

Planning Department Development Application Form

Complete Application

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the user fees By-Law.

The above information is required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Pre-Submission Consultation “Pre-consultation”:

A pre-consultation meeting with staff is required for all applications; however, minor applications may be exempted depending on the nature of the proposal, with approval from the Director of Planning or delegate. 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 County and Agency staff to identify the required information and materials to be submitted with the application in order for it to be considered complete. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be necessary to seek the assistance of independent professional help (for example, a planning consultant or engineer) for complex applications. If a pre-consultation meeting has been held to discuss your development, please **include a copy of the Pre-consultation minutes with your application** as part of the submission package. It should be noted that **pre-consultation minutes are valid for one year after the meeting date**.

Development Application Process

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its

acceptability to the other agencies and is subject to statutory *Planning Act* decision timeframes.

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. If your drawings are required to be recirculated there will be an additional fee. Also, please note that if your engineering drawings require more than three reviews due to revisions by the owner or failure to revise your engineering drawings as requested, an additional fee will be charged. No refund is available after the public meeting and/or after approval of application.

Notification Sign Requirements

For the purpose of public notification and in order for staff to locate your lands for appropriate applications (zoning, subdivision, condominium or official plan) you will be given 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, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

Contact Us

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

allowing more than 50% residential useable
floor area on first floor (special zoning provision)

Property Assessment Roll Number: 40100913500

A. Applicant Information

Name of Owner

Sam Bunting

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address

363 Ireland Road

Town and Postal Code

Simcoe

Phone Number

519-426-9186

Cell Number

519-718-2244

Email

sam@phomes.ca

Name of Applicant

"

Address

"

Town and Postal Code

"

Phone Number

"

Cell Number

"

Email

"

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to 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):

Municipal Civic Address: 76 Culver St., Simcoe, ON

Present Official Plan Designation(s): _____

Present Zoning: _____

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

Yes No If yes, please specify corresponding number:

3. Present use of the subject lands:

Vacant commercial building

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

existing brick buildings to be demolished

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.

n/a

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:

The proposed building is a 3 story wood framed apartment with some commercial space on the ground level. See the attached plans.

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:

unknown (30+ years)

9. Existing use of abutting properties:

Commercial with apartments above

10. Are there any easements or restrictive covenants affecting the subject lands?

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

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

The proposal is a 3 story apartment building, the ground floor has 17.3% commercial space, 50% is required

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

Dwelling units proposed occupy more than 50% of the useable floor area of the first storey (6.1.4.) of Zoning by-law

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, m² or %

Lot frontage	<u>n/a</u>	<u>n/a</u>
Lot depth	<u>n/a</u>	<u>n/a</u>
Lot width	<u>n/a</u>	<u>n/a</u>
Lot area	<u>n/a</u>	<u>n/a</u>
Lot coverage	<u>80%</u>	<u>79%</u>
Front yard	<u>0</u>	<u>1.22 m</u>
Rear yard	<u>0</u>	<u>1.22 m</u>
Left Interior side yard	<u>0</u>	<u>1.22 m</u>
Right Interior side yard	<u>0</u>	<u>1.22 m</u>
Exterior side yard (corner lot)	<u>n/a</u>	<u>n/a</u>
Landscaped open space	<u>n/a</u>	<u>n/a</u>
Entrance access width	<u>n/a</u>	<u>n/a</u>
Exit access width	<u>n/a</u>	<u>n/a</u>
Size of fencing or screening	<u>n/a</u>	<u>n/a</u>
Type of fencing	<u>n/a</u>	<u>n/a</u>

10. Building Size

Number of storeys	<u>6</u>	<u>3 storeys</u>
Building height	<u>n/a</u>	<u>10.363 m</u>
Total ground floor area	<u>n/a</u>	<u>562.53 m²</u>
Total gross floor area	<u>n/a</u>	<u>1687.59 m²</u>
Total useable floor area	<u>n/a</u>	<u>1519 m²</u>

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	<u>0</u>	<u>0</u>
Number of visitor parking spaces	<u>0</u>	<u>0</u>
Number of accessible parking spaces	<u>0</u>	<u>0</u>
Number of off street loading facilities	<u>0</u>	<u>0</u>

12. Residential (if applicable)

Number of buildings existing: None

Number of buildings proposed: 1

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	12	55.74 m ²
Apartment - Two bedroom	10	60.40 m ²
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: None

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):

Convenience Store

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, google maps

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
- Individual wells

- Communal wells
 - Other (describe below)
-

Sewage Treatment

- Municipal sewers
- Septic tank and tile bed in good working order

- Communal system
 - Other (describe below)
-

Storm Drainage

- Storm sewers
- Other (describe below)

- Open ditches
-

2. Existing or proposed access to subject lands:

- Municipal road
- Unopened road

- Provincial highway
- Other (describe below)

Name of road/street: Calver 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 Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

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

I. Development Agreements

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

J. Transfers, Easements and Postponement of Interest

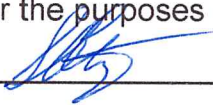
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

K. Permission to Enter Subject Lands

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

L. Freedom of Information

For the purposes of the *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

April 17/24

Date

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 _____ 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


N. Declaration

I, Sam Bunting of Prominent Homes

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:



Owner/Applicant Signature

In _____

This _____ day of _____

A.D., 20____

A Commissioner, etc.

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. EFFLUENT MONITORING 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.

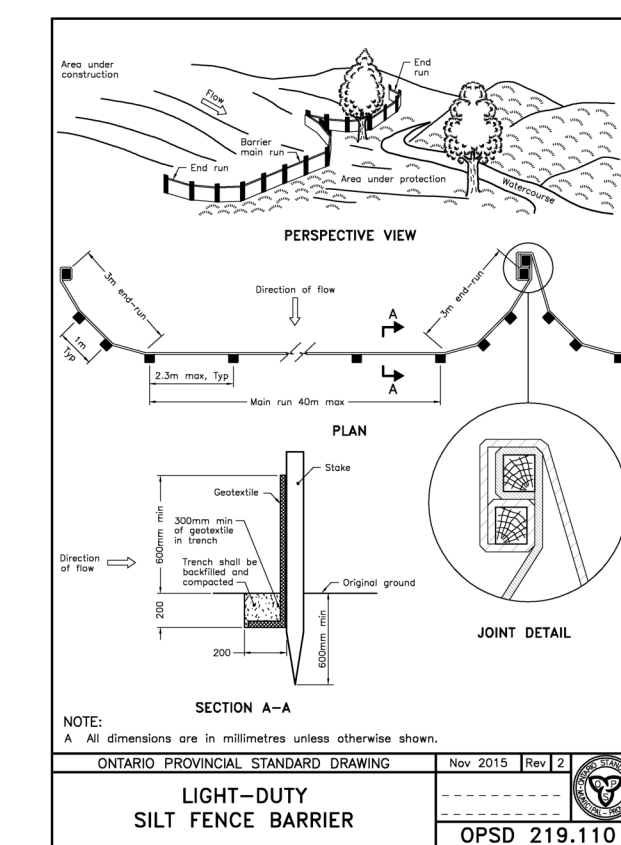
ALL BOULEVARD AREA WITHIN TOWN RIGHT-OF-WAY IS TO BE RESTORED WITH 150mm TOPSOIL AND NO.1 NURSERY SOD, TO THE SATISFACTION OF THE TOWNSHIP.

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

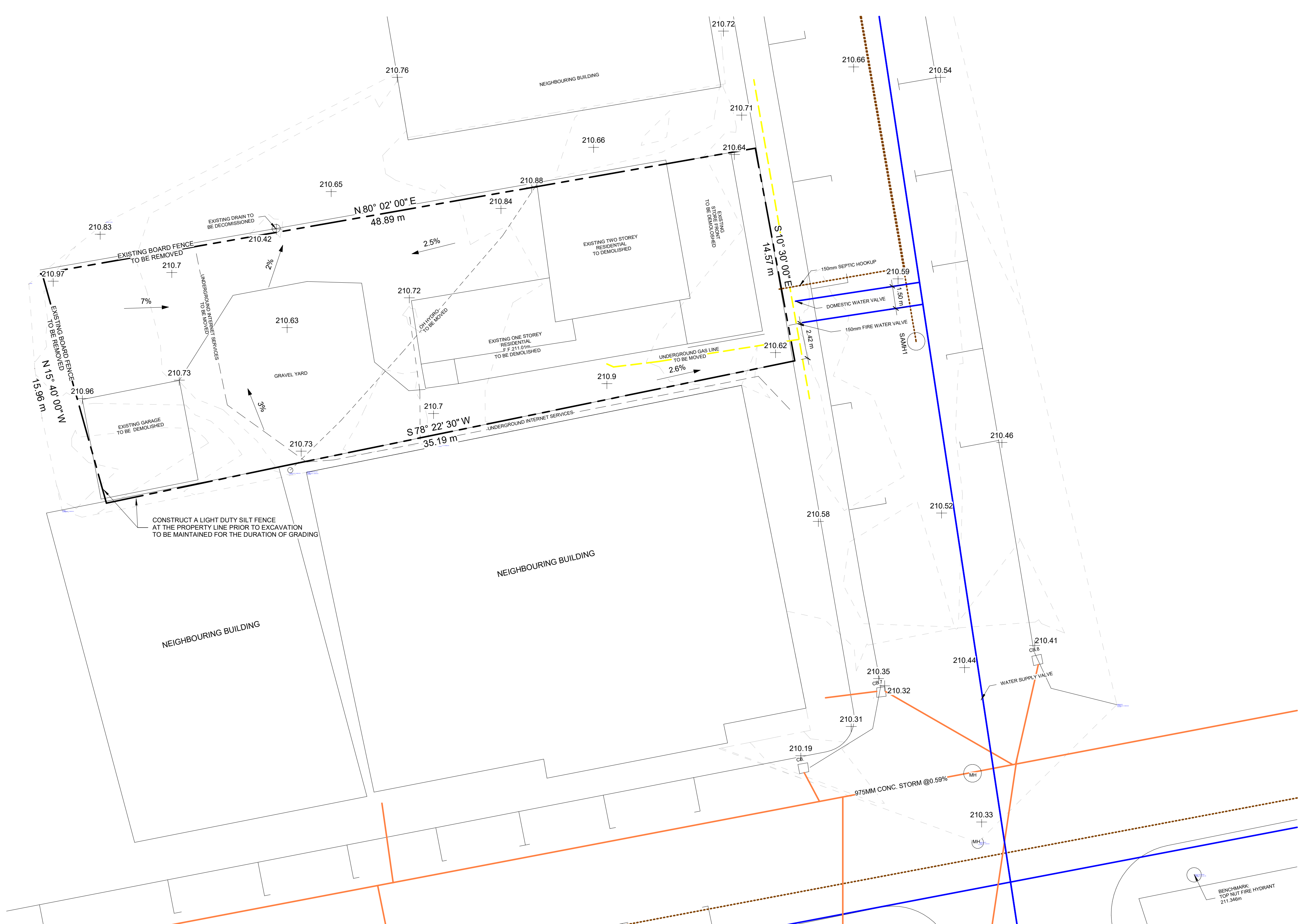
PRIOR TO CONSTRUCTION THE OWNER'S CONTRACTOR SHALL OBTAIN LOCATES FOR, EXPOSE AND CONFIRM LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMIT OF CONSTRUCTION. OWNER'S CONTRACTOR SHALL SUPPORT EXISTING UNDERGROUND UTILITIES AS REQUIRED.

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 Silt Fence Detail
SP-1 1:2



1 EXISTING SITE CONDITIONS
SP-1 1:150

DESIGNLOGIX ENGINEERING INC.
AGRICULTURE - COMMERCIAL - CIVIL
P: 905-512-2377
E: office@dlxengineering.com
A: 557 Alberta Avenue, Woodstock Ontario
DO NOT SCALE DRAWINGS

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

LEGEND:

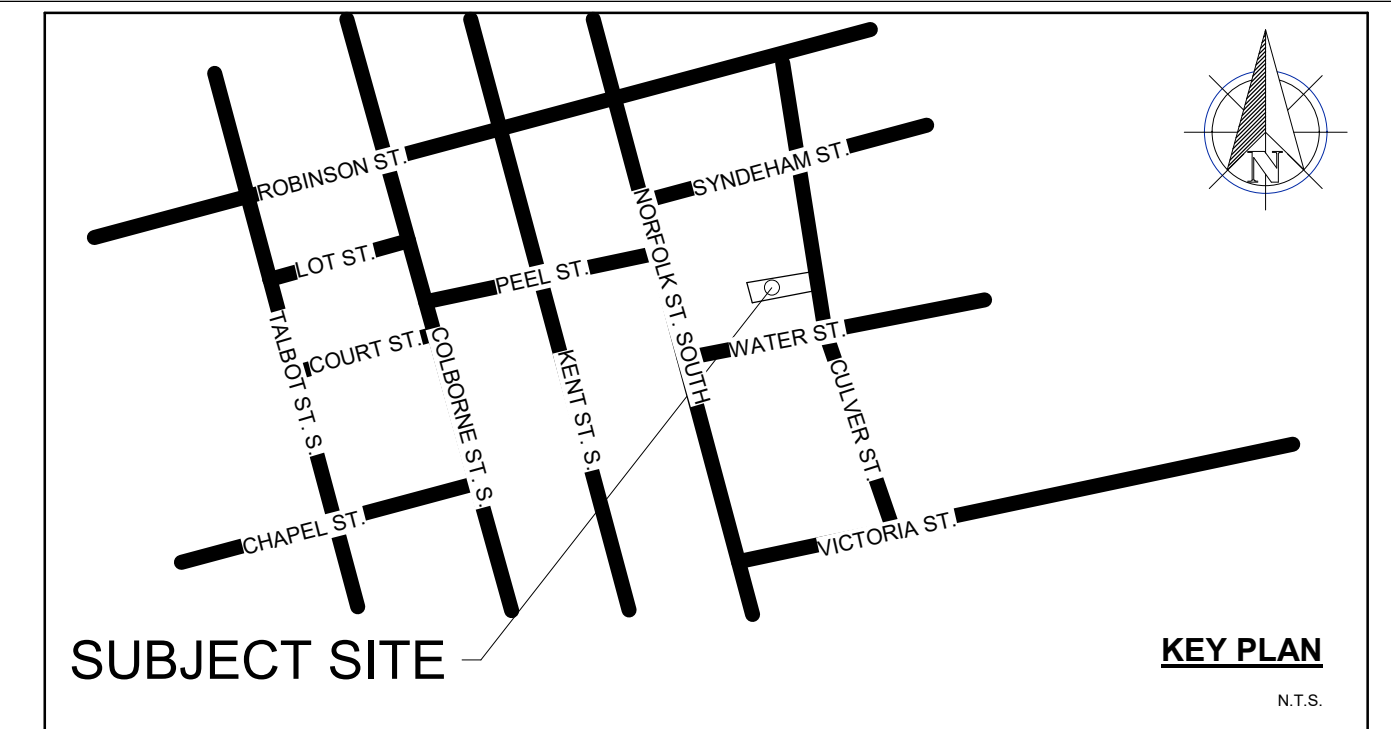
0.0%	- DENOTES DRAINAGE
▬	- DENOTES TREELINE
■	- DENOTES PROPERTY BAR
P.E.	- DENOTES PRINCIPLE ENTRANCE
0.0	- DENOTES ELEVATION
⊗	- DENOTES CONTROL POINT
⊕	- DENOTES EXTERIOR LIGHTING

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 NAME & ADDRESS: CULVER STREET SITE PLAN 76 CULVER STREET, SIMCOE, ON.		Date 11/03/2023
PROJECT NORTH: 		DRAWING TITLE: EXISTING GRADING/SERVICING PLAN		Scale As indicated
TRUE NORTH: 		Project #: DLX24-020		Sheet No. SP-1
Project #: DLX24-020		DRAWN BY: R.S.		
Checked by: N.H.				

