For Office Use Only:

File Number		Public Notice Sign	
Related File Number		Application Fee	
Pre-consultation Meeting		Conservation Authority Fee	
Application Submitted		Well & Septic Info Provided	
Complete Application		Planner	

Check the type of planning application(s) you are submitting.

- ☐ Official Plan Amendment
- ☐ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☒ Site Plan Application
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please summarize the desired end result of this application (for example: a special zoning provision on the subject lands to include additional use(s), changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

ADD AN ADDITION TO BUILDING

Property Assessment Roll Number: 3310541-65014000

A. Applicant Information

Name of Owner Pete Neufeld

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 [redacted]

Town and Postal Code [redacted]

Phone Number

Cell Number [redacted]

Email [redacted]

Name of Applicant Tony Wall

Address [redacted]

Town and Postal Code [redacted]

Phone Number [redacted]

Cell Number

Email [redacted]

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 both owner and agent noted above.

☐ Owner ☐ Agent ☒ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

Henry Klassen, Vienna
JAKE DRIEDGER, New Brunswick

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

PART LOT 151 Concession S.T.R. Courtland

Municipal Civic Address: 337 Bell Mill side Rd

Present Official Plan Designation(s): INSTITUTIONAL

Present Zoning: Same

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify corresponding number:

3. Present use of the subject lands:

Church

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:

See site plan

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.

ADDING SANTUARY AND BATHROOMS

6. Please describe **all proposed** 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:

See site plan

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

   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:
   over 10 years
9. Existing use of abutting properties:
   FARM LAND
10. Are there any easements or restrictive covenants affecting the subject lands?

    ☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:
   Church addition
2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:
   need site plan approval
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? ☐ Yes ☒ No If yes, describe its effect:
4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?
☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units:
Frontage:
Depth:
Width: N/A
Lot Area:
Present Use:
Proposed Use:
Proposed final lot size (if boundary adjustment):
If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added:

Description of land intended to be retained in metric units:
Frontage:
Depth:
Width:
Lot Area: N/A
Present Use:
Proposed Use:
Buildings on retained land:

7. Description of proposed right-of-way/easement:
Frontage:
Depth:
Width: N/A
Area:
Proposed use:

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known): N/A

9. **Site Information**

	Zoning	Proposed
Please indicate unit of measurement, for example: m, m^2 or %		
Lot frontage		
Lot depth		
Lot width		
Lot area	see site plan	
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		

10. Building Size

Number of storeys	1	1
Building height		7.8 M
Total ground floor area		(Ex) 418 m^2 + 408 m^2 (Na)
Total gross floor area		"
Total useable floor area		"

11. Off Street Parking and Loading Facilities

Number of off street parking spaces		
Number of visitor parking spaces	see site plan	
Number of accessible parking spaces		
Number of off street loading facilities		

12. Residential (if applicable)

Number of buildings existing: _____

Number of buildings proposed: N/A

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m2
Single Detached		
Semi-Detached		
Duplex		
Triplex		
Four-plex		
Street Townhouse		
Stacked Townhouse		
Apartment - Bachelor		
Apartment - One bedroom		
Apartment - Two bedroom		
Apartment - Three bedroom		

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: N/A

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

_____

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

_____

_____

_____

Seating Capacity (for assembly halls or similar): total 390

Total number of fixed seats: 390

Describe the type of business(es) proposed: SANTUARY

Total number of staff proposed initially: Ø

Total number of staff proposed in five years: Ø

Maximum number of staff on the largest shift: Ø

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: SANTUARY

Seating capacity (if applicable): 390

Number of beds (if applicable): Ø

Total number of staff proposed initially: Ø

Total number of staff proposed in five years: Ø

Maximum number of staff on the largest shift: Ø

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

4389 sq ft SANTUARY

1312 sq ft BATHRMS / utility

15. Describe Recreational or Other Use(s) (if applicable)

SANTUARY

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ 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? ☐ Yes ☐ No ☒ Unknown
3. Provide the information you used to determine the answers to the above questions:
   LAST 20 YEARS HAS SERVED AS CHURCH SITE
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? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ 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? ☐ Yes ☐ No

If no, please explain:

N/A

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
- ☒ Individual wells
- ☐ Communal wells
- ☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers
- ☒ Septic tank and tile bed in good working order
- ☐ Communal system
- ☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers
- ☒ Other (describe below)
- ☐ Open ditches

See ENGINEER Report

2. Existing or proposed access to subject lands:

- ☒ Municipal road
- ☐ Unopened road
- ☐ Provincial highway
- ☐ Other (describe below)

Name of road/street: Bell Mill Side Rd

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ 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

In addition, the following additional plans, studies and reports, including but not limited to, **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

- ☐ Functional Servicing Report
- ☐ 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 Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ 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
5. Property Identification Number (PIN) printout

Standard 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.

I. 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.

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.

Freedom of Information

For the purposes of the *Municipal Freedom of Information 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 *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

Owner/Applicant/Agent Signature

March 7/23

Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

March 7 2023

Date

Owner

Date

N. Declaration

I, TONY WALL of Port Burwell

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

12:30 PM

Owner/Applicant Signature

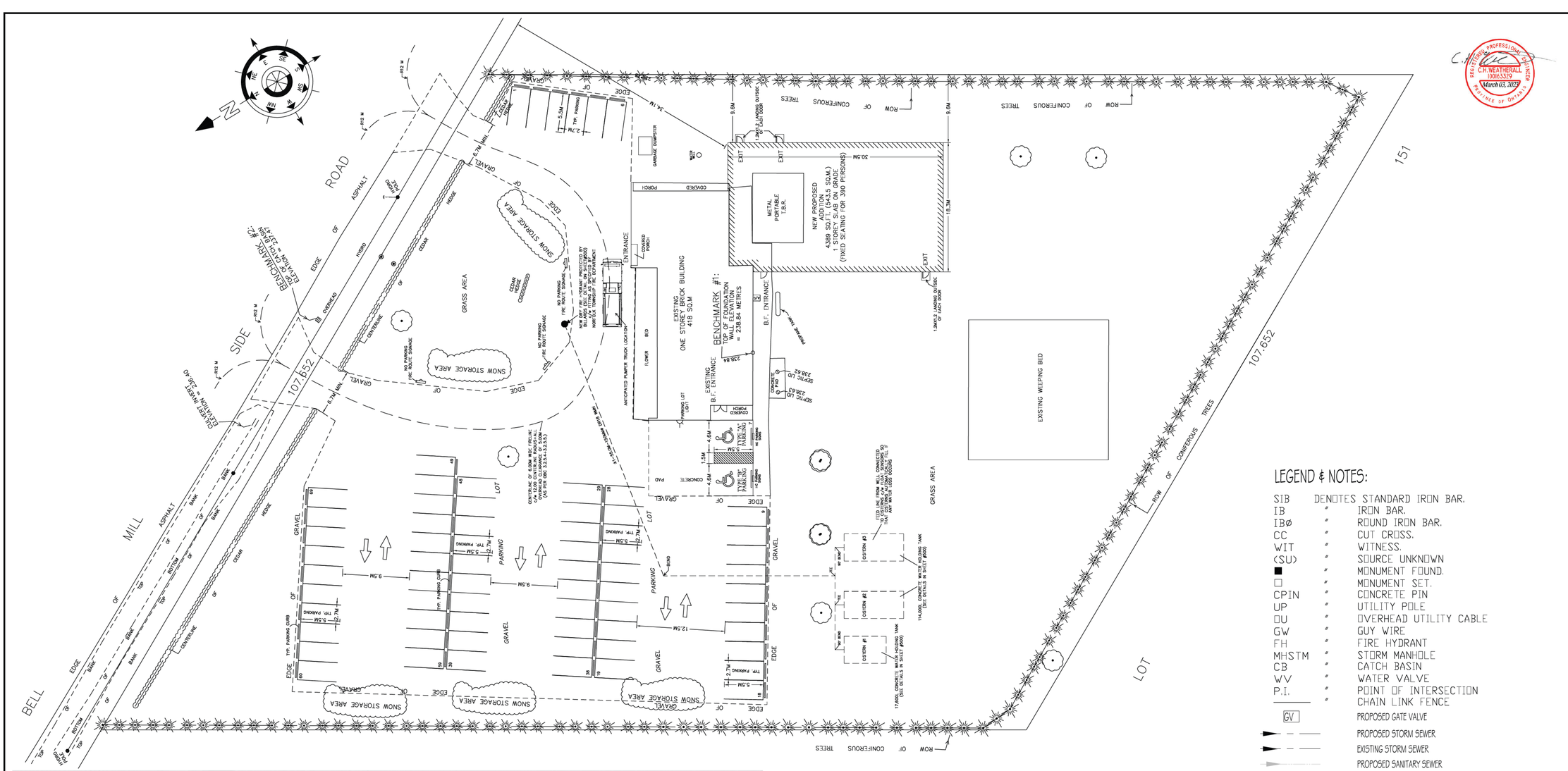
In NORFOLK COUNTY

This 23 day of MARCH

A.D., 2023

A Commissioner, etc.

Mohammad Ariful Alam, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires September 2, 2024.



BARRIER FREE PARKING SIGNAGE

Accessible parking spaces are to be provided in two sizes for all non-residential uses
a) Type A shall have a minimum width of 3.4 m (11.2 ft) and a minimum length of 5.5 m (18 ft).
b) Type B shall have a minimum width of 2.7 m (8.9 ft) and a minimum length of 5.5 m (18 ft).

ACCESSIBLE PARKING AISLE REQUIREMENTS:
A parking aisle shall be provided for all accessible parking spaces and may be shared by two adjacent parking spaces, in accordance with the following provisions:
a) A parking aisle shall have a minimum width of 1.5 m (4.9 ft) and extend the full length of the parking space.
b) A parking aisle shall be marked with high tonal contrast diagonal lines, which discourages parking, where the surface is asphalt, concrete or some other hard surface.

