Section 6

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6 SITE PLAN ADDITIONAL GUIDELINES

6.1 General Requirements

This section outlines the recommended requirements for the design and implementation for the specific objectives for each matter which is subject to Site Plan Control, as well as the guidelines, criteria and standards to be used to achieve these goals.

6.2 Other Reference Documents

Lot grading shall be designed and constructed in accordance with the latest version of this manual as well as other industry standards and best practices, including but not limited to:

- Guidelines on Erosion and Sediment Control for Urban Construction Sites, prepared by Ontario Ministry of Natural Resources
- Ontario Provincial Standard Specifications (OPSS) and Ontario Provincial Standard Drawings (OPSD) prepared by the Ministry of Transportation
- Ontario Building Code (OBC)
- Applicable Town of Tillsonburg By-Laws

6.3 Location of Buildings and Facilities

The objectives of Site Plan Control for building and facility location are to demonstrate the extent to which the massing and conceptual design of new developments:

- Minimize conflicts with adjacent land uses
- Provide a comfortable and pleasing environment for the intended uses in terms of building orientation, form and siting
- Are consistent with or complimentary to existing buildings that are to be retained
- Are consistent with or complimentary to existing streetscapes
- Comply with Zoning By-law provisions
- Manage drainage and lot grading on the subject site and mitigate the effects of development on adjacent properties

6.4 Building Orientation

Objectives for proper orientation of buildings on a development site include the following:

- Where possible, buildings should reinforce the prevailing street pattern by aligning with the established building line or street edge. Buildings may be set back from or placed at an angle to the existing street edge if they are of community importance
- Where possible public views, into, through and out of a development site, should be maintained and improved. Community identity can be achieved by ensuring views of community features such as churches, heritage buildings, bodies of water, valleys, open space and bridges are preserved
- New development next to parks, open space and streets should be designed to effectively integrate with the surrounding landscape so that any change resulting from the new development does not compromise the character of the landscape
- Buildings should be oriented to maximize energy conservation

6.5 Building Form

The scale and character of new development should reflect the existing neighborhood pattern and/or adjacent heritage buildings. The following features of the surrounding neighbourhood should be reflected in the new development:

- Building height
- Ground level treatments
- Ground level views
- Roof treatments
- Frontage widths
- Continuity of street face
- Facades
- Scale of doors, windows and other openings
- Canopies
- Lighting and
- Landscaping

The form created by the building should produce a sense of physical security by controlling ingress and egress as well as providing visual surveillance of all public or common areas.

The Proponent is encouraged to consider aesthetic characteristics of adjacent development and incorporate similar features into the design of new buildings and structures such as:

- The compatibility of materials, textures and colours
- The unique architectural details such as cornices, railings, lintels, arches, ironworks and chimneys

6.6 Parking, Driveway and Loading Facilities Guidelines – All Developments

The requirements for parking surface material, space size and number, aisle and driveway widths and loading facilities are to comply with Sections 5.14, 5.24 and all other applicable provisions of the Town of Tillsonburg Zoning By-law, as amended.

6.6.1 Parking Areas

To ensure appropriate design for vehicle access and loading, all parking spaces are to be painted with lines to delineate the location and size of spaces. Consideration may be given to alternative surface materials such as cobblestone which allow precipitation to percolate into the soil, for any parking spaces provided over the minimum number required.

To ensure adequate parking areas have orderly circulation and an attractive community appearance:

- Delineate parking rows to confine traffic to designated parking aisles or driveways
- Minimize access to and from parking aisles along main internal driveways
- Design and clearly mark all accessible parking in accordance with Section 5.24.2.2 of the Town Zoning By-Law
- Clearly identify the types of designated parking areas for employees, visitors and the public
- Ensure public parking does not conflict with shipping, loading, garbage removal or utility areas
- Ensure parking is not the dominant visual element in the streetscape. Screen larger parking areas with buildings, landscaping or low walls, while still maintaining some visibility to provide public safety by means of public surveillance

6.6.2 Parking Space Requirements

As previously mentioned, requirements for the number of parking spaces for specific types of uses and the size of spaces are set out in the Town Zoning By-law, Section 5.24.

The number of parking spaces designated to accommodate persons with disabilities shall be in accordance with Section 5.24.2.2 of the Town of Tillsonburg's Zoning By-law.

