

Parry Sound Area Industrial Park

TECHNICAL INFORMATION PACKAGE

Parry Sound Area Industrial Park
Ritchie Court,
Carling, Ontario

CONTACT:

Dale Robinson
Parry Sound Industrial Park
Board P: 705-342-5252
F: 705-342-5573
drobinson@mcdougall.ca

Parry Sound Area Industrial Park

Thank you for your interest in the Parry Sound Area Industrial Park which is located on Highway No. 69, approximately 16 kilometers north of the Town of Parry Sound.

Our Industrial Park offers services and unserviced land, all of which is within an Industrial (M1) Zone in the Township of Carling Zoning By-law.

This document has been compiled to assist existing and prospective tenants in the Parry Sound Area Industrial Park in familiarizing themselves with the policies, regulations and restrictions that impact upon the use of land within the park.

Details on the contents of this report may be obtained from the documentation sources including the Official Plan, Zoning By-law and records of the Industrial Park Board.

TABLE OF CONTENTS

INTRODUCTORY PAGE	4
Available Serviced Land	
Existing Industries	
Facilities	
Zoning	
Transportation	
Municipal Tax Rates	
INDUSTRIAL TAX RATE ANALYSIS	5
ROAD SYSTEM	6
WATER & SEWER RATES	7
WATER SUPPLY	8
WASTE WATER	9
OFFICIAL PLAN	10
ZONING BY-LAW	11
GENERAL	12
APPLICATION FOR SITE PLAN AGREEMENT	13
SITE PLAN AGREEMENT – POLICY & PROCEDURE	15
APPENDIX A	20
PARRY SOUND INDUSTRIAL PARK MAP	21

INTRODUCTORY PAGE

AVAILABLE SERVICES LAND

1,000 acres of industrial land, some of which has visible Trans Canada Highway 69 frontage, \$12,000 per acre, fully serviced and \$8,000 per acre, unserviced.

EXISTING INDUSTRIES

Selkirk
 White Oaks Service & Supply (Wossco) (truck repairs & parts)
 Paul the Breadman
 Four Seasons Log Homes
 2 KM

FACILITIES

Water, sewer and hydro (see attached Schedule #1). Water and sewer have no outstanding debt load to the Industrial Park Board.

ZONING

All lands in the Industrial Park are zoned Industrial (M1). The park is designed not to disturb nearby residential areas.

TRANSPORTATION

Trans Canada Highway 69 and the Canadian Pacific Railway pass through the Industrial Park. The proximity to Georgian Bay enables shipping to and from other harbour facilities.

TAX RATES

2016

PROPERTY CLASS	RESIDENTIAL	COMMERCIAL	COMMERCIAL	INDUSTRIAL & LARGE INDUSTRIAL	INDUSTRIAL	FARMLANDS	MANAGED FOREST
TAX RATE		OCCUPIED	VACANT /EXCESS	OCCUPIED	VACANT /EXCESS		
GENERAL	0.00397627	0.00558666	0.00391066	0.00872274	0.00566978	0.00099407	0.00099407
EDUCATION	0.00188000	0.00502531	0.00351772	0.01070804	0.00696023	0.00047000	0.00047000
TOTAL	0.00585627	0.01061197	0.00742838	0.01943078	0.01263001	0.00146407	0.00146407

Industrial Tax Rate Analysis – 2014

Comparison of greenfield purchase and a new build in various locations.
Assume tax assessment at build cost of \$100 per sq. ft. plus land.

Serviced Industrial Land	<u>Low/acre</u>	<u>1 acre</u>	<u>1 acres</u>	<u>2 acres</u>	<u>3 acres</u>
Parry Sound Area Industrial Park	\$12,000	\$12,000	\$12,000	\$24,000	\$36,000
Barrie	\$225,000	\$225,000	\$225,000	\$450,000	\$675,000
Brampton	\$750,000	\$750,000	\$750,000	\$1,500,000	\$2,250,000
Kingston	\$150,000	\$150,000	\$150,000	\$300,000	\$450,000
London (Exempt)	\$65,000	\$65,000	\$65,000	\$130,000	\$195,000

