

The Corporation of the Township of Southgate
By-law Number 2022-139

Being a by-law to authorize the execution of a Site Plan Control Agreement

Whereas Section 41 of the Planning Act, RSO 1990, Chapter P.13 as amended authorizes municipalities to designate areas of Site Plan Control, and to subsequently enter into agreements with respect to the conditions of development or redevelopment of lands in areas of Site Plan Control; and

Whereas all of the lands within the Township are designated as a Site Plan Control Area pursuant to the provisions of Section 41 of the Planning Act and By-law 2021-111; and

Whereas the Council of the Township of Southgate deems it expedient to enter into a Site Plan Agreement with the owner,

Now therefore be it resolved that the Council of the Corporation of the Township of Southgate enacts as follows:

1. **That** a Site Plan Agreement between 2164130 Ontario Inc and the Township of Southgate for the development of the lands described as Con 2 SWTSR Pt Lot 237 RP16R11632 Parts 1 to 6, Geographic Township of Proton, Township of Southgate is authorized. Such agreement being attached hereto as Schedule "A" and which forms a part of this by-law;
2. **That** the Mayor and Clerk are authorized to sign the Site Plan Agreement on behalf of the Council of the Corporation of the Township of Southgate in substantially the form as that set out in Schedule A;
3. **That** the Clerk is authorized and directed to cause notice of the Site Plan Agreement to be registered on the title to the said lands forthwith after it has been signed by all parties; and
4. **That** this By-law shall come into full force and effect upon the final passing hereof.

Read a first and second time this 21st day of September 2022.

Read a third time and finally passed this 21st day of September 2022.

Mayor – John Woodbury

Clerk- Lindsey Green

THE CORPORATION OF
THE TOWNSHIP OF SOUTHGATE

SITE PLAN AGREEMENT

THIS AGREEMENT made in triplicate this 21st day of September, 2022

Between: 2164130 Ontario Inc, c/o Blue Mountain Covers

(hereinafter called the "OWNERS" OF THE FIRST PART)

- and -

THE CORPORATION OF THE TOWNSHIP OF SOUTHGATE

(hereinafter called the "TOWNSHIP" OF THE SECOND PART)

WHEREAS the OWNERS represents that they are the owners of these lands and premises in the Township of Southgate in the County of Grey, being more particularly described in s Schedule "A"

AND WHEREAS the OWNERS have applied to the TOWNSHIP to permit development on the OWNER'S lands;

AND WHEREAS the Encumbrancer(s) (if any) hold registered security interests in the lands and all Encumbrancers of the lands are included as parties to this Agreement

AND WHEREAS the OWNERS have agreed with the TOWNSHIP to furnish and perform the works, material, matters and things required to be done, furnished and performed in the manner hereinafter described in connection with the proposed use of the subject lands;

AND WHEREAS the said lands have been designated by the Council of the TOWNSHIP as being within a site plan control area as provided by Section 41 of the Planning Act, R.S.O. 1990, as amended;

NOW THEREFORE witnesseth that in consideration of other good and valuable consideration and the sum of one -----(\$1.00)-----DOLLAR of lawful money of Canada now paid by the TOWNSHIP to the OWNER, the receipt whereof is hereby acknowledged, the OWNERS and the TOWNSHIP covenant, declare and agree as follows:

SECTION 1 - LANDS TO BE BOUND

1. The lands to be bound by the terms and conditions of this Agreement (sometimes referred to as "the subject lands"), are located in the geographic Township of Proton, in the TOWNSHIP OF SOUTHGATE, and are more particularly described in Schedule "A".

SECTION II - COMPONENTS OF THE AGREEMENT

1. The text and the following Schedules, which are annexed hereto, constitute the components of this Agreement.

Schedule "A" - Legal Description of the Lands being developed.

Schedule "B" - Site Plan(s)

SECTION III - REGISTRATION OF AGREEMENT

1. This Agreement shall be registered on title to the said lands as provided for by Section 41(10) of the Planning Act, R.S.O., 1990, as amended, at the expense of the OWNERS;
2. The OWNERS agree that all documents required herein shall be submitted in a form suitable to the TOWNSHIP and suitable for registration, as required;
3. The PARTIES agree that this Agreement must be registered against the OWNERS' lands within thirty (30) days of the execution thereof by both parties.

SECTION IV - BUILDING PERMITS

1. The OWNERS agree to not request the Chief Building Official to issue any further building permits to carry out the development until this Agreement has been registered on title to the lands described in Schedule "A" attached hereto and a registered copy of same has been provided to the Township.
2. It is agreed that if the OWNERS fail to apply for any building permit or permits to implement this Agreement within 12 months from the date upon which such building permit would be available, then the TOWNSHIP, at its option has the right to terminate the said Agreement and require that a new Site Plan Agreement be submitted for approval and execution.

SECTION V - PROVISIONS

1. **THIS AGREEMENT** applies to works related to the entire subject lands and includes the exterior of existing buildings, new structures, drainage and servicing and entrance as required. Agricultural and residential uses are not applicable to this Site Plan Agreement in accordance with section 41 of the Planning Act and By-law 47-2007.
2. **THE OWNERS** further covenant and agree to develop the subject lands in accordance with the Site Plan being Schedule "B" attached hereto, and that no work will be performed on the subject lands except in conformity to all provisions of this Agreement.
3. **THE OWNERS** agree to carry out on the lands at the work, and to construct, install and maintain at its expense all of the services, works and facilities stipulated, described by words and numbers, and shown in and upon the following Plans, that is:

(i) Submitted Site Plan Drawings;

which Plan is hereinafter called "the Site Plan." Notwithstanding the generality of the foregoing the requirements under this agreement include all of the notes and printed text contained in and on the Plans making up the Site Plan.

4. **FURTHER DESCRIPTION OF WORK AND LOCATION OF SITE PLAN.** Without limiting the generality of the foregoing, all of the specifications and said requirements contained in the said Site Plan, which is on file at Southgate's Municipal Office, shall be adhered to and satisfied by the Owner to the satisfaction of Southgate.
5. **EXTERIOR FASCIA.** In order to mitigate possible noise impacts of the facility, that all doors and windows remain closed during operating hours if a complaint is received.
6. **STORM DRAINAGE -- GENERAL.** Notwithstanding the foregoing, the Owner agrees that the storm drainage system on and for the lands shall be designed and constructed to the satisfaction of Southgate at the expense of the Owner as outlined in Stormwater Management Report submitted with the Plans.

7. **ENTRANCE.** The entrance to the property is from Eco Parkway. A Commercial Entrance permit is required.

8. **FIRE SUPPRESSION.** The owner agrees to install all necessary servicing and equipment on the property for fire fighting and fire suppression including if necessary a water reservoir, at the owners expense.

9. **SERVICING.** The owner is responsible for ensuring that all servicing for water and waste water are brought to the property line and connected to the Township services.

10. **LANDSCAPED BUFFERING.** The owner agrees to install a landscaped screening buffer where outdoor storage areas are exercised, installed, or used, in accordance with the Township of Southgate Zoning By-law. This buffer must be maintained for the purposes of providing a visual barrier. Alternatively a 6 ft screening fence may be installed for screening purposes.

11. **OUTSIDE STORAGE.** Outside storage may only be located in the areas identified on the Site Plan. Stacking in the outside storage area is limited to a maximum height of 3m and in no case will it be higher than the eaves of the building.

12. **DUST CONTROL MEASURES.** The owner agrees to provide for dust control measures such as calcium and water, to mitigate impacts as required by the Township of Southgate. These measures will be required for those areas of the site not asphalted or seeded with grass.

13. **LIGHTING.** All exterior lighting must be dark sky compliant. It must be pointed downward and remain internal to the site in accordance with the Township of Southgate Standards.

14. **MOE CERTIFICATES OF APPROVAL (IF REQUIRED).** The Owner shall not commence any work on the lands or cause any work to be commenced on the said public highway until any Certificate of Approval required under the ***Environmental Protection Act*** and or the regulations made under it has been duly applied for by the Owner and a copy of the application has been filed with Southgate.

15. **POSTPONEMENT AND SUBORDINATION OF ENCUMBRANCES.** The Owner covenants and agrees, at its own expense, to obtain and register such documentation from its mortgagees or those holding encumbrances as may be deemed necessary by Southgate to postpone and subordinate their interest in the lands to the interest of Southgate to the extent that this Agreement shall take effect and have priority as if it have been executed and registered prior to the execution and registration of any such mortgages or encumbrances.

16. **SOUTHGATE'S PROFESSIONAL FEES AND DISBURSEMENTS.** The Owner shall reimburse Southgate for all of its engineering and legal expenses (professional fees and disbursements) in connection with the development and implementation of this Agreement.

17. **WAIVER.** The failure of Southgate at any time to require performance by the Owner of any obligation under this Agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by Southgate of the performance of any obligation hereunder be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time. Southgate shall specifically retain its rights at law to enforce this Agreement.

18. **NO CHALLENGE TO THE AGREEMENT.** The parties covenant and agree with each other not to call into question or challenge, directly or indirectly, in any

proceeding or action in court, or before any administrative tribunal, the parties' right to enter into and force this Agreement. The law of contract applies to this Agreement and the parties are entitled to all remedies arising from it, notwithstanding any provisions in Section 41 of the Planning Act interpreted to the contrary. The parties agree that adequate consideration has flowed from each party to the other and that they are not severable. This provision may be pleaded by either party in any action or proceeding as an estoppel of any denial of such right.