Accessible parking spaces are to have signage installed as per detail to side

LEGEND & NOTES:

SIB	DENOTES	STANDARD IRON BAR.
IB	"	IRON BAR.
IBØ	"	ROUND IRON BAR.
CC	"	CUT CROSS.
WIT	"	WITNESS.
(SU)	"	SOURCE UNKNOWN
■	"	MONUMENT FOUND.
□	"	MONUMENT SET.
CPIN	"	CONCRETE PIN
UP	"	UTILITY POLE
OU	"	OVERHEAD UTILITY CABLE
GW	"	GUY WIRE
FH	"	FIRE HYDRANT
MHSTM	"	STORM MANHOLE
CB	"	CATCH BASIN
WV	"	WATER VALVE
P.I.	"	POINT OF INTERSECTION
	"	CHAIN LINK FENCE
GV		PROPOSED GATE VALVE
		PROPOSED STORM SEWER
		EXISTING STORM SEWER
		PROPOSED SANITARY SEWER
		EXISTING SANITARY SEWER
		PROPOSED WATERMAIN/SERVICE
		EXISTING WATERMAIN/SERVICE
		PROPOSED SWALE
x XXX.XX		DESIGN ELEVATION
XXX.XX		DESIGN ELEVATION AT BUILDING FACE
XXX.XX		DENOTES EXISTING ELEVATIONS AS PER KIM HUSTED SURVEYING LTD.
X.XX%		DENOTES OVERLAND FLOW DIRECTION & GRADIENT
		DENOTES SHEET OVERLAND FLOW DIRECTION
		DENOTES SEDIMENT CONTROL FENCE
XXX / XXX / XXX		DENOTES DRAINAGE CATCHMENT AREA IDENTIFIER
		DENOTES SCS NUMBER
		DENOTES DRAINAGE CATCHMENT AREA IN Ha
		DENOTES DRAINAGE BOUNDARY

METRIC — DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES

DO NOT CONVEY FROM THIS PLAN

C.H. WEATHERALL — REGISTERED PROFESSIONAL ENGINEER — 100163379 — March 03, 2023 — PROVINCE OF ONTARIO

GENERAL NOTES:

EXISTING LOT	3 ACRES	12129.2 SQ.M.
EXISTING BUILDING	4507 SQ.FT.	418 SQ.M.
EXISTING LOT COVERAGE	3.7%	
PROPOSED ADDITION	4389 SQ.FT.	543 SQ.M.
PROPOSED NEW LOT COV.	7.9%	

ZONING TABLE

	REQ'D	PROPOSED
MIN LOT AREA (SQ.M)		12129.2
MIN LOT FRONTAGE (M)		107.6
MIN SETBACK FROM LOCAL RD (M)		36.7
MIN FRONT YARD DEPTH (M)		36.7
SIDE YARD WIDTH - INTERIOR (M)		9.6
SIDE YARD WIDTH - EXTERIOR (M)		
REAR YARD DEPTH (M)		50.1
MAX LOT COVERAGE %		7.9
MAX BUILDING HT. (M)		7.2
MIN LANDSCAPED OPEN SPACE %		47%
TOTAL PARKING REQUIRED		67
H/C PARKING REQUIRED		2
EXISTING BUILDING		NON SPRINKLED
NEW ADDITION BUILDING		NON SPRINKLED

REV.#	DATE:	DESCRIPTION:
4		
3		
2		
1	03/10	PLANNING DEPT. APPLICATION

girard ENGINEERING
2478153 ONTARIO INC.
212 Main Street West P.O. Box 98
Otterville, Ontario N0J 1R0
Tel: 1-519-879-6875
Fax: 1-519-879-6536
Email: dfallowfield@girardengineering.ca

VIEW-IT Design

PROPERTY OF VIEW-IT DESIGN

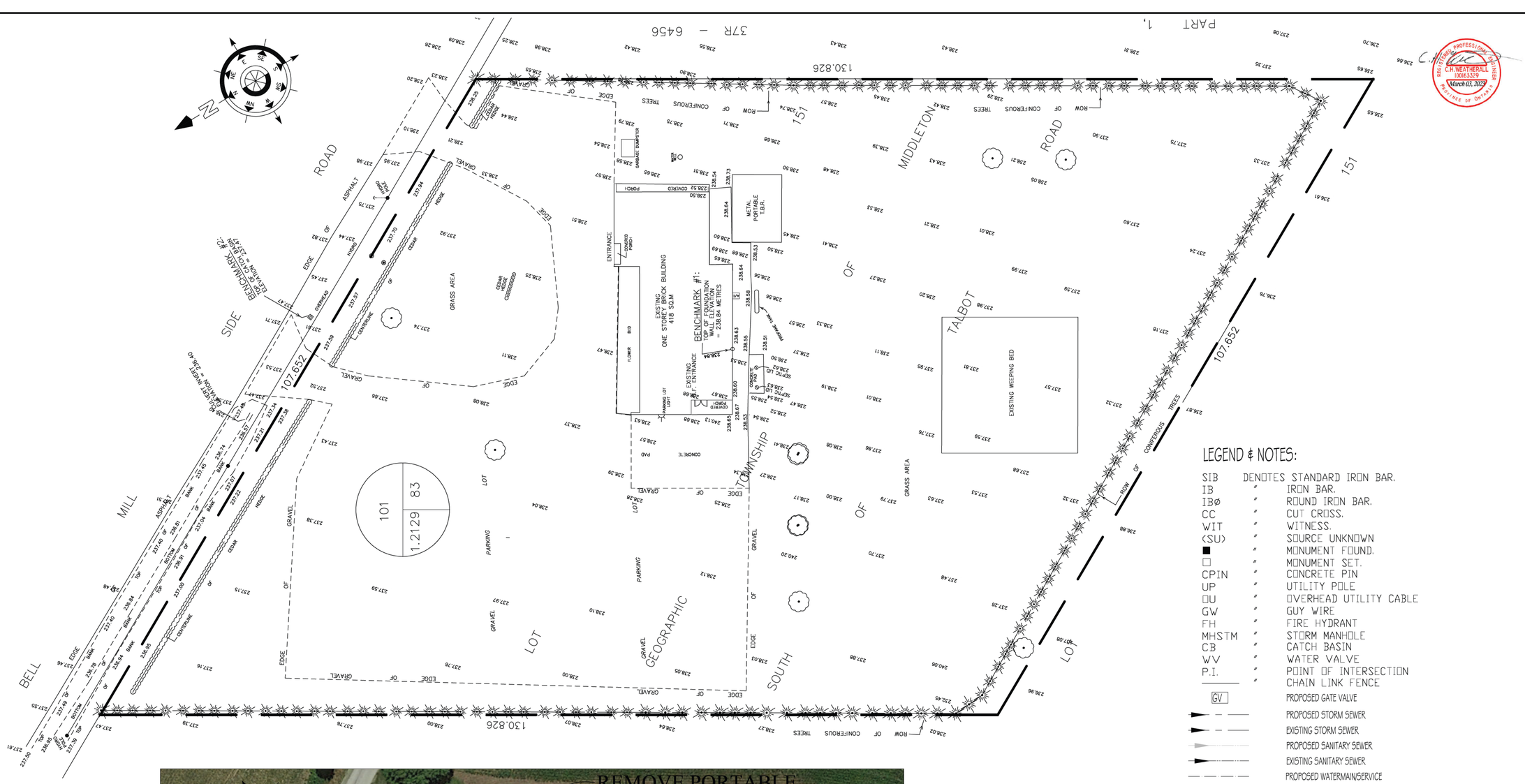
VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-4087

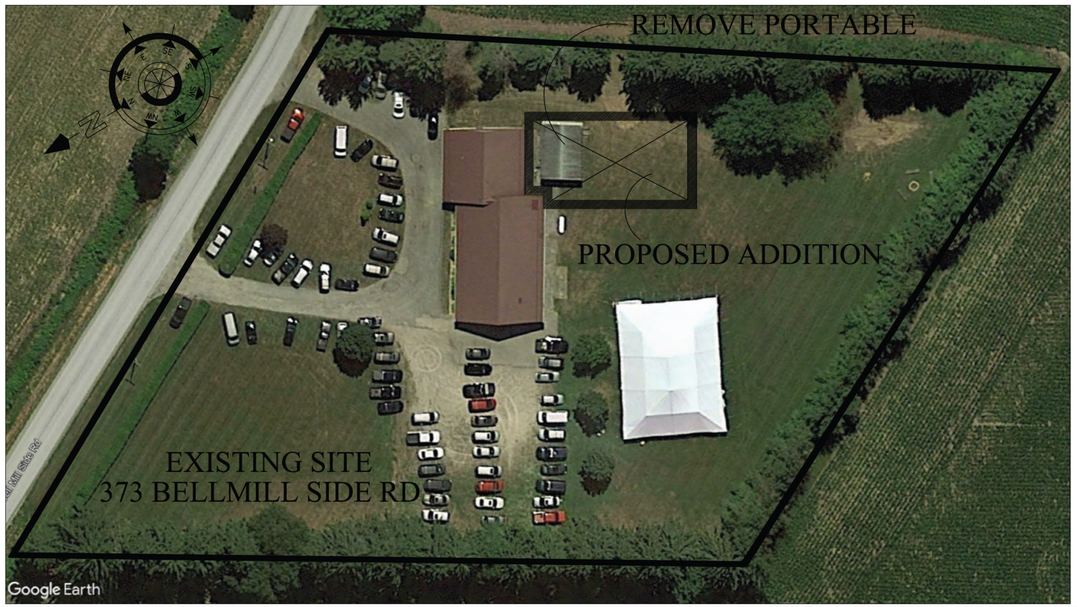
SALEM CHRISTIAN FELLOWSHIP
373 BELLMILL SIDE RD
NORFOLK, ONT

PROPOSED CHURCH ADDITION

SITE PLAN

DRAWN BY: TONY WALL	SCALE: SEE DWG
PO#	100
DATE: MARCH 2023	
SHEET NO. 1 OF 5	





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IBØ	"	ROUND IRON BAR.
CC	"	CUT CROSS.
WIT	"	WITNESS.
(SU)	"	SOURCE UNKNOWN
■	"	MONUMENT FOUND.
□	"	MONUMENT SET.
CPIN	"	CONCRETE PIN
UP	"	UTILITY POLE
OU	"	OVERHEAD UTILITY CABLE
GW	"	GUY WIRE
FH	"	FIRE HYDRANT
MHSTM	"	STORM MANHOLE
CB	"	CATCH BASIN
WV	"	WATER VALVE
P.I.	"	POINT OF INTERSECTION
	"	CHAIN LINK FENCE
GV		PROPOSED GATE VALVE
		PROPOSED STORM SEWER
		EXISTING STORM SEWER
		PROPOSED SANITARY SEWER
		EXISTING SANITARY SEWER
		PROPOSED WATERMAIN/SERVICE
		EXISTING WATERMAIN/SERVICE
		PROPOSED SWALE
x XXX.XX		DESIGN ELEVATION
XXX.XX		DESIGN ELEVATION AT BUILDING FACE
XXX.XX		DENOTES EXISTING ELEVATIONS AS PER KIM HUSTED SURVEYING LTD.
X.XX%		DENOTES OVERLAND FLOW DIRECTION & GRADIENT
		DENOTES SHEET OVERLAND FLOW DIRECTION
		DENOTES SEDIMENT CONTROL FENCE
XXX / X.XXX / X.XXX		DENOTES DRAINAGE CATCHMENT AREA IDENTIFIER
		DENOTES SCS NUMBER
		DENOTES DRAINAGE CATCHMENT AREA IN Ha
		DENOTES DRAINAGE BOUNDARY