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



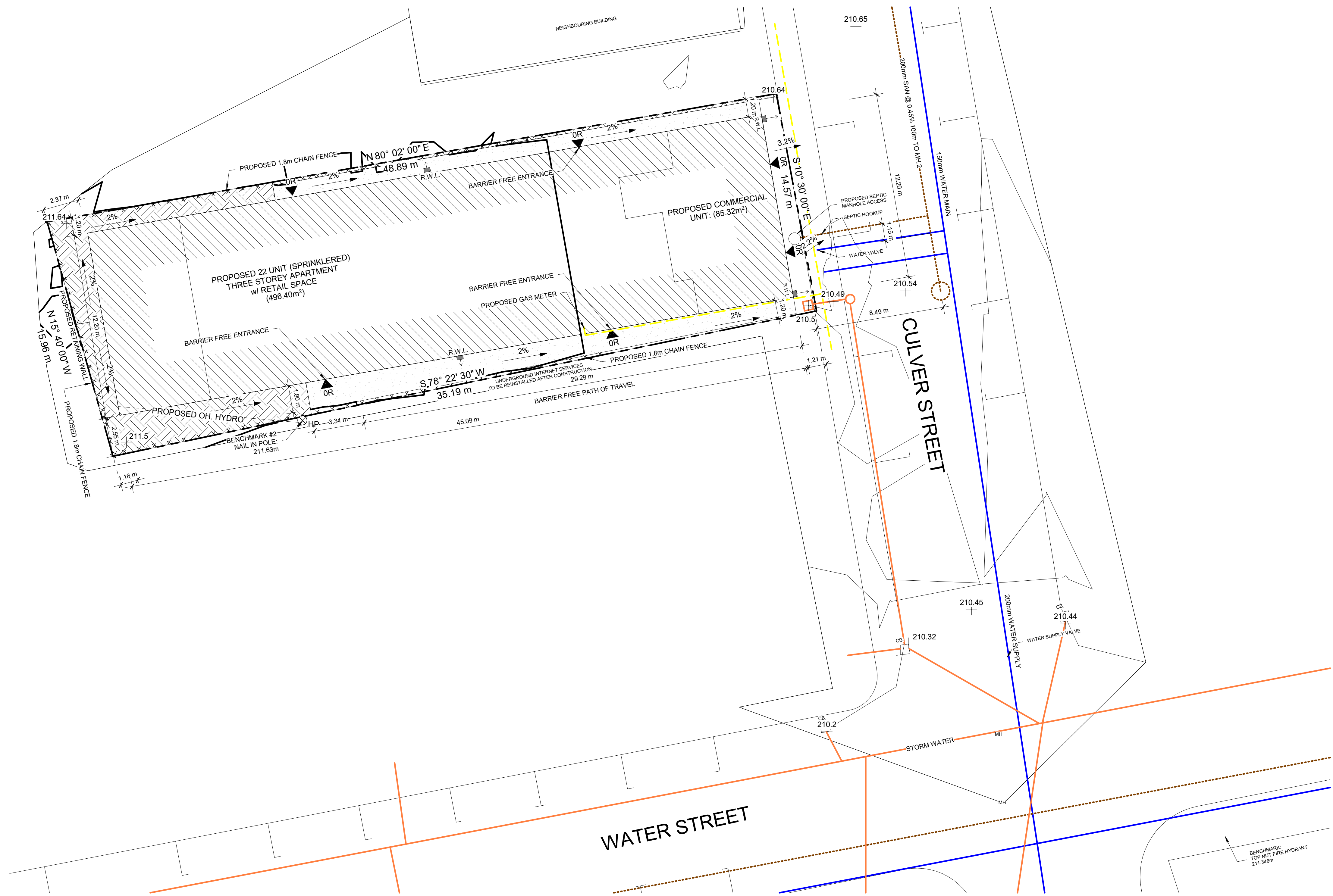
SITE STATS: CBD ZONE	REQUIRED	PROVIDED
SITE AREA:	N/A	734m ²
LOT FRONTAGE:	-	14.57m
LOT DEPTH:	-	48.89m
FRONT YARD MIN/MAX:	0m/3m	1.22m
INTERIOR SIDE YARD:	0m	1.80m
INTERIOR SIDE YARD:	0m	1.80m
REAR YARD:	0m	1.22m
MAX LOT COVERAGE:	80%	67.5%
MAX. BUILDING HEIGHT:	6 STORIES	3 STORIES (10.57m)
PARKING:	N/A	0 SPACES
MIN. RETAIL FLOOR AREA:	247.7m ²	85.32m ²

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**
- PROPERTY DIMENSIONS ARE AS SHOWN
 - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
 - CONTROL POINTS SET USING LEICA ICR 70 ROBOTIC TOTAL STATION
 - PROPOSED FINAL GRADES ARE IN METERS
 - PROPOSED LOT COVERAGE = 0.59%
 - 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
 - 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



1 PROPOSED SITE PLAN
 SP-2 1:150

DESIGNLOGIX ENGINEERING INC.
 AGRICULTURE - COMMERCIAL - CIVIL
 P: 905-512-2377
 E: office@dlxengineering.com
 A: 557 Alberta Avenue, Woodstock Ontario
 DO NOT SCALE DRAWINGS
 ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER

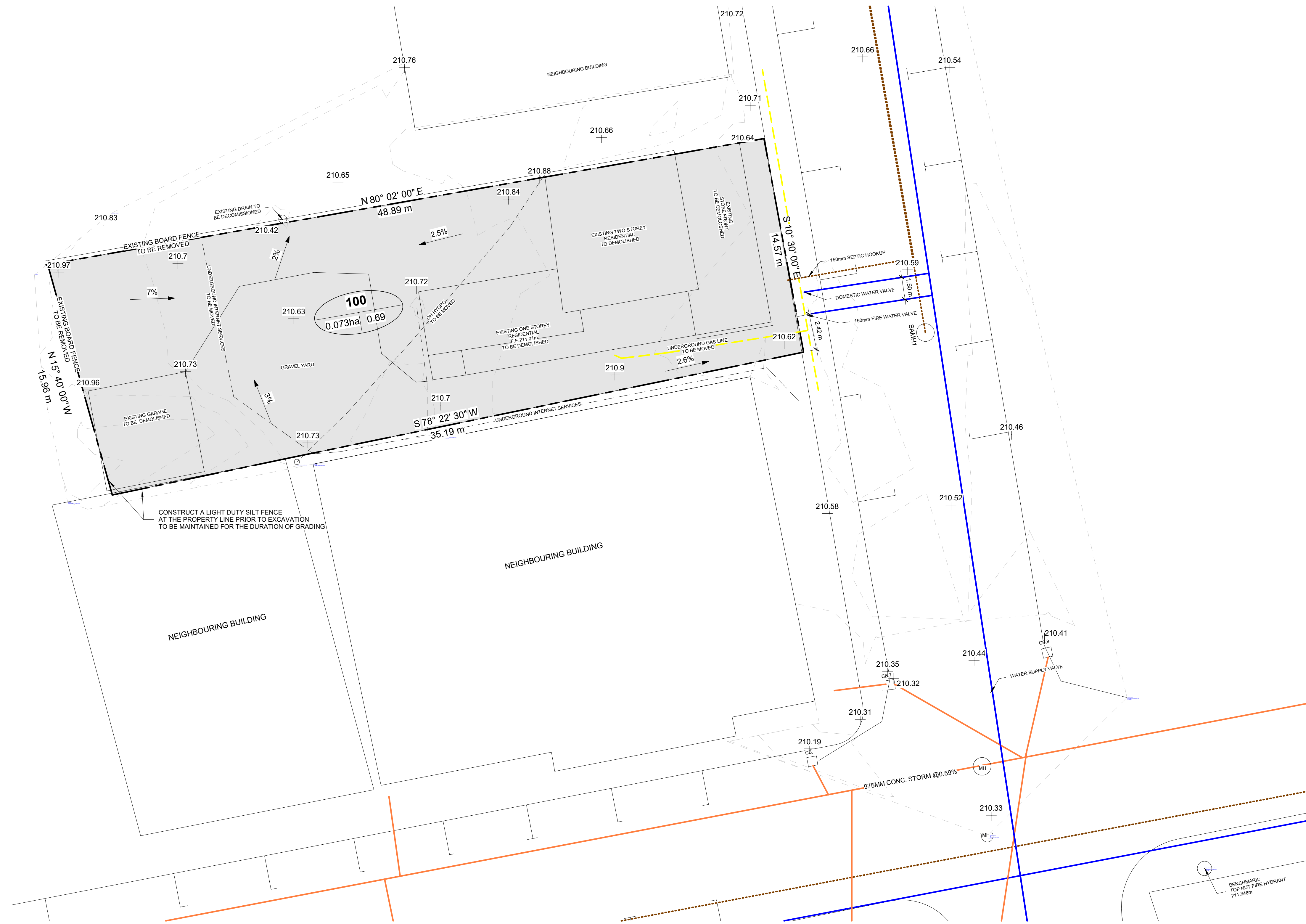
LEGEND:

	0.0%	- DENOTES DRAINAGE
		- DENOTES TRELLINE
		- DENOTES PROPERTY BAR
		- DENOTES PRINCIPLE ENTRANCE
	P.E.	- DENOTES ELEVATION
	0.0	- 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 NAME & ADDRESS: CULVER STREET SITE PLAN 76 CULVER STREET, SIMCOE, ON.		Date 11/03/2023
PROJECT NORTH: 		DRAWING TITLE: PROPOSED GRADING/ SERVICING PLAN		Scale As indicated
TRUE NORTH: 		Project #: DLX24-020		Sheet No. SP-2
Project #: DLX24-020		Checked by: R.S.		
Checked by: N.H.				



1
SP-3
1:150
EXISTING CATCHMENT

DESIGNLOGIX ENGINEERING INC.
 AGRICULTURE - COMMERCIAL - CIVIL
 P: 905-512-2377
 E: office@dlxengineering.com
 DO NOT SCALE DRAWINGS
 ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER

ABBREVIATIONS

@	AT	O.H.	OVERHEAD
dw	COMPLETE WITH	PF	PAD FOOTING
D	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	US	UNDERSIDE
MAX	MAXIMUM	VERT.	VERTICAL
MIN.	MINIMUM	W	WITH
OBC	ONTARIO BUILDING CODE	WWM	WELDED WIRE MESH
cc	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
2	OCT. 31, 2024	FOR MODELLING
3	NOV. 29, 2024	FOR ZONING AMENDMENT

CONTRACTOR NAME & ADDRESS:

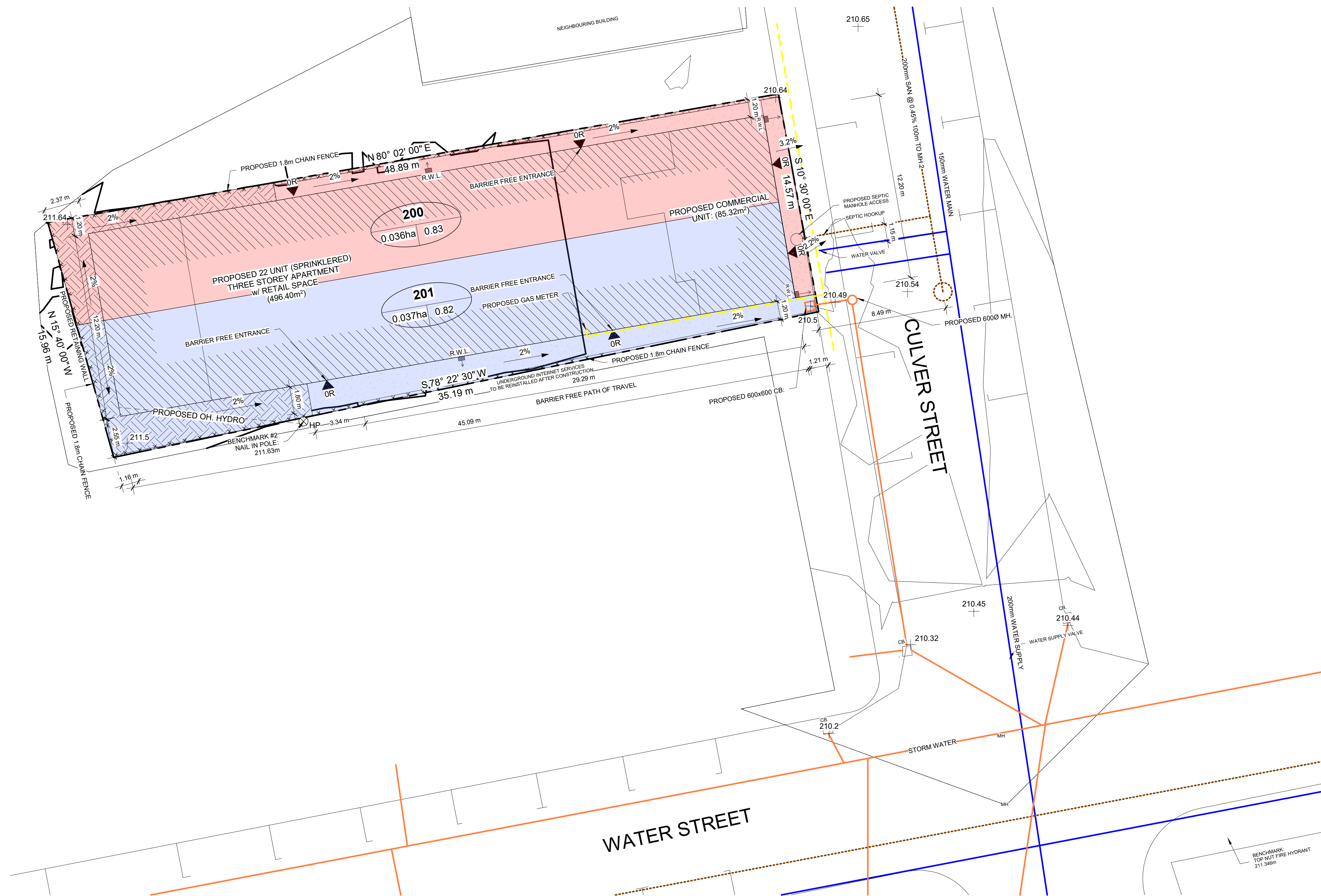
PROJECT NORTH: TRUE NORTH:

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 CATCHMENTS

Date: 11/03/2023
 Scale: 1:150
 Sheet No: **SP-3**



1 PROPOSED CATCHMENT
SP-4 1:150

DESIGNLOGIX ENGINEERING INC.
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E: office@dlxengineering.com
DO NOT SCALE DRAWINGS
ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER

ABBREVIATIONS

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

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
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**

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 repeatedly asked local home builders and developers to address the growing need for affordable housing within our communities. The Mayor often cites 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'

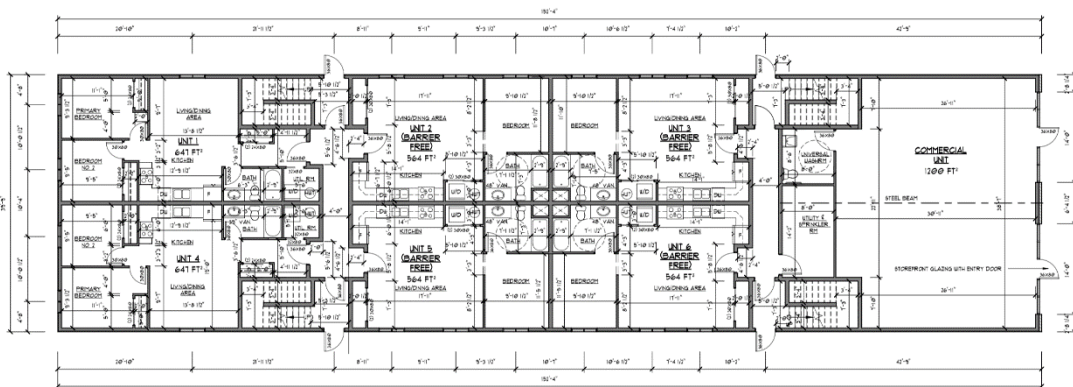
Existing Building Size: 76' x 40' (3040sqft)

Existing Water Supply: Municipal

Existing Drain: Municipal

Proposed Building

4 of 6



DATE: 09/24/24

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.

