Municipality of West Elgin
Agenda
Council Meeting

Date: **October 9, 2025, 4:00 p.m.**
Location: **Council Chambers**
160 Main Street
West Lorne

Council Meetings are held in-person at 160 Main Street, West Lorne, and the post-meeting recording available at www.westelgin.net, when available (pending no technical difficulties).

Pages

1. **Call to Order**

2. **Adoption of Agenda**

   Recommendation:
   That West Elgin Council hereby adopts the Regular Council Agenda for October 9, 2025 as presented.

3. **Disclosure of Pecuniary Interest and General Nature Thereof**

4. **Public Meeting - Zoning Amendment D-14 7-2025**

4.1 Planners Report

Recommendation:
That West Elgin Council hereby receives the report from Robert Brown, Planner regarding Zoning By-law Amendment Application D-14 7-2025 – Recommendation Report (Planning Report 2025-22).

That West Elgin Council approve the rezoning of 25130 Argyle Line and the lot addition lands conveyed as part of Consent File E9-25 from Restricted Agricultural (A3) Zone and Agricultural (A2) Zone to Restricted Agricultural Special Regulation 11 (A3-11) Zone, in accordance with the attached draft by-law, and

Further that West Elgin Council consider an amendment to the Zoning By-law, as presented in the by-law portion of the October 9, 2025, Council Agenda

4.2 Public or Applicant Comment

4.3 Council Comment

4.4 Adjournment

Recommendation:
That West Elgin Council hereby adjourn the public meeting, pursuant to the *Planning Act*.

5. Public Meeting - Drainage Act - Mumford Drain

Recommendation:
That West Elgin Council hereby proceed into a Public Meeting pursuant to the *Drainage Act*.

5.1 Engineers Report 43

Recommendation:
That the Council of the Municipality of West Elgin hereby receives the Engineers report for the Mumford Drain, dated September 4, 2025, as prepared and presented by Mr. JM Spriet, P. Eng.; and

That Council authorizes staff to initiate the tender process in accordance with the *Drainage Act*, as required, for the construction of the Municipal Drain known as Mumford Drain, to be considered by Council following the Court of Revision; and

That the Court of Revision be scheduled for Thursday, November 13, 2025, at 3:45pm; and

That Council consider the provisional By-Law 2025-57, as presented in the By-Law portion of the agenda for a first and second reading.

5.2 Public or Landowner Comment

5.3 Council Comment

5.4 Adjournment

Recommendation:
That West Elgin Council hereby adjourn the public meeting, pursuant to the *Drainage Act*.

6. Delegations

Recommendation:
That In accordance with Section 3.5 of By-Law 2024-05 Being a By-Law to establish rules of procedure for the meetings of Council, West Elgin Council hereby allow Four Counties Health Services and Foundation up to twenty (20) minutes for item 6.1, Delegation, suspending the rules of Section 6.8 of By-law 2024-05.

6.1 Four Counties Health Services Foundation & Four Counties Health Services Re: Update Presentation 62

Tom Jeffery, FCHS Foundation (FCHSF) Board Chair
Julie McBrien, MHA President and CEO
Jackie Beatty, FCHSF Fundraising Coordinator
Martha Wortner, FCHSF Administrator

7. Adoption of Minutes 102

Recommendation:
That West Elgin Council hereby adopt the Minutes of September 25, 2025 as presented.

8. Business Arising from Minutes

9. Staff Reports

9.1 Building

9.1.1 Monthly Building Report, September 2025 112

Recommendation:
That West Elgin Council hereby receives the report from Corey Pemberton, CBO Re: Building Department Summary Report for the month of September 2025.

9.2 Operations

9.2.1 Truck Tender Results 114

Recommendation:
That West Elgin Council hereby receives the report from Dave Charron, Manager of Infrastructure and Development, and

That West Elgin Council approve the tender award for the purchase of 2 fleet vehicles to Finch Chevrolet Cadilliac Buick GMC Ltd for $52, 623.50 plus HST per vehicle.

9.2.2 Bi-Monthly Report 117

Recommendation:
That West Elgin Council hereby receives the report from Dave Charron, Manager of Infrastructure and Development, for information purposes.

9.2.3 Sole Sourcing 120

Recommendation:
That West Elgin Council hereby receives the report from Dave Charron, Manager of Infrastructure and Development, and

That West Elgin Council approve the sole source contract to complete design, tender and construction administration for the replacement of Storm Sewers in West Lorne that outlet to the Zoller drain down Chestnut Street and upgrade the Stormwater main on Main/Pioneer Street from approximately 44m west of Argyle to Division Street to Spriet Associates.

9.3 Planning

9.3.1 Severance Application E52-25 - Comments to Elgin County 193

Recommendation:
That West Elgin Council hereby receives the report from Robert Brown, Planner regarding severance application File E-52-25 - Comments to Elgin County (Planning Report 2025-23).

And that West Elgin Council hereby recommended approval to the Land Division Committee of the County of Elgin for severance application, File 52-25, subject to the Lower-Tier Municipality conditions in Appendix One of this report.

And further that West Elgin Council directs administration to provide this report as Municipal comments to the County of Elgin.

10. Committee and Board Reports or Updates

Council opportunity to provide updates from any committees and/or boards.

11. Notice of Motion

11.1 Councillor Sousa - Online Public Access to Council Meetings

To be read at October 23, 2025 Council meeting

Whereas online public access via zoom was cancelled in September 2023; And

Whereas online access for public viewing would increase accessibility for residents unable to attend in person; Now

Therefore West Elgin Council hereby approve use of public access zoom links for Council meetings, providing audio & visual access only.

12. Council Inquires/Announcements

Council opportunity for information inquiries and/or announcements.

13. Correspondence

Recommendation:
That West Elgin Council herby receive and file all correspondence, not otherwise dealt with.

13.1 Letter received Re: Smoking in Public Places 203

13.2 Request for Proposals – Financial Management Services for the Elgin OPP Detachment Board 204

OPP Detachment Board to attached November 27 Council Meeting as a delegation.

14. Items Requiring Council Consideration

None presented prior to meeting.

15. By-Laws

15.1 Zoning Amendment 207

Recommendation:
That By-law 2025-58, Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property at 25130 Argyle Line, be read a first, second and third and final time.

15.2 2025-57, Mumford Drain, First & Second Reading Only

Recommendation:
That By-law 2025-57, being a By-Law to provide for drainage works on the Mumford Drain in the Municipality of West Elgin, be read a first and second time, and provisionally adopted.

16. Closed Session

Recommendation:
That the Council of the Municipality of West Elgin hereby proceeds into Closed Session at _____ pm, to discuss matters pursuant to the *Municipal Act* Section 239 2(d) , being labour relations or employee negotiations (Manager of Corporate Services/Treasurer Recruitment).

17. Report from Closed Session

Clerk to provide Report from Closed Session.

18. Confirming By-Law

Recommendation:
That By-law 20245-58 being a By-law to confirm the proceeding of the Regular Meeting of Council held on October 9, 2025, be read a first, second and third and final time.

19. Adjournment

Recommendation:
That the Council of the Municipality of West Elgin hereby adjourn at _____ to meet again at 4:00pm, on Thursday, October 23, 2025 or at the call of the Chair.

MUNICIPALITY OF
West Elgin

Staff Report

Report To:	**Council Meeting**
From:	**Robert Brown, Planner**
Date:	2025-09-24
Subject:	**Zoning By-law Amendment Application D-14 7-2025 – Recommendation Report (Planning Report 2025-22)**

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding Zoning By-law Amendment Application D-14 7-2025 – Recommendation Report (Planning Report 2025-22).

That West Elgin Council approve the rezoning of 25130 Argyle Line and the lot addition lands conveyed as part of Consent File E9-25 from Restricted Agricultural (A3) Zone and Agricultural (A2) Zone to Restricted Agricultural Special Regulation 11 (A3-11) Zone, in accordance with the attached draft by-law, and

Further that West Elgin Council consider an amendment to the Zoning By-law, as presented in the by-law portion of the October 9, 2025, Council Agenda

Purpose:

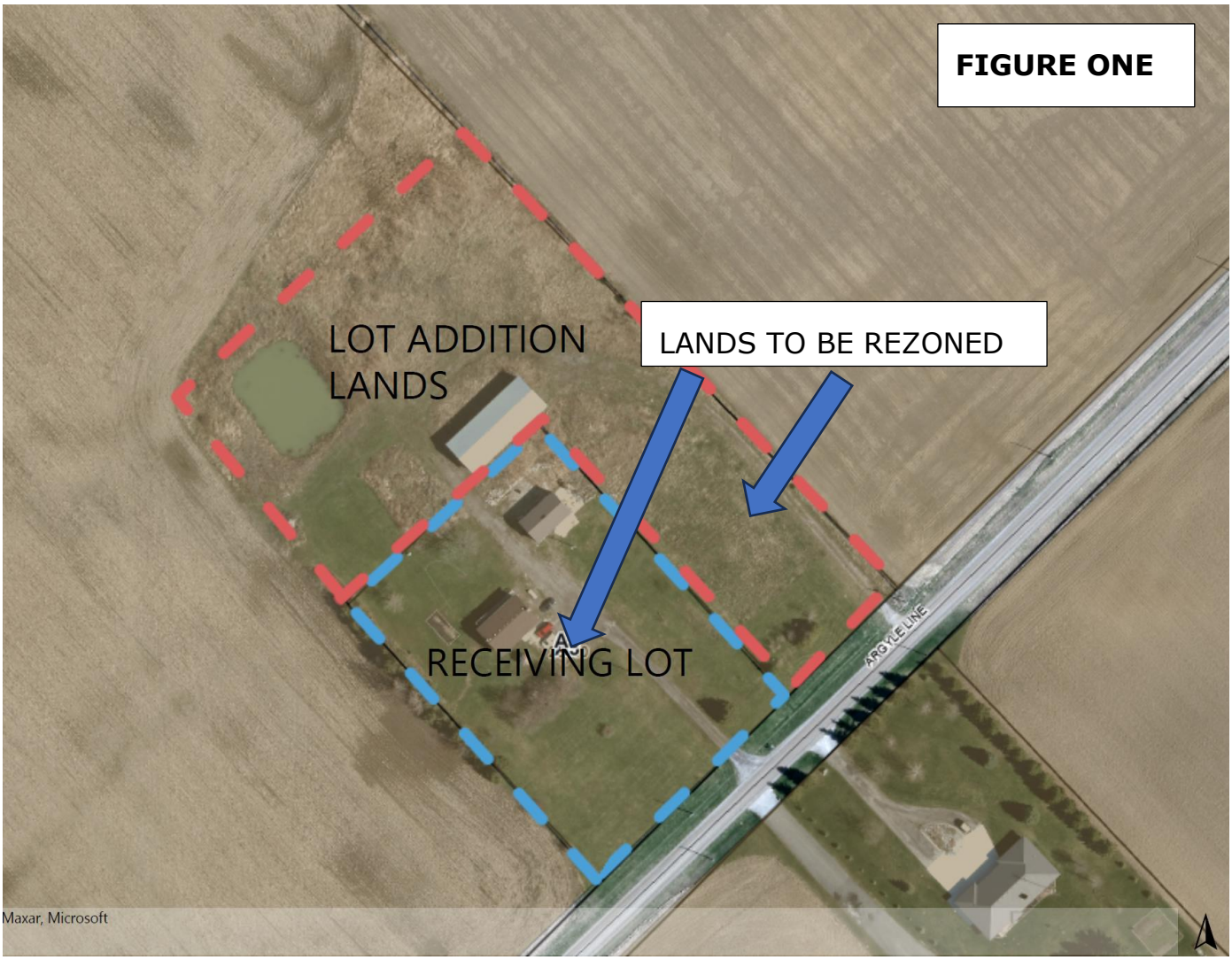
The proposed Zoning By-law Amendment has two purposes; 1) to consider a condition of Consent Application E9-25, approved by the Elgin County Land Division Committee at the February 26, 2025 meeting to rezone the lot addition lands to match that of the receiving lot, and 2) to rezone the combined lot addition and receiving lot to a site-specific Restricted Agricultural (A3) Zone to permit a small scale truck terminal as a home occupation. (Figure One)

Background:

Below is background information, in a summary chart:

Application	D-14 7-2025
Owners/Applicants	Geoff Stewart & Jesse Buis
Legal Description	Part of Lot 21, Concession 3
Civic Address	25130 Argyle Line
Services	Private water well & private septic system
Lands to be rezoned	2.01 ha (4.97 ac.)

The owner of the subject lands is an independent contractor who operates a small trucking business at 25130 Argyle Line. The day-to-day management portion of the business is operated from the dwelling on the subject property and considered a home occupation. The operational side of the business includes four trucks, each with a smaller pup type refrigerated trailer used for the delivery of food products to a variety of businesses between Windsor and London. The subject property is a relay point with the main Sysco distribution facility located in Woodstock. Full details of the operation are outlined in Appendix A, page 2 of the supporting planning justification.



On both farm properties and rural residential lots it is not uncommon to have individuals that are truck drivers and may operate one or two trucks from the property. This would generally be considered a home occupation. In the applicant's case although the management of the trucks would be considered a home occupation, the employment of off-site drivers and parking of four trucks exceeds what would generally be considered a home occupation. As such the applicant is seeking an amendment to the zoning by-law to continue to permit the business, with a limited scale, on the subject property.

Financial Implications:

Application fees were collected in accordance with the Municipality's Fees and Charges By-law, as amended from time to time. Once the property is consolidated into a single lot there will be an increase in assessment value. There will be a minimal decrease in the assessment value for the remaining farm parcel.

Policies/Legislation:

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act*, be consistent with the Provincial Planning Statement (PPS) and do not conflict with Provincial Plans. Within the Municipality of West Elgin, they must also make decisions that conform to the County of Elgin Official Plan (CEOP) and Municipality of West Elgin Official Plan (OP) and make decisions that represent good land use planning.

PPS (2024):

The applicant was directed to provide a planning justification opinion on the proposal which is attached as Appendix A. The opinion was prepared by Storey Samways Planning Ltd. and outlines an overall view of the proposed use in the context of the agricultural area. Staff are, in general, in agreement with the opinion provided.