6.6.3 Internal Driveways

To ensure proper flow of traffic:

- Delineate main internal driveways with raised curbs
- Avoid lengthy straight sections and use traffic calming devices to discourage high speeds
- Ensure adequate visibility of intersecting traffic movements in the design of driveways and parking aisle intersections
- For large commercial or industrial developments, main internal driveways should be located away from building entrances in order to minimize pedestrian and vehicle conflicts
- Aisles designed for one-way or two-way circulation should be clearly marked
- Driving lanes should widen at drop-off areas near buildings
- Turning radii shall be provided at the end of dead-end driveways
- Identify and design all required fire routes as per the Ontario Building Code and National Fire Code

6.6.4 Off-Street Loading Facilities

To ensure loading facilities are effective:

- Sufficient space should be provided on a property to permit delivery vehicles to make all maneuvers "off-street" away from fire routes which are to be designed to support emergency vehicles
- Separate access or internal driveways should provide access to loading facilities which abut the building to be served
- For commercial developments or other integrated development, the use of joint loading facilities to serve all or several individual businesses will be encouraged

Site Plan designs should ensure that adequate waste storage facilities and enclosures are provided to permit:

- The storage of garbage and recyclable materials between collections thereby avoiding health, safety, and litter problems
- The efficient and safe collection of garbage by collection vehicles
- Adequate separation from other land uses including residential uses

6.7 Garbage Storage Handling Areas – All Developments

To ensure proper design and siting of waste storage facilities include the following:

- Location and accessibility – waste disposal areas should be located at the building service entrance or rear yard which can be easily accessed by the waste collection vehicle

- Collection Platform Material – a concrete pad or other structurally adequate impervious material is required to mitigate any seepage of liquid waste
- Enclosure Wall Material and Height – the enclosure should be constructed with low maintenance durable material
- Street-fronting Townhouses should have an individual waste and recycling storage area within or immediately associated with each unit. Common exterior storage facilities are not recommended and will only be permitted where the Proponent demonstrates that individual storage facilities are not feasible
- Apartments – waste and recycling is to be centrally stored in specifically designed common storage facility

6.8 Snow Removal and Storage Areas – All Developments

To ensure proper snow removal and storage areas, include the following:

- Location of snow storage – snow storage areas should be identified on the site plan outside of a parking area, garbage storage and pedestrian access to the building. Appropriate grading shall be provided to manage snowmelt
- Design – parking areas, outdoor amenity areas, and pedestrian access ways should be designed to ensure accessibility of snow removal equipment

6.9 Access – All Developments

To ensure the orderly and safe movement of traffic with minimum interference with pedestrian traffic:

- The number of access driveways shall be minimized
- Individual residential driveways on to arterial streets should be avoided
- Access for development on a corner lot should be as far from the intersection of the two streets as possible
- Where required, the site plan shall make provisions for the joint use of common driveways between abutting properties

Please note that a Traffic Impact Study may be required to be submitted as part of the SPA application. Further, a deposit may be required to have the study peer reviewed.

6.10 Pedestrian Facilities Guidelines – All Developments

To ensure the provision of safe and convenient pedestrian circulation:

- Install public sidewalks across the frontage of the site in accordance with the Town standards. Please review the Town of Tillsonburg Development Guidelines and Design Criteria or contact the Town of Tillsonburg for the required public sidewalk standards
- On-site walkways should join building(s), access points to parking areas, recreational areas and public sidewalks

- Link building entrances to sidewalks and parking areas by means of a safe, convenient and well-lit walkway system
- Clearly identify walkways that cross vehicular lanes
- Provide continuous pedestrian walkways between entrances of units in buildings with multiple tenancies
- Increase the width of the walkway where pedestrian activity is greater, such as at building entrances
- Protect pedestrian areas from vehicular intrusion with landscaping or curbs
- Minimize grade changes between the public sidewalk and private pedestrian areas
- Design pedestrian facilities for maximized accessibility from the public sidewalk to, at least, one main building entrance and one main parking area by incorporating sidewalk ramps of a proper gradient and surfacing material. Compliance with the Ontario Building Code will be required
- Recommended standards are outlined in the Built Environment Standard of the AODA

Notwithstanding the above, sidewalks shall not be required to be constructed in Restricted Industrial (MR) and General Industrial (MG) zones, unless existing sidewalk networks exist in the vicinity of the proposed development. If a sidewalk network is present within the vicinity of the proposed development, the Proponent shall contact the Town Director of Operations and Development in order to discuss required sidewalk construction and connection to the existing sidewalk network.

6.11 Landscaping and Buffering Features Guidelines – All Developments

The following landscaping design requirements may be required on the landscape plan at the discretion of Town staff.