19. **ENFORCEMENT.** The Owner acknowledges that Southgate, in addition to any other remedy it may have at law, may also be entitled to enforce this Agreement in accordance with Section 446 of the **Municipal Act, 2001** as amended.

20. **MEDIATION.** Without affecting Southgate's statutory right under subsection 41(11) of the said **Planning Act** to, at its complete discretion, invoke the provisions of Section 446 of the **Municipal Act, 2001** as amended regarding any applicable requirement herein in which case this paragraph shall be inoperative and inapplicable, in the event that a dispute relating to this Agreement or its implementation arises that cannot be resolved by negotiation between the parties, the parties agree to use the services of a mediator to attempt to resolve their differences and failing agreement on the procedure to be followed, it shall be conducted in accordance with the rules of procedure for the conduct of mediations of the ADR Institute of Ontario Inc. or its successor body.

21. **REGISTRATION.** The Owner consents to the registration of this Agreement or Notice of this Agreement by Southgate on the title to the lands.

22. **ENUREMENT CLAUSE.** The covenants, agreements, stipulations, declarations, and provisions contained herein shall run with the lands and shall be binding upon the Owner and its successors and assigns and the benefit thereof shall enure to Southgate and its successors and assigns.

SECTION VI - BINDING PARTIES, ALTERATION, AMENDMENT, EFFECT, NOTICE, PENALTY

1. This Agreement may only be amended or varied by a written document of equal formality herewith duly executed by the parties hereto and registered against the title to the subject lands.

2. The OWNER further agrees to complete the items detailed on Schedule "B" within two (2) years of the date of registration of this Agreement.

3. Following completion of the works, the OWNER shall maintain to the satisfaction of the TOWNSHIP, and at the sole expense of the OWNER, all the facilities or works described in Schedule "B".

4. This Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of each of the PARTIES hereto.

5. The Agreement shall come into effect on the date of execution by the TOWNSHIP.

6. The OWNER acknowledges that this Agreement is entered into under the provisions of Section 41(7)(c) of the Planning Act, R.S.O., 1990, as amended.

7. Any notice required to be given pursuant to the terms hereto shall be in writing and mailed or delivered to the other at the following address:

To the OWNER: 2164130 Ontario Inc., c/o Blue Mountain Covers
PO Box 220
Tara Ontario

N0H 2N0

To the TOWNSHIP: Clerk
Township of Southgate
185667 Grey Rd 9, R.R. 1,
Dundalk, ON
N0C 1B0

IN WITNESS WHEREOF the corporate parties have executed this Agreement by affixing thereto their corporate seals, as attested by the hand of their proper signing officers duly authorized in that behalf.

AND IN WITNESS WHEREOF the natural parties hereto have hereunto set their hands and seals. Signing authorized by By-law 2022-139.

SIGNED, SEALED AND DELIVERED	) 2164130 Ontario Inc
)
)
)
)
in the presence of:)
)
)
	) Per:_____
_____	) Name:_____
Witness	) Date:_____
)
)
	) Per:_____
	) Name:_____
	) Date:_____
)
)
_____	) We have the authority to bind the corporation
Witness)
)
)
)
)
	) Per:_____
	) John Woodbury, Mayor
)
)
	) Per:_____
	) Lindsey Green, Clerk
)
)
	) Date:_____
)
	) We have authority to bind the corporation
)
)

Schedule "A"

THE LAND

All and singular that certain parcel or tract of land and premises situate, lying and being in the Township of Southgate, in the County of Grey and Province of Ontario, and being composed of:

**Concession 2 SWTSR Pt Lot 237 RP16R11632 Parts 1 to 6,
Geographic Township of Proton, Township of Southgate.**

Schedule "B"

SITE PLANS

Drawing #1. Dated September 21, 2022 and signed by the planner

Drawing #2. Dated September 21, 2022 and signed by the planner

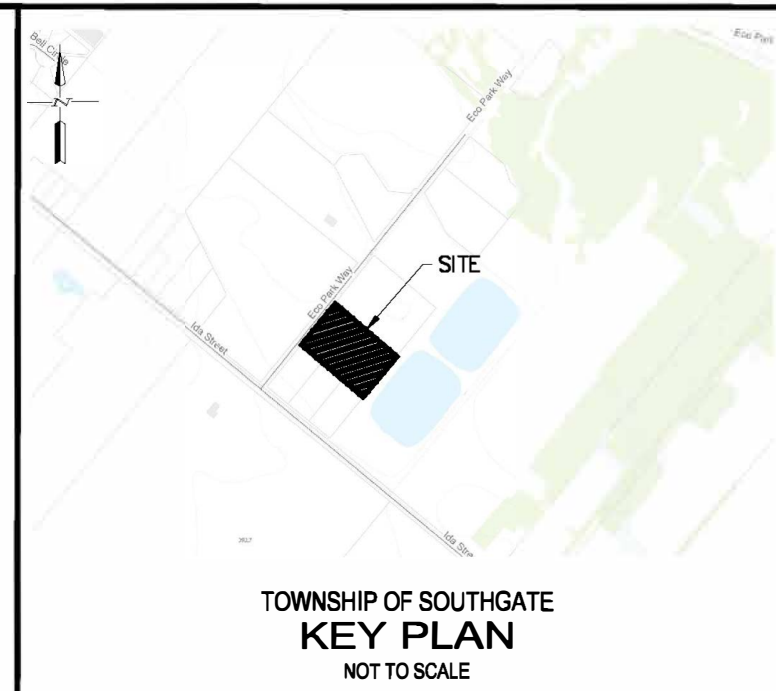
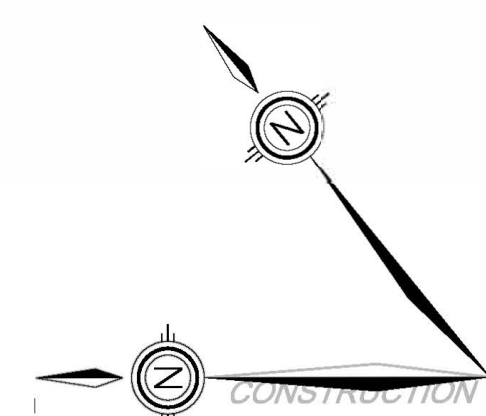
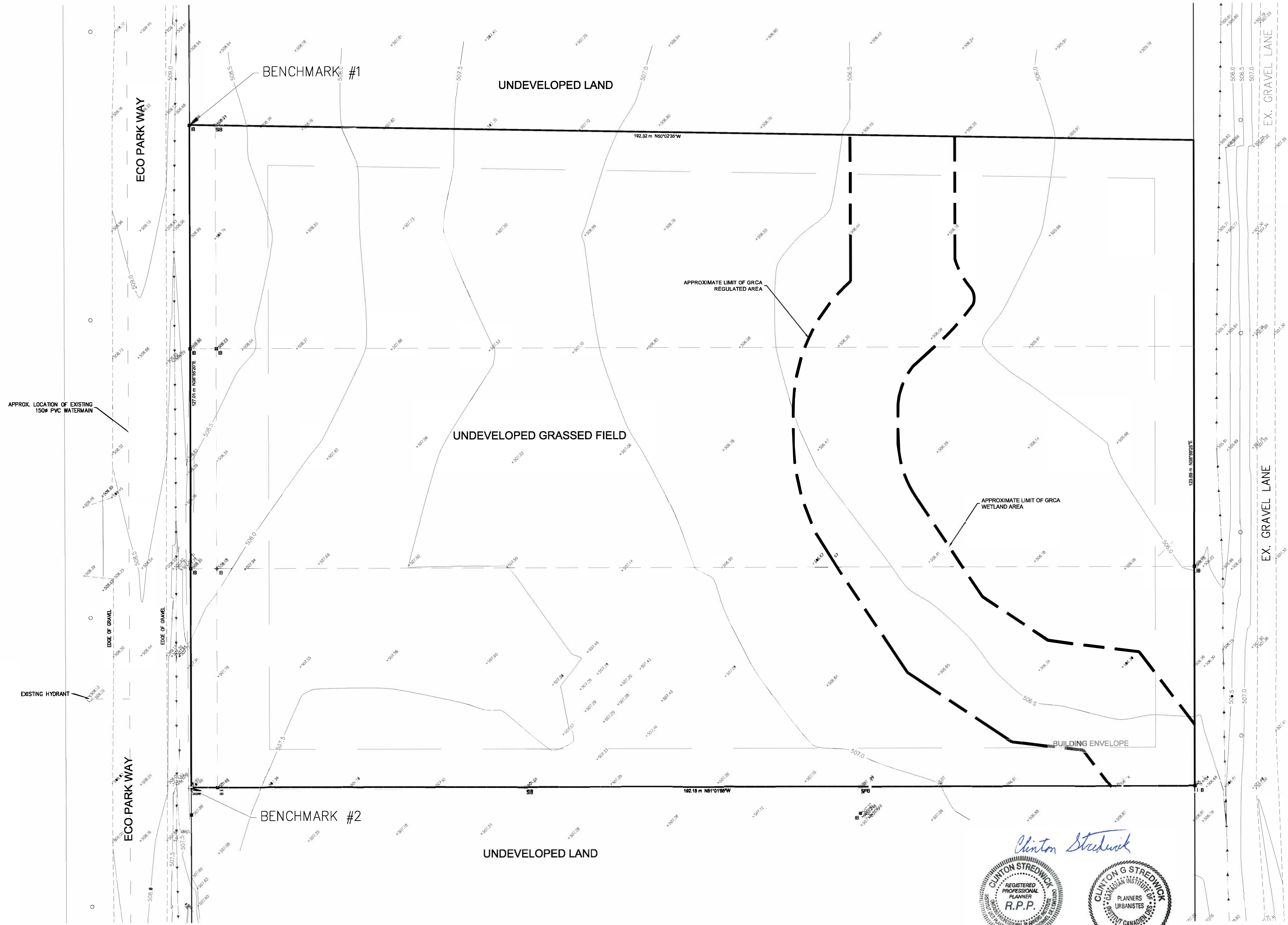
Drawing #3. Dated September 21, 2022 and signed by the planner