The subject lands are designated Agricultural as such the policies of Section 4.3 Agriculture would be applicable to the proposed zoning by-law amendment. Since the zoning amendment is for what would be considered a non-agricultural use Section 4.3.5 is explored in greater detail as follows:

Non-Agricultural Use in Prime Agricultural Areas

1. Planning Authorities may only permit non-agricultural uses in prime agricultural areas for:

    a) *Extraction of minerals, petroleum resources and mineral aggregate resources; or*
    b) *Limited non-residential uses provided that all of the following are demonstrated:*

        1. *The land does not comprise a specialty crop area:*

        Comment: The subject lands are Brookston clay which is not a specialty crop type soil. There is no indication in the area that other than standard cash crops are grown.

        2. *The proposed use complies with the minimum separation formulae;*

        Comment: There is no livestock operation within close proximity to the subject lands.

        3. *There is an identified need with the planning horizon identified in the official plan as provided for in policy 2.1.3 additional land to accommodate the proposed use; and*

Comment: The recently approved West Elgin Official Plan was based on Growth Analysis completed by the County of Elgin which identified that West Elgin is in need of additional employment type lands.

4. Alternative locations have been elevated, and

i. There are no reasonable alternative locations which avoid prime agricultural areas; and

Comment: Much of West Elgin is within the prime agricultural area so avoidance is a challenge for most proposed development.

ii. There are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

Comment: As noted, the property is heavier soil (Brookston Clay) which typically has a more limited variety of standard cash crops (soybeans and wheat) and could be considered lower priority lands.

CEOP (2025):

The County of Elgin Official Plan, while noting the priority on protection of agricultural lands for future use, does recognize that non-agricultural use and home based businesses and industries can be permitted.

Home businesses and industries are classified as on-farm diversified uses under provincial policy and include a wide range of small-scale enterprises that can operate discretely out of a residence, or other buildings, by the resident of the property and include a range of professional services and the operations of tradespeople but do not include manufacturing, retail, or wholesale operations. Home-based businesses and industries will be permitted across the Rural Area subject to the other policies of this Plan and the following:

a) the operator of the home-based business or industry permanently resides on the property;

Comment: The applicant lives in the dwelling on the property and operates the business from the house.

b) the building housing the home-based business or industry is generally located within the existing farm-building cluster, if located on a farm property;

Comment: The dwelling is located on a lot that was severed from the surrounding farm as a surplus dwelling. The lot was recently enlarged with the purchase of additional lands to the north and east that were part of the farm but had not been actively used for many years.

c) the floor area of the business or industry complements the size of the property, on-site buildings, and neighbouring properties and buildings, does not physically dominate the property, and is clearly a secondary use of the property;

Comment: The property with the recent lot addition will contain two outbuildings and a dwelling. The area used for the parking of the four trucks is less than 500 sq. m in size.

d) there is no noise, lighting, dust, traffic, or odour from the business or industry that will have an adverse impact on adjacent properties or agricultural operations;

Comment: The business currently operates four trucks, the amending by-law proposes to include up to a total of five trucks just to provide a small amount of flexibility and growth opportunity in the future. Any actual operation of the business is limited to the movement of trucks on and off the property which is limited to morning departures, early morning trailer exchange, and returning to the site at the end of the day. Traffic beyond the normal day to day of the owners would be limited to the truck movements and drivers coming to pick up a truck for the day. Being on a gravel road there is some likely dust however the municipality does treat the roads annually to control dust. There is some concern from a neigbour to the immediate south which has indicated that the early morning truck movements create noise and lights into his property. There is also concern that the refrigeration units on the trailers create noise. This is typically limited to the early morning after the empty trailers are exchanged for full trailers. The refrigeration units have to remain on during that time to keep the product inside cool.

The intention of the lot addition lands was to provide a new location for the trailer parking that would be further from the neighbours property and would utilize an existing driveway that is further east. This would help mitigate the noise issue and prevent light sweep into the neighbours house. The applicant has indicated that additional landscaping along the front of the property can be added to help further protect the neighbour.

e) all machinery and equipment, with the exception of motor vehicles, are located within enclosed buildings;

Comment: Figure Two of the report shows the current location of the truck parking area. The intention in the future is to relocate the trucks toward the rear of the larger shed on the lot addition lands.

f) any open storage areas are hidden from the road or screened from view; and

Comment: As noted the intention is to have the truck parking behind the larger shed and if necessary add evergreen trees along the front of the property to provide additional screening.

g) the number of employees is limited.

Comment: The actual operation of the business is limited to the residents of the dwelling as the drivers are only on the site long enough to pick up or drop off trucks.

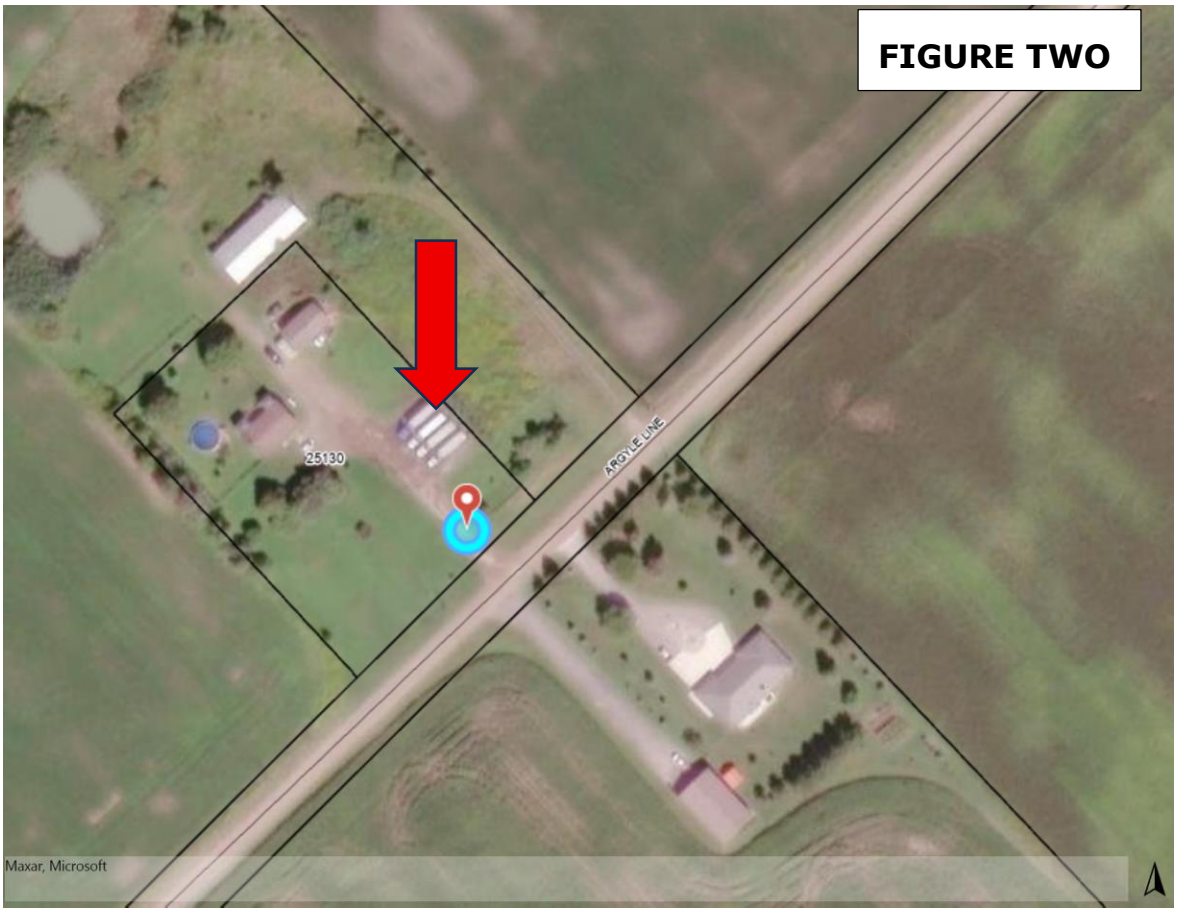
Therefore, this proposal conforms to the CEOP.

WEOP (2024):

The subject lands are within the Agricultural area as shown on General Land Use Schedule '4' of the West Elgin Official Plan. The policies in the Agricultural area do not specifically speak to home occupations however specific use permissions are implemented by the Zoning By-law and a home occupation is permitted under the A1 and A3 zones.

Similar to both the County Official Plan and PPS the goal in Agricultural Areas is to protect agricultural lands for future use and avoid permitted used that are not compatible with the ongoing operation of those lands.

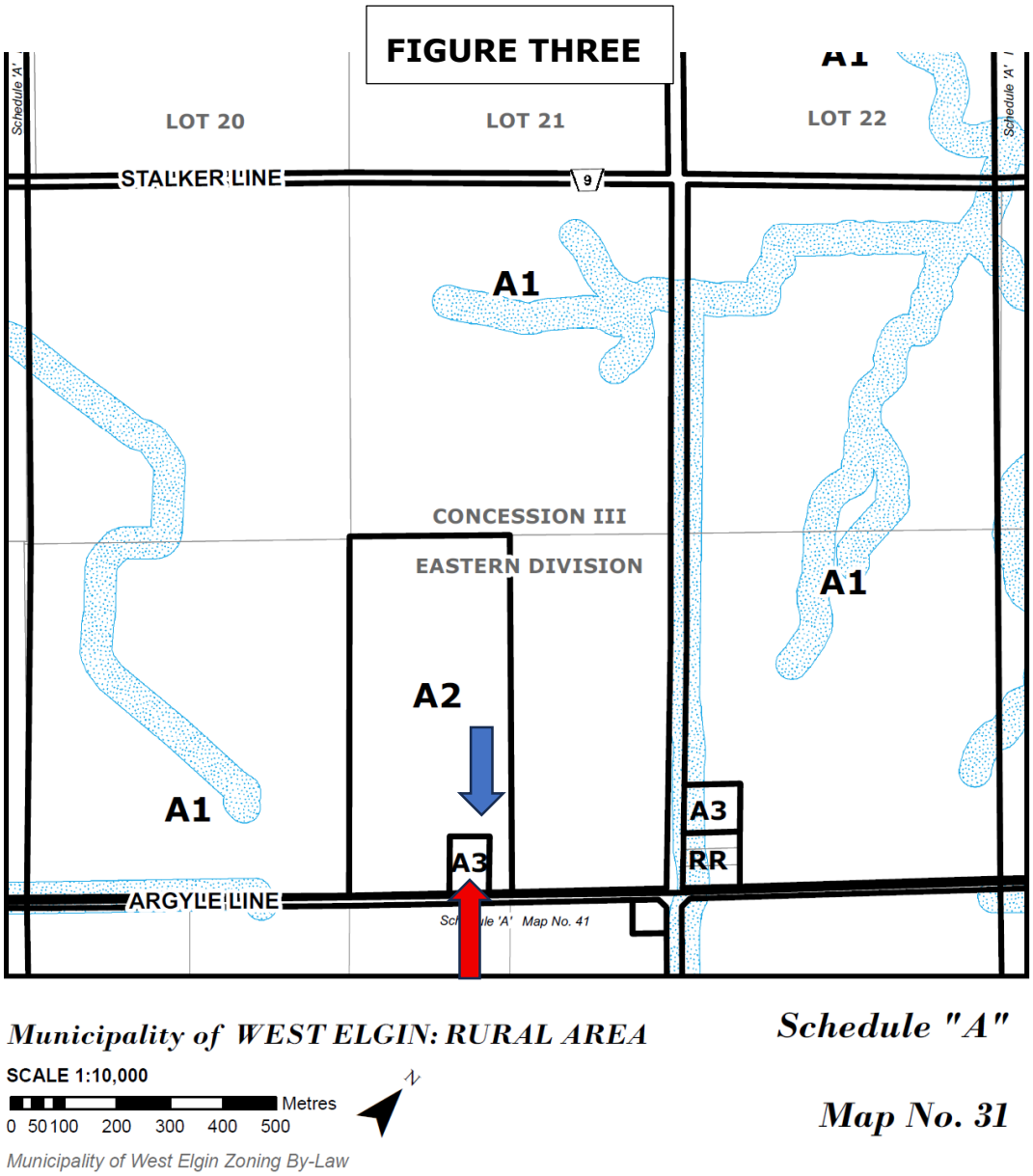
Comment: The subject lands consist of a lot that was severed from the larger farm parcel as surplus to the operations of the owner at the time. The subsequent lot addition added lands that had originally been associated with the severed lot and farm containing a storage shed and open area that had been used as outdoor storage and not actively farmed. The proposed home occupation on the site is of a limited scale and is being zoned to limit its size. As noted in Appendix A, although the use may not be considered a standard agricultural related use, it does provide food distribution services of products, many of which would have been derived from regionally growing farm products.



Municipality of West Elgin Comprehensive Zoning By-law 2015-36 (ZBL):

The subject lands are zoned Restricted Agricultural (A3) Zone on Schedule A, Map 31 of the ZBL, as depicted in Figure Three. The blue hatch pattern on the mapping represents LTVCA regulated area. The proposed zoning amendment would rezone the recently approved lot addition lands as a condition of consent approval File E9-25 and the existing lot to a site-specific Restricted Agricultural Special Regulation 11 (A3-11) Zone and establish the following provisions:

i. permitted uses would include the parking of trucks as a home occupation;
ii. limit the number of truck and trailer combinations to a maximum of five (5);
iii. require a minimum setback for a truck parking area of 25 m from a front lot line;
iv. require that a truck parking area be screened from view.



Circulation Of the Application:

The application was circulated to the applicable commenting agencies and neighboring property owners within 120 meters of the subject lands on September 19, 2025, a minimum of 20 days prior to the public meeting as required by the Planning Act. In addition, the notice was posted on the Municipality website and a sign posted on the property on September 17, 2025.

Municipal Department Comments:

The zoning by-law amendment application was circulated to municipal staff for comment. There were no issues raised.

Agency Comments:

The zoning by-law amendment application was circulated to the Agencies for comment.

Comment was received from the LTVCA with no objection to the proposed zoning amendment. See Appendix B.

