Planning Department Development Application Form

Complete Application

A complete development application consists of the following:

1. A completed, signed, and notarized application form
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N
4. Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the user fees By-Law that will be accepted and deposited once the application has been deemed complete.

Pre-Submission Consultation:

Norfolk County requires a Pre-Consultation Meeting for all applications; however, minor applications may be exempted depending on the nature of the proposal. The purpose of a Pre-Consultation Meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the Norfolk County and Agency staff to identify the application requirements. Application requirements, as detailed in the Pre-Consultation Meeting Comments, are valid for one year after the meeting date.

Development Application Process

Once an application has been deemed complete by a Planner, Norfolk County staff will circulate the application to adjacent landowners, public agencies, and internal departments for comment. The time involved in application processing varies depending on its complexity, acceptability to the other agencies, and statutory Planning Act decision time-frames.

Payment is required once your application is deemed complete. Pre-payments will not be accepted.

Norfolk County collects personal information submitted through this form under the Municipal Freedom of Information and Protection Act's authority. Norfolk County will use this information for the purposes indicated or implied by this form. You can direct questions about collecting personal information to Norfolk GIS Services at NorfolkGIS@norfolkcounty.ca.

Additional studies required for the complete application shall be at the applicant's sole expense. Sometimes, peer reviews may be necessary to review particular studies at the applicant's expense. In these caseds, Norfolk County staff will select the company to complete the peer review.

Norfolk County will refund the original fee if applicants withdraw their applications before circulation. If Norfolk County must recirculate your drawings, there will be an additional fee. If Norfolk County must do more than three reviews of engineering drawings due to revisions by the owner or failure to revise engineering drawings as requested, Norfolk County will charge an additional fee. Full refunds are only available before Norfolk County has circulated the application.

Notification Sign Requirements

For public notification, Norfolk County will provide you with a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands.
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level and not on a tree.
3. Notify the Planner when the sign is in place.
4. Maintain the sign until the development application is finalized and, after that, remove it.

Contact Us

For additional information or assistance completing this application, please contact a Planner at 519-426-5870 or 519-875-4485 extension 1842 or planning@norfolkcounty.ca. Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.

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

Site Plan Control Required to build desired 3 Story Appartment Building.

Property Assessment Roll Number: 3310 401 009 13500

A. Applicant Information

Name of Owner Sam Bunting, Jeff Plunkett & Brett Vansickal

Address 1000 631 698 Ontario LTD.

Town and Postal Code 4802 Highway 3 Simcoe N3Y4K4

Phone Number (519) 426-9186

Cell Number

Email Sam@phomes.ca

Name of Applicant Sam Bunting, Jeff Plunkett, Brett Vansickal

Address 1000 631 698 Ontario LTD.

Town and Postal Code 4802 Highway 3 Simcoe N3Y 4K4

Phone Number (519) 426-9186

Cell Number

Email Sam@phomes.ca

Name of Agent Same as Applicant

Address

Town and Postal Code

Phone Number

Cell Number

Email

Unless otherwise directed, Norfolk County will forward all correspondence and notices regarding this application 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:

B. Location, Legal Description and Property Information

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

   PLAN 182 BLK 86 PT LOT 13, 14, IRREG, Norfolk County

   Municipal Civic Address: 76 Culver Street, Simcoe

   Present Official Plan Designation(s): Downtown OP

   Present Zoning: Central Busines District CBD(H)

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

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

   14.1075 to allow Max. 76.5% residential

3. Present use of the subject lands: Space @ the rear ground floor.

4. Please describe **all existing** buildings or structures on the subject lands and whether they will 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 the 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:

   One Vacant Residential / Commercial Building

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 **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:

   3 Story Appartment Building

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:

9. Existing use of abutting properties: CBD

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: N/A

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: Build a 3 Story Appartment Building

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? ☐ 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: _____
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: _____
Present Use: _____
Proposed Use: _____
Buildings on retained land: _____

7. Description of proposed right-of-way/easement:
Frontage: _____
Depth: _____
Width: _____
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):

_____

9. **Site Information**	**Zoning**	**Proposed**
Please indicate unit of measurement, for example: m, m^2 or %		
Lot frontage		
Lot depth		
Lot width		
Lot area		
Lot coverage		
Front yard	See Supporting	
Rear yard		
Left Interior side yard	Documents	
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space	Attached	
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		
10. Building Size		
Number of storeys	-	3
Building height		
Total ground floor area		
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		
Number of accessible parking spaces		
Number of off street loading facilities		

12. Residential (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

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: _____

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 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? ☐ 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:

   Personal Knowledge.

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:

   _____

   _____

   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? ☐ 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 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 site plan approval, 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, to disclose the registration of all transfer(s) of land and/or 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 *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 Signature — Date: Aug 18/25

M. Owner's Authorization

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

I/We Sam Bunting 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 — Date

Owner — Date: Aug. 18/25

N. Declaration

I, Sam Bunting of ~~From~~ 1000631698 Ontario LTD.

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:

Norfolk County

Owner/Applicant Signature

In the Province of Ontario

This 20 day of August.

A.D., 2025

Michele Roberts.

A Commissioner, etc.

Michele Jane Roberts, a Commissioner, etc.,
Province of Ontario, for MHN Lawyers LLP
Expires May 14, 2027.

Pre-Submission Consultation Meeting Notes

Date: July 19, 2023

Description of Proposal: Proposed SPA for 12 residential units in a three-storey multi-family building.

Property Location: 76 Culver St., Simcoe

Roll Number: 3310401009135000000

Please read all the information in this document on the requirements for future development planning applications. As a result of the information shared at the pre-consultation meeting dated July 19, 2023, the following applications and qualified professional documents/reports are required as part of a complete application. Please include all listed items with the application to ensure a complete application. The County reserves the right to change, reduce or add requirements for a complete application, particularly if the submission does not match the proposal as reviewed during the pre-submission consultation meeting.

Please note that various fees are associated with each application, and there are also costs for qualified professionals retained to complete various documents/reports. All requirements identified are minimum and determined as of the date of the pre-consultation meeting, with the information available at that time. As the proposal proceeds, more information is made public, additional applications, studies, reports, etc., may be required. The information in this document is applicable for a maximum of one (1) year from the meeting date.

Before you submit your application, please contact the assigned Planner to confirm submission requirements and the applicable fee.

As part of a complete application, a signed version of these meeting notes is required.

Proponent / Agent Name	Signature	Date
Sam Bunting		
Jeff Plunkett		
Brett Vansickle		

Attendance List

Proponent	Sam Bunting (Owner) Jeff Plunkett (Owner) Brett Vansickle (Owner)

Community Development – Planning and Agreement	Mohammad Alam, Supervisor, Development Planning (Chair) Andrew Wallace, Planner

Building and Zoning	Jonathan Weir, Building Inspector Roxanne Lambrecht, Zoning Administrator
Environment & Infrastructure Services – Development Engineering	Stephen Gradish, Development Technologist
Corporate Support Services – Realty Services	Karen Lambrecht, Corporate Support Generalist

Table of Contents

Proposal Summary

The proposal for 76 Culver Street in Simcoe is to replace the current and existing 'as is' building, that is damaged beyond repair from a previous fire, with a more modern structure. Our proposed plan includes this new building to incorporate 12 Residential Units. This proposed structure will be built as a 3 storey Multi-Family Building.

The proposed 3 storey building would replace the current 2 storey Building and is thoughtfully designed to aid in the never-ending rental housing crisis we are currently facing as a province, with the focus and goal of this project to assist in the tack of rental units in Ontario, specifically Norfolk County. 76 Culver Street is currently operating on Municipal Water and the Sewage Services of Simcoe. Our proposal would include a disconnection from the current Municipal Services and a re-connection during the construction process. I have strategically planned this project to ensure there will be minimal street inconvenience that would take place throughout the building process. The estimated time-line projection for this project would be 8-10 months from start to completion. The timeline projection aims to have construction to start in April of 2024.

In addition to the increase of affordable rental units to Simcoe, we would be providing job

opportunities to multiple contractors in the construction industry and concentrating on sourcing materials from local suppliers

List of Application Requirements* and General Comments

Planning Department

Planning application(s) required to proceed	**Required**
Official Plan Amendment Application	
Zoning By-law Amendment Application	X
Site Plan Application	X
Draft Plan of Subdivision Application	
Draft Plan of Condominium Application	
Part Lot Control Application	
Consent / Severance Application	
Minor Variance Application	
Removal of Holding Application	
Temporary Use By-Law Application	
Other - Click here to enter text.	

Planning requirements for a complete application The items below are to be submitted as part of the identified Planning Application(s). ** electronic/PDF copies of all plans, studies and reports are required**	**Required at OPA/ Zoning Stage**	**Required at Site Plan Stage**
Agricultural Impact Assessment		
Air Treatment Control Study		
Archeological Assessment		
Contaminated Site Study		
Dust, Noise and Vibration Study		
Elevation Plan/Floor Plans/Sections/Concept	X	X
Environmental Impact Study		
Geotechnical Study		
Heritage Impact Assessment		
Hydrogeological Study		
Landscaping Plan		
Market Impact Analysis		
Minimum Distance Separation Schedule		
MOE D-Series Guidelines Analysis		
Neighbourhood Plan		
Odour Mitigation Plan		

Parking Assessment		
Planning Justification Report/Impact Analysis	X	X
Photometrics (Lighting) Plan		X
Record of Site Condition		
Restricted Land Use Screening Form		
Site Plan/Drawing		X
Topographical Study		
Additional Planning requirements		**Required**
Development Agreement		X
Parkland Dedication/Cash-in-lieu of Parkland		X

* Any changes to a proposal may necessitate changes to Planning Department submission requirements. Reports and studies are subject to peer review.

Community Development fees, applications, and helpful resources can be found can be found by visiting https://www.norfolkcounty.ca/government/planning/

Planning Comments

The proposal, as originally submitted, is for the demolition of the existing 2 storey building and the construction of a 3-storey building with 25% commercial at the ground floor level to the street frontage, with 10no. apartments at first, second and third floor levels whilst retaining some parking to the rear. This is largely what can be discussed in more detail as there were plans submitted which show the proposal. It is noted that alternative ideas were raised which can only be assessed to any degree once drawings have been submitted showing the proposals.

As submitted, it will be necessary to submit a Zoning By-law Amendment to allow for the reduction in ground floor commercial space and to ensure any deficiencies in the By-laws are fully addressed. This would be followed up with a Site Plan application for the redevelopment of the site. This will be a two-stage process with the ZBA being submitted and determined first, then the submission of a separate Site Plan application. I can say that your proposal to construct rental housing is something which is supported by the Official Plan within the Downtown designation. Please note the required documentation listed above which includes a planning justification report and full drawings for the ZBA and a site plan, justification report, photometric plan, and a full set of drawings (plans, elevations, sections) for the Site Plan application.

I want to raise some concerns about the external appearance of the proposed building and want to reinforce the notion that it should reflect its surroundings in terms of form and materials, without necessarily being overly commercial or industrial in nature. I realise that with a rental property, build costs will be a major consideration but I just

want to ensure the external design is as well thought through as possible at this stage.

Finally, once you have compiled all of the required information for both Planning and the other departments for the initial ZBA application, you will need to contact us to set up a pre-submission meeting where we will review your documentation for completeness. The ZBA and the Site Plan applications cannot be submitted together due to statutory timelines for determining applications.

As per your email, if you wish to amend the proposal to allow for a 100% residential building or high lot coverages of 70% - 95%, then this would require a separate pre-consultation meeting as it will be a materially different proposal and may require different/further applications than the currently submitted proposal. Once you have explored these options and have decided on an alternative scheme, please apply for a new pre-consultation meeting. As agreed with Mohammad at the meeting, this will take the form of a paper pre-con which will be circulated to staff for comment and not require another full meeting unless you feel this is necessary. You will need to undertake a new pre-con with any revised scheme; it cannot be appended to this pre-con or dealt with in these notes.

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007 (ESA), O. Reg. 242/08 & O. Reg. 830/21. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Environment, Conservation and Parks provides the service of responding to species at risk information requests and project screenings. The proponent is responsible for discussing the proposed activity and having their project screened with MECP (Ministry of Environment, Conservation and Parks).

Please be advised that it is the owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws, or other agency approvals.

[see Appendix A for additional comments]

Assigned Planner:

Andrew Wallace
Planner
Extension 1059
Andrew.wallace@norfolkcounty.ca

Development Engineering

Development Engineering – 76 Culver St. Simcoe

Development Engineering requirements to proceed The below requirements are to be submitted as part of the Formal Development Planning application.	**Required at OPA/ Zoning Stage**	**Required at Site Plan Stage**	**Potentially Required (See Notes Section)**
General Requirements			
Concept Plan	X	X	
Lot Grading Plan		X[15]	
Siltation and Erosion Control Plan		X[15]	
General Plan of Services	X[9]	X[15]	
Plan and Profile Drawings			X[30]
Utility Plan		X[16]	
Geotechnical Report			X[29]
Functional Servicing Report	X[9]	X	
Consolidated Linear Infrastructure approval for Sanitary and/or Storm sewer Extension or Alteration			X[30]
Water Servicing Requirements– Section 10.0 Norfolk County Design Criteria and ISMP Section 4.0			
Disconnection of Water Service(s) to Property Line		X[18]	
Disconnection of Water Service(s) to Main		X[18]	
Water Modelling (County Consultant)	X[9]	X	
Backflow Preventer (RPZ)		X[19]	
Water Allocation	X[7]		
Sanitary Servicing Requirements – Section 9.0 Norfolk County Design Criteria and ISMP Section 4.0			
Disconnection of Sanitary Service(s) to Property Line		X	
Disconnection of Sanitary Service(s) to Main		X[20]	

Sanitary Modelling (County Consultant)	X[9]	X	
Property Line Inspection Maintenance Hole		X[21]	
Storm Water Servicing Requirements – Section 7.0 and Section 8 Norfolk County Design Criteria and ISMP Section 4.0			
Storm Water Management Design Report (including calculations)	X[10]	X[22, 26]	
Storm Water Drainage Plan		X[23]	X[30]
Storm Sewer Design Sheet			X[30]
Establish/Confirm Legal and Adequate Outlet	X	X[24]	
Anticipated Flow/Analysis to Receiving Collection System	X	X[25]	
Extension of Storm Water Mainline			X[30]
Transportation Requirements – Section 6.0 Norfolk County Design Criteria, ISMP Section 5.0, Section 6.0 and Appendix J			
Traffic Impact Study	X[12]	X	
Improvements to Existing Roads & Sidewalk (urbanization, pavement structure, widening sidewalk replacement, upgrades, extension and accessibility)		X[27, 28]	

Development Engineering is expecting that a new concept will be submitted in the future. Based on the discussions at the pre consultation meeting we understand that the applicant has several options they are exploring, including larger buildings and buildings that have no commercial component. The following Development Engineering comments are based on the original submitted concept for the Pre consultation, addition concepts may require additional pre consultations with the County.

General Notes:

1. Securities will be required in the form of a schedule. Any works completed within the Municipal Right-of-Way (R.O.W.) is to be shown as 100% security. Any works completed within private property is to be shown as 10% security. This can be submitted at time of Site Plan.
2. All reports and plans are to be signed and stamped by a Professional Engineer (P.Eng.).
3. All reports are to be completed in reference to Norfolk County's Design Criteria and Integrated Sustainable Master Plan (ISMP).
4. Recommendations from all reports (FSR, SWM, TIS, Modelling, etc.) must be incorporated into the design and is to adhere to Norfolk County's Design Criteria. A copy of this criteria is available upon request.

5. Recommendations from all reports (FSR, SWM, TIB, Modelling, etc.) must be incorporated into the design and be constructed at the developer's expense.
6. All applicable permits and inspections to be issued by Public Works.
7. Water / Wastewater allocation will not be issued as part of the Zoning By-law amendment.
   Please note that Development Engineering has assumed this proposal will result in an increased water usage for this site, therefore the increase must receive Water allocation. Water Allocation will not be issued until the end of the site plan application process. The applicant is to confirm capacities at the time of Site Plan application. At the time registration of agreement\approval allocation will be provided for the development, if available

Required at Official Plan Amendment and/or Zoning By-Law Amendment Application Stage:

8. The following reports/studies will be required at time of Official Plan Amendment and/or Zoning By-law Amendment:

   a. Concept Plan;
   b. Functional Servicing Report (as per Norfolk County Design Criteria);
   c. Water / Sanitary Modelling.
   d. Storm Water Management Report.
   e. Traffic Impact Study (as per ISMP Appendix J – TIS Guidelines);
9. Sanitary and Water modelling will be required. This is to be completed by Norfolk County's third-party consultant. The cost to complete the modelling and any recommendations from reports are to be implemented into the design at the applicant's expense. The following information will be required to receive a quote and complete the modelling.
   a. General Plan of Services
   b. Functional Servicing Report;
      i. Total Wastewater Design Flows;
      ii. Total Domestic Water and Fire Flows as per Norfolk County Design Criteria Section 10.1.1

   The Functional Servicing Report must include water /sanitary servicing and fire flow calculations. Fire Flow calculations are to be completed in accordance with "Water Supply for Public Fire Protection 2020" by Fire Underwriters Survey.

   Once the quote has been received, approval from the applicant will be required before proceeding.

10. Stormwater Management Report is to be completed as per Norfolk County Design Criteria Section 7.0 and Section 4.0 of the ISMP.
    According to Norfolk County records there are no storm sewers along the frontage of this property. However, in the redevelopment the proposal will need to consider onsite attenuation of storms greater than the current Storm design.
11. Confirmation of Legal and Adequate outlet.
12. As per Norfolk County's Integrated Sustainable Master Plan (ISMP) – Appendix J: Traffic Impact Study (TIS) Guidelines, a Traffic Impact Study should be required with every planning application. However, as this development is small in nature, with less

than 75 trips /day expected, we ask that you complete a Traffic Impact Brief. Hence, as per Norfolk County's ISMP Appendix J - TIS Guidelines, a Traffic Impact Brief can be prepared based on the following sections of the Appendix J - TIS Guidelines:

a. Section A1.3 – Existing Conditions;
b. Section A1.4 – Study Area;
c. Section A1.5 – Development Land Use Type & Site Plan;
d. Analysis:
    i. Sightlines;
e. Conclusions and Recommendations

Required at Site Plan Stage:

All Site Plan submissions are to comply with Section 16 of the Norfolk County Design Criteria in addition to the comments below. All requirements mentioned above are to be resubmitted at the time of Site Plan review.

13. Any recommendations/upgrades from the modelling reports must be implemented at the time of Site Plan submission. Upgrades, if any, are to be completed at the Developer's expense.
14. Concept Plan
15. Lot Grading Plan, Siltation and Erosion Control Plan, and General Plan of Services drawing can be shown on one engineering plan as long as it's legible for review.
16. A Utility Plan is required as per Section 4.4.07 of Norfolk County Design Criteria for all utilities to be installed in the Municipal ROW. An Electrical Services Plan as per Section 16.4.05 and 16.5.05 shall also be included with the Utility Plan
17. As per Norfolk County By-law 2013-65, only one domestic water service pipe shall be installed per condominium corporation.
18. Disconnection of existing water services will be required prior to installation of the new water service. Permits are required prior to any work being completed. It should be assumed that disconnection will probably be required earlier at the Demolition stage.
19. Depending on eventual design of proposed water service and the proposed usage within the development a Backflow Preventer (RPZ) may be required. Approval from the Manager of Environmental Services must be obtained as per Norfolk County Design criteria. A Testable DCVA Backflow device may be required in a watertight chamber at property line.
20. Confirmation of the size and condition of existing Sanitary lateral will be required. If size and or condition is not adequate, then disconnection of existing Sanitary service will be required prior to installation of a new sanitary service. The minimum size of lateral for a proposal such as this is 150mm as per NCDC Section 9.7.1.
21. A Sanitary Inspection manhole will be required on Property line.
22. Stormwater Management Report is to be completed as per Norfolk County Design Criteria Section 7.0 and ISMP Section 4.
23. A Storm Drainage area plan will be required as per Norfolk County Design Criteria and must identify any external overland flows tributary to this site. The drainage plan must also identify that all Stormwater is self-contained on site and does not travel to neighboring properties.
24. Confirmation of Legal and Adequate outlet will be required. According to current Norfolk County records there is no storm sewer along the frontage of this property.

Extension of Storm sewer may be required.

25. The developer will be responsible to confirm anticipated flow to the existing storm system and ensure adequate capacity exists to accept the proposed development. It shall be the developer's responsibility to satisfy themselves that there is an adequate storm collection to the proposed development. All associated costs of construction for upgrades to existing and new infrastructure shall be the responsibility of the owner / applicants of the development.
26. The ultimate handling of all Storm water discharge shall be identified in the Stormwater Management Report, including all overland discharges from site.
27. All entrances are to be shown on the plans. Entrances must conform to Norfolk County Design Criteria and By-law 2016-32 for commercial/heavy industrial minimum driveway design.
    a. Driveway Grades (Section 6.7.02);
    b. Driveway Widths (Section 6.7.03);
    c. Number of Commercial entrances (By-Law 2016-32)

    Entrance design must also encompass any recommendations from the Traffic Impact Brief.
28. As mentioned at the pre-consultation meeting, Development Engineering has concerns with the current configuration of the ingress and egress through the existing driveway. The current entrance to this property does not meet current Norfolk County standards for width. The eventual design will be supported by recommendations in the TIS.