Drawing #4. Dated September 21, 2022 and signed by the planner

Drawing #5. Dated September 21, 2022 and signed by the planner

Drawing #6. Dated September 21, 2022 and signed by the planner

FILE:W:\OwenSound\Chen\2022\22222222\Site Plan - Eco Park Way, Dundalk - Calhoun Super Structure\Drawings\22222222 SP - L.P.H. (August 19).dwg LAYOUT:SPH1
LAST SAVED BY:J.Bootham, 2022/09/15 15:28:31 MDT SCOTTED BY:J.Bootham, 2022/09/15 15:28:46 MDT



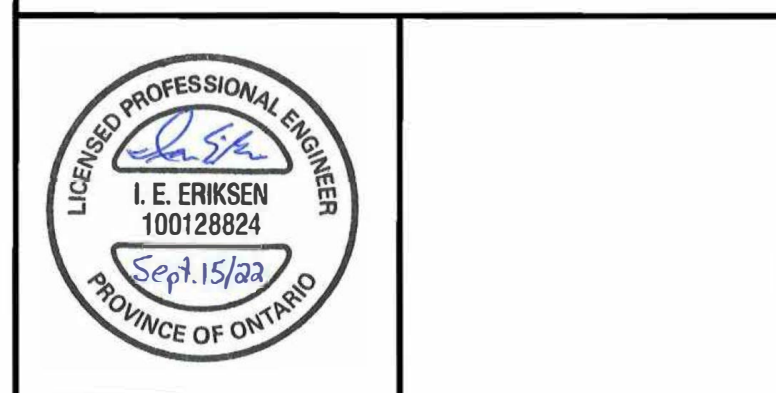
- NOTES:**
1. ALL DIMENSIONS AND ELEVATIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
 2. TOPOGRAPHICAL SURVEY CONDUCTED ON APRIL 7, 2022 BY GM BLUEPLAN ENGINEERING.
 3. LEGAL BOUNDARY SURVEY AND TOPOGRAPHICAL INFORMATION PREPARED BY VAN HARTEN SURVEYING, PLAN 18R-11632, DATED DECEMBER 16, 2021.
- LEGEND:**
- EXISTING CONDITIONS ELEVATION
 - AS RECORDED ELEVATION
 - PROPOSED ELEVATION
 - PROPOSED ELEVATION BELOW DECK
 - SWALE DRAINAGE
 - SURFACE DRAINAGE
 - PROPOSED BUILDING ACCESS
- NOTE: ELEVATION IN METRES.

#1 BENCHMARK ELEV. - 509.14m
TOP OF 1B LOCATED IN NORTHERN MOST CORNER OF SUBJECT PARCEL.

#2 BENCHMARK ELEV. - 507.99m
TOP OF 2B LOCATED IN WESTERLY MOST CORNER OF SUBJECT PARCEL.

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

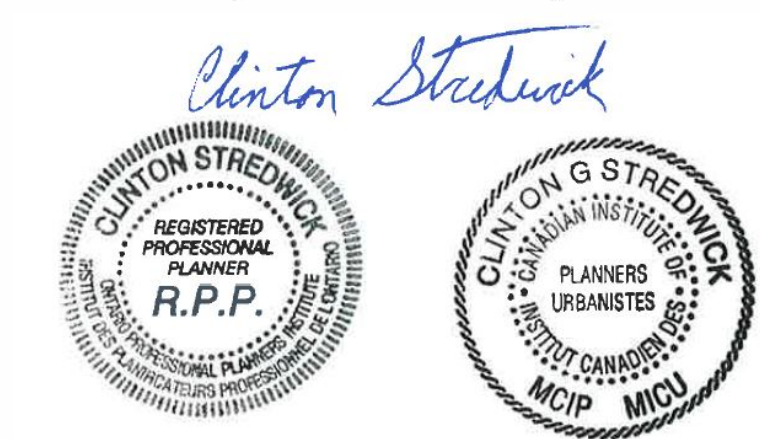


NO.	DATE	REVISION DESCRIPTION	CHKD
2	09/15/2022	REVISED PER TOWNSHIP AND GRCA COMMENTS	I.E.E.
1	09/10/2022	ISSUED FOR SITE PLAN APPROVAL	I.E.E.

BluePlan ENGINEERING

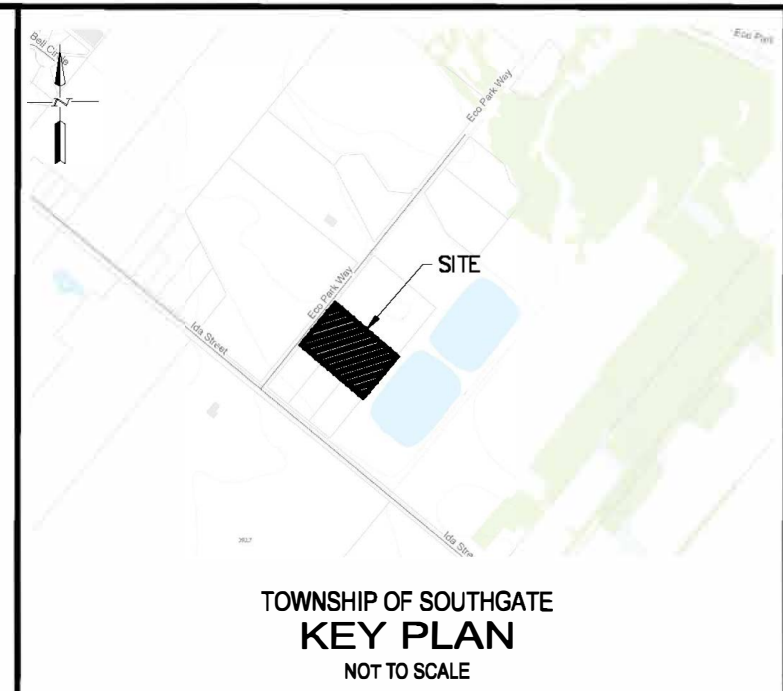
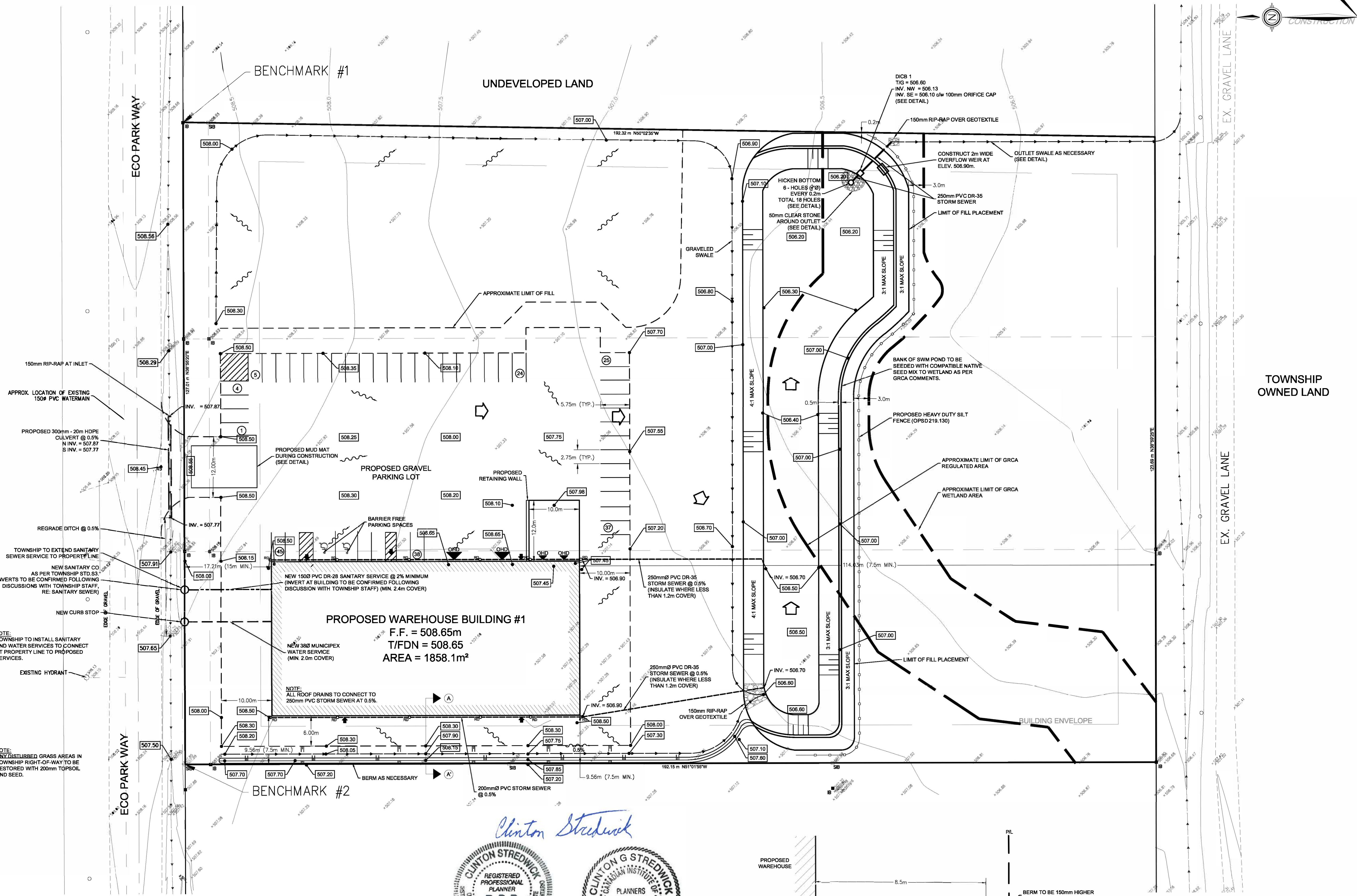
QUELPH | OWEN SOUND | LISTOWEL | KITCHENER | EXETER | HAMILTON | GTA
1280 - 2ND AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 2J3
TEL: 519-276-1855 www.gmblueplan.ca