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



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	Infiltr. 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 (m ³ /day)	Maximum Hour (L/S)
Low Density Residential	0	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	
RF_F=220 x C x v_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



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

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1. Introduction and Background	2
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2.1 Stormwater Management Criteria.....	2
2.2 Pre-development Conditions.....	3
2.3 Post-development Conditions	3
2.5 Sediment and Erosion Control.....	4
2.6 Maintenance Plan.....	4
3. Summary	5

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 550m² 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.

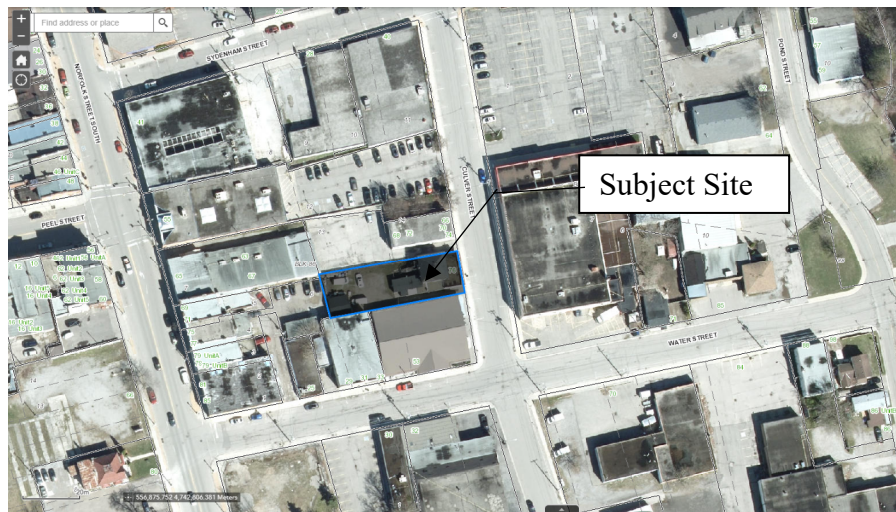


Figure 1: Subject Site- 76 Culver Street, Simcoe, ON.

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)								
Catchment	Area (ha)	Run-off Coefficient	Design Storm					
			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)								
Catchment	Area (ha)	Run-off Coefficient	Design Storm					
			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

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. EFFLUENT MONITORING 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.

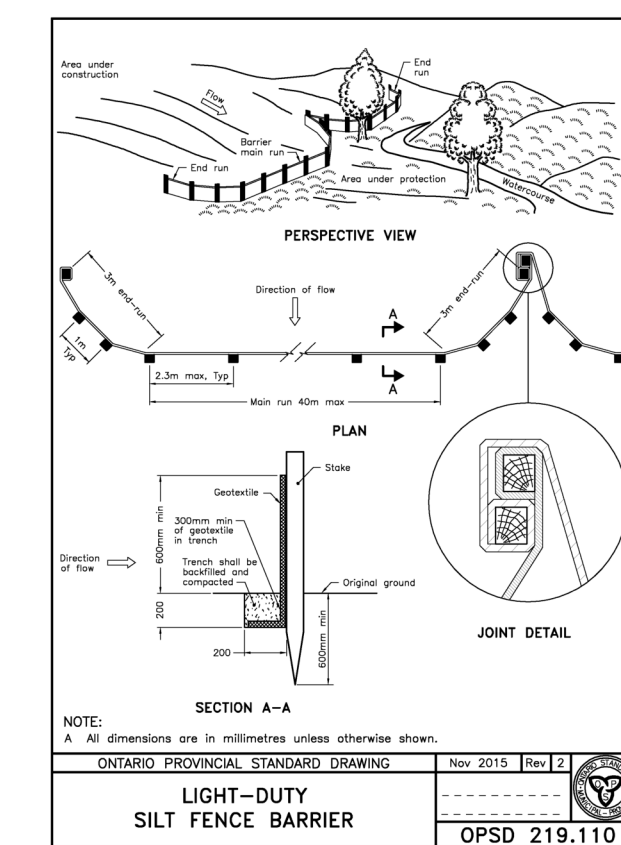
ALL BOULEVARD AREA WITHIN TOWN RIGHT-OF-WAY IS TO BE RESTORED WITH 150mm TOPSOIL AND NO.1 NURSERY SOD, TO THE SATISFACTION OF THE TOWNSHIP.

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

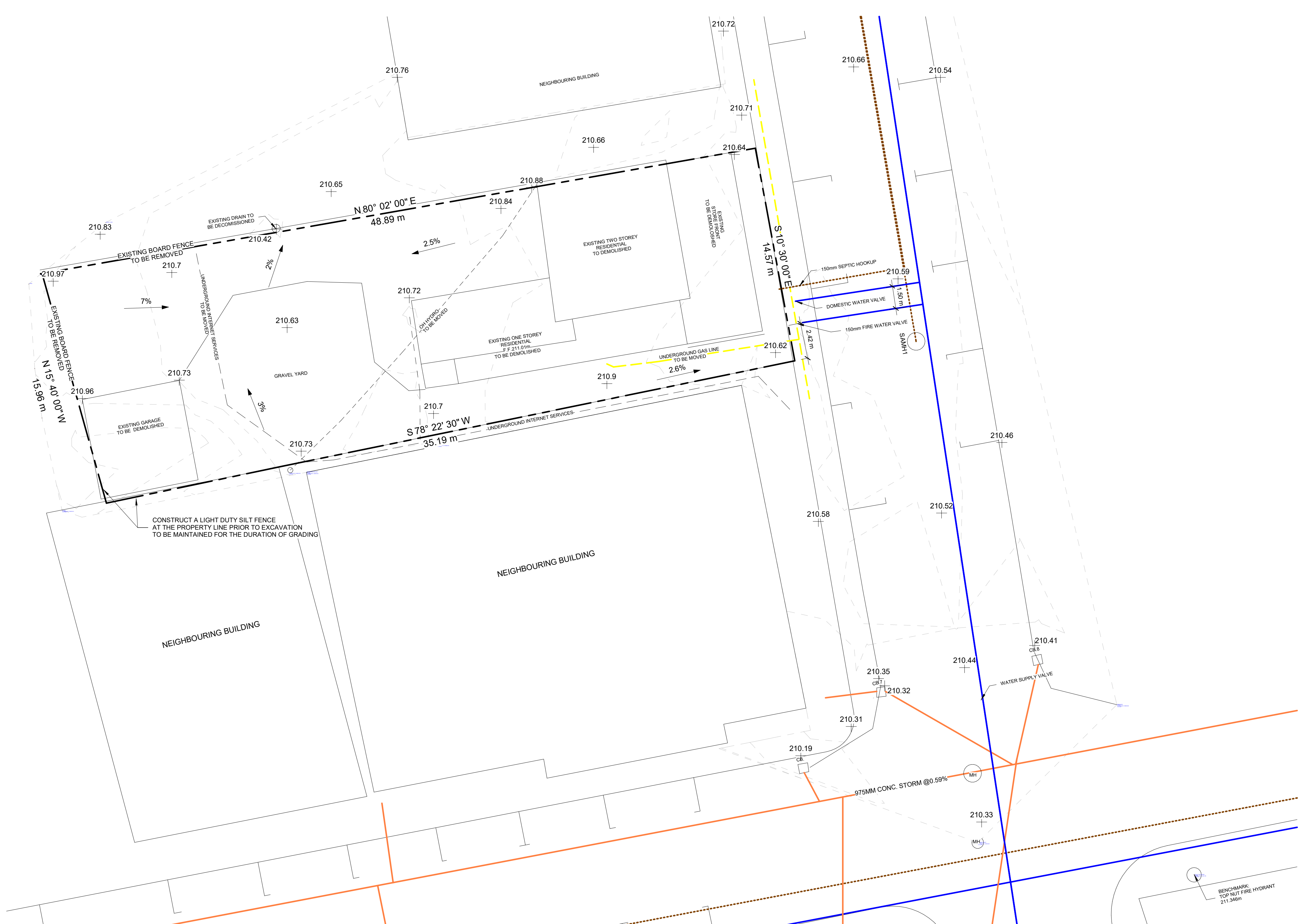
PRIOR TO CONSTRUCTION THE OWNER'S CONTRACTOR SHALL OBTAIN LOCATES FOR, EXPOSE AND CONFIRM LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMIT OF CONSTRUCTION. OWNER'S CONTRACTOR SHALL SUPPORT EXISTING UNDERGROUND UTILITIES AS REQUIRED.

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 Silt Fence Detail
SP-1 1:2



1 EXISTING SITE CONDITIONS
SP-1 1:150

DESIGNLOGIX ENGINEERING INC.
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E: office@dlxengineering.com
A: 557 Alberta Avenue, Woodstock Ontario
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ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES 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:

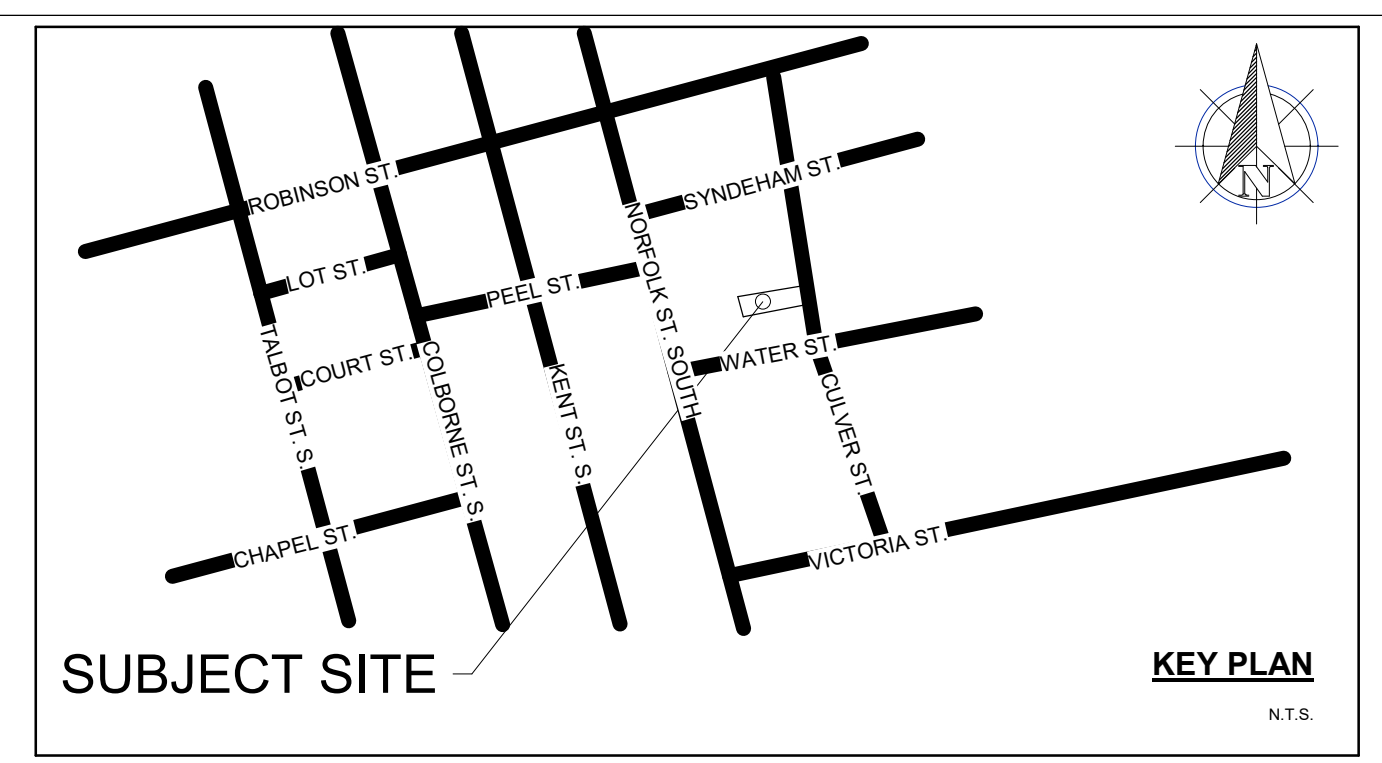
Project #: DLX24-020
Drawn by: R.S.
Checked by: N.H.

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**

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	734m ²
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:	247.7m ²	85.32m ²

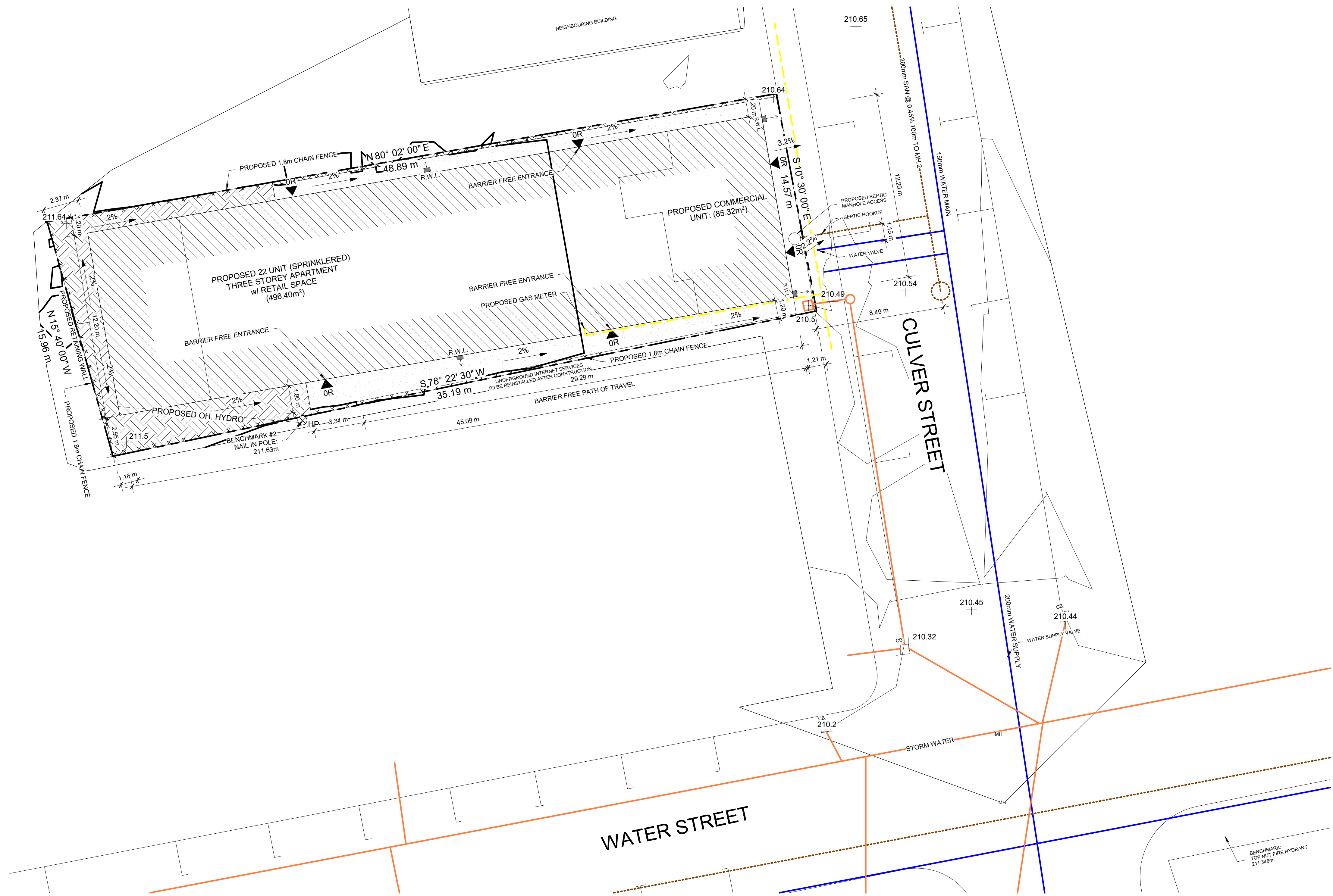
CAUTION
 THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
 THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION
 DO NOT CONVEY FROM THIS PLAN