Landscaping requirements, in the form of planting strips, are outlined in Section 5.25 Planting Strips of the Town of Tillsonburg's Zoning By-law and must be shown on the Site Plan or if required, a separate Landscape Plan.

6.11.1 Definitions

For the purposes of these guidelines, the following definitions are applicable:

- "Landscaping" is comprised of deciduous and/or coniferous trees, shrubs, organic and herbaceous ground cover, berms, water courses, retaining walls, fences, outdoor furniture, and other materials or objects that may be used to enhance the function and/or aesthetics of the landscaped area.

- "Landscaped Open Space" - means the open unobstructed space at grade on a lot and which is suitable for the growth and maintenance of grass, flowers, bushes, trees and other landscaping and includes any surfaced walk, patio or similar area but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking

area or any open space beneath or within any building or structure. (Section 4.97 of the Town of Tillsonburg's Zoning By-law).

6.11.2 Screening and Ornamental Plantings

The two basic types of landscaping are "Screening" and "Ornamental Planting." The function of each type overlaps. Screening can also be Ornamental and vice versa. Screening and ornamental plantings can include items such as plants, hedges, walls, fences, berms and herbaceous or organic ground cover.

6.11.3 Plant Selection

Native plant species are strongly encouraged wherever feasible. The selection of landscaping and plant material shall be based on the following criteria:

- Year round and seasonal Interest
- Colour
- Height and shape of planting through to maturity
- Maintenance – fertilizing; pruning and watering; plants that drop large seed pods or shrubs with thorns or sharp edges shall be planted away from pedestrian walkways
- Function - wind protection, seasonal shading and vandal resistance
- Physical Conditions - proximity to buildings in terms of shadow and obstruction of sunlight; roads and vehicular access ensuring sight lines are not obstructed and salt spray and snow storage areas do not damage plantings; and Town services and utilities ensuring root systems do not obstruct utilities above or below ground
- All plants will be certified by a landscape architect

6.11.4 Preservation of Existing Landscape Elements

Consideration should be given to the preservation, retention and improvement of existing landscape elements such as major trees and watercourses.

6.12 Tree Protection Standards - All Developments

Tree preservation and protection is encouraged through careful site planning including the appropriate location of buildings, facilities and servicing. In general, when trees are to be saved in a construction area, the following recommendations have to be followed to ensure the longevity of those trees:

- Where deemed necessary, a tree preservation report will be required and prepared by a qualified professional. This report shall include detailed tree inventories, assessments, discussion of alternatives and recommendations
- A snow fence or other barrier should be placed around the tree to at least the "drip line" of the tree. The "drip line" is the outer extent of branches, regardless of tree maturity

- No excavation shall be carried out within the "drip line" of trees to be preserved. Root loss must be minimal
- No heavy equipment shall be driven over the tree lawn area within the drip line, to alleviate soil compaction around the tree roots
- No soil or construction materials shall be piled within the drip line area or around the trunks of trees to be preserved

If comments or questions regarding trees to be saved should arise, the services of the Town's Parks office will be available at 519-842-9200 at any time before or during construction.

6.13 Guidelines for Commercial Developments

In general, commercial uses can have impacts on other more sensitive land uses. New commercial uses and expanding uses must have minimal impacts on nearby sensitive land uses.

6.13.1 General Guidelines

The design should meet the following objectives:

- Ensure new developments are sited such that adjacent properties maintain sunlight exposure, have visual privacy, protection from the new development's lighting, noise, odour and vibration. Screen certain site elements, such as loading areas, snow storage areas, transformers, meters, garbage enclosures and roof-top mechanical equipment from public view
- Avoid building designs with large flat surfaces. Incorporate angles, differing setbacks, peaked rooflines, canopies, and coloured trim to provide interesting, attractive façade(s)
- Provide safe, convenient access for persons with disabilities to all major building entrances by means of minimal grade changes, curb cuts, ramps and railings
- Provide screening and buffering between existing residential uses and new developments

6.13.2 Commercial Development in the Downtown Core Area

Within the Downtown Core Area, locate buildings at the minimum setback line from the street and to a width equal to the maximum frontage of the property to:

- Provide frequent and convenient pedestrian connections between buildings and the public sidewalk
- Provide protection for pedestrians from inclement weather with shelters, canopies and windbreaks at building entrances and along storefront facades
- Minimize the public view of off-street parking areas and servicing facilities

Commercial development within the Downtown Core Area shall reflect the recommendations and guidelines of the Central Area Design Study (2012).