Public Comments:

At the time of writing, no comment from the public had been received. There has however been ongoing comments from the neighbour to the south about noise and light from the business.

Summary/Conclusion:

Therefore, it is Planning Staff's opinion that the proposed Zoning By-law Amendment is consistent with the PPS, conforms to the CEOP and conforms to the OP; and recommends that the request for Zoning By-law Amendment be approved, subject to no concerns being raised through any oral and written submissions being received since the writing of this report and at the public meeting.

Once a Council decision is made, Notice will be sent to those who have requested a copy and/or attended the public meeting or provided written comments.

There will be a 20-day appeal period after the Notice is sent out. Any appeals received by the Municipality of West Elgin will be forwarded to the Ontario Land Tribunal (OLT) for a hearing, in accordance with the Planning Act.

Alignment with Strategic Priorities:

Infrastructure Improvement	Recreation	Economic Development	Community Engagement
☐ To improve West Elgin's infrastructure to support long-term growth.	☐ To provide recreation and leisure activities to attract and retain residents.	☒ To ensure a strong economy that supports growth and maintains a lower cost of living.	☐ To enhance communication with residents.

Respectfully submitted by,

Robert Brown, H. Ba, MCIP, RPP
Planner, Municipality of West Elgin

Report Approval Details

Document Title:	Zoning By-law Amendment Application D-14 7-2025 - Recommendation Report - 2025-22-Planning.docx
Attachments:	- APPENDIX A - Planning Opinion Letter (Rezoning) - Geoff Stewart 25130 Argyle Line West Lorne (August 12 2025).pdf - Appendix B - LTVCA Comment - Stewart.pdf - By-law 2025-58 - ZBLA - D14 7-2025 Stewart.pdf
Final Approval Date:	Oct 3, 2025

This report and all of its attachments were approved and signed as outlined below:

Robin Greenall

SSPL STOREY SAMWAYS PLANNING LTD.
55 FOREST STREET, SUITE N • CHATHAM • ON • N7L 1Z9 • 519-354-4351
WWW.STOREYSAMWAYS.CA

BY EMAIL ONLY August 12, 2025

SSPL File No. 44024

Geoff Stewart
25130 Argyle Line
West Lorne, ON N0L 2P0

Re: Proposed Rezoning to Permit Truck and Trailer Parking on a Limited Scale, 25130 Argyle Line, West Lorne

Dear Mr. Stewart,

Storey Samways Planning Ltd. (SSPL) was retained by yourself, to prepare a planning opinion letter as required by West Elgin Planning staff, to support a rezoning application affecting 25130 Argyle Line, Part of Lot 21, Concession 3, Eastern Division, in the Community of Aldborough Township, to permit, as a home occupation, a truck terminal[1], limited to five (5) commercial truck / pup trailer[2] combinations, on a roughly 2.15 ha (5.3 ac.) existing rural residential lot. This letter is intended to serve this purpose.

LOCATION AND BACKGROUND

The 2.15 ha (5.3 ac.) subject parcel is located on the north side of Argyle Line, just west of Graham Road. The site maintains approximately 113 m (370 ft.) of frontage, with two points of access, on Argyle Line. Please refer to Appendix A. It is noted that your lot recently received consent approval (E9-25) to receive a portion of land as a lot addition from the abutting farm parcel, and the size described reflects this transfer of land. Please refer to Appendix B for detail of the lot addition conveyance.

The property contains an existing single detached dwelling and two outbuildings. Abutting the parcel to the north, east and west is a farm parcel currently under

[1] TRUCK TERMINAL shall mean the use of land, buildings or structures where trucks, buses and/or transports are stored, rented, leased, kept for hire, or parked for remuneration or from which trucks and/or transports are dispatched as common carriers, or where goods are stored temporarily for further shipment. *West Elgin Zoning By-law 2015-36*

[2] A pup trailer refers to a small trailer, usually between 26 to 31 feet.

cultivation. To the south, immediately across Argyle Line, is a farm parcel containing a single detached dwelling and cultivated land. In general, it can be said the subject parcel is located in an agricultural area comprised of farm operations, and rural residential lots. The subject property is designated Agricultural by the Municipality of West Elgin Official Plan, and is zoned Restricted Agricultural, A3, by the Zoning By-law.

Geoff Stewart – Trucking Business

For further background and information for the reader, it is noted you provided the following overview of the scope and scale of your existing operation:

> *As requested, we are providing details regarding the trucks parked on our property for our business.*
>
> *Geoff is an independent contractor for Sysco Foods. He has four trucks that are part of the contract.*
>
> *They generally start the day between 4AM and 6AM. Our drivers use small trailers and deliver food products locally to your favorite restaurants, schools, day cares, health care facilities (i.e., hospitals and long-term care facilities), golf courses and anywhere else that provides food services.*
>
> *The trucks arrive back at our property generally between 2PM and 5PM. After that, there are two nighttime drivers who bring the empty trailers back to Sysco in Woodstock, leaving around 7PM and 11PM. They return around 3AM.*
>
> *Based on those hours, the equipment does not stay on our property for any significant length of time. We have two runs on Saturdays, after which all equipment is powered off for the remainder of the weekend.*
>
> *We hope you find this information satisfactory. Please reach out if more information is required.*
>
> *Thank you for your attention to this matter.*
>
> *Sincerely,*
>
> *Geoff Stewart*
> *Erin Stewart*

It is also noted that it was identified by West Elgin planning and building staff, by way of a site inspection, that the trucking business which you describe above, and currently operate from the subject parcel, is not permitted under the Restricted Agriculture (A3) zone currently prescribed for your property. Therefore, as suggested by Administration, you were to seek a zoning amendment to permit the proposed / existing use.

ANALYSIS

Provincial Planning Statement (PPS 2024)

As per the West Elgin Official Plan, the subject parcel is designated Agriculture. As such, the PPS policies noted below are considered, and will be discussed in greater detail below in this Analysis section under Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Publication 851 – a document which provides an interpretation to the PPS policies as they relate to agricultural areas.

It is noteworthy that the PPS 2024 document brings policy, which speaks to an "agricultural system" approach, forward in the document, and assigns that policy as the first line-item in the Agriculture section policy discussions.

In my opinion, the following PPS 2024 policies relate directly to your food trucking operation at your current location, being:

Chapter 1: Introduction, Vision, states:

> *…A prosperous and successful Ontario will also support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity. Ontario's economy will continue to mature into a centre of industry and commerce of global significance. Central to this success will be the people who live and work in this province…*

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities, states:

2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:

e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable

management or use of resources;

h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3….

Chapter 3: Infrastructure and Facilities, states:

3.2 Transportation Systems

1. Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles…

Section 4.3 Agriculture

4.3.1 General Policies for Agriculture

1. *Planning authorities are required to use an **agricultural system** approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.*

As per the PPS 2024, agricultural system is defined as:

> ***Agricultural system:*** *means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:*
>
> *a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas. It may also include rural lands that help to create a continuous productive land base for agriculture; and*
>
> *b) An **agri-food network** which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector.*

And from (b) above, Agri-food network is defined as:

> ***Agri-food network:*** *Within the agricultural system, a network that includes elements important to the viability of the agri-food sector such as regional*

infrastructure and ***transportation networks*** **[my emphasis];** *agricultural operations including onfarm buildings and primary processing; infrastructure; agricultural services, farm markets, and* ***distributors*** **[my emphasis]*****;*** *and vibrant, agriculture-supportive communities.*

4.3.5 Non-Agricultural Uses in Prime Agricultural Areas

1. *Planning authorities may only permit non-agricultural uses in prime agricultural areas for:*

a) *extraction of minerals, petroleum resources and mineral aggregate resources; or*
b) *limited non-residential uses, provided that all of the following are demonstrated:*
    a. *the land does not comprise a specialty crop area;*
    b. *the proposed use complies with the minimum distance separation formulae;*
    c. *there is an identified need within the planning horizon identified in the official plan as provided for in policy 2.1.3 for additional land to accommodate the proposed use; and*
    d. *alternative locations have been evaluated, and*
        i. *there are no reasonable alternative locations which avoid prime agricultural areas; and*
        ii. *there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.*

2. *Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.*

4.3.6 Supporting Local Food and Agri-food Network

1. *Planning authorities are encouraged to support local food, facilitate near-urban and urban agriculture, and foster a* ***robust agri-food network*** [**my emphasis**].

<u>Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Publication 851 (Guidelines)</u>

The Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas is a comprehensive document which covers multiple facets of land use planning relating to

agriculture in Ontario, which includes discussion on agricultural and non-agricultural uses, setbacks, lot creation, and PPS references.

For the purposes of this letter, the relevant parts of the Guidelines are discussed below, with the goal of determining whether or not the proposed trucking operation is appropriate on the subject agricultural lot, and as a result, whether or not the requested zoning amendment is consistent with the Provincial Policy Statement.

An overarching set of comments and an opinion is provided at the end of this discussion, covering both the PPS policies and the Guidelines document.

Section 1.3 Objectives and Criteria for Permitted Uses

The criteria for the uses in prime agricultural areas are specifically derived from PPS policies and definitions. They revolve around two key objectives:

1. *Maintaining the land base for agriculture (PPS Policy 2.3.1)*
2. *Supporting a thriving agricultural industry and rural economy (PPS Vision and PPS Policy 1.1.4).*

As noted above in the PPS references, there are three types of permitted uses in prime agricultural areas:

1. Agricultural
2. Agriculture-Related
3. On-Farm Diversified

Section 1.4 Principles of Permitted Uses

The intent of the PPS and these guidelines is to allow uses in prime agricultural areas that ensure settlement areas remain the focus of growth and development and:

- *Agriculture remains the principle use in prime agricultural areas*
- *Prime agricultural areas are protected for future generations*
- *Land taken out of agricultural productions, if any, is minimal*
- *Regard is given to the long-term (multi-generational) impact on prime agricultural areas*
- *Normal farm practices are able to continue unhindered*
- *Agricultural and rural character and heritage are maintained as much as possible*

- *Uses are compatible with agricultural uses*
- *They make a positive contribution to the agricultural industry, either directly or indirectly*
- *Servicing requirements (e.g., water and wastewater, road access, fire services, policing) fit with the agricultural context*

Further, in Section 1.4:

Permitting a wide range of compatible uses in prime agricultural areas is intended to enable:

- *Agriculture and farm operators to prosper*
- *Development of new farm products*
- *Valued/necessary rural services to be available*
- *Diversification of the rural economy and tax base*
- *Job creation that helps stabilize and grow rural communities*
- *Greater awareness and appreciation of agriculture in the area.*

For the information of the reader, the following definitions, as per the PPS, are provided:

Agricultural Uses: *means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.*

Agriculture-Related Uses: *means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.*

On-Farm Diversified Uses: *means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agritourism uses, and uses that produce value added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.*

Section 2.2.1 PPS Criteria for Agriculture-Related Uses

All of the following criteria must be met to qualify as agriculture-related uses in prime agricultural areas.

1. *Farm-related commercial and farm-related industrial use.*
2. *Shall be compatible with, and shall not hinder, surrounding agricultural operations.*
3. *Directly related to farm operations in the area.*
4. *Supports agriculture.*
5. *Provides direct products and/or services to farm operations as a primary activity.*
6. *Benefits from being in close proximity to farm operations.*

For accuracy, I do note that Section 2.2.3, Examples of Uses that Would Typically Not be Agriculture-Related Uses, lists trucking yards, as a use not **typically** [my emphasis] considered as an agriculture-related use. My response to this is included in my comments immediately below.

Comment: as is indicated above, the Guidelines of Permitted Uses in Ontario's Prime Agricultural Areas provides a lay-person interpretation of the PPS Agriculture policies, and provides general examples for the information of the reader. I note that as per the title of the document, the document provides a set of guidelines and is not in itself a set of policies which are to be followed. That said, the Guidelines do echo the PPS policies which all development applications must be consistent with.

I would like to note that our firm, Storey Samways Planning Ltd., over the years, has provided planning support to a small number of similar-scale trucking operations in agricultural areas. That said, this support was based on those trucking operations providing a service to the overall agricultural industry, and thereby we opined that those operations were agriculture-related, as defined above in this discussion of the PPS.

In speaking to the "guideline" which suggests that truck yards are not typically considered to be an agriculture-related use, I would generally agree that this type of use should be directed, where appropriate, to settlement areas. I note that the Guidelines make no differentiation between scales of trucking operations or their client-base, i.e., movement of farm products versus movement of industrial and/or commercial commodities.

In your situation, while you do not directly service the agricultural industry, you do indirectly service the agricultural industry by shipping processed food products, many of

which were grown, and/or raised, within Ontario's agricultural system. Further to this, it is my observation that it is not uncommon to see semi-truck / trailer combinations on farms throughout the local, and extended, agricultural areas, and as such, from an optics perspective, the trucks and trailers that you are proposing to permit, would not appear out-of-place, in the overall, and larger context, of your agricultural area.

While your operation may not necessarily fall within the agriculture-related definition, it is my opinion that your operation shares many characteristics of an agriculture-related trucking operation, being:

- You provide an identifiable, and quantifiable, service to the agricultural industry by way of transporting Ontario food products to local markets, and aiding in food security for Ontario residents and tourists
- The location of your lot containing the trucking business is central to your market (Windsor/Chatham/London), and is located on a rural road which is 300 m to a rural arterial road with direct access to Highway 401, just over 2 km away
- No farmland is being removed from production as a result of the location of your trucking business.

Although your operation shares many characteristics of an agriculture-related trucking operation, it is responsible to consider the PPS policies which speak to non-agricultural uses in agricultural areas, such as in your situation. These policies are discussed immediately below.

