Pre-co	umber d File Number nsultation Meeting ation Submitted ete Application	28TPL2021340/ ZNPL2021341 November 25, 2020 September 18, 2021 October 25, 2021	Public Notice Sign Application Fee Conservation Authority Fee Well & Septic Info Provided Planner	3,802+7,063 796 n/a N. Goodbrand
Chec	k the type of pl	anning application(s	) you are submitting.	
	Official Plan A	mendment		
	Zoning By-Law	v Amendment		
	Temporary Us	e By-law		
	Draft Plan of S	ubdivision/Vacant Lan	d Condominium	
	Condominium	Exemption		
	Site Plan Appli	ication		
	Consent/Sever	rance		
	Minor Variance	е		
	Easement/Rigl	ht-of-Way		
	Extension of a	Temporary Use By-lav	W	
	Part Lot Contro	ol		
	Cash-in-Lieu o	f Parking		
	Renewable En	ergy Project or Radio	Communication Tower	
provis	sion on the subje		s application (for example: e zone and/or official plan lots, or similar)	•

Property Assessment Roll Number:



For Office Use Only:

## A. Applicant Information Name of Owner It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change. Address Town and Postal Code Phone Number Cell Number **Email** Name of Applicant Address Town and Postal Code **Phone Number** Cell Number **Email** Name of Agent Address Town and Postal Code Phone Number Cell Number **Email** Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above. ☐ Owner ☐ Agent ☐ Applicant Names and addresses of any holder of any mortgagees, charges or other



encumbrances on the subject lands:

## B. Location, Legal Description and Property Information

1.	Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
	Municipal Civic Address:
	Present Official Plan Designation(s):
	Present Zoning:
2.	Is there a special provision or site specific zone on the subject lands?
	☐ Yes ☐ No If yes, please specify:
3.	Present use of the subject lands:
4.	Please describe all existing buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:
5.	If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.
6.	Please describe <b>all proposed</b> buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:



7.	Are any existing buildings on the subject lands designated under the <i>Ontario</i> Heritage Act as being architecturally and/or historically significant? Yes $\square$ No $\square$
	If yes, identify and provide details of the building:
8.	If known, the length of time the existing uses have continued on the subject lands:
9.	Existing use of abutting properties:
10	O. Are there any existing easements or restrictive covenants affecting the subject lands?  Yes No If yes, describe the easement or restrictive covenant and its effect:
Nc	ote: Please complete all that apply.
1.	Please explain what you propose to do on the subject lands/premises which makes this development application necessary:
2.	Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:
3.	Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? $\square$ Yes $\square$ No If yes, describe its effect:
4.	Does the requested amendment remove the subject land from an area of employment? $\square$ Yes $\square$ No If yes, describe its effect:



5.	☐ Yes ☐ No If yes, ide	endment alter, replace, or delete a policy of the Official Plan? ntify the policy, and also include a proposed text of the ditional space is required, please attach a separate sheet):
6.	6. Description of land inten Frontage:	ded to be severed in metric units:
	Depth:	
	Width:	
	Lot Area:	
	Present Use:	
	Proposed Use:	
	Proposed final lot size (i	f boundary adjustment):
	If a boundary adjustmen	t, identify the assessment roll number and property owner of
	the lands to which the pa	arcel will be added:
	Description of land inten Frontage:	ded to be retained in metric units:
	Depth:	
	Width:	
	Lot Area:	
	Present Use:	
	Proposed Use:	
	Buildings on retained lar	nd:
7.	<ol> <li>Description of proposed Frontage:</li> </ol>	right-of-way/easement:
	Depth:	
	Width:	
	Area:	
	Proposed use:	
8.	B. Name of person(s), if kn leased or charged (if known	own, to whom lands or interest in lands to be transferred, own):



9.	Site Information	Existing	Proposed
Ρle	ease indicate unit of measureme	ent, for example: m, m <sup>2</sup> or %	
Lo	t frontage		
Lo	t depth	<del></del>	
Lo	t width		
Lo	t area		
Lo	t coverage		
Fro	ont yard		
Re	ear yard		
Le	ft Interior side yard		
Ri	ght Interior side yard		
Ex	terior side yard (corner lot)		
La	ndscaped open space		
En	trance access width		
Ex	it access width		
Siz	ze of fencing or screening		
Ту	pe of fencing		
10	.Building Size		
Νu	ımber of storeys		
Bu	ilding height		
То	tal ground floor area		
То	tal gross floor area		
То	tal useable floor area		
11	Off Street Parking and Loading	Facilities	
Νu	ımber of off street parking space	es	
Νu	ımber of visitor parking spaces		
Νu	ımber of accessible parking spa	ces	
Νu	ımber of off street loading faciliti	es	



12. Residential (if applicable)		
Number of buildings existing:		
Number of buildings propose	d:	
Is this a conversion or addition	on to an existing building?	□ Yes □ No
If yes, describe:		
Туре	Number of Units	Floor Area per Unit in m²
Single Detached	<del>-</del>	
Semi-Detached _	<del>-</del>	
Duplex _	<del>-</del>	
Triplex	<del>-</del>	
Four-plex _		
Street Townhouse _		
Stacked Townhouse		
Apartment - Bachelor		
Apartment - One bedroom		
Apartment - Two bedroom		
Apartment - Three bedroom		
	example: play facilities, und	derground parking, games room,
13. Commercial/Industrial Us	es (if applicable)	
Number of buildings existing:		
Number of buildings propose	d:	
Is this a conversion or addition	on to an existing building?	□ Yes □ No
If yes, describe:		

Indicate the gross floor area by the type of use (for example: office, retail, storage):



Seating Capacity (for assembly halls or similar):
Total number of fixed seats:
Describe the type of business(es) proposed:
Total number of staff proposed initially:
Total number of staff proposed in five years:
Maximum number of staff on the largest shift:
Is open storage required: ☐ Yes ☐ No
Is a residential use proposed as part of, or accessory to commercial/industrial use?
☐ Yes ☐ No If yes please describe:
14. Institutional (if applicable)
Describe the type of use proposed:
Seating capacity (if applicable):
Number of beds (if applicable):
Total number of staff proposed initially:
Total number of staff proposed in five years:
Maximum number of staff on the largest shift:
Indicate the gross floor area by the type of use (for example: office, retail, or storage):
15. Describe Recreational or Other Use(s) (if applicable)



D.	Previous Use of the Property
1.	Has there been an industrial or commercial use on the subject lands or adjacent lands? $\Box$ Yes $\Box$ No $\Box$ Unknown
	If yes, specify the uses (for example: gas station or petroleum storage):
2.	Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? $\Box$ Yes $\Box$ No $\Box$ Unknown
3.	Provide the information you used to determine the answers to the above questions:
4.	If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? $\square$ Yes $\square$ No
E.	Provincial Policy
1.	Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the <i>Planning Act, R.S.O. 1990, c. P. 13</i> ? $\square$ Yes $\square$ No
	If no, please explain:
2.	It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7?   Yes  No
	If no, please explain:



3.	Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? $\square$ Yes $\square$ No
	If no, please explain:
	Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.
4.	Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.
	Livestock facility or stockyard (submit MDS Calculation with application)
	☐ On the subject lands or ☐ within 500 meters – distance Wooded area
	☐ On the subject lands or ☐ within 500 meters – distance Municipal Landfill
	☐ On the subject lands or ☐ within 500 meters – distance
	Sewage treatment plant or waste stabilization plant
	☐ On the subject lands or ☐ within 500 meters – distance
	Provincially significant wetland (class 1, 2 or 3) or other environmental feature
	☐ On the subject lands or ☐ within 500 meters – distance
	Floodplain
	☐ On the subject lands or ☐ within 500 meters – distance
	Rehabilitated mine site
	☐ On the subject lands or ☐ within 500 meters – distance
	Non-operating mine site within one kilometre  ☐ On the subject lands or ☐ within 500 meters – distance
	Active mine site within one kilometre
	☐ On the subject lands or ☐ within 500 meters – distance
	Industrial or commercial use (specify the use(s))
	☐ On the subject lands or ☐ within 500 meters – distance
	Active railway line
	☐ On the subject lands or ☐ within 500 meters – distance
	Seasonal wetness of lands
	☐ On the subject lands or ☐ within 500 meters – distance
	Erosion
	☐ On the subject lands or ☐ within 500 meters – distance
	Abandoned gas wells
	☐ On the subject lands or ☐ within 500 meters – distance



## F. Servicing and Access 1. Indicate what services are available or proposed: Water Supply ☐ Municipal piped water Communal wells □ Individual wells ☐ Other (describe below) Sewage Treatment ☐ Municipal sewers ☐ Communal system ☐ Septic tank and tile bed in good working order ☐ Other (describe below) Storm Drainage ☐ Storm sewers □ Open ditches ☐ Other (describe below) 2. Existing or proposed access to subject lands: ☐ Municipal road ☐ Provincial highway ☐ Unopened road ☐ Other (describe below) Name of road/street: \_\_\_\_\_

### **G.** Other Information

- 1. Does the application involve a local business?  $\square$  Yes  $\square$  No If yes, how many people are employed on the subject lands?
- 2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.



### H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, **folded** hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

- 1. Concept/Layout Plan
- 2. All measurements in metric
- 3. Key map
- 4. Scale, legend and north arrow
- 5. Legal description and municipal address
- 6. Development name
- 7. Drawing title, number, original date and revision dates
- 8. Owner's name, address and telephone number
- 9. Engineer's name, address and telephone number
- 10. Professional engineer's stamp
- 11. Existing and proposed easements and right of ways
- 12. Zoning compliance table required versus proposed
- 13. Parking space totals required and proposed
- 14. All entrances to parking areas marked with directional arrows
- 15. Loading spaces, facilities and routes (for commercial developments)
- 16. All dimensions of the subject lands
- 17. Dimensions and setbacks of all buildings and structures
- 18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
- 19. Gross, ground and useable floor area
- 20. Lot coverage
- 21. Floor area ratio
- 22. Building entrances, building type, height, grades and extent of overhangs
- 23. Names, dimensions and location of adjacent streets including daylighting triangles
- 24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
- 25. All exterior stairways and ramps with dimensions and setbacks
- 26. Retaining walls including materials proposed
- 27. Fire access and routes
- 28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
- 29. Location of mechanical room, and other building services (e.g. A/C, HRV)
- 30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
- 31. Winter snow storage location



- 32. Landscape areas with dimensions
- 33. Natural features, watercourses and trees
- 34. Fire hydrants and utilities location
- 35. Fencing, screening and buffering size, type and location
- 36. All hard surface materials
- 37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
- 38. Business signs (make sure they are not in sight lines)
- 39. Sidewalks and walkways with dimensions
- 40. Pedestrian access routes into site and around site
- 41. Bicycle parking
- 42. Architectural elevations of all building sides
- 43. All other requirements as per the pre-consultation meeting

may also be required as part of the complete application submission:
Zoning Deficiency Form
On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
Architectural Plan
Buildings Elevation Plan
Cut and Fill Plan
Erosion and Sediment Control Plan
Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
Landscape Plan
Photometric (Lighting) Plan
Plan and Profile Drawings
Site Servicing Plan
Storm water Management Plan
Street Sign and Traffic Plan
Street Tree Planting Plan
Tree Preservation Plan
Archaeological Assessment
Environmental Impact Study



	Geotechnical Study / Hydrogeological Review
	Minimum Distance Separation Schedule
	Noise or Vibration Study
	Record of Site Condition
	Storm water Management Report
	Traffic Impact Study – please contact the Planner to verify the scope required
Site	e Plan applications will require the following supporting materials:
	1. Two (2) complete sets of the site plan drawings folded to $8\frac{1}{2}$ x 11 and an electronic version in PDF format
	2. Letter requesting that the Holding be removed (if applicable)
	3. A cost estimate prepared by the applicant's engineer
	4. An estimate for Parkland dedication by a certified land appraiser
	Property Identification Number (PIN) printout
Sta	andard condominium exemptions will require the following supporting materials:
	Plan of standard condominium (2 paper copies and 1 electronic copy)
	Draft condominium declaration
	Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

### I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.



### J. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

## K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

### L. Freedom of Information

For the purposes of the <i>Municipal Freedom of Informatic</i>	on and Protection of Privacy Act,		
I authorize and consent to the use by or the disclosure to any person or public body any			
information that is collected under the authority of the PI	anning Act, R.S.O. 1990, c.P.		
13 for the purposes of processing this application.			
And sanda Delle	Sept 4/21		
Owner/Applicant Signature	Date		
M. Owner's Authorization			
f the applicant/agent is not the registered owner of the la	ands that is the subject of this		
application, the owner(s) must complete the authorization			
	e registered owner(s) of the		
ands that is the subject of this application.			
We authorize Mary Elder of Elder Plans Inc.	_to make this application on		
my/our behalf and to provide any of my/our personal info	•		
processing of this application. Moreover, this shall be yo	our good and sufficient		
authorization for so doing.			
pn/n	50014/21		
Owner	Date		
Sander Dershe	Sept 4/21		
Owner	Date		
ED+ SANDRA DeHoogle home and	therity to bind		
the Dalton While Farms & Su	pplis hunted Company.		
Sendre Derlong he	- dec-Treas.		
Norfolk And Pr	Revised April 2019 Development Application		

N. Declaration <sub>I,</sub> Mary Elder	of Norfolk County
solemnly declare that:	
all of the above statements and the stater transmitted herewith are true and I make to believing it to be true and knowing that it is under oath and by virtue of <i>The Canada E</i>	this solemn declaration conscientiously sof the same force and effect as if made
Declared before me at:	May Elder
•	Owner/Applicant Signature
In	
Thisday of	
A.D., 20	
A Commissioner, etc.	



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### 1.0 Introduction

Elder Plans Inc. has been retained by Dalton White Farms & Supplies to assist with the planning approvals needed to permit the replacement of a single detached dwelling with a six-unit street townhouse located on William Street within the Delhi Urban Area.

The subject lands are located at 214 William Street and, in the Norfolk County Official Plan, are designated Mixed Residential/Commercial and Urban Residential. These lands are zoned Service Commercial (CS) and partly Urban Residential Type 2 (R2) in the Norfolk County Zoning By-Law 1-Z-2014.

This report includes a brief review of the Provincial Policy Statement 2014, Norfolk County Official Plan and Norfolk County Zoning By-Law 1-Z-2014 in order to address a proposed change in Zoning to Urban Residential Type 4 (R4) zone for the subject lands.

### 2.0 Site description and neighbouring land uses

Currently there is one property on two lots from the original plan of subdivision. This site is now vacant but previously had a single detached dwelling on the west side of the property and a separate garage on the east side.

To the west of this site is a warehouse type building now used for an apartment and storage. Next to this is the intersection of the Main Street of Delhi and William Street. Further north (about 4 blocks) the main shopping area begins on Main Street of Delhi. On the north side of William Street there is an 8-unit apartment building and then single detached dwellings with one duplex. To the east on the south side of William Street are more single detached dwellings. At the rear or south of the subject lands are lands formerly used for rail transportation. The rail line is no longer in operation, closed and currently in the process of being sold.

### 3.0 Development Proposal

The subject lands are to be a plan of subdivision with six lots when the planning approvals are in place. A 6-unit street townhouse will be constructed. A Zoning By-law amendment along with a daft plan of subdivision are being applied for. The currently existing two lots will be deemed not to be part of the former plan of subdivision in order to create the new plan of subdivision.

The subject lands are zoned CS and R2 and it is proposed that all of the subject lands be zoned R4 in order to facilitate the building of a six-unit street townhouse. Separate ownership of each residential unit is proposed,

Relief of 0.13 m from the minimum required 6.5 m lot frontages to permit a 6.37 m lot frontage for the four interior lot frontages is requested.

Relief of 0.1 m (3.94") width and 0.14 m (5.51") length is requested for the parking space in each garage to be 3.2 m wide by 5.66 m long rather than the minimum required 3.3 m wide and 5.8 m long.

### 4.0 Policy Review

### 4.1 Provincial Policy Statement (2014)

The Provincial Policy Statement guides land use planning for the entire province and the policies are to be read in their entirety. Decisions regarding land use planning matters are to be consistent with the Provincial Policy Statement. The following is a review of pertinent polices for this development proposal.

Provincial Policy Statement	Comments				
Policy 1.1.3.1 of the Provincial Policy	This proposal is consistent with Provincial Policy				
Statement, 2014 (PPS) states, "Settlement	as it contributes to growth within a designated				
areas shall be the focus of growth and	settlement area of the County. The proposal				
development, and their vitality and	infills the settlement area with a six-unit street				
regeneration shall be promoted."	townhouse.				
1.1.3.2 Land use patterns within settlement	In regards to policy 1.1.3.2 a);				
areas shall be based on densities and a mix of	This development efficiently uses the available				
land uses which:	land and resources. It utilizes existing public				
a) efficiently use land and resources;	infrastructure and services within the Delhi				
b) are appropriate for, and efficiently	urban area rather than requiring costly				
use, the <i>infrastructure</i> and <i>public</i>	expansions. The proposed compact infill				
service facilities which are planned or available, and avoid the need for	development minimizes negative impacts to air quality and climate change and promotes				
their unjustified and/or	energy efficiency. It is supportive of active				
uneconomical expansion;	transportation. Support of transit or freight are				
c) minimize negative impacts to air	not applicable to this residential development				
quality and climate change, and	in a small urban center.				
promote energy efficiency;					
d) support active transportation;	In regards to policy 1.1.3.2 b);				
e) are <i>transit-supportive</i> , where transit	The proposal is redevelopment and also				
is planned, exists or may be	intensification. It provides for townhouse				
developed; and	residential units in an area of singles, duplexes				
f) are freight-supportive.	and small apartment buildings. It offers a				
shall also be based on a range of uses and	different housing form.				
opportunities for intensification and					
redevelopment in accordance with the criteria					
in policy 1.1.3.3, where this can be					
accommodated.					
1.1.3.3 Planning authorities shall identify					
appropriate locations and promote	The County has identified a built area in its				
opportunities for <i>intensification</i> and redevelopment where this can be	Official Plan and the subject lands are within				
accommodated taking into account existing	the Delhi built area. According to policy this				
building stock or areas, including brownfield	proposal would be considered infill				
sites, and the availability of suitable existing or	development and contribute to the County's				
planned infrastructure and public service	25% annual goal for infill, intensification and				
facilities required to accommodate projected	redevelopment.				
needs.	- r				

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1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact	This is a good opportunity for six additional residential units within the built boundary set out on schedule B of the Official Plan.
form, while avoiding or mitigating risks to public health and safety.	The County has policy that 25% of the annual residential development is to be infilling. This project is considered infill development and will assist in achieving that goal.
1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.	This infill proposal is to be on municipal sewage and water services which will promote the efficient use and optimization of those services.

This proposal is consistent with Provincial Policy as it contributes to growth within a designated settlement area of the County. The proposal adds six dwelling units in the form of a street townhouse to the mix of housing options. This development utilizes public infrastructure and services within the Delhi urban area rather than requiring costly expansions. The redevelopment of the subject lands will better utilize the site.

### 4.2 Norfolk County Official Plan

The County Official Plan contains policy to achieve the vision "Norfolk County strives to balance a commitment to the land and emerging opportunities for growth and development." More particular to this proposal, compact efficient land use patterns are envisioned and alternative housing forms.

Norfolk County Official Plan	Comments		
Vision			
2.2.3 Maintaining and Enhancing the Rural and	This proposal will assist in increasing the		
Small Town Character	efficiency and compact form of development in		
2.2.3.2 Objectives	the Delhi Urban Area and it increases the		
e) Develop land use patterns in the Urban Areas	density of development on an underutilized lot.		
that are compact and efficient.			
2.2.4 Maintaining a High Quality of Life			
2.2.4.2 Objectives	Six dwelling units in a street townhouse		
a) Provide for a variety of housing forms,	development will add to the variety of available		
tenures and levels of affordability through	housing forms, tenures and pricing options in		
development, redevelopment, intensification	Delhi.		
and infilling projects.			
2.2.6 A Well Governed, Well Planned and			
Sustainable County	Compact infill redevelopment of underutilized		
d) Ensure the responsible use of land by	land within the Delhi urban area, such as this		
encouraging the redevelopment, intensification	proposal, contributes to more efficient use of		

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and infilling of underutilized land and the efficient use of greenfield lands in Urban Areas. e) Direct new urban development to Urban Areas and Hamlet Areas, ensuring a compact form, and an appropriate mix of land uses and densities, resulting in the efficient use of land, infrastructure, and public services and facilities. f) Reduce conflicts between existing and proposed land uses through buffering, setbacks, landscaping and other measures, as appropriate.

appropriate.
g) Ensure that all new development in Urban
Areas occurs on full municipal services, except
in areas specifically provided for in this Plan, to
ensure the maintenance of healthy
communities and the natural environment.

land, infrastructure, public services and facilities.