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REGISTERED PROFESSIONAL SURVEYOR
C.H. WEATHERALL
100163379
March 03, 2023
PROVINCE OF ONTARIO

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ZONING TABLE

	REQ'D	PROPOSED
MIN LOT AREA (SQ.M)		12129.2
MIN LOT FRONTAGE (M)		107.6
MIN SETBACK FROM LOCAL RD (M)		36.7
MIN FRONT YARD DEPTH (M)		36.7
SIDE YARD WIDTH - INTERIOR (M)		9.6
SIDE YARD WIDTH - EXTERIOR (M)		
REAR YARD DEPTH (M)		50.1
MAX LOT COVERAGE %		7.9
MAX BUILDING HT. (M)		7.2
MIN LANDSCAPED OPEN SPACE %		47%
TOTAL PARKING REQUIRED		67
H/C PARKING REQUIRED		2
EXISTING BUILDING		NON SPRINKLED
NEW ADDITION BUILDING		NON SPRINKLED

REV.#	DATE:	DESCRIPTION:
4		
3		
2		
1	03/10	PLANNING DEPT. APPLICATION

girard ENGINEERING
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212 Main Street West P.O. Box 98
Otterville, Ontario N0J 1R0
Tel: 1-519-879-6875
Fax: 1-519-879-6536
Email: dfallowfield@girardengineering.ca

VIEW-IT Design

PROPERTY OF VIEW-IT DESIGN

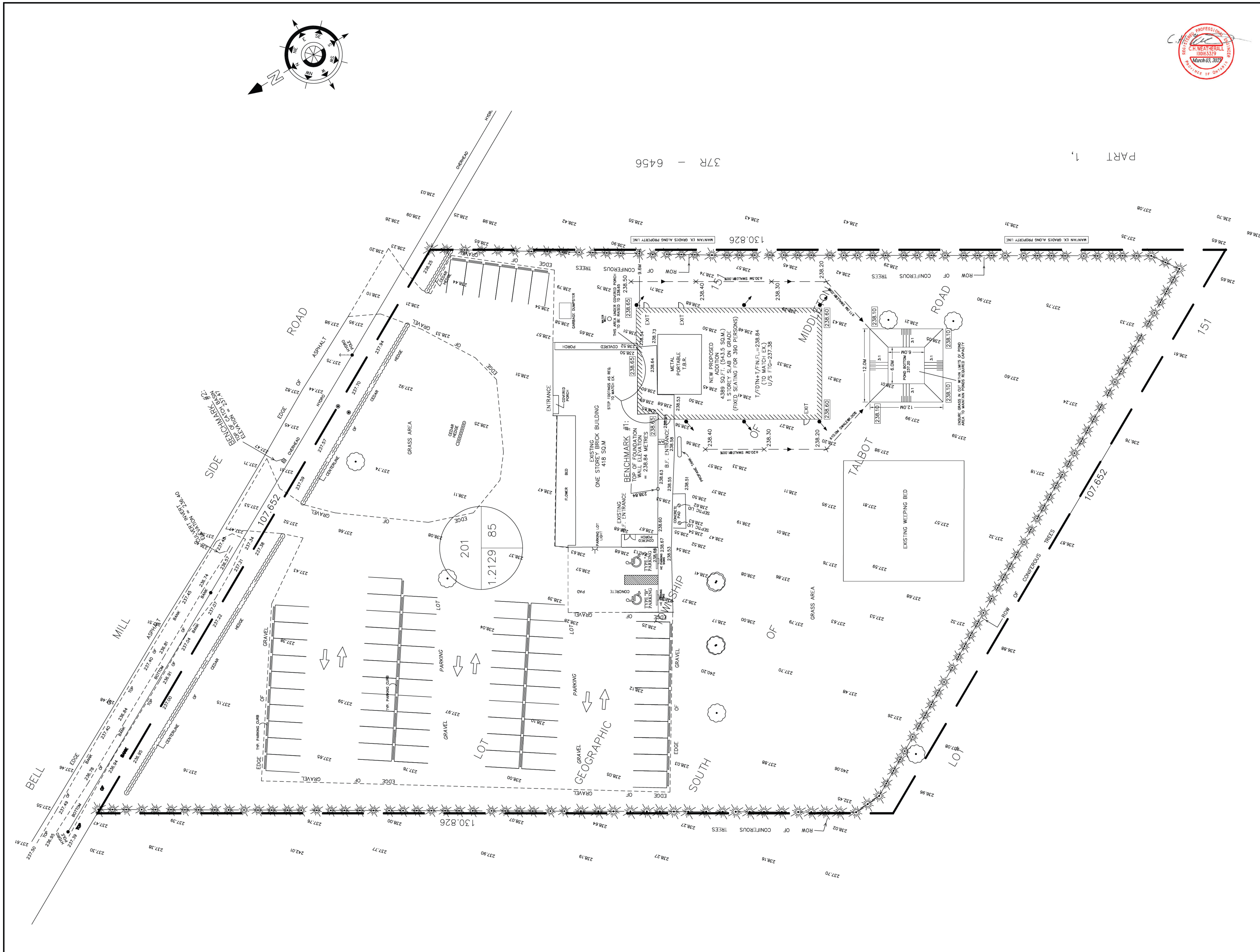
VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-4087

SALEM CHRISTIAN FELLOWSHIP
373 BELLMILL SIDE RD
NORFOLK, ONT

PROPOSED CHURCH ADDITION

PRE-DEVELOPMENT PLAN

DRAWN BY: TONY WALL	SCALE: SEE DWG
PO#	200
DATE: MARCH 2023	
SHEET NO. 2 OF 5	



GENERAL NOTES:

EXISTING LOT	3 ACRES	12129.2 SQ.M.
EXISTING BUILDING	4507 SQ.FT.	418 SQ.M.
EXISTING LOT COVERAGE	3.7%	
PROPOSED ADDITION	4389 SQ.FT.	543 SQ.M.
PROPOSED NEW LOT COV.	7.9%	

ZONING TABLE

	REQ'D	PROPOSED
MIN LOT AREA (SQ.M)		12129.2
MIN LOT FRONTAGE (M)		107.6
MIN SETBACK FROM LOCAL RD (M)		36.7
MIN FRONT YARD DEPTH (M)		36.7
SIDE YARD WIDTH - INTERIOR (M)		9.6
SIDE YARD WIDTH - EXTERIOR (M)		
REAR YARD DEPTH (M)		50.1
MAX LOT COVERAGE %		7.9
MAX BUILDING HT. (M)		7.2
MIN LANDSCAPED OPEN SPACE %		47%
TOTAL PARKING REQUIRED		67
H/C PARKING REQUIRED		2
EXISTING BUILDING	NON SPRINKLED	
NEW ADDITION BUILDING	NON SPRINKLED	

