



THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

SITE PLAN APPROVAL APPLICATION
(under Section 41 of the Planning Act)

For Township Use Only				
Township File Number :	Date of Receipt:	Payment of Required Fees:	Completion Initial Evaluation:	Date Circulated (if application deemed complete):

PLEASE TYPE OR USE BLACK INK FOR REPRODUCTION PURPOSES. WHERE ADDITIONAL SPACE IS REQUIRED PLEASE ADD PAGES AT THE BACK OF THE APPLICATION IDENTIFIED BY THE SECTION NUMBER.

PART A: GENERAL REQUIRED INFORMATION

1. Specify (x) the type of application being submitted:

☒ Minor site plan application
(single building commercial or industrial proposal on a single lot exclusive of a plaza, department store or supermarket proposal)

☐ Major site plan application

☐ Site Plan Amendment

2. Date of Application Submission: _____

3. Name of Owner: Grainboys Holding Inc. c/o ■ **Tel No.:** 416 458 5177
Address: 1453 Old Forest rd Pickering On. **Fax No:** _____
Postal Code: L1V1N8 **Email:** kpetrovich@bell.net

4. Name of Applicant: Same as owner **Tel No.:** _____
Address: _____ **Fax No.:** _____
Postal Code: _____ **Email:** _____

5. **Name of Authorized Agent (if any):** GHD Limited c/o Steve Edwards

Address: 65 Sunray Street, Whitby ON

Tel No.: 905 429 4973

Postal Code: L1N 8Y3

Fax No.: _____

Email: steven.edwards@ghd.com

6. **Please specify (x) to whom all communication should be sent:**

Owner

☒

Applicant

☐

Agent

☐

7. **Names and Addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject property (if known):**

Name

Address

- | | | |
|----|-------|-------|
| 1. | _____ | _____ |
| 2. | _____ | _____ |
| 3. | _____ | _____ |
| 4. | _____ | _____ |

8. **Description of land for which application is being made.**

(a) **Legal description (Lot, Concession, Registered Plan and/or Reference Plan):**

PT LT 12 CON 1 UXBRIDGE PT 1 40R5780 ; UXBRIDGE

(b) **Municipal Address (Street and Number):**

3469 York-Durham Line, Uxbridge ON

(c) **Roll Number** 182901000110200

(d) **Frontage** 409 m **Depth** 906 m **Area** 363,418 ha

(d) **Are there any easements, rights-of-way or restrictive covenants affecting the subject lands?**

Yes ☐ No ☒

If yes, describe the purpose/effect and identify the name and address of the persons or corporations who benefit from the easement, right-of-way or covenant.

9. **Planning Status**

- (a) What is the existing Official Plan designation for the subject site?

Oak Ridge Moraine Conservation Area - Natural Linkage Area

Does the proposed development comply with the current Official Plan requirements and uses for the subject site?

Yes ☒ No ☐

If no, has an application for Official Plan amendment been applied for?

File #: _____ status of application: _____

- (b) What is the existing zoning for the subject site?

RU - Rural

Does the proposed development comply with the current zoning regulations requirements and uses for the subject site?

Yes ☐ No ☒

If no, has an application for zoning by-law amendment been applied for?

File #: n/a status of application: Submitted Concurrently

10. **Existing land use:**

- (a) What are the existing use(s) of the subject land?

residential

- (b) Are there any existing buildings or structures on the subject lands?

Yes ☒ No ☐

If yes:

Type of Building / Structure	Date Constructed	Setbacks (metric)			Height (metric)	Dimensions or Floor Area (metric)
		Front Lot Line	Rear Lot Line	Side Lot Line		
Shed / Barn	n/a	500	360	220	10	225

- (c) What is planned for the existing buildings and structures? Please describe:

n/a

11. Proposed Changes

- (a) The uses proposed for the subject lands

The lands is to be used for a grain mill facility

- (b) Is the proposal an addition or modification to the existing buildings and structures on the site?

Yes ☐ No ☒

If yes, please describe, including relevant statistics (e.g. building addition area)

n/a

- (c) Are there any new buildings or structures proposed to be built on the subject lands?