- NOTES**
- PROPERTY DIMENSIONS ARE AS SHOWN
 - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
 - CONTROL POINTS SET USING LEICA ICR 70 ROBOTIC TOTAL STATION
 - PROPOSED FINAL GRADES ARE IN METERS
 - PROPOSED LOT COVERAGE = 0.59%
 - 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
 - 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

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

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



1 PROPOSED SITE PLAN
 SP-2 1:150

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LEGEND:

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

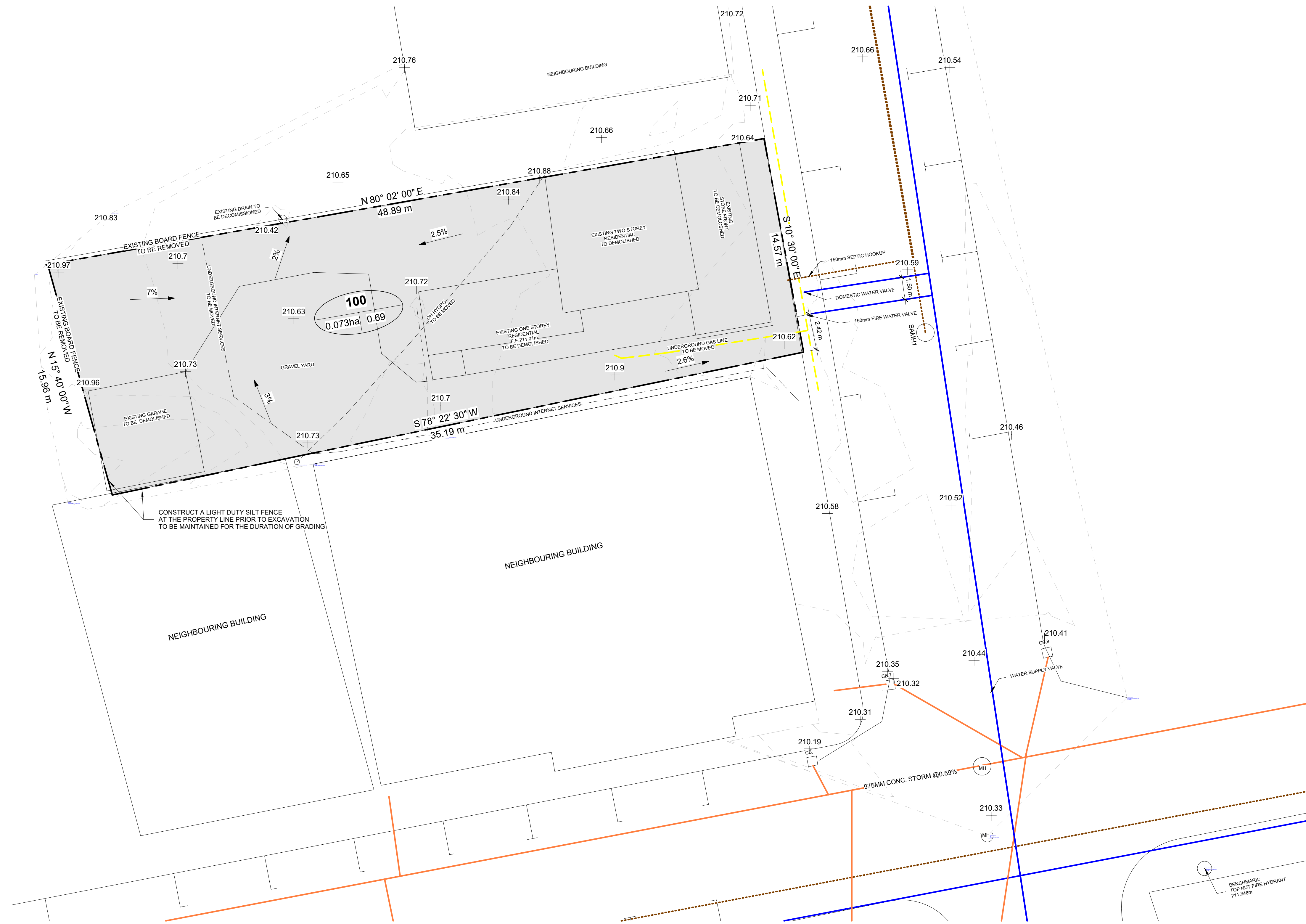
REVISIONS:

NO:	DATE:	STATUS:
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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 GRADING/
 SERVICING PLAN**

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



1 EXISTING CATCHMENT
SP-3 1:150

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ABBREVIATIONS

@	AT	O.H.	OVERHEAD
dw	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	US	UNDERSIDE
MAX	MAXIMUM	VERT.	VERTICAL
MIN.	MINIMUM	W/	WITH
OBC	ONTARIO BUILDING CODE	WWM	WELDED WIRE MESH
cc	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:
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CONTRACTOR NAME & ADDRESS:

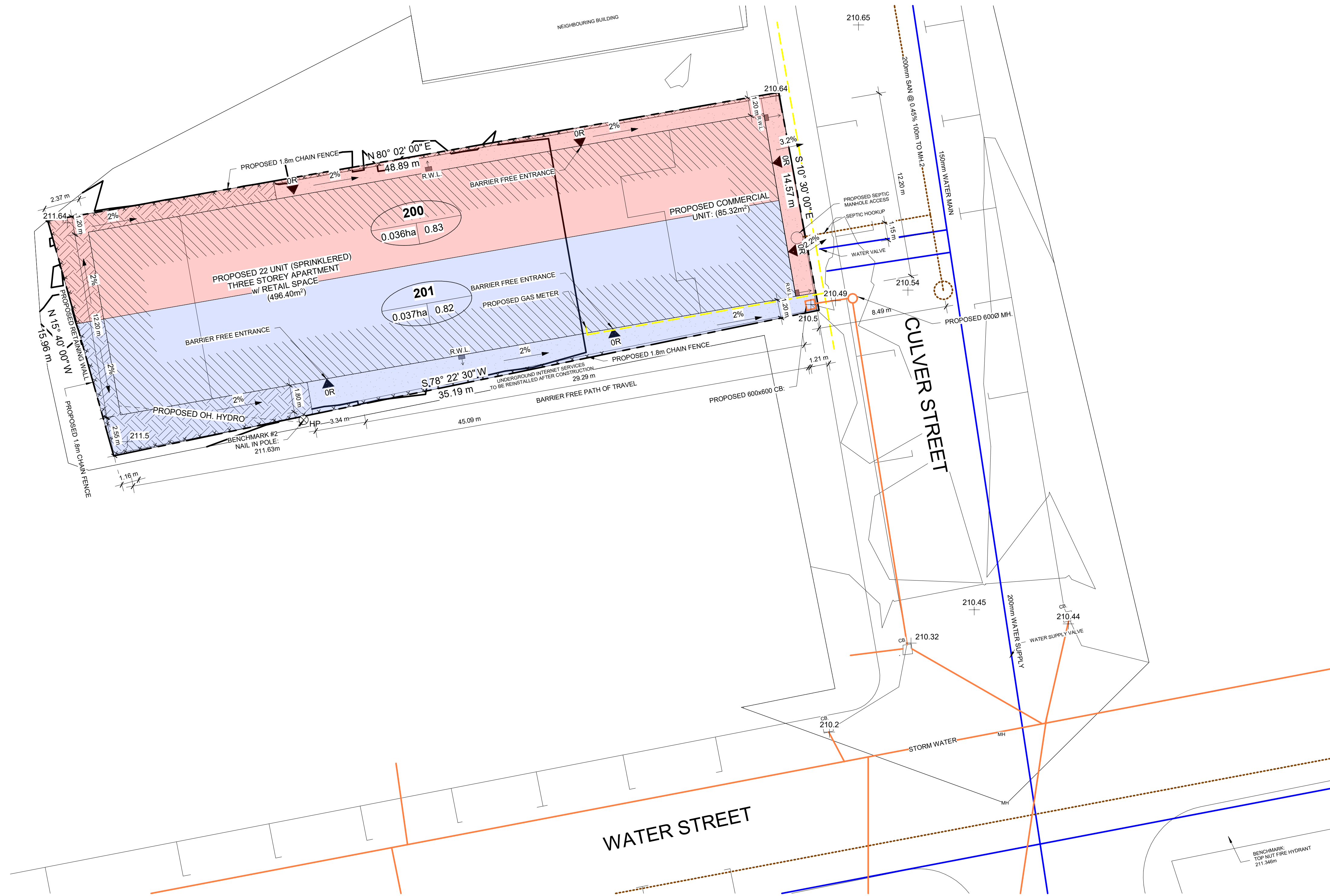
PROJECT NORTH: TRUE NORTH:

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 CATCHMENTS

Date: 11/03/2023
Scale: 1:150
Sheet No: **SP-3**



1 PROPOSED CATCHMENT
SP-4 1:150

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ABBREVIATIONS

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

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

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**

Appendix B- Stormwater Calculations

Table 4: Rainfall Intensity Calculations

Rainfall Intensity (mm/hr)									
Duration (min)									
Return Period	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 Period	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 Catchment
	m ²	Ha	
100	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 Catchment
	m ²	Ha	
200	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 Catchment
	m ²	Ha	
200	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 Catchment
	m ²	Ha	
201	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 Catchment
	m ²	Ha	
201	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%

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
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
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
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

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

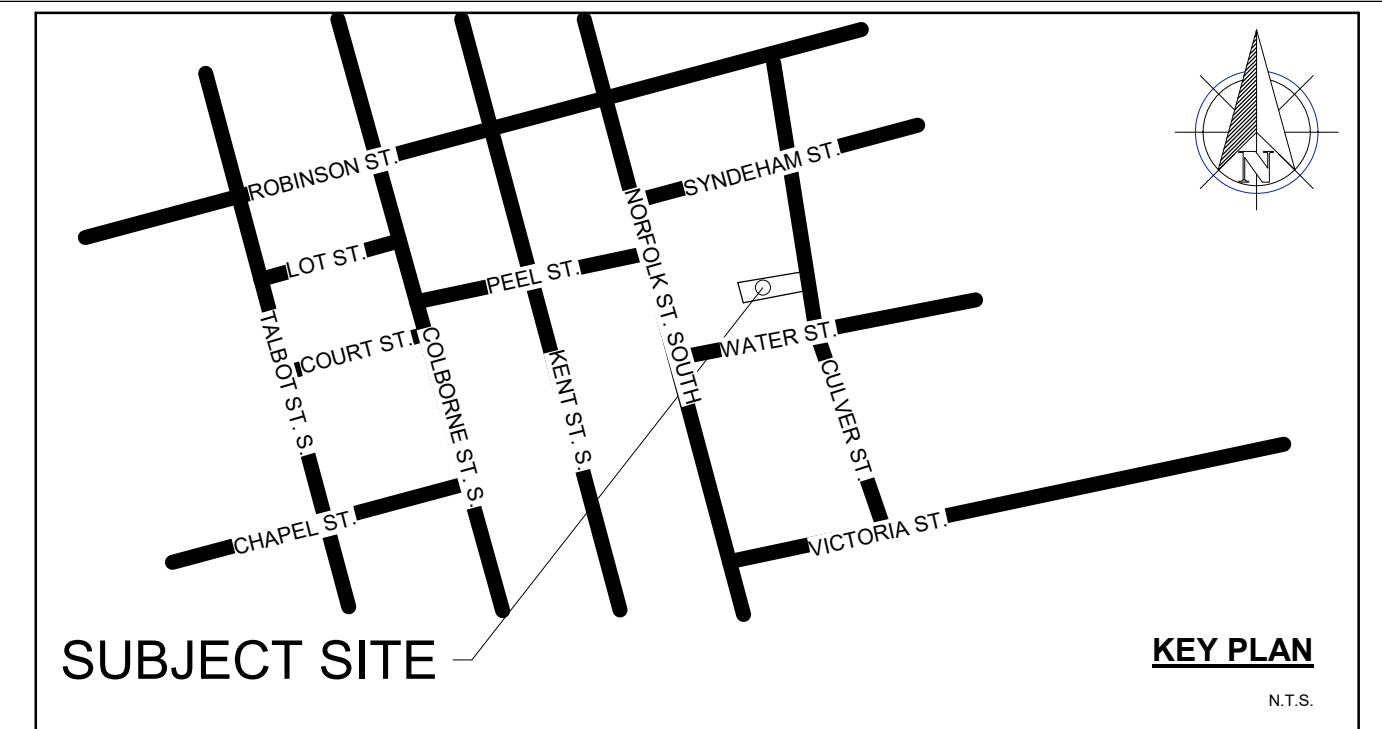
2 Year Storm							
Catchment	200	Q=(A*I*R)*2.78					
Description	Area (Ha)	Runoff Coefficient	A x R	Cumulative A x R	Time (min)	Rain Intensity	Discharge (L/s)
Controlled Areas							
Building	0.0	0.9	0	0	15	131.20	0
Grass/ Vegetation	0	0.2	0	0	15	131.20	0.00
Conc./ Asphalt/Gravel	0.0	0.9	0	0	15	131.20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

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
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
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

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
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
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