Potentially Required Notes:

29. A Geotechnical report must be submitted if Storm water management practices involving infiltration are proposed.
30. If an extension of the Storm sewer is required within the Municipal ROW then the Developer's engineer will be responsible to provide detailed Engineering drawings of the proposed storm sewer. The design must include Plan and Profile drawings, Design sheets and Drainage plans. Prior to Site Plan approval all external storm sewers must be approved though the County's Consolidated Linear Infrastructure approval process.

Stephen Gradish Development Technologist
Extension 8015
Stephen.Gradish@norfolkcounty.ca

Agreements

A recommended condition of your planning application approval will be to enter into a development agreement with the County that will be registered on title to the subject lands, at the Owner's expense. The additional requirements for a development agreement could include, but are not limited to the following:

- Engineering drawing review
- Engineer's schedule of costs for the works
- Clearance letter and supporting documentation to support condition clearance
- User fees and performance securities
- Current property identification number (PIN printout) (can be obtained by visiting

https://help.onland.ca/en/home/)

- Owner's commercial general liability insurance to be obtained and kept in force during the terms of the agreement
- Postponement of interest. If there are mortgages / charges on your property identifier, your legal representative will be required to obtain a postponement from your bank or financial institution to the terms outlined in your development agreement
- Transfers and / or transfer easements along with registered reference plan

Annette Helmig
Agreement and Development Coordinator
Extension 8053
Annette.Helmig@norfolkcounty.ca

Building

Zoning Administrator:

Parking is not a requirement of the CBD zone but if you do have parking the parking spots and lanes must meet the bylaw requirements of a parking space and isle. See section 4.0 of the parkng bylaw specifically section 4.1.3 and 4.1.4
Proposal states 12 residential units with commercial area on main floor, drawings show 10 residential units with commercial on main floor. The developer indicated this may change, a new review would be necessary. Please refer to section 6.1.2 of the CBD zone. A zoning table must be on the site plan to indicate the required zone provisions vs. What you are proposing and list any deficiencies.

Roxanne Lambrecht
Zoning Administrator
Extension 1839
Roxanne.Lambrecht@norfolkcounty.ca

Building Inspector:

The proposed construction is considered a Residential group C for the dwelling units with a possible D type occupancy for office space or E type occupancy for mercantile use on the ground floor as defined by the Ontario Building Code (OBC). Occupancy type on the ground floor level of the proposed mixed use building will depend on the commercial use. You will need to retain the services of an Architect or a Professional Engineer or a Designer with BCIN qualifications for Small Buildings and Building Services to complete the design documentation for this application.

The Designer will need to provide a Part 9 Building Code matrix. This matrix represents

selected elements from your detailed code analysis and presents a quick overview to the municipal building official of the key OBC factors concerning your design. The matrix will identify OBC review items such as occupant loads, fire separations, project description, building size, building classification, fire alarms, type of construction, barrier free requirements, plumbing fixture requirements and spatial separations.

The Designer will also need to review OBC Subsection 9.1.1.5. Proximity Above Ground Electrical Conductors, depending on the voltage, the clearances to the building will vary.

The Designer needs to be aware that OBC Sentence 9.10.14.4.(6) Unlimited Unprotected Openings pertains only to the exposed building face of a storey facing a street that is on the same level as the street.

The Designer will need to review the following:

1. OBC Sentence 9.10.8.3. for fire resistance rating requirements for loadbearing walls and columns supporting a fire rating floor assembly above.
2. OBC Sentence 9.9.9.2. (1) states it shall be possible to go in opposite directions to two separate exits when egressing the dwelling units into the corridor.
3. OBC Sentence 9.5.1.4. Combination Rooms and Table 9.7.2.3. Minimum Window Areas for bedrooms.

A demolition permit will be required for removal of the existing building.

Signs proposed due to development will require a permit as part of Norfolk's Sign Bylaw and may need a Building Permit according to the OBC.

MORE THAN 2 DWELLINGS-PLUMBING

The Ontario Building Code (OBC) 7.6.3.4 requires a review of water service connection size at the time of application for projects connected to a water system with more than one dwelling unit. To help with this the Building Department has created an excel spread sheet. This is to be included with at time building permit application.

FIRE FIGHTING REQUIREMENTS PART 9 BLDGS

OBC Article 9.10.20.3. will require fire department access to buildings by means of a street, private roadway or yard taking into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking.

Items for Building Permit

"-Industrial Commercial Institutional (ICI)" Step by Step Guide Building Permit Package has been attached to the minutes herein, this contains information on drawing requirements, designers, forms, contact information for Building Department etc.

No Ontario Building Code review has been completed at this time and will be done at permit application stage.
Please reach out to the building department as you get closer to having the planning and applicable approvals in place and staff will be happy to assist you with information on preparing for the building and septic permit stage of the project.
All general permitting inquires: by email: permits@norfolkcounty.ca or by phone: 226-NORFOLK (226-667-3655) Ext 6016

Jonathan Weir
Building Inspector

Extension 1832
Jonathan.Weir@norfolkcounty.ca

Corporate Support Services – Realty Services

If a development agreement is required, then the County will require postponements of any charges/mortgages registered on title to the County's Development Agreement. We recommend that you contact your Lender(s) (if any) and/or your solicitor as early in the process as possible to avoid any delays.

Karen Lambrecht, Corporate
Services Generalist, Realty
Services
realty.services@norfolkcounty.ca

Fire Department

Norfolk County Fire has the following comments for this proposal:

- Ensure fire separations, smoke and carbon monoxide alarms are provided/installed where required

Katie Ballantyne
Community Safety Officer
Katie. Ballantyne@norfolkcounty.ca

Appendix A: Planning Reference Materials

Following is a summary of some land use planning reference materials. It is the requirement of the applicant to ensure compliance with applicable legislation, policies and regulations.

Provincial Policy Statement, 2020

https://www.ontario.ca/page/provincial-policy-statement-2020

Norfolk County Official Plan

https://www.norfolkcounty.ca/government/planning/official-plan/

Section 9.6.1 outlines requirements in relation to requests to amend the Official Plan.

Section 9.6.2 outlines requirements in relation to requests to amend the Zoning By-law.

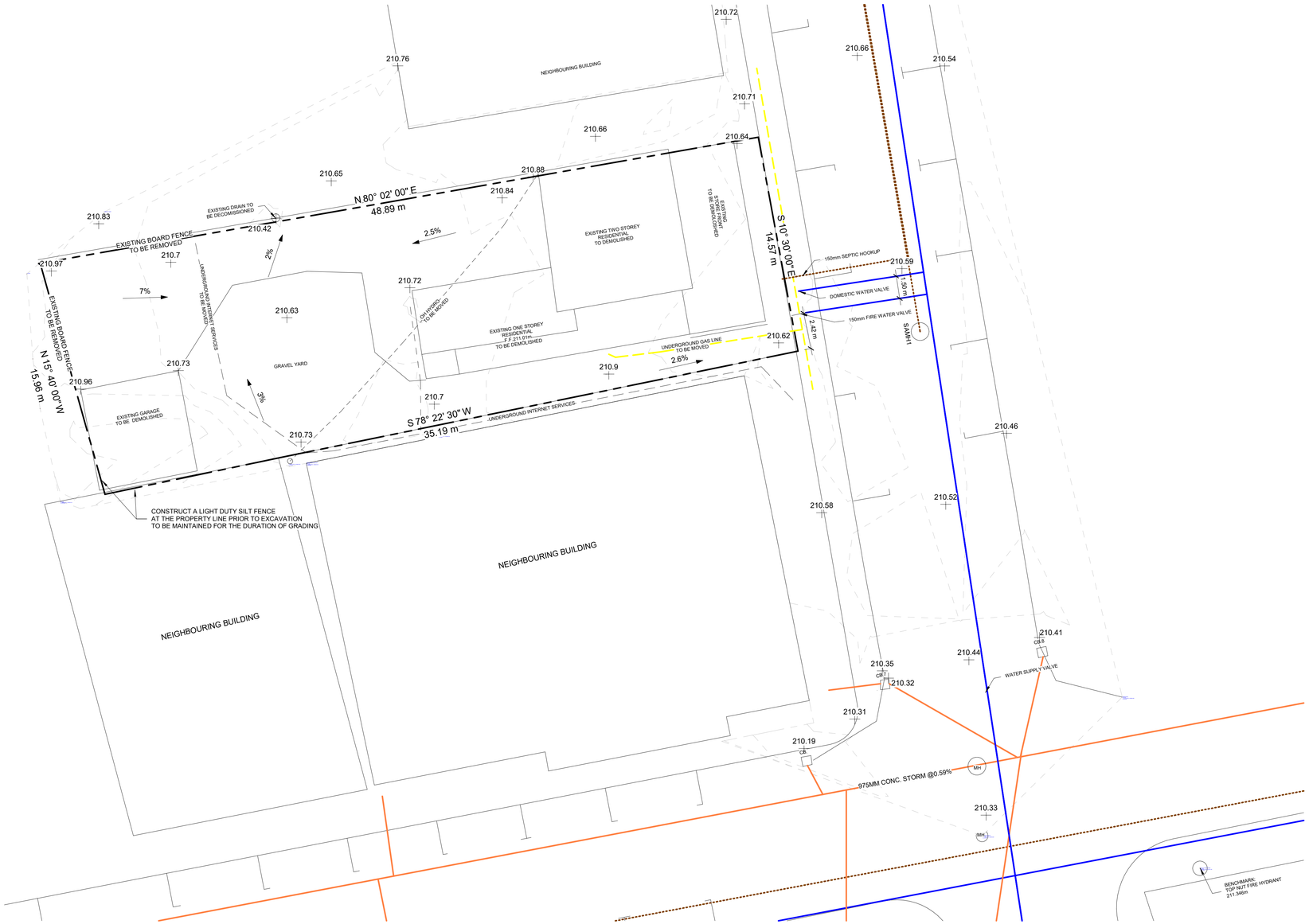
It is the responsibility of the proponent to review and ensure relevant Official Plan policies are addressed in any future development application.

Norfolk County Zoning By-Law 1-Z-2014

https://www.norfolkcounty.ca/government/planning/new-zoning-by-law/

The provisions of the Norfolk County Zoning By-Law shall apply to all lands within the boundaries of Norfolk County. No land, building or structure shall be used, erected, or altered in whole or in part except in conformity with the provisions of this By-Law. No land, building or structure shall be used or occupied except for uses that are specifically identified in the By-Law as permitted uses by the relevant zoning category.

It is the responsibility of the proponent to review and ensure relevant Zoning By-law provisions are addressed in any future development application



1 SP-1 EXISTING SITE CONDITIONS
1 : 150

SEDIMENT AND EROSION CONTROL NOTES

1. MINIMIZE AREA DISTURBED DURING CONSTRUCTION
2. PROTECT EXPOSED SURFACES
3. CONTROL RUNOFF DURING CONSTRUCTION
4. ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN IN PLACE UNTIL RESTORATION IS COMPLETE
5. REGULARLY, AND FOLLOWING MAJOR RAINFALL EVENTS, INSPECT AND MAINTAIN EROSION CONTROL MEASURES DURING ALL PHASES OF CONSTRUCTION
6. ALL COLLECTED SEDIMENT REQUIRED TO BE DISPOSED OF OFF-SITE, MUST BE AT AN APPROVED LOCATION
7. ALL DEWATERING MUST BE CONDUCTED USING AN APPROVED OUTLET CONTROL METHOD SUCH AS A SEDIMENTATION BASIN OR FILTER SOCK. EFFLUENTMONITORING SHALL BE REQUIRED TO ENSURE DISCHARGE IS CONSISTENT WITH THE RECEIVER'S BACKGROUND QUALITY
8. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION AND IDENTIFY A REGULAR MAINTENANCE PROGRAM TO DO SO
9. HAVE A PLAN TO MINIMIZE/PREVENT WIND-BLOWN DUST SUCH AS SPRAYING CALCIUM CHLORIDE OR WATER

SURFACE RUNOFF SHALL BE DIVERTED AWAY FROM FOUNDATION EXCAVATIONS.

OWNER'S CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO AVOID MIXING TOPSOIL WITH SUBSOIL, WHERE REQUIRED FOR REUSE ON SITE.

OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR REGULAR MONITORING AND CLEANUP OF TRACKED MUD/DEBRIS ON ADJACENT LANDS AND PUBLIC ROADS TO THE SATISFACTION OF THE ENGINEER AND COUNTY.

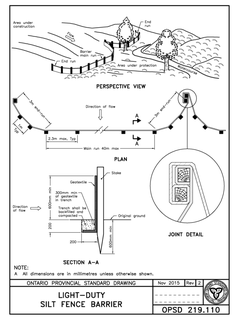
ALL BOULEVARD AREA WITHIN TOWN RIGHT-OF-WAY IS TO BE RESTORED WITH 150mm TOPSOIL AND NO.1 NURSERY SOD. TO THE SATISFACTION OF THE TOWNSHIP.

SURFACE PROTECTION WILL BE REQUIRED FOR OPEN SPACES AND STOCKPILES LEFT INACTIVE AND UNCOVERED FOR MORE THAN 90 DAYS

PRIOR TO CONSTRUCTION THE OWNER'S CONTRACTOR SHALL OBTAIN LOCATES FOR, EXPOSE AND CONFIRM LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMIT OF CONSTRUCTION. OWNER'S CONTRACTOR SHALL SUPPORT EXISTING UNDERGROUND UTILITIES AS REQUIRED.

CONTOURS DEPICT ORIGINAL GRADES AND ARE NOT NECESSARILY REPRESENTATIVE OF THE SITE CONDITION FOLLOWING THE EARLY WORKS CONTRACT. THE OWNER'S CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE CURRENT STATE OF THE SITE.

LIGHT DUTY SILT FENCE TO BE CONSTRUCTED ALONG THE PROPERTY LINES OR AT THE EXTENT OF REGRADING. CONSTRUCTION OF THE SILT FENCE TO BE COMPLETED PRIOR TO ANY EXCAVATION. SEE DETAIL BELOW.



2 SP-1 Silt Fence Detail
1 : 2

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A: 557 Alberta Avenue, Woodstock Ontario

DO NOT SCALE DRAWINGS

ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPENCIES REPORTED TO THE ENGINEER

LEGEND:

- 0.0% - DENOTES DRAINAGE
- DENOTES TREELINE
- DENOTES PROPERTY BAR
- P.E. - DENOTES PRINCIPLE ENTRANCE
- 0.0 - DENOTES ELEVATION
- DENOTES CONTROL POINT
- DENOTES EXTERIOR LIGHTING

REVISIONS:

NO:	DATE:	STATUS:
1	JAN. 12, 2024	FOR APPROVAL
2	OCT. 31, 2024	FOR MODELLING
3	NOV. 29, 2024	FOR ZONING AMENDMENT

CONTRACTOR NAME & ADDRESS:

PROJECT NORTH: TRUE NORTH:

Project #: DLX24-020
Drawn by: R.S.
Checked by N.H.

PROJECT NAME & ADDRESS:
CULVER STREET SITE PLAN
76 CULVER STREET,
SIMCOE, ON.

DRAWING TITLE:
EXISTING GRADING/SERVICING PLAN

Date: 11/03/2023
Scale: As indicated
Sheet No. SP-1

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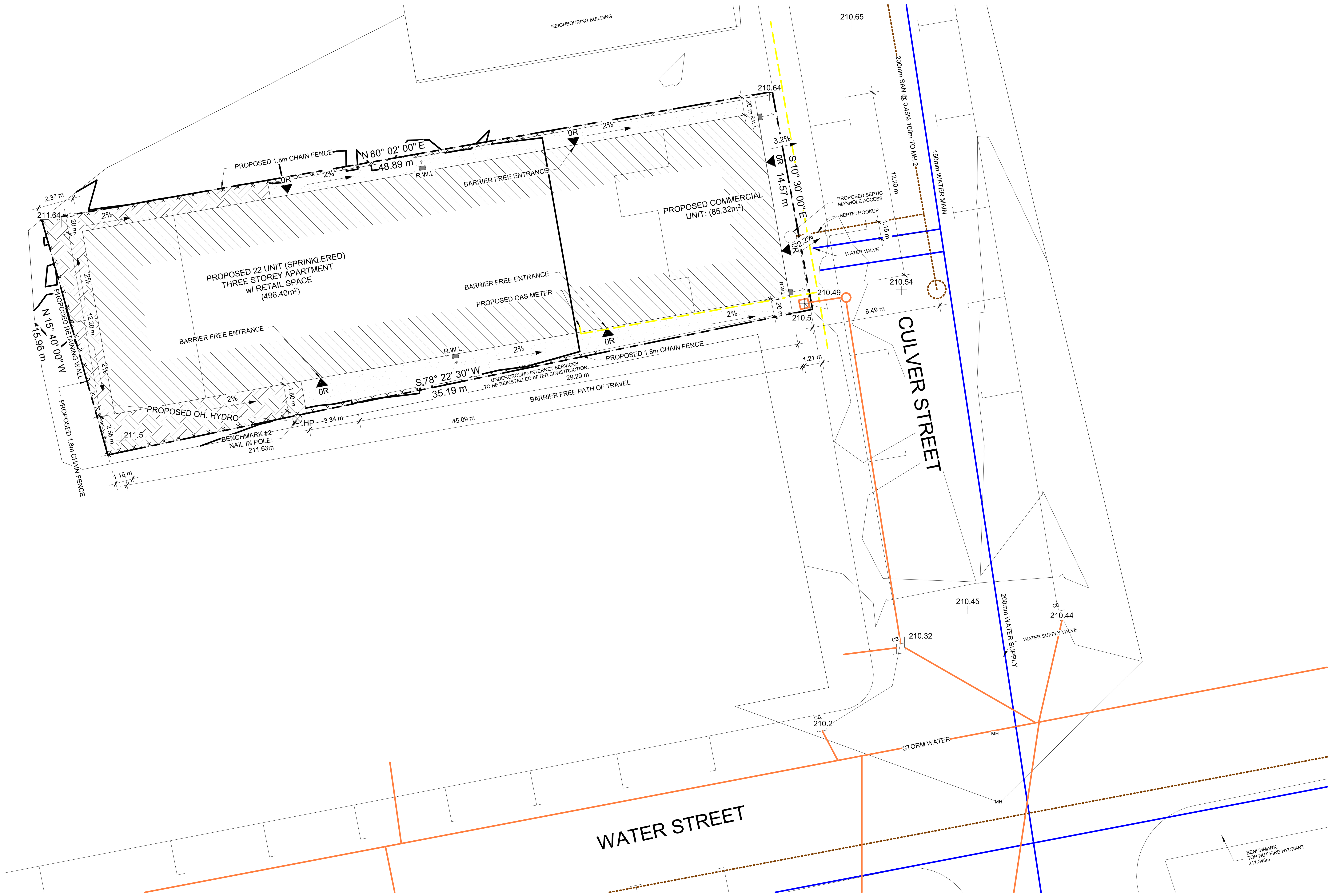
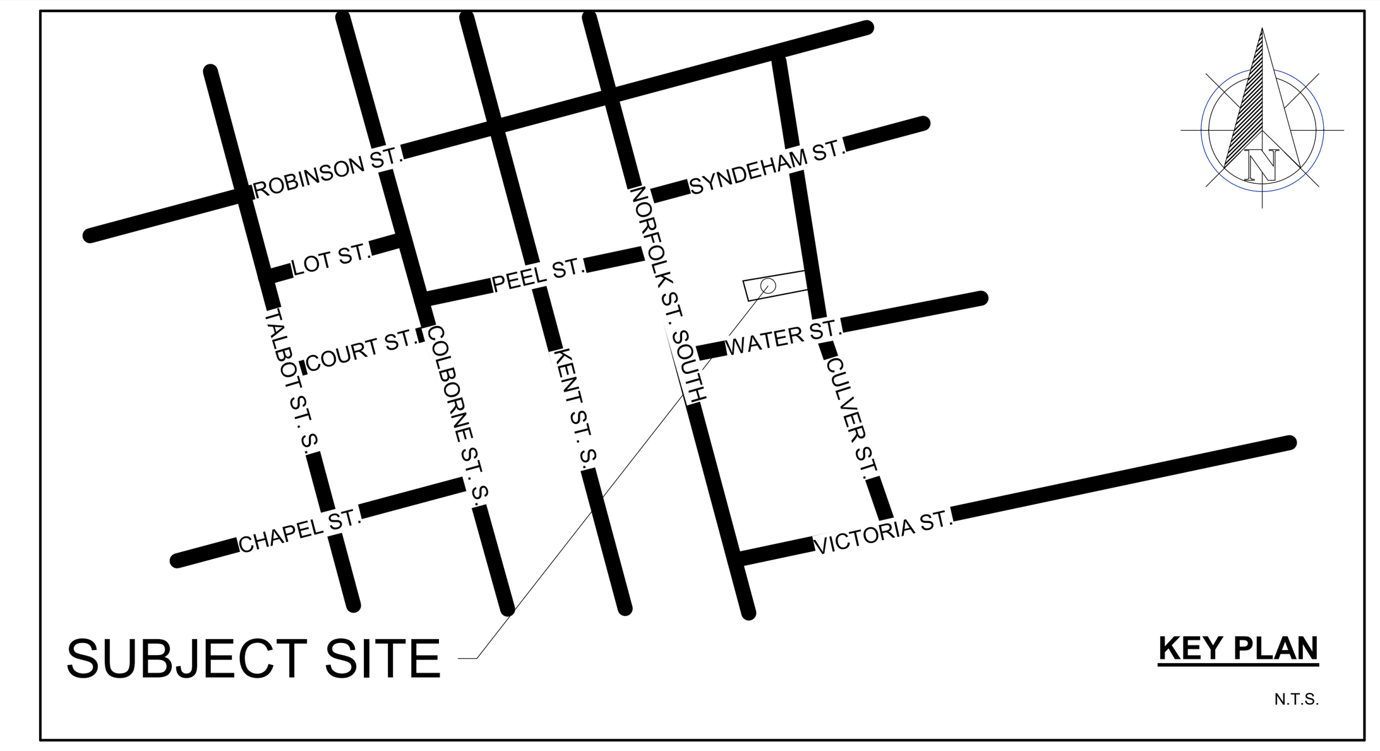