REV.#	DATE:	DESCRIPTION:
4		
3		
2		
1	03/10	PLANNING DEPT. APPLICATION

girard ENGINEERING
2478153 ONTARIO INC.
212 Main Street West P.O. Box 98
Otterville, Ontario N0J 1R0
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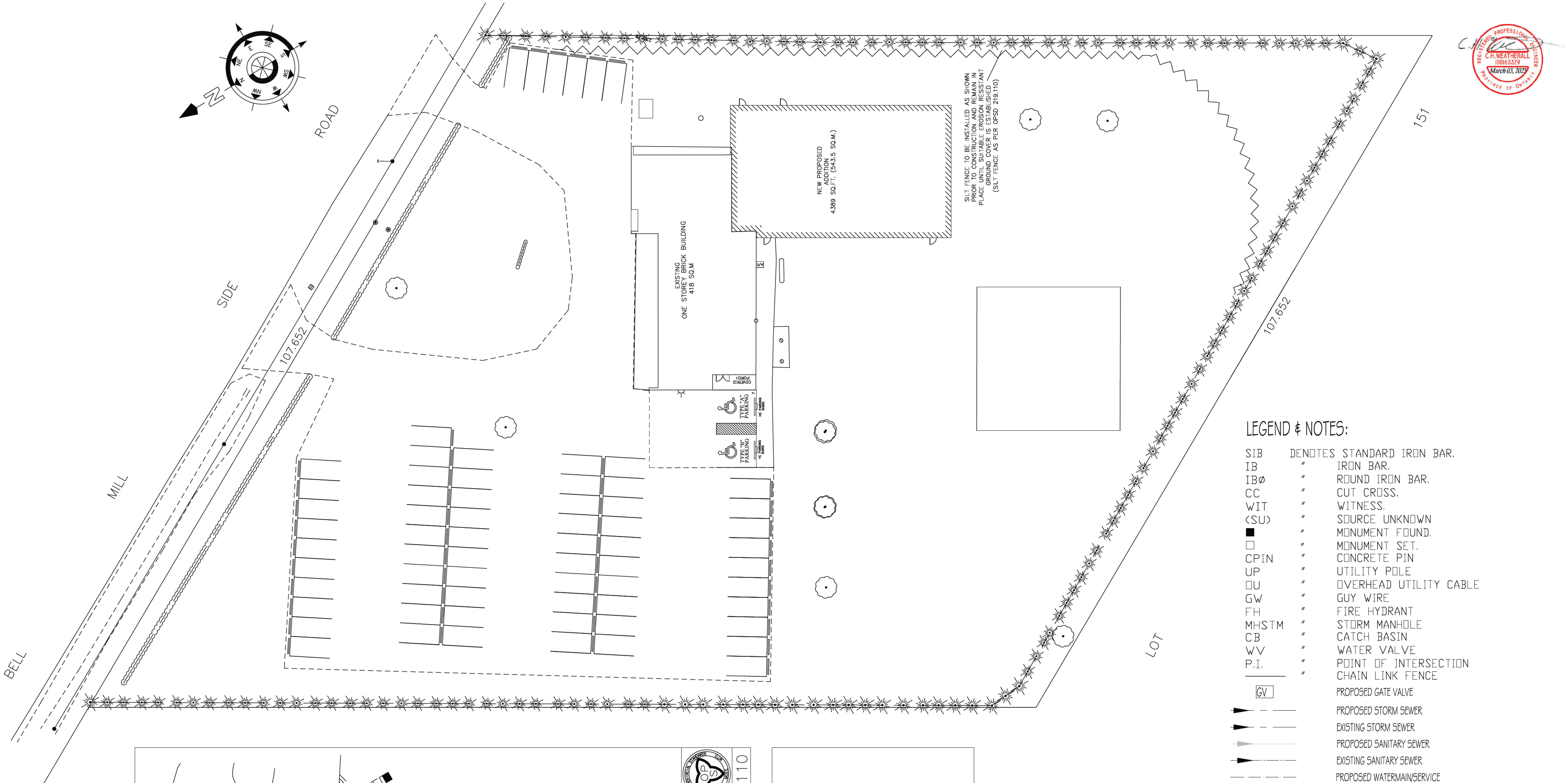
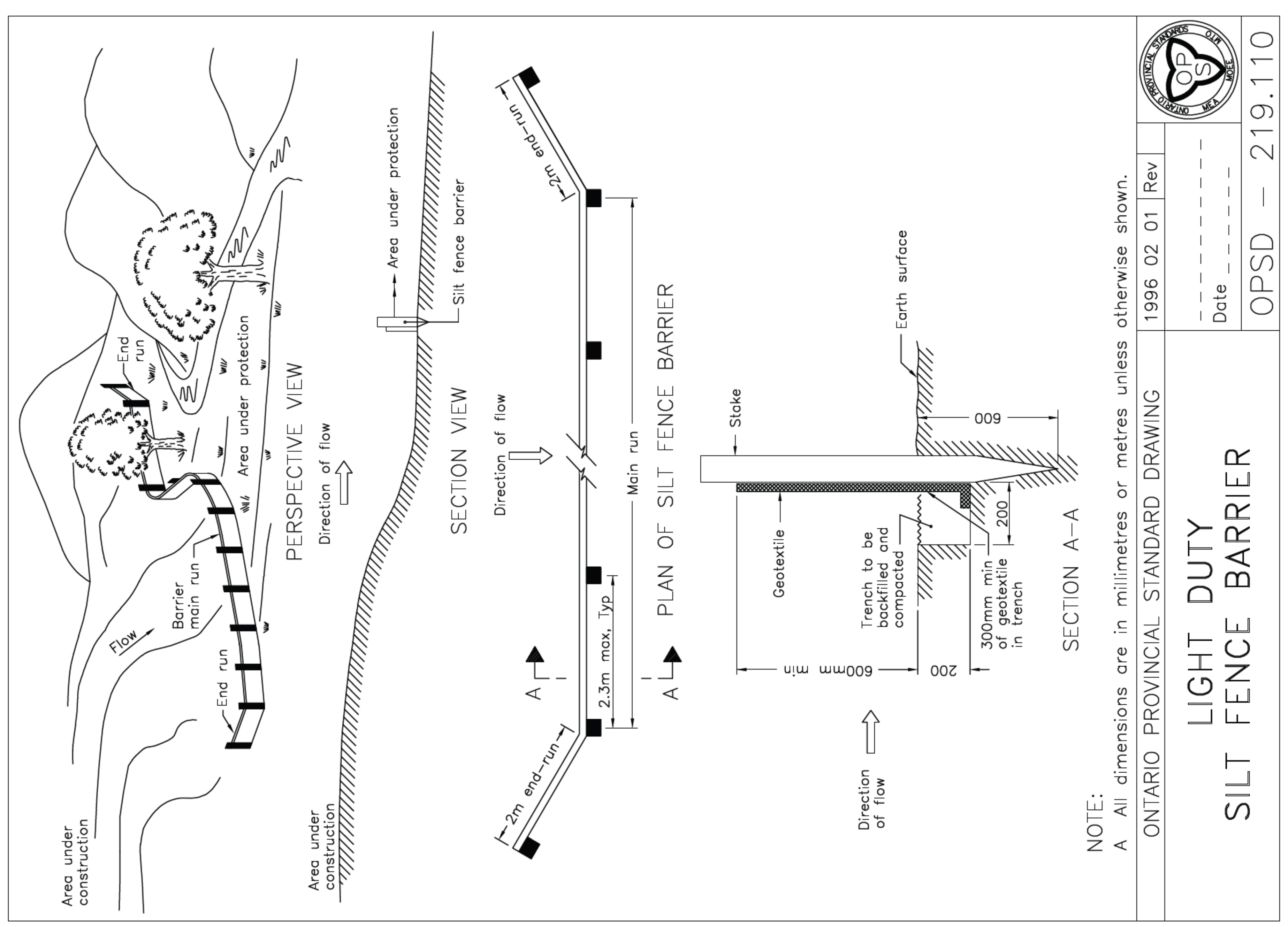
SALEM CHRISTIAN FELLOWSHIP
373 BELLMILL SIDE RD
NORFOLK, ONT

PROPOSED CHURCH ADDITION

GRADING/ DRAINAGE PLAN

DRAWN BY: TONY WALL	SCALE: SEE DWG
PO#	300
DATE: MARCH 2023	
SHEET NO. 3 OF 5	





7. EROSION AND SEDIMENT CONTROL

- 7.1. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND VEGETATIVE COVER IS ESTABLISHED.
- 7.2. ALL SILT FENCING TO BE INSTALLED PRIOR TO ANY AREA GRADING, EXCAVATING OR DEMOLITION COMMENCING.
- 7.3. EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES. ALL STOCKPILES TO BE KEPT A MINIMUM OF 2.5m FROM ALL PROPERTY LINES.
- 7.4. EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MHs AND CBs.
- 7.5. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
- 7.6. EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY BY ENGINEER AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF ONE THIRD (1/3) THE HEIGHT OF THE SILT FENCING.
- 7.7. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER AND THE DEPARTMENT OF PUBLIC WORKS.
- 7.8. CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF SEDIMENTS RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.
- 7.9. CONTRACTOR MUST REMOVE EROSION AND SEDIMENTATION FENCING PRIOR TO COMPLETION OF PROJECT. CONTRACTOR TO HAVE EROSION AND SEDIMENTATION FENCE INSPECTED WHEN VEGETATION HAS ESTABLISHED, BUT PRIOR TO FENCE BECOMING OVERGROWN. ENGINEER'S REPRESENTATIVE TO DETERMINE IF VEGETATION HAS REACHED THE CRITICAL POINT AND WILL THEN INSTRUCT CONTRACTOR TO REMOVE FENCE.

LEGEND & NOTES:

SIB	DENOTES STANDARD IRON BAR.
IB	" IRON BAR.
IBø	" ROUND IRON BAR.
CC	" CUT CROSS.
WIT	" WITNESS.
(SU)	" SOURCE UNKNOWN
■	" MONUMENT FOUND.
□	" MONUMENT SET.
CPIN	" CONCRETE PIN
UP	" UTILITY POLE
OU	" OVERHEAD UTILITY CABLE
GW	" GUY WIRE
FH	" FIRE HYDRANT
MHSTM	" STORM MANHOLE
CB	" CATCH BASIN
WV	" WATER VALVE
P.I.	" POINT OF INTERSECTION
	" CHAIN LINK FENCE
GV	PROPOSED GATE VALVE
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATERMAIN/SERVICE
	EXISTING WATERMAIN/SERVICE
	PROPOSED SWALE
x XXX.XX	DESIGN ELEVATION
XXX.XX	DESIGN ELEVATION AT BUILDING FACE
xxx.xx	DENOTES EXISTING ELEVATIONS AS PER KIM HUSTED SURVEYING LTD.
X.XX%	DENOTES OVERLAND FLOW DIRECTION & GRADIENT
	DENOTES SHEET OVERLAND FLOW DIRECTION
	DENOTES SEDIMENT CONTROL FENCE
XXX / X.XX / X.XXX	DENOTES DRAINAGE CATCHMENT AREA IDENTIFIER; DENOTES SCS NUMBER; DENOTES DRAINAGE CATCHMENT AREA IN Ha
	DENOTES DRAINAGE BOUNDARY

METRIC — DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES

DO NOT CONVEY FROM THIS PLAN

GENERAL NOTES:

EXISTING LOT	3 ACRES	12129.2 SQ.M.
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SIDE YARD WIDTH - EXTERIOR (M)		
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MAX BUILDING HT. (M)		7.2
MIN LANDSCAPED OPEN SPACE %		47%
TOTAL PARKING REQUIRED		67
H/C PARKING REQUIRED		2
EXISTING BUILDING	NON SPRINKLED	
NEW ADDITION BUILDING	NON SPRINKLED	

REV.#	DATE:	DESCRIPTION:
4		
3		
2		
1	03/10	PLANNING DEPT. APPLICATION

C.H. WEATHERALL 100163329 March 03, 2023 REGISTERED PROFESSIONAL ENGINEER PROVINCE OF ONTARIO

girard ENGINEERING
2478153 ONTARIO INC.
212 Main Street West P.O. Box 98
Otterville, Ontario N0J 1R0
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Fax: 1-519-879-6536
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VIEW-IT Design

PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-4087

SALEM CHRISTIAN FELLOWSHIP
373 BELLMILL SIDE RD
NORFOLK, ONT

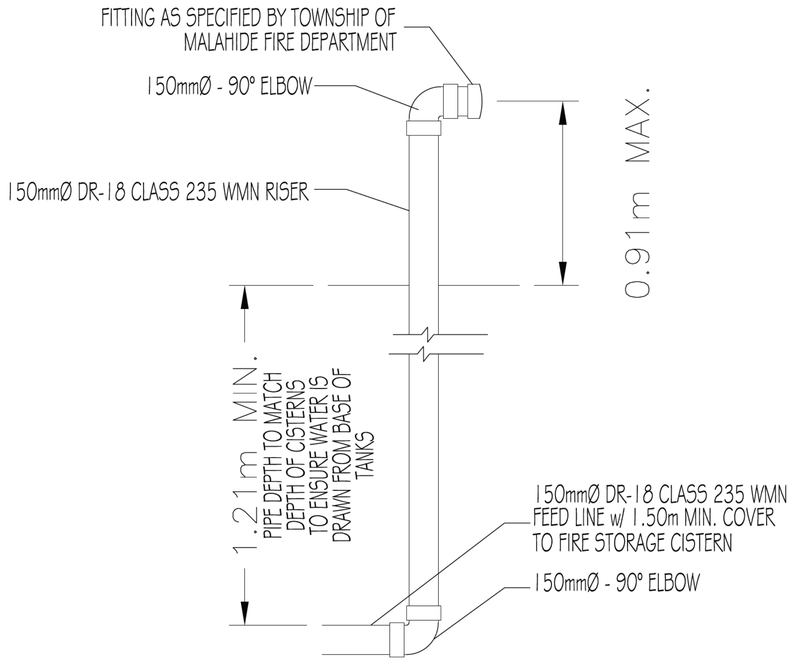
PROPOSED CHURCH ADDITION

PRE-DEVELOPMENT PLAN

DRAWN BY: TONY WALL	SCALE: SEE DWG
PO#	
DATE: MARCH 2023	400
SHEET NO. 4 OF 5	

SUCTION HYDRANT DETAIL:

N.T.S.