6.14 Additional Guidelines for Residential Development

The following guidelines address residential development proposals which require SPA. As previously mentioned, SPA is required for multi-family (medium and high density) residential types of development.

6.14.1 General Building Orientation

- Consideration should be given to locating residential buildings close to the north lot line to increase solar access to open spaces on the site
- The proposed building(s) should not excessively shade adjacent private or public property. In the case of multiple storey apartment buildings, a shadow study may be required to ensure that adjacent properties are not negatively affected by the proposed development
- The long axis of apartment buildings and multiple residential buildings should be oriented to ensure that most of the dwelling units would receive sunlight during some part of the day
- Residential buildings exceeding 4 storeys should be sited with one of the longest walls parallel to and not more than 6.0 m (20 feet) from a driveway that can accommodate fire equipment

6.14.2 Separation Spaces

Separation spaces generally refer to the space between buildings on the same site. Setbacks refer to the space between a building and the street line or property line. Separation spaces are also required for fire protection under the Ontario Building Code. Separation spaces between buildings and property lines should address:

- Sunlight - Space should be provided around dwellings to ensure the provision of daylight. New housing should be located so not to deprive existing dwellings and private outdoor spaces in the surrounding areas of adequate sunlight or daylight
- Ventilation - The space around the unit should be sufficient to permit natural ventilation of the dwelling
- Noise and Privacy - Physical separation and/or screening should be provided between the dwelling unit and adjacent users and activities to permit the occupant to enjoy rest and privacy without undue interference from external noise. Windows and entrances of a dwelling unit should be separated and/or screened from adjacent buildings and activities to permit residents to make full use of their interior living spaces
- Application of Separation Space - The minimum separation space in front of any window or opening should be applied along the full length and height of the exterior wall. Separation spaces should be free of buildings, roadways, communal parking areas and any communal amenity areas intended for active use

6.14.3 Private Outdoor Amenity Areas

Private Outdoor Amenity Areas are intended to provide private outdoor areas directly related to the dwelling unit that can effectively extend the living area of the unit and may include landscaped open areas, patios, balconies, communal lounges, swimming pools, recreation facilities and any other areas which may be used for recreational or aesthetic purposes. Outdoor amenity areas shall not include any driveway or parking area. Private outdoor amenity areas should address:

- Type of Occupancy - The amenity space should reflect the anticipated type of households that will occupy the dwelling units
- Accessibility - For ease of maintenance, an on-grade private outdoor space should be accessible from the front of the unit without requiring access through a living or dining room. A private outdoor space above grade should be easily accessible from a principle habitable room such as a living room
- Separation and Screening - Separation, in the form of distance or separation screening, between private outdoor spaces and adjacent uses should be provided. Where screening is used to provide separation between abutting privacy areas at the same grade, this screening should be at least 1.5m (5.0ft) high
- Parking Separation - Common parking lots should not be closer than 3.0m (9.8ft) to a private outdoor space and should be oriented so that headlights and fumes are not directed towards the private outdoor space by using a parallel parking arrangement or by screening with planting or fencing

6.14.4 Children's Play Areas

All multi-family residential developments shall have an area set aside within the site for the exclusive use by children as a play area. This play area shall consider the following factors in the design:

- The area shall be located away from parking areas, driveways and garbage bins. If located adjacent to a property line, the area shall be fenced with a six foot privacy fence
- The areas shall be level and be landscaped with grass and perimeter trees

6.14.5 Proximity to Railway Lines and Other Sources of Noise

Proponents may be required to provide, in conjunction with site plans, an acoustical engineering study outlining on-site noise and vibration measurements, methods of evaluation, noise sources and abatement measures. New residential development which is proposed to locate in proximity to railway lines or other major sources of noise will be required to meet Provincial Noise Guidelines for residential development to ensure an acceptable acoustical environment is provided for future occupants. Where noise abatement measures are required, site plans and/or landscaping plans shall incorporate the necessary remedial measures.

The Proponent will be responsible for any costs associated with having the study reviewed by an independent acoustical engineer on behalf of the Town.

6.14.6 Community Mailboxes

Community mailboxes are to be located according to the following criteria:

- In areas which are satisfactory to Canada Post and the Town
- In areas which reduce the potential for conflict with surrounding properties
- In areas that provide a suitable location for the temporary parking of automobiles and on a portion of the Town road allowance which has been widened slightly to recognize the location of the mailbox
- In a visible and well lit area that provides a sense of security
- For townhouse developments, within a common element area that is easily accessible to all dwelling units and, preferably, protected from the natural elements

6.15 Design for Accessibility

In accordance with the Accessibility for Ontarians with Disabilities Act, 2005 the Town aims to make all buildings accessible to persons with disabilities. This new act will be progressively implemented to replace the existing ODA. The legislation will apply to all private and public sector organizations and businesses with the release of five standards relating to accessibility with respects to goods, services, facilities, employment, accommodation and buildings. All site plans shall be required to adhere to the standards released under the Act, and any accessibility requirements of the Town Zoning By-Law and Ontario Building Code.