2.3.6 Non-Agricultural Uses in Prime Agricultural Areas

2.3.6.1 Planning authorities may only permit non-agricultural uses in prime agricultural areas for:

b) limited non-residential uses[3], provided that all of the following are

[3] *In prime agricultural areas, limited non-residential uses are uses that include commercial, industrial, institutional or recreational uses but exclude residential uses. These uses may only be considered in prime agricultural areas if other locations are unavailable and if they meet the tests of PPS Policy 2.3.6.1 b).*

Limited non-residential uses must be limited in area based on the land area that would no longer be available to agriculture. The term "limited" also suggests that the use may be a single use rather than an assembly of uses. For example, a proposed single industrial use occupying a small footprint that meets all other requirements under PPS Policy 2.3.6.1 b) may be acceptable, while an industrial park would not be. – **Publication 851, Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas**

demonstrated:

i. *the land does not comprise a specialty crop area;*

Comment – West Elgin is comprised of Class II and III lands, as per the Canada Land Inventory mapping. Therefore, the subject lands do not comprise a specialty crop area.

ii. *the proposed use complies with the minimum distance separation formulae;*

Comment – no livestock were noted nearby, and as such, there are no minimum distance separation issues.

iii. *there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to accommodate the proposed use; and*

Comment – the fact that your existing trucking business is a going, and successful, concern, proves there is an identified need in the area for the service that you provide. I would also suggest, that based on the provincial need for housing, and the full municipal services generally available within identified settlement areas, it would not be unreasonable to also suggest that a dry use (i.e., one that does not require full municipal services to operate), such as yours, would be better suited within an area not serviced, to therefore allow those uses with a need for full services, to be accommodated in fully-serviced areas.

iv. *alternative locations have been evaluated, and*

   i. *there are no reasonable alternative locations which avoid prime agricultural areas; and*
   ii. *ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.*

Comment: although the subject lands sit within a prime agricultural area, it is noted that no agricultural operation is taking place on the subject parcel – the subject parcel being a 2.15 ha (5.3 ac.) rural

residential lot. It is my opinion that your property is a viable location for your small-scale trucking operation in that it does not impact the existing agricultural lands available for crops and/or livestock uses. It is also my opinion that if your operation was considered an agricultural-related trucking operation, and took place on a larger farm parcel, it in itself would have a greater impact on the agricultural land inventory in the West Elgin community.

2.3.6.2 Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.

Comment – as suggested above, it is not uncommon to see transport trucks / trailers parked on farms in the area. And, based on the scale of your operation, I would suggest that any additional impact on the surrounding agricultural operations would be minimal at best.

However, I would recommend that you install a landscape buffer (established evergreen trees, and perhaps an earthen berm) to assist in shielding your parked trucks / trailers from off-site view – the landscaping to also assist with mitigating any offsite sound transmissions from idling trucks and refrigeration compressors. This landscaping requirement can be built in to the amending zoning by-law.

As much of my justification to support your application is based on the small scale of your operation, also to help mitigate any impact to the surrounding agricultural operations, I recommend that a limit of five (5) truck / pup trailer combinations be placed, by way of the zoning by-law amendment, on your site.

Overarching Comment:

Food security for Ontarians, in my view, is the ultimate reason for the strict Provincial policies surrounding agriculture that are in place today. While your trucking operation may not necessarily be considered as an agricultural use (as discussed above in this document), it is clear by the above-noted, and highlighted, policy, that the transportation and distribution of food to Ontario's residents, is an integral component of Ontario's agricultural system.

As I provided in the previous section of this report, the land which your small-scale food trucking operation is located, although located in an agricultural area, is located on a recently-expanded, rural residential lot and not on a farmed parcel, nor does it remove any historically cultivated land from the agricultural land inventory.

Based on the policy discussion above, I am of the opinion that the rezoning application to permit your trucking operation at 25130 Argyle Line, is considerate of the intent of the PPS agriculture policies, in that it implements important policies regarding economic development and sustainability, food security, and neither offends, nor negatively impacts, the long-term protection, enhancement and safety of Ontario's agricultural sector.

Finally, it is my opinion that your operation directly supports the agricultural community and helps to implement important policies regarding agricultural systems and agri-food networks, and in no way offends the intent of the PPS 2024.

<u>County of Elgin Official Plan (COP)</u>

While it can be said that the COP policies effectively echo and implement the PPS 2024 policy framework, it is important to refer to the agricultural policies, contained in Section C2, Agriculture, and more specifically:

C2.3, Permitted Uses

> *C2.3.(f) secondary uses subject to Section C2.7;*

C2.7, Secondary Uses

For the purposes of this Plan, the following uses are deemed to be secondary uses:

> *a) Home occupations;*

C2.7.1, Characteristics of a Secondary Use

A secondary use is any land use that is secondary to the principle use on a property. If the principle use is agriculture, then the secondary use must be accessory to and subordinate to the agricultural use. If the principle use on the property is residential in the form of a single detached dwelling, then the secondary use must be accessory and subordinate to the single detached dwelling. Factors to consider by municipalities in

determining whether a use is a secondary use include:

a) the amount of land devoted to the secondary use in comparison to the amount of land devoted to the principle use;

Comment: while the actual ratio of residential to secondary use space is not calculated, the space required for the proposed trucking use is modest in relation to the overall size of the parcel.

b) the size of the building housing the secondary use in relation to the sizes of building(s) accommodating the principle use;

Comment: any office / scheduling activities will take place within an existing building, and therefore no visual impact on the scale of the secondary use building will be visible.

c) the nature of the secondary use itself and whether the use is operated by the owner of the property;

Comment: the secondary use, a food-service delivery trucking operation, is operated by the owner of the property.

d) the number of people employed by the secondary use in relation to the number of people employed by the principle use;

Comment: those employed by the secondary use do not "work" on-site, but rather come, park, pick up a truck/trailer, and leave for deliveries off-site.

e) the extent to which retail sales occur as a component of the secondary use; and,

Comment: no retail sales occur on-site.

f) the amount of traffic generated by the secondary use in relation to the principle use on the property.

Comment: employee traffic, and business-associated traffic, occur. However, the traffic flow is not constant in that employees arrive in their personal vehicles, and leave with a company truck to perform their food deliveries in the region. Employees will also attend food product distribution warehouses elsewhere in the

region, to pick up food in the empty trailers, to return later following deliveries.

Local municipalities are encouraged to permit secondary uses in their Official Plans and implementing zoning by-laws as appropriate.

Comment: it is the intent of this letter to support the notion that your trucking business be considered as a home occupation, a Secondary Use, and following a positive decision of West Elgin Council on your rezoning application (discussed below), the proposed Secondary Use will be conformity with the County of Elgin Official Plan.

West Elgin Official Plan (OP)

The West Elgin Official Plan, similar to the Provincial Policy Statement (PPS), contains many policies which speak to economic growth and sustainability, and to the agricultural sector in West Elgin. The subject parcel is designated Agricultural Area. I discuss below those relevant policies with which, in my opinion, your project conforms and supports. I also note other policies contained within the OP have been considered in my review, however, I see them as neutral and which your application does not offend.

SECTION 2 ECONOMIC DEVELOPMENT

SECTION 2.1 GOALS AND OBJECTIVES

The following goals and objectives are designed to foster economic development in West Elgin:

a) to maintain agriculture as a significant component of the local economy and the infrastructure necessary to support it;

d) to support home based occupations and businesses.

Comment – based on my understanding of your trucking operation, the base of operations – organizing and dispatching trucks, employee-related payroll and human relations (HR) activities, and general oversight of your business, occurs within a home office within your dwelling on your rural residential lot – these activities being effectively permitted under the home occupation regulations under the West Elgin Zoning By-law (discussed later in this report). However, as per West Elgin staff, it is their opinion that your operation is a zoning by-law defined use, truck terminal, and therefore as it is not

listed specifically as a permitted use, then it is therefore prohibited.

SECTION 2.2 AGRICULTURE

As the West Elgin Official Plan policies are similar in wording, and intent, to the PPS policies discussed above, so as not to be repetitious, I will simply note that the following OP agriculture policies were considered in the preparation of this report, with an overarching comment speaking to these policies being provided following:

- Section 2.2.1, Intent
- Section 2.2.2, Infrastructure
- Section 2.2.3, Agriculturally-related Commercial and Industrial Uses
- Section 6.2, Agriculture
- Section 6.2.3, Agriculturally-related Commercial and Industrial Uses

Overarching Comment – similar to the comment on the PPS above, it is my opinion that while the proposed trucking operation at this location does not necessarily fall under the definition of an agriculturally-related commercial and/or industrial use, it does share many similarities to a trucking operation that does fall under the that definition.

It is also my opinion that the food trucking business which you operate does in fact service the Provincial, and local, agricultural system, and its associated agri-food network (discussed above). As such, similar to the reasons provided under the PPS discussion above, I am of the opinion that your proposal does not offend the West Elgin Official Plan, as it helps to implement important food security and agricultural system policies.

<u>West Elgin Zoning By-law (ZBL)</u>

As indicated earlier in this report, the subject property is currently zoned Restricted Agricultural, A3. This zone permits the following uses as-of-right, subject to certain performance standards criteria being met:

- *agri-tourism use*
- *animal clinic*
- *animal hospital*
- *bed and breakfast establishment*
- *dog kennel*
- *day care centre*

- *home occupation*[4]
- *single unit dwelling*
- *secondary farm occupation*
- *restricted agricultural use*

It is noted that the above list of permitted uses does include a home occupation, but it does not permit a truck terminal.

Zoning By-law Amendment

In order for the proposed trucking activities to occur on the subject site, and to provide long-term certainty to your operation, it is recommended that a site-specific zoning amendment be sought to:

1. Add a truck terminal as a permitted home occupation, with the following limitations:
    a. Not more than five (5) truck-trailer combinations are permitted to be located on the subject property at any one time;
    b. That all trailers be limited to "pup trailers", with a length no longer than 9.45 m (31 ft.);
    c. That the area where the trucks and trailers are to be parked be screened from adjacent properties by appropriate landscaping;
    d. That appropriate on-site dust mitigation measures be implemented and maintained.

Comment – by limiting the trucking business to operate only in conjunction with a home occupation, the ability in the future to operate a truck terminal as a stand-alone use is removed. As well, by limiting the maximum length of a trailer permitted on the site to 9.45 m (31 ft.), a length that is commonly used for intra-city food delivery, safeguards, to the greatest extent possible, are put in place to ensure that food is the

[4] *HOME OCCUPATION shall mean an occupation for gain or support owned, managed and conducted by persons residing on the lot on which the home occupation is conducted including those who reside elsewhere as may be specified herein. A home occupation shall be confined in its entirety to a dwelling except where specified otherwise and may, without limiting the generality of the foregoing, include the offices, workrooms or consulting rooms of a profession, trade, craft, or hobby but shall not include or permit group instruction, a hairdressing establishment if more than two persons are engaged in the business, a retail store except for the sale of crafts, goods or items produced on site, a service shop or a restaurant. Where a home occupation is permitted within an accessory building, such uses may, without limiting the generality of the foregoing, include a carpentry shop, a welding shop, a machine shop, a service shop, a workshop or a studio but shall not include an auto repair shop or public garage.*

commodity being moved (delivered) by the business, and not aggregates or other non-food-related commercial and industrial products. The screening and dust mitigation measures will assist the operation in being a "good neighbour" to the adjacent neighbouring land uses.

CONCLUSION

It is my opinion that the proposed rezoning at 25130 Argyle Line, in Part of Lot 21, Concession 3, Eastern Division, in the Municipality of West Elgin to add a truck terminal as a permitted home occupation, subject to certain limitations, is consistent with the Provincial Policy Statement, and is in conformity with the West Elgin, and for the reasons outlined in this letter, represents good planning.

Therefore, it my recommendation that your application for zoning by-law amendment be approved by West Elgin Council.

Prepared by:

David French, BA, CPT
Storey Samways Planning Ltd.

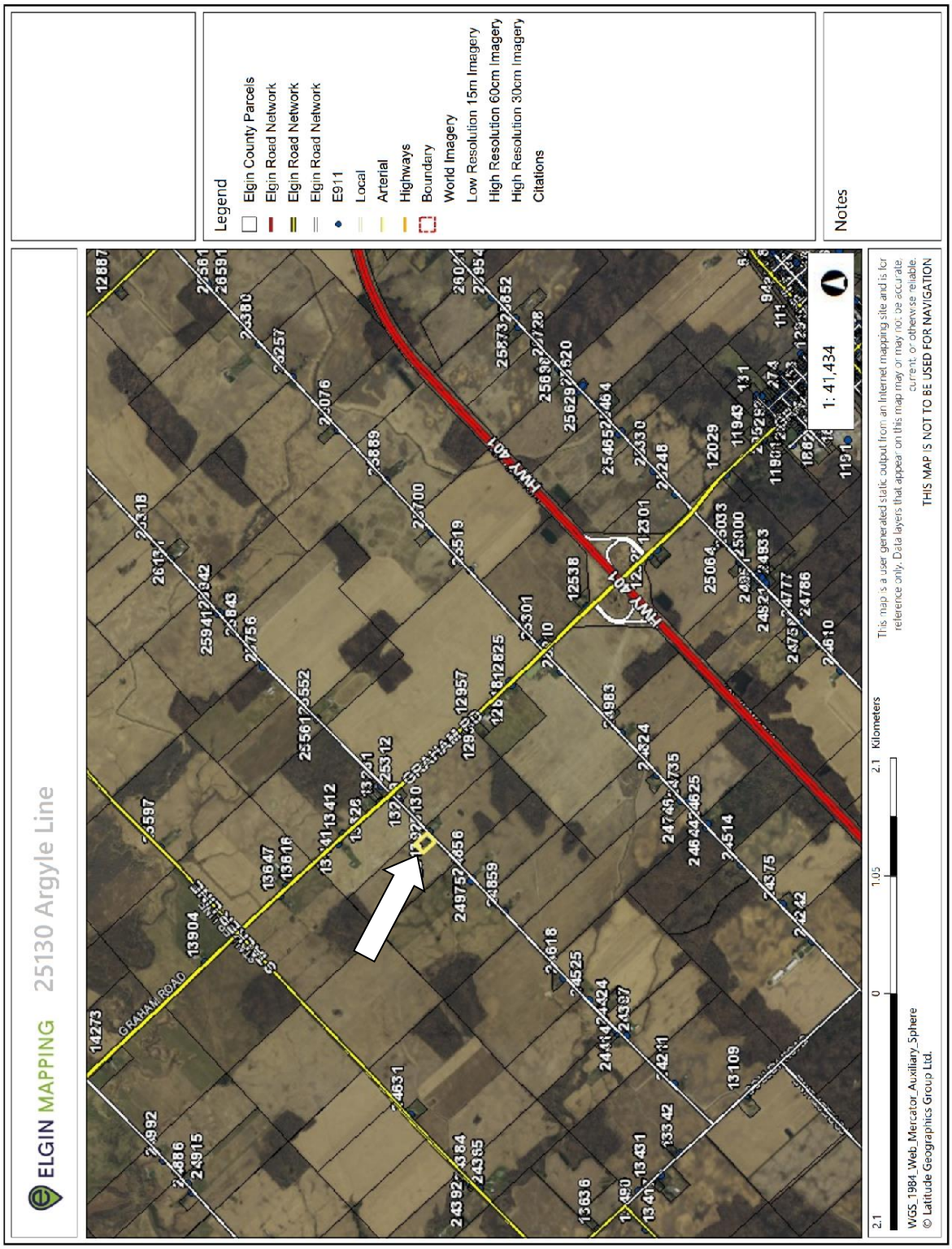
Reviewed by:

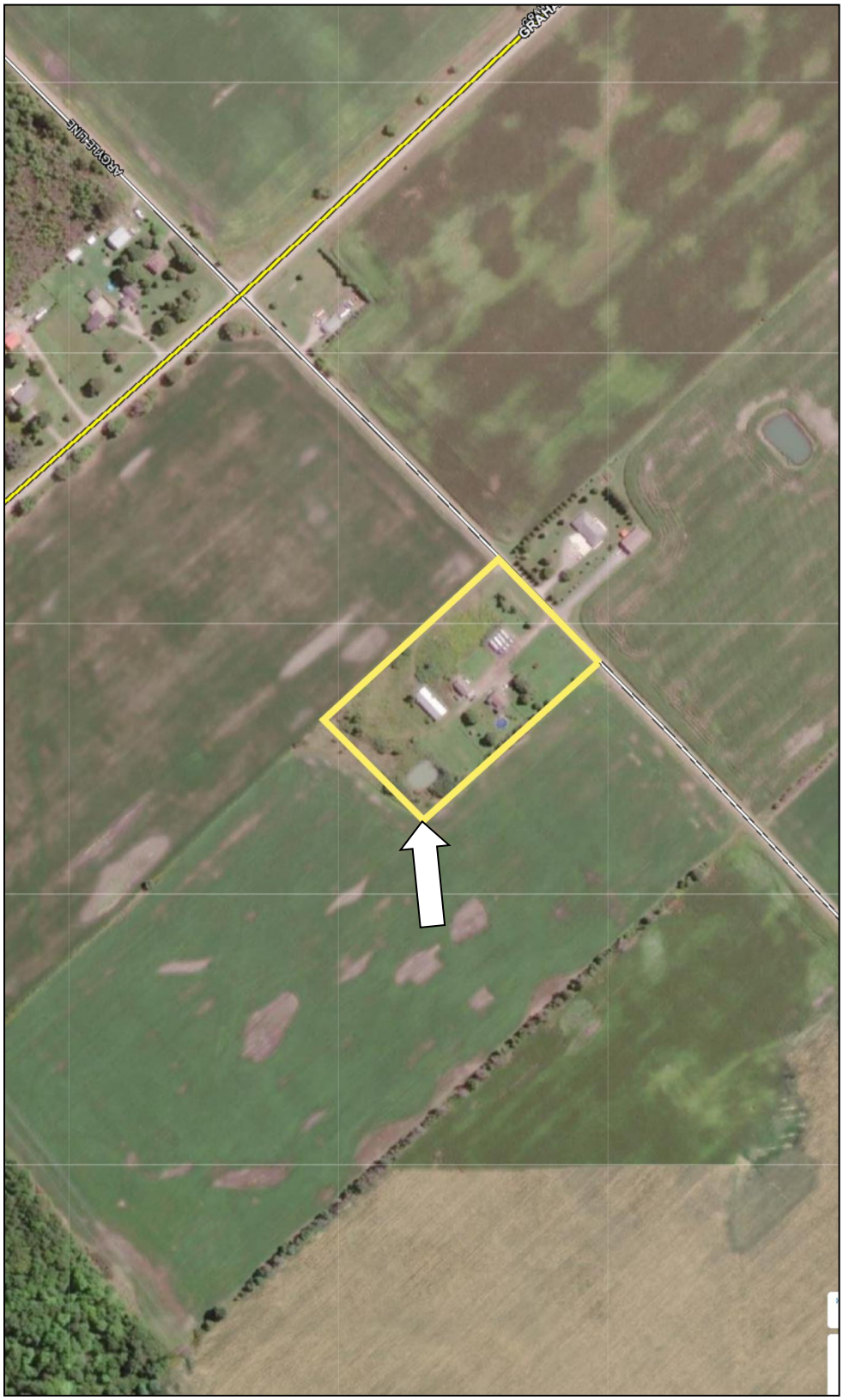
Tom Storey, M.Sc., MCIP, RPP
Storey Samways Planning Ltd.

Attachments:

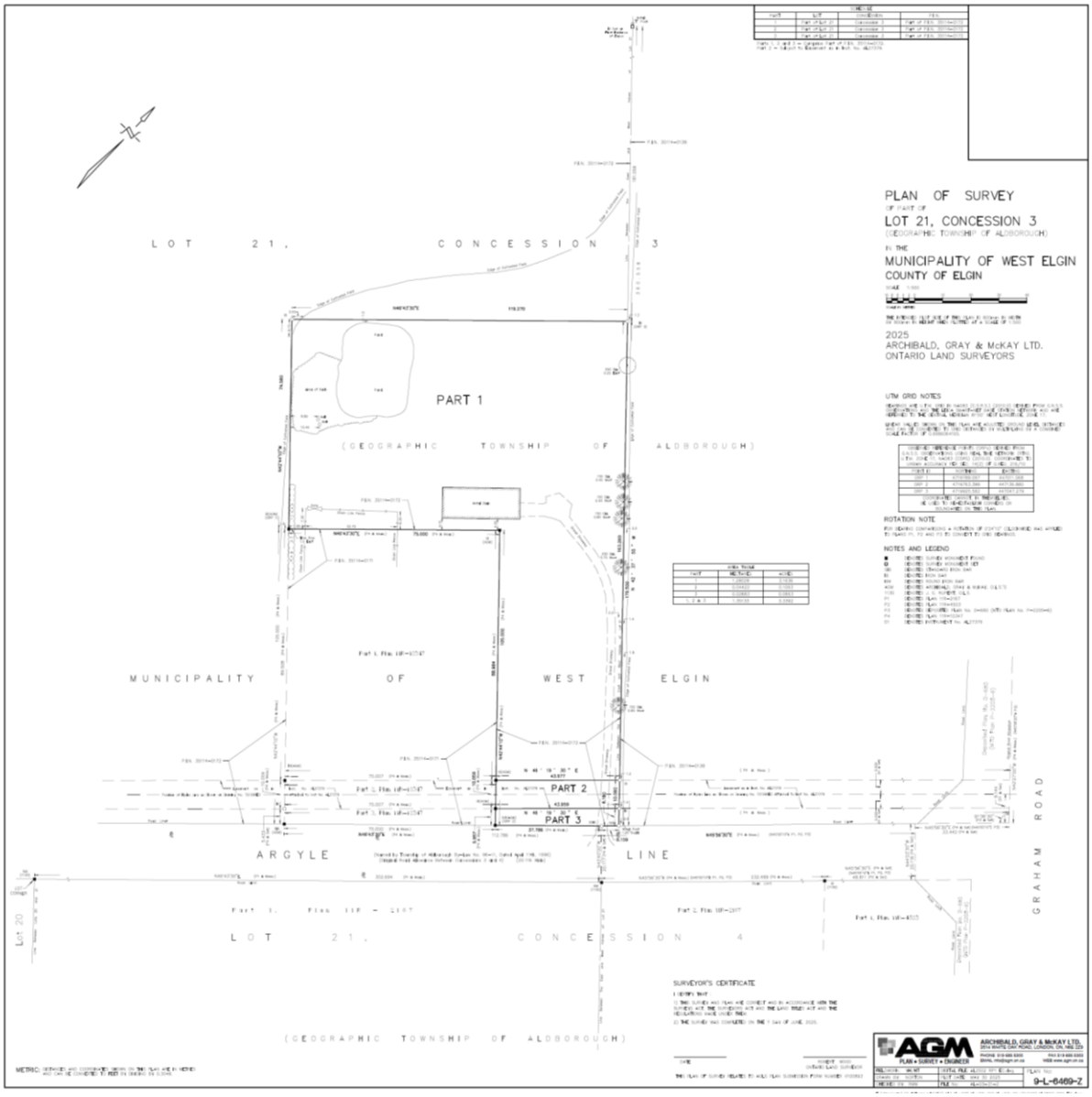
Appendix A – Location Maps
Appendix B – Lot Addition Details

APPENDIX A


ELGIN MAPPING
25130 Argyle Line
Legend
Elgin County Parcels
Elgin Road Network
Elgin Road Network
Elgin Road Network
E911
Local
Arterial
Highways
Boundary
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
Notes
GRAHAM ROAD
HWY 401
1: 41,434
2.1 0 1.05 2.1 Kilometers
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.


ARGYLE LINE
GRAY

APPENDIX B


PLAN OF SURVEY
OF PART OF
LOT 21, CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF ALDBOROUGH)
IN THE
MUNICIPALITY OF WEST ELGIN
COUNTY OF ELGIN
2025
ARCHIBALD, GRAY & McKAY LTD.
ONTARIO LAND SURVEYORS
UTM GRID NOTES
ROTATION NOTE
NOTES AND LEGEND
LOT 21, CONCESSION 3
PART 1
(GEOGRAPHIC TOWNSHIP OF ALDBOROUGH)
MUNICIPALITY OF WEST ELGIN
PART 2
PART 3
ARGYLE LINE
GRAHAM ROAD
LOT 21, CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF ALDBOROUGH)
SURVEYOR'S CERTIFICATE
AGM
PLAN • SURVEY • ENGINEER
ARCHIBALD, GRAY & McKAY LTD.
9-L-6469-2

Sept 2nd, 2025

APPENDIX B

Municipality of West Elgin
22413 Hoskins Line
Rodney, ON N0L 2C0

Attn: **Robert Brown**

Re: **Zoning Bylaw Amendment Application (File Number: D-14 7-2025)**
25130 Argyle Line
Part Lot 21, Concession 3
Municipality of West Elgin

The staff at the LTVCA have undertaken a file search with respects to the above noted property and its relation to provincial planning objectives as outlined in the Provincial Planning Statement 2024 and the Conservation Authorities Act and regulations. Under a 2001 agreement between the Conservation Authorities, MNR and MMAH, the Conservation Authority has been delegated the responsibility to represent provincial interests in planning matters related to natural hazards. The LTVCA also needs to ensure that the applicant and the municipal planning authorities are aware of the requirements set forth by the Conservation Authorities Act and its "Prohibited Activies, Exemptions and Permits" regulations (O.Reg 41/24)

The proposed Zoning Bylaw Amendment application D-14 7-2025, is to rezone a lot addition conveyed to the subject property in a previous surplus farm severance to allow for a limited number of trucks on site and establish regulations to mitigate any potential impacts from the business on abutting lands.

After reviewing our files and mapping, that the subject properties are not within any natural hazard areas and therefore not subject to the Natural Hazards policies of the Provincial Policy Statement or the Conservation Authority's regulations.

The lands are not subject to flooding of a general nature and therefore the flood proofing of structures on the property is not required. However, the flood proofing of structures for the purposes of prevention of flood damage from local drainage waters is always recommended.

Please be advised that the subject property is located in an area with a Significant Groundwater Recharge Area [SGRA] as identified through the Lower Thames Valley Assessment Report in the Thames, Sydenham and Region Source Protection Region. However, there are no policies in the local Source Protection Plans that regulate activities in Significant Groundwater Recharge Areas. We encourage any development in these areas to consider the sensitivity of the area, and take steps to protect it, such as: conserving water, properly disposing of hazardous waste, using non-toxic products where possible, and preventing pollutants from entering into runoff. For further information regarding this matter and how it may affect any proposed development please refer to the Thames, Sydenham and Region Source Protection website at www.sourcewaterprotection.on.ca.

I trust that this is satisfactory, but if you should have any questions or require more information, please call the office.

Yours truly,

Robert Guo
Planning Technician

MUNICIPALITY OF
West Elgin

The Corporation of the Municipality of West Elgin

By-Law No. 2025-58

Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property at 25130 Argyle Line

Whereas the Council of the Corporation of the Municipality of West Elgin deems it advisable to amend By-law No. 2015-36, as amended, being the Comprehensive Zoning By-law of the Municipality of West Elgin:

Now Therefore the Council of the Corporation of the Municipality of West Elgin enacts as follows:

1. That Schedule "A" Map No. 31 to By-law No. 2015-36, is hereby amended by changing the subject property from **Restricted Agricultural (A3) Zone** and **Agricultural Zone (A2)** to **Restricted Agricultural Special Regulation 11 (A3-11) Zone** for those lands cross-hatched on Schedule “A”, attached hereto and forming part of this By-law, being Pt. Lot 21, Concession 3 ED, Municipality of West Elgin.