C.H. WEATHERALL
100163329
March 03, 2023
PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

17,600 LITRE PRECAST WASTEWATER HOLDING TANK MODEL H17.6S

OR EQUAL

WILKINSON HEAVY PRECAST LIMITED
DUNDAS, ONTARIO 905-628-5611
www.wilkinsonheavyprecast.com

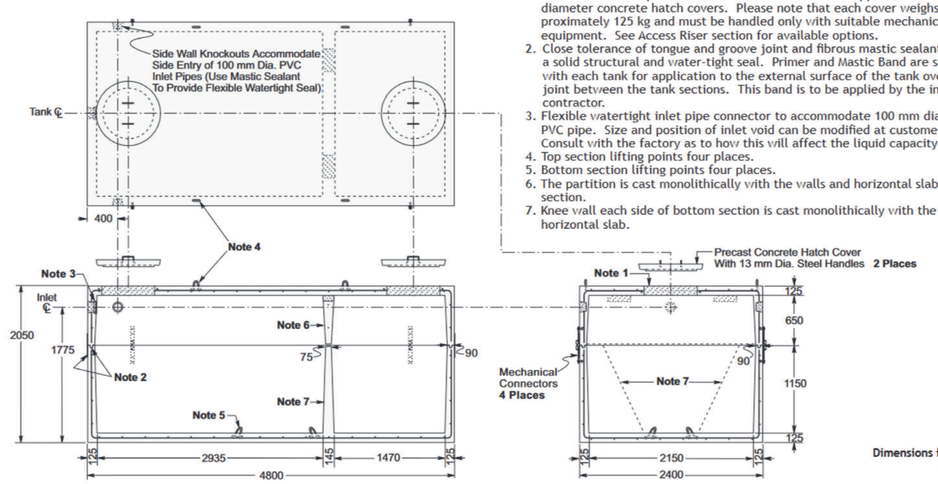
CONSTRUCTION DETAILS *

Concrete: 35 MPa at 28 Days, 5 to 8% Air Entrainment.

Reinforcing: 10 M bars at 300 mm centres each way in roof, walls and floor; horizonally in top section partition.
Four extra 15 M bars around roof access opening.
Minimum cover over reinforcing steel - 25 mm.

Actual Capacity: 9778 Litres Per Vertical Metre.
17,600 Litres to Underside of Roof Slab.

THIS TANK IS FACTORY ASSEMBLED EXCEPT FOR ANY ACCESS RISERS AND IS INTENDED TO BE SHIPPED AND INSTALLED AS A ONE PIECE UNIT.
Handling Weight: 14,273 kg



NOTES

1. Large 685 mm diameter roof access openings facilitate tank maintenance. Unless otherwise specified/ordered this tank will be shipped with 840 mm diameter concrete hatch covers. Please note that each cover weighs approximately 125 kg and must be handled only with suitable mechanical lifting equipment. See Access Riser section for available options.
2. Close tolerance of tongue and groove joint and fibrous mastic sealant ensures a solid structural and water-tight seal. Primer and Mastic Band are supplied with each tank for application to the external surface of the tank over the joint between the tank sections. This band is to be applied by the installing contractor.
3. Flexible watertight inlet pipe connector to accommodate 100 mm diameter PVC pipe. Size and position of inlet void can be modified at customer's request. Consult with the factory as to how this will affect the liquid capacity of this tank.
4. Top section lifting points four places.
5. Bottom section lifting points four places.
6. The partition is cast monolithically with the walls and horizontal slab of top section.
7. Knee wall each side of bottom section is cast monolithically with the walls and horizontal slab.

Dimensions in mm
N.T.S.

* Commensurate with a **1.2 Metre** burial over the top slab in firm soil away from any area of vehicular traffic.

For recommended installation procedures refer to Wilkinson Installation Guidelines and Lifting and Assembly Instructions.

WARNING ! IMPROPER INSTALLATION ESPECIALLY IN UNSTABLE SOILS CAN RESULT IN THE STRUCTURAL FAILURE OF THIS PRODUCT

9 May, 2009

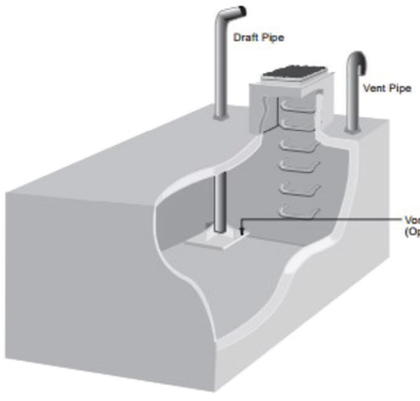
TYPICAL PRECAST FIRE WATER RESERVOIR

OR EQUAL

WILKINSON HEAVY PRECAST LIMITED
DUNDAS, ONTARIO 905-628-5611
www.wilkinsonheavyprecast.com

CONSTRUCTION DETAILS

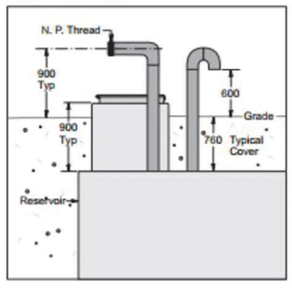
Concrete: 35 MPa at 28 Days, 5 to 8% Air Entrainment.



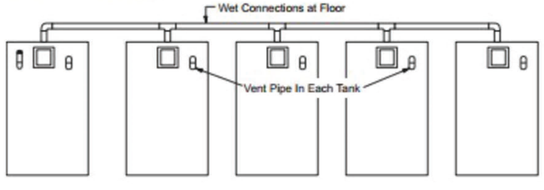
FEATURES

- Draft pipe and vent are steel pipe sized to suit, hot dip galvanized after fabrication.
- Vent pipe incorporates a stainless steel insect screen.
- Precast concrete access riser with frame and hinged, drip proof and lockable cover.
- Aluminum ladder rungs to the floor.
- Draft pipe draws from 75 mm above tank floor.
- Typical tank capacities from 25,000 to 114,000 Litres.
- For more capacity special fittings can be provided to connect any number of tanks in series.
- Contact the factory for optional cross connection and ventilation configurations.

TYPICAL APPURTENANCE DETAILS



TYPICAL SERIES CONNECTION



Dimensions in mm
N.T.S.

WARNING ! IMPROPER INSTALLATION ESPECIALLY IN UNSTABLE SOILS CAN RESULT IN THE STRUCTURAL FAILURE OF THIS PRODUCT

9 May, 2008

114,000 LITRE CONCRETE WATER HOLDING TANK MODEL H114S

OR EQUAL

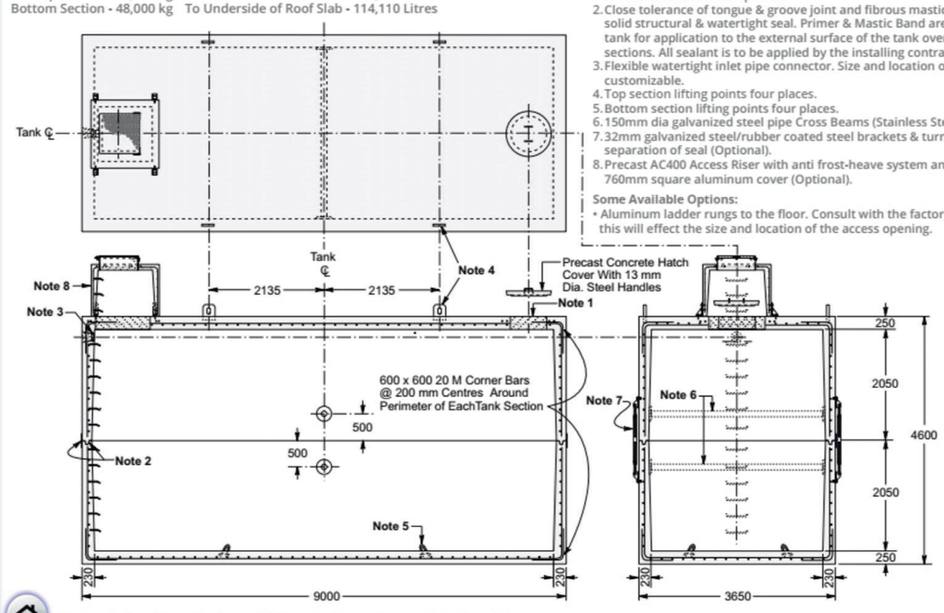
WILKINSON HEAVY PRECAST
WWW.WILKINSONHEAVYPRECAST.COM
DUNDAS, ONTARIO 1-800-263-8503

CONSTRUCTION DETAILS:

Concrete: 35 MPa at 28 Days, 5 to 8% Air Entrainment.

Reinforcing: Designed for a maximum 1.5 metre burial over the top slab in firm soil.
Optional reinforcing for CHBDC vehicular loading available upon request.

WEIGHT:	CAPACITY:
Top Section - 48,000 kg	Per Vertical Metre - 27,832 Ltires
Bottom Section - 48,000 kg	To Underside of Roof Slab - 114,110 Litres



NOTES:

1. Large 685 mm diameter roof access openings facilitate tank maintenance. Unless otherwise specified when ordered this tank will be shipped with 840mm diameter concrete roof access cover only. Please see Access Riser section for available riser & hatch options.
2. Close tolerance of tongue & groove joint and fibrous mastic sealant ensures a solid structural & watertight seal. Primer & Mastic Band are supplied with each tank for application to the external surface of the tank over the joint between sections. All sealant is to be applied by the installing contractor.
3. Flexible watertight inlet pipe connector. Size and location of connectcions are customizable.
4. Top section lifting points four places.
5. Bottom section lifting points four places.
6. 150mm dia galvanized steel pipe Cross Beams (Stainless Steel Optional).
7. 32mm galvanized steel/rubber coated steel brackets & turnbuckles to prevent separation of seal (Optional).
8. Precast AC400 Access Riser with anti frost-heave system and integrally cast 760mm square aluminum cover (Optional).

Some Available Options:

- Aluminum ladder rungs to the floor. Consult with the factory as to how this will effect the size and location of the access opening.

Dimensions in mm
N.T.S.

*Product designed for a **Maximum 1.5 Metre** burial over the top slab in firm soil away from any area of vehicular traffic.

For recommended installation proceedures refer to Wilkinson Installation Guidelines.