1 SP-2 PROPOSED SITE PLAN
1 : 150

PROPERTY DESCRIPTION:
PLAN 182 BLK 86 PT. LOT 13, 14.
ROLL NUMBER: 331040100913500
GEOGRAPHIC COUNTY OF NORFOLK



SITE STATS: CBD ZONE	REQUIRED	PROVIDED
SITE AREA:	N/A	734m²
LOT FRONTAGE:	-	14.57m
LOT DEPTH:	-	48.89m
FRONT YARD MIN/MAX:	0m/3m	1.22m
INTERIOR SIDE YARD:	0m	1.80m
INTERIOR SIDE YARD:	0m	1.80m
REAR YARD:	0m	1.22m
MAX LOT COVERAGE:	80%	67.5%
MAX. BUILDING HEIGHT:	6 STORIES	3 STORIES (10.57m)
PARKING:	N/A	0 SPACES
MIN. RETAIL FLOOR AREA:	247.7m²	85.32m²

CAUTION

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

THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION

DO NOT CONVEY FROM THIS PLAN

NOTES

1. PROPERTY DIMENSIONS ARE AS SHOWN
2. PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
3. CONTROL POINTS SET USING LEICA ICR 70 ROBOTIC TOTAL STATION
4. PROPOSED FINAL GRADES ARE IN METERS
5. PROPOSED LOT COVERAGE = 0.59%
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION

SITE BENCHMARK

BENCHMARK #1 - TOP NUT HYDRANT
ELEVATION = 211.35

BENCHMARK #2- NAIL IN UTILITY POLE
ELEVATION=211.63

NOTE: CONTRACTOR TO REFER TO BENCH-MARK AT ALL TIMES DURING CONSTRUCTION

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM CANSEL CAN-NET REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010) ELEVATION REFERENCE DATUM IS CGVD28:78

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LEGEND:

- 0.0% - DENOTES DRAINAGE
- DENOTES TREELINE
- ■ - DENOTES PROPERTY BAR
- P.E. - DENOTES PRINCIPLE ENTRANCE
- 0.0 - DENOTES ELEVATION
- ⊗ - DENOTES CONTROL POINT
- DENOTES EXTERIOR LIGHTING

REVISIONS:

NO:	DATE:	STATUS:
1	JAN. 12, 2024	FOR APPROVAL
2	OCT. 31, 2024	FOR MODELLING
3	NOV. 29, 2024	FOR ZONING AMENDMENT

CONTRACTOR NAME & ADDRESS:

PROJECT NORTH: TRUE NORTH:

Project #: DLX24-020
Drawn by: R.S.
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CULVER STREET SITE PLAN
76 CULVER STREET,
SIMCOE, ON.

Date 11/03/2023
Scale As indicated

DRAWING TITLE:
PROPOSED GRADING/ SERVICING PLAN

Sheet No. **SP-2**

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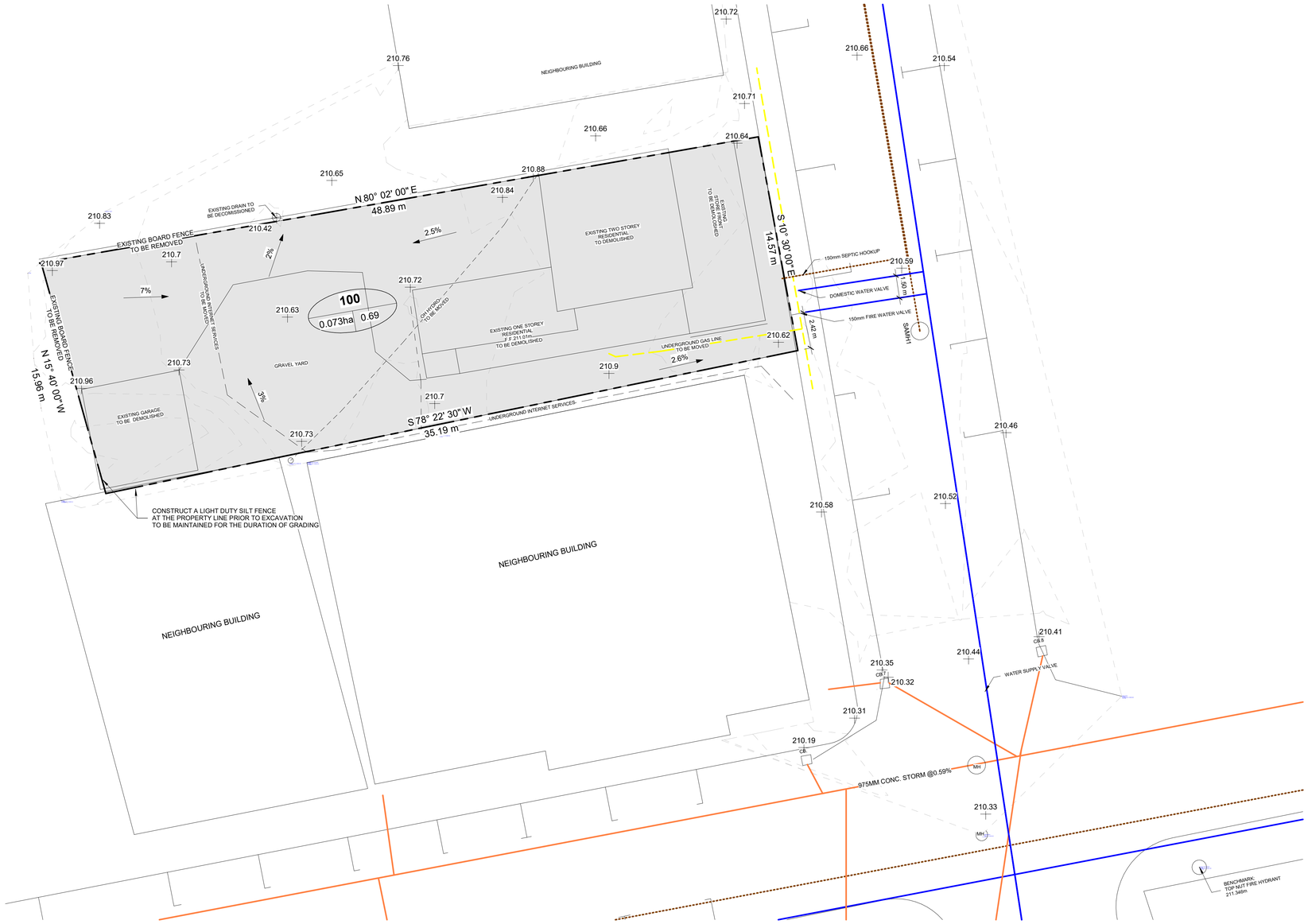

1 / SP-3 EXISTING CATCHMENT
1 : 150

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ABBREVIATIONS

@	AT	O.H.	OVERHEAD
c/w	COMPLETE WITH	PF	PAD FOOTING
Ø	DIAMETER	P.T.	PRESSURE TREATED
FDN	FOUNDATION	T.D.	TRAVEL DISTANCE
E.W.	EACH WAY	T&G	TONGUE & GROOVE
EX.	EXISTING	T/O	TOP OF
HORIZ.	HORIZONTAL	TYP.	TYPICAL
LVL	LAMINATED VENEER LUMBER	U/S	UNDERSIDE
MAX.	MAXIMUM	VERT.	VERTICAL
MIN.	MINIMUM	w/	WITH
OBC	ONTARIO BUILDING CODE	WWM	WELDED WIRE MESH
c/c	CENTRE TO CENTRE		

LEGEND

- W — WALL TAG
- WN — WINDOW TAG
- D — DOOR TAG
- 0.0" — ELEVATION MARKER - PLAN
- 200" — ELEVATION MARKER - SECTION
- TRAVEL DISTANCE

PROJECT STATUS:

NO:	DATE:	STATUS:
1	JAN. 12, 2024	FOR APPROVAL
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3	NOV. 29, 2024	FOR ZONING AMENDMENT

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76 CULVER STREET,
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DRAWING TITLE:
EXISITNG CATCHMENTS

Date: 11/03/2023
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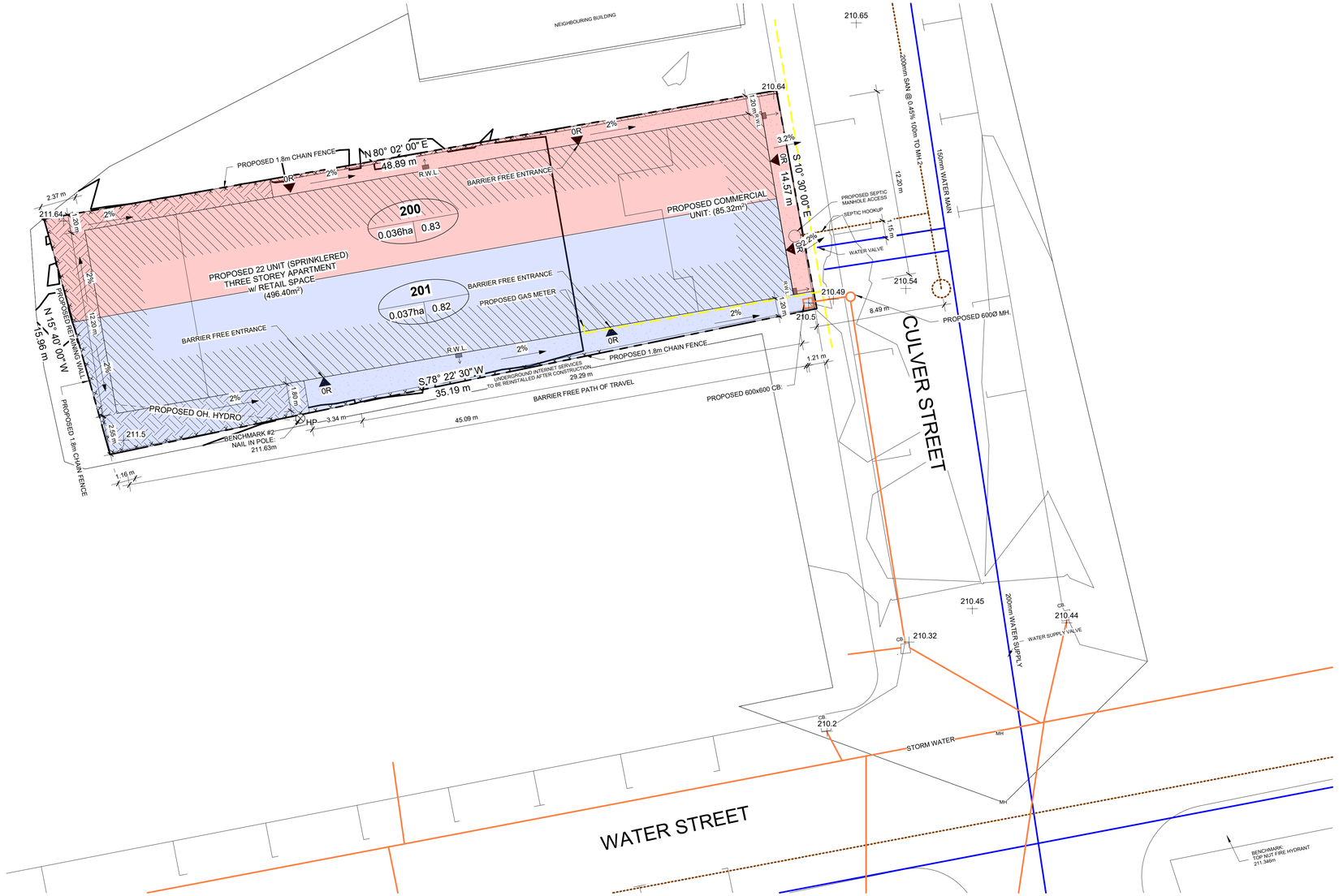

1 SP-4 PROPOSED CATCHMENT
1 : 150

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ABBREVIATIONS

@	AT	O.H.	OVERHEAD
c/w	COMPLETE WITH	PF	PAD FOOTING
Ø	DIAMETER	P.T.	PRESSURE TREATED
FDN	FOUNDATION	T.D.	TRAVEL DISTANCE
E.W.	EACH WAY	T&G	TONGUE & GROOVE
EX.	EXISTING	T/O	TOP OF
HORIZ.	HORIZONTAL	TYP.	TYPICAL
LVL	LAMINATED VENEER LUMBER	U/S	UNDERSIDE
MAX.	MAXIMUM	VERT.	VERTICAL
MIN.	MINIMUM	w/	WITH
OBC	ONTARIO BUILDING CODE	WWM	WELDED WIRE MESH
c/c	CENTRE TO CENTRE		

LEGEND

- W — WALL TAG
- WN — WINDOW TAG
- D — DOOR TAG
- 0.0" / 200" — ELEVATION MARKER - PLAN / SECTION
- TRAVEL DISTANCE

PROJECT STATUS:

NO:	DATE:	STATUS:
1	JAN. 12, 2024	FOR APPROVAL
2	OCT. 31, 2024	FOR MODELLING
3	NOV. 29, 2024	FOR ZONING AMENDMENT

CONTRACTOR NAME & ADDRESS:

PROJECT NORTH: TRUE NORTH:

Project #: DLX24-020
Drawn by: R.S.
Checked by N.H.

PROJECT NAME & ADDRESS:
CULVER STREET SITE PLAN
76 CULVER STREET,
SIMCOE, ON.

DRAWING TITLE:
PROPOSED CATCHMENTS

Date 11/03/2023
Scale 1 : 150
Sheet No. SP-4

2024-11-29 11:11:20 AM

September 24, 2024

76 Culver St. Simcoe

Affordable Housing Justification Report

As a well-known fact, Ontario is facing a housing crisis with affordable housing being a pressing issue that is impacting communities both big and small. With the ever increasing housing costs and with the higher interest rates we have seen in 5 years; “affordable housing” demand has increased significantly within Norfolk County.

In Norfolk County, even the Mayor has repeated asked local home builders and developers to address the growing need for affordable housing within our communities. The Mayor often sites that there are currently 400 individuals or families waiting for a home to rent in Norfolk County. Pair that with the ever increasing population of Norfolk County estimated in 2023 was over 230,000 and set to grow 10% in the next ten years. These staggering numbers need to be discussed regularly and actions must be taken for individuals and families in our communities to be given the opportunity to find a place to live.

It is our goal with our application for 76 Culver to build 22 purpose built rental housing that is affordable for individuals and families that intend to live in our community. Along with 22 units we also intend to provide 1 or 2 commercial units that will help provide the opportunity for local entrepreneurs to find a place to offer their services to our growing community.

September 24, 2024

Attn: Norfolk County Planning Department

Applicants: Jeff Plunkett
Sam Bunting
Brett VanSickle

Building Address: 76 Culver St, Simcoe

Current Zoning Classification: CBD - Commercial Business District Zone

Existing Building: 2 Storey Building – 1st Storey: Restaurant / Commercial
2nd Storey: 2 Residential Units

**Current Building is Vacant due to a past fire that has caused this building to be sold as is, which requires substantial engineering to allow for a habitable living

Lot Size: 160’ x 50’

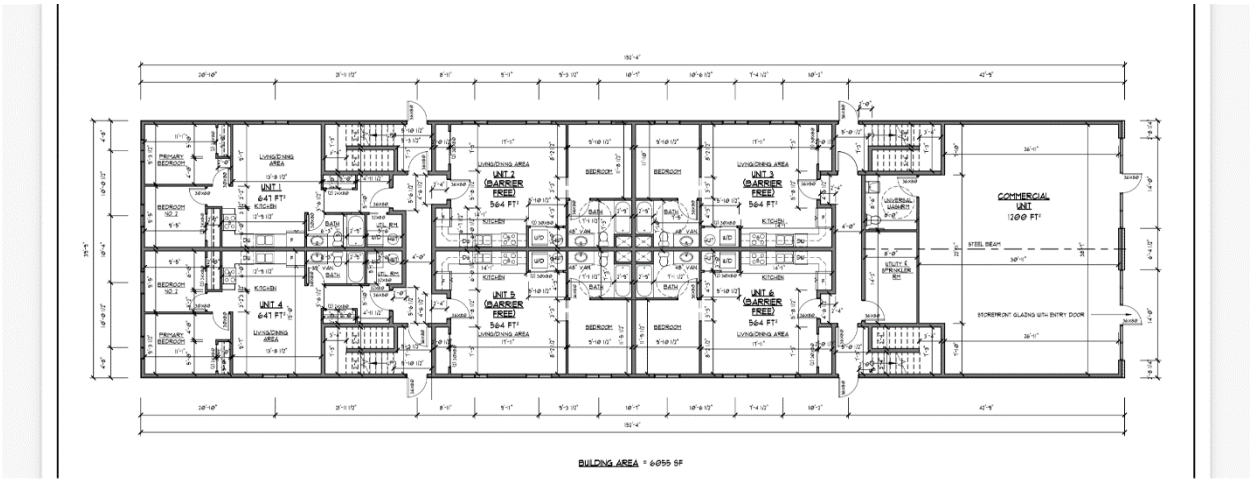
Existing Building Size: 76’ x 40’ (3040sqft)

Existing Water Supply: Municipal

Existing Drain: Municipal

September 24, 2024

Proposed Building



September 24, 2024

Applicants: Jeff Plunkett

Sam Bunting

Brett VanSickle

Proposed Use: Multi Residential / Commercial Mixed Use

Lot Size: 160’ x 50’

Proposed Building Size: 6055sqft

Parking Lot Size: N/A. Parking requirements are not required for CBD Zoned properties.

Building Exterior: Stone Exterior / Non-Combustible Steel Siding

1st Floor: 6 Residential Units (2-2bdrm, 4-1bdrm barrier free units)

Commercial Unit (25% of Floor Plan)

2nd Floor: 8 Residential Units (4-2bdrm, 4-1bdrm)

3rd Floor: 8 Residential Units (4-2bdrm, 4-1bdrm)

September 24, 2024

Our Proposal

Our proposal for 76 Culver Street in Simcoe is to replace the current and existing ‘as is’ building, that is damaged beyond repair from a previous fire, with a more modern structure.

Our proposed plan includes this new building to incorporate 22 Residential Units. This proposed structure will be built as a 3 Storey Multi-Family Building which will include approximately 25% of the main floor built as commercial space.

Our proposed 3 storey building would replace the current 2 Storey Building and is thoughtfully designed to aid in the never-ending rental housing crisis we are currently facing as a province, with the focus and goal of this project to assist in the lack of rental units in Norfolk County.

76 Culver St is currently operating on Municipal Water and the Sewage Services of Simcoe. Our proposal would include a disconnection from the current Municipal Services and a re-connection during the construction process. We have strategically planned this project to ensure there will be minimal street inconvenience that would take place throughout the building process. The estimated time-line projection for this project would be 12 months from start to completion. The timeline projection aims to have construction to start in Spring of 2024.

In addition to the increase of affordable rental units to Simcoe and working with CMHC to provide rent control for the members of our community, we would be providing job opportunities to multiple contractors in the construction industry and concentrating on sourcing materials from local suppliers.

I thank you for your time and consideration and look forward to working with Norfolk County on the construction of this project.