In order to reduce conflict with existing residential development, the set backs of the Zoning By-law have been met. Landscaping and potential fencing can also be considered. Full municipal services are to be utilized

### 5.3 Housing

b) The County shall ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs shall be encouraged. The County shall target that 15 percent of all new housing built in Norfolk County be multi-residential dwellings and 15 percent be semi-detached and townhouse dwellings.

As street townhouse dwellings this proposal contributes to providing a full range of housing types, and contributes to reaching the multi-unit targets. As these lots and dwellings are smaller in size, a lower price range for the new dwellings is anticipated.

### 5.3.1 Residential Intensification

The intensification of urban residential development reduces the need to use vacant designated land on the periphery of the Urban Areas. It also reduces the need for urban expansions encroaching into the Agricultural Area. Urban residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of the County's housing needs.

The following shall be the policy of the County:
a) Housing shall, in part, be provided through urban residential intensification, which may include any of the following:
ii) infill development and residential

ii) infill development and residential development of vacant land or underutilized land in existing neighbourhoods; and/or As the subject lands are within the built-up area defined on Schedule B of the Official Plan, the proposal is infill development. As such it should be supported as it will contribute to the 25 percent annual residential growth goal for infill, intensification and redevelopment.

b) The County shall target that a minimum 25 percent of its annual residential growth be accommodated through infill, intensification and redevelopment within the existing built-up areas in the Urban Areas with full municipal services. The boundary of the Built-Up areas of . . . . Simcoe . . . . are indicated on Schedule "B" to this Plan and delineates the extent of existing development at the time of the approval of the Official Plan Amendment implementing the Five-Year Review of the Official Plan. Development within the Built-Up Area boundary will be considered as infill development . . . . .

### **5.3.1 Residential Intensification** (continued)

- f) The County shall consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the following criteria:
- i) the development proposal is within an Urban Area, and is appropriately located in the context of the residential intensification study;
- ii) the existing water and sanitary sewer services can accommodate the additional development;
- iii) the road network can accommodate the traffic generated;
- iv) the proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and
- v) the proposed development is consistent with the policies of the appropriate Land Use Designation associated with the land.
- **5.3.1 Residential Intensification** (continued)
- h) Small scale intensification shall be permitted in all areas designated for urban residential use, except where infrastructure is inadequate or there are significant physical constraints.

In response to the criteria set out in 5.3.1 f)

- i) the subject lands are within the built-up area of Delhi;
- ii) A Functional Servicing Report has been submitted in order to assist the County in determining that the proposal can be accommodated within the existing water and sanitary sewer service infrastructure.
- iii) The Traffic Impact indicates there will be negligible impact on the streets and nearby intersection.
- iv) This area is residential in nature with a mix of housing types and therefore is considered compatible. The rail line is closed so there are no compatibility issues with it.
- v) residential uses are permitted in the Urban Residential and Mixed Residential/Commercial designations. Further details on consistency with policy continue below.

It is understood this proposal can be accommodated within the existing water and sanitary sewer services. The Functional Servicing report will assist in determining this adequacy. There are no physical constraints.

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### 6.4 Urban Areas

h) Intensification, infill and redevelopment of designated and underutilized sites, and areas in transition in the Urban Areas will be encouraged...... The County shall target 25 percent of its growth in the Urban Areas to be accommodated through infill, intensification and redevelopment.

h) As the subject lands are within the built-up area defined on Schedule B of the Official Plan and are underutilized, the proposal is infill redevelopment. As such it will contribute to the 25 percent annual residential growth goal for infill, intensification and redevelopment.

# **6.5.3** The following shall be the policy of the County:

a) The County shall support the development of a full range of housing types in the Delhi Urban Area, including affordable and special needs housing. There are subdivisions with single detached homes being developed in Delhi. A street townhouse will provide an optional housing type.

b), c), and d) policies not applicable.

# **7.9.1 Commercial/Residential Mix Designation** Permitted Uses,

a) The primary permitted uses shall include business and professional offices, private clubs, delicatessens, galleries, studios, craft, gift or souvenir shops, convenience stores, personal service shops, bed and breakfast establishments and a full range of residential uses As stated in section 7.9.1 a full range of residential uses are permitted. The land use policies in section 7.9.2 relate to commercial development more than residential uses. With the lands surrounding the subject lands being developed with residential uses, this proposal is adding more residential uses that should be more compatible than commercial uses.

# 7.7 Urban Residential Designation 7.7.1 Permitted Uses

Subject to the other policies of this Plan, the following policies shall apply in determining uses permitted on land designated Urban Residential on Schedule "B".

b) Medium density residential uses shall be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, walk-up apartments and similar medium profile residential buildings, subject to the policies of Section 7.7.2 (b) (Urban Residential Designation – Land Use Policies).

The proposed street townhouse is considered a row or street townhouse and is a permitted use in the Urban Residential designation.

### 7.7.2 Land Use Policies

The following policies apply to land designated Urban Residential.

b) Triplex, fourplex, townhouses, and other medium density housing forms, shall generally have a net density of between 15 and 30 uph, save and except for in the Courtland Urban Area

The proposed townhouse on the subject lands has a net density of 23 uph which is within the range for medium density housing.

i) There is a real mix of density and character between the apartment, singles and duplex.

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where private servicing limitations shall determine the density of development. New medium density residential development and other uses that are similar in terms of profile, shall meet the following criteria:

- i) the density, height and character of the development shall have regard to adjacent uses;
- ii) the height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate buffer;
- iii) the development will be encouraged to have direct access to an arterial or collector road, where possible and appropriate;
- iv) the watermains and sanitary sewers shall be capable of accommodating the development, or the proponent shall commit to extending services at no cost to the County, save and except for in the Courtland Urban Area, where private septic systems shall be permitted; v) the development is adequately serviced by parks and school facilities;
- vi) in developments incorporating walk-up apartments, block townhouse dwellings and medium-profile residential buildings, on-site recreational facilities or amenities such as playground equipment may be required; vii) the development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is minimized;
- f) Development within the Urban Residential Designation shall be further subject to the policies of Section 6.4 (Urban Areas) and 6.5 (Specific Urban Area Policies) of this Plan.

Section 9.6.2 Zoning By-law amendments states in part "Applications for Zoning By-law amendments shall be evaluated based on the same or similar criteria as those outlined for Official Plan amendments in Section 9.6.1 c).

Adjacent uses are two stories high, the same as this proposal. The street townhouse is similar in character.

- ii) All the areas residential buildings are two stories high.
- iii) William Street is a collector road according to Schedule E of the Official Plan.
- iv) The Functional Servicing Report and subsequent modelling should provide comment on the capability of the existing water mains and sanitary sewers.
- v) There are many park options within a kilometre of the subject lands, both to the north west and south. The Delhi arena and community centre are in the park complex to the northwest. Both an elementary and secondary public school are within a kilometre to the north east and east. The site is well located for these services.
- vi) no on-site recreation facilities or amenities are planned other than what a future lot owner may add on their lot.
- vii) each lot owner will have landscaped yards but no undue visual impact is anticipated due to the two-story residential character of the neighbourhood.

f) This policy was dealt with earlier. See above comments.

In response to section 9.6.2

i) as outlined above, this proposal is consistent with the Provincial policy and regulations

July 2020

- "The County shall consider the following criteria when reviewing applications to amend this Plan:
- i) the manner in which the proposed amendment conforms to prevailing Provincial policy and regulations;
- ii) the manner in which the proposed amendment conforms to the Strategic Plan prepared in support on this Plan;
- iii) the manner in which the proposed amendment conforms to the Goals and Objectives, and policies of this Plan;
- iv) the impacts of the proposed amendment on the provision of and demand for municipal services, infrastructure and facilities;
- v) the adequacy of the proposed servicing solution with respect to the servicing policies of this Plan;
- vi) the impact of the proposed amendment on surrounding land uses, the transportation system, municipal services and community amenities and services;
- vii) the impact of the proposed amendment on the community structure and nature of the Urban Areas and/or Hamlet Areas;
- viii) the impact of the proposed amendment on cultural heritage resources and/or Natural Heritage Features;
- ix) the impact on agricultural uses and land;
- x) the impact of the proposed amendment on the financial sustainability of the County; and
- xi) any other information determined by the County, in consultation with the appropriate agencies, to be relevant and applicable."

- ii) It is consistent with the Strategic Plan
- iii) It is consistent with the Goals and Objectives
- iv) This proposal is to be accommodated on existing municipal services, infrastructure and facilities.
- v) utilizing municipal servicing is the preferred servicing solution. The Functional Servicing and modelling will provide further details on the adequacy of this proposal.
- vi) Adding six residential dwellings in an area with a small apartment building, semi-detached and single detached dwelling is not anticipated to have a significant impact on the surrounding land uses. The established road structure should be able to accommodate the increased traffic. The demands of six additional households on community amenities and services should provide efficiencies.
- vii) The zoning amendment will have minor impact on the community structure and nature of the Urban Area. It increases housing from one to six units. The redevelopment and better utilization of the site is positive investment in the community.
- viii) There is no impact on cultural sites. No natural heritage features will be impacted.
- ix) This is an urban development that will not impact agricultural uses or land.
- x) additional tax revenue should have a small but positive impact on the financial sustainability of the County.
- xi) no further information was requested by the County.

The proposed six-unit townhouse divided into 6 lots in a plan of subdivision is consistent with Official Plan policy as residential uses are permitted and plans of subdivision are the preferred method. The

July 2020

subject lands are surrounded by residential uses of low to medium density. The two storey height is consistent with the existing character of the neighbourhood. Municipal systems and services are to be utilized to accommodate this development. For these reasons the replacement of a single detached dwelling with a six-unit street townhouse in a plan of subdivision should be supported.

### 4.3 Norfolk County Zoning By-Law 1-Z-2014

The Norfolk County Zoning By-law regulates the use of lands, the frontage and depth of a parcel of land, the proportion of land occupied by a building or structure, the erection, use, height, bulk, size, floor area, spacing and location of building and structures, and the provision of parking facilities.

Norfolk County Zoning By-Law	Comments
Site is currently zoned "Service Commercial (CS) and "Urban Residential Type 2 (R2)".	It is proposed that all of the subject lands be zoned R4 in order to permit a 6-unit street townhouse development.
Provision Street Townhouse	
(per unit)	
a) minimum lot area:	All of these provisions are met except the
i) attached garage - 156 square metres	minimum lot frontages on the four interior
b) minimum lot frontage	lots where a 6.37 m frontage is proposed
i) interior lot - 6.5 m	rather than the minimum required 6.5 m lot
c) minimum front yard	frontage. Relief of 0.13 m (5.12 inches) is
i) attached garage – 6 m	requested. The reduction is minor in nature and enables smaller sized units which should
<ul><li>d) not applicable</li><li>e) minimum interior side yard – 1.2 m</li></ul>	provide a lower priced housing option.
f) minimum rear yard	provide a lower priced floasing option.
i) attached garage – 7.5 metres	
g) Not applicable	
h) maximum building height – 11 m	
Setback from Mutual Side Lot Line Notwithstanding	
the required side yard, on a mutual side lot line	
separating two (2) attached townhouse units, no	
interior side yard is required where the walls are	
joined, where the walls are not joined, a 1.2 metre	
side yard shall be required.	
4.1 Parking spaces	The required two parking spaces are
4.1.1 – one space must have direct access to the	proposed with one being in the garage and
street	one between the garage and front lot line/
4.1.3 parking space dimensions	William Street. The parking space in the
3 metres wide by 5.8 m long	driveway is 3.1 m wide by 5.8 m long.
<ul> <li>Next to a wall or fence 3.3 m wide by 5.8 m</li> </ul>	Deliafia na sucesta diferetta a sedimento di se
long	Relief is requested for the parking space in
	the garage to be 3.2 m wide by 5.66 m long

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4.2.5 a) a minimum of 50% of the front yard shall	rather than the required 3.3 m wide and 5.8
be maintained as landscape area.	m long. The length has been measured from
4.9 Number of parking spaces	the bottom of the stairs into the dwelling unit
a) 2 spaces for each dwelling unit is the minimum	to the garage door. Relief of 0.1 m (3.94
requirement	inches) width and 0.14 m (5.51 inches) length
	is appropriate as many smaller vehicles will fit
	and doors can be opened within this space.
	56% of the front yard of the four smaller
	interior lots are landscaped. Of the 6.37 m
	frontage, only 3.1 m is driveway.

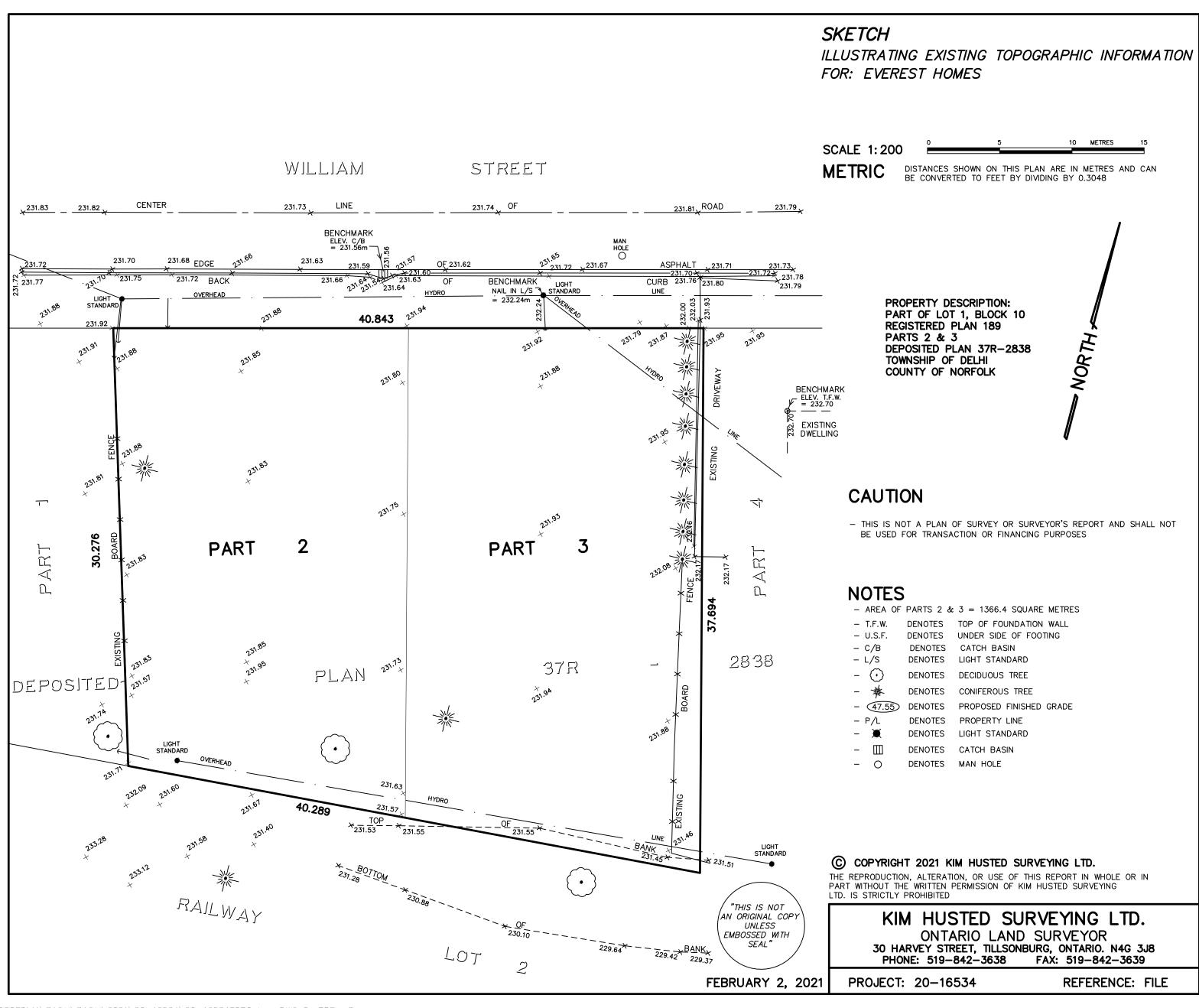
The proposed R4 zone permits the planned street townhouse. Only the lot frontage and garage parking space size need minor relief. All other provisions are met. The requested relief will permit somewhat smaller residential units that may be in a lower price range and therefore slightly more affordable.

### 5.0 Review Summary

This proposal should be supported as it is consistent with the Provincial Policy Statement and does not conflict with Norfolk County Official Plan policies. The exceptions for lot frontage and the parking space size within the garage will still accommodate small cars and are the only provisions of the Zoning By-law not met with this proposal. Additional housing in urban settlement areas is needed. This proposal represents good planning and is in the public interest.

Respectfully submitted,

**Mary Elder MCIP RPP** 



ADDDAIGAL OF
APPRAISAL OF
Vacant Lot
LOCATED AT:
214 William Street Delhi, ON N4B 1M8
FOR:
Mary Elder c/o - 214 William Street Delhi, ON N4B 1M8
BORROWER:
N/A
AS OF: August 5, 2021
August 3, 2021
BY:
Brenda Cooper AACI, P. App.

Client Reference No.: File No.: 21-0628

BC Appraisals Inc. 54 Ross Avenue N Simcoe, ON N3Y 0B2

August 9, 2021

Mary Elder

c/o - 214 William Street Delhi, ON N4B 1M8

Address of Property: 214 William Street

Delhi, ON N4B 1M8

Market Value: \$ \$125,000

The Reference/File No: 21-0613

In accordance with your instructions dated July 20, 2021, I have appraised the above-referenced property and provided a Current Market Value of \$125,000 with an Effective Date as of August 5, 2021.

The purpose of the report was to develop an estimate of market value, as improved, in unencumbered fee simple ownership for Cash-In-Lieu of Parkland purposes only.

This estimate of value is as of the effective date and is subject to assumptions and limiting conditions included in the report and to which the reader's attention is specifically directed. The appraisal is enclosed and must be read in its entirety. No other person other than the authorized user specifically identified herein can rely on this report without first obtaining consent from the client and written authorization from the author.

 $The appraisal \ prepared \ in \ accordance \ with \ Canadian \ Uniform \ Standards \ of \ Professional \ Appraisal \ Practice (CUSPAP).$ 

Values contained in this appraisal are based on market conditions as at the time of this report. This appraisal does not provide a prediction of future values. In the event of market instability and/or disruption, values may change rapidly and such potential future events have been NOT been considered in this report. As this appraisal does not and cannot consider any changes to the property appraised or market conditions after the effective date, readers are cautioned in relying on the appraisal after the effective date noted herein. The coronavirus pandemic is causing a significant degree of uncertainty in capital markets, and could have an effect on real estate values depending on the duration and severity of the crisis. At present, it is too early to predict how values may be affected, but it may be likely that market demand is adversely affected in the short term.

As of the date of this report Canada and the Global Community is experiencing unprecedented measures undertaken by various levels of government to curtail health related impacts of the Covid-19 Pandemic. The duration of this event is not known. While there is potential for negative impact with respect to micro and macro-economic sectors, as well as upon various real estate markets, it is not possible to predict such impact at present, or the impact of current and future government countermeasures. There is some risk that the Covid-19 Pandemic increases the likelihood of a global recession, however without knowledge of further anticipated government countermeasures at the national and global levels it is not possible to predict any impact at this point in time. Accordingly, this point-in-time valuation assumes the continuation of current market conditions, and that current longer-term market conditions remain unchanged. Given the market uncertainties of the Covid-19 pandemic, a force majeure event, we reserve the right to revise the value estimation set out in this report for a fee, with an update appraisal report under a separate appraisal engagement, incorporating market information available at that time.

Respectfully Submitted

Brenda Cooper AACI, P. App.