WARNING! IMPROPER INSTALLATION ESPECIALLY IN UNSTABLE SOIL CAN RESULT IN THE STRUCTURAL FAILURE OF THIS PRODUCT

March 27, 2019

GENERAL NOTES:

EXISTING LOT	3 ACRES	12129.2 SQ.M.
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PROPOSED NEW LOT COV.	7.9%	

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SIDE YARD WIDTH - EXTERIOR (M)		
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MIN LANDSCAPED OPEN SPACE %		47%
TOTAL PARKING REQUIRED		67
H/C PARKING REQUIRED		2
EXISTING BUILDING		NON SPRINKLED
NEW ADDITION BUILDING		NON SPRINKLED

REV.#	DATE:	DESCRIPTION:
4		
3		
2		
1	03/10	PLANNING DEPT. APPLICATION

girard ENGINEERING
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VIEW-IT Design

PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-851-1173
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SALEM CHRISTIAN FELLOWSHIP
373 BELLMILL SIDE RD
NORFOLK, ONT

PROPOSED CHURCH ADDITION

DETAILS PLAN

DRAWN BY: TONY WALL	SCALE: SEE DWG
PO#	
DATE: MARCH 2023	500
SHEET NO. 5 OF 5	

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2478153 Ontario Inc.

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Email: info@girardengineering.ca

February 27, 2022

Water Volume Required for Fire Fighting

Salem Christian Fellowship
373 Bell Mill Side Road,
Norfolk, ON N0J 1E0

Calculation for Water Volume Required for Fire Fighting as per OBC 3.2.5.7. – Appendix A:

$$Q = KVS_{tot}$$

Where Q = minimum supply of water in litres
K = water supply coefficient from Table 1 (Classification of A-2 is for church)
V = total building volume in cubic metres (5,103.29^3)
S_{tot} = total of spatial coefficient values from property line exposures on all sides as obtained from the formula: $S_{tot} = 1.0 + [S_{side1} + S_{side2} + S_{side3} + \ldots etc.]$ where
S_{side} = values are established from Figure 1 as modified by items 3(d) and 3(f), and
S_{tot} = need not exceed 2.0

$$Q = KVS_{tot}$$

$$Q = (23) * (5{,}103.29) * (2.0)$$

$$Q = 234{,}751$$

As per Table 2 – Required Minimum Water Supply Flow Rate (L/min) = 6,300L/min since Q > 190,000L and ≤ 270,000L

It is proposed that this storage volume is to be made available by means of an underground tank.

Prepared By

Cathy Weatherall, P. Eng
Municipal Engineer

REGISTERED PROFESSIONAL ENGINEER
C.H. WEATHERALL
100163329
March 03, 2023
PROVINCE OF ONTARIO

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Email: info@girardengineering.ca

February 27, 2023

Stormwater Review
373 Bellmill Side Road,
Norfolk, ON N0J 1E0

Girard Engineering was retained by Salem Christian Fellowship (client) to prepare a Stormwater memo in support of the proposed building expansion located at 373 Bellmill Side Road, Norfolk, ON N0J 1E0. The purpose of this memo is to demonstrate that the proposed site can be developed in accordance with Norfolk County guidelines from a stormwater management perspective.

The following reports and design standards were referenced during the preparation of this memo:

- Norfolk County Integrated Sustainable Master Plan Report, September 2016; and
- Ministry of the Environment, Stormwater Management Planning and Design Manual, 2003

Under current conditions the area is split drainage. Most of the grassed area to the back of the property drains off the site from north to south and the hard surfaces is graded towards the front towards the road. After the proposed expansion of the building is built, the impervious surface will increase from 34% to 37% . To negate the impact to the site, a stormwater management pond will be implemented to contain the extra runoff and allow it to drain controlled. Since the 1:100 year storm generates the largest amount of runoff, it is this storm that was used to size the dry pond.

To generate the IDF curve numbers for the site, the Ministry of Transpiration IDF curve generator was used and can be found at the end of this report. The IDF curve numbers below in Table 1, where used to generate the rainfall data within this report:

Table 1. IDF Curve Parameters for Airport Road

Return Period (Years)	a	b	c
5	765.427	4.634	0.758
100	1,200	8.000	0.815

To determine the post-development run off volumes discharge, the hydrologic model MIDUSS was used. A summary of the peak flows are presented in Table 2 and detailed MIDUSS model results provided at the end of this memo.

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2478153 Ontario Inc.

682 Peel Street
Woodstock, Ontario N4S 1L3
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Table 2. Summary of volume runoffs

Return Period (Years)	Post-Development Required Volume to attenuate (m^3)
5	10.12
100	11.11

Since the volume to attenuate the 100 year return storm is the largest storm, it was this volume that was used to design the new storage in the dry pond to make sure that there was no runoff to the neighboring property. All grasses should be maintained to allow water to drain and any debris should be removed if seen.

Prepared By

Cathy Weatherall, P. Eng
Municipal Engineer

Ontario IDF CURVE LOOKUP

Active coordinate

42° 47' 45" N, 80° 40' 45" W (42.795833,-80.679167)

Retrieved: Mon, 27 Feb 2023 15:30:15 GMT

Location summary

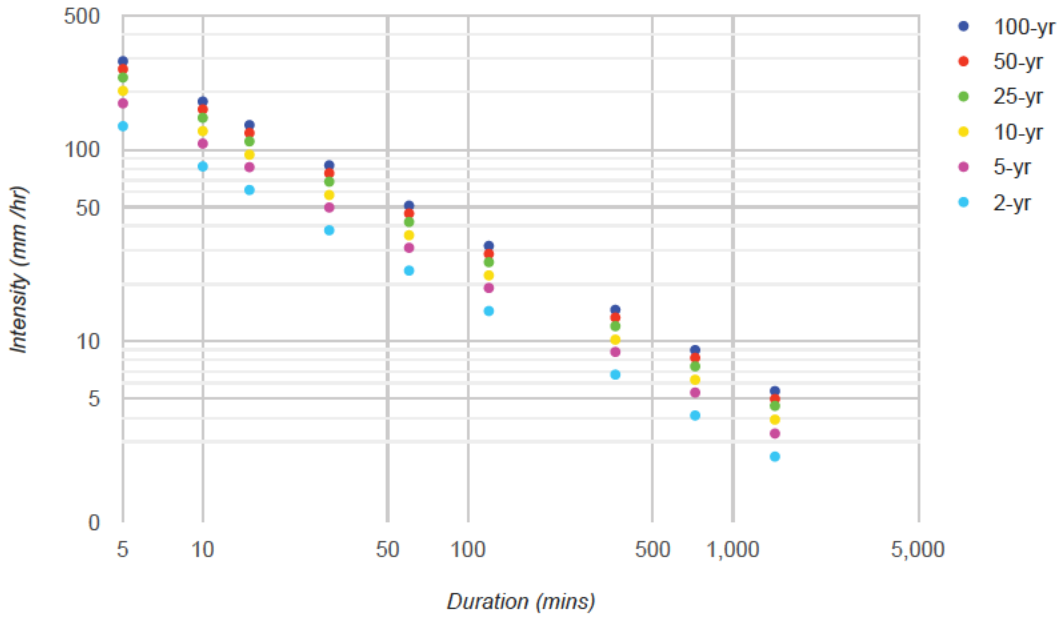
These are the locations in the selection.

IDF Curve: 42° 47' 45" N, 80° 40' 45" W (42.795833,-80.679167)

Results

An IDF curve was found.

Coordinate: 42.795833, -80.679167
IDF curve year: 2010



Coefficient summary

IDF Curve: 42° 47' 45" N, 80° 40' 45" W (42.795833,-80.679167)

Retrieved: Mon, 27 Feb 2023 15:30:15 GMT

Data year: 2010
IDF curve year: 2010

Return period	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
A	23.4	30.8	35.8	42.0	46.5	51.1
B	-0.699	-0.699	-0.699	-0.699	-0.699	-0.699

Statistics

Rainfall intensity (mm hr^{-1})

Duration	5-min	10-min	15-min	30-min	1-hr	2-hr	6-hr	12-hr	24-hr
2-yr	132.9	81.9	61.7	38.0	23.4	14.4	6.7	4.1	2.5
5-yr	174.9	107.8	81.2	50.0	30.8	19.0	8.8	5.4	3.3
10-yr	203.3	125.3	94.3	58.1	35.8	22.1	10.2	6.3	3.9
25-yr	238.6	147.0	110.7	68.2	42.0	25.9	12.0	7.4	4.6
50-yr	264.1	162.7	122.5	75.5	46.5	28.6	13.3	8.2	5.0
100-yr	290.2	178.8	134.7	83.0	51.1	31.5	14.6	9.0	5.5

Rainfall depth (mm)

Duration	5-min	10-min	15-min	30-min	1-hr	2-hr	6-hr	12-hr	24-hr
2-yr	11.1	13.6	15.4	19.0	23.4	28.8	40.1	49.4	60.9
5-yr	14.6	18.0	20.3	25.0	30.8	37.9	52.8	65.1	80.2
10-yr	16.9	20.9	23.6	29.1	35.8	44.1	61.4	75.6	93.2
25-yr	19.9	24.5	27.7	34.1	42.0	51.7	72.0	88.7	109.3
50-yr	22.0	27.1	30.6	37.7	46.5	57.3	79.7	98.2	121.0
100-yr	24.2	29.8	33.7	41.5	51.1	63.0	87.6	108.0	133.0