PROPOSED DEVELOPMENT			
CALHOUN SUPER STRUCTURE			
ECO PARKWAY, DUNDALK (TOWNSHIP OF SOUTHGATE)			
EXISTING CONDITIONS PLAN			
DRAWN BY: L.P.H.	APPROVED BY: I.E.E.	PROJECT NO.: 222067	DRAWING NO.: SP1
DESIGNED BY: I.E.E.	DATE: JUNE 2022	SCALE: 1:400	



Drawing #1, Dated September 21, 2022

FILE:W:\Dundalk\Chm\2022\20220921\Site Plan - Eco Park Way, Dundalk - Calhoun Super Structure\220921_Site Plan.dwg, LAYOUT:SP3
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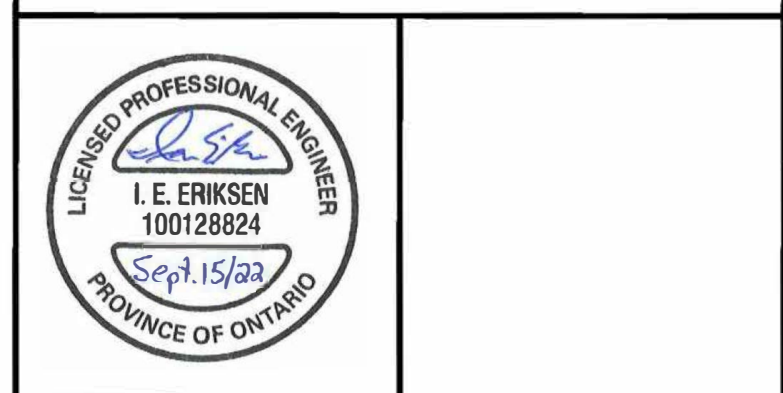
- NOTES:**
1. ALL DIMENSIONS AND ELEVATIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
 2. TOPOGRAPHICAL SURVEY CONDUCTED ON APRIL 7, 2022 BY GM BLUEPLAN ENGINEERING.
 3. LEGAL BOUNDARY SURVEY AND TOPOGRAPHICAL INFORMATION PREPARED BY VAN HARTEN SURVEYING, PLAN 18R-11632, DATED DECEMBER 16, 2021.
 4. GRASSED AREA TO BE FINISHED WITH 200mm TOPSOIL AND HYDRO-SEED.
- LEGEND:**
- EXISTING CONDITIONS ELEVATION AS RECORDED ELEVATION
 - PROPOSED ELEVATION
 - PROPOSED ELEVATION BELOW DECK
 - SWALE DRAINAGE
 - SURFACE DRAINAGE
 - PROPOSED BUILDING ACCESS
 - MAJOR OVERLAND SPILL ROUTE
- NOTE:** ELEVATION IN METRES.
- LOT CALCULATIONS:**
- | OVERALL LOT AREA | 24,095.3m² |
|--|------------|
| AREA OF PROPOSED BUILDING #1 FOOTPRINT | 1858.1m² |
| LOT COVERAGE IN PERCENTAGE | 7.7% |

#1 BENCHMARK ELEV. - 509.14m
TOP OF 1B LOCATED IN NORTHERN MOST CORNER OF SUBJECT PARCEL.

#2 BENCHMARK ELEV. - 507.99m
TOP OF 2B LOCATED IN WESTERLY MOST CORNER OF SUBJECT PARCEL.

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BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

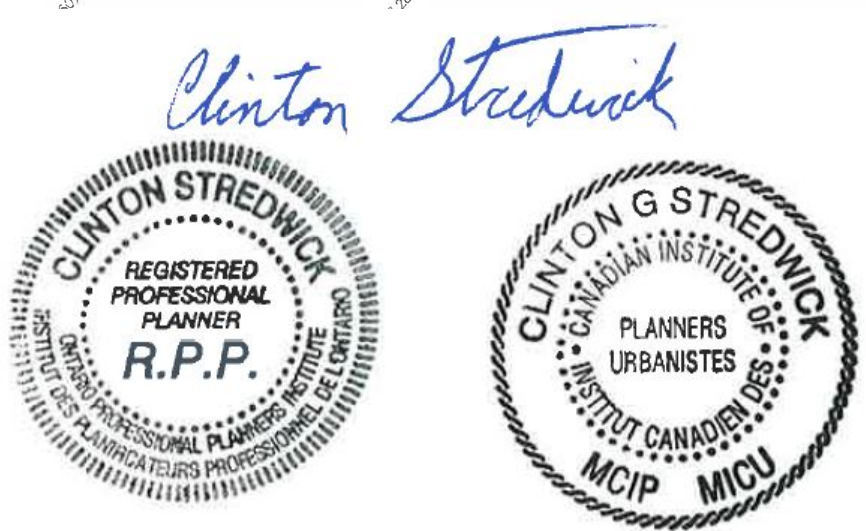


NO.	DATE	REVISION DESCRIPTION	CHKD
2	09/15/2022	REVISED PER TOWNSHIP AND GRCA COMMENTS	I.E.E.
1	09/10/2022	ISSUED FOR SITE PLAN APPROVAL	I.E.E.

BluePlan ENGINEERING

QUELPH | OWEN SOUND | LISTOWEL | KITCHENER | EXETER | HAMILTON | GTA
1260 - 2ND AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 2J3
TEL: 519-376-1855 www.gmblueplan.ca

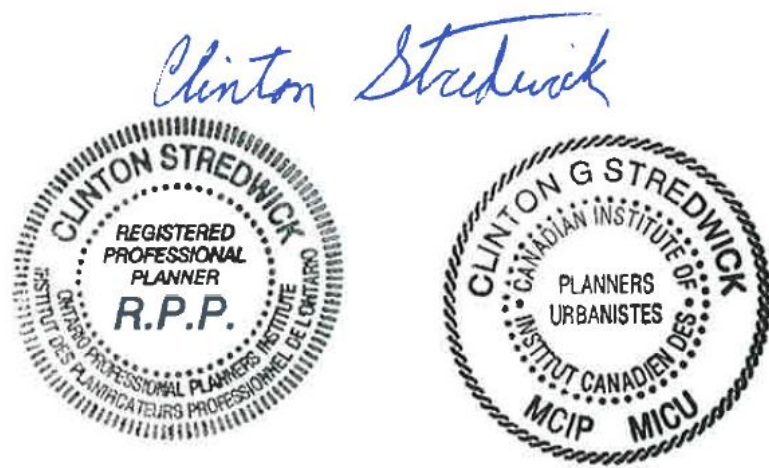
COMMERCIAL DEVELOPMENT			
CALHOUN SUPER STRUCTURE			
ECO PARKWAY, DUNDALK (TOWNSHIP OF SOUTHGATE)			
GRADING AND SERVICING PLAN			
DRAWN BY: L.P.H.	APPROVED BY: I.E.E.	PROJECT NO.: 222067	DRAWING NO.: SP3
DESIGNED BY: I.E.E.	DATE: JUNE 2022	SCALE: 1:400	