## RESIDENTIAL LAND APPRAISAL REPORT

REF	ERENCE:				FILE N	O.: 21-0628	
	CLIENT:	Mary Elder	AIC MEMBER	Brenda Cooper			
	ATTENTION:	•		BC Appraisals Inc	`	_	
l۵			COMPANT.			_	
CLIENT		c/o - 214 William Street	ADDRESS:	54 Ross Avenue I			
딩		Delhi, ON N4B 1M8	<u> </u> K	Simcoe, ON N3	Y 0B2		
$I^{\smile}$	E-MAIL:	elderplans2018@gmail.com	APPR/	bcooper@kwic.co	om	Apprais	al Institute
		519-429-4933 FAX:	PHONE:	519-426-3388	FAX: 519-426-3360	of	Canada
			PHONE.			DNI .	NIAD AMO
	PROPERTY AD			сıту: Delhi	PROVINCE: C	JIN POSTAL COI	DE: <u>N4B 1M8</u>
片	LEGAL DESCR	RIPTION: Lt 2 Blk 10 Pl 189; Pt Lt 1, 3 Blk 10 Pl	189; Pt 2, 3	37R2838; Norfolk	County		
lĕ					Source: Online Da	ata	
SUBJECT	MUNICIPALITY	AND DISTRICT: Norfolk County					
S	ASSESSMENT		1 2021	Tayoo t 1 51/1 1	8 Year 2021		
			1, 2021	Takes \$ 1,014.1	Teal ZOZI		
		Vacant Lot					
	NAME: Dalt	on White Farms & Supplies Limited			Name Type: C	Owner	
	PURPOSE:	X To estimate market value					
	INTENDED US	E: First mortgage financing only Second mortgage financing only	Conventional	X Cash-In-Lieu Of	Parklands		
		ERS (by name): Mary Elder - c/o-Dalton White Farm					
L			ю а Сарріі	OO EIITIILOG			
ΙΞ		3Y: X Client above Other					
ME	VALUE:	X Current Retrospective Prospective					
lS S		Update of original report completed on with an	effective date of		File No.		
ASSIGNMENT	PROPERTY RI	GHTS APPRAISED: X Fee Simple Leasehold Condor	minium/Strata				
AS	IS THE SUBJE	CT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING?	XNo	Yes (if yes, see comments)			
	APPROACHES	TV	24.10				
			V				
		ARY ASSUMPTIONS & LIMITING CONDITIONS NO		e attached addendum)			
	HYPOTHETICA	AL CONDITIONS X NO	YES (see	e attached addendum. A hypothetic	cal condition requires an extraordinary assumpt	tion)	
	JURISDICTION	IAL EXCEPTION X NO	YES (see	attached addendum)			
	NATURE OF D	ISTRICT: Residential Commercial Industrial Agric	cultural XM	ixed		From	To
	TYPE OF DIST	RICT: X Urban Suburban Rural Recr	reational		AGE RANGE OF PROPERTIES (years):	25	75+
	TREND OF DIS		=-		* '	\$ 300,000	\$ 600,000+
			• ——		PRICE RAINGE OF PROPERTIES.	\$ 300,000	\$ 000,000+
٦	BUILT-UP:	X Over 75% 25 - 75% Under 25% Rura	II			[37]	
Ιğ	CONFORMITY	Size: Larger X Similar Smaller			MARKET OVERVIEW: Supply: H	• =	je Low
모					Demand: X H	igh Averag	je Low
밤					PRICE TRENDS:	creasing Stable	Declining
BO	COMMENTS:						
프	Value trends man	rket appeal, proximity to employment and amenities, anticipated public/private improvements, ap	nnarent detrimental cor	uditions (railroad tracks unkempt prope	erties major traffic arteries hydro facilities commerci	ial/industrial sites landfill s	tes)
NEIGHBOURHOOD		ched Addendum	oparorit dou moritar cor	antons (ramoda tradits) antonipi prope	nies, major tranic arteries, nyare tasiities, commission	armadana atoa, lanam a	(65)
~	Occ / tita	oried / (dderiddiri					
	SITE DIMENSIO	ns: 94' x Irregular	ι	JTILITIES: X Telephone	X Natural Gas Storm Ser	wer X Sanitary	Sewer Septic
	LOT SIZE:	0.337 Unit of Measurement acres	;	Open Ditch	Holding Tank		
	Source:	Online Data and Survey	,	VATER SUPPLY: X Municipal	Private Well		
	TOPOGRAPHY			WITER SOFT ET. [74] Maincipal	Tivate ven		
	TOPOGRAPHI	Level			. 🔽	[ <del>V</del> ]	[V]
		<del> </del>	F	EATURES: Gravel Roa		X Sidewalk	X Curbs
	CONFIGURATI	ion: Irregular		X Street Light			
TS			E	ELECTRICAL: Overhead	X Underground		
EN	ZONING:	Service Commercial and Urban Residentia	վ Type 2 և	ANDSCAPING: Good	Average Fair	X Poor	
Σ		Source: Online municipal zo	ning map (	CURB APPEAL: Good	Average X Fair	Poor	
١Ħ	OTHED I WID I	USE CONTROLS (see comments): Official Plan - see comme		_	there are services availa		was a
Š					e on the subject property		
Ĭ	USE CONFORI				e on the subject property	but have be	
l□	ASSEMBLAGE			down.			
AND IMPROVEMENTS	TITLE SEARCH	HED: $\overline{X}$ YES $\overline{}$ NO (see comments and limiting conditions) See $\overline{}$	lause 3				
SITE	COMMENTS:						
S	The pres	sent use conforms with the zoning and the per	rmitted use	s. The Official Pla	n designation is Mixed Re	esidential/Co	mmercial
		an Residential. The subject property is locate					
		d to be serviced with/or services available that			<u> </u>		
		re of any easements but it has been known to			·		
		•					
		he inspection, there did not appear to be any	visible SIGN	o or arry errylloriffic	ernai concerns associated	a with the Sul	J <del>C</del> UI
	property						

## RESIDENTIAL LAND APPRAISAL REPORT

REF	ERENCE:										FILE NO.:	21-06	528		
	EXISTING USE: Vacant	Lot													
	ANALYSES AND COMMENTS:														
JSE	EXISTING USE: Vacant Lot  ANALYSES AND COMMENTS:  Since the subject property is located in a neighbourhood that includes a mixture of property uses, a type of residential use would be						Δ								
፲	considered the Highest and Best Use of the subject property.						E								
EST	considered the Hig	gnest and Best Use	or the sub	ject prop	епу										
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-	Delhi, ON N4B 1M				-				1				- 1		
	DATA SOURCE	Client							- !				- !		
	DATE OF SALE	N/A			-  -				-						
	SALE PRICE	\$ N/A	\$		i		\$		i		\$		i		
	DAYS ON MARKET	N/A							- !						
H	MLS Number				i								- !		
			See Adde	endum	-		See Add	dendum	1		See Ad	dendun	, †		
	LOCATION	Urban	For Compa		$\pm$			parable #2	-		For Com				
	SITE DIMENSIONS/LOT SIZE	0.337 acres	i or compa	11 UDIC # I	-		1 01 00111	JUIUDIE #Z	- 1		1 01 0011	ipai abie :	,0		
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AP	ADJUSTED VALUES	,	\$				\$				\$				
NO	ANALYSES AND COMMENTS:		Ψ				*				1 *				
S	See Attached Add	endum													
ARI	See Allached Add	CHUUH													
OMPA															
00															
DIRECT															
				125,000											

## RESIDENTIAL LAND APPRAISAL REPORT

REF	ERENCE: FILE NO.: 21-0628
	SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE: YES X NO
	ANALYSES OF SALE TRANSFER HISTORY: (minimum of three years)
	The subject property has not transferred ownership in the past 3 year.
HISTORY	
읻	
<u>.s</u>	SUBJECT LISTED WITHIN 1 YEAR OF EFFECTIVE DATE: YES X NO SUBJECT CURRENTLY LISTED: YES X NO
ᄑ	ANALYSES OF AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year)
	The subject property has not been listed on the market over the past year.
	ANALYSES OF REASONABLE EXPOSURE TIME:
ľ≝	The sale of real estate requires the property have an adequate exposure time. The amount of exposure time necessary to being
TIME	about the sale is directly related to a property's characteristics such as size, condition, financing, income and price. All of these
띴	variables play an important role in the determination of a property's sale price.
EXPOSURE	Tanasies play an important coo in the determination of a property of each price.
S	
짇	The estimated exposure time for the subject property, based on the comparable sales, would be 195 days.
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	RECONCILIATION AND FINAL ESTIMATE OF VALUE:
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ECC	UPON REVIEWING AND RECONCILING THE DATA AND ANALYSES AND CONCLUSIONS, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY
RECC	UPON REVIEWING AND RECONCILING THE DATA AND ANALYSES AND CONCLUSIONS, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY  AS AT AUGUST 5, 2021 (Effective Date of the Appraisal) IS ESTIMATED AT \$ 125,000
RECONCILIATION AND FINAL VALUE	
RECC	AS AT AUGUST 5, 2021 (Effective Date of the Appraisal) IS ESTIMATED AT \$ 125,000 (Date of Report) As set out elsewhere in this report, this report, this report is subject to assumptions and limiting conditions, the verification of which is outside the scope of this report.
RECC	AS AT August 5, 2021 (Effective Date of the Appraisal) IS ESTIMATED AT \$ 125,000
	AS AT AUGUST 5, 2021 (Effective Date of the Appraisal) IS ESTIMATED AT \$ 125,000  COMPLETED ON AUGUST 9, 2021 (Date of Report) As set out elsewhere in this report, this report is subject to assumptions and limiting conditions, the verification of which is outside the scope of this report.  DEFINITION OF MARKET VALUE: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate, Third Canadian Edition.2010) Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically molivated; both parties are well informed or well advised, and acting
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RESIDENTIAL LAND APPRAISAL REPORT 21-0628 REFERENCE: The certification that appears in this appraisal report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Eability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable LIABIL Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).

The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for information is unreasonable. Any information provided by the appraiser of constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.

Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.

No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be relained for such matters. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation. Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions, (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental adult or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to allocsover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.

The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may affect the market value of the property appraised, including but not limited to pollution or ornation of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may affect the market value of the property complies with all regulatory requirements concerning environmental, chemical and biological mould be assumed that the property is free of any detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.

The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct. LIMITING CONDITIONS, believed to be correct. believed to be correct.

10. The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.

11. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction,workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.

12. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA. 13. The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use. appropriate for the internece use:

4. This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, after, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this parisalsal report, addendum, all attachments and the data contained within for any commercial, or other, use.

15. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.

16. This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.

17. Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable. Refer to Clauses 14 & 16 I certify that, to the best of my knowledge and belief that: The statements of fact contained in this report are true and correct: 2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions; I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict of with respect to the parties involved with this assignment: 4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment; My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event; My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP): I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP); No one has provided professional assistance to the members(s) signing this report; 8 The following individual provided the following professional assistance: PROPERTY IDENTIFICATION 214 William Street CITY: Delhi PROVINCE: ON POSTAL CODE: N4B 1M8 LEGAL DESCRIPTION: Lt 2 Blk 10 Pl 189; Pt Lt 1, 3 Blk 10 Pl 189; Pt 2, 3 37R2838; Norfolk County BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED, August 5, 2021 (Effective Date of the Appraisal) IS ESTIMATED AT \$ 125,000 AS AT AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO CERTAIN ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT APPRAISER CO-SIGNING AIC APPRAISER (If applicable) SIGNATURE SIGNATURE: Brenda Cooper NAME NAMF: AIC DESIGNATION/STATUS: Candidate Member CRA,P.App X AACI,P.App Membership # 271940 CRA,P.App AACI,P.App AIC DESIGNATION/STATUS: Membership# DATE OF REPORT/DATE SIGNED: August 9, 2021 DATE OF REPORT/DATE SIGNED: X YES PERSONALLY INSPECTED EXTERIOR OF THE SUBJECT PROPERTY: PERSONALLY INSPECTED EXTERIOR OF THE SUBJECT PROPERTY: NO DATE OF INSPECTION: August 15, 2021 DATE OF INSPECTION: LICENSE INFO: (where applicable) LICENSE INFO: (where applicable) NOTE: For this appraisal to be valid, an original or a password protected digital signature is required. NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

X NARRATIVE

X Comparable Pages

X PHOTOGRAPHS

ADDITIONAL SALES X EXTRAORDINARY ASSUMPTIONS/LIMITING CONDITIONS

X SCOPE OF WORK

SOURCE OF DIGITAL SIGNATURE SECURITY:

X MAPS

ATTACHMENTS AND ADDENDA

		RESIDENTIA	AL	LAND	APPRAISAL REPORT	
REI	ERENCE:				FILE NO.:	21-0628
	CLIENT:	Mary Elder		AIC MEMBER:	Brenda Cooper	
l∟	ATTENTION:		-[照		BC Appraisals Inc.	
CLIENT	ADDRESS:	c/o - 214 William Street	AIS	ADDRESS:	54 Ross Avenue N	
딩		Delhi, ON N4B 1M8	PR		Simcoe, ON N3Y 0B2	
	E-MAIL:	elderplans2018@gmail.com	_ A	E-MAIL:	bcooper@kwic.com	Appraisal Institute
	PHONE:	519-429-4933 FAX:		PHONE:	519-426-3388 FAX: 519-426-3360	of Canada
DENDUM	An extraordina municipal sanil approaches). Ta accompany sta	ary sewer where unknown or uncertain). An extraordinary limiting condition is a nec	essary r	modification or e	e opinions and conclusions (e.g. an absence of contamination where such contamination of a Standard Rule which must be explained and justified by the appraiser (e liting Condition that the scope of the work applied will result in opinions and conclusion	.g. exclusion of one or more valuation
EXTRAORDINARY ITEMS ADDENDUM	Hypothetical or municipal serv	AL CONDITIONS  Inditions may be used when they are required for legal purpose, for purposes of reacces. For every Hypothetical Condition, an Extraordinary Assumption is required. Fo	sonable	analyses or for s a description of	purposes of comparison. Common hypothetical conditions include proposed improven of each hypothetical condition applied to this report, the rationale for its use and its eff	nents, completed repairs, rezoning, or ect on the result of the assignment.

JURISDICTIONAL EXCEPTION

The Jurisdictional Exception permits the appraiser to disregard a part or parts of the Standards determined to be contrary to law or public policy in a given jurisdiction and only that part shall be void and of no force or effect in that jurisdiction. The following comments identify the part or parts disregarded, if any, and the legal authority justifying these actions.

#### **ADDENDUM**

Borrower: N/A	File	No.: 21-0628
Property Address: 214 William Street	Cas	e No.:
City: Delhi	Province: ON	Postal Code: N4B 1M8
Lender: Mary Elder		

### **Neighbourhood Comments**

The subject property is located in the Town of Delhi and the surrounding properties consist of various styles and types of residential homes, commercial and light industrial properties. The surrounding properties have been maintained. Delhi offers its residences amenities such as shopping, recreational facilities, financial institutions, elementary and secondary schools, etc. As for employment one would find retail, service and industrial jobs. It should be noted that there were no detrimental conditions observed. The real estate market has been active and prices have been on an increase throughout 2020 and into 2021.

Values contained in this appraisal are based on market conditions as at the time of this report. This appraisal does not provide a prediction of future values. In the event of market instability and/or disruption, values may change rapidly and such potential future events have NOT been considered in this report. As this appraisal does not and cannot consider any changes to the property appraised or market conditions after the effective date, readers are cautioned in relying on the appraisal after the effective date noted herein.

### **Direct Comparison Approach Conclusions**

The appraiser searched for comparable sales over the past 12 months and due to the lack of vacant land sales in the Town of Delhi the appraiser expanded the search to 2018. Also the appraiser has included a commercial zoned lot and 2 residential zoned lots, as the subject property has a mixed zoning that includes commercial and residential zoning.

Comparable #1 is smaller in lot size and is zoned Service Commercial.

Comparable #2 is slightly larger in lot size and sold in 2019, so an upward adjustment is required for time. This lot is zoned residential.

Comparable #3 is much larger in lot size and sold in 2018, so an upward adjustment is required for time. A downward adjustment is required for lot size. This lot is zoned residential. This property sold privately.

Based on the comparable sales and after the required adjustments are made, the estimated value of the subject property would be \$125,000.

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As of the date of this report Canada and the Global Community is experiencing unprecedented measures undertaken by various levels of government to curtail health related impacts of the Covid-19 Pandemic. The duration of this event is not known. While there is potential for negative impact with respect to micro and macro-economic sectors, as well as upon various real estate markets, it is not possible to predict such impact at present, or the impact of current and future government countermeasures. There is some risk that the Covid-19 Pandemic increases the likelihood of a global recession, however without knowledge of further anticipated government countermeasures at the national and global levels it is not possible to predict any impact at this point in time. Accordingly, this point-in-time valuation assumes the continuation of current market conditions, and that current longer-term market conditions remain unchanged. Given the market uncertainties of the Covid-19 pandemic, a force majeure event, we reserve the right to revise the value estimation set out in this report for a fee, with an update appraisal report under a separate appraisal engagement, incorporating market information available at that time.

### **Reconciliation and Final Estimate of Value**

Since the subject property is land only, emphasis is being placed on the Direct Comparison Approach only. The final estimate of value would be \$125,000.

Values contained in this appraisal are based on market conditions as at the time of this report. This appraisal does not

#### **ADDENDUM**

Borrower: N/A	File No.: 21-0628	
Property Address: 214 William Street	Case No.:	
City: Delhi	Province: ON	Postal Code: N4B 1M8
Lender: Mary Elder		

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#### **Additional Scope of Appraisal Items**

As requested by the client, the appraisal report is being completed for Cash-In-Lieu of Parkland and will be used in that context. A search was completed throughout the Town of Delhi for properties similar to the subject. These sales were then narrowed down to the three used in this report. The Cost Approach and Income Approach to value are not applicable and have not been included.

Values contained in this appraisal are based on market conditions as at the time of this report. This appraisal does not provide a prediction of future values. In the event of market instability and/or disruption, values may change rapidly and such potential future events have been NOT been considered in this report. As this appraisal does not and cannot consider any changes to the property appraised or market conditions after the effective date, readers are cautioned in relying on the appraisal after the effective date noted herein. The coronavirus pandemic is causing a significant degree of uncertainty in capital markets, and could have an effect on real estate values depending on the duration and severity of the crisis. At present, it is too early to predict how values may be affected, but it may be likely that market demand is adversely affected in the short term.

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 Borrower: N/A
 File No.:
 21-0628

 Property Address: 214 William Street
 Case No.:

 City: Delhi
 Prov.: ON
 P.C.: N4B 1M8

 Lender: Mary Elder



Subject Property - View #1



Subject Property - View #2



Street Scape

#### **AERIAL MAP**

Borrower: N/A
Property Address: 214 William Street
City: Delhi
Lender: Mary Elder File No.: 21-0628 Case No.: P.C.: **N4B 1M8** Prov.: ON



#### COMPARABLE #1

Borrower: N/A		File No.: 21-0628
Property Address: 214 William Street		Case No.:
City: Delhi	Prov.: <b>ON</b>	P.C.: <b>N4B 1M8</b>
Lender: Mary Elder		

#### COMPARABLE #1



Location: MLS Number: 442 James Street, Delhi

Date of Sale:

30806275 June 22, 2020

Seller:

Degeyter Holdings

Lot Size:

66' x 120'

Sale Price:

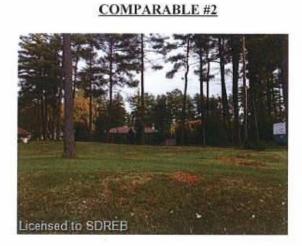
\$100,000

#### Remarks

This property consists of a vacant lot that is Service Commercial zoned and it is located on the main street leading into the Town of Delhi.

#### COMPARABLE #2

Borrower: N/A		File No.: 21-0628
Property Address: 214 William Street		Case No.:
City: Delhi	Prov.: <b>ON</b>	P.C.: <b>N4B 1M8</b>
Lender: Mary Elder		



Location:

659 James Street, Delhi

MLS Number: Date of Sale: 30693056 June 6, 2019

Seller:

Jozsef Varga and Verona Varga

Lot Size:

100' x 160'

Sale Price:

\$95,000

#### Remarks

This property consists of a vacant lot that is located on the main street leading into the Town of Delhi. This property is Urban Residential zoned.