September 24, 2024

Zoning Regulations

Norfolk County Zoning By-Law

6.0 – Commercial Zones

6.1 – Central Business District Zones

6.1.1 – Permitted Uses

(z) – dwelling, apartment subject to the requirements of Subsection 6.1.4

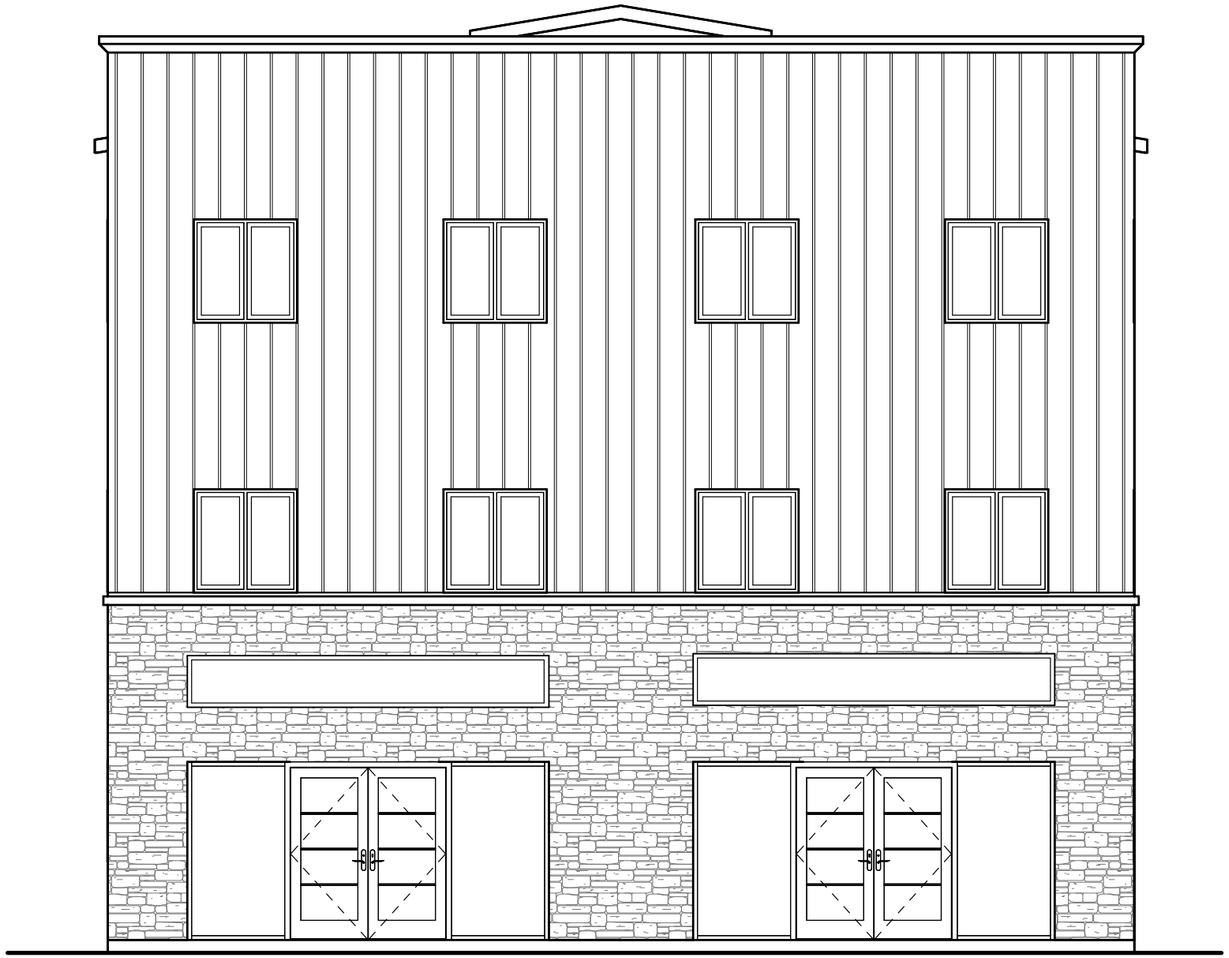
(aa) – dwelling units in any permitted commercial building subject to the requirements of Subsection 6.1.4

6.1.4 – Location of Use of First Storey

Any dwelling units in the CBD Zone shall not occupy more than 50 percent of the usable floor area of the first storey, and the frontages of the first storey shall be dedicated to retail, office or services uses (66-Z-**2018)**

6.1.2 – Zone Provisions

(a) minimum *front yard*:	0 meters
(b) minimum *exterior side yard*:	0 meters
(c) minimum *interior side yard*:	0 meters except abutting residential Zone in which case the minimum *interior side yard* shall be 1.2 meters
(d) minimum rear yard:	0 meters except abutting residential Zone in which minimum *interior side yard* shall be 1.2 meters
(e) maximum *building height*:	six (6) *storeys*
(f) maximum *front yard setback*:	3 meters but does not permit parking
(g) maximum *lot coverage*:	80 percent



CUSTOM PROMINENT 22 UNIT APT. BUILDING

76 CULVER STREET
SIMCOE, ONTARIO

Drawing Index	
SH #	DRAWING NAME
A-1	FOUNDATION FLOOR PLAN
A-2	MAIN FLOOR PLAN
A-3	TYPICAL PLANS 2ND -3RD FL.
A-4	FRONT & BACK ELEVATIONS
A-5	LEFT & RIGHT ELEVATIONS
A-6	Wall & Floor Types
A-7	BUILDING SECTION
A-8	STAIR SECTION, PLANS & DETAILS
A-9	MISCELANIOUS ELEVATIONS
A-11	ROOF PLAN
PL-1	PLOT PLAN

NEW APARTMENT Bldg

76 CULVER ST. SIMCOE, ON

PROMINENT HOMES

COVER SHEET

DRAWN BY:

DESIGNED BY:

BCIN #: 37074

DATE:

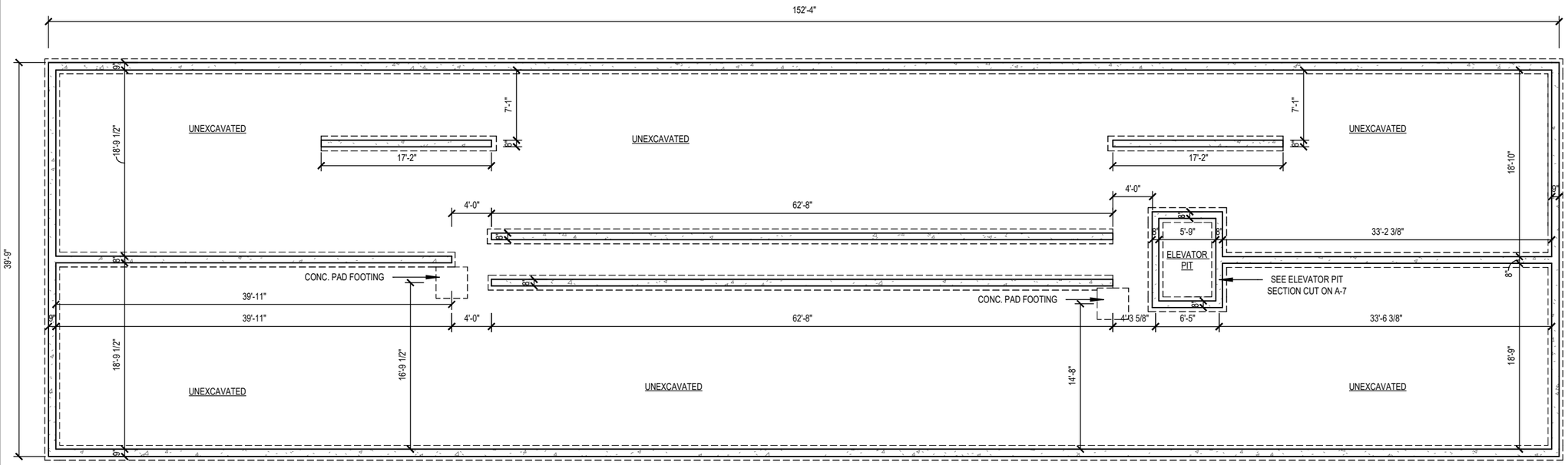
Rev. JULY 21st, 2025

SCALE:

not to scale

SHEET No.: A-0

REV No.:



FOUNDATION PLAN SPECIFICATIONS:

LVL MEMBERS & TJI JOISTS:

1. SUPPLIERS OF ALL LVL MEMBERS AND TJI JOIST SYSTEMS TO PROVIDE ENGINEERED DRAWINGS.

END BEARING:

1. ALL BEAMS SHALL HAVE EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 3 1/2" OF BEARING AT SUPPORTS AS PER (9.23.8.1. (1) OBC).
2. ALL FLOOR JOISTS SHALL HAVE NO LESS THAN 1 1/2" OF END BEARING, EXCEPT WHERE SUPPORTED ON RIBBON BOARDS (9.23.9.1. (1) OBC).

SUSPENDED CONCRETE SLABS:

1. SUSPENDED CONCRETE SLABS TO BE 5" c/w 10M REBAR @ 7-7/8" o.c. MAX. EACH WAY.
2. SUPPORTED CONCRETE SLABS MUST BEAR MIN. 3" ON FNDN. AND BE ANCHOURED WITH 10M BENT DOWELLS @ 23-5/8" o.c. MAX.
3. SLAB TO SLOPE AWAY FROM HOUSE. (9.40.1.4. OBC).

CONCRETE:

1. ULTIMATE COMPRESSIVE STRENGTH @ 28 DAYS
   -20 MPA FOR FOOTINGS AND WALLS
   -25 MPA FOR BASEMT. FLOOR
   -32 MPA FOR GARAGE FLOORS
   MAX WATER CEMENT RATIO 0.45
   AIR ENTRAINMENT 5% TO 8%
2. ALL FOOTINGS TO BE ON UNDISTURBED SOIL AND MIN. 4'-0" BELOW LINE OF FINISHED GRADE.
3. SOIL BearinG CAPACITY TO SUSTAIN A MIN. 3000 P.S.F.

NOTES:

1. 1 TOP PLATE
2. 4'-10" FOUNDATION WALLS

NEW APARTMENT Bldg

76 CULVER ST. SIMCOE, ON

PROMINENT HOMES

FOUNDATION FLOOR PLAN

DRAWN BY:

DESIGNED BY:

SAM BUNTING

BCIN #: 37074

DATE:

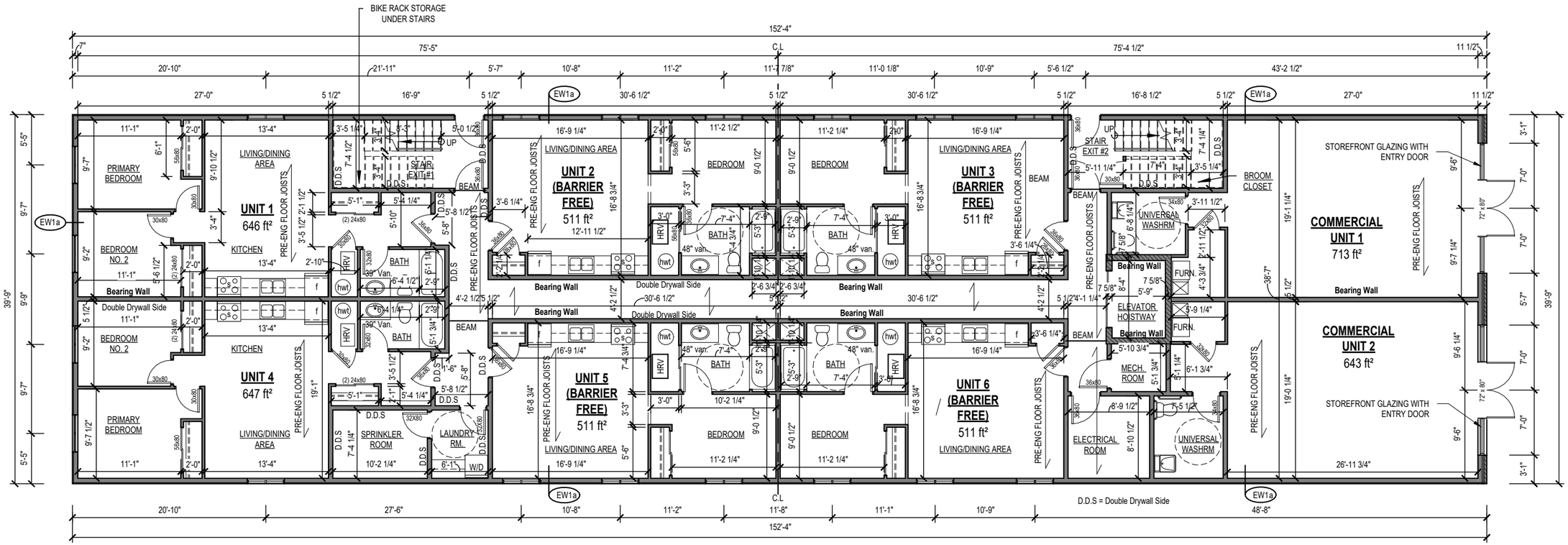
Rev. JULY 21st, 2025

SCALE:

As indicated

SHEET No.:

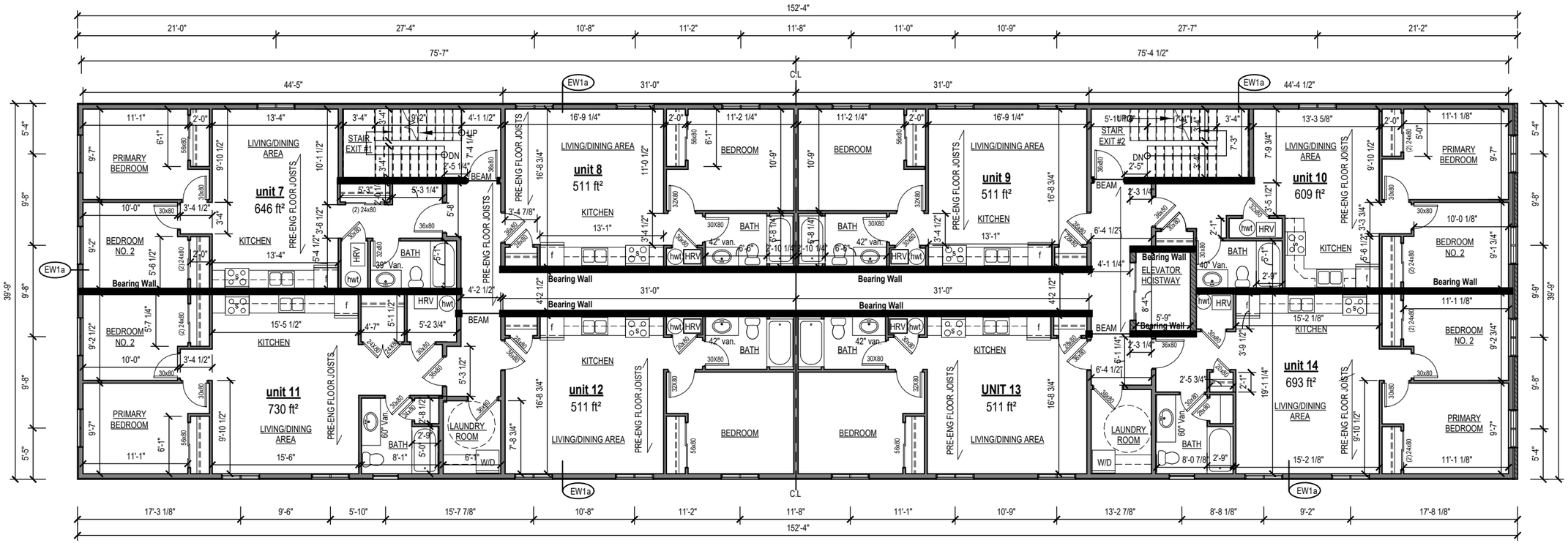
A-1



BUILDING AREA = 6055 s.f or 562.5 s.m

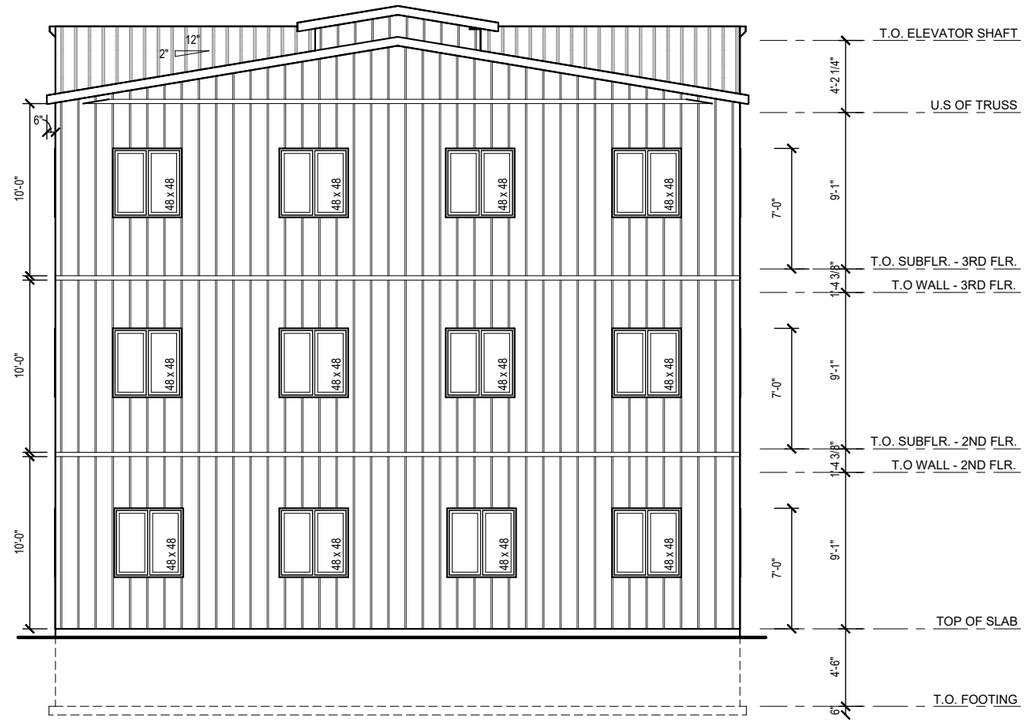
DESIGNED BY:	DRAWN BY:	DATE:	SCALE:
SAM BUNTING BCIN #: 37074		Rev. JULY 21st, 2025	3/32" = 1'-0"

NEW APARTMENT Bldg	76 CULVER ST. SIMCOE, ON	PROMINENT HOMES	MAIN FLOOR PLAN	SHEET No.: A-2



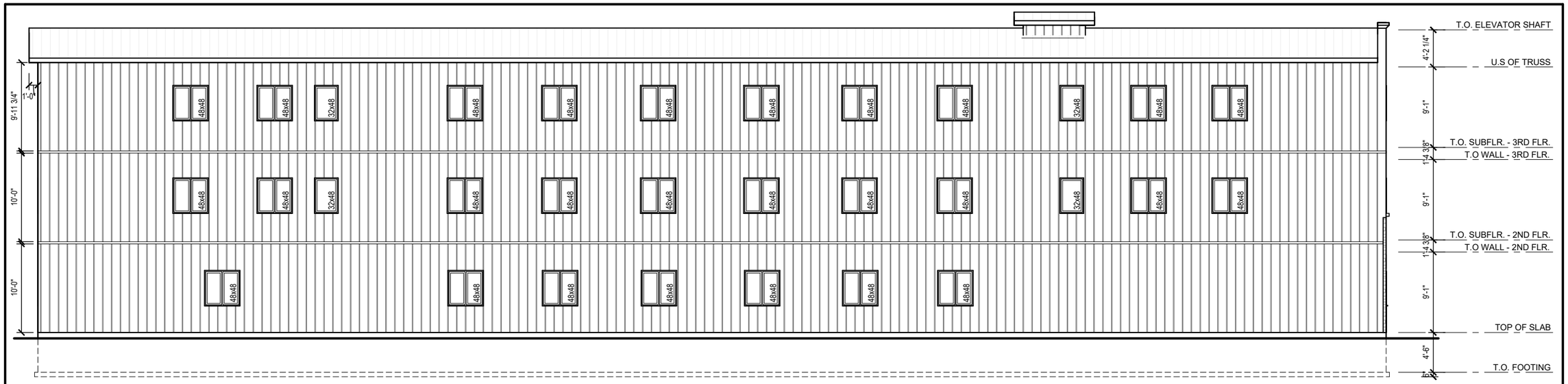
		DESIGNED BY: SAM BUNTING BCIN #: 37074	**DRAWN BY:**	**DATE:** Rev. JULY 21st, 2025	**SCALE:** 3/32" = 1'-0"
NEW APARTMENT Bldg	76 CULVER ST. SIMCOE, ON	PROMINENT HOMES	TYPICAL PLANS 2ND -3RD FL.		**SHEET No.:** A-3