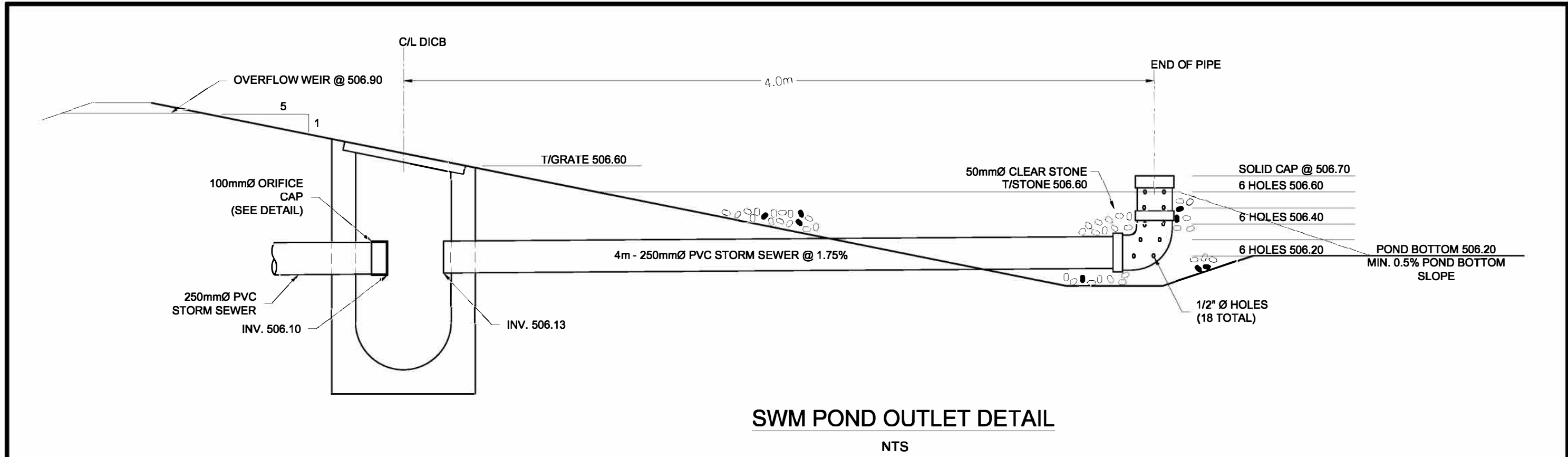
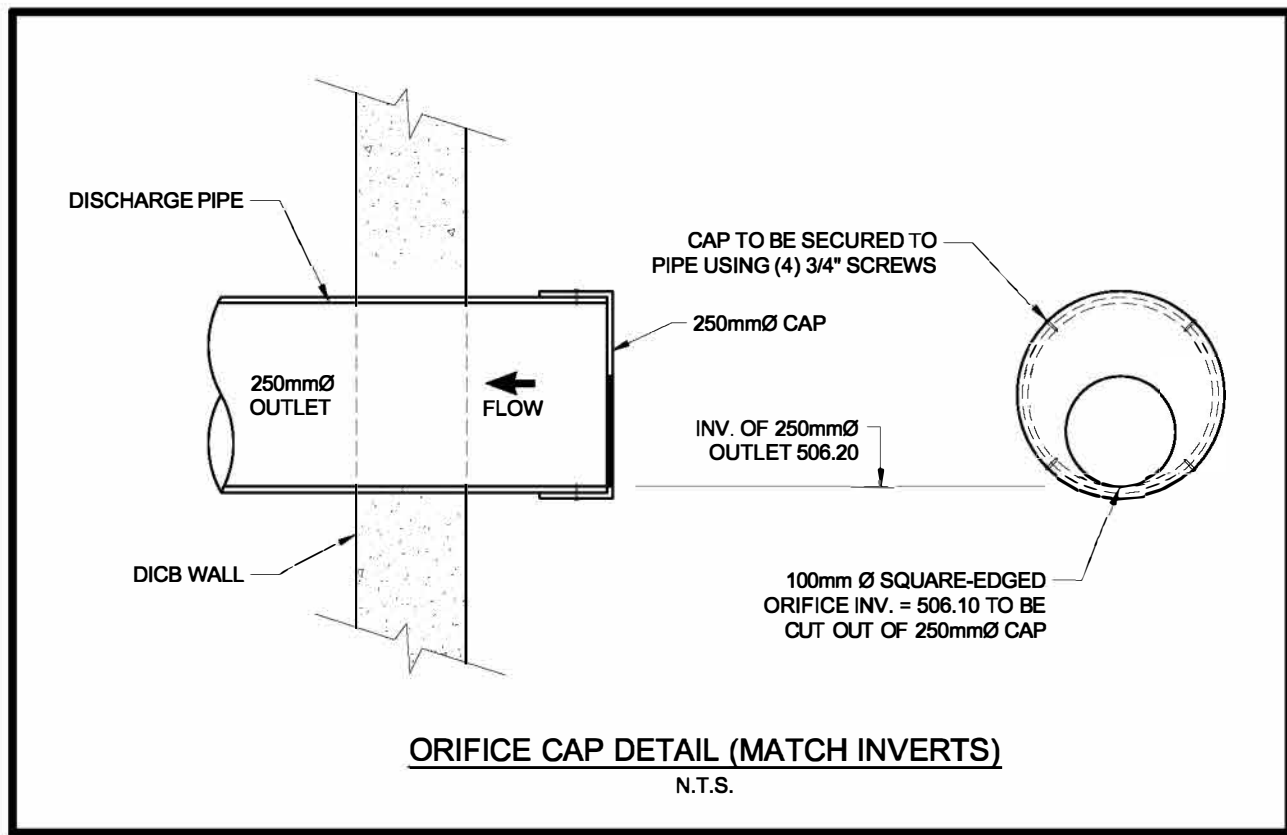
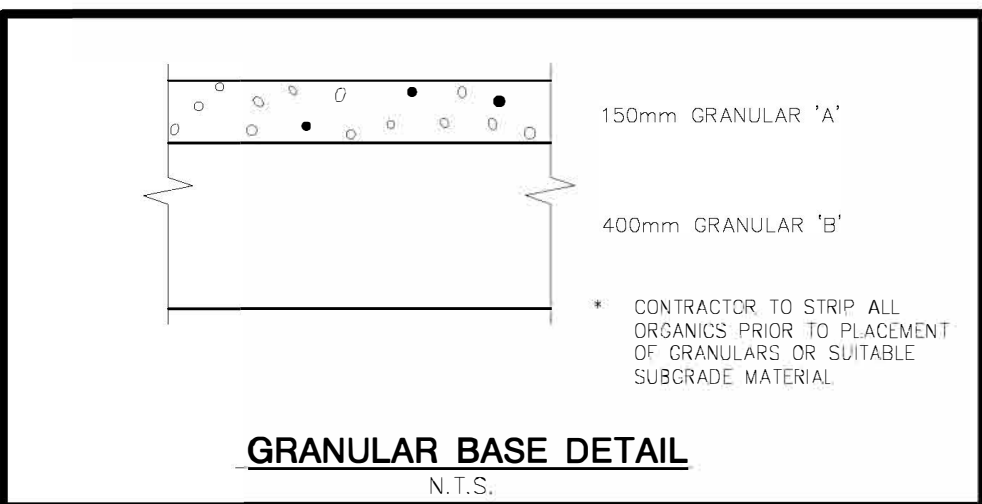
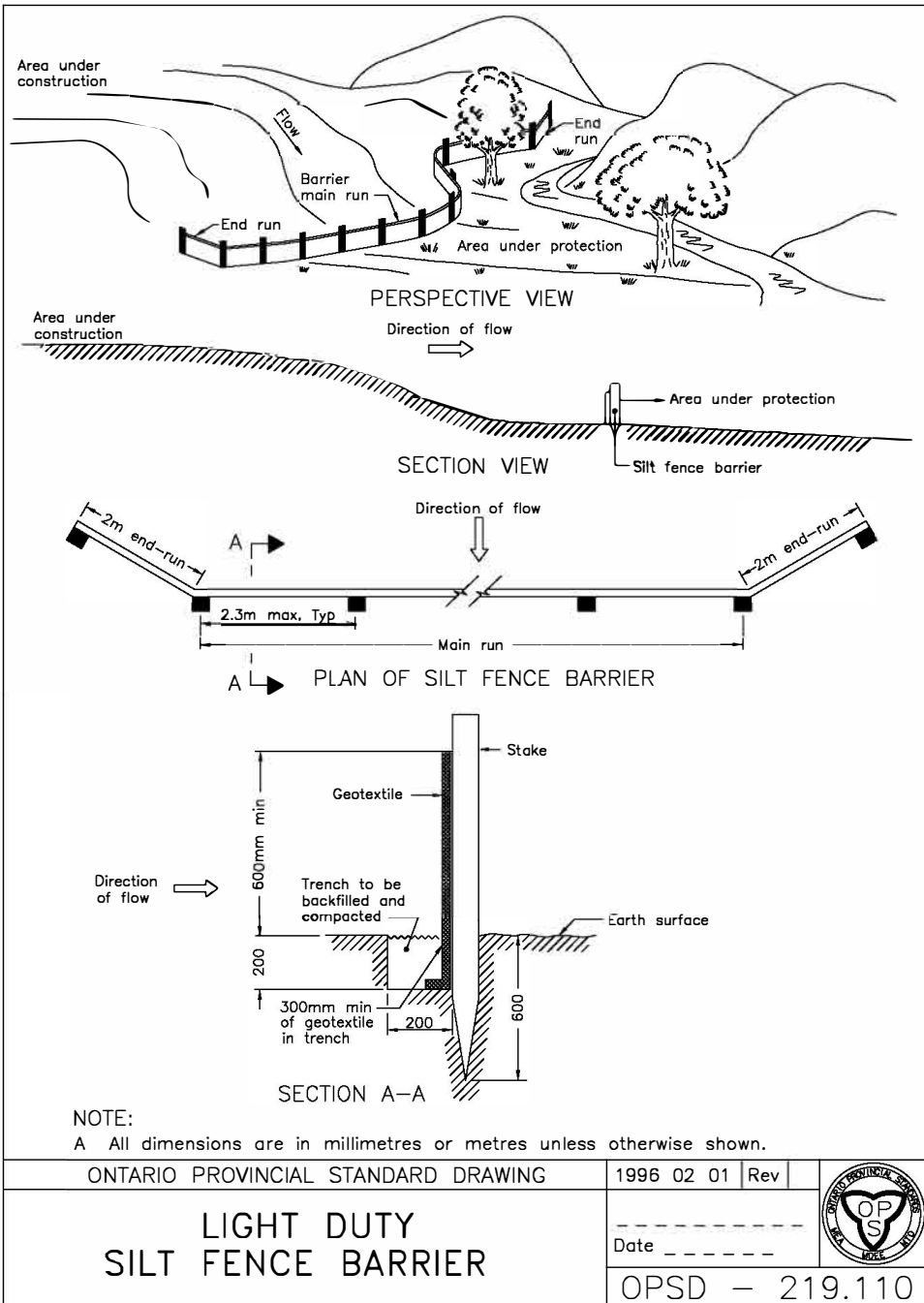
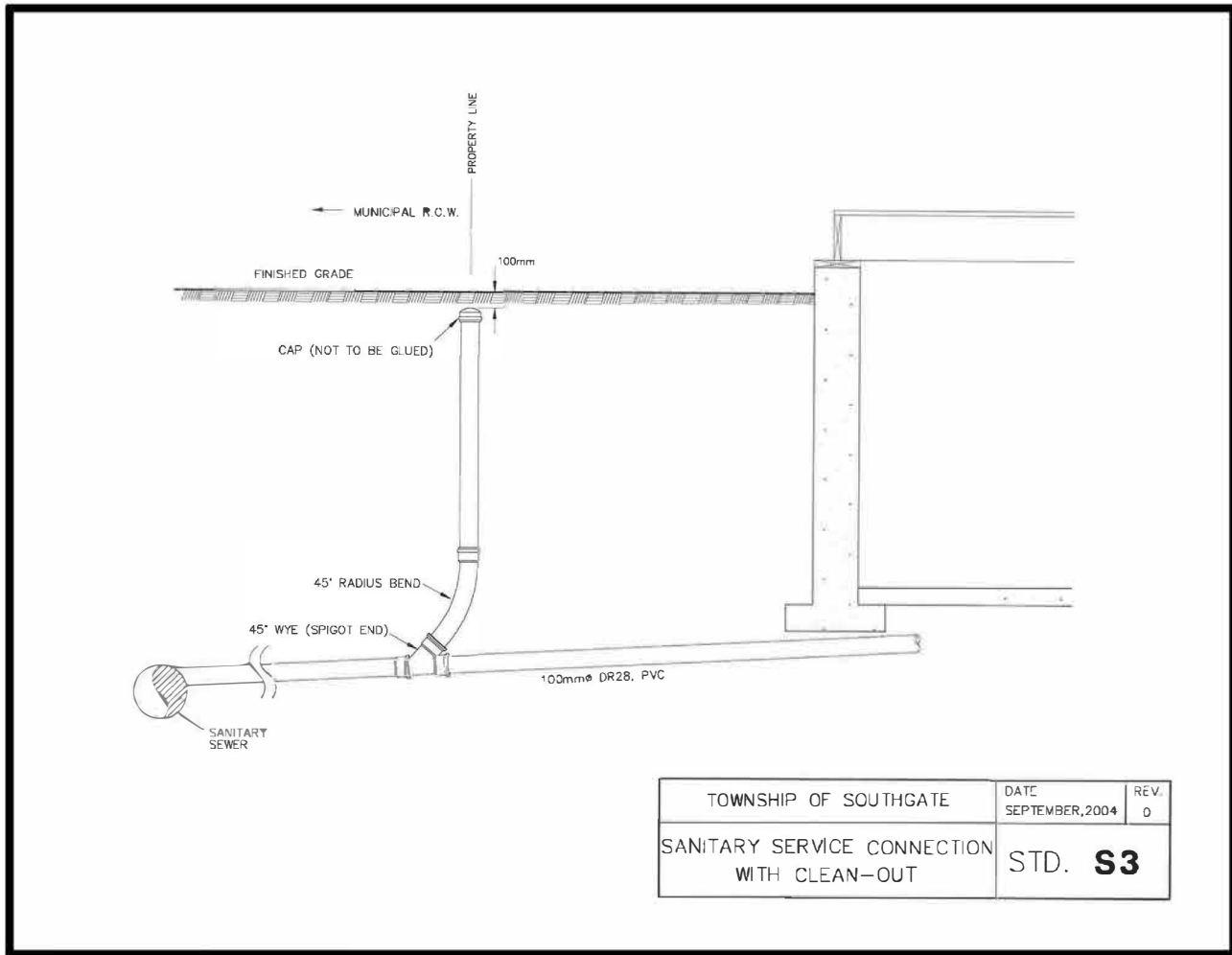
Drawing #3 Dated September 21, 2022