Yes ☒ No ☐

If yes:

	Proposed	Office Use Only Zone Requirements
Building Area (Ground Floor Area)	Please see attached site plan	
Gross Floor Area (Total All Floors)		
Number of Standard Parking Spaces (Minimum)		
Number of Handicapped Parking Spaces (Minimum)		
Number of Loading Bays		
Parking Area Coverage (including lanes and drives)		
Building Height (Maximum)		
Number of Storeys (Maximum)		
Number of Residential Units (Maximum)		
Landscaped/Open Space Area (Minimum)		
Open/Outdoor Storage Area (Maximum)		

Lot Coverage Ratio (ground floor area divided by lot area)		
Floor Area Ratio (gross floor area divided by lot area)		
Front Yard Setback (Minimum)		
Side Yard Setback (Minimum)		
Rear Yard Setback (Minimum)		

(d) If the proposed development includes residential uses, please complete the following:

Housing Type ☐ Owner Occupied ☐ Residential Care Facility
 ☐ Rental ☐ Condominium

For a Condominium: Have you filed an application for Condominium Approval?

Yes ☐ No ☐

Type and Number of Units: ☐ Townhouse ☐ Apartments

Bachelor ☐ 1 Bedroom ☐ 2 Bedroom ☐

3 Bedroom ☐ Other (describe) _____

Is all or part of the building geared to seniors? Yes ☐ No ☐

If yes, please describe (e.g. number of units by type, or floors etc.)?

12. Previous Applications

(a) If known, whether the subject land has ever been the subject of an application under the Planning Act for approval of a plan of subdivision or for a consent:

Yes ☐ No ☒

If yes, File #: _____ status of application: _____

- (b) If known, whether the subject land has ever been the subject of an application under Section 34 of the Planning Act for a zoning by-law amendment:

Yes ☐ No ☒

If yes, File #: _____ status of application: _____

- (c) Have there been any previous Site Plan or Development Agreements registered against these lands?

Yes ☐ No ☒

If yes, File #: _____ Year _____

Other particulars

13. Proposed Servicing

Complete the following in full, including whether all identified technical information requirements are attached. Before undertaking any action consult with appropriate authorities to determine details.

(a) Water Supply

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Municipal piped water system	Any development on municipal services	n/a	Confirmation of service capacity will be required during processing	n/a
Municipal/Private communal water system	More than 5 lots/units and non residential where water used for human consumption	n/a	Servicing options statement and hydrogeological report	yes
	5 or less lots/units and non residential where water used for human consumption	n/a	Hydrogeological sensitivity certification	n/a
Individual private wells	More than 5 lots/units and non residential where water used for human consumption	n/a	Servicing options statement and hydrogeological report	n/a
	5 or less lots/units and non residential where water used for human consumption	yes	Hydrogeological sensitivity certification	n/a
Other	To be described by applicant	n/a	To be determined	n/a

(b) Sewage Disposal

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Municipal piped sewage system	Any development on municipal service	n/a	Confirmation of service capacity will be required during processing	n/a
Municipal/Private communal sewage system	More than 5 lots/units or more than 4500 litres per day effluent	n/a	Servicing options statement and hydrogeological report	yes
	5 or less lots/units or less than 4500 litres per day effluent	n/a	Hydrogeological sensitivity certification	n/a
Individual private septic systems	More than 5 lots/units or more than 4500 litres per day effluent	n/a	Servicing options statement and hydrogeological report	n/a
	5 or less lots/units or less than 4500 litres per day effluent	yes	Hydrogeological sensitivity certification	n/a
Other	To be described by applicant	n/a	To be determined	n/a

(c) Storm Drainage

Service Type	Development Proposed	Yes/No	Studies Required Now	Attached
Piped Sewers	Any development or piped service	n/a	Preliminary stormwater management plan. Stormwater management study may be required during application processing.	yes
Ditches	Any development or non-piped service	yes		n/a
Swales	Any development or non-piped service	yes		n/a
Other	Pond	yes		n/a

14. Property Access

Is access provided by: Provincial Highway ☐ Municipal Road ☐
Regional Road ☒ Private Road ☐ Water ☐

If access to the subject land is by water only, describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road:

15. Provincial Policy

- (a) Is the requested approval(s) consistent with policy statements issued under subsection 3(1) of the Planning Act? (explain)

Yes, the lands conform to any policy statements issued under s3(1)

- (b) Are the subject lands within an area of land designated under any provincial plan or plans? (explain)

Yes, the land is designated as Natural Linkage Area under the Oak Ridge Moraine Conservation Area Plan
and as Prime Agriculture by the OMAFRA

- (c) If **yes** to (b), does the application conform to or not conflict with the applicable provincial plan or plans? (explain)