FRONT ELEVATION
1/8" = 1'-0"



BACK ELEVATION
1/8" = 1'-0"

		DESIGNED BY: SAM BUNTING BCIN #: 37074	**DRAWN BY:**	**DATE:** Rev. JULY 21st, 2025	**SCALE:** 1/8" = 1'-0"
NEW APARTMENT Bldg	76 CULVER ST. SIMCOE, ON	PROMINENT HOMES	FRONT & BACK ELEVATIONS		**SHEET No.:** A-4

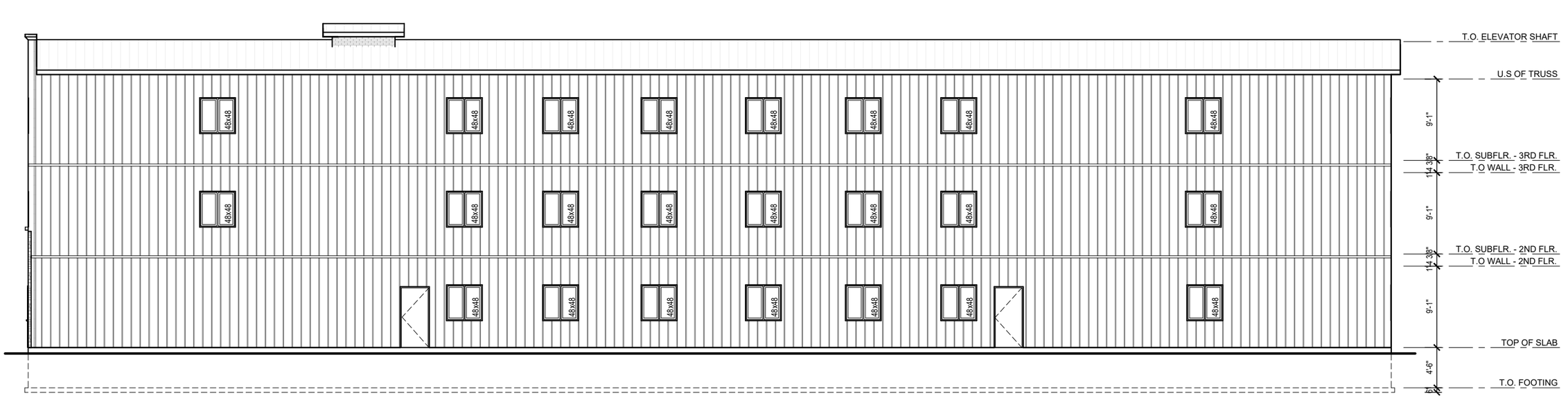


14% UNPROTECTED OPENINGS MAXIMUM FOR SPRINKLERED BUILDING AS PER TABLE OBC 9.10.14.4 AND OBC 9.10.14.4.(4) FOR 1.2 METER LIMITING DISTANCE

6.3% UNPROTECTED OPENINGS PROPOSED

LEFT ELEVATION

3/32" = 1'-0"



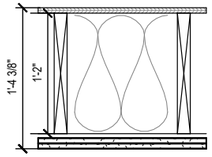
14% UNPROTECTED OPENINGS MAXIMUM FOR SPRINKLERED BUILDING AS PER TABLE OBC 9.10.14.4 AND OBC 9.10.14.4.(4) FOR 1.2 METER LIMITING DISTANCE

4.9% UNPROTECTED OPENINGS PROPOSED

RIGHT ELEVATION

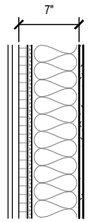
3/32" = 1'-0"

		DESIGNED BY: SAM BUNTING BCIN #: 37074	**DRAWN BY:**	**DATE:** Rev. JULY 21st, 2025	**SCALE:** 3/32" = 1'-0"
NEW APARTMENT Bldg	76 CULVER ST. SIMCOE, ON	PROMINENT HOMES	LEFT & RIGHT ELEVATIONS		**SHEET No.:** A-5



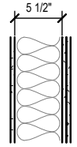
FLOOR TYPE - F9c (TYPICAL FLOOR CONSTRUCTION)
60 MINUTE FIRE RATING
SOUND TRANSFER CLASS RATING OF 52

5/8" T+G PLYWOOD SUBFLOOR
14" TJI JOISTS @ 16" O.C.
SOUND ABSORBING INSULATION IN JOIST CAVITY
RESILIENT METAL CHANNELS @ 16" O.C.
2 LAYERS 5/8" TYPE X GYPSUM BOARD

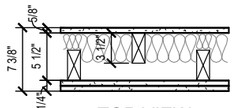


WALL TYPE - EW1a (EXTERIOR WALL)
60 MINUTE FIRE RATING FOR BEARING AND NON-LOAD BEARING APPLICATIONS
SOUND TRANSFER CLASS RATING NOT REQUIRED

BOARD AND BATTEN SIDING
STRAPPING
1" R 5 RIGID INSULATION
TYVEK BUILDING PAPER (TAPE ALL SEAMS)
7/16" OSB SHEATHING
2X6 STUDS@ 16" O.C.
R22 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1 LAYER 5/8" TYPE X GYPSUM BOARD



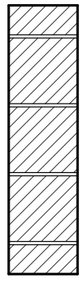
SECTION



TOP VIEW

WALL TYPE - W8a (PARTY WALL)
60 MINUTE FRR FOR BEARING WALLS
90 MINUTE FRR FOR NON-LOAD BEARING APPLICATIONS
SOUND TRANSFER CLASS RATING OF 52

5/8" TYPE X GYPSUM BOARD
2X4 STAGGERED STUDS @ 16" O.C. ON COMMON 2X6 SILL PLATE
3.5 " BATT INSULATION
5/8" TYPE X GYPSUM BOARD
5/8" TYPE X GYPSUM BOARD



ELEVATOR WALL
60 MINUTE FIRE RATING FOR BEARING AND NON-LOAD BEARING APPLICATIONS
SOUND TRANSFER CLASS RATING of 55

8" CONCRETE BLOCK FILLED WITH MOTAR OR POURED CONCRETE

NEW APARTMENT Bldg

76 CULVER ST.
SIMCOE, ON

PROMINENT HOMES

Wall & Floor Types

DRAWN BY:

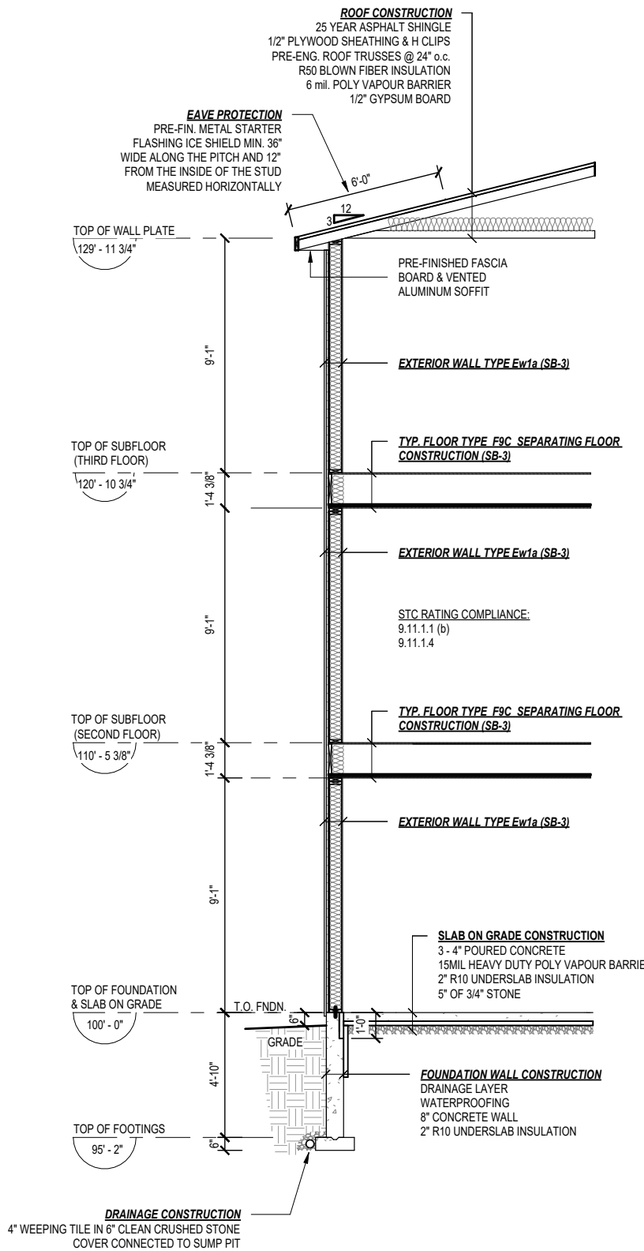
DESIGNED BY:

BCIN #: 37074

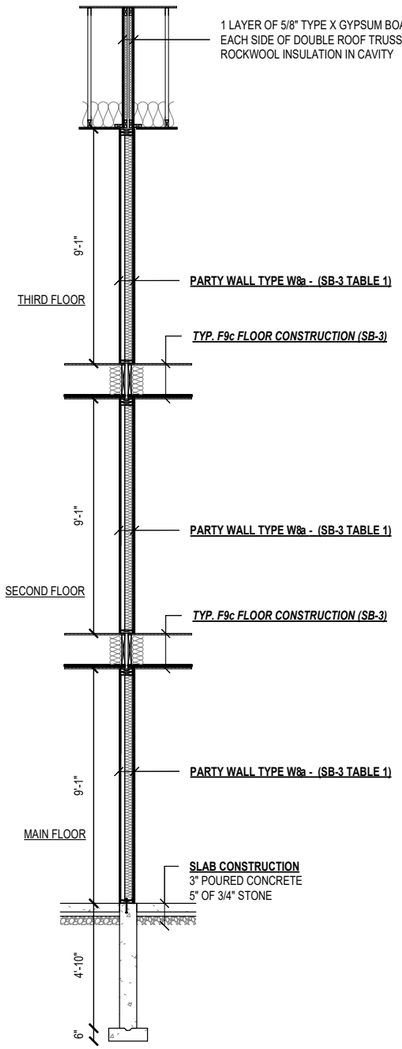
DATE:
Rev. JULY 21st, 2025

SCALE:
3/4" = 1'-0"

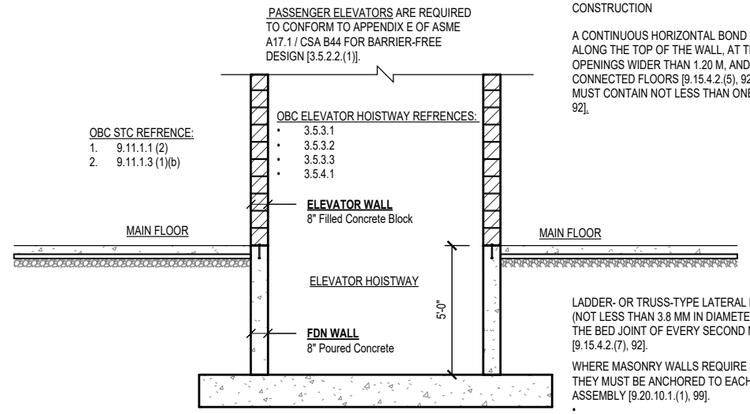
SHEET No.:
A-6



EW1 **THREE STORY WALL SECTION**
3/16" = 1'-0"



W8a **PARTY WALL- WALL SECTION**
3/16" = 1'-0"



4 **ELEVATOR PIT SECTION CUT**
3/16" = 1'-0"

IMPORANT NOTE:
ALL CONC. BLOCK TO REMAIN LEVEL AND PLUMB THROUGHOUT THE ENTIRE WALL CONSTRUCTION

A CONTINUOUS HORIZONTAL BOND BEAM IS REQUIRED ALONG THE TOP OF THE WALL, AT THE SILL AND HEAD OF OPENINGS WIDER THAN 1.20 M, AND AT STRUCTURALLY CONNECTED FLOORS [9.15.4.2.(5), 92]. THIS BOND BEAM MUST CONTAIN NOT LESS THAN ONE 15M BAR [9.15.4.2.(5), 92].

LADDER- OR TRUSS-TYPE LATERAL REINFORCEMENT (NOT LESS THAN 3.8 MM IN DIAMETER) IS REQUIRED IN THE BED JOINT OF EVERY SECOND MASONRY COURSE [9.15.4.2.(7), 92].

WHERE MASONRY WALLS REQUIRE LATERAL SUPPORT, THEY MUST BE ANCHORED TO EACH FLOOR OR ROOF ASSEMBLY [9.20.10.1.(1), 99].

- THE SPACING OF THESE LATERAL SUPPORTS MUST NOT EXCEED:
  - 20 TIMES THE WALL THICKNESS FOR LOADBEARING WALLS AND EXTERIOR NON-LOADBEARING WALLS [9.20.10.1.(2), 99].
  - 36 TIMES THE WALL THICKNESS FOR INTERIOR NON-LOADBEARING WALLS [9.20.10.1.(2), 99].
- FLOOR AND ROOF STRUCTURAL ELEMENTS PROVIDING LATERAL SUPPORT MUST BE CONSTRUCTED TO TRANSFER THESE LATERAL LOADS [9.20.10.1.(4), 99].

NEW APARTMENT Bldg

76 CULVER ST.
SIMCOE, ON

PROMINENT HOMES

BUILDING SECTION

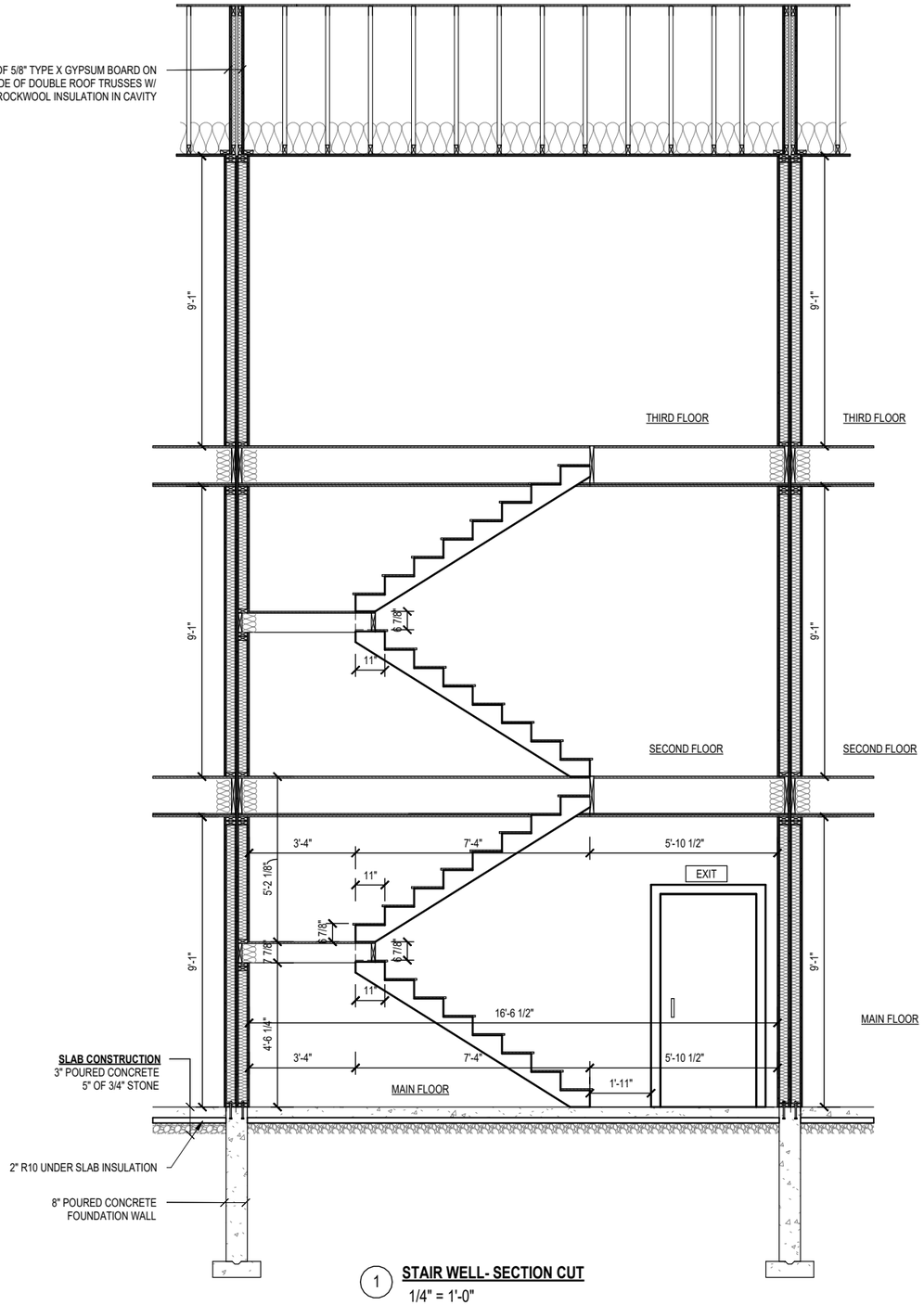
DRAWN BY:

DESIGNED BY:
SAM BUNTING
BCIN #: 37074

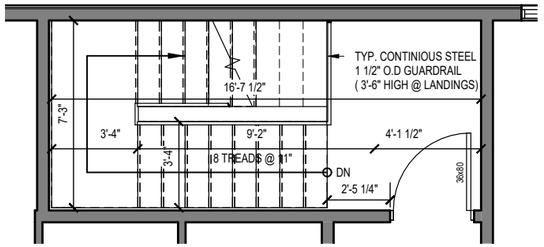
DATE:
Rev. JULY 21st, 2025

SCALE:
3/16" = 1'-0"

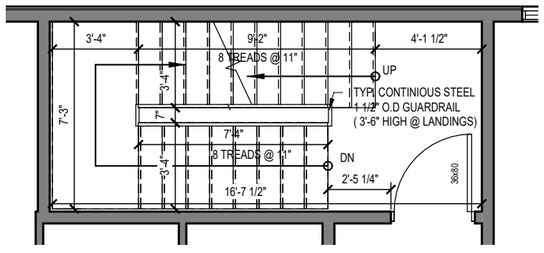
SHEET No.:
A-7



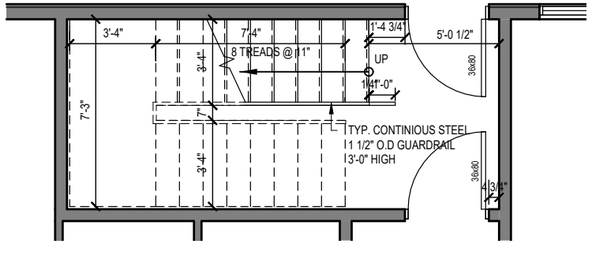
1 **STAIR WELL- SECTION CUT**
1/4" = 1'-0"



4 **TOP FLOOR STAIR PLAN**
3/16" = 1'-0"



3 **2ND FLOOR STAIR PLAN**
3/16" = 1'-0"



2 **MAIN FLOOR STAIR PLAN**
3/16" = 1'-0"

NEW APARTMENT Bldg

76 CULVER ST.
SIMCOE, ON

PROMINENT HOMES

STAIR SECTION, PLANS & DETAILS

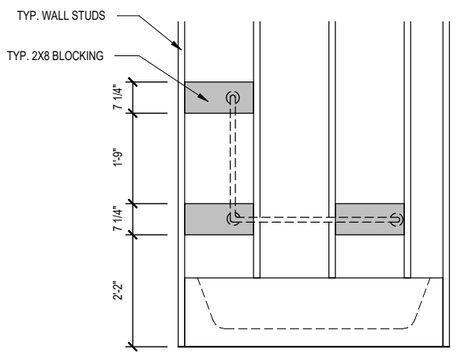
DRAWN BY:
TROY SCRIVEN

DESIGNED BY:
SAM BUNTING
BCIN #: 37074

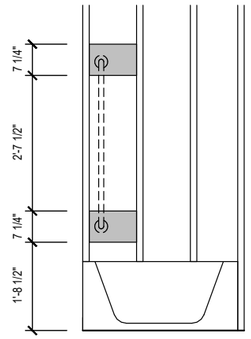
DATE:
Rev. JULY 21st, 2025

SCALE:
not to scale

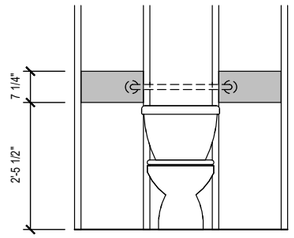
SHEET No.:
A-8



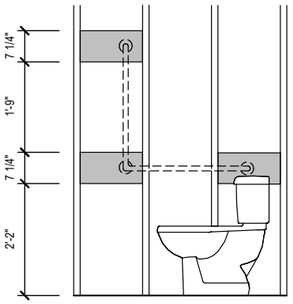
1 **Blocking - Shower/Bath Front**
3/8" = 1'-0"