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

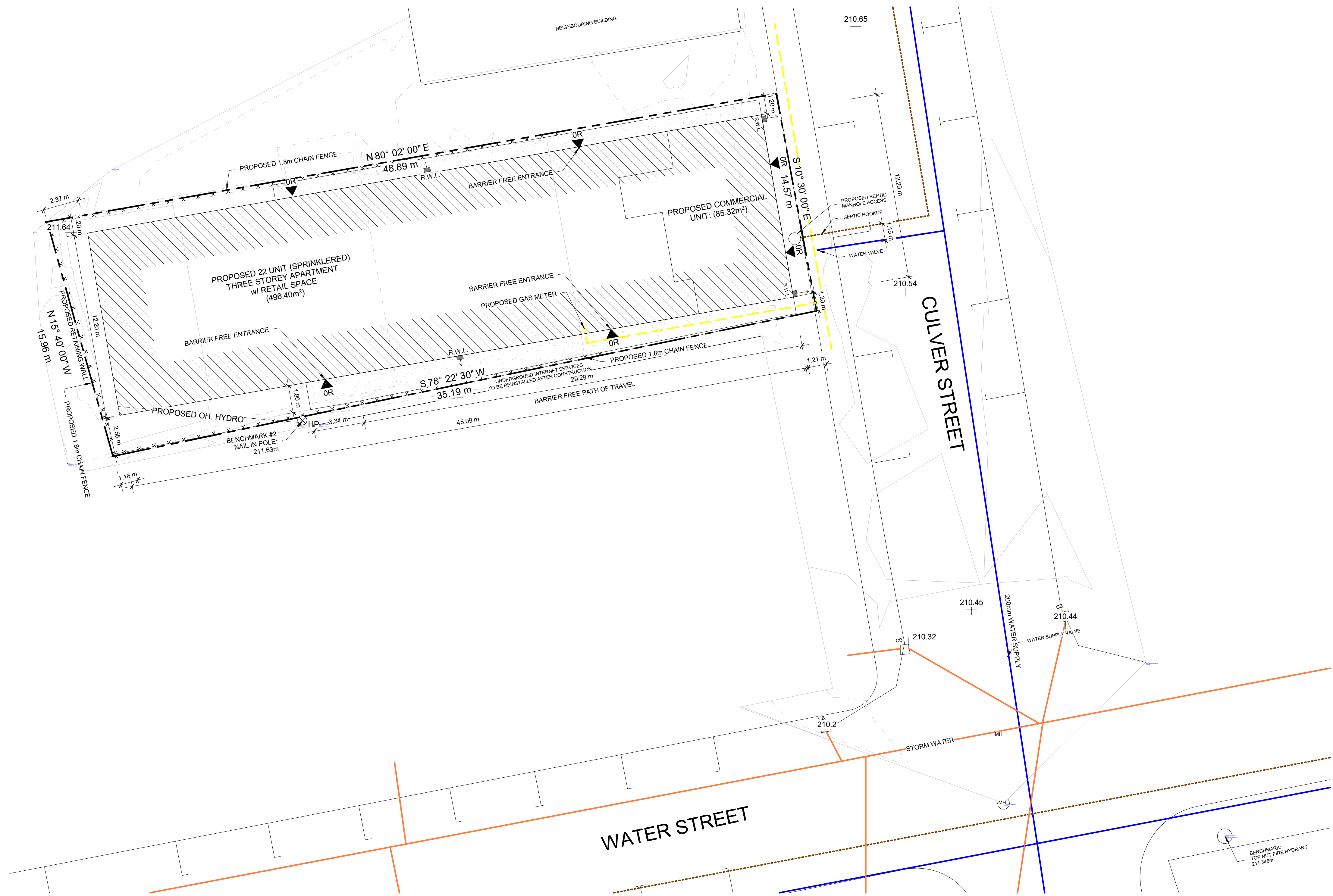


SITE STATS: CBD ZONE	REQUIRED	PROVIDED
SITE AREA:	N/A	734m ²
LOT FRONTAGE:	-	14.57m
LOT DEPTH:	-	48.89m
FRONT YARD MIN/MAX:	0m/3m	1.22m
INTERIOR SIDE YARD:	0m	1.80m
INTERIOR SIDE YARD:	0m	1.80m
REAR YARD:	0m	1.22m
MAX LOT COVERAGE:	80%	67.5%
MAX. BUILDING HEIGHT:	6 STORIES	3 STORIES (10.57m)
PARKING:	N/A	0 SPACES
MIN. RETAIL FLOOR AREA:	247.7m ²	85.32m ²

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**
- PROPERTY DIMENSIONS ARE AS SHOWN
 - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
 - CONTROL POINTS SET USING LEICA ICR 70 ROBOTIC TOTAL STATION
 - PROPOSED FINAL GRADES ARE IN METERS
 - PROPOSED LOT COVERAGE = 0.59%
 - 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
 - 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
 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
 NOTE: CONTRACTOR TO REFER TO BENCH-MARK AT ALL TIMES DURING CONSTRUCTION



1 PROPOSED GRADING PLAN
 SP-2 1:150

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 P: 905-512-2377
 E: office@dlxengineering.com
 A: 557 Alberta Avenue, Woodstock Ontario
 DO NOT SCALE DRAWINGS
 ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES 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

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

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. EFFLUENT MONITORING 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.

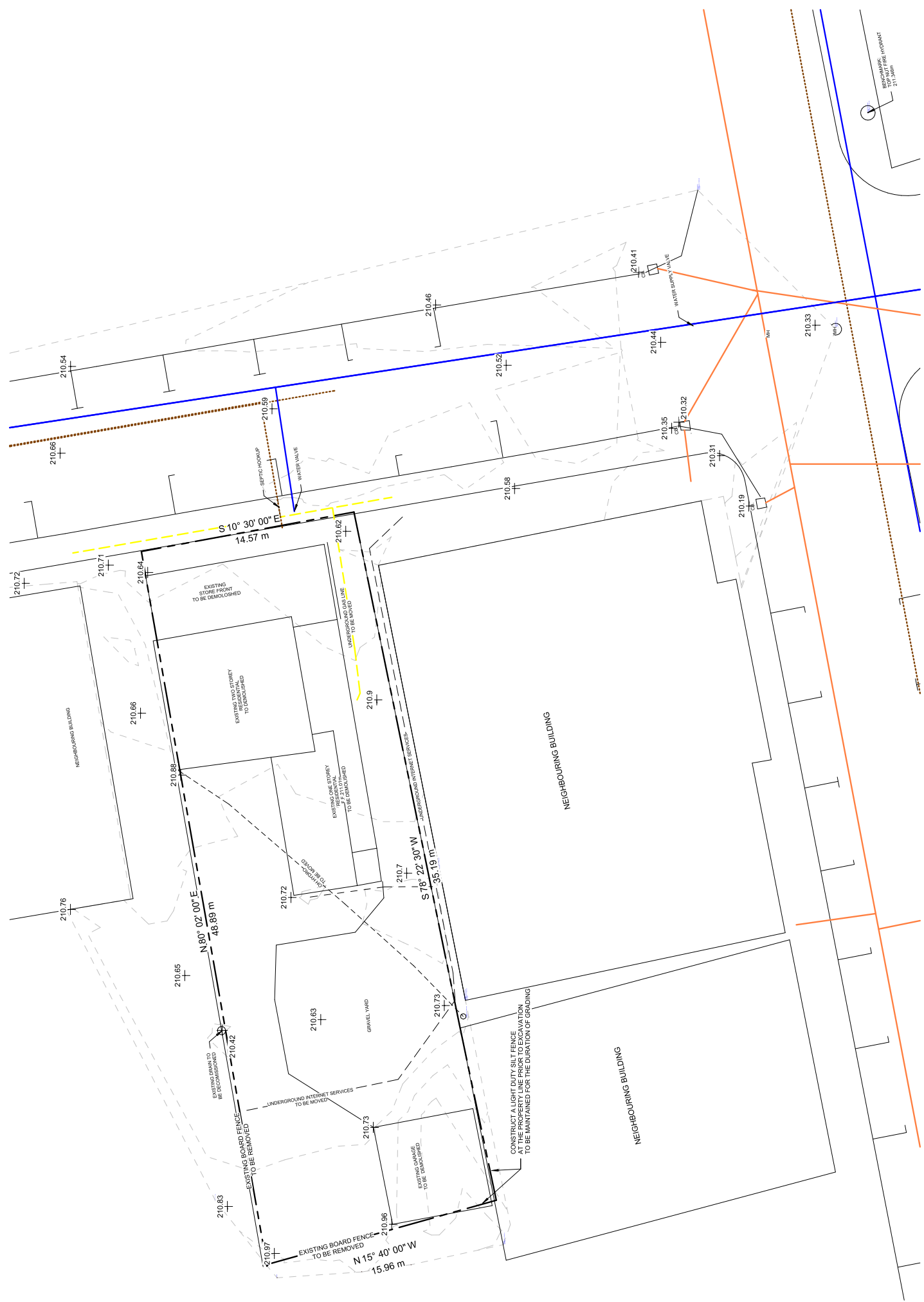
ALL BOULEVARD AREA WITHIN TOWN RIGHT-OF-WAY IS TO BE RESTORED WITH 150mm TOPSOIL AND NO.1 NURSERY SOD TO THE SATISFACTION OF THE TOWNSHIP.

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

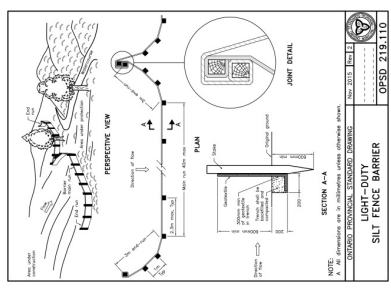
PRIOR TO CONSTRUCTION THE OWNER'S CONTRACTOR SHALL OBTAIN LOCATES FOR, EXPOSE AND CONFIRM LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMIT OF CONSTRUCTION. OWNER'S CONTRACTOR SHALL SUPPORT EXISTING UNDERGROUND UTILITIES AS REQUIRED.

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.



1 EXISTING SITE CONDITIONS
SP-1 1:150



2 Silt Fence Detail
SP-1 1:2

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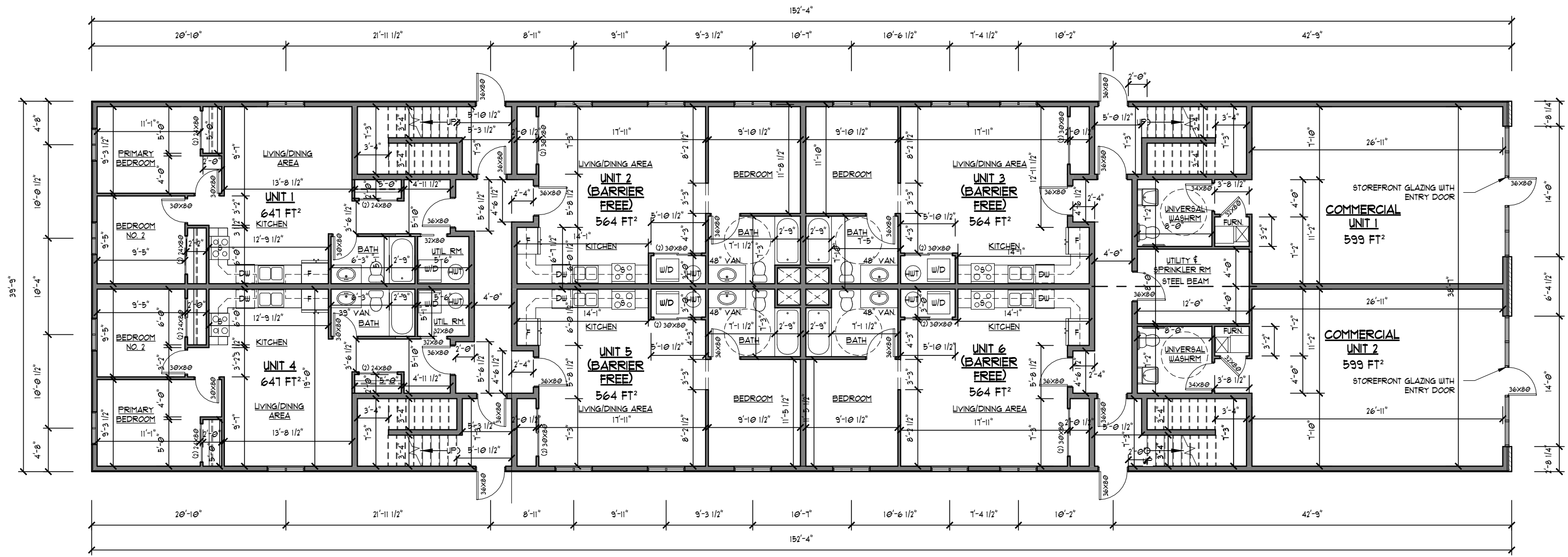
- LEGEND:**
- 0.0%
 - DENOTES DRAINAGE
 - DENOTES TREE LINE
 - DENOTES PROPERTY BAR
 - DENOTES PRINCIPLE ENTRANCE
 - P.E.
 - 0.0
 - DENOTES ELEVATION
 - DENOTES CONTROL POINT
 - DENOTES EXTERIOR LIGHTING

REVISIONS:

NO.	DATE:	STATUS:
1	JAN. 12, 2024	FOR APPROVAL

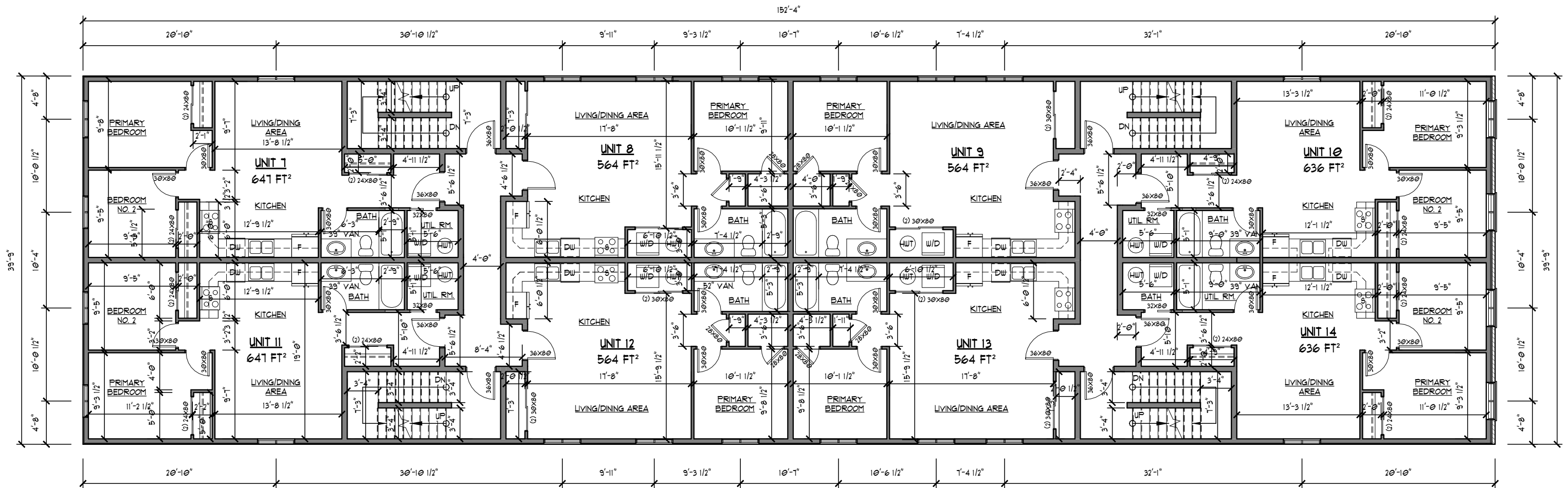
CONTRACTOR NAME & ADDRESS:
 PROJECT NAME & ADDRESS:
 PROJECT NORTH: TRUE NORTH
 PROJECT SOUTH: TRUE SOUTH

Date: 11/03/2023
 Scale: As indicated
 Sheet No: SP-1
 DRAWING TITLE: EXISTING SITE CONDITIONS
 PROJECT NAME & ADDRESS: CULVER STREET SITE PLAN, 76 CULVER STREET, SIMCOE, ON.
 PROJECT # : DL24-1020
 Drawn by: R.S.
 Checked by: N.H.