Rates per icx.ca listing or municipal website

Site Development Charges	<u>sq. ft.</u>	<u>2000</u>	<u>5000</u>	<u>15000</u>	<u>20000</u>
Parry Sound Area Industrial Park	\$ -	\$ -	\$ -	\$ -	\$ -
Barrie	\$11.31	\$22,620	\$56,550	\$169,650	\$226,200
Brampton	\$13.52	\$27,040	\$67,600	\$202,800	\$270,400
Kingston	\$7.54	\$15,080	\$37,700	\$113,100	\$150,800
London (Exempt)	\$ -	\$ -	\$ -	\$ -	\$ -

Building Cost @ \$100 sq. ft with Property	<u>\$200,000</u>	<u>\$500,000</u>	<u>\$1,500,000</u>	<u>\$2,000,000</u>
Parry Sound Area Industrial Park	\$212,000	\$512,000	\$1,524,000	\$2,036,000
Barrie	\$425,000	\$725,000	\$1,950,000	\$2,675,000
Brampton	\$950,000	\$1,250,000	\$3,000,000	\$4,250,000
Kingston	\$350,000	\$650,000	\$1,800,000	\$2,450,000
London	\$265,000	\$565,000	\$1,630,000	\$2,195,000

Taxation	<u>Tax Rate</u>				
Parry Sound Area Industrial Park	0.01940485	\$4,227	\$10,208	\$30,282	\$40,591
Barrie	0.02989652	\$12,867	\$21,949	\$59,035	\$80,984
Brampton	0.02718446	\$26,481	\$34,843	\$83,623	\$118,465
Kingston	0.04385164	\$15,623	\$29,015	\$80,349	\$109,364
London	0.04145845	\$12,270	\$26,160	\$75,471	\$101,361

ROAD SYSTEM

Woods Road was constructed many years ago and was used as an access to Highway 69 from the interior of Carling Township. The Industrial Park Board was formed in the late 1960's and property was purchased along Wood Roads in early 1970's. Subsequent to this, the Ministry of Transportation Ontario (M.T.O) rebuilt Woods Road from Highway 69 through to the C.P.R railway to industrial road standards.

The compaction involved rolled and packed material including 6" plus of A gravel below which 18" to 24" of Granular "B" formed the road base. The subsidiary roads of Eglund Drive and Ritchie Court were also constructed to M.T.O. Standards for industrial use.

WATER & SEWER RATES

Water & Sewer:

The combined base charge for 3/4 inch line is \$214.77/month plus \$.0045798/gallon over 4,000 gallons.

The combined base charge for 2 inch line is \$629.77/month plus \$.00500/gallon over 20,000 gallons.

Hydrant Maintenance Fee, per tenant \$41.82/month.

Monthly Capital Charge \$32.95

Lagoon Haulers:

For sewage that is hauled from a municipality that contributes to the operation of the park, the Disposal rate is \$.17361/gallon, based on 100% of truck capacity.

For non-contributing municipalities, the rate is \$1.24/gallon, based on 100% of truck capacity.

WATER SUPPLY

System Descriptions:

The current drinking water system can be described as follows:

- Z-Mod system consisting of filtration and back pulse equipment.
- Two Trains each containing four ZW1000 (Version 2) modules with a peak daily flow of 0.30 MLD designed capacity.
- Coagulation using Poly-Aluminum Chloride (PAC) and Ph adjustment using Sodium Hydroxide.
- Two Clear well pumps to pump treated water from the contact tank to the standpipe with a capacity of 1913m³ or 421,000 Imp/gal.
- Two service pumps that maintain flow - each @ max of (1136-L/min) or 250 imp. Gal/min. and a system pressure min. of 200kpa or 20psi while maintaining an average of 500 - kpa or 72psi.
- Main raw water supply from Wiwassasegen Lake from the low lift pumping station. Two pumps each with a rated capacity of (1591-L/min) or 350 -imp. Gal/min.
- Continuous free chlorine residual analyzer; Continuous NTU for filters and Distribution NTU monitoring.
- A complete alarm system with a SCADA system with remote access for operations staff.
- The Water treatment plant also contains a 150KW diesel generator to sustain supply and production.
- Distribution supply is provided by a 14" water main following the principal roads of the park.
- There are a total of 19 Fire Hydrants served by water main.