2. That By-law No. 2015-36, as amended, is hereby further amended by adding the following subsection as follows:

   “7.3.11 a) Defined Area (Stewart)

   A3-11 as shown on Schedule “A” Map No. 31

   7.3.11 b) Permitted Uses

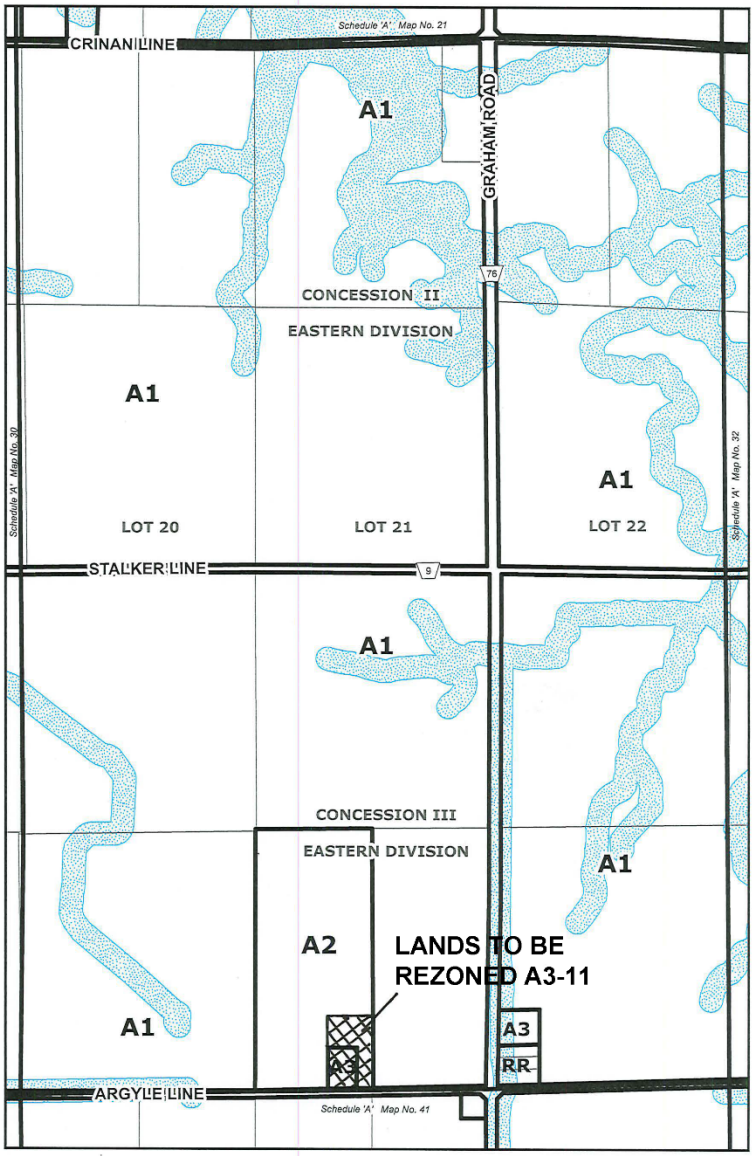
   Notwithstanding any other provisions of the by-law to the contrary a truck terminal (limited to the parking of trucks/trailers) shall be permitted as a home occupation subject to the provisions of Section 7.3.11 c)

   7.3.11 c) Maximum number of truck/trailer combinations shall be limited to 5
   A truck and trailer parking area shall have minimum front yard setback of 25 m
   A truck and trailer parking area shall be screened from view from the fronting road on a lot zoned A3-11.”

3. This By-law comes into force upon the day it is passed in the event an appeal has not been filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended. In the event an appeal is filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended, the By-law shall be deemed not to have come into force until the appeal has been finally disposed of, whereupon the By-law, except for such parts as are repealed or amended as so directed by the Ontario Land Tribunal (OLT), shall be deemed to have come into force on the day it was passed.

Read a first, second, and third time and finally passed this 9th day of October 2025.

_____	_____
Richard Leatham	Terri Towstiuc
Mayor	Clerk



This is Schedule "A" to By-law No. 2025-58
passed on the 9th day of October, 2025

MAYOR **CLERK**

MUNICIPALITY OF WEST ELGIN Comprehensive Zoning By-Law 2015-36 SCHEDULE 'A' MAP 31		0 100 200 Meters	

MUMFORD DRAIN

Municipality of West Elgin

SPRIET
ASSOCIATES
ENGINEERS & ARCHITECTS
155 York Street
London, Ontario N6A 1A8
Tel. (519) 672-4100
Fax (519) 433-9351
Email: mail@spriet.on.ca
www.spriet.on.ca

Our Job No. 223252

September 4, 2025

London, Ontario
September 4, 2025

MUMFORD DRAIN

Municipality of West Elgin

To the Mayor and Council of
the Municipality of West Elgin

Mayor and Council:

We are pleased to present our report on the reconstruction of parts of the Mumford Municipal Drain serving parts of Lots 17 to 20, Concessions 12 and 13, in the Municipality of West Elgin. The total watershed area contains approximately 109 hectares.

AUTHORIZATION

This report was prepared pursuant to Section 78 of the Drainage Act. Instructions were received from your Municipality with respect to a motion of Council. The work was initiated by a request signed by some of the affected landowners.

HISTORY

The Mumford Drain was originally last reconstructed pursuant to a report submitted by W. Cnossen, P. Eng., dated September 10, 1993, and consisted of the improvements of certain areas of the drain. These areas were:

- a new drain crossing under County Road 3
- the supply and installation of a new 300mm to 450mm diameter tile drain east of Graham Road, for a total length of 428 lineal meters
- a new road crossing under Graham Road
- the supply and installation of catchbasins throughout

EXISTING DRAINAGE CONDITIONS

A site meeting was held with respect to the project and through later discussions the owners reported the following:

EXISTING DRAINAGE CONDITIONS (cont'd)

- that the residential landowners along Graham Road indicated that they experience frequent flooding along the rear of their properties during larger storm events. They produced a video and photos of the flooding

- the Drainage Superintendent indicated that the remaining drain, downstream of Graham Road, although functional, had not been improved in a very long time

A field investigation and survey were completed. Upon reviewing our findings, we note the following:

- that the drain is undersized based on current standards

- that, although a portion of the drain was improved upstream of Graham Road, the drain downstream of Graham Road consists of two tile drains, with one being a 350mm diameter drain installed in 1927 and the other a 400mm diameter drain installed in 1963. We further note that some portions of these drains have been repaired under maintenance, but no change in size has occurred

- that the road crossing under Graham Road is set lower than the outlet drain causing this crossing to be partially full of water at all times

- that the road crossing under County Road 3 has approximately 140mm of backfill on it, which affects the performance of the drain

- that a portion of the drain in the lands of A. & J. Jaboukji (Roll No. 50-106-15) have trees planted overtop which will require removal for maintenance and any construction

Preliminary design, cost estimates, and assessments were prepared, and an informal public meeting was held to review the findings and preliminary proposals. Further input and requests were provided by the affected owners at that time and at later dates. Based on the proposed design it was decided to proceed with the request.

DESIGN CONSIDERATIONS

The Drainage Coefficient method contained in the "GUIDE FOR ENGINEERS", Publication 852 by the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFA) is typically used to design municipal drains. The Drainage Coefficient defines a depth of water that can be removed in a 24-hour period and is expressed in millimetres per 24 hours. The coefficient used to design this drain with respect to capacity was 38mm per 24 hours.

We would like to point out that there have been indications of sandy soil conditions. It should be noted that no formal soil investigation has been made, with this information being provided by the owners.

The proposed design and report have been generally completed using the "GUIDE FOR ENGINEERS WORKING UNDER THE DRAINAGE ACT IN ONTARIO" OMAFA Publication 852.

RECOMMENDATIONS

We are therefore recommending the following:

- that the Mumford Drain be reconstructed, commencing at the open drain on the property line between the lands of P. Parezanovic (Roll No. 50-142) and Bonnefield Farmland Ontario Inc. (Roll No. 50-144) and run north-easterly through the Bonnefield lands, across County Road 3, and continue easterly through the lands of V. & S. Lapadat (Roll No. 50-079) and G. & V. Lapadat (Roll No. 50-079-08), and across Graham Road. The drain will then continue in a northerly direction, parallel to Graham Road, through the lands of M. Ott (Roll No. 50-106) and A. & J. Jaboukji (Roll No.'s 50-106-10 and 50-106-15) and then turn east through the Jaboukji lands into the lands of M. Parezanovic & Parezanovic Farms Inc. (Roll No. 50-110). The drain will then continue in a northerly direction, parallel to the residential lots, to its head at the existing catchbasin for a total length of 1,145 lineal meters

- that the road crossing under Country Road No. 3 be replaced by jack and bore to minimize disruptions to the road

- that the drain on the east side of Graham Road be installed with sealed H.D.P.E. pipe through the residential lands to prevent the incursion of tree roots

- that the drain at the east side of Graham Road be cross connected with the existing 1993 drain to allow both drains to work in conjunction

- that catchbasins be installed along the course of the drain to alleviate surface water flows and ponding

- that the existing drain, from the outlet at the open ditch to Sta. 0+710 be officially abandoned from Municipal status pursuant to Section 19 of the Drainage Act

Due to the indications of poor soil conditions our design includes the wrapping of tile joints with geotextile and a contingency allowance for crushed stone bedding wrapped with geotextile where and if necessary.

ENVIRONMENTAL CONSIDERATIONS AND MITIGATION MEASURES

There are no significant wetlands or sensitive areas within the affected watershed area or along the route of the drains. The proposed construction of the Mumford Drain includes quarry stone outlet protection and surface inlets which greatly help reduce the overland surface flows and any subsequent erosion. A temporary flow check of silt fencing is to be installed in the ditch downstream of the tile outlet for the duration of the construction.

SUMMARY OF PROPOSED WORK

The proposed work consists of approximately 1,145 lineal meters of 600mm (24") to 750mm (30") diameter concrete field tile and HDPE sewer pipe, including related appurtenances.

SCHEDULES

Four schedules are attached hereto and form part of this report, being Schedule 'A' - Allowances, Schedule 'B' - Cost Estimate, Schedule 'C' - Assessment for Construction, and Schedule 'D' - Assessment for Maintenance.

Schedule 'A' - Allowances. In accordance with Sections 29 and 30 of the Drainage Act, allowances are provided for right-of-way and damages to lands and crops along the route of the drain as defined below.

Schedule 'B' - Cost Estimate. This schedule provides for a detailed cost estimate of the proposed work which is in the amount of $441,000.00. This estimate includes engineering and administrative costs associated with this project.

Schedule 'C' - Assessment for Construction. This schedule outlines the distribution of the total estimated cost of construction over the roads and lands which are involved.

Schedule 'D' - Assessment for Maintenance. In accordance with Section 38 of the Drainage Act, this schedule outlines the distribution of future repair and/or maintenance costs for portions of, or the entire drainage works.

Drawing No.'s 1 and 2, Job No. 223252 and specifications form part of this report. They show and describe in detail the location and extent of the work to be done and the lands which are affected.

ALLOWANCES

DAMAGES: Section 30 of the Drainage Act provides for the compensation to landowners along the drain for damages to lands and crops caused by the construction of the drain. The amount granted is based on $3,613.00/ha. for a closed drain installed with wheel machine. This base rate is multiplied by the hectares derived from the working widths shown on the plans and the applicable lengths.

RIGHT-OF-WAY Section 29 of the Drainage Act provides for an allowance to the owners whose land must be used for the construction, repair, or future maintenance of a drainage works.

For tile drains where the owners will be able to continue to use the land, the allowance provides for the right to enter upon such lands, and at various times for the purpose of inspecting such drain, removing obstructions, and making repairs. Also, the allowance provides for the restrictions imposed on those lands to protect the right-of-way from obstruction or derogation. The amounts granted for right-of-way on tile drains is based on a percentage of the value of the land designated for future maintenance. Therefore, the amount granted is based on $6,670.00/ha. through cropped lands. This value is multiplied by the hectares derived from the width granted for future maintenance and the applicable lengths.

ASSESSMENT DEFINITIONS

In accordance with the Drainage Act, lands that make use of a drainage works are liable for assessment for part of the cost of constructing and maintaining the system. These liabilities are known as benefit, outlet liability and special benefit liability as set out under Sections 22, 23, 24 and 26 of the Act.

ASSESSMENT DEFINITIONS (cont'd)

BENEFIT as defined in the Drainage Act means the advantages to any lands, roads, buildings or other structures from the construction, improvement, repair, or maintenance of a drainage works such as will result in a higher market value, increased crop production, improved appearance, better control of surface or sub-surface water, or any other advantages relating to the betterment of lands, roads, buildings, or other structures.

OUTLET liability is assessed to lands or roads that may make use of a drainage works as an outlet either directly or indirectly through the medium of any other drainage works or of a swale, ravine, creek, or watercourse.

In addition, a Public Utility or Road Authority shall be assessed for and pay all the increased cost to a drainage works due to the construction and operation of the Public Utility or Road Authority. This may be shown as either benefit or special assessment.

ASSESSMENT

A modified "Todgham Method" was used to calculate the assessments shown on Schedule 'C'- Assessment for Construction. This entailed breaking down the costs of the drain into sections along its route. Special Assessments and Special Benefits were then extracted from each section.

The remainder is then separated into Benefit and Outlet costs. The Benefit cost is distributed to those properties receiving benefit as defined under "Assessment Definitions", with such properties usually being located along or close to the route of the drain. The Outlet Costs are distributed to all properties within the watershed area of that section on an adjusted basis. The areas are adjusted for location along that section, and relative run-off rates. Due to their different relative run-off rates forested lands have been assessed for outlet at lower rates than cleared lands. Also, roads and residential properties have been assessed for outlet at higher rates than cleared farmlands.

The actual cost of the work involving this report, with the exception of Special Assessments, is to be assessed on a pro-rata basis against the lands and roads liable for assessment for benefit, outlet, and for special assessments as shown in detail below and on Schedule 'C' - Assessment for Construction. The Special Assessments shall be levied as noted in the Section "Special Assessment".

SPECIAL ASSESSMENT

In accordance with Section 26 of the Drainage Act, a Special Assessment has been made against the County of Elgin being the increased cost to the drainage work for boring a 900mm diameter smooth wall steel pipe across their right-of-way on the Main Drain due to the construction and operation of County Road 3. The Special Assessment shall be made up of the actual cost of this work and both the final and estimated values of the Special Assessment are to be calculated as follows:

SPECIAL ASSESSMENT (cont'd)

Drain	Cost of Work	Less Equivalent Drain Cost (Fixed)	Plus Administration Cost	Plus Interest & Net H.S.T.	Special Assessment
Main Drain					
900mm pipe	$44,700.00	$8,530.00	$16,000.00	$1,570.00	$53,740.00

If any additional work is required to the drainage works due to the existence of buried utilities such as gas pipelines, communications cables, etc. or if any of the utilities require relocation or repair then the extra costs incurred shall be borne by the utility involved in accordance with the provisions of Section 26 of the Drainage Act.