2 **Blocking - Shower/Bath Side View**
3/8" = 1'-0"



3 **Blocking - Toilet Front**
3/8" = 1'-0"



4 **Blocking - Toilet Side**
3/8" = 1'-0"

NEW APARTMENT Bldg

76 CULVER ST. SIMCOE, ON

PROMINENT HOMES

MISCELANIOUS ELEVATIONS

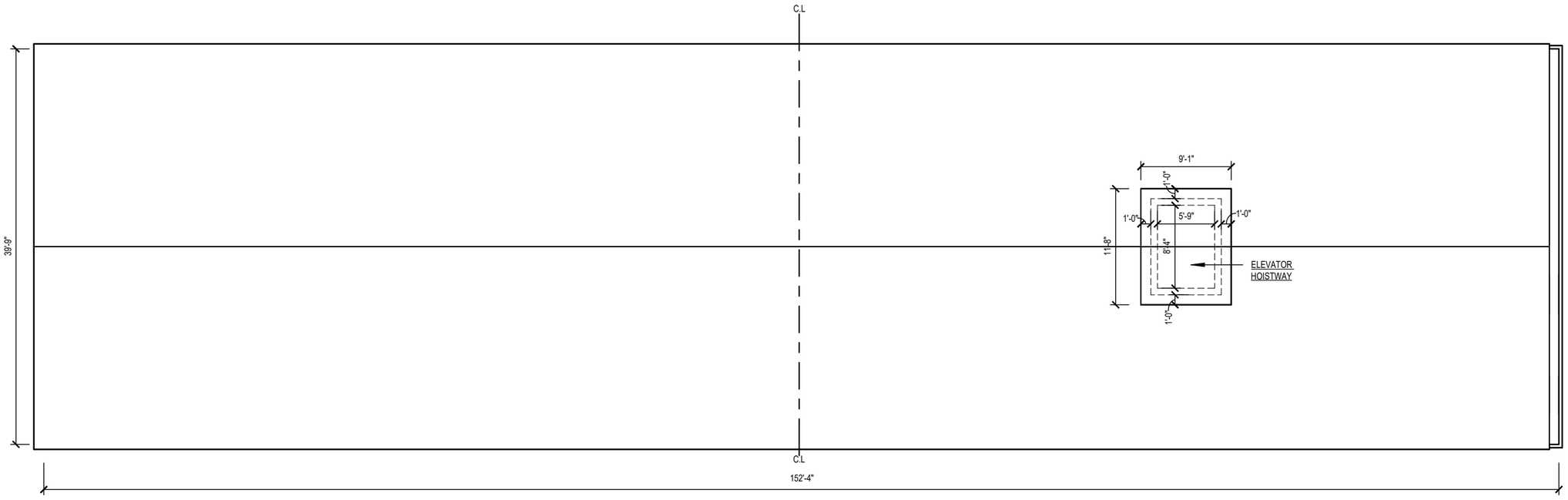
DRAWN BY:
TROY SCRIVEN

DESIGNED BY:
SAM BUNTING
BCIN #: 37074

DATE:
Rev. JULY 21st, 2025

SCALE:
not to scale

SHEET No.:
A-9



NEW
APARTMENT
Bldg

76 CULVER ST.
SIMCOE, ON

PROMINENT HOMES

ROOF PLAN

DRAWN BY:

DESIGNED BY:

BCIN #: 37074

DATE:

Rev. JULY 21st, 2025

SCALE:

3/32" = 1'-0"

SHEET No.:

A-11

T: 905-512-2377 E: office@dlxengineering.com 557 Alberta Ave, Woodstock, Ont.

DESIGNLOGIX ENGINEERING

FUNCTIONAL SERVICE BRIEF

Prepared for: Sam Bunting

Project No.: DLX24-020

Prepared by: Design Logix Engineering

Author: Reuben Saarloos, P.Eng.
Reviewed By: Nicholas Hiemstra, P. Eng.

Date: October 30, 2024

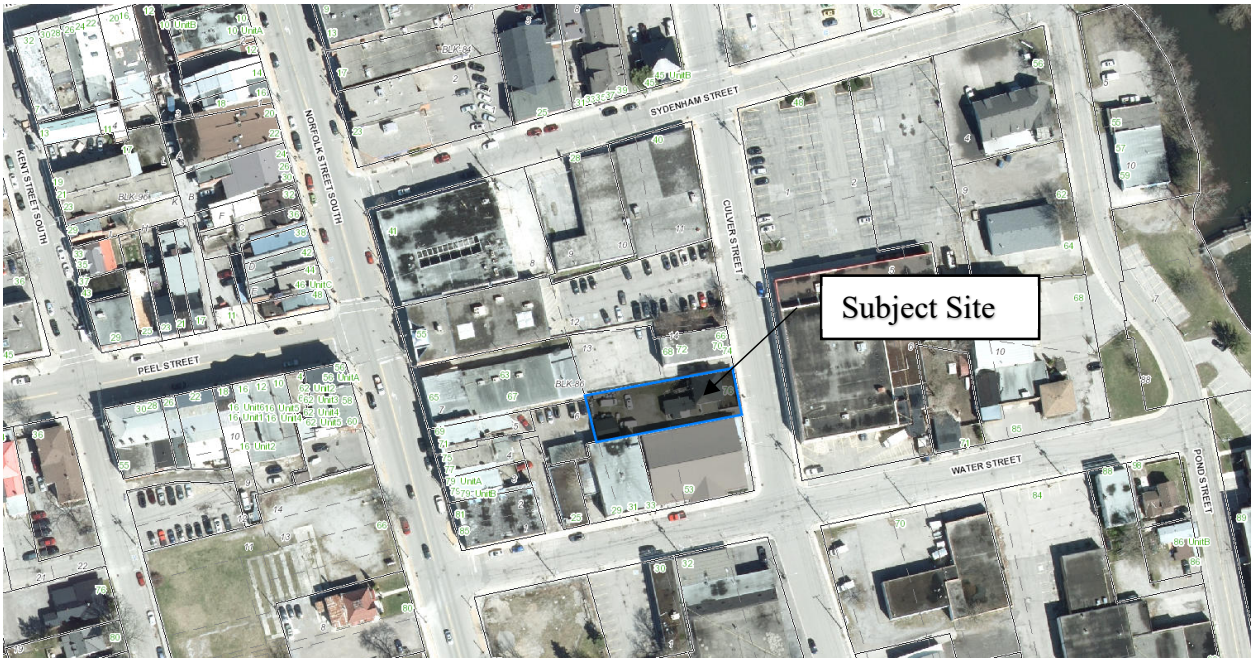
1. Introduction

1.1 Overview

This Functional Servicing Brief has been prepared for the proposed development at 76 Culver St. in Simcoe, Ontario. Design Logix Engineering has been retained to review the private sanitary, and water service for the construction of a new apartment building.

The subject site, approximately 734 square meters in size, is located between Sydenham St. and Water St. in Simcoe, Ontario. The site is bounded by central business district zoning. Figure 1 provides an aerial image, illustrating the site location and surrounding characteristics. Local businesses, and a mix of medium to high residential buildings are the most common construction surrounding the subject property.

The purpose of this Servicing Report is to provide the necessary background and proposed design information to address the site plan approval requirements for the project. This report is to be read in conjunction with the Design Logix Engineering design drawings, which provide details of the proposed design and construction elements.



2. Proposed Development:

The owners are proposing to construct a 22-unit residential apartment unit with 2 commercial units on the ground level facing the street. Each residential unit is designed to accommodate 2.75 persons, as per Norfolk County design guidelines, giving a projected occupancy of approximately 60 residents. The commercial units are planned for general use and will each

contain a lavatory. Fixtures in each residential unit include: Dishwasher, kitchen sink, clothes washer, bathroom group with a 6 LPF flush tank.

The site is bordered by existing infrastructure and accessible via nearby roads, facilitating straightforward connections to municipal water and sanitary systems. The layout and utility connections are designed for simplicity and efficiency while maintaining functional spaces for residents and commercial tenants.

3. Sanitary Servicing:

The development is connected to the existing 150mm sanitary sewer line on Culver St., which ties into an on-site manhole. Capacity within this line is based on peak flow demand calculations, the proposed private drain connection is sized to be a 150mm diameter PVC pipe installed at a minimum of 1.0% slope.

Based on the sanitary design peak flow demand of 1.35 l/s, the site is serviceable via the existing 150mm diameter PVC installed at a minimum slope of 1.0% slope, ensuring adequate capacity for the development.

This design ensures adequate capacity to accommodate the projected peak flow for the development. Refer to Appendix A for detailed sanitary demand calculations and methodology, including peak flow variations and assumptions.

4. Watermain Servicing

The existing water service to the property is assumed to be a 19mm copper line. To meet the calculated demand, an upgrade to a minimum 50mm copper line is recommended, providing a maximum hourly demand of 1.23 L/s at a velocity of 0.63 m/s. This service size is adequate for the building's expected water usage. Refer to Appendix B for detailed water service demand calculations. The domestic service-line valve will be installed as per Norfolk County guidelines, connecting directly to the municipal watermain.

The proposed building will be sprinklered, requiring a separate 150mm private fire water service with an independent water valve at the property line. The fire water service demand calculations are presented in Appendix C, along with confirmation of the capacity of the existing municipal infrastructure in Simcoe. The required fire flow for the site from a hydrant will require 5000 L/min. The existing infrastructure in in Simcoe according to Integrated Sustainable Master Plan (ISMP) is adequate to provide the required flows.

5. Conclusion

The proposed development at 76 Culver St., Simcoe, has been evaluated for its sanitary and water servicing needs in compliance with Norfolk County standards. The design includes a 150mm PVC sanitary line, adequately sized for the calculated peak flow of 1.35 L/s, and a 50mm watermain service upgraded from the existing 19mm line to meet the 1.23 L/s maximum hourly demand at a controlled velocity. A separate 150mm fire water service is recommended, to provide adequate supply to the sprinklers. The existing watermain infrastructure in Simcoe is acceptable to meet the required fire flow of 5000 L/min from a hydrant.
A separate stormwater management report will be submitted upon completion, covering runoff control measures for the site to align with municipal requirements.

The servicing strategy addresses all site plan approval requirements, providing efficient and code-compliant water and sanitary solutions for both residential and commercial units. This report, along with the appended calculations and design drawings, confirms that the existing infrastructure can support the development with no anticipated adverse impacts on local services.

Appendix A: Sanitary Design Flow Calculations

Sanitary Design from Norfolk County Design Criteria

Average Residential Rate	0.45 m^3/person/day	(345.6 l/d/cap)	**Commercial Tributary Pop**	90 people/ha
Industrial Rate	55 m^3/ha/day	(55m^3/d/ha)	**Industrial Tributary Pop**	120 people/ha
Commercial Rate	40 m^3/ha/day			
Average Infiltration Rate	0.28 l/s/ha		**Vmax**	4.6 (peak flow)
Average People per unit	2.75 people/unit		**Vmin**	0.75 (peak flow)
			Infiltration Allowance	0.28 l/s/ha

Location				Area			Population				
Area No.	Street	From	To	Net or Gross	Dimens. (m)	Total ha.	Per ha	Per Unit	# of Units	Sum Pop.	Total Pop.
76	Culver St.	Site	Ex. San Pipe	Gross	14.57x48.89	0.073	0	2.75	22	60.5	60.5

Sewage Flow									Design			
Peaking Factor	Infilt. L/S	Peak Sewage L/S	Total L/s	Size mm	Slope %	Capacity L/s	n	Vel m/s	Drop	Length m	Upper INV.	Lower Inv.
4.30	0.020552	1.3540802	1.3746322	150	1.00%	15.2294152	0.013	0.861809	0.09	8.5	209.385	209.30

Appendix B: Domestic Service Flow Calculations

Watermain Design from Norfolk County Design Criteria

Average Day Demand	0.45 m^3/cap/day
Average Day Demand	0.00521 L/s/cap
Maximum Day Peaking Factor	2.25
Maximum Hour Peaking Factor Residential	4
Maximum Hour Peaking Factor Industrial	2
Maximum hour Peaking Factor Commercial/ Community	2
Population Density	2.75 Persons/Unit

	Units	Population	Average Day Demand (m^3/day)	Average Demand (L/S)	Maximum Day Demand (m^3/day)	Maximum Demand (L/S)	Maximum Hourly Demand (m3/day)	Maximum Hour (L/S)
Low Density Residential	0	0	0	0		0	0	0
Medium Density Residential	20	55	24.75	0.29	55.69	0.66	99	1.17
High Density Residential	0	0	0	0.00	0	0	0	0
Commercial Area	2	5.5	2.48	0.03	5.57	0.07	4.95	0.059
Industrial Area	0	0	0	0	0	0	0	0
Totals	22	60.5	27.23	0.32	61.26	0.72	103.95	1.23

Velocity Check in Service Pipe			
Pipe Ø (mm)	Demand (L/S)	Hazen-Williams Coefficient	Velocity (m/s)
50	1.23	140	0.625300872

Appendix C: Fire Water Service Calculations

Maximum Fire Underwriters Fire-Flow Required		
RFF=220 x C x √A		
Type of Construction=	Type IV-C Ordinary Mass Timber	
Construction Coefficient=	1.0	
Total Effective Floor Area=	1687.62	m^2
Required Fire Flow	9000	L/min
Occupancy & Contents	Limited Combustible Contents	
Occupancy & Contents Factor=	0.85	
Sprinkler Adjustment=	Automatic Sprinkler w/ Standard for Fire Department	
Sprinkler Adjustment Factor=	0.40	
Exposure Adjustment=	0m to 3m	
Exposure Adjustment Factor=	0.1	
Required Fire Flows Adjusted	5000	L/min

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DESIGNLOGIX ENGINEERING

STORMWATER MANAGEMENT BRIEF

Prepared for: Sam Bunting

Project No.: DLX24-020

Prepared by: Design Logix Engineering

Author: Reuben Saarloos, P.Eng
Reviewed By: Nicholas Hiemstra, P. Eng.

Date: November 29, 2024

Table of Contents

1. Introduction and Background

1.1 Overview

Sam Bunting has retained Design Logix Engineering to provide a stormwater management brief outlining the required stormwater management systems proposed for the development of an apartment with commercial units at 76 Culver St. in Simcoe, Ontario. The proposed development on the site is for a 550m^2 22-unit residential apartment unit with 2 commercial units.
The subject site is located on the west side of Culver St. between Sydenham St. and Water St. The site is comprised of a 0.0734-hectare Central Business District zoned property. The site is surrounded by other Central Business District zoned properties.

This stormwater management (SWM) brief will provide additional information on the proposed SWM scheme for the site. Please refer to the Existing Grading Plan, and Proposed Grading Plan located in Appendix A for additional information.

Figure 1: Subject Site- 76 Culver Street, Simcoe, ON.

2. Stormwater Management:

2.1 Stormwater Management Criteria

Stormwater Management (SWM) for the proposed development will be provided by the use of on-site quantity controls. The following section will further describe the SWM criteria, existing and proposed development conditions.

The stormwater management criteria for this site are proposed as follows:

1. Major Storm flows are to be routed overland to an appropriate outlet

Site specific storm parameters from the Norfolk County Grading & Drainage By-Law and the Design Criteria for Storm Sewers were used to provide the mass rainfall data routing. The parameters used for the 2-year to 100-year storms are provided below in Table 1.

Table 1: Simcoe Rainfall Data

Return Parameter	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
A	23.1	30.5	35.3	41.5	46	50.5
B	-0.699	-0.699	-0.699	-0.699	-0.699	-0.699

2.2 Pre-development Conditions

The property of 76 Culver St. drains uncontrolled to the north of the site along the center of the property line. There is an existing catch-basin. Though this catch basin does not have a confirmed outlet and does not drain sufficiently. Flooding of the catch basin occurs regularly during storm events and floods a neighbouring property. The side of the existing residence and front of the property drains uncontrolled, to Culver Street, where it eventually drains to a catch basin at the intersection of Culver Street and Water Street. Pre-development flows are summarized in Table 2 below.

Table 2: Pre-Development Run-Off Summary

Pre-Development Run-off Summary (L/s)								
		Run-off	Design Storm					
Catchment	Area (ha)	Coefficie	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
100	0.0734	0.690218	11.32	24.4	28.2	33.2	36.8	40.4

2.3 Post-development Conditions

The post-development run-off conditions for Catchments 200 and 201 were calculated following the provided recommendation by Norfolk County Grading & Drainage By-Law that all storm sewers be designed to a 2-year storm event. The calculations for determining the storm water discharge for the proposed catchments are included in Appendix B and summarized in Table 3 below. Catchment 200 includes the north half of the building and the site. Catchment 201 includes the south half of the building and the site. Catchment 200 will drain overland uncontrolled to Culver Street as it has done previously and is reducing the overall run-off from the site over the sidewalk on Culver Street. Catchment 201 will be equipped with a 600x600mm catch basin that will capture all the storm water from catchment 201 and we are proposing to put in a manhole on culver street that will tie into the existing stormwater network on Water St. Due to the low run-off. We are proposing to connect our outlet to the existing catch basin on the corner of Culver St. and Water St.

Stormwater management for the proposed development will be provided by the use of on-site quality and quantity controls. The development of this site is to be done without negative interference to existing and neighbouring properties, including the abutting road allowance. The post-development run-off calculations are summarized in table 3 below.

Post-Development Run-off Summary (L/s)								
		Run-off	Design Storm					
Catchment	Area (ha)	Coefficie	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
200	0.036113	0.82949	11.08	14.62	16.93	19.90	22.06	24.21
201	0.036608	0.820875	10.96	14.47	16.75	19.69	21.83	23.96

2.4 Sediment and Erosion Control

Sediment and erosion control measures will be implemented on site prior to construction. These measures will include:

1. Installation of silt control fencing around the perimeter of the works to take place.
2. Preventing silt of sediment laden water from entering inlets (catch basins and/or catch basin manholes) by wrapping their tops with filter fabric.
3. Maintaining sediment and erosion control structures in good repair (including periodic cleaning and repair as required) through regular routine inspections. Further, erosion control measures will be inspected after any rainfall event.

The silt fence will serve to minimize the opportunity for water borne sediments to be washed on to the adjacent properties.

Inspection and maintenance of all silt fencing will start after installation is complete. The fence will be inspected on a weekly basis during active construction or after a rainfall event of 13mm (1/2") or greater. Maintenance will be carried out within 48 hours on any part of the facility found to need repair.

Once construction and landscaping has been substantially completed, the silt fence will be removed along with any accumulated sediment.

After construction of the complete development, erosion and sediment transport will be minimal.

2.6 Maintenance Plan

To ensure that the stormwater management system continues to function as designed and constructed, we recommend that the following inspections and maintenance activities be completed on an annual basis.

1. Inspect the water level in the stormwater management facility. Has the site completely drained 24 hours after a storm?
2. Is there noticeable damage to structures (i.e., outlet structure, overflows, orifice plates)? If yes, complete and necessary repairs and/or installation of replacement structures.
3. Is there any noticeable damage to the grassed swales/overland flow paths (i.e., erosion, blockages)? If yes, complete any necessary repairs.
4. Is there any indication of a spill (i.e., frothy water, oily sheen on the water)? If yes, investigate, inform the appropriate agencies and complete the necessary clean-up and restoration.
5. Inspect all catch basins, and manholes. Remove and dispose of any accumulated sediment, trash/litter, debris (i.e., sediment, garbage, leaves, etc.).

6. Inspect all swales and overflow locations. Remove and dispose of any accumulated sediment, trash/litter, debris (i.e., sediment, garbage, leaves, etc.)

Please note that any structures identified during the annual inspection to be worn, missing or damaged are to be repaired or replaced within 48 hours.