WASTE WATER

The Parry Sound and Area Industrial Park was established in the 1970's with the assistance of the Federal, Provincial and Municipal governments to become an industrial area with an ultimate size of 900 acres on the west side of Highway 69 in the Township of Carling (Part of Lots 9 & 10, Conc X). While the Park itself is located within the Township of Carling it is operated through an operational agreement consisting of three local area municipalities which are the Town of Parry Sound, the Municipality of McDougall and the Township of Carling. As of January 2005 the Municipality of McDougall has assumed all administrative and operational duties within the Park on behalf of the Park Board. Each municipality appoints representatives to the Parry Sound and Area Industrial Park Board to manage the affairs of the Park. The Park is serviced by a Large Municipal Non-Residential Drinking – Water System and a Sewage Collection and Treatment System with water distribution and sewage collection pipes located on municipal road allowances. The Wastewater Treatment System consists of a 4 cell Facultative Lagoon, operating in accordance with MOE Certificate of Approval 3-0155-77-006 dated April 29th, 1977.

At the current time only approximately 35 acres of the Park are developed with only seven (7) industrial users purchasing water and contributing to the sewage collection and treatment system. The industries currently discharge primarily domestic sewage. In addition, the wastewater treatment system receives septage from area haulers.

Park revenues consist of four components being; property tax revenues from the seven park users, water usage charges for the seven park users, dumping fees for the septage haulers and contributions from seven area municipalities, one first nation and minor contributions from some other municipalities in the area.

OFFICIAL PLAN

Excerpt from Carling Township Zoning By-law

27.05 Industrial

- 27.05.1 The Parry Sound Area Industrial Park is located in the Township of Carling as part of a regional economic development strategy for the west Parry Sound District Area. This Plan supports the continued operation of this Park, with the assistance of participating municipalities for the development of all types of industrial uses.
- 27.05.2 The location of the industrial park has been strategically located away from recreational water bodies adjacent to major transportation corridors. The Council of the Township with its municipal partners will ensure that viability of the Park, its land uses and operating businesses can remain viable.
- 27.05.3 The lands designated Industrial on Schedule 'A' including the Carling Industrial Park on Woods Road.
- 27.05.4 All forms of manufacturing, assembly processing, fabricating, servicing including servicing and storage of goods and materials is permitted in this designation.
- 27.05.5 Industrial development will be subject to site plan control.
- 27.05.6 All development in the industrial park will be required to connect to the municipal services including water supply and waste water systems. The only exception to this policy will be for those industrial uses that consume no water or create no waste (e.g. wind turbines).

ZONING BY-LAW

Excerpt from Carling Township Zoning By-law

16.01 Uses Permitted

a) Residential Uses

- one accessory dwelling occupied by the owner or caretaker or security officer

b) Commercial Uses

- building supply outlet;
- a parking garage, structure or lot;
- bulk fuel storage;
- telephone exchange;
- wind turbines;
- truck or bus storage;
- restaurant;
- Laundromat;
- a light manufacturing establishment
- automobile washing establishment

c) Industrial Uses

- a fabricating, processing or manufacturing establishment;
- an assembly plant;
- boat building;
- saw mill;
- gas station;
- contractor shop or yard;
- a farm operation;
- open storage;
- a machine or welding shop;
- warehouse;
- cold storage;
- autobody shop
- an automobile sales establishment
- an automobile service station
- custom workshop
- auctioneer establishment
- printing establishment
- public storage mini-storage
- transportation depot
- consumer waste recycling facility

16.02 Zone Standards

- a) Minimum Lot Frontage 50 metres
- b) Minimum Lot Area 0.2 hectares
- c) Minimum Lot Depth 40 metres
- d) Minimum Front Yard 8 metres
- e) Minimum Interior Side Yard 3 metres
- f) Minimum Exterior Side Yard 5 metres
- g) Minimum Rear Yard 10 metres
- h) Maximum Building Height 15 metres
- i) Accessory Building – Yard 3 metres
- j) Accessory Building – Height 6 metres
- k) Maximum Lot Coverage by buildings in percent 50%

16.03 Provisions for Accessory Uses

The provisions of Section 16.01 shall apply to accessory buildings, structures and uses, except as otherwise provided for in Section 5, General Provisions.