CROSS-SECTION A-A'
SC = 1:100





Drawing #5 Dated September 21, 2022



GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE SITE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE STANDARD TOWNSHIP / GSCA, DRAWINGS AND OPSB ARE TO CONSTITUTE PART OF THIS CONTRACT AND DRAWINGS.
- REFER TO O.B.C. - 2012 STANDARDS AND SPECIFICATIONS AND TOWNSHIP SPECIFICATIONS AND STANDARD DRAWINGS FOR LIST OF APPROVED MANUFACTURERS AND MATERIALS.
- PRIOR TO CONSTRUCTION, THE ENGINEER IS TO BE NOTIFIED BY THE OWNER AND THE CONTRACTOR AS TO THE EXTENT OF THE CONSTRUCTION LIMITS THEY PROPOSE. THE TOWNSHIP, BUILDING AND PLUMBING OFFICIALS ARE TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE BUILDING PLAN, SERVICING PLANS, LANDSCAPE PLAN, SITE ELECTRICAL PLANS, AND ANY OTHER PLANS OR DRAWINGS WHICH DEPICT WORKS THAT ARE PROPOSED FOR THIS SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR THE CITY AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ONTARIO.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN THE FIELD.
- ALL UTILITIES SHALL BE LOCATED, SUPPORTED AND PROTECTED TO THE SATISFACTION OF THE UTILITY COMPANY DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR IS TO OBTAIN, AND PAY FOR ANY NECESSARY PERMITS FOR ANY TOWNSHIP ROAD CUTS FOR THE INSTALLATION OF SANITARY, STORM, AND WATER SERVICE CONNECTIONS. ROAD CUTS TO BE RESTORED AS PER TOWNSHIP SATISFACTION.
- DRIVEWAYS SHALL BE SETBACK A MINIMUM CLEARANCE OF 1.0m FROM ALL ABOVEGROUND SERVICES OR OTHER OBSTRUCTIONS.
- ALL CONSTRUCTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.

SEDIMENT AND EROSION CONTROL NOTES

- SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED AND THAT BARRIERS AND SEDIMENTATION FACILITIES WITHIN THE SITE ARE PROVIDED TO CONTROL ANY EROSION THAT DOES OCCUR.
- ALL SILT FENCING TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING EXCAVATION OR DEMOLITION.
- STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. STOCKPILES SHOULD NOT BE LOCATED IMMEDIATELY ADJACENT TO DITCHES OR ROAD ALLOWANCES. EROSION CONTROL FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES. A PERIMETER DITCH LEADING TO A SETTLING AREA OR SEDIMENTATION TRAP SHOULD BE INSTALLED AROUND THE STOCKPILE.
- EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MANHOLES CATCH BASINS, DITCHES, SWALES AND WATERCOURSES.
- EROSION CONTROL STRUCTURES ARE TO BE MONITORED WEEKLY AND AFTER RAINFALL EVENTS GREATER THAN 15mm. ANY DAMAGE TO STRUCTURES IS TO BE REPAIRED IMMEDIATELY. SEDIMENTS ARE TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 50% OF THE FENCE. CLOGGED FILTER MATERIALS SUCH AS CRUSHED STONE, STRAW BALES OR FILTER CLOTH MUST BE REPLACED AS REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MUNICIPAL ROADWAYS AND SIDEWALKS AREA CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE AT THE END OF EACH WORK DAY.

GENERAL TESTING AND INSPECTION NOTES

- TESTING OF ALL SERVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING GM BLUEPLAN ENGINEERING LIMITED FOR THE COMPLETION OF ALL REQUIRED SITE INSPECTIONS.
- ALL STORM, SANITARY AND WATER SERVICE INSTALLATIONS MAY REQUIRE FIELD INSPECTION BY THE SITE SERVICING ENGINEER DURING INSTALLATION. INSPECTION SERVICES REQUIRE A MINIMUM OF 48 HOURS NOTICE.