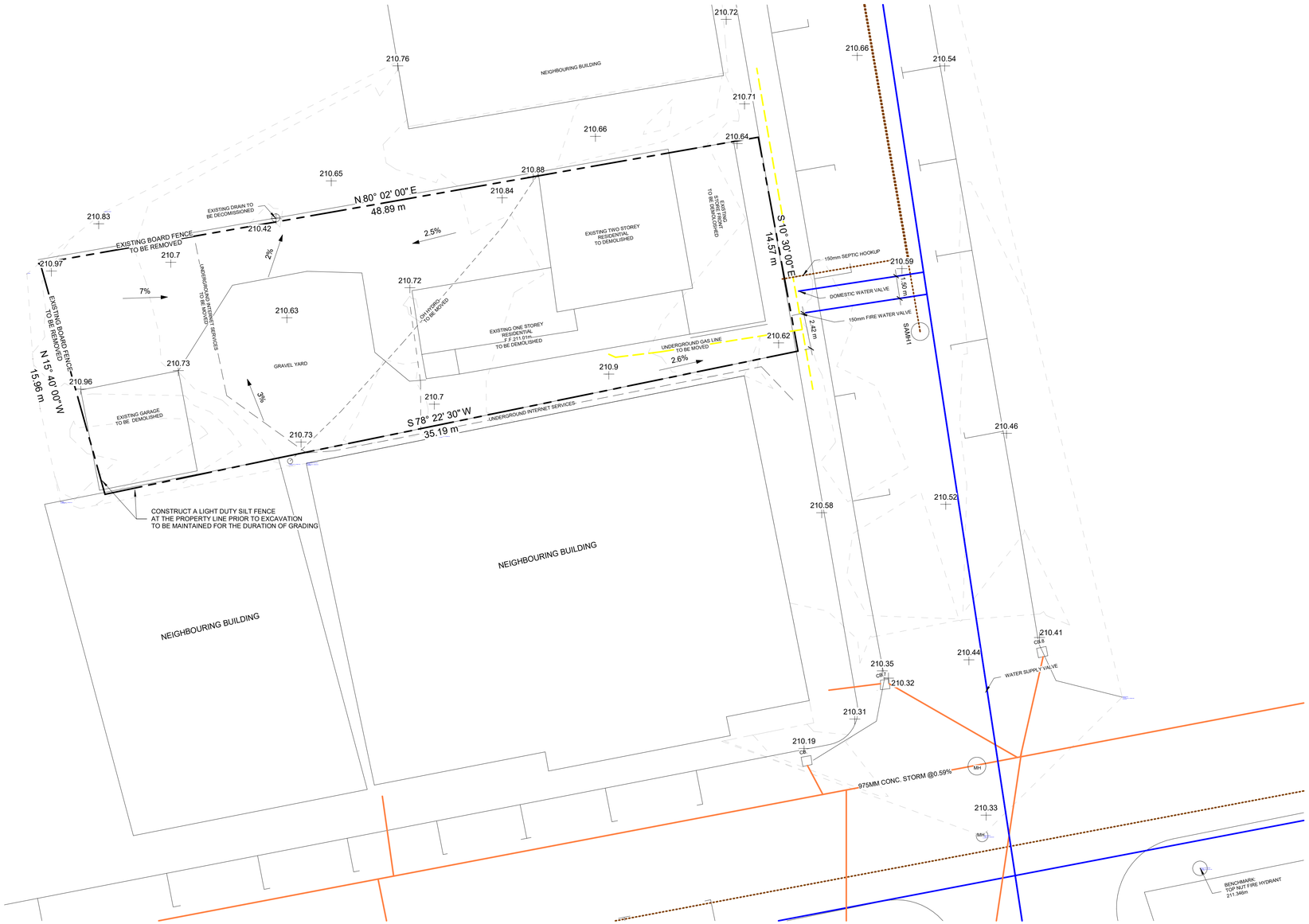
3. Summary

It is the opinion of this office, based on the information provided herein, that the proposed development can be constructed, serviced and graded to satisfy the requirements of Norfolk County.

I trust that you will find this information satisfactory. Should any of the information contained herein differ, contact DesignLogix Engineering immediately.

If you have any questions or concerns, please contact the undersigned.

Appendix A: Site Plan, Site Servicing and Grading, Existing Catchments, Proposed Catchments



1 SP-1 EXISTING SITE CONDITIONS
1 : 150

SEDIMENT AND EROSION CONTROL NOTES

1. MINIMIZE AREA DISTURBED DURING CONSTRUCTION
2. PROTECT EXPOSED SURFACES
3. CONTROL RUNOFF DURING CONSTRUCTION
4. ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN IN PLACE UNTIL RESTORATION IS COMPLETE
5. REGULARLY, AND FOLLOWING MAJOR RAINFALL EVENTS, INSPECT AND MAINTAIN EROSION CONTROL MEASURES DURING ALL PHASES OF CONSTRUCTION
6. ALL COLLECTED SEDIMENT REQUIRED TO BE DISPOSED OF OFF-SITE, MUST BE AT AN APPROVED LOCATION
7. ALL DEWATERING MUST BE CONDUCTED USING AN APPROVED OUTLET CONTROL METHOD SUCH AS A SEDIMENTATION BASIN OR FILTER SOCK. EFFLUENTMONITORING SHALL BE REQUIRED TO ENSURE DISCHARGE IS CONSISTENT WITH THE RECEIVER'S BACKGROUND QUALITY
8. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION AND IDENTIFY A REGULAR MAINTENANCE PROGRAM TO DO SO
9. HAVE A PLAN TO MINIMIZE/PREVENT WIND-BLOWN DUST SUCH AS SPRAYING CALCIUM CHLORIDE OR WATER

SURFACE RUNOFF SHALL BE DIVERTED AWAY FROM FOUNDATION EXCAVATIONS.

OWNER'S CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO AVOID MIXING TOPSOIL WITH SUBSOIL, WHERE REQUIRED FOR REUSE ON SITE.

OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR REGULAR MONITORING AND CLEANUP OF TRACKED MUD/DEBRIS ON ADJACENT LANDS AND PUBLIC ROADS TO THE SATISFACTION OF THE ENGINEER AND COUNTY.

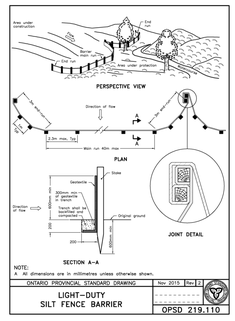
ALL BOULEVARD AREA WITHIN TOWN RIGHT-OF-WAY IS TO BE RESTORED WITH 150mm TOPSOIL AND NO.1 NURSERY SOD. TO THE SATISFACTION OF THE TOWNSHIP.

SURFACE PROTECTION WILL BE REQUIRED FOR OPEN SPACES AND STOCKPILES LEFT INACTIVE AND UNCOVERED FOR MORE THAN 90 DAYS

PRIOR TO CONSTRUCTION THE OWNER'S CONTRACTOR SHALL OBTAIN LOCATES FOR, EXPOSE AND CONFIRM LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMIT OF CONSTRUCTION. OWNER'S CONTRACTOR SHALL SUPPORT EXISTING UNDERGROUND UTILITIES AS REQUIRED.

CONTOURS DEPICT ORIGINAL GRADES AND ARE NOT NECESSARILY REPRESENTATIVE OF THE SITE CONDITION FOLLOWING THE EARLY WORKS CONTRACT. THE OWNER'S CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE CURRENT STATE OF THE SITE.

LIGHT DUTY SILT FENCE TO BE CONSTRUCTED ALONG THE PROPERTY LINES OR AT THE EXTENT OF REGRADING. CONSTRUCTION OF THE SILT FENCE TO BE COMPLETED PRIOR TO ANY EXCAVATION. SEE DETAIL BELOW.



2 SP-1 Silt Fence Detail
1 : 2

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DO NOT SCALE DRAWINGS

ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPENCIES REPORTED TO THE ENGINEER

LEGEND:

- 0.0% - DENOTES DRAINAGE
- DENOTES TREELINE
- DENOTES PROPERTY BAR
- P.E. - DENOTES PRINCIPLE ENTRANCE
- 0.0 - DENOTES ELEVATION
- DENOTES CONTROL POINT
- DENOTES EXTERIOR LIGHTING

REVISIONS:

NO:	DATE:	STATUS:
1	JAN. 12, 2024	FOR APPROVAL
2	OCT. 31, 2024	FOR MODELLING
3	NOV. 29, 2024	FOR ZONING AMENDMENT

CONTRACTOR NAME & ADDRESS:

PROJECT NORTH: TRUE NORTH:

Project #: DLX24-020
Drawn by: R.S.
Checked by N.H.

PROJECT NAME & ADDRESS:
CULVER STREET SITE PLAN
76 CULVER STREET,
SIMCOE, ON.

DRAWING TITLE:
EXISTING GRADING/SERVICING PLAN

Date: 11/03/2023
Scale: As indicated
Sheet No. SP-1

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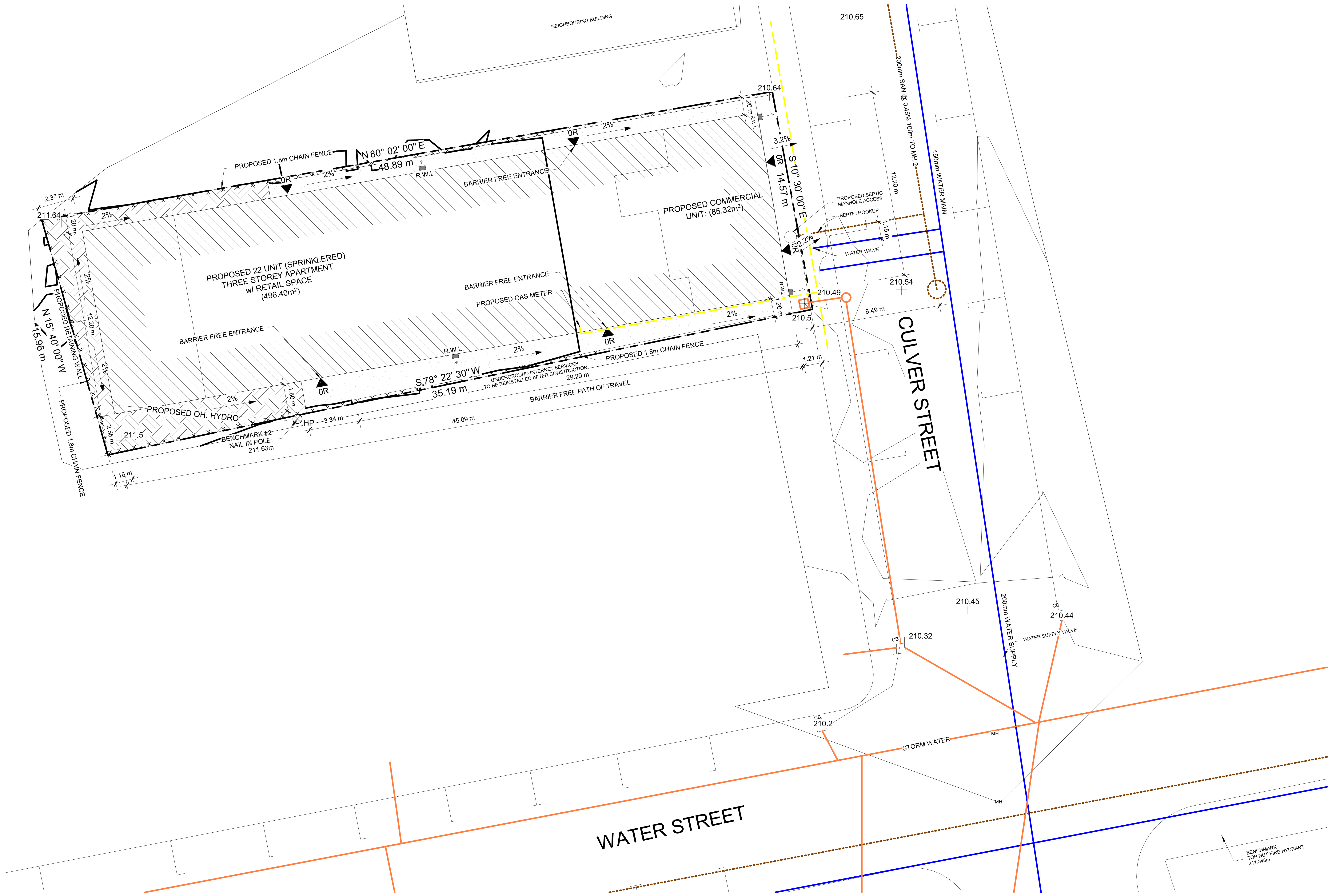
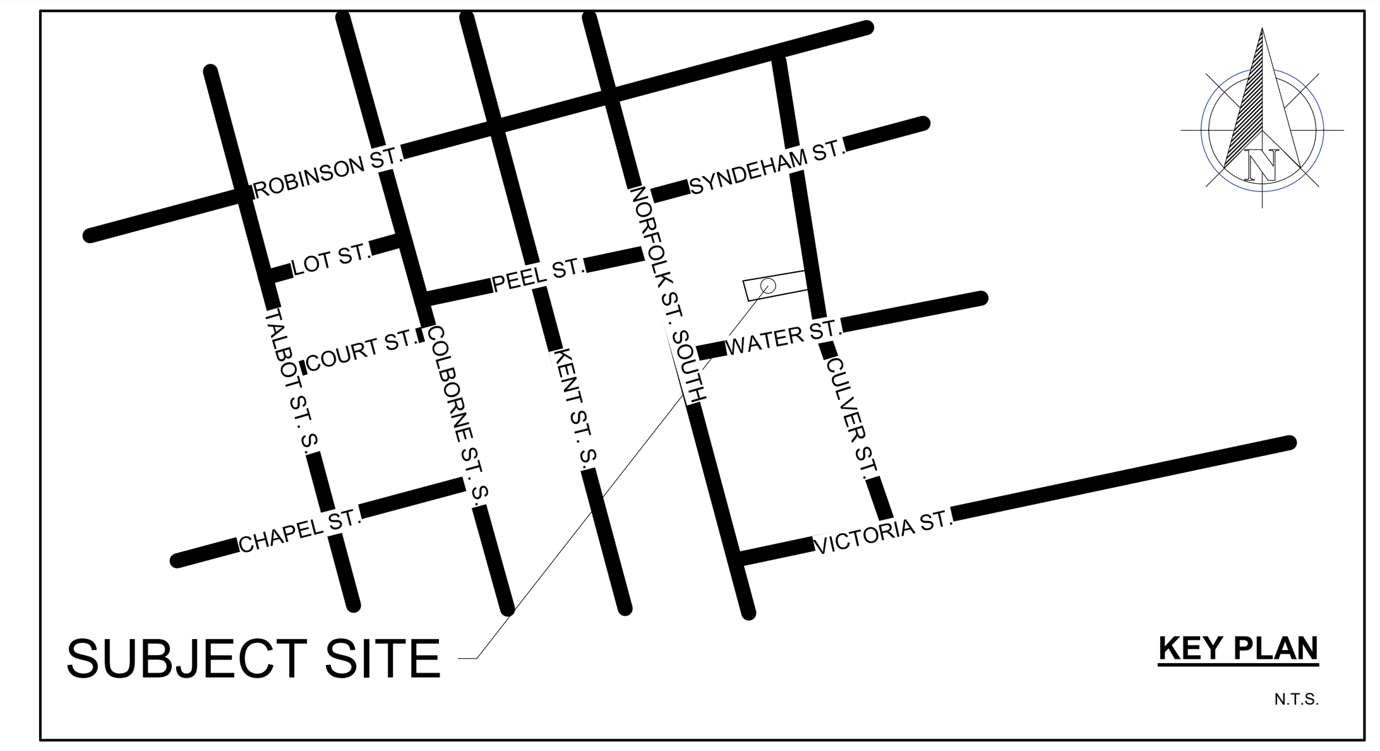


1 SP-2 PROPOSED SITE PLAN
1 : 150

PROPERTY DESCRIPTION:
PLAN 182 BLK 86 PT. LOT 13, 14.
ROLL NUMBER: 331040100913500
GEOGRAPHIC COUNTY OF NORFOLK



SITE STATS: CBD ZONE	REQUIRED	PROVIDED
SITE AREA:	N/A	734m²
LOT FRONTAGE:	-	14.57m
LOT DEPTH:	-	48.89m
FRONT YARD MIN/MAX:	0m/3m	1.22m
INTERIOR SIDE YARD:	0m	1.80m
INTERIOR SIDE YARD:	0m	1.80m
REAR YARD:	0m	1.22m
MAX LOT COVERAGE:	80%	67.5%
MAX. BUILDING HEIGHT:	6 STORIES	3 STORIES (10.57m)
PARKING:	N/A	0 SPACES
MIN. RETAIL FLOOR AREA:	247.7m²	85.32m²

CAUTION

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

THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION

DO NOT CONVEY FROM THIS PLAN

NOTES

1. PROPERTY DIMENSIONS ARE AS SHOWN
2. PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
3. CONTROL POINTS SET USING LEICA ICR 70 ROBOTIC TOTAL STATION
4. PROPOSED FINAL GRADES ARE IN METERS
5. PROPOSED LOT COVERAGE = 0.59%
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION

SITE BENCHMARK

BENCHMARK #1 - TOP NUT HYDRANT
ELEVATION = 211.35

BENCHMARK #2- NAIL IN UTILITY POLE
ELEVATION=211.63

NOTE: CONTRACTOR TO REFER TO BENCH-MARK AT ALL TIMES DURING CONSTRUCTION

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM CANSEL CAN-NET REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010) ELEVATION REFERENCE DATUM IS CGVD28:78

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LEGEND:

Symbol	Meaning
◄ 0.0%	- DENOTES DRAINAGE
⌒⌒⌒	- DENOTES TREELINE
■	- DENOTES PROPERTY BAR
P.E.	- DENOTES PRINCIPLE ENTRANCE
0.0	- DENOTES ELEVATION
⊗	- DENOTES CONTROL POINT
	- DENOTES EXTERIOR LIGHTING

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76 CULVER STREET,
SIMCOE, ON.

DRAWING TITLE:
PROPOSED GRADING/ SERVICING PLAN

Date 11/03/2023
Scale As indicated
Sheet No. **SP-2**

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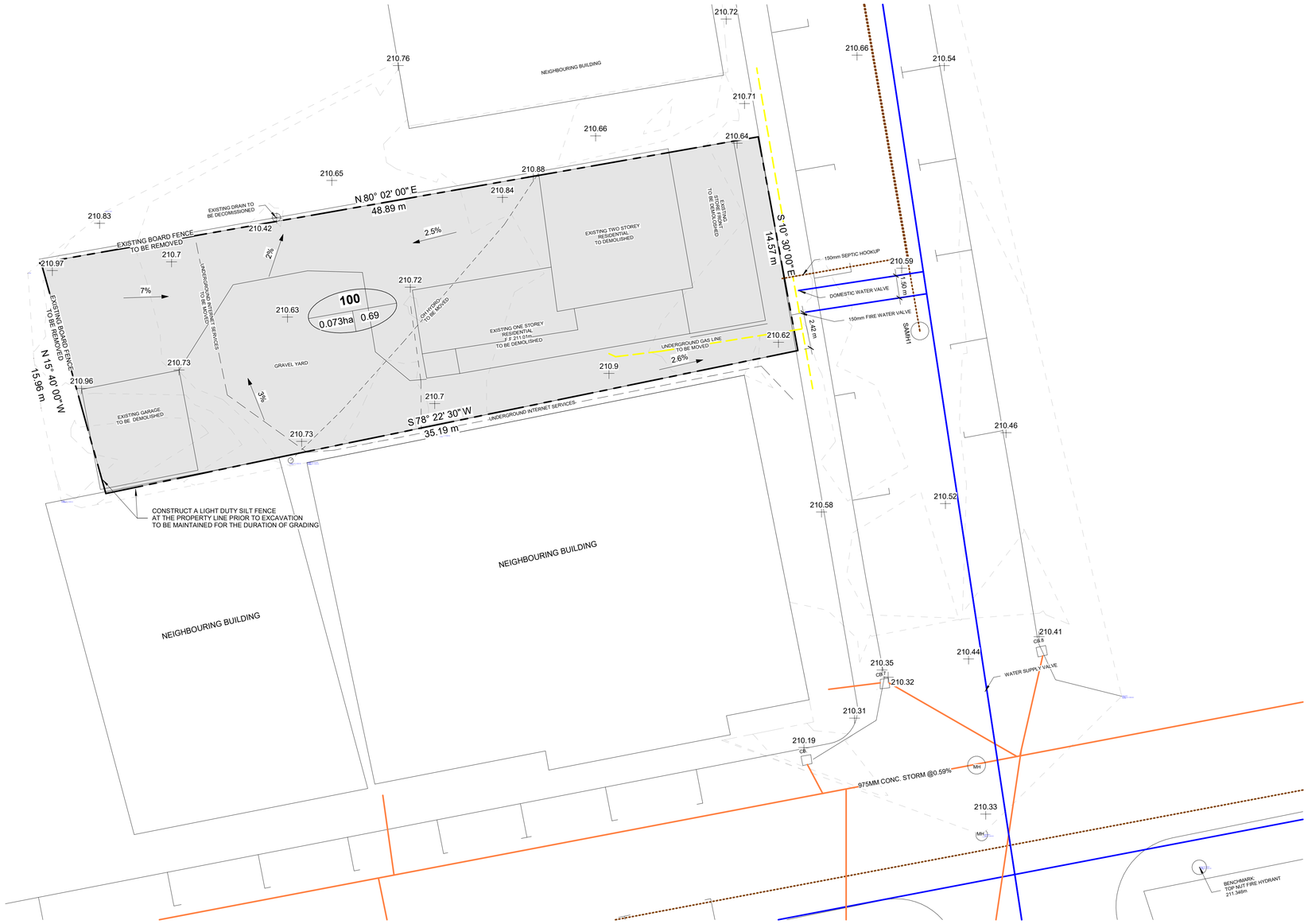