16.04 Special Exception Regulations – Industrial Park (M1)

The regulations contained in Section 16.01, General Use Provisions and Zone Requirements, shall apply to the Special Provision Use areas or areas defined below, except as otherwise specifically provided in the Special Use Regulations in this Subsection 16.04.

16.04.1 Industrial Park Exception 1 (M1-1)

Part of Lots 11 and 12 in Concession 8 and 9 and a portion of the concession road allowance located the Woods Road Industrial Park may be used for any purpose in the Industrial (M1) Zone, including a medical waste processing use subject to all of the requirements for the Industrial (M1) Zone. *Note: Ontario Municipal Board order - Appeals filed against Zoning By-law C253-89 were dismissed, however, the by-law will not come

GENERAL

Commissions:

A real estate broker or his agent must file with the Board a bona fide duly completed Offer to Purchase (or Option to Purchase). The commission rate will be established by the park board and will be subject to change with 30 days notice to the Parry Sound Real Estate Board. Any real estate commission will be payable upon closing.

Signing:

Commercial and Industrial identification signs may be installed under conditions as outlined in the current Township of Carling sign By-law.

Hook-Up Fees:

Connecting to water and sewer facilities is the responsibility of the land owner. The labour, material and any other related costs will be charged back to the landowner at cost.

The board will hire its own contractor to do the work required to hook up and extend the water and sewer facilities to the property lot line.

The land owner will have his water and sewer line excavation work done up to his lot line. The land owner will also be responsible for the excavation from his lot line to the water and sewer mains. However, this must be done under the supervision of the Industrial Park Board staff.



The Corporation of
THE TOWNSHIP of CARLING

2 West Carling Bay Road, RR #1, Nobel, ON P0G 1G0
Email: admin@carlingtownship.ca
Phone: 705-842-5856 ext 21 • Fax: 705-842-9527

APPLICATION FOR SITE PLAN AGREEMENT

FOR OFFICE USE: DATE: _____	ROLL #: _____
------------------------------------	----------------------

The undersigned hereby makes application to the Township of Carling for a site plan agreement on property owned by the undersigned, the particulars of which are as follows:

Registered Owner(s) _____

Address _____

Telephone: Home _____ Work _____

Cell _____ Email _____

Other Contact Information: _____

Name of Authorized Agent (if any) _____
(Letter of authorization from owner must be attached.)

Address _____

Telephone: Home _____ Work _____

Cell _____ Email _____

Other Contact Information: _____

Location of Land

Lot No. _____ Concession _____

Plan of Subdivision No. _____ Lot(s) on Plan _____

Civic/911 Address _____

I/WE hereby submit an application fee in the amount of \$350.00 for consideration of this application for a Site Plan Agreement by the Township of Carling.

I/WE FURTHER submit a deposit against costs in the amount of \$500.00, and agree to pay any balance or outstanding sums to the Municipality prior to the delivery of the executed site plan agreement.

I/WE ALSO UNDERTAKE to order a site plan and to make sure that the site plan is not finalized until approved by the Township of Carling.

Dated at _____ this the _____ day of _____, 20____
(day) (month)

Signed: _____

Witness: _____

Please address correspondence to: _____

Or to my personal Solicitor: Name: _____

Address: _____

Phone No. _____

Signature of Owner(s) or Authorized Agent

Please attach:

- ___ An application fee of \$350.00. The application fee is used for review of the application, reports to Council, preparation of by-law and agreement, site inspections, attendance at meetings, staff time, administration expenses and any other directly related costs.
- ___ A deposit of \$500.00. The deposit will be used in connection with legal fees invoiced from the Township Solicitor or other professional consultants. Where the consulting fees exceed the deposit, a further deposit will be required before registration is complete. Any remaining balance in the deposit will be refunded upon finalization of the application.
- ___ A copy of the Deed
- ___ A draft copy of the Site Plan (Once the site plan has been approved, the Township will require four legal sized copies for registration purposes and three 17" x 22" sized copies for office use)

Personal information contained on this form is collected under the authority of the Planning Act, Section 41, and will be used for the purpose of preparing and registering the site plan agreement. Questions about this collection should be directed to the Clerk, Township of Carling.