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Last Modified: September 2016

```
"                MIDUSS Output ----------------------------------------------->"
"                MIDUSS version                            Version 2.25  rev. 473"
"                MIDUSS created                          Sunday, February 7, 2010"
"           10   Units used:                                          ie METRIC"
"                Job folder:                       C:\Users\Cathy\Desktop\MIDUSS"
"                Output filename:                                 5 year pre 2.out"
"                Licensee name:                                   Drew Fallowfield"
"                Company                                                         "
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"     1500.000   Max. Hydrograph"
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"        4.634   Constant B"
"        0.758   Exponent C"
"        0.400   Fraction R"
"      180.000   Duration"
"        1.000   Time step multiplier"
"             Maximum intensity           137.461    mm/hr"
"             Total depth                  43.970    mm"
"            6   005hyd   Hydrograph extension used in this file"
" 33          CATCHMENT 101"
"            1   Triangular SCS"
"            1   Equal length"
"            1   SCS method"
"          101   Pre"
"       34.000   % Impervious"
"        1.213   Total Area"
"       50.000   Flow length"
"        2.000   Overland Slope"
"        0.801   Pervious Area"
"       50.000   Pervious length"
"        2.000   Pervious slope"
"        0.412   Impervious Area"
"       50.000   Impervious length"
"        2.000   Impervious slope"
"        0.250   Pervious Manning 'n'"
"       75.000   Pervious SCS Curve No."
"        0.238   Pervious Runoff coefficient"
"        0.100   Pervious Ia/S coefficient"
"        8.467   Pervious Initial abstraction"
"        0.015   Impervious Manning 'n'"
"       98.000   Impervious SCS Curve No."
"        0.870   Impervious Runoff coefficient"
"        0.100   Impervious Ia/S coefficient"
"        0.518   Impervious Initial abstraction"
"                     0.110     0.000     0.000     0.000 c.m/sec"
```

```
"             Catchment 101          Pervious   Impervious Total Area "
"             Surface Area           0.801      0.412      1.213      hectare"
"             Time of concentration  27.233     2.711      11.230     minutes"
"             Time to Centroid       137.915    92.157     108.052    minutes"
"             Rainfall depth         43.970     43.970     43.970     mm"
"             Rainfall volume        351.99     181.33     533.32     c.m"
"             Rainfall losses        33.484     5.726      24.046     mm"
"             Runoff depth           10.487     38.244     19.924     mm"
"             Runoff volume          83.95      157.71     241.66     c.m"
"             Runoff coefficient     0.238      0.870      0.453      "
"             Maximum flow           0.020      0.109      0.110      c.m/sec"
" 40          HYDROGRAPH Add Runoff "
"            4   Add Runoff "
"                    0.110     0.110     0.000     0.000"
" 38          START/RE-START TOTALS 101"
"            3   Runoff Totals on EXIT"
"             Total Catchment area                      1.213    hectare"
"             Total Impervious area                     0.412    hectare"
"             Total % impervious                       34.000"
" 19          EXIT"
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"                MIDUSS Output ----------------------------------------------->"
"                MIDUSS version                            Version 2.25  rev. 473"
"                MIDUSS created                          Sunday, February 7, 2010"
"           10   Units used:                                          ie METRIC"
"                Job folder:                       C:\Users\Cathy\Desktop\MIDUSS"
"                Output filename:                              100 year pre 2.out"
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"                Company                                                         "
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"      180.000   Max. Storm length"
"     1500.000   Max. Hydrograph"
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"            1   Chicago storm"
"     1200.000   Coefficient A"
"        8.000   Constant B"
"        0.815   Exponent C"
"        0.400   Fraction R"
"      180.000   Duration"
"        1.000   Time step multiplier"
"             Maximum intensity           148.360    mm/hr"
"             Total depth                  50.450    mm"
"            7   0100hyd   Hydrograph extension used in this file"
" 33          CATCHMENT 101"
"            1   Triangular SCS"
"            1   Equal length"
"            1   SCS method"
"          101   No description"
"       34.000   % Impervious"
"        1.213   Total Area"
"       50.000   Flow length"
"        2.000   Overland Slope"
"        0.801   Pervious Area"
"       50.000   Pervious length"
"        2.000   Pervious slope"
"        0.412   Impervious Area"
"       50.000   Impervious length"
"        2.000   Impervious slope"
"        0.250   Pervious Manning 'n'"
"       75.000   Pervious SCS Curve No."
"        0.276   Pervious Runoff coefficient"
"        0.100   Pervious Ia/S coefficient"
"        8.467   Pervious Initial abstraction"
"        0.015   Impervious Manning 'n'"
"       98.000   Impervious SCS Curve No."
"        0.880   Impervious Runoff coefficient"
"        0.100   Impervious Ia/S coefficient"
"        0.518   Impervious Initial abstraction"
"                     0.128     0.000     0.000     0.000 c.m/sec"
```

```
"             Catchment 101          Pervious   Impervious Total Area "
"             Surface Area           0.801      0.412      1.213      hectare"
"             Time of concentration  24.450     2.618      10.876     minutes"
"             Time to Centroid       131.041    90.743     105.986    minutes"
"             Rainfall depth         50.450     50.450     50.450     mm"
"             Rainfall volume        403.86     208.05     611.91     c.m"
"             Rainfall losses        36.540     6.067      26.179     mm"
"             Runoff depth           13.910     44.383     24.271     mm"
"             Runoff volume          111.35     183.03     294.39     c.m"
"             Runoff coefficient     0.276      0.880      0.481      "
"             Maximum flow           0.030      0.125      0.128      c.m/sec"
" 40          HYDROGRAPH Add Runoff "
"            4   Add Runoff "
"                    0.128     0.128     0.000     0.000"
" 38          START/RE-START TOTALS 101"
"            3   Runoff Totals on EXIT"
"             Total Catchment area                      1.213    hectare"
"             Total Impervious area                     0.412    hectare"
"             Total % impervious                       34.000"
" 19          EXIT"
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"                MIDUSS Output ----------------------------------------------->"
"                MIDUSS version                            Version 2.25  rev. 473"
"                MIDUSS created                          Sunday, February 7, 2010"
"           10   Units used:                                          ie METRIC"
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"                Output filename:                                5 year post 2.out"
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"                Company                                                         "
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"        5.000   Time Step"
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"     1500.000   Max. Hydrograph"
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"      765.427   Coefficient A"
"        4.634   Constant B"
"        0.758   Exponent C"
"        0.400   Fraction R"
"      180.000   Duration"
"        1.000   Time step multiplier"
"             Maximum intensity           137.461    mm/hr"
"             Total depth                  43.970    mm"
"            6   005hyd   Hydrograph extension used in this file"
" 33          CATCHMENT 101"
"            1   Triangular SCS"
"            1   Equal length"
"            1   SCS method"
"          101   Pre"
"       37.000   % Impervious"
"        1.213   Total Area"
"       50.000   Flow length"
"        2.000   Overland Slope"
"        0.764   Pervious Area"
"       50.000   Pervious length"
"        2.000   Pervious slope"
"        0.449   Impervious Area"
"       50.000   Impervious length"
"        2.000   Impervious slope"
"        0.250   Pervious Manning 'n'"
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"        0.100   Pervious Ia/S coefficient"
"        8.467   Pervious Initial abstraction"
"        0.015   Impervious Manning 'n'"
"       98.000   Impervious SCS Curve No."
"        0.870   Impervious Runoff coefficient"
"        0.100   Impervious Ia/S coefficient"
"        0.518   Impervious Initial abstraction"
"                     0.120     0.000     0.000     0.000 c.m/sec"
```

```
"             Catchment 101          Pervious   Impervious Total Area "
"             Surface Area           0.764      0.449      1.213      hectare"
"             Time of concentration  27.233     2.711      10.516     minutes"
"             Time to Centroid       137.915    92.157     106.721    minutes"
"             Rainfall depth         43.970     43.970     43.970     mm"
"             Rainfall volume        336.02     197.34     533.36     c.m"
"             Rainfall losses        33.484     5.726      23.213     mm"
"             Runoff depth           10.487     38.244     20.757     mm"
"             Runoff volume          80.14      171.64     251.78     c.m"
"             Runoff coefficient     0.238      0.870      0.472      "
"             Maximum flow           0.019      0.118      0.120      c.m/sec"
" 40          HYDROGRAPH Add Runoff "
"            4   Add Runoff "
"                   0.120     0.120     0.000     0.000"
" 38          START/RE-START TOTALS 101"
"            3   Runoff Totals on EXIT"
"             Total Catchment area                      1.213    hectare"
"             Total Impervious area                     0.449    hectare"
"             Total % impervious                       37.000"
" 19          EXIT"
```

```
"                MIDUSS Output ----------------------------------------------->"
"                MIDUSS version                            Version 2.25  rev. 473"
"                MIDUSS created                          Sunday, February 7, 2010"
"           10   Units used:                                          ie METRIC"
"                Job folder:                       C:\Users\Cathy\Desktop\MIDUSS"
"                Output filename:                             100 year post 2.out"
"                Licensee name:                                  Drew Fallowfield"
"                Company                                                         "
"                Date & Time last used:                 2/27/2023 at 10:41:19 AM"
" 31          TIME PARAMETERS"
"        5.000   Time Step"
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"     1500.000   Max. Hydrograph"
" 32          STORM Chicago storm"
"            1   Chicago storm"
"     1200.000   Coefficient A"
"        8.000   Constant B"
"        0.815   Exponent C"
"        0.400   Fraction R"
"      180.000   Duration"
"        1.000   Time step multiplier"
"             Maximum intensity           148.360    mm/hr"
"             Total depth                  50.450    mm"
"            7   0100hyd   Hydrograph extension used in this file"
" 33          CATCHMENT 101"
"            1   Triangular SCS"
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"        0.015   Impervious Manning 'n'"
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"        0.880   Impervious Runoff coefficient"
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"        0.518   Impervious Initial abstraction"
"                     0.139     0.000     0.000     0.000 c.m/sec"
```

```
"             Catchment 101          Pervious   Impervious Total Area "
"             Surface Area           0.764      0.449      1.213      hectare"
"             Time of concentration  24.450     2.618      10.215     minutes"
"             Time to Centroid       131.041    90.743     104.765    minutes"
"             Rainfall depth         50.450     50.450     50.450     mm"
"             Rainfall volume        385.54     226.43     611.96     c.m"
"             Rainfall losses        36.540     6.067      25.265     mm"
"             Runoff depth           13.910     44.383     25.185     mm"
"             Runoff volume          106.30     199.20     305.50     c.m"
"             Runoff coefficient     0.276      0.880      0.499      "
"             Maximum flow           0.029      0.136      0.139      c.m/sec"
" 40          HYDROGRAPH Add Runoff "
"            4   Add Runoff "
"                    0.139     0.139     0.000     0.000"
" 38          START/RE-START TOTALS 101"
"            3   Runoff Totals on EXIT"
"             Total Catchment area                      1.213    hectare"
"             Total Impervious area                     0.449    hectare"
"             Total % impervious                       37.000"
" 19          EXIT"
```

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

January 9, 2023

Our Ref. **2246**

View-it Design
RR #1
Port Burwell ON
N0J 1T0

Attn. Mr. T. Wall

Dear Mr. Wall:

RE: PROPOSED CHURCH ADDITION
373 BELL MILL SIDEROAD

At your request, I have assessed the potential traffic impact of a proposed addition to the existing Salem Christian Fellowship Church at 373 Bell Mill Sideroad. The location of the site is shown in **Figure 1**.

The County of Norfolk has requested that the following sections from the County's TIS Guidelines be addressed:

- Existing Conditions
- Study Area
- Proposed Development
- Sightlines

Bell Mill Sideroad in the vicinity of the site is a two lane rural road. There are grassed drainage swales on both sides of the road but no gravel shoulders. Access to the site is located approximately 320 metres north of the intersection of Bell Mill Sideroad with the First Concession Road STR. This intersection is controlled by stop signs on the First Concession Road approaches. Speed limits on both rural roads are assumed to be 80km/h.