Site plans shall incorporate design features that will make all facilities accessible. Indoor and outdoor design of facilities shall be made safe and convenient by minimizing grade changes and providing such things as disabled parking spaces, suitable curb cuts, tactile plates, ramps and hand-rails.

6.16 Additional Guidelines and Design Criteria

6.16.1 Site Servicing Plan Requirements

The Town of Tillsonburg Development Guidelines and Design Criteria and Oxford County Design Standards are to be adhered to when designing any new developments within the Town. The guidelines can be obtained by either visiting the Town's website or by contacting the Town of Tillsonburg Engineering Services for a copy of these guidelines. The site servicing plan must also include details of all water, sanitary sewer, storm drainage, and electricity systems. The Oxford County Design Standards are available online on the Oxford County website.

6.16.2 Grading

Proper grading and disposal of storm and surface should be constructed in order to optimize:

- Safe, convenient and functional access for pedestrians and vehicles to all areas of the site
- Preservation of the natural features of the site where feasible

- The prevention of stormwater from entering the sanitary sewer system
- Proper site drainage such that stormwater is contained within the site and directed to an internal storm drainage system, thereby preventing drainage onto adjacent properties

All designs for the conveyance of storm and surface water are to be prepared by a qualified professional. When deemed necessary by the Town, these designs are to be certified and the drawings appropriately stamped.

Grading shall comply with the Accessibility for Ontarians with Disabilities Act, 2005 as well as Oxford County's Facility Accessibility Design Standards.

The grading design shall be in accordance with Section I4 of these guidelines.

6.16.3 Sanitary Sewer Systems

The sanitary sewer features are to be designed in accordance with the Town of Tillsonburg Development Guidelines and Design Criteria, as well as the Provincial standards (including the Ontario Building Code) and the County of Oxford standards and specifications. Please contact the County of Oxford Public Works Department at 519-539-9800 for information regarding the County standards and specifications. The following features must be illustrated on the servicing drawing.

- On-site sewer - location from building to private drain connections, size and grade
- Private drain connections - existing and new, location, size and grade
- Control manholes to be located at the street line on private property and shall remain the responsibility of the owner to maintain
- All manholes must show invert and finish grade elevations
- Ministry of Environment requirements - "private sewers" are to be designed generally in accordance with Guidelines for the Design of Sanitary Sewage Works, Systems, Storm Sewers (interior), Water Distribution Systems and Waste Storage Facilities
- Location and capacity of existing and proposed septic tank(s) and tile bed(s) on the property, if Town sanitary sewers are not available

6.16.4 Stormwater Drainage and Collection

The storm drainage features are to be designed in accordance with the Town of Tillsonburg Development Guidelines and Design Criteria and Long Point Region Conservation Authority standards and specifications. For information regarding the Conservation Authorities' requirements, please visit the Long Point Region Conservation Authority websites at www.lprca.on.ca. For lands abutting County road allowances, storm drainage features are to be also designed in accordance with County standards. Please contact the County Public Works Department at 519-539-9800 for information on the County standards. The following features must be illustrated on the servicing drawing:

- Catch basins - locations, proposed elevations for grates and inverts
- Drainage piping location and all access hole inverts and final grade elevations from building to private drain connections
- Private drain connections - existing and new, location, size and grade, drainage swales (landscaped areas) - elevations along swale, cross sections % grade (slope)
- Overland flow - show flow arrows to permit ready identification of overland flow direction, show existing and proposed elevations along property lines, and key points on site and abutting properties
- Flows from adjacent properties - in the event that adjacent private properties drain onto the site being developed, the storm drainage system is to be designed to prevent stormwater from backing up and creating a flooding or ponding condition on the adjacent property
- Weeping tiles - identify how flows will be handled should weeping tiles be installed
- Stormwater management systems display such relevant detail contained in the consulting Engineer's design as will be necessary to ensure that these features are implemented by the contractor
- Surface ponding shall not exceed 0.15m in depth at any location
- Sediment and erosion control measures to be implemented before and during construction and post-construction
- Stormwater management systems and design

Depending on the site and scale of the development, a stormwater management report may be required in addition to the above servicing drawing requirements. New stormwater management ponds will require an Environmental Compliance Approval from the Ministry of Environment and Climate Change.