GRANTS

In accordance with the provisions of Section 85 of the Drainage Act, a grant **may** be available for assessments against privately owned parcels of land which are used for agricultural purposes and eligible for the Farm Property Class Tax rate. Section 88 of the Drainage Act directs the Municipality to make application for this grant upon certification of completion of this drain. The Municipality will then deduct the grant from the assessments prior to collecting the final assessments.

MAINTENANCE

Upon completion of construction, all owners are hereby made aware of Sections 80 and 82 of the Drainage Act which forbid the obstruction of, or damage or injury to, a municipal drain.

After completion the Mumford Drain constructed under this report, including the existing 450mm diameter drain through the residential lots, shall be maintained by the Municipality of West Elgin at the expense of all upstream lands and roads assessed in Schedule 'D' - Assessment for Maintenance and in the same relative proportions until such time as the assessment is changed under the Drainage Act.

Special Assessments shall **not** be pro-rated for future maintenance purposes. Special Benefit Assessments shall only be pro-rated for future maintenance purposes, if the work assessed for special benefit is part of the maintenance.

The above existing portions of the drain shall be maintained in accordance with the grades and dimensions set out in the plans and specifications contained in the reports of W. Cnossen, P. Eng., dated September 10, 1993.

MAINTENANCE (cont'd)

Repairs or improvements to any road culvert or bridge or sub-surface road crossing required by the performance of this work and for future repair and/or replacement, shall be the responsibility of the applicable Road Authority, entirely at their cost.

Respectfully submitted,

SPRIET ASSOCIATES LONDON LIMITED

LICENSED PROFESSIONAL ENGINEER
J. M. C. SPRIET
Sept 4/25
PROVINCE OF ONTARIO

J.M. Spriet, P.Eng.

JMS:bv

SCHEDULE 'A' - ALLOWANCES

MUMFORD DRAIN

Municipality of West Elgin

In accordance with Sections 29 and 30 of the Drainage Act, we determine the allowances payable to owners entitled thereto as follows:

CONCESSION		LOT	ROLL NUMBER (Owner)	Section 29 Right-of-Way	Section 30 Damages	TOTALS
MAIN DRAIN						
12	W Pt.	18	50-079 (V. & S. Lapadat)	$ 980.00	$ 800.00	$ 1,780.00
12	E Pt.	18	50-079-08 (G. & V. Lapadat)	2,310.00	1,880.00	4,190.00
12	W. Pt.	19	50-106-15 (A. & J. Jaboukji)	570.00	460.00	1,030.00
12	W. Pt.	19	50-106-10 (A. & J. Jaboukji)	180.00	150.00	330.00
12	W. Pt.	19	50-106 (M. Ott)	550.00	590.00	1,140.00
12	Pt.	19	50-110 (Parezanovic Farms Inc.)	1,250.00	1,020.00	2,270.00
13	S Pt.	18	50-144 (Bonnefield Farmland Ontario II Inc.)	1,130.00	920.00	2,050.00
			Total Allowances	$ 6,970.00	$ 5,820.00	$ 12,790.00

TOTAL ALLOWANCES ON THE MAIN DRAIN **$ 12,790.00**

MUMFORD DRAIN

Municipality of West Elgin

We have made an estimate of the cost of the proposed work which is outlined in detail as follows:

MAIN DRAIN

6 meters of 750mm dia., H.D.P.E. plastic sewer pipe including rodent gate, quarry stone rip-rap protection around pipe and end of ditch (Approximately 10m³ quarry stone req'd)		
Supply	$	1,800.00
Installation	$	2,500.00
Installation of the following H.D.P.E. pipe and concrete field tile, including supply and installation of geotextile around tile joints and supply & installation of backfill and bedding		
63 meters of 200mm dia. H.D.P.E. pipe lead	$	3,800.00
19 meters of 300mm dia. H.D.P.E. pipe lead	$	1,100.00
407 meters of 600mm dia. H.D.P.E. pipe	$	40,700.00
499 meters of 675mm dia. Concrete Tile	$	20,000.00
169 meters of 750mm dia. Concrete Tile	$	6,800.00
Supply of the above listed tile / pipe	$	123,500.00
Supply & delivery of 19mm crushed stone (Approx. 135 tonnes req'd)	$	6,800.00
Strip, stockpile and relevel topsoil from tile trench and adjacent working area (4m wide) specified on drawings (approx. 1081m)	$	6,500.00
36 meters of 914mm dia., 12.7mm thickness smooth wall steel pipe		
Supply	$	15,300.00
Installation under Highway No. 3 by boring	$	23,400.00
Grouting of existing	$	6,000.00
Supply and install two 900mm x 1200mm ditch inlet catchbasins, one 1200mm x 1200mm std catchbasin, one 900mm x 1200mm std catchbasin with birdcage grate, three 900mm x 1200mm junction boxes, one 600mm x 600mm offset std basin including berms, one 1200mm x 1500mm ditch inlet catchbasin including berms, ditching, geotextile, prefabricated fittings, connecting into existing junction boxes, removal and disposal of existing catchbasin and headwall	$	41,270.00
Removal of trees in drain path, and restoration of disturbed ground	$	15,000.00
Restoration of Lawn areas with topsoil and seed, regrade to orig. conditions (Approx. 2000m²)	$	12,900.00
Restoration of gravel driveway consisting of, 150mm Gran 'A' and 350mm Gran 'B'	$	2,500.00
Videoing of Existing tiles (Sta. 0+211 - Sta. 0+710)	$	6,900.00
Exposing and locating existing tile drains and utilities	$	2,500.00
Tile connections and contingencies	$	15,400.00
Allowances under Sections 29 & 30 of the Drainage Act	$	12,790.00

MUMFORD DRAIN
Municipality of West Elgin

ADMINISTRATION

Interest and Net Harmonized Sales Tax	$	12,260.00
Survey, Plan and Final Report	$	50,600.00
Expenses	$	1,940.00
Supervision and Final Inspection	$	8,740.00
TOTAL ESTIMATED COST	**$**	**441,000.00**

SCHEDULE 'C' - ASSESSMENT FOR CONSTRUCTION

MUMFORD DRAIN

Municipality of West Elgin

Job No. 223252 Sept 4, 2025

** = Non-agricultural*

	CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
MAIN DRAIN							
	12	W Pt. 18	11.60	50-079 (V. & S. Lapadat)	$ 16,260.00	$ 3,596.00	$ 19,856.00
	12	E Pt. 18	16.40	50-079-08 (G. & V. Lapadat)	38,260.00	9,330.00	47,590.00
*	12	S Pt. 18	0.29	50-080 (P. Pfeifer)		177.00	177.00
*	12	S Pt. 18	0.18	50-080-02 (L. La Plante)		127.00	127.00
*	12	S Pt. 18	0.18	50-080-04 (M. Zoller)		133.00	133.00
*	12	S Pt. 18	0.18	50-080-06 (W. & K. Cook)		139.00	139.00
*	12	S Pt. 18	0.18	50-080-08 (E. & M. Grigore)		145.00	145.00
*	12	S Pt. 18	0.08	50-081 (M. Docherty)		65.00	65.00
*	12	S Pt. 18	0.07	50-082 (M. Docherty)		60.00	60.00
*	12	W. Pt. 19	0.28	50-093 (L. Kennedy)		470.00	470.00
*	12	W. Pt. 19	0.84	50-100 (T. & L. McCallum)		1,410.00	1,410.00
*	12	W. Pt. 19	0.25	50-101 (R. Street & R. Burns)		448.00	448.00
*	12	W. Pt. 19	1.62	50-110-02 (D. & D. Staddon)		2,976.00	2,976.00
*	12	W. Pt. 19	1.45	50-110-01 (S. & M. Smyth)		2,641.00	2,641.00
*	12	W. Pt. 19	0.40	50-104 (B. & B. Rattray)		1,522.00	1,522.00
*	12	W. Pt. 19	0.47	50-105 (N. & H. Hamilton)		1,656.00	1,656.00
*	12	W. Pt. 19	0.22	50-105-01 (K. Roos)		872.00	872.00
*	12	W. Pt. 19	0.23	50-105-03 (W. & F. Graham)	750.00	962.00	1,712.00
*	12	W. Pt. 19	0.21	50-105-05 (J. & B. Rowe)	9,000.00	940.00	9,940.00
*	12	W. Pt. 19	0.28	50-105-07 (D. & C. Pinnell)	9,000.00	1,124.00	10,124.00
*	12	W. Pt. 19	0.28	50-106-30 (Y. Rueda & J. Beer)	9,000.00	1,053.00	10,053.00
*	12	W. Pt. 19	0.21	50-106-19 (Y. Rueda & J. Beer)	9,000.00	740.00	9,740.00
*	12	W. Pt. 19	0.21	50-106-20 (R. McDougall & H. Bouw)	7,500.00	698.00	8,198.00
*	12	W. Pt. 19	0.19	50-106-15 (A. & J. Jaboukji)	7,000.00	550.00	7,550.00
*	12	W. Pt. 19	0.19	50-106-10 (A. & J. Jaboukji)	7,000.00	422.00	7,422.00
*	12	W. Pt. 19	0.92	50-106 (M. Ott)	12,480.00	1,493.00	13,973.00
*	12	W. Pt. 19	0.28	50-107-10 (M. Ott)		454.00	454.00
*	12	W. Pt. 19	0.25	50-107 (C. Miller & M. Ott)		406.00	406.00
*	12	W. Pt. 19	0.15	50-108 (5005 Holdings Inc.)		487.00	487.00
*	12	W. Pt. 19	0.14	50-108-02 (L. & D. Walker)		228.00	228.00
*	12	W. Pt. 19	0.17	50-109 (S. & T. Mohan)		276.00	276.00
*	12	W. Pt. 19	0.24	50-109-05 (D. & L. Manzine)		389.00	389.00
*	12	W. Pt. 19	0.14	50-109-10 (C. & K. Emery)		228.00	228.00
*	12	W. Pt. 19	0.30	50-111 (D. Evison & A. Moonen)		1,058.00	1,058.00
*	12	W. Pt. 19	0.16	50-111-01 (Ontario Aboriginal Housing Corp.)		559.00	559.00
	12	Pt. 19	12.60	50-110 (Parezanovic Farms Inc.)	16,841.00	26,041.00	42,882.00
	12	NE Pt. 19	1.20	50-112-01 (S. & A. Speers)		1,454.00	1,454.00
	12	Pt. 19 & 20	21.40	50-113-01 (Parezanovic Farms Inc)		41,285.00	41,285.00
	12	N Pt. 20	14.80	50-115 (Vanderploeg Farms Ltd)		29,403.00	29,403.00
	12	NE Pt. 20	7.50	50-117 (J. & K. Machado)		8,392.00	8,392.00

SCHEDULE 'C' - ASSESSMENT FOR CONSTRUCTION (cont'd)

MUMFORD DRAIN
Municipality of West Elgin

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
12	E Pt. 20	5.10	50-117-01 (Bonnefield Farmland Ontario ll Inc.)	$	$ 5,706.00	$ 5,706.00
13	Pt. 17 & 18	0.40	50-142 (P. Parezanovic)		89.00	89.00
13	S Pt. 18	1.20	50-144 (Bonnefield Farmland Ontario ll Inc.)	16,240.00	134.00	16,374.00
* 13	Pt. 18	0.13	50-144-10 (J. & L. Forgues)		58.00	58.00
* 13	Pt. 19	0.02	50-159 (R. & B. Palmer)		33.00	33.00
* 13	Pt. 19	0.11	50-160 (D. Skalozub)		178.00	178.00
* 13	Pt. 19	0.13	50-161-06 (R. Rivais)		211.00	211.00
* 13	Pt. 19	0.41	50-161-03 (A. Ouseph & J. George)		514.00	514.00
			TOTAL ASSESSMENT ON LANDS	$ 158,331.00	$ 151,332.00	$ 309,663.00
* County Road 3		2.78	County of Elgin	$ 9,310.00	$ 4,083.00	$ 13,393.00
* County Road 76		1.91	County of Elgin	29,230.00	14,371.00	43,601.00
* Staddon Line		0.08	Municipality of West Elgin	20,000.00	603.00	20,603.00
			TOTAL ASSESSMENT ON ROADS	$ 58,540.00	$ 19,057.00	$ 77,597.00

SPECIAL ASSESSMENT against County of Elgin for the increased cost of installing a 914mm (36") dia. Smooth Wall Steel Pipe under Highway No. 3 by boring $ 53,740.00