V:\ps\carling\Administration\AOO Administration General\Applications\Application Forms for Website\Application Forms Word Format\Site Plan Agreement Application.doc

This is Schedule "B" to By-law 2010- 1
POLICY AND PROCEDURE
FOR DEALING WITH SITE PLAN AGREEMENTS IN THE TOWNSHIP OF
CARLING

The following is an explanation of the Township's policy and procedure of how Site Plan Agreement applications in the Township of Carling will be processed by Township staff:

- 1 The provisions of Section 41 of the Planning Act shall apply in respect to the handling of Site Plan Agreement matters in the Township of Carling.
- 2 Pursuant to the provisions of Section 41 of the Planning Act, the Township of Carling has passed By-law No. 2010- for the purpose of designating all of the lands within the boundaries of the Township of Carling as a site plan control area. The specific provisions of By-law No. 2010- 1 as amended shall apply in respect to Site Plan Agreement matters in the Township.
- 3 **Site Plan Control will generally apply to the following:**
 - **New Commercial and Industrial**
 - **Expanding Commercial and Industrial where the expansion is greater than 1,184 square feet.**
 - **Applications for development of land where more than 3 new lots are created. This would include Plans of Subdivision and Condominium applications.**
 - **New Institutional**
 - **Expanding Institutional where the expansion is greater than 1,184 square feet.**

Site Plan Control may also apply, at the discretion of the Chief Building Official, on properties where the Chief Building Official determines that there are matters which require more detailed review, including but not limited to the following:

 - **Where there are environmental constraints;**
 - **Home Industry;**
 - **Home Occupation;**
 - **Bed and Breakfast operations;**
 - **Residential properties, where expansions require an amendment to the by-law or permission to enlarge;**
 - **Other land uses which are not included in a Commercial or Industrial zone but are quasi-commercial in nature.**
- 4 The Township's standard application form for a Site Plan Agreement shall be used for all Site Plan Agreement requests. The application form must be completed in its entirety, with appropriate supporting documentation and a detailed drawing included.
- 5 All drawings submitted as a part of a Site Plan Agreement application must satisfy the Township's site plan requirements as set out in the attached Schedule "1". Please note that the site plan requirements as set out in Schedule "1" will be subject to change from time to time.
- 6 Requirements for drainage issues associated with site plans and site plan agreements are set out in the attached Schedule "2".
- 7 Where an amendment to an existing Site Plan Agreement is proposed, the above-noted application form shall also be used.
- 8 Application fees and deposits shall be received by the Township of Carling prior review by staff.
- 9 Upon receipt of an application Township staff shall undertake a preliminary review of the application to ensure that it is complete and that all of the required material is included. Should it be determined that the application is incomplete or that the drawing is not sufficient, the application will be returned to the applicant and will not be reviewed and processed further until the required information is provided and the application is considered to be complete.