#### COMPARABLE #3

Borrower: N/A		File No.: 21-0628
Property Address: 214 William Street		Case No.:
City: Delhi	Prov.: <b>ON</b>	P.C.: <b>N4B 1M8</b>
Lender: Mary Elder		



Location:

20 McIntosh Drive, Delhi

PIN Number:

501690387

Date of Sale: Seller:

December 7, 2018 Terap Holdings Ltd.

Lot Size:

150.56' x 259.81'

Sale Price:

\$125,000

#### Remarks

This property consists of a vacant lot that is located in a subdivision that has been under development for the past couple of years. This subdivision was developed and new homes have been build in this subdivision.

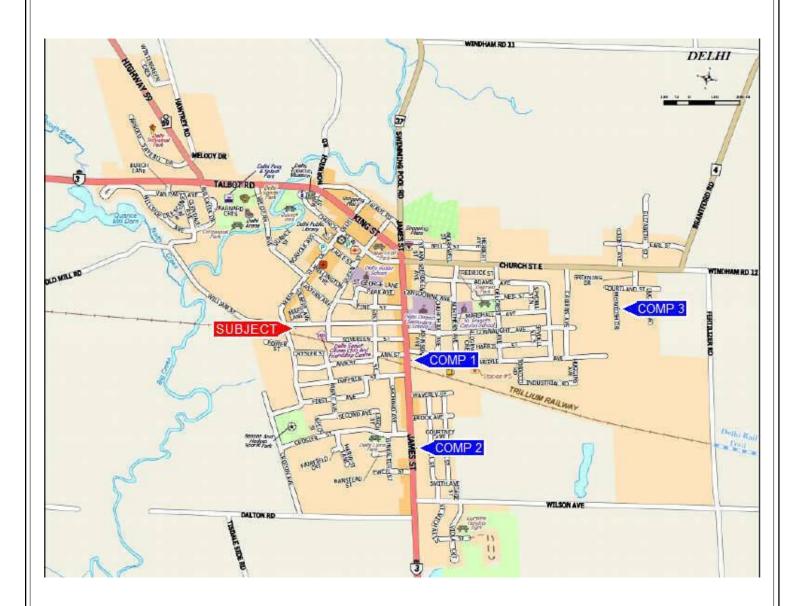
#### LOCATION MAP

 Borrower: N/A
 File No.: 21-0628

 Property Address: 214 William Street
 Case No.:

 City: Delhi
 Prov.: ON
 P.C.: N4B 1M8

 Lender: Mary Elder



# F.R. Berry & Associates

TRANSPORTATION PLANNING CONSULTANTS

660 Inverness Avenue London, Ontario N6H 5R4 Tel: (519) 474 2527 Toll Free: 1 888 665 9192 Email: fyberry@rogers.com

December 9, 2020

Our Ref. 2062

Everest Estate Homes Inc. P.O. Box 8 Otterville ON N0J 1R0

Attn. Mr. N. Kok

Dear Mr. Kok:

RE: PROPOSED TOWNHOUSE DEVELOPMENT WILLIAM STREET, DELHI

At your request, I have assessed the potential traffic impact of your proposed townhouse development on William Street in Delhi. The location of the site is shown in **Figure 1**.

William Street is a two lane local street with a posted speed limit of 50km/h. The street has an urban cross-section with curbs and gutters and a sidewalk on the north side. Sight distance in both directions from your frontage is not an issue. The site is located east of the intersection of William Street and Main Street. All approaches to the intersection are shared single lanes with stop control on the William Street approaches.

You have proposed the construction of six attached townhouse units on two existing lots. The plan of survey is shown in **Figure 2**. The development is proposed for lots 2 and 3. **Figure 3** shows the site plan.

Each townhouse will have its own driveway access to William Street. The centreline of the furthest west driveway will be located approximately 35 metres east of the projected edge of pavement on Main Street. Transportation Association of Canada (TAC) guidelines suggest a minimum corner clearance on a local street should be 15 metres. The proposed driveway location meets this guideline.

For the purposes of this assessment, I have assumed vehicle trip generation based on single family detached homes. These trip generation rates are higher than those for townhouses. Based on regression equations contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual, Tenth Edition for ITE Land Use 210, Single-



Family Detached Housing, the proposed development would generate four vehicle trips in the morning peak hour, one in and three out, and six vehicle trips in the afternoon peak hour, four in and two out. Given the location of the site relative to the downtown area of Delhi and to James Street (Highway 3), it is likely that these trips would be evenly split between east bound and westbound directions on William Street. Approximately three vehicle movements would be added to the intersection of Main Street and William Street in the afternoon peak hour.

These volumes are not significant and are within the day to day traffic fluctuations at the intersection. The proposed townhouse development will have a negligible impact on traffic operation on William Street and at the intersection of Main Street and William Street.

Very truly yours

F. R. Berry & Associates

Frank R. Berry, P.Eng.

Principal



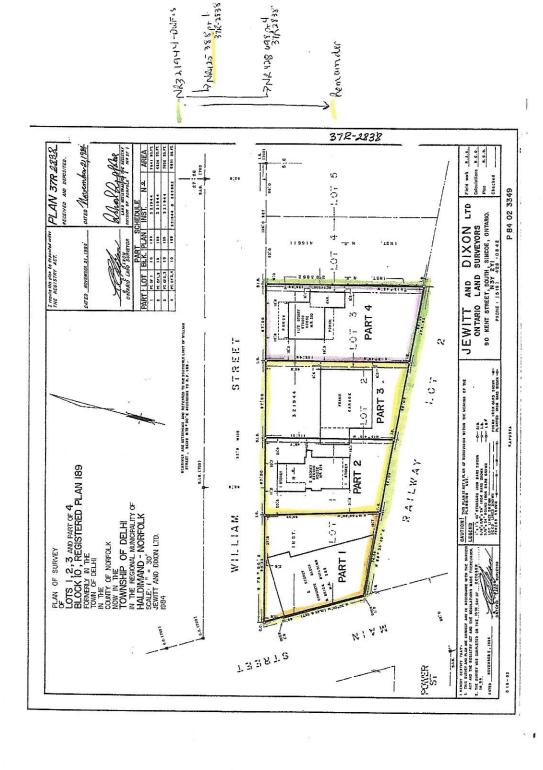
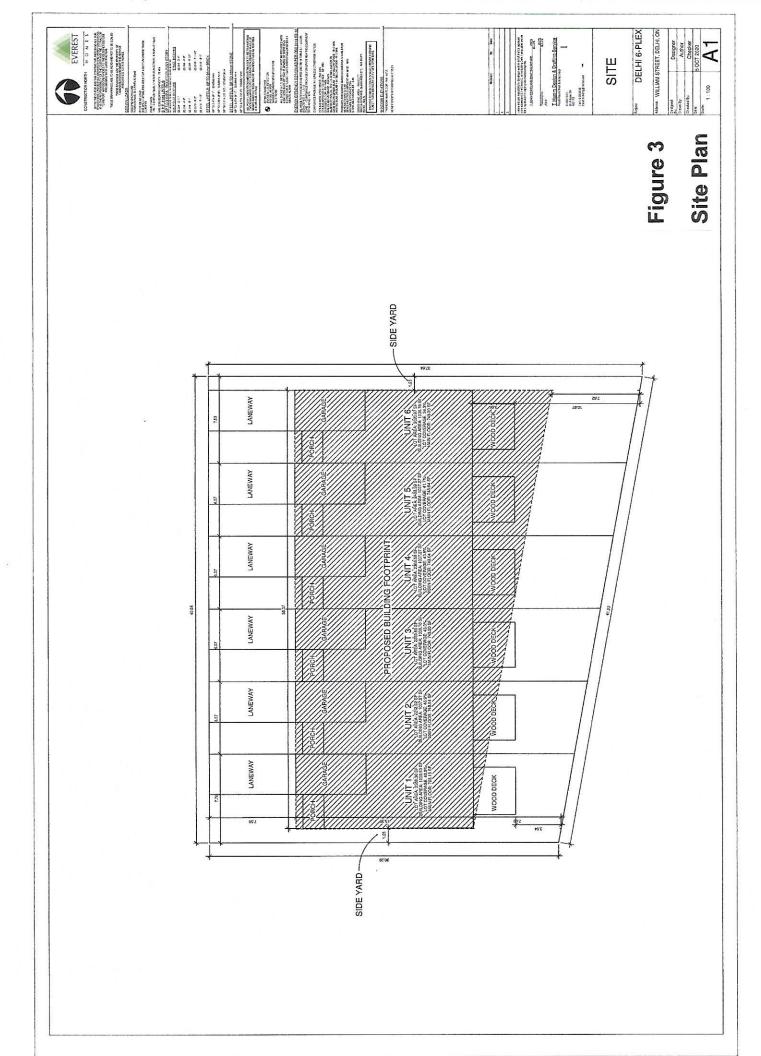


Figure 2 Plan of Survey

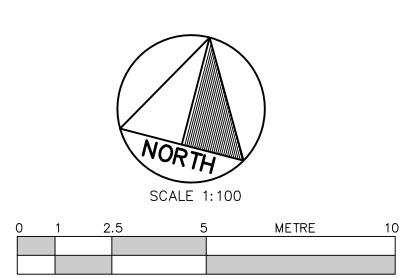


# **WILLIAM STREET** 40.843m N 76°00'00" E 20.42 21m 6.37m 7.66m 6.37m (I) SAND DISTANCES : H.JW.: ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. 6 2838 22.671m WILLIAM STREET WILLIAM STREET POWER STREET CHRYSLER STREET **KEY PLAN** SCALE 1:2,500

# DRAFT PLAN OF SUBDIVISION

ALL OF LOT 2 PART OF LOTS 1 AND 3, BLOCK 10, **REGISTERED PLAN 189** IN THE TOWNSHIP OF DELHI IN THE REGIONAL MUNICIPALITY OF NORFOLK COUNTY

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT RSO 1990 (B) ON PLAN (C) ON PLAN (D) LOTS 1-6 - RESIDENTIAL 6-PLEX TOWNHOUSE (E) NORTH - EXISTING RESIDENTIAL (R2 & R5) WEST - EXISTING RESIDENTIAL (R2), FAISTING GENERAL INDUSTRIAL (MG) EAST - EXISTING RESIDENTIAL (R2) SOUTH - EXISTING RESIDENTIAL (R2), EXISTING SERVICE COMMERCIAL (CS) (F) ON PLAN (G) ON PLAN (H) TOWN WATER AVAILABLE (J) ON PLAN (K) STORM SEWERS, S. NITARY SEWERS, TELEPHONE, GAS, T.V.CABLE (L) THE ZONING BY-LAW OF NORFOLK COUNTY I-Z-2014



NOTE: ORIGINAL CONTOURS SHOWN FROM 2021 HUSTEDS SURVEY

# AREA SUMMARY

	<u>- 11 1=2 1 0 0 1111111 11 11 1           </u>	
	DESCRIPTION	AREA (m²)
LOT 1	6-PLEX TOWNHOUSE UNIT	220.18
LOT 2	6-PLEX TOWNHOUSE UNIT	204.45
LOT 3	6-PLEX TOWNHOUSE UNIT	211.91
LOT 4	6-PLEX TOWNHOUSE UNIT	219.58
LOT 5	6-PLEX TOWNHOUSE UNIT	227.15
LOT 6	6-PLEX TOWNHOUSE UNIT	280.67
TOTAL		1363.94

### OWNER'S CERTIFICATE

DALTON WHITE FARMS & SUPPLIES, THE REGISTERED OWNER OF THE LANDS TO BE SUBDIVIDED, HEREBY AUTHORIZE EVEREST ESTATE HOMES TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DALTON WHITE FARMS & SUPPLIES

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

KIM HUSTED, ONTARIO LAND SURVEYOR



Cyril J. Demeyere Limited P.O. Box 460, 261 Broadway illsonburg, Ontario. N4G 4H8 Tel: 519-688-1000 866-302-9886 Fax: 519-842-3235 cjdl@cjdleng.com

26 AUGUST 2021 **1 OF 1** 



FUNCTIONAL SERVICING
&
STORMWATER MANAGEMENT
REPORT
TOWNHOUSE DEVELOPMENT
214 WILLIAM STREET

DELHI, ONTARIO





#### CYRIL J. DEMEYERE LIMITED

John D. Wiebe, P. Eng. | Andrew Gilvesy, P. Eng. | Peter J. Penner, P. Eng. | Deren Lyle, P. Eng.

261 Broadway, P.O. Box 460, Tillsonburg, ON N4G 4H8 T: 519-688-1000 F: 519-842-3235

www.cjdleng.com

26 August 2021

20078

#### TOWNHOUSE DEVELOPMENT

#### **214 WILLIAM STREET**

#### TOWN OF DELHI

#### NORFOLK COUNTY

#### FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT

#### 1.0 Introduction

This Functional Servicing & Stormwater Management Report has been prepared to support the Zoning By-Law Amendment Application and Draft Plan of Subdivision Application by Dalton White Farms & Supplies to permit the construction of a 6-Unit street fronting townhouse development at 214 William Street in Delhi, Ontario.

The subject land is legally described as Lot 2 and Part of Lots 1 and 3, Block 10, Registered Plan 189. Known municipally as 214 William Street, the property lies on the south side of William Street, east of Main Street of Delhi and west of Queen Street. The subject lands are bounded by existing residential lands to the east and west, William Street to the north, and Railway Lands to the south. A single-family residence was previously located on the property. The existing residence has been demolished and the site currently remains vacant. The lands are currently subject to an Official Plan Amendment and Zoning By-Law amendment that will provide the necessary planning changes to support the proposed development. See planning justification report by Elder Plans Inc. dated July 2020.

#### 2.0 Proposed Development

Dalton White Farms & Supplies is proposing to construct a 6 unit residential townhouse. It is intended that the site will remain in a single ownership with each unit as a rented dwelling.

Site access to the property is provided off of William Street. All accesses to the property will be constructed as private driveways of 3.10m width with mountable concrete curb and gutter. The development will be constructed in one phase.

#### 3.0 Reports and Studies

A Traffic Impact Assessment was completed by F.R. Berry & Associates in December of 2020 for the proposed development. It concluded that the proposed townhouse development will have a negligible impact on traffic operation on William Street and at the intersection of Main Street of Delhi and William Street. The Traffic Impact Assessment is attached for reference (see Appendix 'D').



#### 4.0 Sanitary Servicing

The sanitary servicing outlet for the proposed development is an existing 200mmø sanitary sewer which runs directly in front of the proposed development on William Street. This sanitary sewer ultimately outlets to the Delhi Wastewater Treatment Facility. Each unit will have a 125mmø PVC lateral connection individually connected to the 200mmø sanitary sewer on William Street. The total sanitary design flow from all 6 units is calculated to be 0.42 l/s. All calculations were completed in accordance with Section 9.0 of the Norfolk County Design Criteria (2012). Please see Appendix 'A' for the detailed sanitary design sheet.

It was noted there are two (2) existing sanitary lateral connections in place for this lot approximately in front of proposed units 4 & 6. These sanitary laterals must be found using available locates prior to any construction. The laterals must be removed to the mainline in accordance with Norfolk County Design Guidelines.

#### 5.0 Watermain Servicing

There is currently an existing 200mmø watermain on William Street that runs directly in front of the proposed development. Each of the 6 units are proposed to have a 25mmø copper water service directly connected to the 200mmø watermain on William Street. It was noted there are two (2) existing water services in place for this lot, approximately in front of proposed units 4 & 5. These water services must be found using available locates prior to any construction. The condition of the laterals should be evaluated to determine if they are usable. If the services are not in usable conditions, they must be removed to the mainline in accordance with Norfolk County Design Guidelines.

The max. day, peak hour and fire flow demand have been calculated in accordance with Section 10 of the Norfolk County Design Criteria (2012), the Ontario Building Code and the Water Supply for Public Fire Protection, Fire Underwriters Survey (FUS, 1999).

The base domestic demand was calculated to be 0.09 l/s for the site with a 0.20 l/s max. day demand and 0.35 l/s peak hour demand. The OBC fire flow requirement was calculated to be 75.0 l/s, while the FUS fire flow was determined to be 113.0 l/s. The resulting max. day demand + fire flow, using the FUS fire flow, is 113.20 l/s with a peak hour flow of 0.35 l/s. See Appendix 'B' for detailed calculations.

#### 6.0 Stormwater Management & Conveyance

Under the pre-development conditions for the 0.14ha site, there was an existing single-detached dwelling with an asphalt driveway, and the remainder of the site was grassed. The pre-development runoff coefficient was calculated to be C = 0.52.

The post-development runoff coefficient for the entire site was calculated to be C = 0.65. The proposed site grading after completion of the townhouse development will direct all runoff from the townhouses, side yards and rear yards to a proposed catchbasin in the rear yard of proposed Lot 6. The front yards and driveways will direct flow unrestricted towards William Street for collection through the existing roadside curb and gutter and stormwater system. The proposed rear yard catchbasin will have a 75mmø orifice fitted to a 150mmø outlet pipe. The 150mmø outlet pipe will run towards the existing 856mm x 1345mm elliptical storm pipe directly in front of the site on William Street.

The proposed 75mmø orifice will restrict outflows from the townhomes, side yards and rear yards to less than pre-development levels. The entirety of the 2 to 100-year design storm will be controlled with excess storage contained within the proposed rear yard swale, to a maximum ponding elevation of 231.57m during the 100-year design storm. An overflow from the rear yard swale to the railway lands south of the site has been provided at an elevation of 231.60m to ensure in the event of



excess flooding, any flow will not flood into the surrounding residential properties. The total design runoff from the site under post-development conditions is greater than the pre-development peak outflows. This is because the front yards of the proposed townhomes outflow unrestricted towards William Street. As previously mentioned, the townhome buildings, side yards and rear yards are all directed to the rear yard catchbasin which is restricted to less than pre-development levels for the 2 to 100-year design storm using the current 2010 MTO IDF design factors. Table 1 below shows the pre and post-development peak outflows from the site.

Table 1 Pre & Post-Development Peak Outflows

	Total	Restricted	Unrestricted	Total
Design Storm	Pre-Dev. Outflow	Post-Dev. Outflow	Post-Dev. Outflow	Post-Dev. Outflow
	(I/s)	(I/s)	(l/s)	(I/s)
2-Year	13.0	12.5	9.0	21.5
5-Year	14.1	12.7	12.5	25.2
25-Year	23.4	12.9	17.0	29.9
100-Year	35.6	13.1	20.7	33.8

As shown in the table above, the restricted post-development peak outflows from the majority of the hard surfaces on-site (townhome buildings, side yards and rear yards) are less than the predevelopment peak outflows. The unrestricted post-development peak outflows from the site increase the total outflow to greater than the pre-development peak outflow, but the unrestricted portion of the site is only the front yards and driveways, which is not anticipated to have any adverse effects on the William Street storm system. For detailed stormwater management calculations, see Appendix 'C'.

A 150mmø PVC storm connection will be provided for each unit to directly connect to the 856mm x 1345mm elliptical storm pipe on William Street.

Quality control for the majority of the site (townhome buildings, side yards and rear yards) is provided by low-sloped, grassed swales, which promote infiltration and settling of sediment before reaching the proposed rear yard catchbasin.

#### 7.0 Erosion and Sedimentation Control/Construction Practices

Topsoil stripping and bulk grading will be completed as the project develops. Silt fence will be placed at surface run-off locations and across drainage courses. As servicing progresses, silt fence (with straw bales, if required) will be placed across all drainage swales at 100 m maximum intervals, including catchbasins and piped outlets and/or as directed on site.

Topsoil piles will be located for suitable access, but will be removed as far as practical from drainage courses. Topsoil stockpiles will be shaped to allow for easy maintenance (mowing) by the Developer.

Storm sewers and initial granular base will be installed by a General Contractor. In addition to the silt fence, the Contractor will place geotextile under all catchbasin castings to prevent the flow of construction silt into the storm sewers and to the receiving water courses.

All silt will be removed as accumulated and/or as directed by the Engineer on site. Catchbasins will be cleaned by the Contractor during construction to remove any silt which may accumulate.