1 / SP-3 EXISTING CATCHMENT
1 : 150

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ABBREVIATIONS

@	AT	O.H.	OVERHEAD
c/w	COMPLETE WITH	PF	PAD FOOTING
Ø	DIAMETER	P.T.	PRESSURE TREATED
FDN	FOUNDATION	T.D.	TRAVEL DISTANCE
E.W.	EACH WAY	T&G	TONGUE & GROOVE
EX.	EXISTING	T/O	TOP OF
HORIZ.	HORIZONTAL	TYP.	TYPICAL
LVL	LAMINATED VENEER LUMBER	U/S	UNDERSIDE
MAX.	MAXIMUM	VERT.	VERTICAL
MIN.	MINIMUM	w/	WITH
OBC	ONTARIO BUILDING CODE	WWM	WELDED WIRE MESH
c/c	CENTRE TO CENTRE		

LEGEND

- W — WALL TAG
- WN — WINDOW TAG
- D — DOOR TAG
- 0.0" — ELEVATION MARKER - PLAN
- 200" — ELEVATION MARKER - SECTION
- TRAVEL DISTANCE

PROJECT STATUS:

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DRAWING TITLE:
EXISITNG CATCHMENTS

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Sheet No. SP-3

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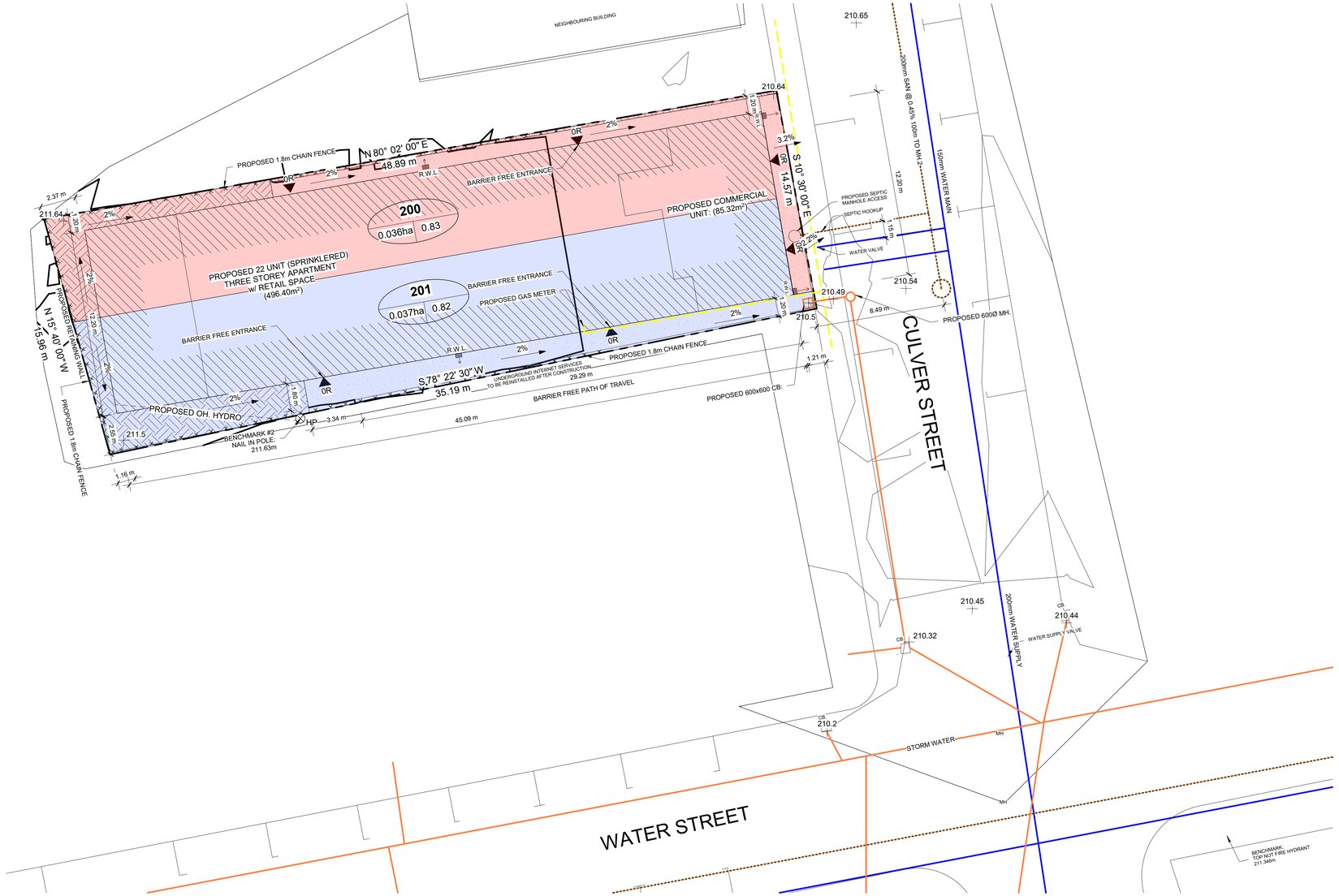

1 SP-4 PROPOSED CATCHMENT
1 : 150

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ABBREVIATIONS

@	AT	O.H.	OVERHEAD
c/w	COMPLETE WITH	PF	PAD FOOTING
Ø	DIAMETER	P.T.	PRESSURE TREATED
FDN	FOUNDATION	T.D.	TRAVEL DISTANCE
E.W.	EACH WAY	T&G	TONGUE & GROOVE
EX.	EXISTING	T/O	TOP OF
HORIZ.	HORIZONTAL	TYP.	TYPICAL
LVL	LAMINATED VENEER LUMBER	U/S	UNDERSIDE
MAX.	MAXIMUM	VERT.	VERTICAL
MIN.	MINIMUM	w/	WITH
OBC	ONTARIO BUILDING CODE	WWM	WELDED WIRE MESH
c/c	CENTRE TO CENTRE		

LEGEND

- W — WALL TAG
- WN — WINDOW TAG
- D — DOOR TAG
- 0.0" / 200" — ELEVATION MARKER - PLAN / SECTION
- TRAVEL DISTANCE

PROJECT STATUS:

NO:	DATE:	STATUS:
1	JAN. 12, 2024	FOR APPROVAL
2	OCT. 31, 2024	FOR MODELLING
3	NOV. 29, 2024	FOR ZONING AMENDMENT

CONTRACTOR NAME & ADDRESS:

PROJECT NORTH: TRUE NORTH:

Project #: DLX24-020
Drawn by: R.S.
Checked by N.H.

PROJECT NAME & ADDRESS:
CULVER STREET SITE PLAN
76 CULVER STREET,
SIMCOE, ON.

DRAWING TITLE:
PROPOSED CATCHMENTS

Date 11/03/2023
Scale 1 : 150
Sheet No. SP-4

2024-11-29 11:11:20 AM

Appendix B- Stormwater Calculations

Table 4: Rainfall Intensity Calculations

Rainfall Intensity (mm/hr)									
	Duration (min)								
Return Periord	**5** (5 min)	**10** (10 min)	**15** (15 min)	**30** (30 min)	**60** (1 hr)	**120** (2 hr)	**360** (6 hr)	**720** (12 hr)	**1440** (24 hr)
2 Year	131.20	80.80	60.90	37.50	23.10	14.20	6.60	4.10	2.50
5 Year	173.20	106.70	80.40	49.50	30.50	18.80	8.70	5.40	3.30
10 Year	200.50	123.50	93.00	57.30	35.30	21.70	10.10	6.20	3.80
25 Year	235.70	145.20	109.40	67.40	41.50	25.60	11.90	7.30	4.50
50 Year	261.30	160.90	121.20	74.70	46.00	28.30	13.10	8.10	5.00
100 Year	286.80	176.70	133.10	82.00	50.50	31.10	14.40	8.90	5.50

Table 5: Rainfall Depth Calculations

Rainfall Depth (mm)									
	Duration (min)								
Return Periord	**5** (5 min)	**10** (10 min)	**15** (15 min)	**30** (30 min)	**60** (1 hr)	**120** (2 hr)	**360** (6 hr)	**720** (12 hr)	**1440** (24 hr)
2 Year	10.9	13.5	15.2	18.8	23.1	28.5	39.6	48.8	60.1
5 Year	14.40	17.80	20.10	24.80	30.50	37.60	52.30	64.40	79.40
10 Year	16.7	20.6	23.3	28.7	35.3	43.5	60.5	74.6	91.9
25 Year	19.6	24.2	27.3	33.7	41.5	51.1	71.2	87.7	108
50 Year	21.8	26.8	30.3	37.3	46	56.7	78.9	97.2	119.7
100 Year	23.9	29.4	33.3	41	50.5	62.2	86.6	106.7	131.4

Table 6: Pre-Development Conditions

Pre-Development Conditions			
Catchment	Area		Percent of
100	m^2	Ha	Catchment
	734	0.0734	
Building	268.65	0.026865	37%
Grass	219.98	0.021998	30%
Gravel	245.4	0.02454	33%
	Total	0.048863	100%

Table 7: Post-Development Conditions Catchments

Post-Development Conditions			
Areas Captured by Storm Detention Area (Controlled)			
Catchment	Area		Percent of
200	m^2	Ha	Catchment
	361.13	0.036113	
Building	0	0	0%
Concrete/Asphalt	0	0	0%
Grass	0	0	0%
Subtotal		0	0%
Areas NOT Captured by Storm Detention Area (UnControlled)			
Catchment	Area		Percent of
200	m^2	Ha	Catchment
	361.13	0.036113	
Building	275	0.0275	76%
Gravel	54.25	0.005425	15%
Grass	36.88	0.003688	10%
Subtotal		0.036613	101%
Total Catchment		0.036613	50%

Post-Development Conditions			
Areas Captured by Storm Detention Area (Controlled)			
Catchment	Area		Percent of
201	m^2	Ha	Catchment
	366.08	0.036608	
Building	275	0.0275	75%
Asphalt/Concrete	49.7	0.00497	14%
Grass	41.38	0.004138	11%
Subtotal		0.036608	100%
Areas NOT Captured by Storm Detention Area (UnControlled)			
Catchment	Area		Percent of
201	m^2	Ha	Catchment
	366.08	0.036608	
Building	0	0	0%
Asphalt/Concrete	0	0	0%
Grass	0	0	0%
Subtotal		0	0%
Total Catchment		0.036608	50%

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Pre-Development Calculations

Pre-Development Flow Calculations:

2 Year Storm

Catchment 100

Q=(A*I*R)*2.78

Description	Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity (mm/hr)	Discharge (L/s)	
Building	0.026865	0.9	0.024179	0.0241785	15	80.40	5.404184892	
Gravel/Asphalt	0.02454	0.9	0.022086	0.022086	15	80.40	4.936486032	
Grass/ Vegetation	0.021998	0.2	0.0044	0.0043996	15	80.40	0.98	
						Total	11.32	**11.32**

5 Year Storm

Catchment 100

Q=(A*I*R)*2.78

Description	Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity (mm/hr)	Discharge (L/s)	
Building	0.026865	0.9	0.024179	0.0241785	15	173.20	11.64185104	
Gravel/Asphalt	0.02454	0.9	0.022086	0.022086	15	173.20	10.63432066	
Grass/ Vegetation	0.021998	0.2	0.0044	0.0043996	15	173.20	2.1	
						Total	24.4	**24.4**

10 Year Storm

Catchment 100

Q=(A*I*R)*2.78

Description	Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity (mm/hr)	Discharge (L/s)	
Building	0.026865	0.9	0.024179	0.0241785	15	200.50	13.47685412	
Gravel/Asphalt	0.02454	0.9	0.022086	0.022086	15	200.50	12.31051554	
Grass/ Vegetation	0.021998	0.2	0.0044	0.0043996	15	200.50	2.5	
						Total	28.2	**28.2**

25 Year Storm

Catchment 100

Q=(A*I*R)*2.78

Description	Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity (mm/hr)	Discharge (L/s)	
Building	0.026865	0.9	0.024179	0.0241785	15	235.70	15.84286541	
Gravel/Asphalt	0.02454	0.9	0.022086	0.022086	15	235.70	14.47176316	
Grass/ Vegetation	0.021998	0.2	0.0044	0.0043996	15	235.70	2.9	
						Total	33.2	**33.2**

50 Year Storm									
Catchment	100								
			Q=(A*I*R)*2.78						
Description		Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity (mm/hr)	Discharge (L/s)	
Building		0.026865	0.9	0.024179	0.0241785	15	261.30	17.5636009	
Gravel/Asphalt		0.02454	0.9	0.022086	0.022086	15	261.30	16.0435796	
Grass/ Vegetation		0.021998	0.2	0.0044	0.0043996	15	261.30	3.2	
							Total	36.8	**36.8**

100 Year Storm									
Catchment	100								
			Q=(A*I*R)*2.78						
Description		Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity (mm/hr)	Discharge (L/s)	
Building		0.026865	0.9	0.024179	0.0241785	15	286.80	19.27761476	
Gravel/Asphalt		0.02454	0.9	0.022086	0.022086	15	286.80	17.60925614	
Grass/ Vegetation		0.021998	0.2	0.0044	0.0043996	15	286.80	3.5	
							Total	40.4	**40.4**

Post- Development Flow Calculations

2 Year Storm									
Catchment	200								
			Q=(A*I*R)*2.78						
Description		Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity	Discharge (L/s)	
Controlled Areas									
Building		0.0	0.9	0	0	15	131.20	0	
Grass/ Vegetation		0	0.2	0	0	15	131.20	0.00	
Conc./ Asphalt/Gravel		0.0	0.9	0	0	15	131.20	0.00	
Uncontrolled Areas									
Building/Asphalt/Conc./Gravel		0.033	0.9	0.029633	0.0296325	15	131.20	10.80803952	
Grass/ Vegetation		0.0037	0.2	0.000738	0.0007376	15	131.20	0.27	
							Total	11.08	**11.08**

5 Year Storm									
Catchment	200								
			Q=(A*I*R)*2.78						
Description		Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity	Discharge (L/s)	
Controlled Areas									
Building		0.0	0.9	0	0	15	173.20	0	
Grass/ Vegetation		0	0.2	0	0	15	173.20	0.00	
Asphalt/Conc.		0.0	0.9	0	0	15	173.20	0.00	
Uncontrolled Areas									
Building/Asphalt/Conc.		0.033	0.9	0.029633	0.0296325	15	173.20	14.26793022	
Grass/ Vegetation		0.0037	0.2	0.000738	0.0007376	15	173.20	0.36	
							Total	14.62	**14.62**

10 Year Storm

Catchment 200

Q=(A*I*R)*2.78

Description	Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity	Discharge (L/s)	
Controlled Areas								
Building	0.0	0.9	0	0	15	200.50	0	
Grass/ Vegetation	0	0.2	0	0	15	200.50	0.00	
Asphalt/Conc.	0.0	0.9	0	0	15	200.50	0.00	
Uncontrolled Areas								
Building/Asphalt/Conc.	0.033	0.9	0.029633	0.0296325	15	200.50	16.51685918	
Grass/ Vegetation	0.0037	0.2	0.000738	0.0007376	15	200.50	0.41	
						Total	16.93	**16.93**

25 Year Storm

Catchment 200

Q=(A*I*R)*2.78

Description	Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Intensity (mm/hr)	Discharge (L/s)	
Controlled Areas								
Building	0.0	0.9	0	0	15	235.70	0	
Grass/ Vegetation	0	0.2	0	0	15	235.70	0.00	
Asphalt/Conc.	0.0	0.9	0	0	15	235.70	0.00	
Uncontrolled Areas								
Building/Asphalt/Conc.	0.033	0.9	0.029633	0.0296325	15	235.70	19.4165771	
Grass/ Vegetation	0.0037	0.2	0.000738	0.0007376	15	235.70	0.48	
						Total	19.90	**19.90**

50 Year Storm

Catchment 200

Q=(A*I*R)*2.78

Description	Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity	Discharge (L/s)	
Controlled Areas								
Building	0.0	0.9	0	0	15	261.30	0	
Grass/ Vegetation	0	0.2	0	0	15	261.30	0.00	
Asphalt/Conc.	0.0	0.9	0	0	15	261.30	0.00	
Uncontrolled Areas								
Building/Asphalt/Conc.	0.033	0.9	0.029633	0.0296325	15	261.30	21.52546286	
Grass/ Vegetation	0.0037	0.2	0.000738	0.0007376	15	261.30	0.54	
						Total	22.06	**22.06**

100 Year Storm

Catchment 200

Q=(A*I*R)*2.78

Description	Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity	Discharge (L/s)	
Controlled Areas								
Building	0.0	0.9	0	0	15	286.80	0	
Grass/ Vegetation	0	0.2	0	0	15	286.80	0.00	
Asphalt/Conc.	0.0	0.9	0	0	15	286.80	0.00	
Uncontrolled Areas								
Building/Asphalt/Conc.	0.033	0.9	0.029633	0.0296325	15	286.80	23.62611078	
Grass/ Vegetation	0.0037	0.2	0.000738	0.0007376	15	286.80	0.59	
						Total	24.21	**24.21**

2 Year Storm

Catchment 201

Q=(A*I*R)*2.78

Description	Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity	Discharge (L/s)	
Controlled Areas								
Building	0.028	0.9	0.02475	0.02475	15	131.20	9.027216	
Grass/ Vegetation	0.0041	0.2	0.000828	0.0008276	15	131.20	0.30	
Asphalt/Conc.	0.0050	0.9	0.004473	0.004473	15	131.20	1.63	
Uncontrolled Areas								
Building/Asphalt/Conc.	0.00	0.9	0	0	15	131.20	0	
Grass/ Vegetation	0.00	0.2	0	0	15	131.20	0.00	
						Total	10.96	**10.96**

5 Year Storm

Catchment 201

Q=(A*I*R)*2.78

Description	Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity	Discharge (L/s)	
Controlled Areas								
Building	0.028	0.9	0.02475	0.02475	15	173.20	11.917026	
Grass/ Vegetation	0.0041	0.2	0.000828	0.0008276	15	173.20	0.40	
Asphalt/Conc.	0.0050	0.9	0.004473	0.004473	15	173.20	2.15	
Uncontrolled Areas								
Building/Asphalt/Conc.	0.00	0.9	0	0	15	173.20	0	
Grass/ Vegetation	0.00	0.2	0	0	15	173.20	0.00	
						Total	14.47	**14.47**

10 Year Storm

Catchment 201

Q=(A*I*R)*2.78

Description	Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity	Discharge (L/s)	
Controlled Areas								
Building	0.028	0.9	0.02475	0.02475	15	200.50	13.7954025	
Grass/ Vegetation	0.0041	0.2	0.000828	0.0008276	15	200.50	0.46	
Asphalt/Conc.	0.0050	0.9	0.004473	0.004473	15	200.50	2.49	
Uncontrolled Areas								
Building/Asphalt/Conc.	0.00	0.9	0	0	15	200.50	0	
Grass/ Vegetation	0.00	0.2	0	0	15	200.50	0.00	
						Total	16.75	**16.75**

25 Year Storm

Catchment 201

Q=(A*I*R)*2.78

Description	Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Intensity (mm/hr)	Discharge (L/s)	
Controlled Areas								
Building	0.028	0.9	0.02475	0.02475	15	235.70	16.2173385	
Grass/ Vegetation	0.0041	0.2	0.000828	0.0008276	15	235.70	0.54	
Asphalt/Conc.	0.0050	0.9	0.004473	0.004473	15	235.70	2.93	
Uncontrolled Areas								
Building/Asphalt/Conc.	0.00	0.9	0	0	15	235.70	0	
Grass/ Vegetation	0.00	0.2	0	0	15	235.70	0.00	
						Total	19.69	**19.69**

50 Year Storm

Catchment 201

Q=(A*I*R)*2.78

Description	Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity	Discharge (L/s)	
Controlled Areas								
Building	0.028	0.9	0.02475	0.02475	15	261.30	17.9787465	
Grass/ Vegetation	0.0041	0.2	0.000828	0.0008276	15	261.30	0.60	
Asphalt/Conc.	0.0050	0.9	0.004473	0.004473	15	261.30	3.25	
Uncontrolled Areas								
Building/Asphalt/Conc.	0.00	0.9	0	0	15	261.30	0	
Grass/ Vegetation	0.00	0.2	0	0	15	261.30	0.00	
						Total	21.83	**21.83**

100 Year Storm

Catchment 201

Q=(A*I*R)*2.78

Description	Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity	Discharge (L/s)	
Controlled Areas								
Building	0.028	0.9	0.02475	0.02475	15	286.80	19.733274	
Grass/ Vegetation	0.0041	0.2	0.000828	0.0008276	15	286.80	0.66	
Asphalt/Conc.	0.0050	0.9	0.004473	0.004473	15	286.80	3.57	
Uncontrolled Areas								
Building/Asphalt/Conc.	0.00	0.9	0	0	15	286.80	0	
Grass/ Vegetation	0.00	0.2	0	0	15	286.80	0.00	
						Total	23.96	**23.96**