6.16.5 Stormwater Management Systems

The Proponent shall be required to submit a stormwater management report, prepared by a professional engineer competent in stormwater management and licensed to practice in Ontario. The stormwater management shall be submitted to and approved by the Town and shall follow the stormwater management practices within the Town of Tillsonburg Development Guidelines and Design Criteria. Each site plan application shall comply with the following:

- Quantity Controls - The flows from a development site are to be controlled to those pre-development flows (green field) or to the allocated flow rate within the R.O.W. storm sewer servicing the site
- Quality Controls – For all residential, commercial, institutional and industrial developments, the Town requires Enhanced Water Quality Protection (80% Total Suspended Soils Removal) as described in the Stormwater Management Planning and Design Manual prepared by the MOE (2003) prior to discharge from the site to the receiving outlet
- Certification by Engineer - Upon completion of construction, the Proponent will be required to have the professional engineer certify that the stormwater management system was constructed in accordance with the approved design
- Surface ponding to be limited to 300mm within parking lots.

6.16.6 Water Systems

The water system features are to be designed in accordance with Provincial, County of Oxford and the Town of Tillsonburg Development Guidelines and Design Criteria standards and specifications. The following features must be illustrated on the servicing drawing:

- Location and size of all existing or proposed water pipes and mains, valves, shutoffs and blow-offs
- Location of existing and proposed fire hydrants in the vicinity which will service the development
- Location of existing and proposed private water wells on the subject property, if applicable

6.16.7 Waste Water Systems

Access cleanouts may be required to permit monitoring by the Town and the County Public Works Department. These access holes shall be displayed specifically on the site plan and shall be located on the private drain connection(s) within the development site at the street line

6.16.8 Electrical Systems

The electrical system features are to be designed in accordance with the electrical distribution authority (Tillsonburg Hydro Inc.) and the Town of Tillsonburg Development Guidelines and Design Criteria standards and specifications. The following features must be illustrated on the servicing drawing:

- Transformer and vault location
- Primary, secondary and service wire and/or cable location
- Service entrance and meter location on any buildings or structures

6.16.9 Site Lighting Guidelines - All Developments

The type, location, height, intensity and direction of lighting shall be shown on the site plan. Lighting should be kept internal to the site and not adversely affect adjacent residential properties, or adjacent public streets, which could pose a vehicular safety hazard. Illumination patterns and levels must be designed to ensure that the site is not illuminated more than necessary. The usage of LED lighting is preferred.

A photometric site plan may be required to demonstrate lighting is entirely contained within the site and zero illumination at property line so that not adversely affecting adjacent residential properties.

All site lighting shall be consistent with the requirements and standards of the Institute of Electrical and Electronics Engineers (IEEE).