- 10 As a part of its review of an application, Township staff may undertake a pre-consultation in respect to the application. Such pre-consultation will be required in order to obtain preliminary comments from review agencies that have an interest in the subject Site Plan Agreement matter (e.g. local conservation authority in the case of septic systems issues, Ministry of Transportation in the case of Provincial highway access, Township Public Works in the case of road access or specific drainage matters). The extent of pre-consultation will depend on the nature of the Site Plan Agreement request and will be determined by Township staff.
- 11 Review agencies may impose fees associated with the review of an application for Site Plan Agreement. In the event that such fees are charged, it is the applicant's responsibility to make payment of such fees directly to the appropriate review agency.
- 12 The applicant is encouraged, where applicable, to contact appropriate review agencies prior to making application for Site Plan Agreement and to include copies of all related correspondence from the review agencies in respect to the subject matter.
- 13 All applications for Site Plan Agreements will be reviewed and considered in respect to whether the proposal conforms to the appropriate Official Plan and Zoning By-law documents. Official Plan policy and Zoning By-law provision consideration will be incorporated into the Site Plan Agreement, as appropriate.
- 14 In the event that the Site Plan Agreement application relates to a Zoning By-law Amendment application that is currently under review by the Township, it is the Township's intent that the Site Plan Agreement application matter and the Zoning Bylaw Amendment application matter be dealt with concurrently.
- 15 When dealing with drainage issues associated with Site Plans Agreements, the policy and provisions as set out on the attached Schedule "B" shall apply. It may be necessary for the Township to obtain third party review of and input on the drainage details and specifics. Where direct costs are incurred by the Township for such review/input, it shall be the responsibility of the applicant to pay for the cost associated with obtaining such review/input.
- 16 Where landscaping and/or fencing detail is required for a particular Site Plan Agreement matter, the Township will require that specific landscaping and/or fencing detail be provided and included as a part of the Site Plan Agreement. Cross-sectional views may also be required. In order to ensure that landscaping and/or fencing details are appropriate, the Township may require that the applicant obtain advice and input from a landscaping professional.
- 17 Provided that Township staff and the applicant are satisfied that the Site Plan Agreement application is complete, that the drawing information is sufficient, and that preliminary input has been obtained from review agencies as appropriate, a draft Site Plan Agreement will be prepared and included as an agenda item in the next appropriate Township of Carling Council meeting. In addition, it is the practice of staff to prepare a report for Council with a recommended action concerning the proposed Site Plan Agreement matter. Township staff will also take the necessary steps to ensure that a by-law authorizing the execution of the Agreement is in place.
- 18 A copy of the Site Plan and the Agreement will be forwarded to the applicant for review prior to the report and agreement being considered by Council.
- 19 If Council approves the Site Plan Agreement, the Agreement must be signed by the appropriate parties/persons and registered against the subject property at the Registry Office located in Parry Sound by the Township's solicitor. Any legal costs incurred by the Township for the registration of the document shall be paid by the applicant.
- 20 Where a building permit is involved, Township staff will ensure that any required Site Plan Agreement is signed and registered on title prior to issuance of a building permit.

21 Pursuant to the provisions of Section 41(12) of the Planning Act, where a Municipality fails to approve the plans or drawings for a Site Plan Agreement matter or where the owner/applicant is not satisfied with any of the requirements made by the Municipality, the owner/applicant may refer the matter to the Ontario Municipal Board in accordance with the requirements for same.

**This is Schedule "1" to the Policy and Procedure
For Dealing with Site Plan Agreements in the Township Of Carling**

SITE PLAN REQUIREMENTS

The following criteria must be met in order to register an acceptable site plan. The Corporation reserves the right to reject unacceptable site plans.

- 1 A site plan to scale of all lands in the vicinity of the subject application, with the lands covered by this application outlined in red. The site plan shall be prepared by a professional planner, engineer, architect, land surveyor or similarly qualified person. The site plan will only be accepted on 8 1/2" x 14" paper for registration purposes. The applicant must supply 4 copies 8 1/2" x 14" and three copies of 17" X 22" or equal of the site plan
- 2 Every site plan may illustrate the following information:
 - (a) all boundaries and dimensions of the site, including a directional arrow and the land area included in the plan;
 - (b) the shape, location, and dimension of all buildings, structures, and freestanding signs, both existing and proposed on the site, and distances to property lines. Buildings and structures to be removed/demolished should be noted;
 - (c) plans showing the location of all facilities and works to be provided;
 - (d) the use of all buildings and structures proposed on the site and of all parts of the site not to be covered by buildings and structures;
 - (e) the location, size and description of all adjacent buildings lying within six metres of the property boundaries;
 - (f) facilities for the lighting or any proposed exterior lighting of the site or of any buildings or structures thereon;
 - (g) the location and description of any existing natural features such as trees, woodlots, streams, or ponds with indication as to which are to be retained and which removed or altered;
 - (h) the size and location of water and sewage connections, and where necessary, the design of any underground electrical supply system and septic system;
 - (i) the location, dimensions, elevations, surface materials and, where applicable, all access and egress points to abutting roads with indication of direction of traffic flow of all parking areas (either covered or uncovered), parking spaces and indication of size of parking spaces, loading spaces, access driveways, fire routes, sidewalks, pedestrian walkways, elevators, and curbing proposed on the site;
 - (j) the shape, location, and dimensions of all yards, landscaped open spaces and planting strips proposed on the site, including any walls, fences, shrubs, hedges, trees or other landscaping materials as may be necessary to provide adequate landscaping of the site or protection to adjoining lands. Cross-sections indicating the type and size of fences, trees, shrubs, hedges, or other landscaping;
 - (k) any vaults, central storage and collection areas and other facilities and enclosures as may be necessary for the storage of garbage and other waste materials;
 - (l) grading or alteration in elevation or contour of the site and provision for the disposal of storm, surface and waste water from the site and from any buildings or structures thereon and cross-sections of proposed or existing swales;
 - (m) widening of highways that abut on the land;
 - (n) easements conveyed to the municipality for the construction, maintenance or improvement of watercourses, ditches, drainage works, sanitary sewage facilities and other public utilities of the municipality or local board;
 - (o) lot coverage, ground floor area for accessory buildings and gross floor area for seasonal dwellings on waterfront properties and total lot area;
 - (p) environmental restraints areas
 - (q) Description of property capable of being registered on title.