The application conforms to the plans

PART B: PLANS AND MATERIALS REQUIRED TO SATISFY SECTION 41(4)(1) and (2) OF THE PLANNING ACT

Pursuant to Section 41(4) of the Planning Act, the Site Plan Approval Application must include the following detailed, scalable plans (in metric units) and related materials showing the listed information (in some cases it may be appropriate to combine with a survey plan or some of the information from the survey plan). Wherever possible, a digital file as well as a paper copy of the plan is required.:

1. Survey

Two (2) copies of a plan of survey prepared by an Ontario Land Surveyor (OLS) showing:


- (a) property boundaries, dimensions and bearings;
- (b) topographical contours and existing grading;
- (c) the location, size and type of all existing buildings, structures, facilities and works on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- (c) the location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks, utility poles, storm and sanitary sewers, watermains and hydrants, driveways, curbs and sidewalks*) that,
 - i) are located on the subject land; and,
 - ii) on land that is adjacent to it where, in the applicant's opinion, they may affect the application;
- (d) the current uses of land that is adjacent to the subject land;
- (e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used; and,
- (g) the location and nature of any easement affecting the subject land.

2. Site and Related Plans

Ten (10) copies of the Site Plan and related plans, one (1) reduced copy measuring 8 ½" by 11", and one electronic PDF copy on a memory stick, based on the Plan of Survey, showing the required information and any other pertinent data:

2.1 Site Plan Requirements

- (a) key plan showing the relationship of the proposal to the surrounding area including the surrounding buildings, roads and natural features;
- (b) property boundaries and dimensions;
- (c) the location, size and type of all proposed and existing retained buildings, structures, facilities and works on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines and the relationship of the proposed buildings to adjacent buildings, streets, and exterior areas to which members of the public have access;
- (d) site statistics including building coverage and percentage of landscape area;
- (e) location, type and height of all exterior lighting;
- (f) location and dimensions of loading spaces and fire access routes;
- (g) location and dimensions of garbage storage/collection facilities;
- (h) on-site servicing facilities including:
 - i) above ground utilities;
 - ii) stormwater catchbasins and other required stormwater management controls and facilities;
 - iii) servicing easements;
 - iv) fire hydrants;
 - v) final grading plan (showing relationship to abutting properties); and,
 - vi) an estimate of the cost for construction of all services on/off site resulting from the development;
- (i) location, type and height of all fencing and screening;
- (j) layout of parking areas, including:
 - i) parking stall size;
 - ii) aisle width;
 - iii) curbing materials;
 - iv) handicapped parking stalls;
 - v) road access points (dimensioned); and,
 - vi) curb radii.
- (j) location, size and materials for all signs;
- (k) location and materials for all existing or proposed walkways;
- (l) existing and proposed retaining walls (with top and bottom of wall elevations);
- (m) location of all exterior recreation facilities, where provided;
- (n) road widening and intersection requirements;

- (o) sustainable design elements, where required, on any adjoining highway under the Township's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities and,
- (p) facilities designed to have regard for accessibility for persons with disabilities 

2.2 Landscape Plan Requirements

- (a) location of existing natural features and other vegetation which are to be retained or removed;
- (b) location and type of protection measures for natural features and vegetation to be retained;
- (c) location of all proposed plant material, planting beds and sodded areas;
- (d) plant list showing index, type, size (height and calliper at time of planting) and quantity;
- (e) location, height and material of all fences, screen walls and retaining walls;
- (f) proposed grades, finished first floor elevations and elevations to the base of trees to be retained; and.
- (g) sustainable design elements, where required, on any adjoining highway under the Township's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities.

2.3 Elevations

Five (5) copies of elevation drawings and one (1) reduced copy measuring 8 ½" by 11", showing elevation and cross-section views for all sides of each building to be erected, except a building to be used for residential purposes containing less than twenty-five dwelling units, which drawings are sufficient to display,

- (a) the massing and conceptual design of the proposed building(s);
- (b) matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design;
- (c) proposed building materials;
- (d) roof top mechanical equipment and related screening;
- (e) all exterior building lighting;
- (f) all entry points to the building(s) including handicapped access;

Further information and/or plans may be required after the application has been given a preliminary review by the Township staff and consultants.

PART C: AFFIDAVITS REQUIRED AS PART OF THE REQUIRED INFORMATION

1. CERTIFICATE - (to be signed by Owner, if Agent has been appointed)

As of the date of this application, I am the registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I concur with the submission of this application by _____ of _____ who I have appointed as my Agent.