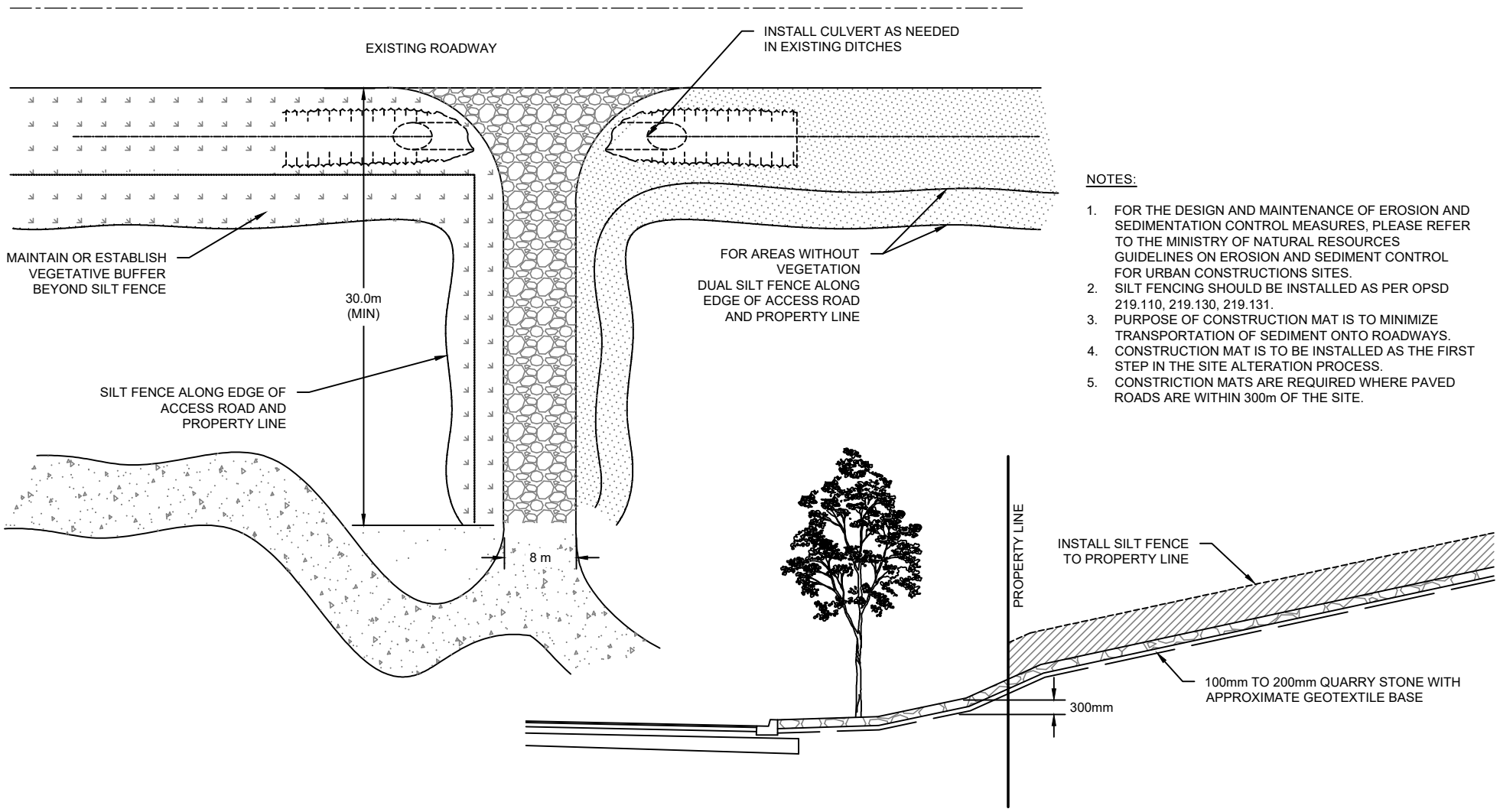
6.16.10 Excess Soil Management

An Excess Soil Management Plan shall be prepared by a Qualified Person, as defined by Ontario Regulation 153/04, for proposed developments that require excess soil to be removed from site and meets the criteria of current Ontario regulations. The purpose of the report is to characterize the quality of the excess soil and generate a management plan that is in compliance with current Ontario regulations for excess soil management.

The Plan shall be prepared as per the MOE's "Management of Excess Soil – A Guide for Best Management Practices" and shall comply with the current regulatory implementation schedule as put forth by the MOE.

The Excess Soil Management Plan shall be submitted to the Town of Tillsonburg for approval, if deemed appropriate by the Town, the Town may appoint a qualified third-party reviewer to review the plan for compliance to the current regulatory obligations. The owner shall be responsible for the cost of the third-party reviewer.

The Owner will be responsible for O.Reg 406/19 ON-SITE AND EXCESS SOIL MANAGEMENT



NOTES:

1. FOR THE DESIGN AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES, PLEASE REFER TO THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTIONS SITES.
2. SILT FENCING SHOULD BE INSTALLED AS PER OPSD 219.110, 219.130, 219.131.
3. PURPOSE OF CONSTRUCTION MAT IS TO MINIMIZE TRANSPORTATION OF SEDIMENT ONTO ROADWAYS.
4. CONSTRUCTION MAT IS TO BE INSTALLED AS THE FIRST STEP IN THE SITE ALTERATION PROCESS.
5. CONSTRICTION MATS ARE REQUIRED WHERE PAVED ROADS ARE WITHIN 300m OF THE SITE.

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STANDARD DETAIL

CONSTRUCTION ENTRANCE MAT

APPROVED

MANAGER OF ENGINEERING DATE

DIRECTOR OF OPERATIONS DATE

REVISION No.

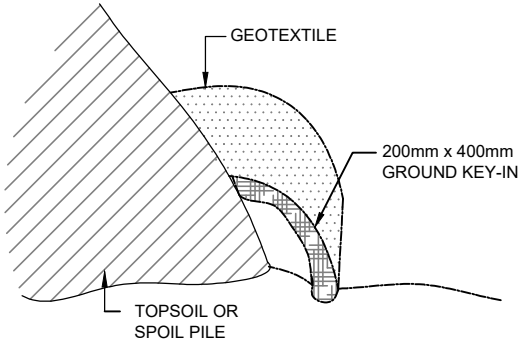
DATE: MARCH 2020

SCALE: N.T.S.