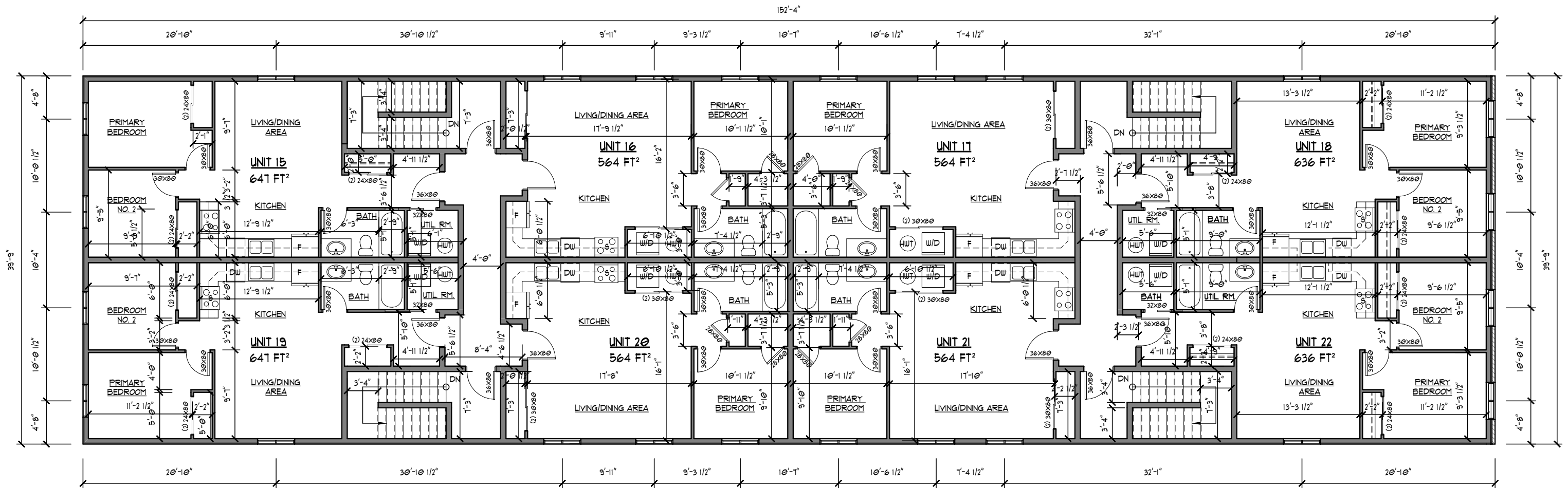


BUILDING AREA = 6055 SF

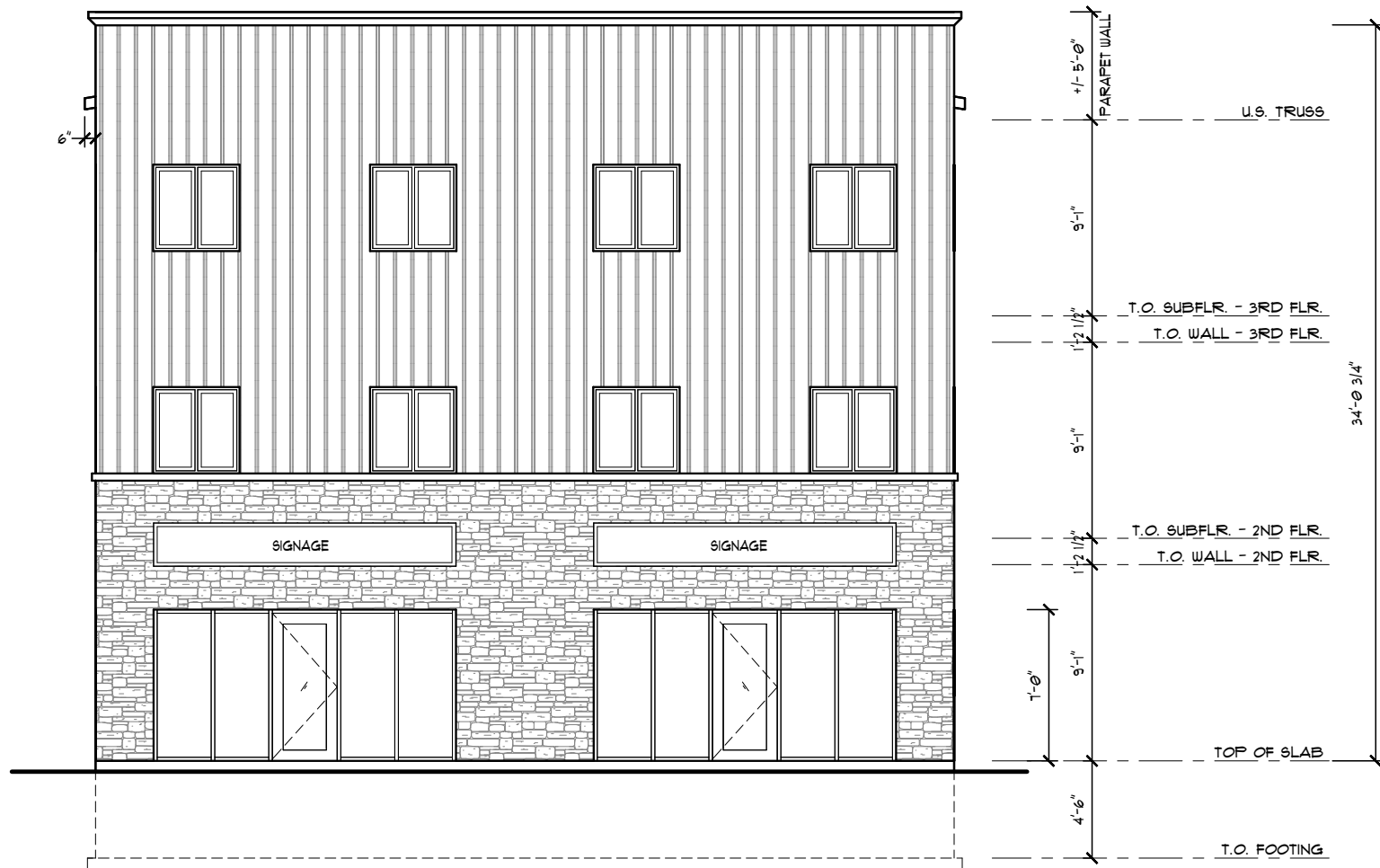
DESIGNED BY: SAM BUNTING BCIN #: 37074	DRAWN BY:	DATE: APRIL 23, 2024	SCALE: 3/32" = 1'-0"
NEW APARTMENT BLDG	76 CULVER ST. SIMCOE, ON	PROMINENT HOMES	MAIN FLOOR PLAN
			SHEET No.: A-1



DESIGNED BY: SAM BUNTING BCIN #: 37074	DRAWN BY:	DATE: APRIL 23, 2024	SCALE: 3/32" = 1'-0"
NEW APARTMENT BLDG	76 CULVER ST. SIMCOE, ON	PROMINENT HOMES	SECOND FLOOR PLAN
			SHEET No.: A-2



DESIGNED BY: SAM BUNTING BCIN #: 37074	DRAWN BY:	DATE: APRIL 23, 2024	SCALE: 3/32" = 1'-0"
NEW APARTMENT BLDG	16 CULVER ST. SIMCOE, ON	PROMINENT HOMES	THIRD FLOOR PLAN
			SHEET No.: A-3

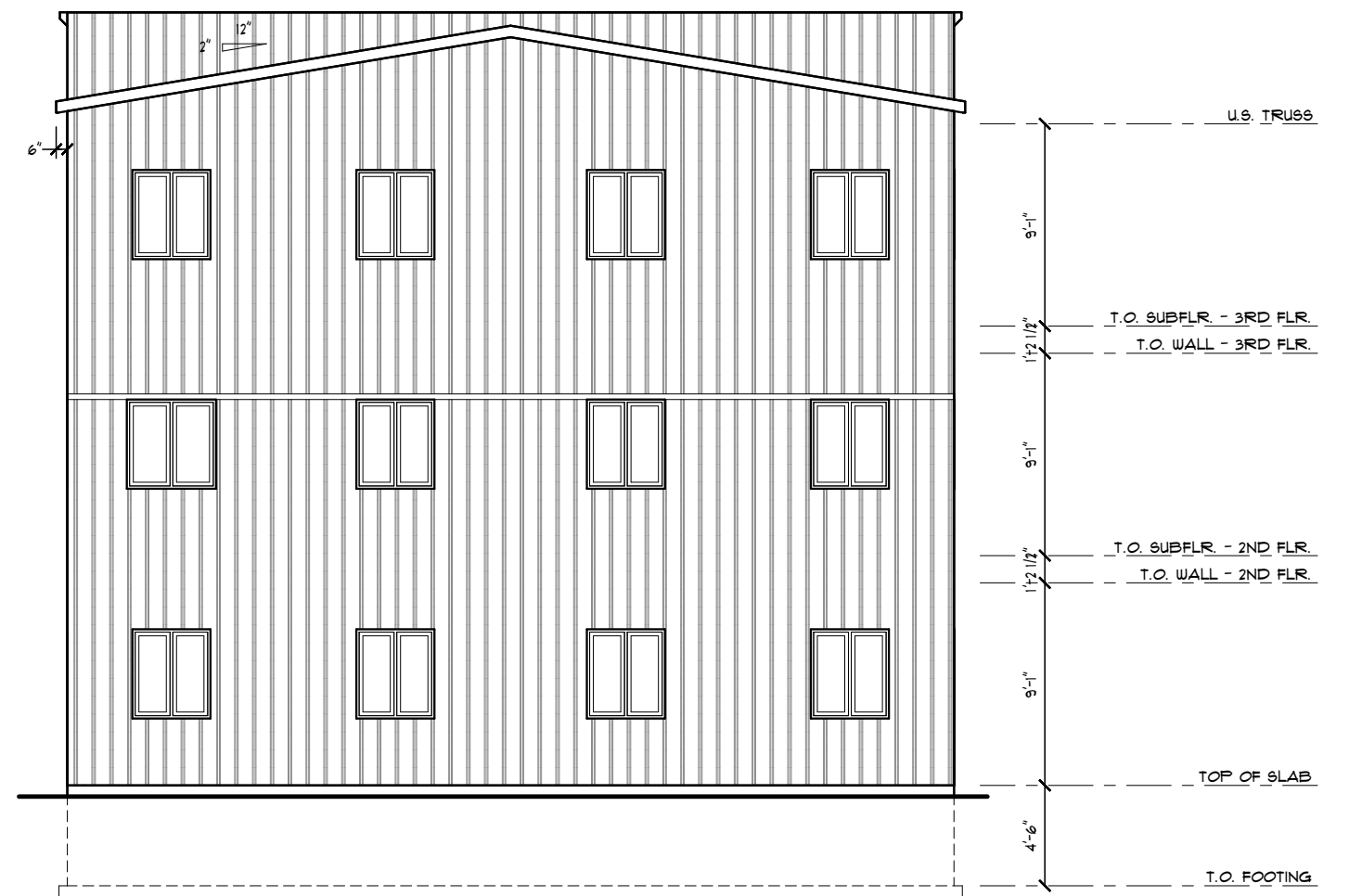


20% UNPROTECTED OPENINGS MAXIMUM FOR SPRINKLERED BUILDING AS PER TABLE OBC 9.10.14.4 AND OBC 9.10.14.4.(4) FOR 3 METER LIMITING DISTANCE

18% UNPROTECTED OPENINGS PROPOSED

FRONT ELEVATION

1/8" = 1'-0"



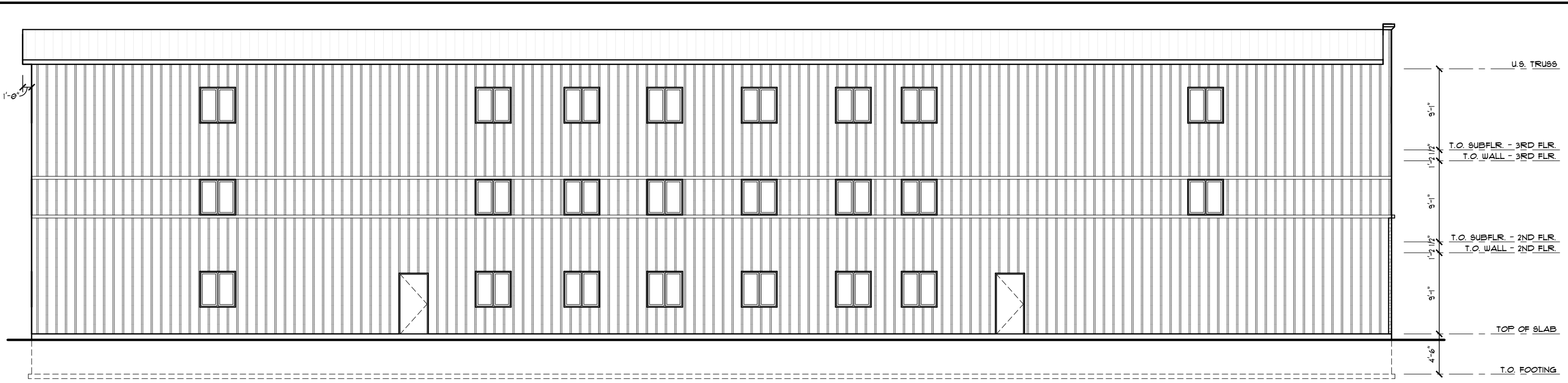
14% UNPROTECTED OPENINGS MAXIMUM FOR SPRINKLERED BUILDING AS PER TABLE OBC 9.10.14.4 AND OBC 9.10.14.4.(4) FOR 1.2 METER LIMITING DISTANCE

13.5% UNPROTECTED OPENINGS PROPOSED

BACK ELEVATION

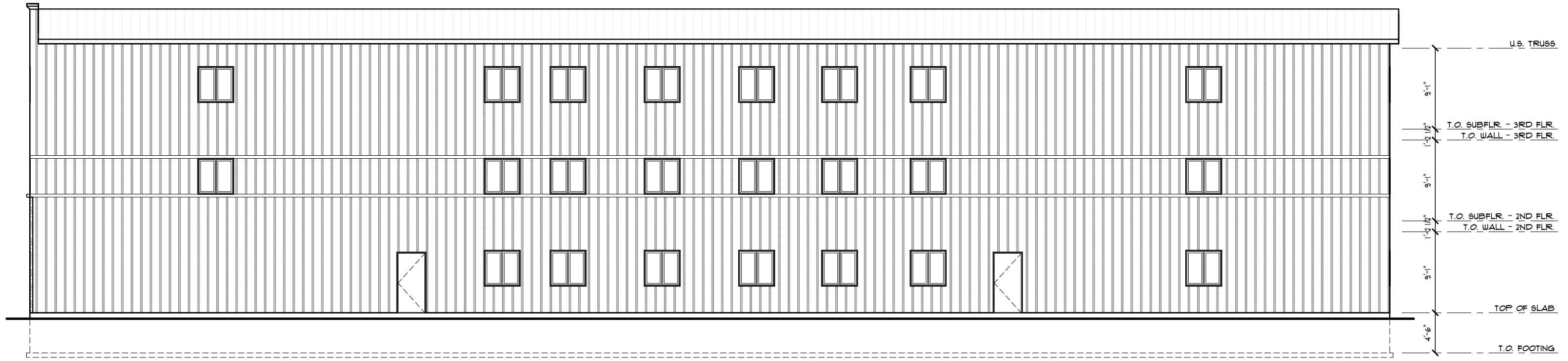
1/8" = 1'-0"

DESIGNED BY: SAM BUNTING BCIN #: 37074	DRAWN BY:	DATE: APRIL 23, 2024	SCALE: 1/8" = 1'-0"
NEW APARTMENT BLDG	16 CULVER ST. SIMCOE, ON	PROMINENT HOMES FRONT & BACK ELEVATIONS	SHEET No.: A-4



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
9% UNPROTECTED OPENINGS PROPOSED



RIGHT 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
9% UNPROTECTED OPENINGS PROPOSED