Date: _____

Signed: _____
Signature of Owner

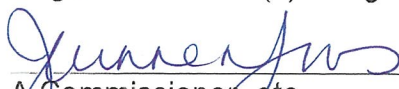
2. AFFIDAVIT

I, Grainboys Holding Inc. c/o Kresho Petrovich of the CITY OF PICKERING in the Region of DURHAM solemnly declare that all the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "The Canada Evidence Act".

DECLARED BEFORE ME AT TOWN OF WHITBY
In the REGION OF DURHAM this 19 TH
day of DECEMBER, 20 19.



Registered Owner(s) or Agent



A Commissioner, etc.

Jeanne Patricia Dynes, a Commissioner, etc.,
Province of Ontario, for GHD Limited
Expires 20th day of June, 2022

**NOTICE OF COLLECTION
MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

Personal information collected on this form is collected under the authority of the *Planning Act* as amended, and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to The Manager, Development Services, Township of Uxbridge, 51 Toronto Street South, P.O. Box 190, Uxbridge, Ontario L9P 1T1, telephone 905-852-9181.

PART D: BACKGROUND INFORMATION

In accordance with Township Official Plan, a number of materials, plans and studies may be required to be submitted to constitute a complete application, depending on the nature of the application. Some of these requirements may have already been met, if this application is being submitted in conjunction with or follows another application under the Planning Act. These requirements are set out in Parts E of this application. The precise requirements for each application will be determined at the Pre-consultation meeting, however, to assist the Township in determining the exact information requirements the applicant is requested to provide the following information.

1. Does the site or adjacent lands include any significant trees or other natural features?

There are natural heritage features located on the site

2. Is the site adjacent to any significant source of noise or vibration (e.g. railway, major road, major industrial use)?

A metrolinx owned rail on the south east corner of the site

3. Does the site include a building or structure designated under the Ontario Heritage Act?

No

4. Are there any indications that the subject lands include any archaeological features?

No

5. Potentially Contaminated Land

- 5.1 Has there been an industrial or commercial use of the site?

Yes ☐ No ☒ Last Year of Use _____

- 5.2 Has there been filling on the site or subject land?

Yes ☐ No ☒ Last Year of Use _____

- 5.3 Is there reason to believe that the site may have been contaminated by former uses on the site or adjacent sites? (i.e. gas stations, petroleum or other fuel stored on site or adjacent site)?

Yes ☐ No ☒ Last Year of Use _____

If **YES**, then an environmental investigation including all former uses of the site, and if appropriate the adjacent site is required. The study must be prepared by a qualified consultant.

Report attached? Yes ☒

If **NO**, on what basis was this determined?

A Phase 1 and 2 ESA has been completed and is to be submitted to the Township concurrently.

PART E: POTENTIAL ADDITIONAL REQUIRED BACKGROUND INFORMATION

The following materials, plans and studies identified in the Township Official Plan may be required to be submitted by the Township. A determination will be made at the Pre-Consultation meeting. Where materials, plans and/or studies are required, an application will only be considered complete upon their submission.

The following information and studies prepared at the applicant's expense, and carried out by a qualified professional as determined by the Township, and, at the Township's discretion, unless required by this Plan, retained by the Township, shall generally be submitted as a basis for evaluation of development applications in the Uxbridge Urban and Coppins Corners Secondary Plan areas:

i) **Background Information**

A plan of survey of the subject site identifying all existing significant trees, other significant landscape features, existing buildings and structures and contours.

ii) **Plans**

Plans, including, where applicable, site grading and landscaping plans, elevations, and other documentation: demonstrating how the development will be integrated with the Natural Heritage System established in Section 2.3 of this Plan.

iii) **Natural Heritage System**

Where the site includes or directly abuts lands designated on Schedule "B" to the Uxbridge Urban Area as part of the Natural Heritage System, proposals shall be evaluated in accordance with the information submission requirements of Section 2.3 of the Plan.

iv) **Tree Analysis**

Where new development is to occur on a piece of land which the Township identifies as having trees which may warrant preservation or replacement, a tree preservation and planting plan shall be developed either at the time of application or as a condition of approval at the direction of the Township.

Such a plan shall:

- (a) address the nature and condition of the tree resources potentially affected by the development;
- (b) provide recommendations for tree retention and removal based on the quality of the trees, species tolerance, proposed development impacts and opportunities for mitigation, as well as a program for replanting and vegetation enhancements for new development which impacts on tree stand; and,

- (c) address the impact of the development on any abutting lands in the Environmental Constraint Area and Forest Area designations, and the woodlot management and edge/interior protection measures required to protect such areas during and after the initiation of construction.