Land uses in the area are generally agricultural with some individual residences on large lots. Given the location of the site in a rural area and with no major traffic generators in the area, it is estimated that average daily traffic on Bell Mill Sideroad at this location is less than 500 vehicles.

The Salem Christian Fellowship proposes to construct a 4 389sf addition to the existing building. The site plan is shown in **Figure 2**. Existing accesses to the site will be maintained. Currently, church activities include a Sunday service from 9.30am to noon

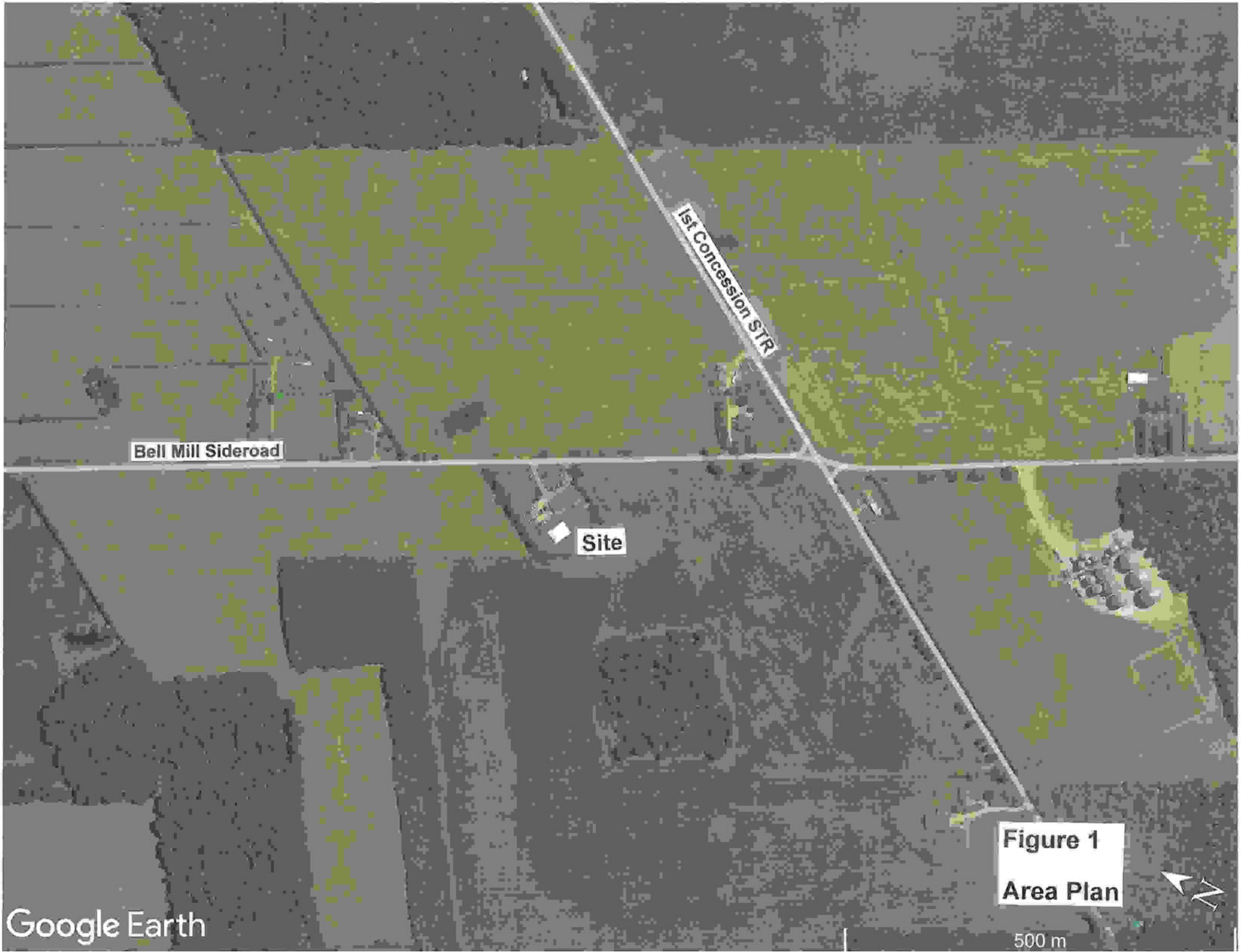
and twice monthly evening meetings. Based on information you provided to me, vehicle trip generation is approximately 50 to 60 vehicles for the Sunday services and about half that for evening meetings. Since these trips occur outside of what are normally considered peak travel times, the impact of these trips is not significant.

In the vicinity of the site, Bell Mill Sideroad is on a tangent alignment and a level grade. Sight distances in both directions from the site accesses are unrestricted.

In summary, the proposed addition to the Salem Christian Fellowship Church will have no significant impact on traffic operation on Bell Mill Sideroad. Sight distance is not an issue.

Very truly yours
F. R. Berry & Associates

Frank R. Berry, P.Eng.
Principal


1st Concession STR
Bell Mill Sideroad
Site
Figure 1
Area Plan
N
Google Earth
500 m

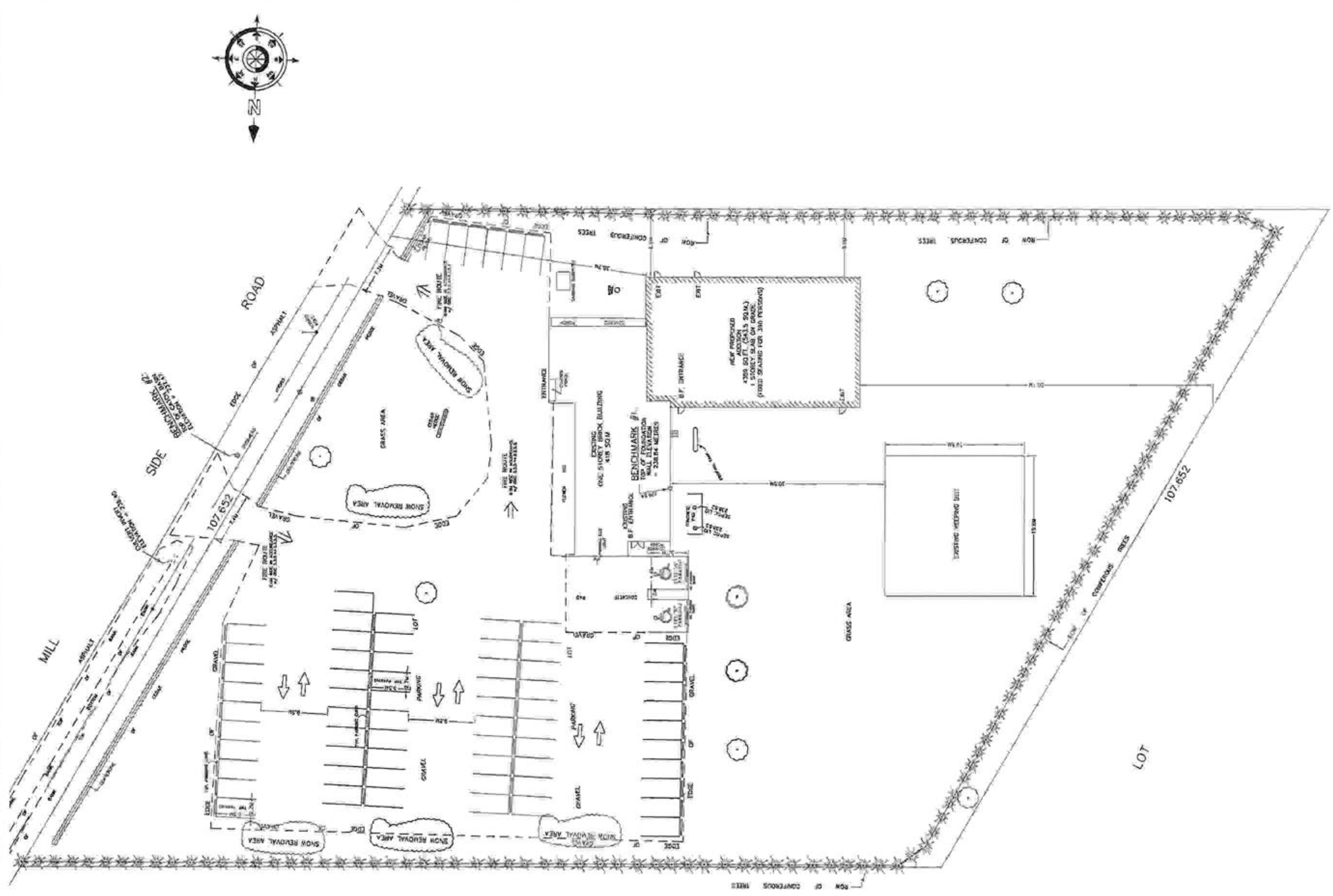


Figure 2

Site Plan

GENERAL NOTES:		
EXISTING LOT	3 ACRES	12129.2 SQ.M.
EXISTING BUILDING	4507 SQ.FT	418 SQ.M.
EXISTING LOT COVERAGE	3.7%	
PROPOSED ADDITION	4389 SQ.FT	543 SQ.M.
PROPOSED NEW LOT COV.	7.9%	

ZONING TABLE

	REQ'D	PROPOSED
MIN LOT AREA (M.SQ)		[illegible]
MIN LOT FRONTAGE (M)		[illegible]
MIN SETBACK FROM LOCAL RD (M)		[illegible]
MIN FRONT YARD DEPTH (M)		[illegible]
SIDE YARD WIDTH - INTERIOR (M)		[illegible]
SIDE YARD WIDTH - EXTERIOR (M)		
REAR YARD DEPTH (M)		50.1
MAX LOT COVERAGE %		7.9
MAX BUILDING HT (M)		[illegible]
MIN LANDSCAPED OPEN SPACE %		[illegible]
TOTAL PARKING REQUIRED		[illegible]
B.F. PARKING REQUIRED		2
EXISTING BUILDING	NON SPRINKLED	
NEW ADDITION BUILDING	NON SPRINKLED	

LEGEND

REV.#	DATE	DESCRIPTION
4		
3		
2		
1	[illegible]	PLANNING DEPT. APPLICATION

PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL

SALEM CHRISTIAN FELLOWSHIP
373 BELLMILL SIDE RD
NORFOLK, ONT

PROPOSED ADDITION

SITE PLAN

DRAWN BY: TONY WALL	SCALE: [illegible]
PDF	S1
DATE: APRIL 2022	
SHEET NO.: 1 OF	