All finished earth surfaces will be topsoiled and seeded. Areas susceptible to erosion will be protected by sod, staked sod, riprap and/or cable concrete as conditions warrant. The Contractor will be required to return within the guaranteed maintenance period to remedy any areas of erosion which develop.

Catchbasins will contain 300 mm minimum deep sumps which will collect sediment.



#### 8.0 Electrical and Utilities

It is anticipated that Hydro One, Bell Canada, Execulink, Rogers Cable TV, and Enbridge Gas will have adequate capacity available on William Street for connection/extension of underground utilities to service the proposed subdivision. Contact with the various utility companies will be initiated during the site plan review process.

\*\* \*\* \*\*

If there are any questions, please do not hesitate to contact this office.

All of which is respectfully submitted,

Andrew Gilvesy, P.Eng.

AG/avm





CYRIL J. DEMEYERE LIMITED CONSULTING ENGINEERS

BOX 460, TILLSONBURG, N4G 4H8 PROJECT:

214 WILLIAM STREET TOWNHOUSE DEVELOPMENT

SANITARY SEWER DESIGN SHEET

M=1+14(4+P<sup>0.5</sup>)<sup>-1</sup> (I/s) P=Population in thousands

PHONE: (519) 688-1000 FAX: (519) 842-3235 e-mail: cjdl@cjdleng.com

MUNICIPALITY: NORFOLK COUNTY

NORFOLK COUNTY DESIGN CRITERIA 2.75 Persons/UNIT RESIDENTIAL POPULATION:

Cap=1000n<sup>-1</sup>A\*R<sup>0.667</sup>s<sup>0.5</sup> (I/s)

website: www.cjdleng.com

DATE: August 26, 2021

R=Hydraulic radius (=Ø/4) (m) 0.280 l/s/ha A=Pipe cross-sectional area (m<sup>2</sup>) 450 I/Person/Day

DESIGNED BY: AVM CHECKED BY: AG

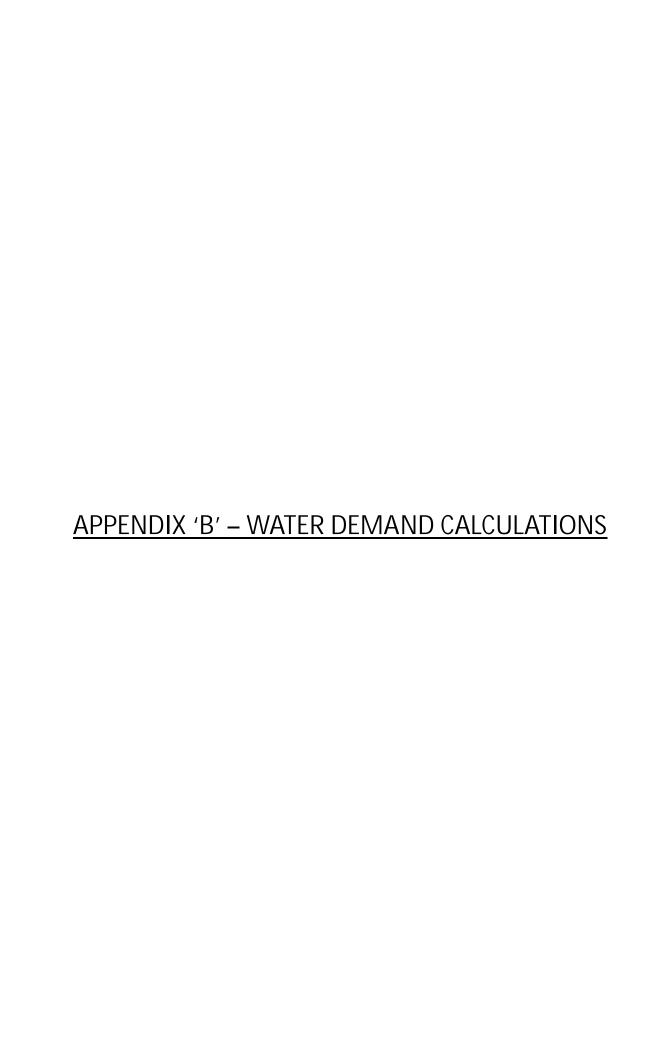
INFILTRATION: SEWAGE:

s=Slope of pipe

JOB No.: 20078 SHEET: 1 of 1

COMMERCIAL POPULATION: 90 Persons/ha

NO	REVISION		DATE	BY			,	,																	
	LOCATION				AREA			POPUL	ATION								P	ROPOSED SEV	VER				DOWN		DROP
AREA#	STREET	FROM MH	ТО МН	Net or Gross	Δ Area (ha)	Total Area (ha)	PER ha.	NO. UNITS	Δ Рор	Total Pop.	Peaking Factor, M	Sewage (l/s)	Infiltration [I/s]	Design Flow (l/s)	Length (m)	Pipe Size (mm)	Type of Pipe	n	Slope (%)	Capacity (I/s)	Velocity (m/s)	UPSTREAM INVERT (m)	STREAM INVERT (m)	FALL (m)	ACROSS LOWER MANHOLE (m)
	220 & 222 WILLIAM STREET	SAMH1	SAMH2	GROSS	0.09	0.09	-	2	6	6	4.436	0.127	7 0.025	0.15	65.8	200	) PVC	0.013	0.96	32.14	1.02	228.06	227.43	0.63	0.02
	387 MAIN STREET (8 UNITS)	SAMH1	SAMH2	GROSS	0.15	0.24	-	8	22	2 28	4.361	0.625	0.067	0.69	65.8	200	) PVC	0.013	0.96	32.14	1.02	228.06	227.43	0.63	0.02
	211 WILLIAM STREET	SAMH1	SAMH2	GROSS	0.09	0.33	-	1	3	3 30	4.354	0.686	0.092	0.78	65.8	200	) PVC	0.013	0.96	32.14	1.02	228.06	227.43	0.63	0.02
	214 WILLIAM STREET																								
	UNIT 1	SAMH1	SAMH2	GROSS	0.02	0.35	-	1	3	33	4.348	0.747	0.099	0.85	65.8	200	PVC	0.013	0.96	32.14	1.02	228.06	227.43	0.63	0.02
	UNIT 2	SAMH1	SAMH2	GROSS	0.02	0.37	-	1	3	36	4.342	0.808	0.104	0.91	65.8	200	PVC	0.013	0.96	32.14	1.02	228.06	227.43	0.63	0.02
	UNIT 3	SAMH1	SAMH2	GROSS	0.02	0.39	-	1	3	39	4.336	0.870	0.110	0.98	65.8	200	PVC	0.013	0.96	32.14	1.02	228.06	227.43	0.63	0.02
	UNIT 4	SAMH1	SAMH2	GROSS	0.02	0.41	-	1	3	41	4.331	0.930	0.115	1.05	65.8	200	PVC	0.013	0.96	32.14	1.02	228.06	227.43	0.63	0.02
	UNIT 5	SAMH1	SAMH2	GROSS	0.03	0.44	-	1	3	3 44	4.326	0.991	0.124	1.12	65.8	200	PVC	0.013	0.96	32.14	1.02	228.06	227.43	0.63	0.02
	UNIT 6	SAMH1	SAMH2	GROSS	0.03	0.47	-	1	3	47	4.321	1.052	0.132	1.18	65.8	200	PVC	0.013	0.96	32.14	1.02	228.06	227.43	0.63	0.02
											DESIGN FLO	W OF ONLY 2	214 WILLIAM STI	REET IS 0.4	2 L/S										<u> </u>
	203 & 205 WILLIAM STREET	SAMH1	SAMH2	GROSS	0.08	0.55	-	2	6	52	4.311	1.173	0.155	1.33	65.8	200	) PVC	0.013	0.96	32.14	1.02	228.06	227.43	0.63	0.02
	200 WILLIAM STREET	SAMH1	SAMH2	GROSS	0.10	0.65	-	1	3	3 55	4.306	1.234	0.182	1.42	65.8	200	) PVC	0.013	0.96	32.14	1.02	228.06	227.43	0.63	0.02
<b>—</b>											NOTES:														





Cyril J. Demeyere Limited P.O. Box 606, 261 Broadway Fillsonburg, Ontario. N4G 411 Tel: 519-688-1000 866-302-9886 Fax: 519-842-3235

20078

26-Aug-21 AVM

#### **DOMESTIC WATER DEMAND CALCULATIONS**

#### 214 WILLIAM STREET TOWNHOUSE DEVELOPMENT (ALL 6 UNITS)

No. Residential Units	6	units	(6 Townhouse Units)
Pop. Per Residential Unit	2.75	ppl/unit	(Norfolk County Design Guidelines Section 9.2.01, SAN Design = 2.75 ppl/unit)
Residential Design Population	17	cap.	(6 Units * 2.75 ppl/unit)
Average Daily Demand	450	L/cap./d	(Norfolk Design Standards, 2012)
Residential Base Demand	0.09	L/s	(17 cap. * 450L/cap./d) (Norfolk Design Standards, 2012)
Max. Day Factor	2.25	-	(Norfolk Design Standards, 2012)
Residential Peak Hour Factor	4.00	-	(Norfolk Design Standards, 2012)
Residential Max. Day Demand	0.20	L/s	(0.09L/s * 2.25)
Residential Peak Hour Demand	0.35	L/s	(0.09L/s * 4.0)
Total Base Demand	0.09		
Total Max. Day Demand	0.20		
Total Peak Hour Demand	0.35		



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#### ONTARIO BUILDING CODE FIRE DEMAND CALCULATIONS

REQUIRED FIRE FLOW 75 L/s

214 WILLIAM STREET TOWNHOUSE DEVELO	OPMENT (ALL	6 UNITS)	
Average Floor Area	555.0	$m^2$	
No.Storeys	2		
Building Height	8.50	m	(Height to Underside of Roof Deck with Basement) (OBC Section 3)
Full Firewall Separation?	No		
Sprinkler System?	No		
Stand Pipe System?	No		
Building Class	С		(Residential Building, Table 3.1.2.1) (OBC Section 3)
Fire Resistance/Separation	1.0	h	(Assumed OBC 3.2.2 1-Hr Fire Separation Walls For 2-Storey Residence)
Construction Type	Ordinary		(Ordinary, Combustible Construction)
K	18		(Class C, Ordinary Combustible w/OBC 3.2.2 Fire Resistance, Table 1) (OFM TG-03-1999 Section 6.3)
Building Volume	4717.50	$m^3$	(Average Floor Area * Building Height)
S <sub>FRONT</sub>	0.0		(Distance = 34.5m, Figure 1 :Spatial Separation) (OFM TG-03-1999 Section 6.3)
S <sub>LEFT</sub>	0.3		(Distance = 8.4m, Figure 1 :Spatial Separation) (OFM TG-03-1999 Section 6.3)
$S_{RIGHT}$	0.4		(Distance = 5.8m, Figure 1 :Spatial Separation) (OFM TG-03-1999 Section 6.3)
$S_{REAR}$	0.0		(Distance = 75.0m, Figure 1 :Spatial Separation) (OFM TG-03-1999 Section 6.3)
S <sub>SUM</sub>	0.7	_	
$S_{TOT}$	1.7		(S <sub>TOT</sub> = 1 + S <sub>SUM</sub> ) (OFM TG-03-1999 Section 6.3)
	4.4.055.5		(0. 1/4)/ 1 40 \(0.000, ATO 00 4000 G. 11. \(0.000\)
Q	144355.5	L	(Q = K*Volume*S <sub>TOT</sub> ) (OFM TG-03-1999 Section 6.3)
REQUIRED FIRE FLOW	4500	L/min	(For 135,000 < Q =< 162,000L, Table 2) (OFM TG-03-1999 Section 6.3)



Cyril J. Demeyere Limited P.O. Box 606, 261 Broadway Tillsonburg, Ontario. N4G 431 Tel: 519-688-1000 866-302-9886 Fax: 519-842-3235

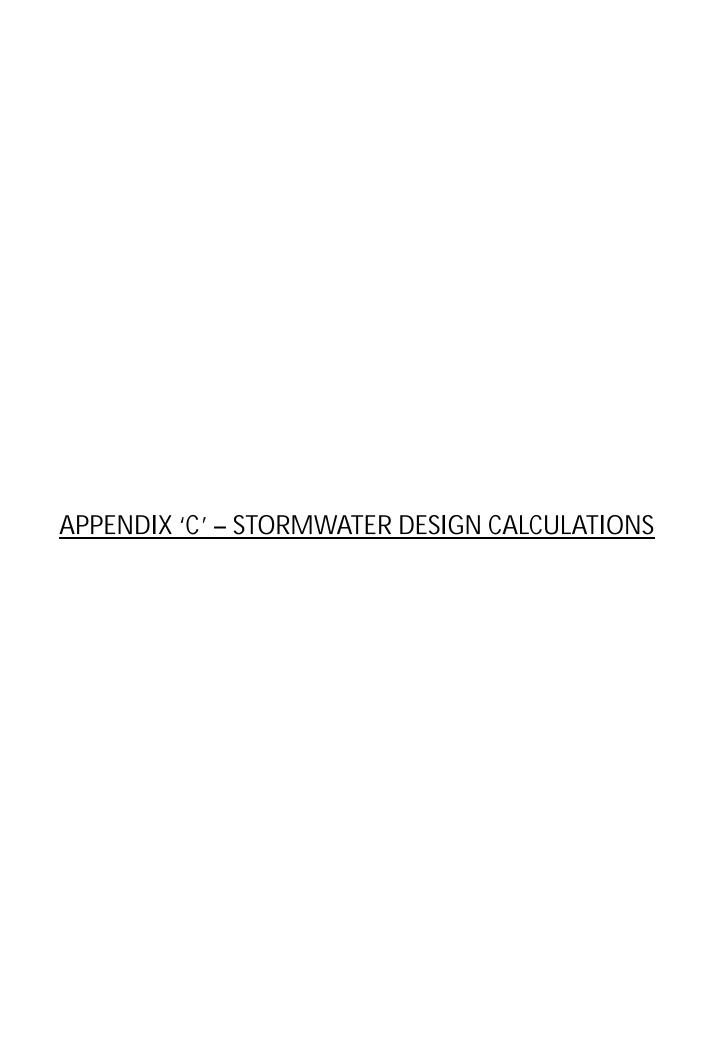
20078

26-Aug-21 AVM

#### FIRE UNDERWRITERS SURVEY FIRE DEMAND CALCULATIONS

REQUIRED FIRE FLOW 113 L/s

<u>214 V</u>	VILLIAM STREET TOWNHOUSE DEVELOPMEN	IT (ALL 6 UN	ITS)	
	Average Floor Area	555.0	$m^2$	
	No.Storeys	2		
	Gross Floor Area	694	m <sup>2</sup>	(Largest Floor + 25% of Upper Floor Based on 1-Hr Fire Rating Between Floors)
	Building Height	8.50	m	(Height to Underside of Roof Deck, Not Including Crawl Space Below Ground) (OBC Section 3)
	ů ů			(Logit to Shadoshado Chicon Book) Hot moladang sham space Book Groundy (GDC cockers)
	Full Firewall Separation?	No		
	Sprinkler System?	No		
	Stand Pipe System?	No		
	Fire Resistance/Separation	1.0	h	(Assumed OBC 3.2.2 1-Hr Fire Separation Walls For 2-Storey Residence)
	Building Class	С		(Residential Building, Table 3.1.2.1) (OBC Section 3)
	Construction Type	Ordinary		(Ordinary, Combustible Construction)
	С	1.0		( Ordinary Construction) (FUS, 1999)
1)	Base Fire Flow	5794.61	L/min	(F=220*C*vGross Floor Area)(FUS, 1999)
2)	Occupancy Safety Rating Fire Flow (F)	15% 4925.42	L/min	(OBC Building Class C, Considered Low Hazard)(Appendix of FUS, 1999) (Fire Flow After Step 2)
3)	Sprinkler System Reduction (As) Fire Flow Reduction ( $R_{\rm F}$ )	0% 0.00	L/min	(No Sprinkler System)(Negative % is Reduction, Positive % is Increasse) (Fire Flow Reduction From Step 3)(F*As)
4)	Exposed Structures Factor SFRONT SLEFT SRIGHT SREAR SSIIM	3.5% 16.1% 18.0% 0.0%	_	(Distance = 34.5m) (FUS, 1999) (Distance = 8.4m) (FUS, 1999) (Distance = 5.8m) (FUS, 1999) (Distance = 75.0m) (FUS, 1999)
	Increase In Fire Flow (IF)	1852.0	L/min	(F*Ssum)(FUS, 1999)
5)	Final Fire Flow	6777.38	L/min	(Final Fire Flow = F - RF + IF) (FUS, 1999)
	REQUIRED FIRE FLOW	6778.00	L/min	





0.14 Ha

Cyril J. Demeyere Limited P.O. Box 606, 261 Broadway Tillsonburg, Ontario. N4G 437 Tel: 519-688-1000 866-302-9886 Fax: 519-842-3235

20078 26-Aug-21

#### PRE-DEVELOPMENT FLOW CALCULATIONS

(SITE ONLY)

TRIBUTARY AREA = 0.35 [Acres]

RUNOFF COEF. = 0.52 AVERAGE OUTFLOW = 0.46 [cfs]

0.0130 [m^3/s]

PREDEVELOPMENT RUNOFF COEF. = 0.52

Q = 0.0028\*C\*I\*A TC =  $(3.26*(1.1-f*C)*(L)^1/2)/Sw^1/3$ 

WATERSHED LENGTH 55
WATERSHED SLOPE (%) 1

Item	Area (Ha)	C Value
Concrete	0.00	0.95
Building	0.05	0.95
Sod	0.08	0.20
Asphalt	0.01	0.9
Total	0.14	0.52

#### Predevelopment Flows - 1 in 2 Year Storm Event

Rainfall Intensity

#### MTO IDF DATA - 214 WILLIAM STREET

Intensity=atb mm/hr Intensity Factors 2 year 100 year 25 year 50 year 10 year a= 23.3 23.3 30. 35.6 41.8 46.4 50.9 b= -0.699 -0.699

Intensity = 64.200

Time of Concentration TC =  $(3.26 \cdot (1.1-1.0^{\circ}C)^{\circ}(105)^{\circ}1/2)/1.6^{\circ}1/3 = 14.074$ Predevelopment Flow Qpre =  $0.0028 \cdot C \cdot 1 \cdot A = 13.033$  I/s

#### Predevelopment Flows - 1 in 5 Year Storm Event

Rainfall Intensity

#### MTO IDF DATA - 214 WILLIAM STREET

Intensity=atb mm/hr Intensity Factors 2 year 10 year 100 year a= 30.7 23. 30 35.6 41.8 46.4 50.9 b= -0.699 -0.699 -0.699 -0.699 -0.699 -0.699 -0.699

Intensity = 84.589

Time of Concentration TC = (3.26 \* (1.1-1.0"C)\*(L)^1/2)/S^1/3 = 14.074

Predevelopment Flow Opre = 0.0028 \* C \* I \* A = 17.172 l/s

#### Predevelopment Flows - 1 in 10 Year Storm Event

Rainfall Intensity

#### MTO IDF DATA - 214 WILLIAM STREET

Intensity=at\* mm/hr Intensity Factors 2 year 5 year 10 year 25 year 50 year 100 year a= 35.6 a: 23.3 30.7 35.6 41.8 46.4 50.9 b= 0.699 b: -0.699 -0.699 -0.699 -0.699 -0.699 -0.699

Intensity = 98.090

Time of Concentration TC =  $(3.26 \cdot (1.1-1.0^{\circ}C)^{\circ}(L)^{\wedge}1/2)/S^{\wedge}1/3 = 14.074$ Predevelopment Flow Qpre =  $0.0028 \cdot C \cdot 1^{\circ}A = 19.912 / S$ 

#### Predevelopment Flows - 1 in 25 Year Storm Event

Rainfall Intensity

#### MTO IDF DATA - 214 WILLIAM STREET

Intensity=atb mm/hr 2 year 50 year a= 41.8 35.6 46.4 50.9 23.3 30.7 41.8 b= -0.699 -0.699 -0.699 -0.699 -0.699 -0.699 -0.699