Based on this analysis, controls will be placed on the trees to be removed, the amount and type of new landscaping to be provided on the site and related management and construction procedures through the Subdivision, Condominium or Site Plan Control Agreements.

v) Noise Impact Study

A noise impact study shall be carried out where residential uses or other sensitive uses, as defined by Ministry of the Environment guidelines, are proposed and the site is adjacent to a major noise source such as an arterial road, railway or industrial use.

Further, the requirements of the Ministry of the Environment guidelines, "Noise Assessment Criteria in Land Use Planning, October, 1995" or any successor thereto, with respect to the need for noise impact studies shall apply to new commercial, industrial or institutional development which is a potential major noise source, such as, but not limited to, uses which have associated with them on-going construction activity, outdoor heat rejection systems (including cooling towers) and outdoor exhaust fans, or other stationary noise sources such as railway yards, major truck stops, major hydro transformers, or natural gas compressors. Where required by the guidelines, a noise impact study shall be carried out to the satisfaction of the Township.

vi) Vibration Study

A vibration study shall be required at the request of the Region, the Township or the applicable railway where the site is within 75 metres (246 feet) of a railway right-of-way or an arterial road. Such a study shall be carried out to the satisfaction of the Township, in consultation with the appropriate government agency or railway.

Further, where new industrial development, which is a potential major source of vibration, such as metal forming industries including punch presses or drop forges, is proposed within 75 metres (246 feet) of existing residential development, a vibration study shall be carried out to the satisfaction of the Township.

vii) Heritage Impact Statement

Where the site includes a building of architectural and/or historical merit designated under the Heritage Act or is located in a designated Heritage District, a heritage impact statement, prepared by recognized professional(s) in the field, shall be required to be submitted to the Township. Such a study shall demonstrate to the satisfaction of the Township that:

- (a) the proposal will not adversely impact the heritage significance of the property or the area in which it is located; or,
- (b) demonstrate that it is not physically feasible to maintain the heritage building or structure.

viii) Archaeological Resource Assessment

Where there may be archaeological remains of prehistoric and historic habitation, or areas containing archaeological potential within a site, an archaeological assessment conducted by archaeologists licensed under the Ontario heritage Act shall be required. In addition, the provisions of the Cemeteries Act and its regulations shall be applied when marked and unmarked cemeteries or burial places are encountered during development, assessment or any activity.

ix) Land Use Compatibility

Where applicable, information or necessary studies shall be provided to assist in the establishment of a separation distance, having regard for the Ministry of the Environment guidelines "Compatibility Between Industrial Facilities and Sensitive Uses", between proposed development and potentially incompatible uses.

x) Stormwater Management

Where applicable, in accordance with Ministry of the Environment guidelines, a Master Drainage Plan shall be prepared, or the Township shall require a stormwater study.

xi) Soil Quality

The applicant must demonstrate that on-site soil quality is suitable for the proposed use. Where site remediation is required the Township shall be satisfied with respect to the implementation of remediation prior to development approval. Specifically, where the Township, other public body, or the applicant has identified potential site contamination, the Township shall require the applicant to complete a Phase 1 assessment, in accordance with the Ministry of the Environment's Guidelines for Use at Contaminated Sites in Ontario. The Phase 1 assessment will be reviewed by the Township to ensure there is no contamination prior to the granting of any development approvals. If there is evidence of contamination, the applicant will be required to submit a Phase 2 assessment in accordance with the Ministry of the Environment's Guidelines. If the site is found to be contaminated, the Township shall require the applicant to submit a Ministry of the Environment acknowledged Record of Site Condition to the Township to verify site clean-up prior to the granting of a building permit.

xii) Traffic Impact Analysis

Where the Township has identified concerns with traffic impacts, a traffic impact analysis carried out by a qualified transportation engineer shall be required.

xiii) Air Quality

Where the Township identifies concerns with impacts on air quality, appropriate studies by qualified professional(s) shall be required.

In addition, the following studies may be required to be submitted in the Uxbridge Urban Area as set out in Section 2 of the Official Plan:

Functional Servicing Study	Section 2.2.3.2
Market Impact	Section 2.5.17.3.1 i)
Corridor Commercial Area Development	Section 2.5.17.3.6
Employment Area Development	Section 2.3.19.5.2 (up to end of first ii)
Recreational Mixed Use Development	Section 2.5.24.3.1 ii)
Brock St. Mixed Use Area	Section 2.5.26.4.1 iii), iv), v) & Section 2.5.26.4.2

Coppins Corners Secondary Plan

In addition to other requirements of the Secondary Plan, Section 5.2 Servicing Strategy includes detailed submission requirements as does Section 5.7.3 xiv) and urban design guidelines are required in accordance with Section 5.7.3 xv).