DESIGNED BY: SAM BUNTING BCIN #: 37074	DRAWN BY:	DATE: APRIL 23, 2024	SCALE: 3/32" = 1'-0"
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NEW APARTMENT BLDG	76 CULVER ST. SIMCOE, ON	PROMINENT HOMES	LEFT & RIGHT ELEVATIONS	SHEET No.: A-5
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NEW
APARTMENT
BLDG

76 CULYER ST.
SIMCOE, ON

PROMINENT HOMES

PLOT PLAN

DRAWN BY:

DESIGNED BY:

SAM BUNTING
BCIN #: 31014

DATE:

APRIL 23, 2024

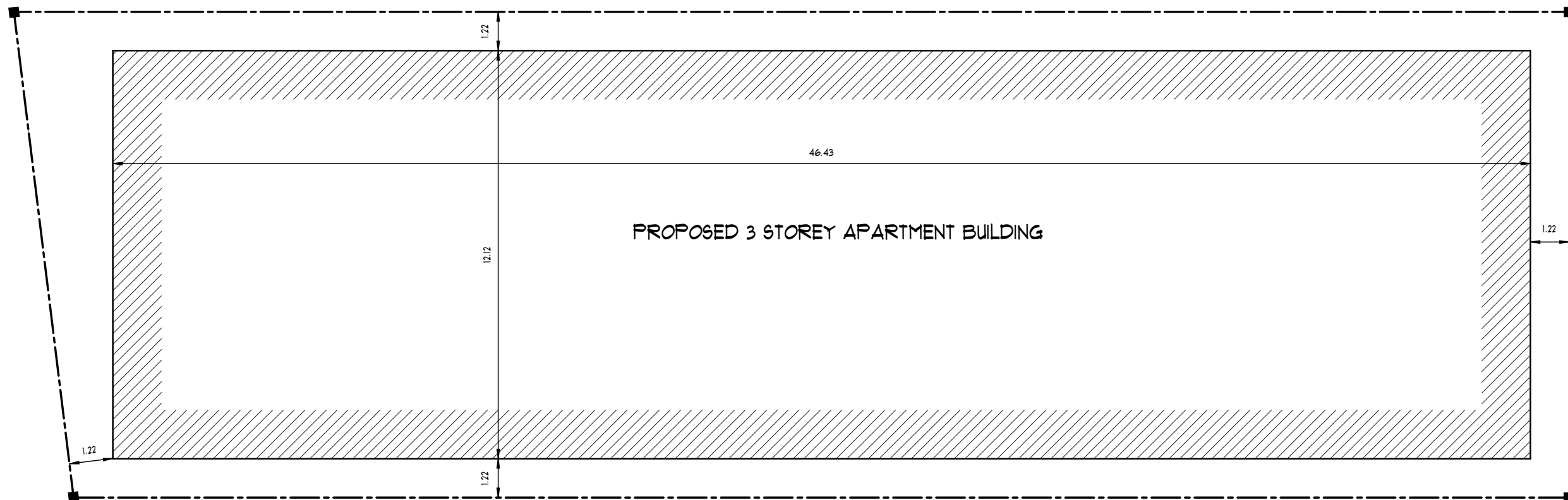
SCALE:

1 : 150

SHEET No.:

A-6

LOT AREA: 120.56 SQ. METERS
PROPOSED BUILDING AREA: 569.03 SQ. METERS
LOT COVERAGE: 47%



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. EFFLUENT MONITORING 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.

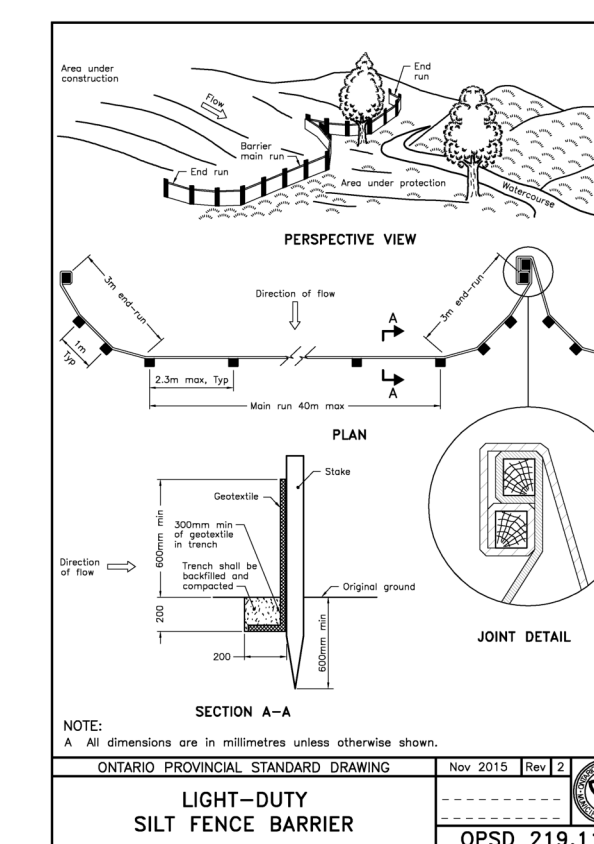
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SURFACE PROTECTION WILL BE REQUIRED FOR OPEN SPACES AND STOCKPILES LEFT INACTIVE AND UNCOVERED FOR MORE THAN 90 DAYS

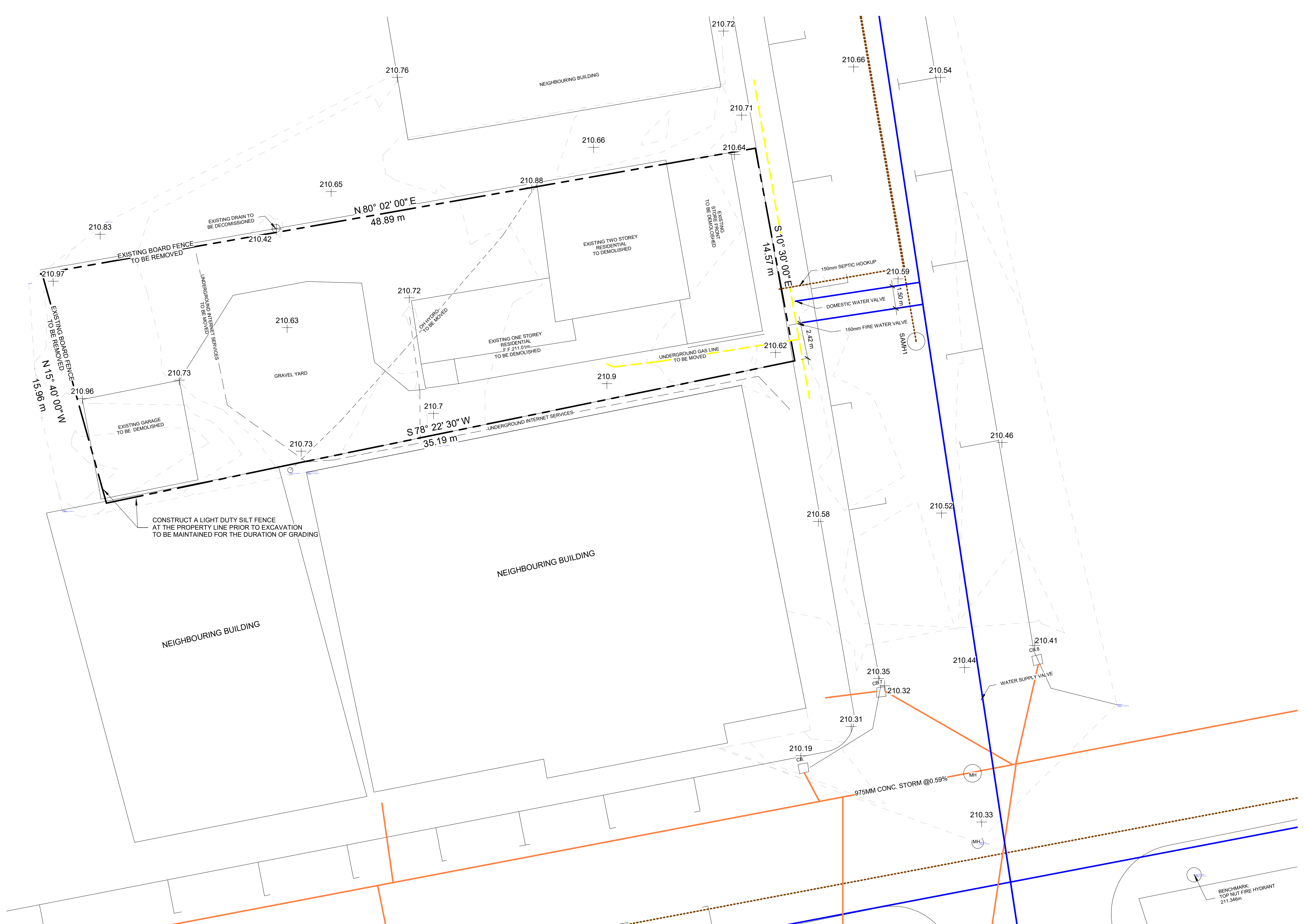
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CONTOURS DEPICT ORIGINAL GRADES AND ARE NOT NECESSARILY REPRESENTATIVE OF THE SITE CONDITION FOLLOWING THE EARLY WORKS CONTRACT. THE OWNER'S CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE CURRENT STATE OF THE SITE.

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 Silt Fence Detail
SP-1 1:2



1 EXISTING SITE CONDITIONS
SP-1 1:150

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LEGEND:

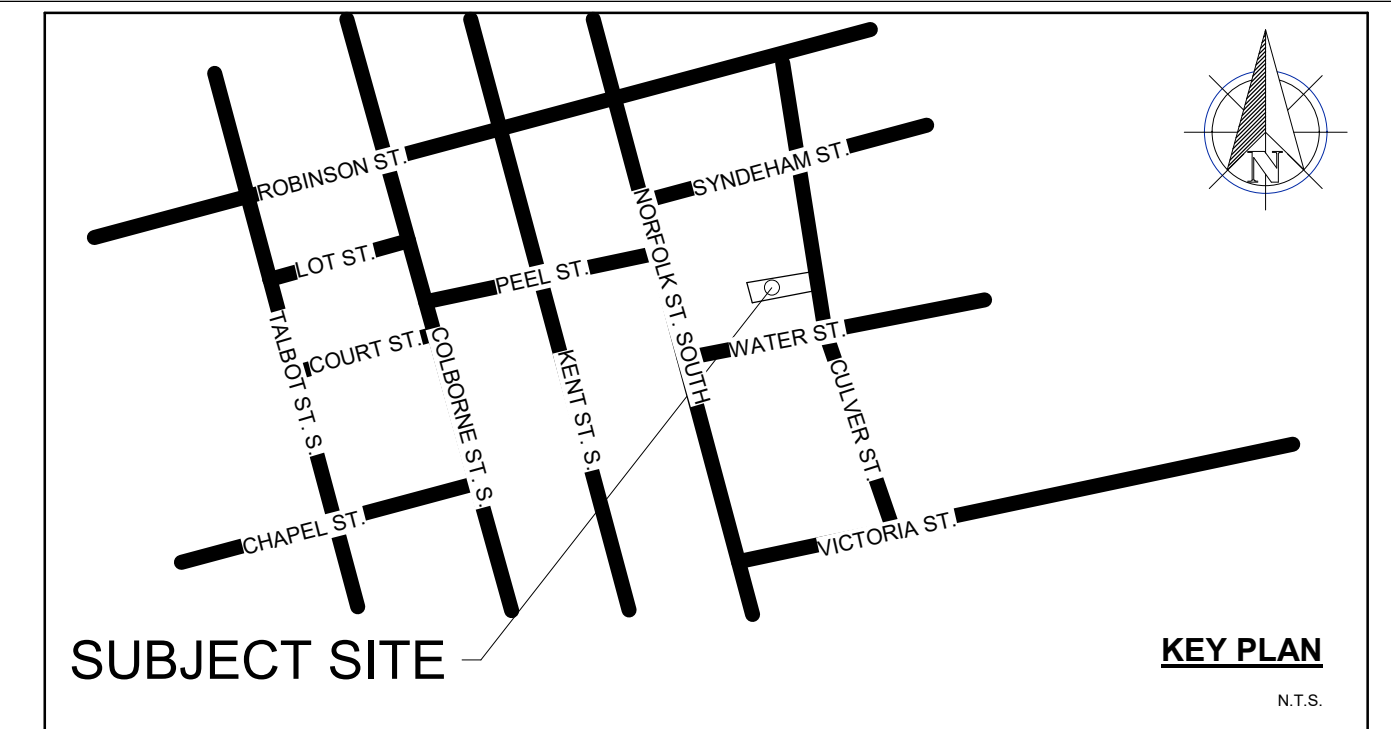
0.0%	- DENOTES DRAINAGE
▬	- DENOTES TREELINE
■	- DENOTES PROPERTY BAR
P.E.	- DENOTES PRINCIPLE ENTRANCE
0.0	- DENOTES ELEVATION
⊗	- DENOTES CONTROL POINT
⊕	- DENOTES EXTERIOR LIGHTING

REVISIONS:

NO:	DATE:	STATUS:
1	JAN. 12, 2024	FOR APPROVAL
2	OCT. 31, 2024	FOR MODELLING

CONTRACTOR NAME & ADDRESS:		PROJECT NAME & ADDRESS: CULVER STREET SITE PLAN 76 CULVER STREET, SIMCOE, ON.		Date 11/03/2023
PROJECT NORTH: 		TRUE NORTH: 		Scale As indicated
Project #: DLX24-020		DRAWING TITLE: EXISTING SITE CONDITIONS		Sheet No. SP-1
Drawn by: R.S.		Checked by: N.H.		