Intensity = 115.173

Time of Concentration TC = (3.26 \* (1.1-1.0 \*C)\*(L)\*1/2)/S^1/3 = 14.074

Predevelopment Flow Opre = 0.0028 \* C \* I \* A = 23.380 l/s

#### Predevelopment Flows - 1 in 100 Year Storm Event

Rainfall Intensity

#### MTO IDF DATA - 214 WILLIAM STREET

 Intensity=at<sup>b</sup>
 mm/hr
 Intensity Factors
 2 year
 5 year
 10 year
 25 year
 50 year
 100 year

 a = 50.9
 a:
 23.3
 30.7
 35.6
 41.8
 46.4
 50.9

 b = -0.699
 b = -0.699
 -0.699
 -0.699
 -0.699
 -0.699
 -0.699

Intensity = 140.247

Time of Concentration TC = (3.26 \* (1.1-1.0\*C)\*(L)^1/2)/S^1/3 = 14.074

Predevelopment Flow Opre = 0.0028 \* C \* I \* A = 35.588 l/s



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#### RAINFALL STORAGE CALCULATIONS - 2 YEAR

 SITE AREA =
 0.35 [Acres]
 0.14 Ha

 TRIBUTARY AREA =
 0.25 [Acres]
 0.10 Ha

RUNOFF COEF. = 0.65 AVERAGE OUTFLOW = 0.46 [cfs] 0.0130 [m^3/s]

#### Post Development 'C'

Item	Area (Ha)	C Value
Concrete	0.00	0.95
Building	0.06	0.95
Sod	0.04	0.20
Asphalt	0.00	0.90
Total	0.10	0.6500

#### **Rainfall Intensity**

#### **MTO IDF DATA - 200 EDWARD STREET**

Intensity=at <sup>b</sup>	mm/hr	Intensity Factors	2 year	5 year	10 year	25 year	50 year	100 year
	a= 23.3	a:	23.3	30.7	35.6	41.8	46.4	50.9
	b= -0.699	b:	-0.699	-0.699	-0.699	-0.699	-0.699	-0.699

TIN 45	RAINFALL	TOTAL	INITI OW	RATE OF	VOLUME	VOLUME
TIME [hrs]	INTENSITY [mm/hr]	VOLUME [m^3]	INFLOW [m^3/s]	RELEASE [m^3/s]	RELEASED [m^3]	STORED [m^3]
0.083	133	7	0.024	0.0125	4	3
0.167	81	9	0.015	0.0125	7	1
0.333	50	11	0.009	0.0125	11	0
0.50	38	12	0.007	0.0125	12	0
0.667	31	13	0.006	0.0125	13	0
0.833	26	14	0.005	0.0125	14	0
1	23	15	0.004	0.0125	15	0
1.5	18	17	0.003	0.0125	17	0
2	14	19	0.003	0.0125	19	0
3	11	21	0.002	0.0125	21	0
4	9	23	0.002	0.0125	23	0
8	5	28	0.001	0.0125	28	0
12	4	32	0.001	0.0125	32	0
18	3	36	0.001	0.0125	36	0
24	3	39	0.000	0.0125	39	0

Manning Q =  $1000n^{-1}AR^{0.667}s^{0.5}$  l/s 7.9



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#### **RAINFALL STORAGE CALCULATIONS - 5 YEAR**

 SITE AREA =
 0.35 [Acres]
 0.14 Ha

 TRIBUTARY AREA =
 0.25 [Acres]
 0.10 Ha

RUNOFF COEF. = 0.65 AVERAGE OUTFLOW = 0.61 [cfs] 0.0172 [m^3/s]

#### Post Development 'C'

Item	Area (Ha)	C Value	
Concrete	0.00	0.95	
Building	0.06	0.95	
Sod	0.04	0.20	
Asphalt	0.00	0.9	
Total	0.10	0.6500	

#### **Rainfall Intensity**

#### **MTO IDF DATA - 200 EDWARD STREET**

Intensity=atb mm/hr Intensity Factors 2 year 5 year 10 year 25 year 50 year 100 year a = 30.723.3 30.7 35.6 41.8 46.4 50.9 -0.699 -0.699 -0.699 -0.699 b = -0.699b: -0.699 -0.699

	RAINFALL	TOTAL		RATE OF	VOLUME	VOLUME
TIME	INTENSITY	VOLUME	INFLOW	RELEASE	RELEASED	STORED
[hrs]	[mm/hr]	[m^3]	[m^3/s]	[m^3/s]	[m^3]	[m^3]
0.083	175	9	0.032	0.0127	4	6
0.167	107	12	0.019	0.0127	8	4
0.333	66	14	0.012	0.0127	14	0
0.50	50	16	0.009	0.0127	16	0
0.667	41	18	0.007	0.0127	18	0
0.833	35	19	0.006	0.0127	19	0
1	31	20	0.006	0.0127	20	0
1.5	23	23	0.004	0.0127	23	0
2	19	25	0.003	0.0127	25	0
3	14	28	0.003	0.0127	28	0
4	12	30	0.002	0.0127	30	0
8	7	37	0.001	0.0127	37	0
12	5	42	0.001	0.0127	42	0
18		48	0.001	0.0127	48	0
24	3	52	0.001	0.0127	52	0



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#### **RAINFALL STORAGE CALCULATIONS - 25 YEAR**

 SITE AREA =
 0.35 [Acres]
 0.14 Ha

 TRIBUTARY AREA =
 0.25 [Acres]
 0.10 Ha

RUNOFF COEF. = 0.65 AVERAGE OUTFLOW = 0.83 [cfs] 0.0234 [m^3/s]

#### Post Development 'C'

Item	Area (Ha)	C Value	
Concrete	0.00	0.95	
Building	0.06	0.95	
Sod	0.04	0.20	
Asphalt	0.00	0.9	
Total	0.10	0.6500	

#### **Rainfall Intensity**

#### **MTO IDF DATA - 200 EDWARD STREET**

Intensity=atb mm/hr Intensity Factors 2 year 5 year 10 year 25 year 50 year 100 year a= 41.8 23.3 30.7 35.6 41.8 46.4 50.9 -0.699 -0.699 -0.699 b = -0.699b: -0.699 -0.699 -0.699

	RAINFALL	TOTAL		RATE OF	VOLUME	VOLUME
TIME	INTENSITY	VOLUME	INFLOW	RELEASE	RELEASED	STORED
[hrs]	[mm/hr]	[m^3]	[m^3/s]	[m^3/s]	[m^3]	[m^3]
0.083	238	13	0.043	0.0129	4	9
0.167	146	16	0.026	0.0129	8	8
0.333	90	20	0.016	0.0129	15	4
0.50	68	22	0.012	0.0129	22	0
0.667	55	24	0.010	0.0129	24	0
0.833	47	26	0.009	0.0129	26	0
1	42	27	0.008	0.0129	27	0
1.5	31	31	0.006	0.0129	31	0
2	26	33	0.005	0.0129	33	0
3	19	38	0.004	0.0129	38	0
4	16	41	0.003	0.0129	41	0
8	10	51	0.002	0.0129	51	0
12	7	57	0.001	0.0129	57	0
18	6	65	0.001	0.0129	65	0
24	5	71	0.001	0.0129	71	0



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#### **RAINFALL STORAGE CALCULATIONS - 100 YEAR**

SITE AREA = 0.35 [Acres] 0.14 Ha
TRIBUTARY AREA = 0.25 [Acres] 0.10 Ha

RUNOFF COEF. = 0.8125 C Value x 125%

AVERAGE PRE-DEV. OUTFLOW = 1.26 [cfs] 0.0356 [m^3/s]

#### Post Development 'C'

Item	Area (Ha)	C Value	
Concrete	0.00	0.95	
Building	0.06	0.95	
Sod	0.04	0.20	
Asphalt	0.00	0.90	
Total	0.10	0.6500	

#### **Rainfall Intensity**

#### **MTO IDF DATA - 200 EDWARD STREET**

Intensity=at <sup>b</sup>	mm/hr	Intensity Factors	2 year	5 year	10 year	25 year	50 year	100 year
	a= 50.9	a:	23.3	30.7	35.6	41.8	46.4	50.9
	b= -0.699	b:	-0.699	-0.699	-0.699	-0.699	-0.699	-0.699

	RAINFALL	TOTAL		RATE OF	VOLUME	VOLUME
TIME	INTENSITY	VOLUME	INFLOW	RELEASE	RELEASED	STORED
[hrs]	[mm/hr]	[m^3]	[m^3/s]	[m^3/s]	[m^3]	[m^3]
0.083	290	20	0.065	0.0131	4	16
0.167	178	24	0.040	0.0131	8	16
0.333	110	30	0.025	0.0131	16	14
0.50	83	34	0.019	0.0131	24	10
0.667	68	37	0.015	0.0131	32	5
0.833	58	39	0.013	0.0131	39	0
1	51	41	0.011	0.0131	41	0
1.5	38	47	0.009	0.0131	47	0
2	31	51	0.007	0.0131	51	0
3	24	58	0.005	0.0131	58	0
4	19	63	0.004	0.0131	63	0
8	12	77	0.003	0.0131	77	0
12	9	87	0.002	0.0131	87	0
18	7	99	0.002	0.0131	99	0
24	6	108	0.001	0.0131	108	0



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#### SUMMARY

1-2 YEAR STORAGE REQUIRED:	$3.44  \text{m}^3$
1-5 YEAR STORAGE REQUIRED:	3.98 m <sup>3</sup>
1-25 YEAR STORAGE REQUIRED:	9.00 m <sup>3</sup>
1-100 YEAR STORAGE REQUIRED:	16.23 m <sup>3</sup>
OUTFLOW RESTRICTION - 2 YEAR	13.03 l/s
OUTFLOW RESTRICTION - 5 YEAR	17.17 l/s
OUTFLOW RESTRICTION - 25 YEAR	23.38 l/s
OUTFLOW RESTRICTION - 100 YEAR	35.59 l/s

Maximum Storage Provided in SWM Area = 23.0 m<sup>3</sup>

#### 1-2 YEAR SITE OUTFLOW CALCULATION

SITE OUTFLOW RESTRICTION 0.01303 [m³/s]

#### **Unrestricted Outflow From Front & Side Yards**

Intensity=at<sup>b</sup>  $TC = (3.26 * (1.1-1.0 * C)*(L)^1/2)/S^1/3 Q = 0.0028 * C * I * A$ 

A = 0.04 UNRESTRICTED TRIBUTARY AREA (ha) L = 8.000 WATERSHED LENGTH (m) S = 2.00 WATERSHED SLOPE (%)

C = 0.55 POST-DEV. RUNOFF COEFFICIENT

a = 23.30 INTENSITY FACTOR (a) b = -0.699 INTENSITY FACTOR (b)

Tc = 4.025 TIME OF CONCENTRATION (min)

I = 154.007 INTENSITY (mm/hr)

Q= 0.009 UNRESTRICTED FLOW (m<sup>3</sup>/s)

#### Restricted Outflow From Rear Yard CB

 $Q = C_d A \sqrt{2gh}$ 

 $\begin{array}{lll} D=&75 & & ORIFICE DIAMETER (mm) \\ C_d=&0.614 & ORIFICE COEFFICIENT \\ A=&0.0044 & ORIFICE AREA (m2) \end{array}$ 

g = 9.81 GRAVITATIONAL ACCELERATION (m/s2)

E1 = 231.45 PONDING ELEVATION

E2 = 230.375 CENTER OF ORIFICE ELEVATION

h = E1-E2 h = 1.075 HEAD OVER ORIFICE (m)

Q = 0.0125 RESTRICTED FLOW (m<sup>3</sup>/s)

Q = 0.0219 TOTAL OUT FLOW (m<sup>3</sup>/s)

#### 1-5 YEAR SITE OUTFLOW CALCULATION

SITE OUTFLOW RESTRICTION 0.0172 [m<sup>3</sup>/s]

#### **Unrestricted Outflow From Front & Side Yards**

Intensity=at<sup>b</sup>  $TC = (3.26 * (1.1-1.0*C)*(L)^1/2)/S^1/3 Q = 0.0028 * C * I * A$ 

A = 0.04 UNRESTRICTED TRIBUTARY AREA (ha)

L = 8.000 WATERSHED LENGTH (m) S = 2.00 WATERSHED SLOPE (%)

C = 0.55 POST-DEV. RUNOFF COEFFICIENT

a = 30.70 INTENSITY FACTOR (a) b = -0.699 INTENSITY FACTOR (b)

Tc = 4.025 TIME OF CONCENTRATION (min)

I = 202.919 INTENSITY (mm/hr)

Q = 0.0125 UNRESTRICTED FLOW (m<sup>3</sup>/s)

#### Restricted Outflow From Rear Yard CB

 $Q = C_d A \sqrt{2gh}$ 

D = 75 ORIFICE DIAMETER (mm)  $C_d = 0.614$  ORIFICE COEFFICIENT A = 0.0044 ORIFICE AREA (m2)

g = 9.81 GRAVITATIONAL ACCELERATION (m/s2)

E1 = 231.50 PONDING ELEVATION

E2 = 230.375 CENTER OF ORIFICE ELEVATION

h = E1-E2 h = 1.125 HEAD OVER ORIFICE (m)

Q = 0.0127 RESTRICTED FLOW (m<sup>3</sup>/s)

Q = 0.0252 TOTAL OUT FLOW (m<sup>3</sup>/s)

#### 1-25 YEAR SITE OUTFLOW CALCULATION

SITE OUTFLOW RESTRICTION 0.0234 [m³/s]

#### **Unrestricted Outflow From Front & Side Yards**

Intensity=at<sup>b</sup>  $TC = (3.26 * (1.1-1.0*C)*(L)^1/2)/S^1/3 Q = 0.0028 * C * I * A$ 

A = 0.04 UNRESTRICTED TRIBUTARY AREA (ha)

L = 8.000 WATERSHED LENGTH (m) S = 2.00 WATERSHED SLOPE (%)

C = 0.55 POST-DEV. RUNOFF COEFFICIENT

a = 41.80 INTENSITY FACTOR (a) b = -0.699 INTENSITY FACTOR (b)

Tc = 4.025 TIME OF CONCENTRATION (min)

I = 276.288 INTENSITY (mm/hr)

Q= 0.0170 UNRESTRICTED FLOW (m<sup>3</sup>/s)

#### **Restricted Outflow From Rear Yard CB**

 $Q = C_d A \sqrt{2gh}$ 

 $\begin{array}{lll} D=&75 & & ORIFICE DIAMETER (mm) \\ C_d=&0.614 & ORIFICE COEFFICIENT \\ A=&0.0044 & ORIFICE AREA (m2) \end{array}$ 

g = 9.81 GRAVITATIONAL ACCELERATION (m/s2)

E1 = 231.52 PONDING ELEVATION

E2 = 230.375 CENTER OF ORIFICE ELEVATION

h = E1-E2 h = 1.145 HEAD OVER ORIFICE (m)

Q = 0.0129 RESTRICTED FLOW (m<sup>3</sup>/s)

Q= 0.0299 TOTAL OUT FLOW (m<sup>3</sup>/s)

#### 1-100 YEAR SITE OUTFLOW CALCULATION

SITE OUTFLOW RESTRICTION 0.0356 [m<sup>3</sup>/s]

#### **Unrestricted Outflow From Front & Side Yards**

Intensity=at<sup>b</sup>  $TC = (3.26 * (1.1-1.0*C)*(L)^1/2)/S^1/3 Q = 0.0028 * C * I * A$ 

A = 0.04 UNRESTRICTED TRIBUTARY AREA (ha) L = 8.000 WATERSHED LENGTH (m) S = 2.00 WATERSHED SLOPE (%)

C = 0.55 POST-DEV. RUNOFF COEFFICIENT

a = 50.90 INTENSITY FACTOR (a) b = -0.699 INTENSITY FACTOR (b)

Tc = 4.025 TIME OF CONCENTRATION (min)

I = 336.436 INTENSITY (mm/hr)

Q= 0.0207 UNRESTRICTED FLOW (m<sup>3</sup>/s)

#### **Restricted Outflow From Rear Yard CB**

 $Q = C_d A \sqrt{2gh}$ 

D = 75 ORIFICE DIAMETER (mm)  $C_d = 0.614$  ORIFICE COEFFICIENT A = 0.0044 ORIFICE AREA (m2)

g = 9.81 GRAVITATIONAL ACCELERATION (m/s2)

E1 = 231.57 PONDING ELEVATION

E2 = 230.375 CENTER OF ORIFICE ELEVATION

h = E1-E2 h = 1.195 HEAD OVER ORIFICE (m)

Q = 0.0131 RESTRICTED FLOW (m<sup>3</sup>/s)

Q = 0.0339 TOTAL OUT FLOW (m<sup>3</sup>/s)

Project: 214 William St. - 6-Unit Townhouse Basin Description: Rear Yard Swale

Contour Elevation	Contour Area	Depth	Incremental Volume Avg. End	Cumulative Volume Avg. End	Incremental Volume Conic	Cumulative Volume Conic
	(sq. m)	(m)	(cu. m)	(cu. m)	(cu. m)	(cu. m)
231.35	7.21	N/A	N/A	0	N/A	0
231.4	27.15	0.05	0.86	0.86	0.81	0.81
231.45	59.02	0.05	2.15	3.01	2.1	2.91
231.5	102.77	0.05	4.04	7.06	3.99	6.9
231.55	158.23	0.05	6.52	13.58	6.48	13.38
231.6	227.59	0.05	9.65	23.23	9.59	22.97
231.65	181.07	0.05	10.22	33.45	10.19	33.17
231.7	105.95	0.05	7.18	40.62	7.09	40.26
231.75	44.66	0.05	3.77	44.39	3.66	43.92
231.8	0.9	0.05	1.14	45.52	0.86	44.78

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•	<u>APPENDIX 'D' – STUDIES AND REPORTS</u> Traffic Impact Asssessment – F.R. Berry & Associates (December 2020)

# F.R. Berry & Associates

TRANSPORTATION PLANNING CONSULTANTS

660 Inverness Avenue London, Ontario N6H 5R4 Tel: (519) 474 2527 Toll Free: 1 888 665 9192 Email: fyberry@rogers.com

December 9, 2020

Our Ref. 2062

Everest Estate Homes Inc. P.O. Box 8 Otterville ON N0J 1R0

Attn. Mr. N. Kok

Dear Mr. Kok:

RE: PROPOSED TOWNHOUSE DEVELOPMENT WILLIAM STREET, DELHI

At your request, I have assessed the potential traffic impact of your proposed townhouse development on William Street in Delhi. The location of the site is shown in **Figure 1**.

William Street is a two lane local street with a posted speed limit of 50km/h. The street has an urban cross-section with curbs and gutters and a sidewalk on the north side. Sight distance in both directions from your frontage is not an issue. The site is located east of the intersection of William Street and Main Street. All approaches to the intersection are shared single lanes with stop control on the William Street approaches.

You have proposed the construction of six attached townhouse units on two existing lots. The plan of survey is shown in **Figure 2**. The development is proposed for lots 2 and 3. **Figure 3** shows the site plan.

Each townhouse will have its own driveway access to William Street. The centreline of the furthest west driveway will be located approximately 35 metres east of the projected edge of pavement on Main Street. Transportation Association of Canada (TAC) guidelines suggest a minimum corner clearance on a local street should be 15 metres. The proposed driveway location meets this guideline.

For the purposes of this assessment, I have assumed vehicle trip generation based on single family detached homes. These trip generation rates are higher than those for townhouses. Based on regression equations contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual, Tenth Edition for ITE Land Use 210, Single-



Family Detached Housing, the proposed development would generate four vehicle trips in the morning peak hour, one in and three out, and six vehicle trips in the afternoon peak hour, four in and two out. Given the location of the site relative to the downtown area of Delhi and to James Street (Highway 3), it is likely that these trips would be evenly split between east bound and westbound directions on William Street. Approximately three vehicle movements would be added to the intersection of Main Street and William Street in the afternoon peak hour.

These volumes are not significant and are within the day to day traffic fluctuations at the intersection. The proposed townhouse development will have a negligible impact on traffic operation on William Street and at the intersection of Main Street and William Street.

Very truly yours

F. R. Berry & Associates

Frank R. Berry, P.Eng.