SERVICING NOTES - STORM

- ALL STORM SEWERS TO BE PVC SDR 35 IN ACCORDANCE WITH CSA-B182.2 ASTM D-2779 AND ASTM D-3034 OR HDPE P3320 IN ACCORDANCE WITH CSA B182.6, ASTM D-3350 OR LATEST REVISIONS.
- BEDDING FOR STORM SEWERS AS PER OPSD 802.010, GRANULAR 'A', COMPACTED TO 98% SPD.
- EXISTING SEWER INVERTS, MATERIAL TYPE, AND SIZE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SANITARY

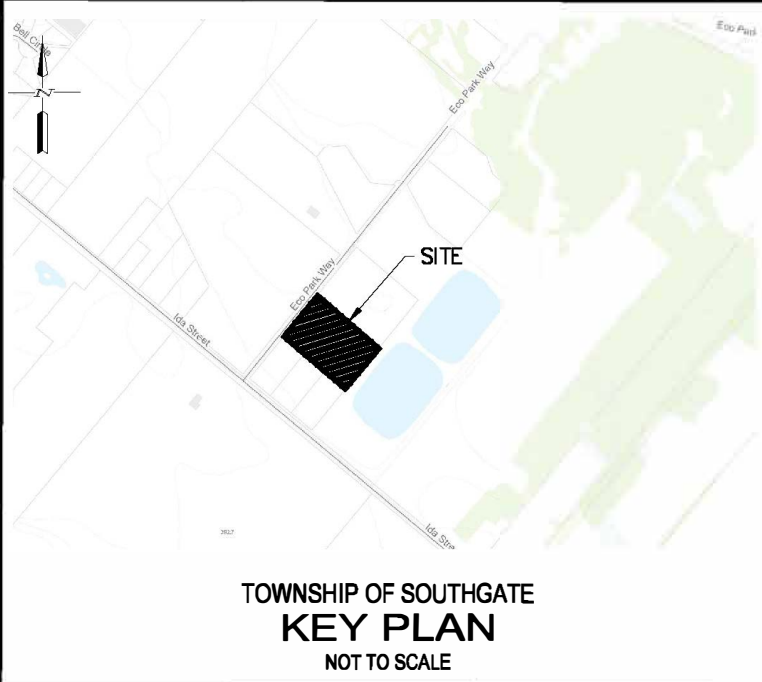
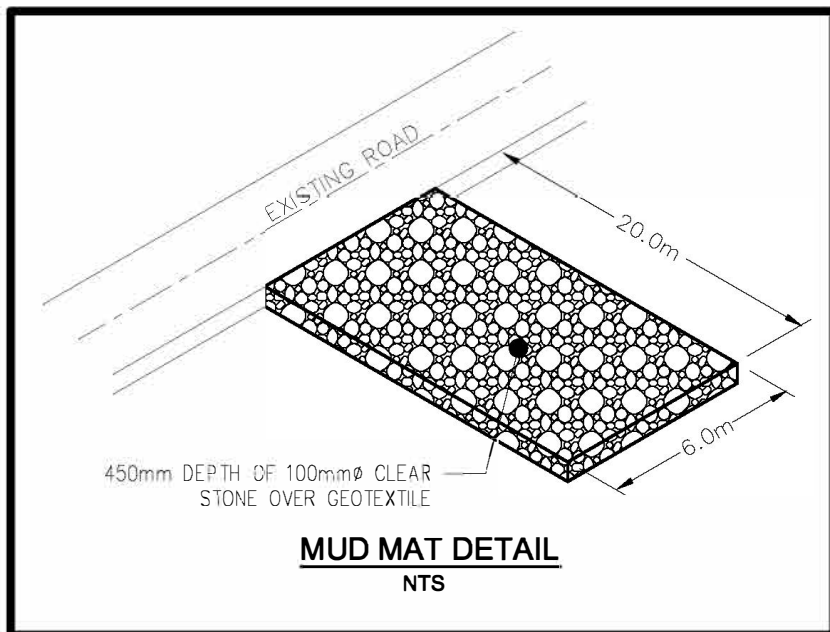
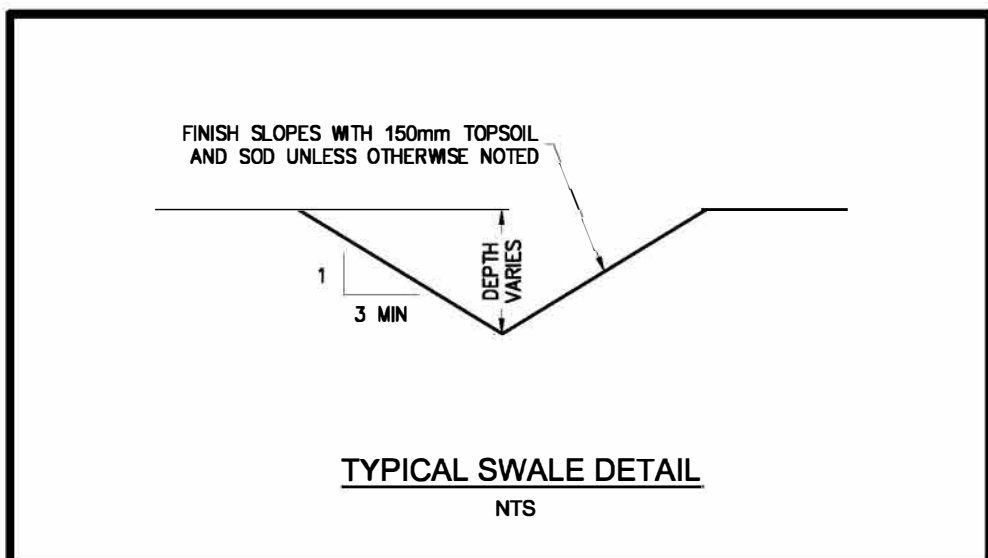
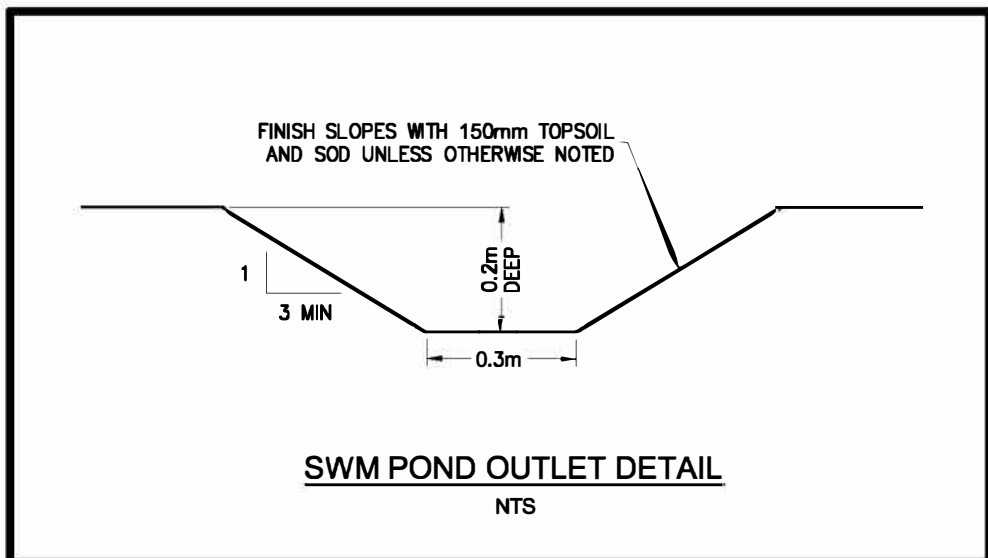
- ALL SANITARY SEWERS ARE TO BE PVC-DR 35 IN ACCORDANCE WITH CSA-B182.2, ASTM D-2779 AND ASTM D-3034 OR LATEST REVISIONS, RUBBER GASKET. SERVICES TO BE PVC-DR 28.
- EXISTING SEWER INVERTS, MATERIAL TYPE, AND SIZE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PROVIDE WATER TIGHT COVERS FOR SANITARY MANHOLES LOCATED IN PONDING AREAS.
- PRECAST MANHOLES TO BE MANUFACTURED TO REQUIREMENTS OF CSA A257.4 AND A.S.T.M. DESIGNATION C478M. 1200Ø MANHOLES AS PER OPSD 701.010, MANHOLE FRAMES AND COVERS AS PER OPSD 401.010 TYPE 'A'. BENCHING AS PER OPSD-701.021, TO SPRING LINE OF PIPE.
- BEDDING FOR PVC SANITARY SEWERS AS PER OPSD-802.010, GRANULAR 'A' COMPACTED TO 96% SPMD.
- ALL TESTING OF SANITARY SERVICES TO BE IN ACCORDANCE WITH O.B.C. - 2012 AND TOWNSHIP SPECIFICATIONS.