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	734m ²
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:	247.7m ²	85.32m ²

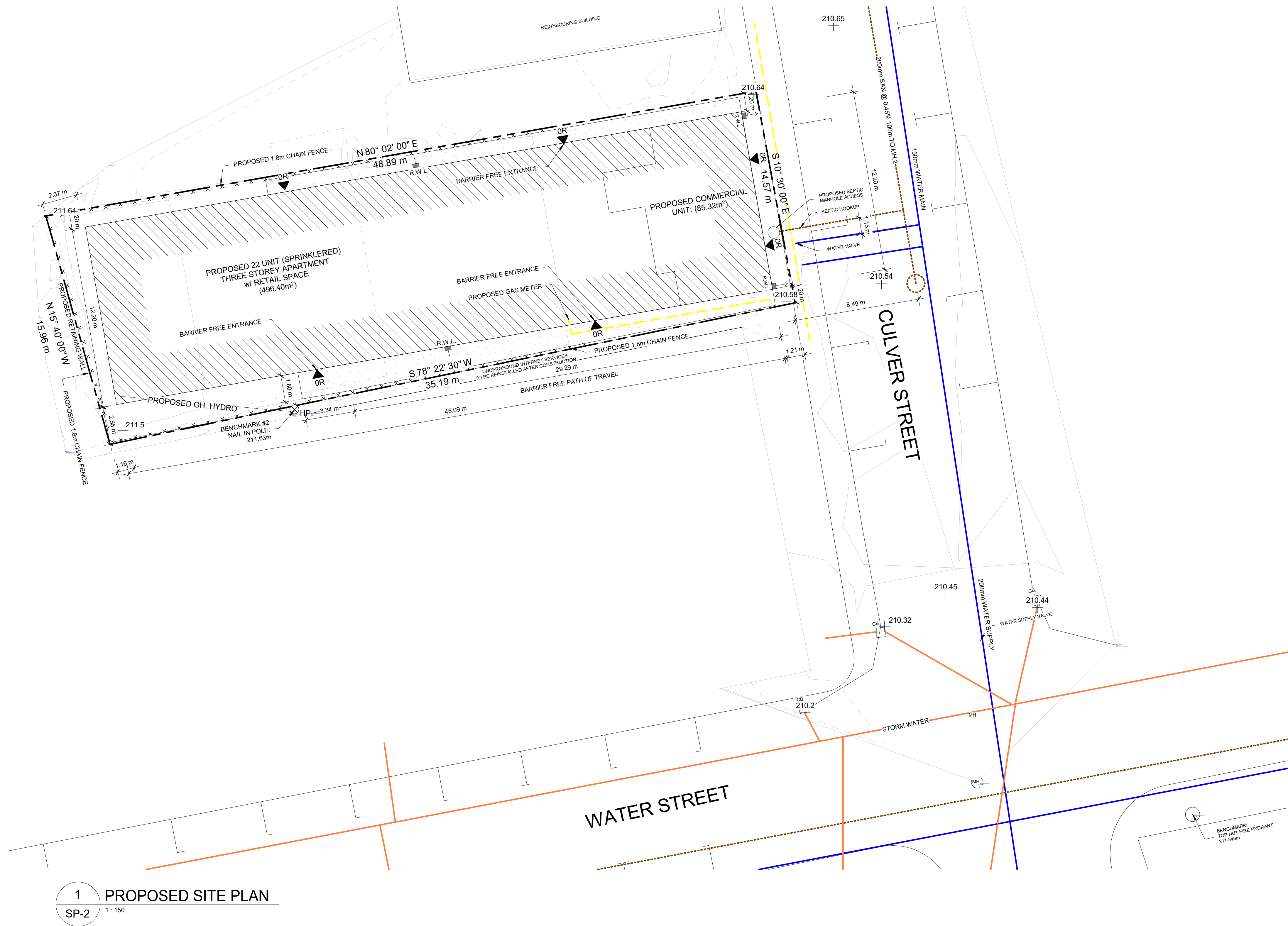
CAUTION
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 DO NOT CONVEY FROM THIS PLAN

- NOTES**
- PROPERTY DIMENSIONS ARE AS SHOWN
 - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
 - CONTROL POINTS SET USING LEICA ICR 70 ROBOTIC TOTAL STATION
 - PROPOSED FINAL GRADES ARE IN METERS
 - PROPOSED LOT COVERAGE = 0.59%
 - 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
 - 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

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

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



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LEGEND:

	- DENOTES DRAINAGE
	- DENOTES TRELIN
	- DENOTES PROPERTY BAR
	- DENOTES PRINCIPLE ENTRANCE
	- DENOTES ELEVATION
	- DENOTES CONTROL POINT
	- DENOTES EXTERIOR LIGHTING

REVISIONS:

NO:	DATE:	STATUS:
1	JAN. 12, 2024	FOR APPROVAL
2	OCT. 31, 2024	FOR MODELLING

CONTRACTOR NAME & ADDRESS:

PROJECT NORTH: TRUE NORTH:

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

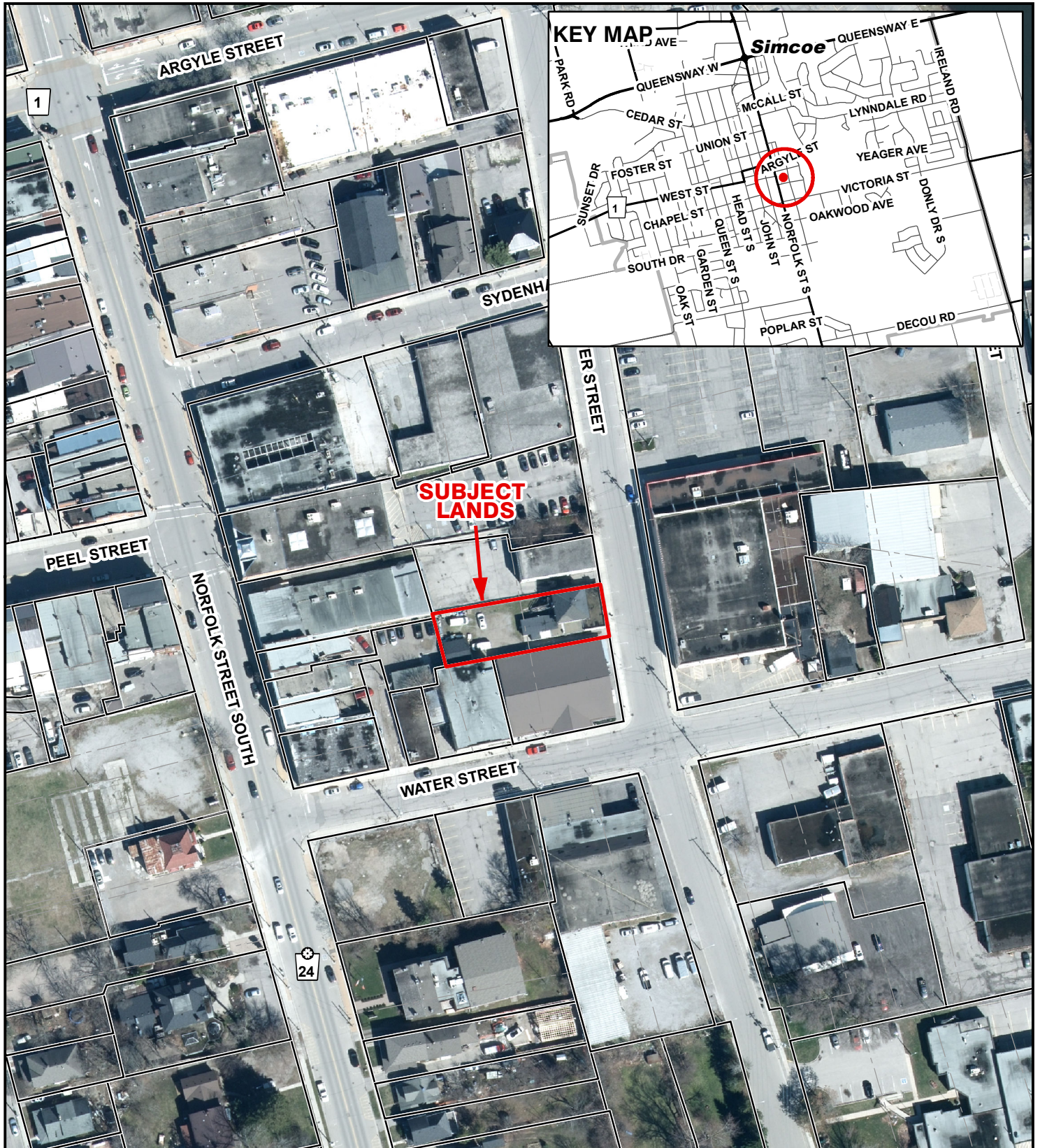
PROJECT NAME & ADDRESS:
CULVER STREET SITE PLAN
 76 CULVER STREET,
 SIMCOE, ON.

DRAWING TITLE:
**PROPOSED SITE/
 SERVICING PLAN**


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

MAP A
CONTEXT MAP
Urban Area of SIMCOE

ZNPL2024139

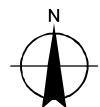


Legend

 Subject Lands

2020 Air Photo

1/27/2025




10 5 0 10 20 30 40 Meters

MAP B
OFFICIAL PLAN MAP
 Urban Area of SIMCOE

ZNPL2024139




Legend

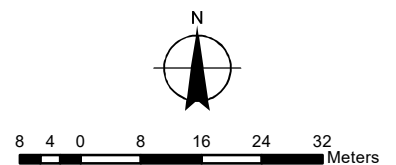
 Subject Lands

Official Plan Designations

 Downtown

 Urban Area Boundary

1/27/2025

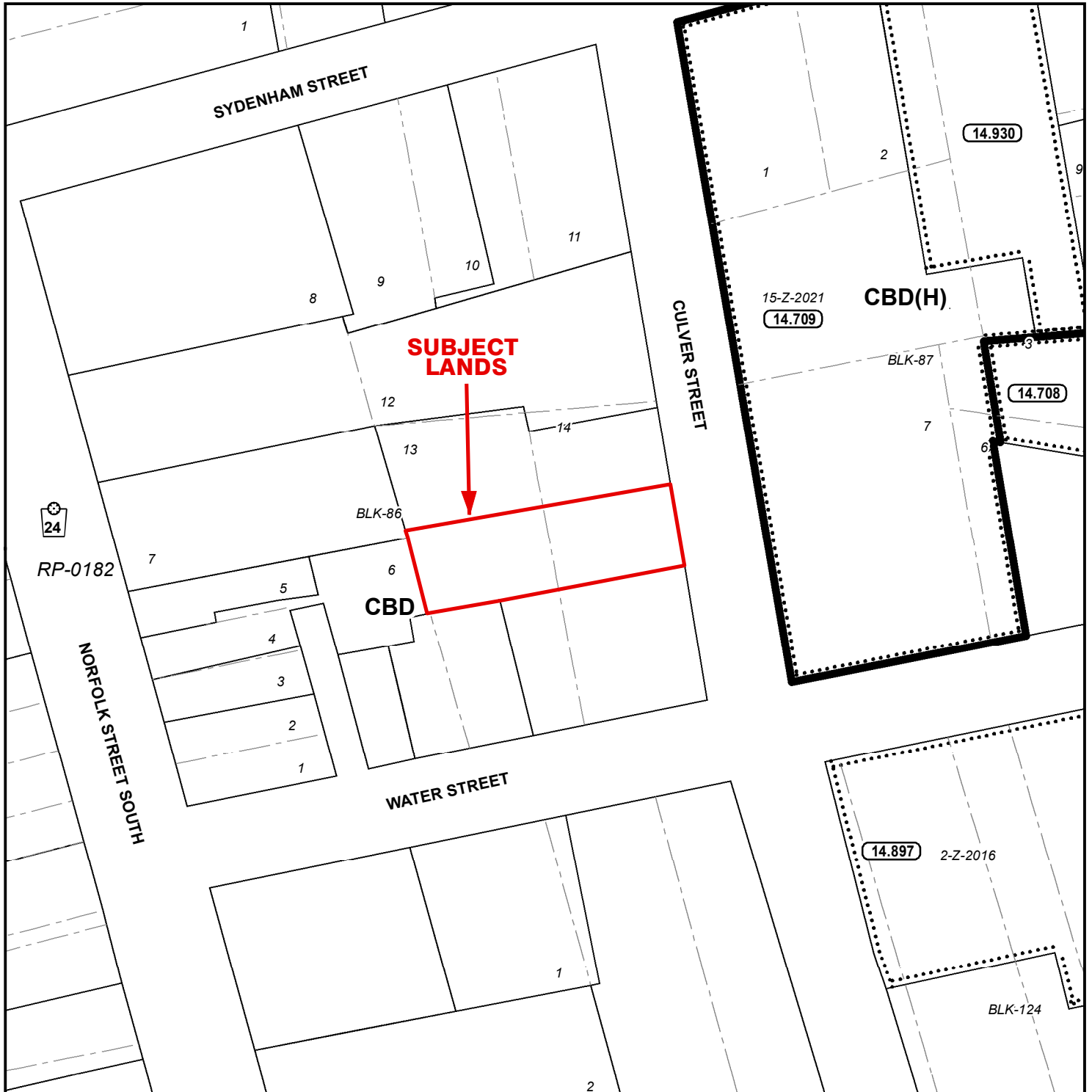


MAP C


ZNPL2024139

PROPOSED ZONING BY-LAW AMENDMENT MAP

Urban Area of SIMCOE



LEGEND

 Subject Lands

ZONING BY-LAW 1-Z-2014

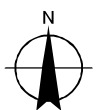
(H) - Holding

CBD - Central Business District Zone

From: CBD

To: CBD with Special Provision 14.1075

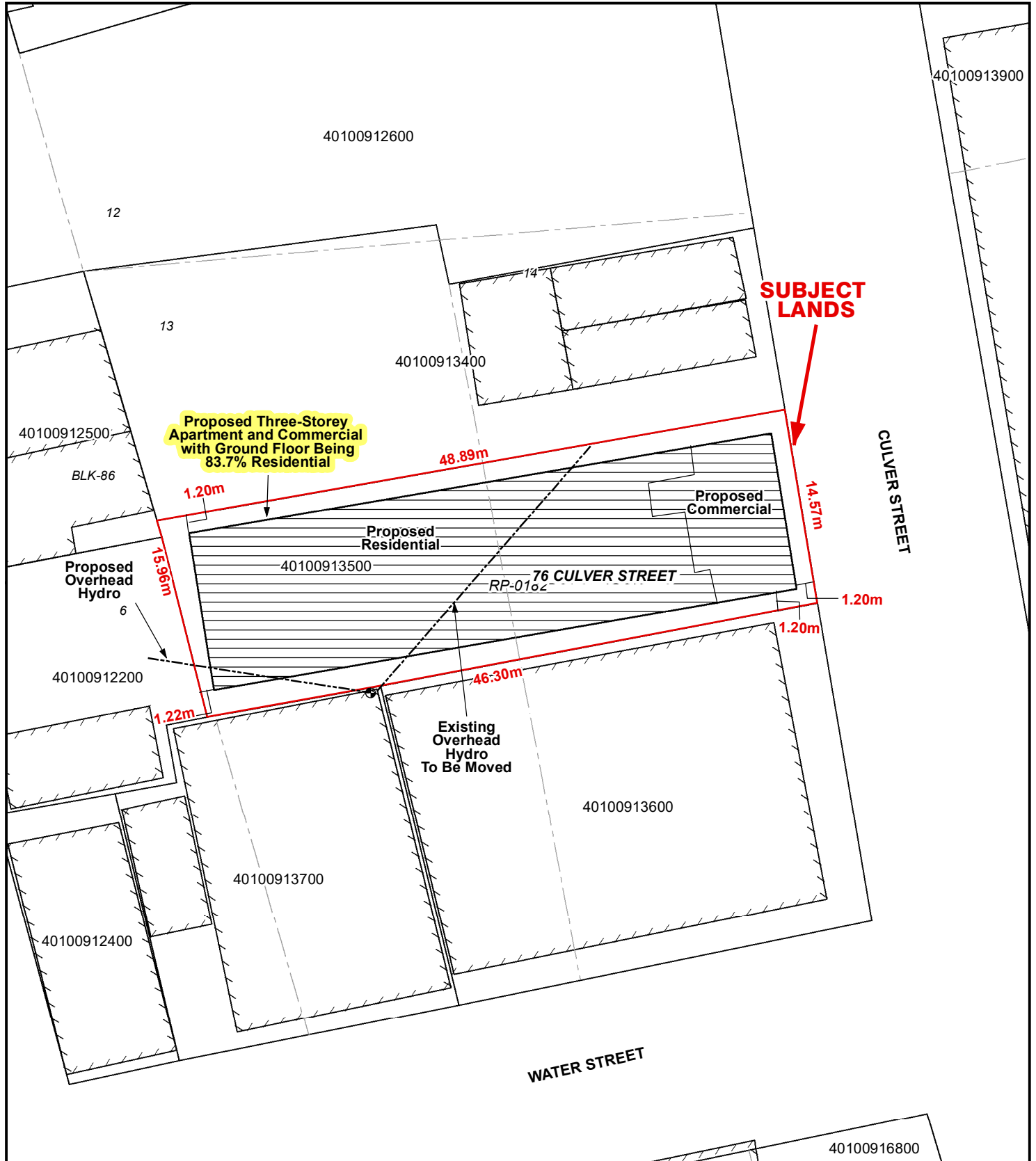
1/27/2025




8 4 0 8 16 24 32 Meters

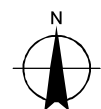
CONCEPTUAL PLAN

Urban Area of SIMCOE



Legend

 Subject Lands



1/27/2025