APPENDIX C

FEE SCHEDULE FOR SITE PLAN APPROVAL APPLICATION
(made payable to the Township of Uxbridge except where noted)

(a)	Minor Site Plan arising from minor variance approval	\$720.00 plus all external costs
(b)	Single building commercial or industrial	\$3,600.00 plus all external costs
	A single lot exclusive of a plaza, department	
	Supermarket proposal	
(c)	Major site plan, not classified above	\$7,250.00 plus all external costs
(d)	Site plan amendment	\$720.00 plus all external costs
(e)	Conservation Authority	In accordance with their fee schedule
(f)	Durham Region Health Department Review.(required only for a lot with existing or proposed Private services)	In accordance with their fee schedule
(g)	Fire Department Review	\$275.00

**Regional Municipality of Durham
Works Department**

SITE DEVELOPMENT

Basic Requirements for Site Servicing Plans

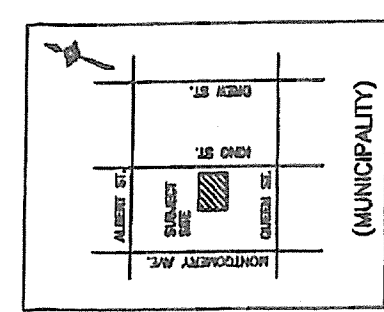
The following outline is intended to assist the applicant in preparing site servicing plans for service connection and entrance permits for all developments other than single family or semi detached dwellings. If further information is required please contact the Region of Durham Works Department (905-668-7711).

General

- The applicant must submit six (6) prints of the detailed site servicing plan to the Region of Durham Works Department for approval prior to the issuance of service connection and entrance permits.
- The applicant must submit a detailed cost estimate covering all Regional services (including road works if the site fronts a Regional Road) within the right-of-way and/or easement, based on the approved site servicing plan.
- **For estimated cost of works less than \$100,000, the developer has the option of having the Region of Durham construct the works through the quotation contract process or entering into a Servicing Agreement. If the developer chooses to proceed through the quotation process the developer must provide a cheque covering the estimated cost of works including administration and contingencies to the Region of Durham Works Department prior to the project being tendered. If the deposit is less than the accepted bid plus Region of Durham administration and engineering fees after tendering, the Region of Durham reserves the right to request the additional funds from the applicant prior to awarding the contract. Once the final accounting has been completed for the project and if the actual cost of the work differs from the estimate the applicant will be either invoiced or reimbursed in accordance with Region of Durham policy.**
- If the estimated cost of Regional Services is greater than \$100,000 the applicant must enter into a servicing agreement with the Region of Durham to construct the works.
- The applicant must complete the applicable Development Charge Form for the site and must pay all applicable development charges prior to the issuance of a building permit (development charge forms are available and applicable development charges must be paid at the local authority office).

Drawing Requirements

- See Appendices for sample Site Servicing Plan.
- Geodetic datum (benchmarks), north arrow and key plan.
- Drawing size shall be A1 (594 mm x 841 mm)
- Property lines, lot and plan numbers, street lines, names and municipal address.
- Title block including drawing scale, date, drawing number and the applicant's name, address and phone number.
- On site and surrounding land uses (water course, culverts, railways, pipelines, easements, other).
- Location of all existing utilities such as hydro, gas, bell, other.
- Location, type and size of all existing municipal services.
- Location, size, length, grade, material and bedding of all proposed services (service connection profile must be provided).
- Invert elevations, rim elevations and lowest floor elevation.
- Meter room location.
- Flange elevations shall be specified on the contract drawings.
- Location of existing and proposed entrances.
- Location, length and size of culverts.
- Entranceway geometrics.
- Backflow preventers size, type and location



(MUNICIPALITY)

KEY PLAN

- ASPHALT ENTRANCE
- 50 mm HL B
 - 40 mm HL 3
 - 230 mm GRANL B
 - 150 mm GRANL A
- CONCRETE CURB ON RADII
TO BE O.P.S.D. 600.06

BENCHMARK (OF GEODETIC
ORIGIN)
WATER FLOW RATES (I.G.P.M.)

DEVELOPER

ADDRESS
PHONE

SAMPLE ONLY

SCALE : METRIC