WATER

- 50mm Ø WATER SERVICE PIPE TO BE MUNICIPEX CONFORMING TO CSA B137.3, INCLUDING #12 AWG COPPER CLAD STEEL TRACER WIRE COLOUR CODED BLUE. PIPE SHALL HAVE A MINIMUM COVER OF 2.0m.
- CURB STOP TO BE BALL STYLE, COMPRESSION ASSEMBLY, NO LEAD, EITHER CAMBRIDGE BRASS (SERIES 2020N) OR MUELLER (MUELLER 300) OR FORD METERBOX COMPANY (B44 SERIES).
- WATERMANS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 0.5m AND HORIZONTAL SEPARATION OF 2.4m BETWEEN ANY SEWER OR MANHOLE.
- FLUSHING, SWABBING, AND TESTING OF WATERMAIN SHALL BE CONDUCTED AS REQUIRED BY TOWNSHIP AND BY THE CONTRACTOR AS PER ONTARIO PROVINCIAL STANDARD SPECIFICATIONS.
- ALL WATERMAIN MATERIALS, INSTALLATION METHODS AND TESTING SHALL CONFORM TO OBC-2012 AND TOWNSHIP SPECIFICATIONS IN MUNICIPAL SERVICE STANDARDS.
- BACKFLOW PREVENTION IS TO BE PROVIDED TO TOWNSHIP STANDARDS FOR THE WATER SUPPLY INTERNAL TO PREVENT CONTAMINATION.
- PIPING TO BE INSULATED IF MINIMUM COVER CANNOT BE ACHIEVED.

GRADING

- THE GRADING PLAN IS TO BE READ WITH THE SITE SERVICES DRAWINGS.
- CONTRACTOR TO RESTORE AREAS ON PUBLIC R.O.W. OR ADJACENT LANDS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION TO PREVIOUS CONDITION OR BETTER.
- ALL DRIVEWAY AND GRADING MATERIAL AND CONSTRUCTION METHODS MUST CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS.
- ALL FILL WITHIN THE SITE TO BE COMPACTED TO A MIN. OF 98% S_{id} PROCTOR DRY DENSITY. ALL FILL WITHIN THE SITE PARKING AREA TO BE COMPACTED TO A MIN. OF 95% SPD. THE SUITABILITY OF ALL FILL MATERIALS ARE TO BE CONFIRMED BY A RECOGNIZED SOILS CONSULTANT TO THE DIRECTOR OF PUBLIC WORKS PRIOR TO INSTALLATION OF ANY ROAD BASE MATERIALS.
- LANDSCAPING SHALL NOT ENCRONCH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED UNLESS OTHERWISE SHOWN.
- SILT FENCE(S) TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING ONTO ADJACENT LANDS. SITUATION CONTROL SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL BE IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASES.
- ALL COMPACTION TO BE CERTIFIED BY A GEOTECHNICAL CONSULTANT.
- SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS NOTED OTHERWISE.



LEGEND:	
EXISTING CONDITIONS ELEVATION	AS RECORDED ELEVATION
PROPOSED ELEVATION	PROPOSED ELEVATION BELOW DECK
SWALE DRAINAGE	SURFACE DRAINAGE
PROPOSED BUILDING ACCESS	NOTE: ELEVATION IN METRES.
LOT CALCULATIONS	
OVERALL LOT AREA	24,086.3m ²
AREA OF PROPOSED BUILDING #1 FOOTPRINT	1868.1m ²
AREA OF PROPOSED BUILDING #2 FOOTPRINT	1868.1m ²
LOT COVERAGE IN PERCENTAGE	15.4%

#1 BENCHMARK ELEV. - 509.14m

TOP OF IB LOCATED IN NORTHERN MOST CORNER OF SUBJECT PARCEL.

#2 BENCHMARK ELEV. - 507.99m

TOP OF SB LOCATED IN WESTERLY MOST CORNER OF SUBJECT PARCEL.

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.



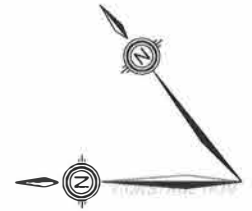
NO.	DATE	REVISION DESCRIPTION	CHKD
2	09/15/2022	REVISED PER TOWNSHIP AND GRCA COMMENTS	I.E.E.
1	08/10/2022	ISSUED FOR SITE PLAN APPROVAL	I.E.E.



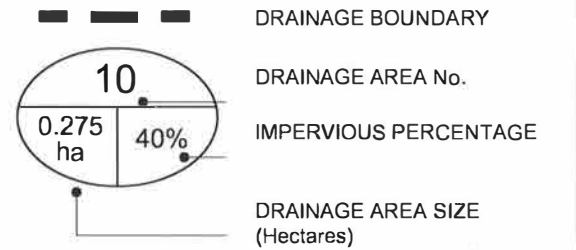
COMMERCIAL DEVELOPMENT			
CALHOUN SUPER STRUCTURE			
ECO PARKWAY, DUNDALK (TOWNSHIP OF SOUTHGATE)			
DETAILS AND NOTES			
DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
L.P.H.	I.E.E.	222667	SP5
DESIGNED BY:	DATE:	SCALE:	
I.E.E.	JUNE 2022	1:400	

FILE:W:\OwenSound\222-2022\222067 Site Plan - Eco Park Way, Dundalk - Calhoun Super-Structure\Drawings\222067 SP - LPH (August 10).dwg LAYOUT:Fig 3
LAST SAVED BY: Lheathers, 8/12/2022 11:04:10 AM PLOTTED BY: Lukas Heathers - GM BluePlan 8/12/2022 11:40:10 AM

222067
Calhoun Super Structure
Village of Dundalk



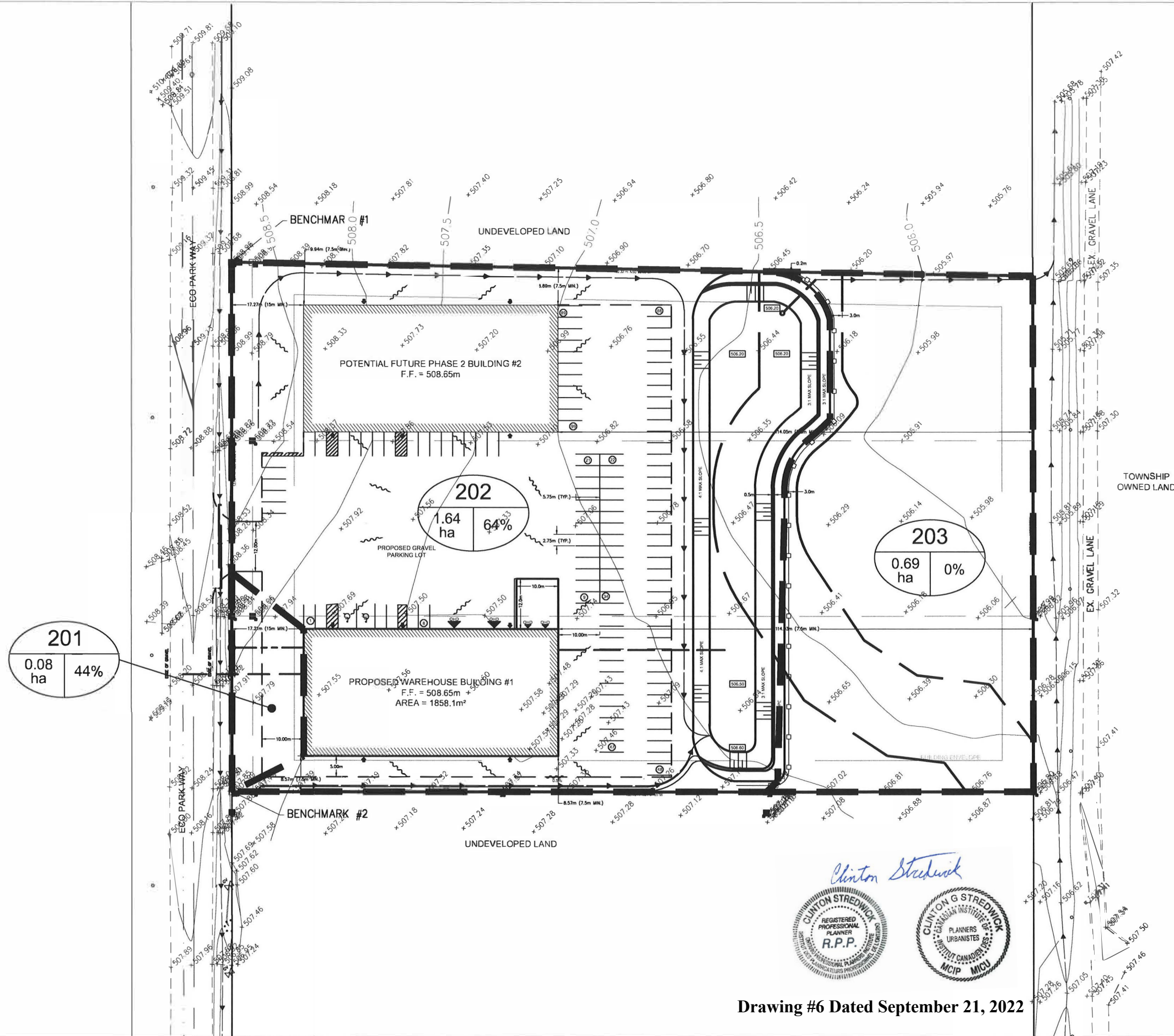
LEGEND



Scale = 1:1000
August 2022

POST-DEVELOPMENT
DRAINAGE PLAN

Figure No. 3



Drawing #6 Dated September 21, 2022