Principal



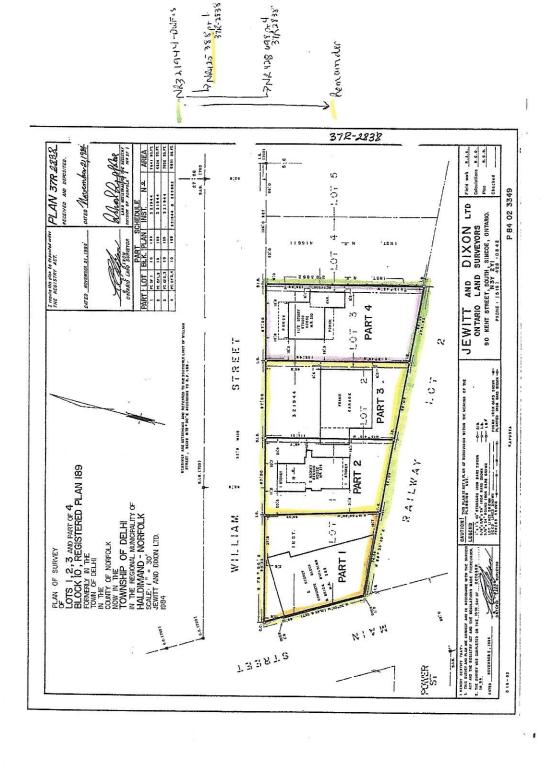
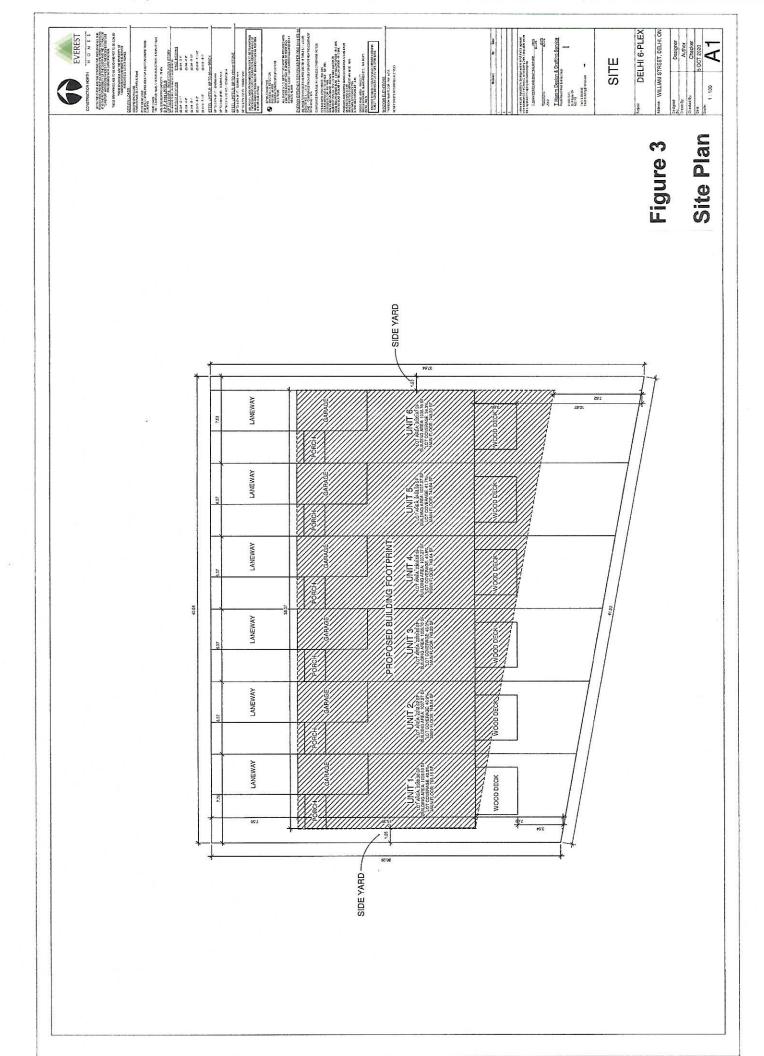


Figure 2 Plan of Survey





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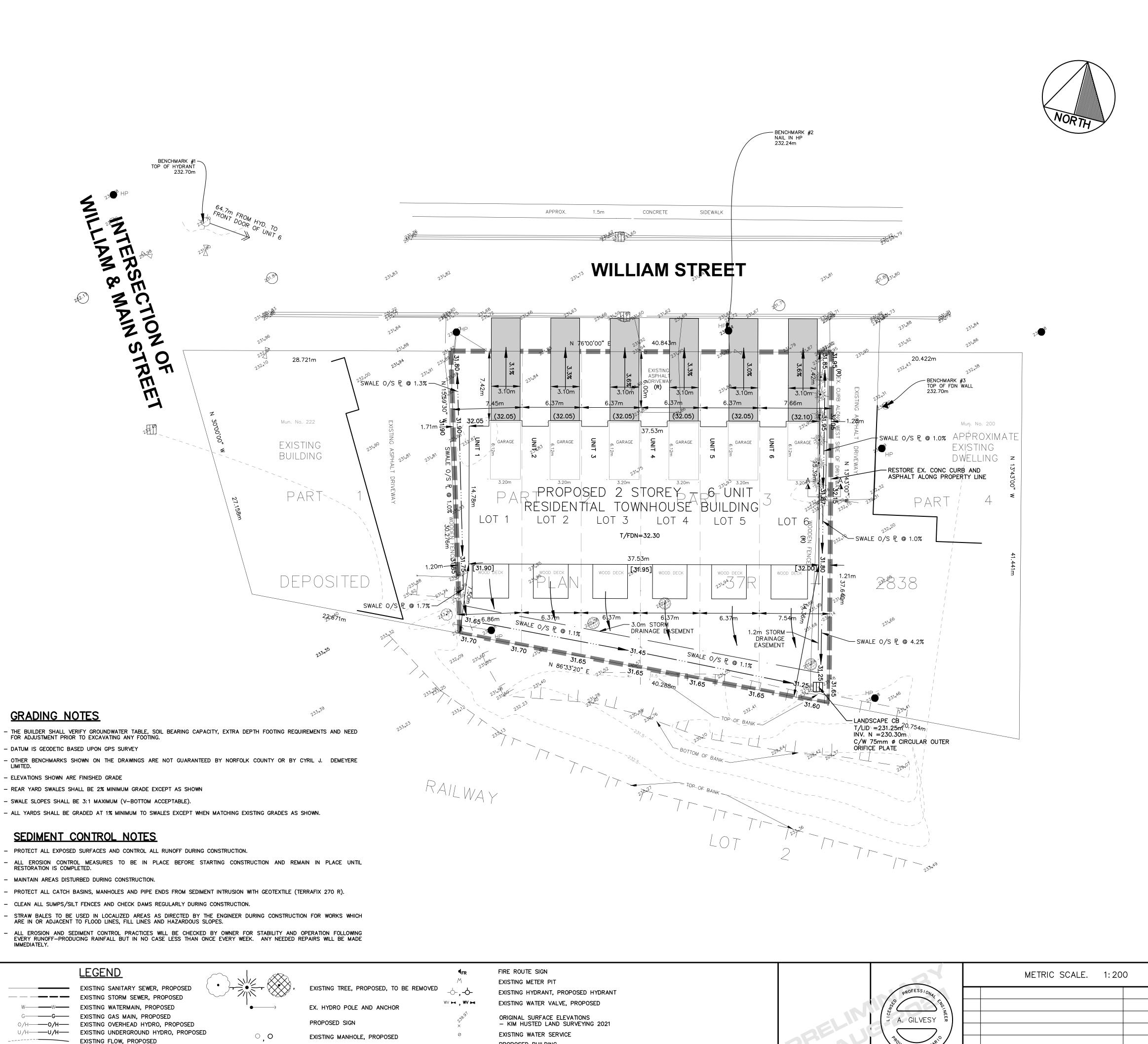
#### COST ESTIMATE FOR SECURITY SITE PLAN APPLICATION NORFOLK COUNTY

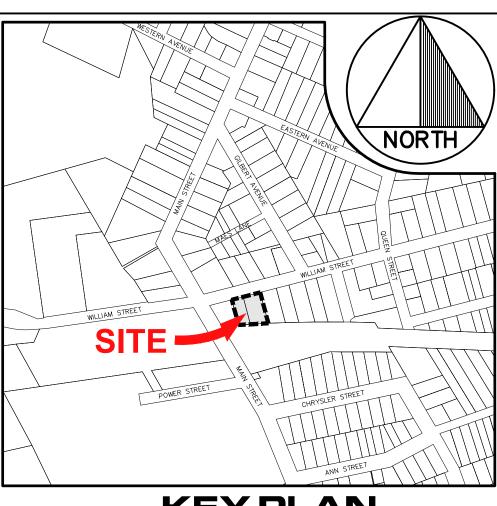
#### 214 WILLIAM ST. TOWNHOUSES

214 WILLIAM STREET, DELHI

Part 1 - Infrastructure on Private Land	20078	AG			•	26-Aug-21
150mme BOSS 1200 STM Pipe	ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
150mme BOSS 1200 STM Pipe		Part 1 - Infrastructure on Private Land				
150mme BOSS LP Bend	4.04			45.0	¢1F0 00	¢/ 750 00
100mms PVC Subdrain		•			,	
OPSD 705 010 600mmse00mm catchbasin & Gratel   ea   1.0   \$1,500.00   \$1,500   \$1,						
125mma PVC SDR28 Pipe SAM PDC (Incl. Connection to Main)   m   6.0   \$220.00   \$1200						\$1,500.00
150mma PVC SDR28 Pipe STM PDC (Incl. Connection to Main)   m   6.0   \$225.00   \$1.350	1.05					\$1,200.00
Miscellaneous	1.06	. , , , , , , , , , , , , , , , , , , ,				\$1,350.00
Part 2 - On-Site Work   Subtotal - Part 1   \$13,000	1.07	Modified OPSD 600.110 Curb Retaining Wall	m	15.0	\$75.00	\$1,125.00
Part 2 - On-Site Work  2.01 Earth Grading 1.02 Granular 'A' (150mm) - 150m² 1.03 H1.3 Asphalt (40mm) - 150m² 1.04 Miscellaneous  Part 3 - Off-Site Work (ROW)  2.07 Excavating & Grading 1.08 Excavating & Grading 1.09 Excavating & Grading 1.00 Excavating & Grading 1.01 Excavating & Grading 1.02 Subtotal - Part 2  2.03 F1.25 Substal - Part 3  2.04 Substal - Part 3  2.05 Substal - Part 3  2.06 Substal - Part 3  2.07 Substal - Part 3  2.08 Substal - Part 3  2.09 Substal - Part 3  2.00 Substal - Part 4  2.00 Substal - Part 3  2.00 Substal - Part 4  2.00 Substal - Part 3  2.00 Substal - Part 4  2.00 Substal - Part 3  2.00 Substal - Part 4  2.00 Substal - Part 3  2.00 Substal - Part 4  2.00 Substal - Part 4  2.00 Substal - Part 4  2.	1.08	Miscellaneous	L/S			\$425.00
Earth Grading				Subtotal - Par	t 1	\$13,000.00
Continue		Part 2 - On-Site Work				
HL3 Asphalt (40mm) - 150m <sup>2</sup>   tonne   18.0	2.01	Earth Grading	L/S	1.0	\$5,000.00	\$5,000.00
Miscellaneous	2.02	Granular 'A' (150mm) - 150m <sup>2</sup>	$m^3$	23.0	\$40.00	\$920.00
Subtotal - Part 2   \$8,000	2.03	HL3 Asphalt (40mm) - 150m <sup>2</sup>	tonne	18.0	\$80.00	\$1,440.00
Part 3 - Off-Site Work (ROW)  1.01	2.04	Miscellaneous	L/S	1.0	\$640.00	\$640.00
Excavating & Grading		Subtotal - Part 2		\$8,000.00		
150mmø BOSS 2000 STM Pipe   m   5.0   \$225.00   \$1,125		Part 3 - Off-Site Work (ROW)				
150mmø BOSS 2000 STM Pipe   m   5.0   \$225.00   \$1,125	3.01	Excavating & Grading	L/S	1.0	\$5,000.00	\$5,000.00
125mmø PVC SDR28 Pipe SAN PDC	3.02	150mmø BOSS 2000 STM Pipe	m	5.0	\$225.00	\$1,125.00
150mmø PVC SDR28 Pipe STM PDC	3.03	150mmø BOSS LR Bend	ea	1.0	\$200.00	\$200.00
25mmø Copper Pipe Water Service   m   60.0   \$75.00   \$4,500	3.04	125mmø PVC SDR28 Pipe SAN PDC	m		\$100.00	\$4,800.00
25mmø Curb Stop Valve   ea   6.0   \$200.00   \$1,200	3.05	•				\$3,750.00
HL3 Asphalt (40mm) - 400m <sup>2</sup>   tonne   37.0 \$80.00 \$2,960	3.06					\$4,500.00
HLB Asphalt (50mm) - 325m²   tonne   40.0   \$100.00   \$4,000						
10   Granular 'A' (150mm) - 400m²   m³   60.0		• • •				\$2,960.00
Sample   S						\$4,000.00
Miscellaneous   Miscellaneou						\$2,400.00
Landscaping Restoration (150mm Topsoil & Seeding)   m <sup>2</sup>   85.0   \$8.00   \$680	3.11	• •				\$3,500.00
Miscellaneous   L/S   1.0   \$285.00   \$285     Subtotal - Part 3   \$36,000     Part 4 - Landscaping     1.01   150mm Topsoil & Seeding   m²   625.0   \$8.00   \$5,000     Subtotal - Part 4   \$5,000     TOTAL   \$62,000     Part 2 - On-Site Work (10%)   \$1,300     Part 3 - Off-Site Work (10%)   \$36,000     Part 4 - Landscaping (100%)   \$5,000     Part 5 - Off-Site Work (100%)   \$5,000     Part 6 - Landscaping (100%)   \$5,000     Part 7 - Landscaping (100%)   \$5,000     Part 8 - Landscaping (100%)   \$5,000     Part 9 - Landsca	3.12					\$1,600.00
Subtotal - Part 3   \$36,000						
150mm Topsoil & Seeding   m <sup>2</sup>   625.0	3.14	Miscellatieous	L/3			\$285.00
Subtotal - Part 4 \$5,000  TOTAL \$62,000  Part 1 - Infrastructure on Private Lands (10%) \$1,300  Part 2 - On-Site Work (10%) \$800  Part 3 - Off-Site Work (100%) \$36,000  Part 4 - Landscaping (100%) \$5,000		Part 4 - Landscaping				
Subtotal - Part 4 \$5,000  TOTAL \$62,000  Part 1 - Infrastructure on Private Lands (10%) \$1,300  Part 2 - On-Site Work (10%) \$800  Part 3 - Off-Site Work (100%) \$36,000  Part 4 - Landscaping (100%) \$5,000	4.01	150mm Topsoil & Seeding	$m^2$	625.0	\$8.00	\$5,000.00
Part 1 - Infrastructure on Private Lands (10%) \$1,300 Part 2 - On-Site Work (10%) \$800 Part 3 - Off-Site Work (100%) \$36,000 Part 4 - Landscaping (100%) \$5,000				Subtotal - Par	t 4	\$5,000.00
Part 2 - On-Site Work (10%) \$800  Part 3 - Off-Site Work (100%) \$36,000  Part 4 - Landscaping (100%) \$5,000				ТОТ	AL	\$62,000.00
Part 2 - On-Site Work (10%) \$800  Part 3 - Off-Site Work (100%) \$36,000  Part 4 - Landscaping (100%) \$5,000						
Part 3 - Off-Site Work (100%) \$36,000 Part 4 - Landscaping (100%) \$5,000			Part 1 - I		, ,	\$1,300.00
Part 4 - Landscaping (100%) \$5,000					, ,	\$800.00
					` ,	\$36,000.00
Total Security Required \$43,100.0				Part 4 - La	andscaping (100%)	\$5,000.00
			Total S	ecurity Require	ed	\$43,100.00

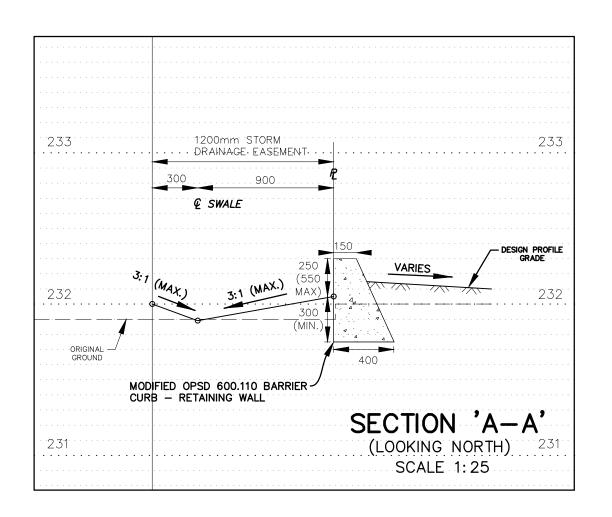
Andrew Gilvesy, P. Eng. CYRIL J. DEMEYERE LIMITED, CONSULTING ENGINEERS, TILLSONBURG, ONTARIO.





**KEY PLAN** 

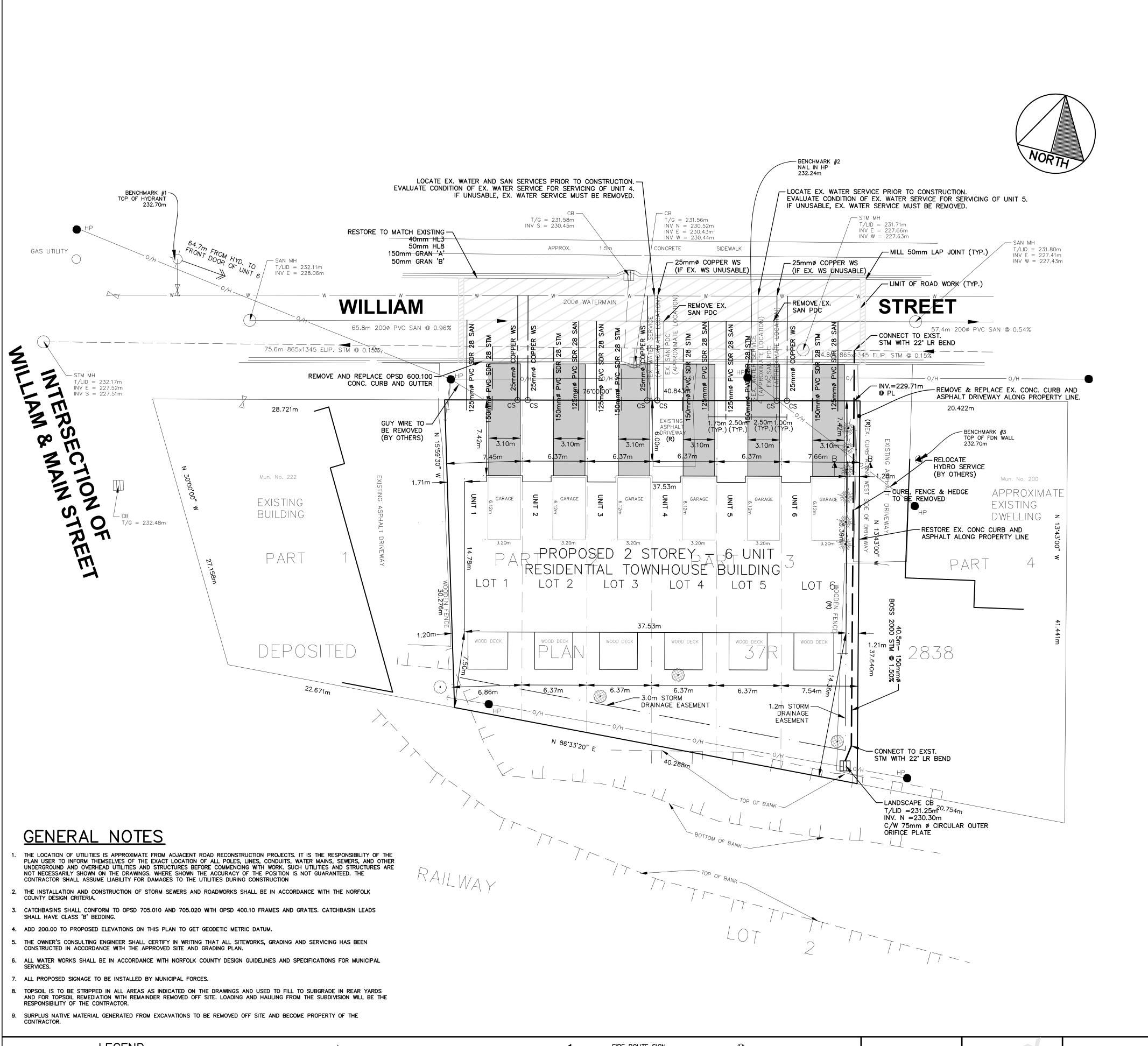
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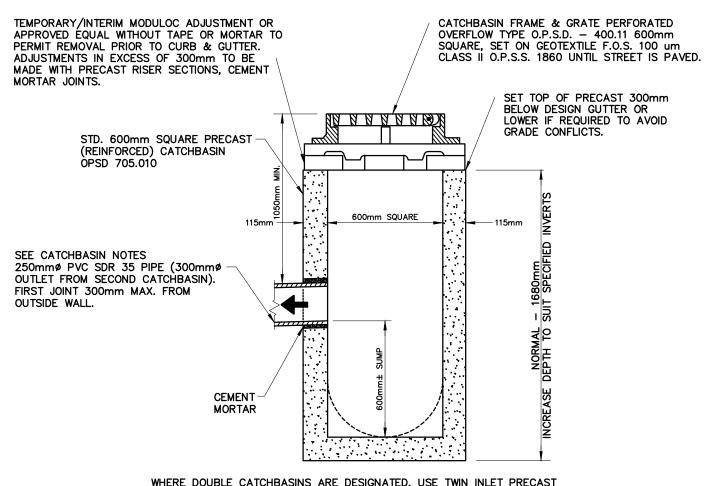