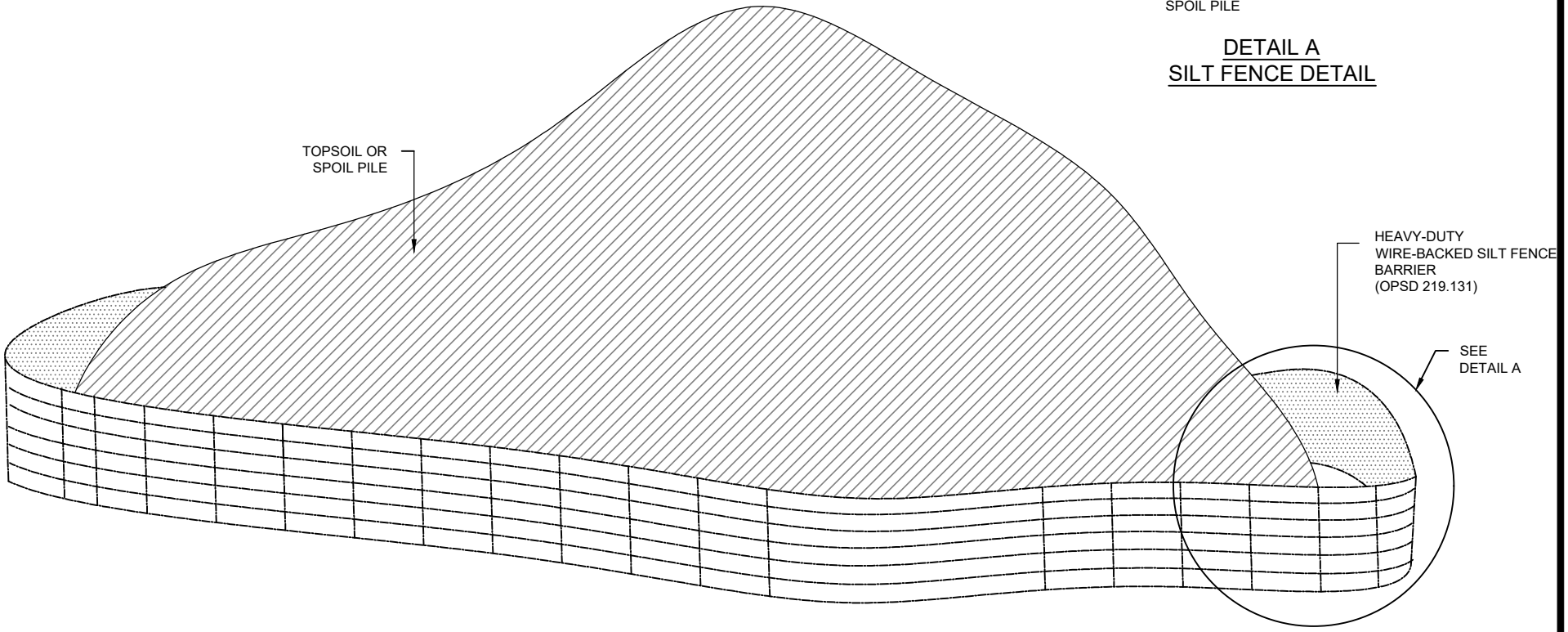
TSD-600

NOTES:

1. FOR THE DESIGN AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES, PLEASE REFER TO THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTIONS SITES.
2. PILES CONTAINING MORE THAN 100 CUBIC METRES OF TOPSOIL OR SPOIL SHALL BE LOCATED AT A MINIMUM OF 15 METRES FROM A ROADWAY AND 30 METRES FROM A WATER COURSE.
3. PILES LEFT IN PLACE FOR MORE THAN 60 DAYS SHALL BE STABILIZED WITH A TARP, MULCH, VEGETATIVE COVER OR OTHER ACCEPTABLE MEANS.



DETAIL A
SILT FENCE DETAIL



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STANDARD DETAIL

TOPSOIL OR SOIL PILE SILTATION CONTROL

APPROVED

MANAGER OF ENGINEERING DATE

DIRECTOR OF OPERATIONS DATE

REVISION No.	DATE: MARCH 2020
	SCALE: N.T.S.

TSD-601