**This is Schedule "2" to the Policy and Procedure
For Dealing with Site Plan Agreements in the Township Of Carling**

Drainage Issues Associated with Site Plans and Site Plan Agreements

The following is the policy of the Township of Carling concerning drainage issues associated with site plans and Site Plan Agreements:

In accordance with the provisions of Section 41(7)(a)(9) of the Planning Act and the Township of Carling's Site Plan Control By-law No. 2010- , the following requirements shall apply to drainage matters for all Site Plan Agreements required by and entered in by the Township of Carling:

1. The issue of drainage must be satisfactorily addressed by the applicant/developer as a part of a required Site Plan agreement.
2. As a general principle, the Township supports the development principle that post-development flows from a property should not exceed pre-development flows.
3. The drainage provisions proposed by the applicant/developer as a part of a required Site Plan Agreement must be designed/prepared by an Engineer, an Ontario Land Surveyor (O.L.S.), or a drainage professional. It is also a requirement that the site plan be accompanied by a certification statement signed by the Engineer, Ontario Land Surveyor, or drainage professional, including registration seal, indicating that the drainage provisions as proposed are appropriate and that they will not result in any adverse impact on any abutting property or roadway.
4. Where the direction of drainage flow on a property is towards a public roadway or road right-of-way, the site plan proposal shall be forwarded to the appropriate public road authority for review and comment (i.e. Township Public Works Department, Ministry of Transportation). The comments and concerns of the public road authority must be satisfactorily addressed in the site plan proposal.
5. Where the drainage outlet for a property subject to a site plan proposal is to a municipal drain, the site plan proposal may be forwarded to the Township's Public Works Department for review and comment. The comments and concerns of the Township's Public Works Department, where applicable, must be satisfactorily addressed.
6. In the event that it is necessary for the Township to obtain third party review or and input of the drainage details and specifics, any direct costs incurred by the Township for such review/input shall be the responsibility

APPENDIX A

Various Agencies & Government Contacts

Ministry of Environment & Climate Change

1500 Fisher Street,
North Bay, ON
P1B 2H3
P. (705) 476-2139
P. (705) 476-1001

Ministry of Natural Resources

7 Bay Street,
Parry Sound, ON
P2A 1S4
P. (705) 746-8828
F. (705) 746-8828

Ministry of Transportation

207 Main Street West
Huntsville, ON
P0A 1K0
P. (705) 789-2391
F. (705) 789-3606

Public Health Unit Health Inspector

74 Church Street
Parry Sound, ON
P2A 1Z1
P. (705) 746-5801
F. (705) 746-2711

Hydro One

PO Box 5700
Markham, ON
L3R 1C8
Billing/Service: 1-888-664-9376
Power Outage: 1-800-434-1235

Bell Canada

Customer Service Centre
PO Box 920, Station A
Toronto, ON
M5W 1G5
P. 310-BELL (2355)
P. 1-800-267-7734

Community Business & Development Centre

1A Church Street
Parry Sound, ON
P2A 1Y2
P. (705) 746-4455
F. (705) 746-4435

Township of Carling

RR 1, 2 West Carling Bay Road
Nobel, ON
P0G 1G0
P. (705) 342-5856
F. (705) 342-9527