#### NORFOLK COUNTY ZONING REQUIREMENTS PROPOSED/ PROVIDED PROPOSED/ PROVIDED REQUIRED PROPOSED/ PROPOSED/ PROPOSED/ PROPOSED/ PROVIDED PROVIDED PROVIDED PROVIDED UNIT 6 UNIT 1 UNIT 2 UNIT 3 UNIT 4 UNIT 5 ZONING URBAN RESIDENTIAL (R4) LOT AREA (MIN.) 156m<sup>2</sup> 220.18m<sup>2</sup> 204.45m<sup>2</sup> 211.91m<sup>2</sup> 219.50m<sup>2</sup> 227.15m<sup>2</sup> 280.67m<sup>2</sup> LOT FRONTAGE (MIN.) 6.5m 7.45m 6.37m\* 6.37m\* 6.37m\* 6.37m\* 7.66m FRONT YARD (MIN.) 7.42m 6.0m 7.42m 7.42m 7.42m 7.42m 7.42m WILLIAM ST EXTERIOR SIDE N/A N/A N/A N/A 1.2m N/A N/A YARD (MIN.) INTERIOR SIDE N/A N/A N/A 1.2m 1.2m 1.2m YARD (MIN.) REAR YARD (MIN.) 7.5m 7.5m 8.8m 9.7m 10.9m 12.0m 13.2m SEPERATION BETWEEN 2.0m N/A N/A N/A N/A N/A DWELLINGS (MIN.) BUILDING HEIGHT (MAX.) 8.7m 8.7m 8.7m 8.7m 8.7m 8.7m 11.0m DWELLING UNITS (MAX.) 8 UNITS 6 UNITS 2 SPACES PARKING (PER DWELLING PARKING WIDTH (MIN.) 3.0m 3.1m 3.1m 3.1m 3.1m 3.1m PARKING DEPTH (MIN.) 5.8m 11.0m 11.0m 11.0m 11.0m 11.0m 11.0m 50% FRONT YARD | 61% FRONT YARD\* | 53% FRONT YARD\* | 53% FRONT YARD\* | 53% FRONT YARD\* | 53% FRONT YARD\* | 61% FRONT YARD\* LANDSCAPE AREA (MIN)

\* ZONING BY-LAW AMENDMENT REQUESTED.

LEGEND			<b>4</b> FR M	FIRE ROUTE SIGN EXISTING METER PIT			METRIC SCALE. 1:200		DELHI-NORFOLK COUNTY		
EXISTING SANITARY SEWER, PROPOSED  EXISTING STORM SEWER, PROPOSED  W———————————————————————————————————		EXISTING TREE, PROPOSED, TO BE REMOVED	- <b>ċ</b> -, <b>-ċ</b> - ₩ ⋈ , ₩ ⋈	EXISTING HYDRANT, PROPOSED HYDRANT EXISTING WATER VALVE, PROPOSED		PROFESS/ONAL CA				Cyril J. Demeyere Limited P.O. Box 460, 261 Broadway	DALTON WHITE FARMS & SUPPLIES
G———G—— EXISTING WATERMAIN, PROPOSED  O/H———O/H—— EXISTING GAS MAIN, PROPOSED  EXISTING OVERHEAD HYDRO, PROPOSED	,	EX. HYDRO POLE AND ANCHOR PROPOSED SIGN	2 <sup>39,51</sup> ×	ORIGINAL SURFACE ELEVATIONS  — KIM HUSTED LAND SURVEYING 2021	LICEN	A. GILVESY				TillsonbuR6, Ontario. N4G 4H8 Tel: 519-688-1000 866-302-9886	MULTI-FAMILY HOUSING  PART 2 & 3 RP 37R2838
U/H——U/H— EXISTING UNDERGROUND HYDRO, PROPOSED EXISTING FLOW, PROPOSED	0,0	EXISTING MANHOLE, PROPOSED	0	EXISTING WATER SERVICE	SPE U				Consulting Engineers	Fax: 519-842-3235 cjdl@cjdleng.com	GEOGRAPHIC TWP OF DELHI  214 WILLIAM ST
DROP CURB	▤,▤	EXISTING CATCHBASIN, PROPOSED	18.288m <b>27.90</b>	PROPOSED BUILDING DIMENSION PROPOSED FINISHED GRADE	6-1	NCE OF ONTE			DESIGN BY: AG DRAWN E	Y: SD CHECKED BY: PJP	
	LS	EXISTING/PROPOSED LIGHT STANDARD	,	THO GOLD THROTLE SHADE			No. REVISION	DATE B	PROJECT NO. 20078 SURVEY	BY: KH DATE: AUG 2021	DRAWING No. 10F2

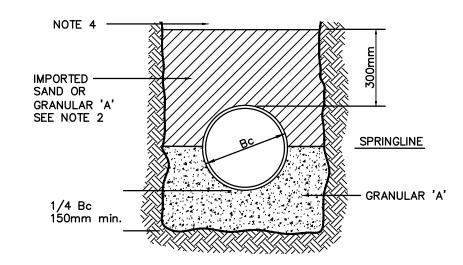




WHERE DOUBLE CATCHBASINS ARE DESIGNATED, USE TWIN INLET PRECAST CATCHBASINS (OPSD 705.020)
PRECAST UNITS MUST BE ALIGNED DIRECTLY UNDER PROPOSED FRAME & GRATE LOCATION. DEVIATIONS FROM ABOVE REQUIRE AUTHORIZATION FROM ENGINEER PRIOR TO INSTALLATION OF PRECAST CATCHBASIN.

STANDARD CATCHBASIN

#### MINIMUM TRENCH WIDTHS UP TO 900mm: Bc + 300mm EACH SIDE. LARGER THAN 900mm: Bc + 375mm EACH SIDE.



# **BEDDING NOTES**

- ALL BEDDING & BACKFILL MATERIALS SHALL BE COMPACTED TO 96% SPMDD. THE BEDDING SHALL BE COMPACTED BEFORE LAYING PIPE AND IN 150mm MAX. LIFTS TO 300mm ABOVE TOP OF PIPE PRIOR TO PLACING ADDITIONAL BACKFILL.
- 2. WHERE NATIVE SOIL IS CLAY, GRANULAR 'A' SHALL BE EXTENDED TO 300mm ABOVE THE PIPE (DRY TRENCH).
- 3. IN WET TRENCH CONDITIONS 19mm CRUSHED STONE SHALL BE USED IN LIEU OF GRANULAR 'A' WITH A COMPLETE GEOTEXTILE ENVELOPE (TERRAFIX 27OR OR APPROVED EQUAL).

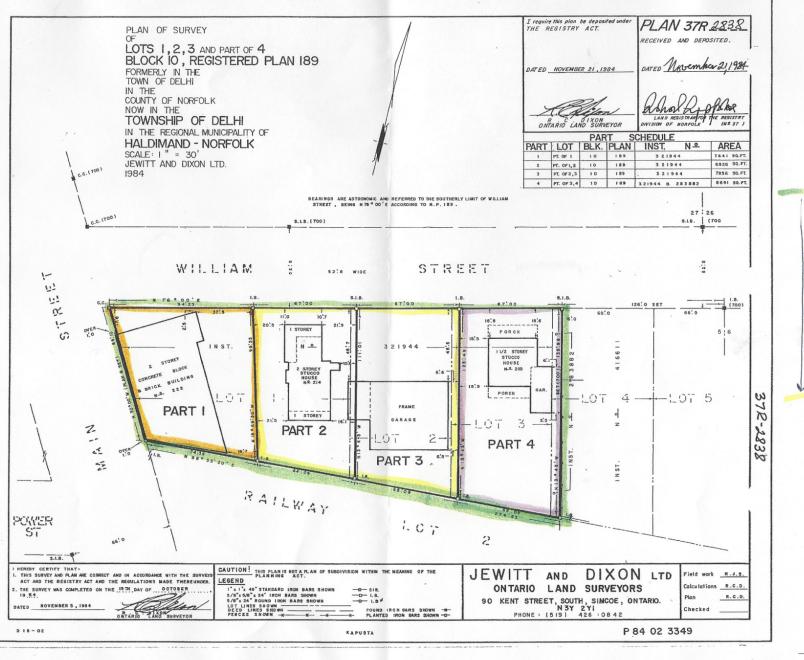
  DEPTH OF 19mm CRUSHED STONE BEDDING SHALL BE INCREASED IN POOR SOIL CONDITIONS AS REQUIRED TO PROVIDE A STABLE BEDDING.
- CLASS 'B' BEDDING

### **CATCHBASIN NOTES**

- 1. PVC PIPE SHALL BE CONNECTED TO CATCHBASIN WITH FACTORY SAND COATED PVC STUB.
- GRANULAR BACKFILL SHALL BE PLACED TO A MIN. WIDTH OF 300mm ALL AROUND CATCHBASIN, IN 300 mm MAX. LIFTS COMPACTED TO 95% STANDARD PROCTOR.
- 3. ADJUSTMENTS IN EXCESS OF 300mm SHALL BE MADE WITH PRECAST RISER SECTIONS. NO STEPS SHALL BE INSTALLED IN CONCRETE ADJUSTMENTS UNITS.

STORM DRAINAGE EASEMENT 0.30m 0.90m - APPROX. EXISTING GROUND T/FDN.= 232.30 MATCH EX. 232.05 GRADES AT 232.00 -DRIVEWAY CONCRETE CURB USF= 229.76 SECTION B-B STORM OUTLET PROPOSED TRENCH INFLUENCE 150mmø BOSS STM 0.45m INVERT=229.82 LOOKING NORTH SCALE : 1:50

#### <u>LEGEND</u> **DELHI-NORFOLK COUNTY** FIRE ROUTE SIGN GAS METER METRIC SCALE. 1:200 EXISTING SANITARY SEWER, PROPOSED EXISTING TREE, PROPOSED, TO BE REMOVED EXISTING HYDRANT, PROPOSED HYDRANT DALTON WHITE FARMS & SUPPLIES — — — EXISTING STORM SEWER, PROPOSED P.O. Box 460, 261 Broadway EXISTING WATER VALVE, PROPOSED MULTI-FAMILY HOUSING EX. HYDRO POLE AND ANCHOR FillsonbuR6, Ontario. N4G 4H8 EXISTING WATERMAIN, PROPOSED Tel: 519-688-1000 EXISTING GAS MAIN, PROPOSED ORIGINAL SURFACE ELEVATIONS A. GILVESY PROPOSED SIGN O/H——O/H— EXISTING OVERHEAD HYDRO, PROPOSED - KIM HUSTED LAND SURVEYING 2021 866-302-9886 PART 2 & 3 RP 37R2838 Consulting Engineers Fax: 519-842-3235 GEOGRAPHIC TWP OF DELHI U /H----**U /H---**EXISTING UNDERGROUND HYDRO, PROPOSED EXISTING WATER SERVICE EXISTING MANHOLE, PROPOSED cjdl@cjdleng.com 214 WLLIAM ST PROPOSED BUILDING EXISTING CATCHBASIN, PROPOSED GENERAL SERVICING PLAN DESIGN BY: AG DRAWN BY: SD CHECKED BY: PJP 28 kV. PRIMARY CABLE, 3-1/C, 2/O AL. IN 3-100mmø DUCT PROPOSED FINISHED GRADE 2 OF 2 — — — — 120/240 V. TRIPLEX SECONDARY CIRCUIT PROJECT NO. 20078 SURVEY BY: KH DATE: AUG 2021 DRAWING No. LIGHT STANDARD REVISION HYDRO METER

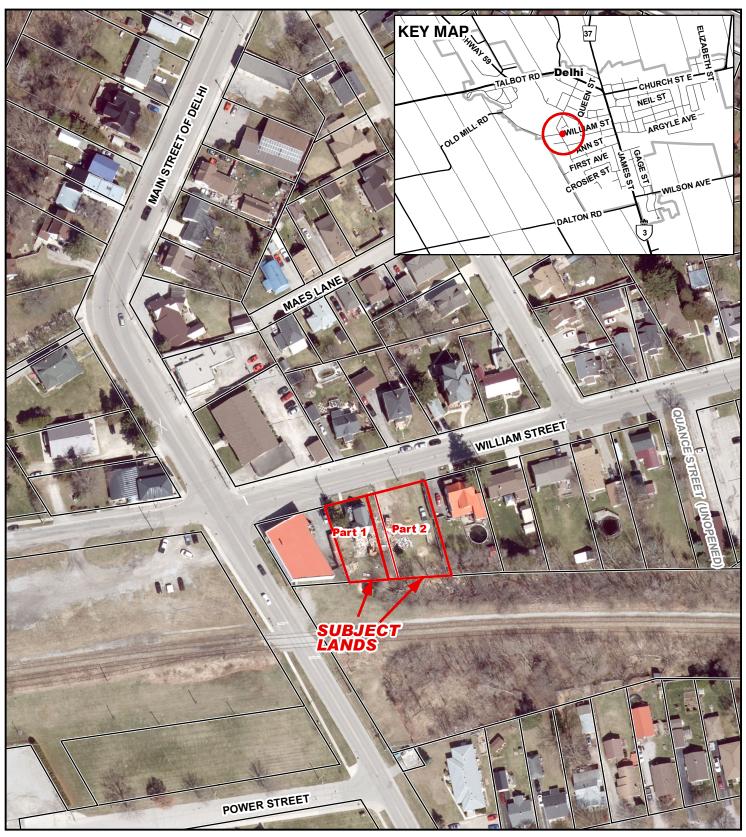


NR3 21944-DWF45

17 NR425 388 pt 1.
37R-2838

hemainder

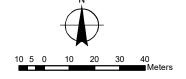
# MAP A CONTEXT MAP Urban Area of DELHI



Legend 2021-11-01

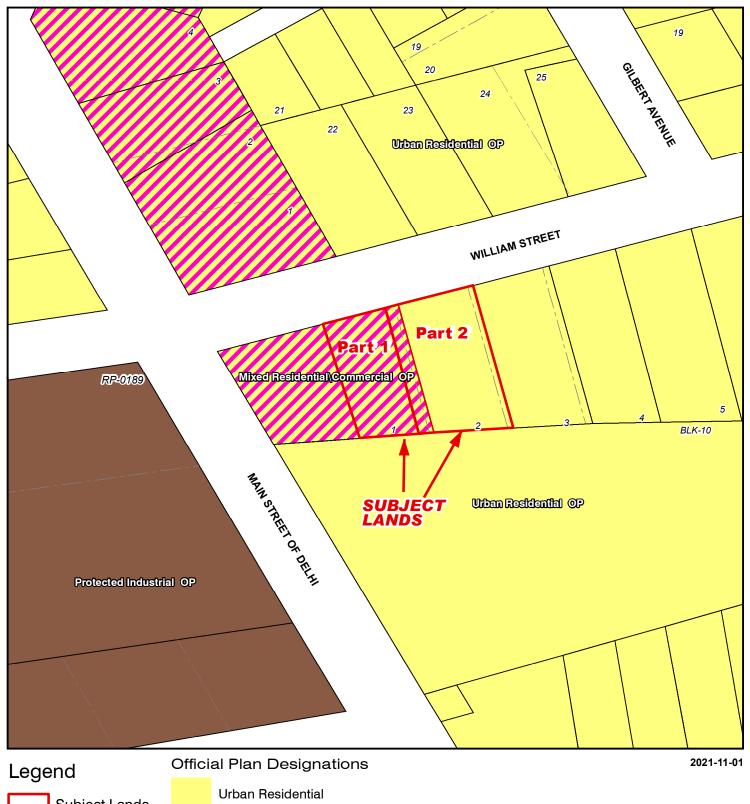


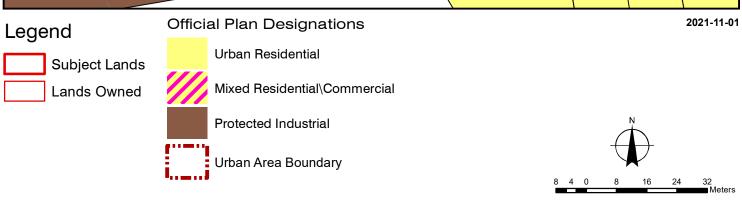
2020 Air Photo



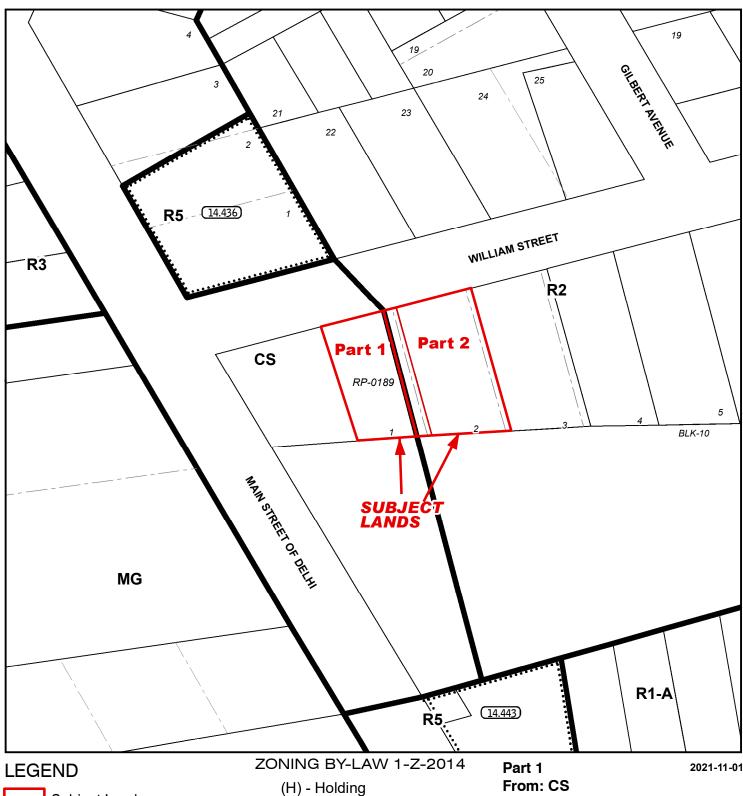
## MAP B OFFICIAL PLAN MAP

Urban Area of DELHI





# MAP C PROPOSED ZONING BY-LAW AMENDMENT MAP Urban Area of DELHI





CS - Service Commercial Zone

MG - General Industrial Zone

R1-A - Residential R1-A Zone

R2 - Residential R2 Zone

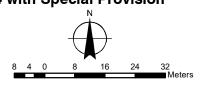
R3 - Residential R3 Zone

R5 - Residential R5 Zone

To: R4 with Special Provision

Part 2 From: R2

To: R4 with Special Provision



#### **CONCEPTUAL PLAN**

Urban Area of DELHI