TOTAL ASSESSMENT ON THE MUMFORD DRAIN $ 441,000.00

SCHEDULE 'D' - ASSESSMENT FOR MAINTENANCE

MUMFORD DRAIN

Municipality of West Elgin

Job No. 223252 Sept 4, 2025

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
MAIN DRAIN				
12	W Pt. 18	11.60	50-079 (V. & S. Lapadat)	4.21 %
12	E Pt. 18	16.40	50-079-08 (G. & V. Lapadat)	10.21
12	S Pt. 18	0.29	50-080 (P. Pfeifer)	0.06
12	S Pt. 18	0.18	50-080-02 (L. La Plante)	0.05
12	S Pt. 18	0.18	50-080-04 (M. Zoller)	0.05
12	S Pt. 18	0.18	50-080-06 (W. & K. Cook)	0.05
12	S Pt. 18	0.18	50-080-08 (E. & M. Grigore)	0.05
12	S Pt. 18	0.08	50-081 (M. Docherty)	0.02
12	S Pt. 18	0.07	50-082 (M. Docherty)	0.02
12	W. Pt. 19	0.28	50-093 (L. Kennedy)	0.17
12	W. Pt. 19	0.84	50-100 (T. & L. McCallum)	0.51
12	W. Pt. 19	0.25	50-101 (R. Street & R. Burns)	0.16
12	W. Pt. 19	1.62	50-110-02 (D. & D. Staddon)	1.07
12	W. Pt. 19	1.45	50-110-01 (S. & M. Smyth)	0.95
12	W. Pt. 19	0.40	50-104 (B. & B. Rattray)	0.55
12	W. Pt. 19	0.47	50-105 (N. & H. Hamilton)	0.59
12	W. Pt. 19	0.22	50-105-01 (K. Roos)	0.31
12	W. Pt. 19	0.23	50-105-03 (W. & F. Graham)	0.48
12	W. Pt. 19	0.21	50-105-05 (J. & B. Rowe)	1.95
12	W. Pt. 19	0.28	50-105-07 (D. & C. Pinnell)	2.02
12	W. Pt. 19	0.28	50-106-30 (Y. Rueda & J. Beer)	1.99
12	W. Pt. 19	0.21	50-106-19 (Y. Rueda & J. Beer)	1.88
12	W. Pt. 19	0.21	50-106-20 (R. McDougall & H. Bouw)	1.60
12	W. Pt. 19	0.19	50-106-15 (A. & J. Jaboukji)	1.45
12	W. Pt. 19	0.19	50-106-10 (A. & J. Jaboukji)	1.41
12	W. Pt. 19	0.92	50-106 (M. Ott)	2.77
12	W. Pt. 19	0.28	50-107-10 (M. Ott)	0.16
12	W. Pt. 19	0.25	50-107 (C. Miller & M. Ott)	0.15
12	W. Pt. 19	0.15	50-108 (5005 Holdings Inc.)	0.17
12	W. Pt. 19	0.14	50-108-02 (L. & D. Walker)	0.08
12	W. Pt. 19	0.17	50-109 (S. & T. Mohan)	0.10
12	W. Pt. 19	0.24	50-109-05 (D. & L. Manzine)	0.14
12	W. Pt. 19	0.14	50-109-10 (C. & K. Emery)	0.08
12	W. Pt. 19	0.30	50-111 (D. Evison & A. Moonen)	0.38
12	W. Pt. 19	0.16	50-111-01 (Ontario Aboriginal Housing Corp.)	0.20
12	Pt. 19	12.60	50-110 (Parezanovic Farms Inc.)	12.36
12	NE Pt. 19	1.20	50-112-01 (S. & A. Speers)	0.52
12	Pt. 19 & 20	21.40	50-113-01 (Parezanovic Farms Inc)	14.81
12	N Pt. 20	14.80	50-115 (Vanderploeg Farms Ltd)	10.55
12	NE Pt. 20	7.50	50-117 (J. & K. Machado)	3.01

SCHEDULE 'D' - ASSESSMENT FOR MAINTENANCE (cont'd)

MUMFORD DRAIN
Municipality of West Elgin

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
12	E Pt. 20	5.10	50-117-01 (Bonnefield Farmland Ontario II Inc.)	2.05 %
13	Pt. 17 & 18	0.40	50-142 (P. Parezanovic)	0.03
13	S Pt. 18	1.20	50-144 (Bonnefield Farmland Ontario II Inc.)	2.96
13	Pt. 18	0.13	50-144-10 (J. & L. Forgues)	0.02
13	Pt. 19	0.02	50-159 (R. & B. Palmer)	0.01
13	Pt. 19	0.11	50-160 (D. Skalozub)	0.06
13	Pt. 19	0.13	50-161-06 (R. Rivais)	0.08
13	Pt. 19	0.41	50-161-03 (A. Ouseph & J. George)	0.18
				=======
			TOTAL ASSESSMENT ON LANDS	82.68 %
				=======
County Road 3		2.78	County of Elgin	3.13 %
County Road 76		1.91	County of Elgin	10.39
Staddon Line		0.08	Municipality of West Elgin	3.80
				=======
			TOTAL ASSESSMENT ON ROADS	17.32 %
				=======
			TOTAL ASSESSMENT FOR MAINTENANCE OF THE MAIN DRAIN	**100.00** %

SCHEDULE OF NET ASSESSMENT

MUMFORD DRAIN

Municipality of West Elgin

(FOR INFORMATION PURPOSES ONLY)

Job No. 223252 Sept 4, 2025

** = Non-agricultural*

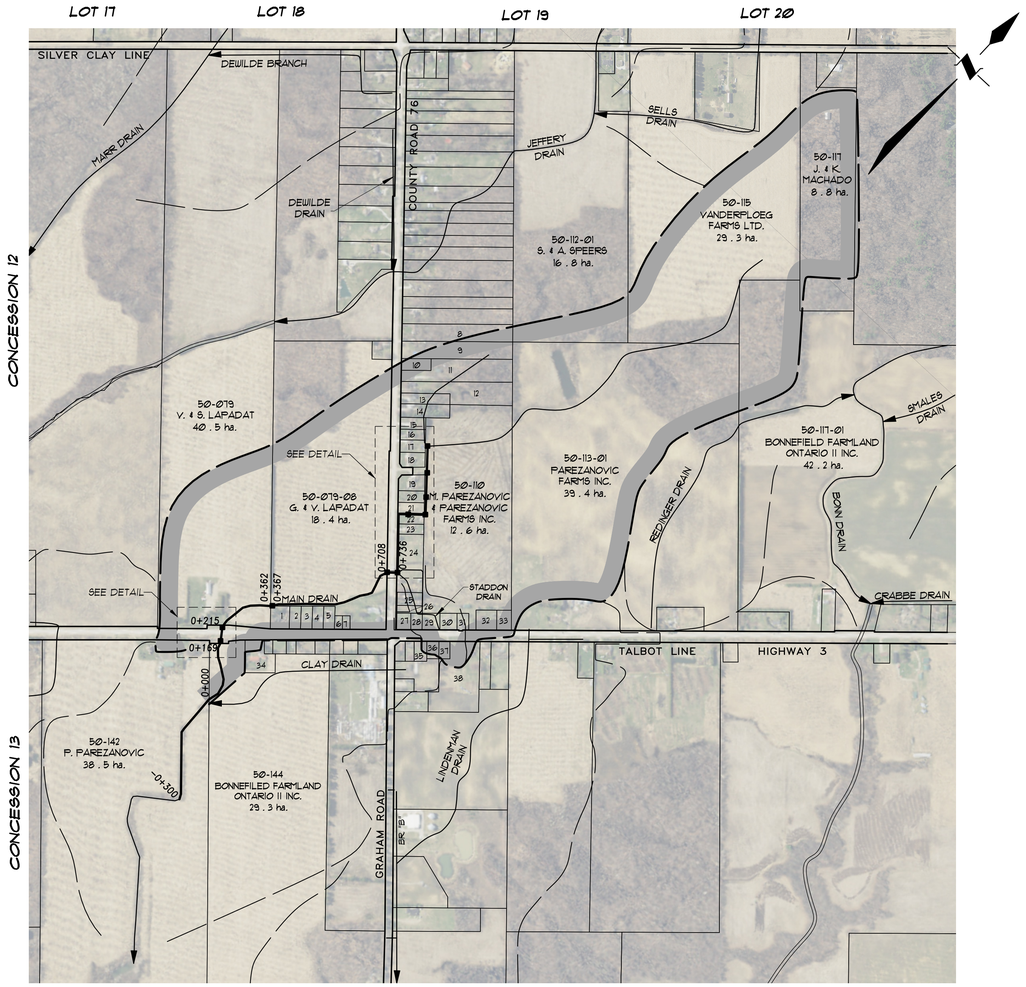
	ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
	50-079 (V. & S. Lapadat)	$ 19,856.00	$ 6,619.00	$ 1,780.00	$ 11,457.00
	50-079-08 (G. & V. Lapadat)	47,590.00	15,863.00	4,190.00	27,537.00
*	50-080 (P. Pfeifer)	177.00			177.00
*	50-080-02 (L. La Plante)	127.00			127.00
*	50-080-04 (M. Zoller)	133.00			133.00
*	50-080-06 (W. & K. Cook)	139.00			139.00
*	50-080-08 (E. & M. Grigore)	145.00			145.00
*	50-081 (M. Docherty)	65.00			65.00
*	50-082 (M. Docherty)	60.00			60.00
*	50-093 (L. Kennedy)	470.00			470.00
*	50-100 (T. & L. McCallum)	1,410.00			1,410.00
*	50-101 (R. Street & R. Burns)	448.00			448.00
*	50-110-02 (D. & D. Staddon)	2,976.00			2,976.00
*	50-110-01 (S. & M. Smyth)	2,641.00			2,641.00
*	50-104 (B. & B. Rattray)	1,522.00			1,522.00
*	50-105 (N. & H. Hamilton)	1,656.00			1,656.00
*	50-105-01 (K. Roos)	872.00			872.00
*	50-105-03 (W. & F. Graham)	1,712.00			1,712.00
*	50-105-05 (J. & B. Rowe)	9,940.00			9,940.00
*	50-105-07 (D. & C. Pinnell)	10,124.00			10,124.00
*	50-106-30 (Y. Rueda & J. Beer)	10,053.00			10,053.00
*	50-106-19 (Y. Rueda & J. Beer)	9,740.00			9,740.00
*	50-106-20 (R. McDougall & H. Bouw)	8,198.00			8,198.00
*	50-106-15 (A. & J. Jaboukji)	7,550.00		1,030.00	6,520.00
*	50-106-10 (A. & J. Jaboukji)	7,422.00		330.00	7,092.00
*	50-106 (M. Ott)	13,973.00		1,140.00	12,833.00
*	50-107-10 (M. Ott)	454.00			454.00
*	50-107 (C. Miller & M. Ott)	406.00			406.00
*	50-108 (5005 Holdings Inc.)	487.00			487.00
*	50-108-02 (L. & D. Walker)	228.00			228.00
*	50-109 (S. & T. Mohan)	276.00			276.00
*	50-109-05 (D. & L. Manzine)	389.00			389.00

SCHEDULE OF NET ASSESSMENT (cont'd)

MUMFORD DRAIN
Municipality of West Elgin
Job No. 223252

** = Non-agricultural*

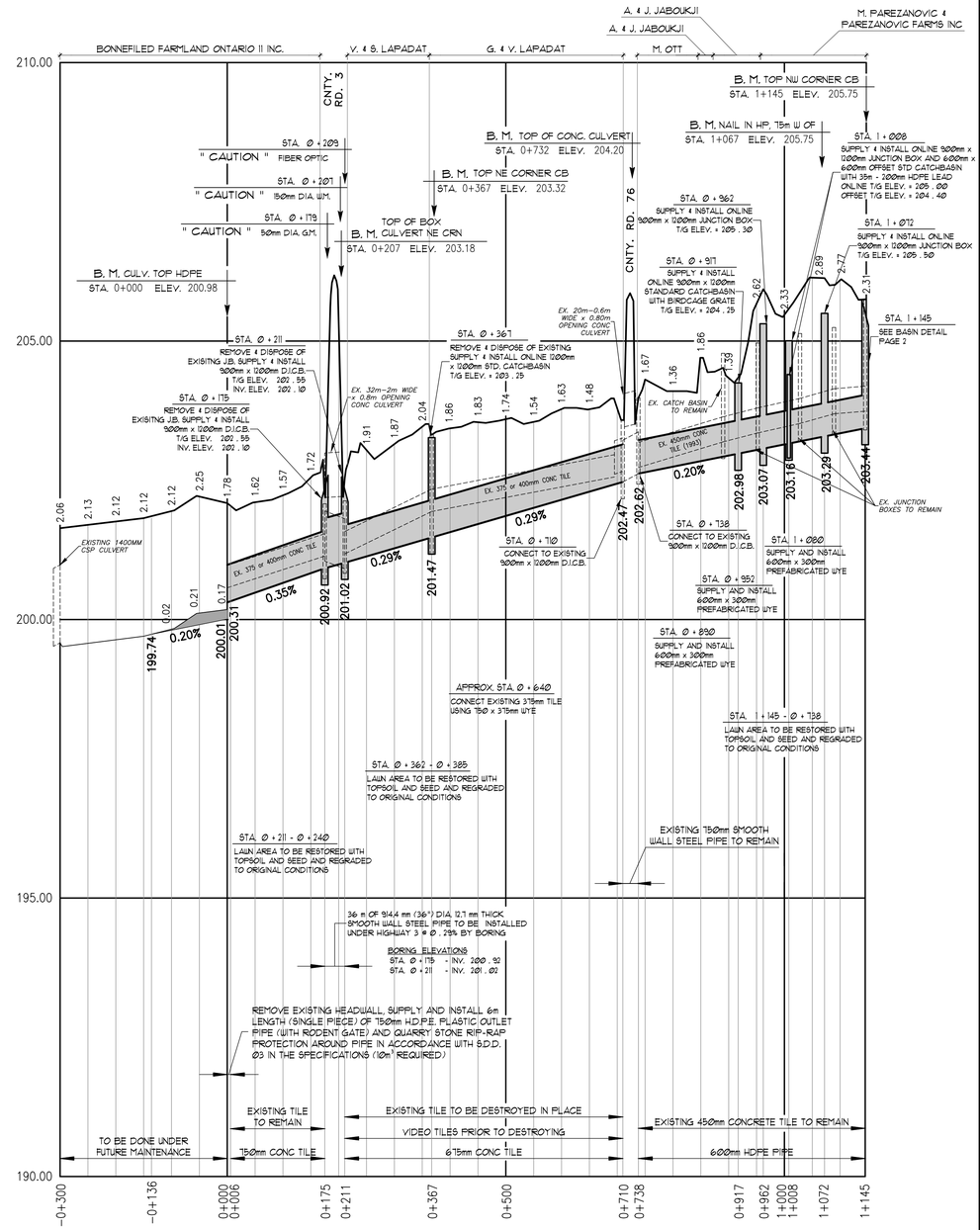
	ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
*	50-109-10 (C. & K. Emery)	$ 228.00	$	$	$ 228.00
*	50-111 (D. Evison & A. Moonen)	1,058.00			1,058.00
*	50-111-01 (Ontario Aboriginal Housing Corp.)	559.00			559.00
	50-110 (Parezanovic Farms Inc.)	42,882.00	14,294.00	2,270.00	26,318.00
	50-112-01 (S. & A. Speers)	1,454.00	485.00		969.00
	50-113-01 (Parezanovic Farms Inc)	41,285.00	13,762.00		27,523.00
	50-115 (Vanderploeg Farms Ltd)	29,403.00	9,801.00		19,602.00
	50-117 (J. & K. Machado)	8,392.00	2,797.00		5,595.00
	50-117-01 (Bonnefield Farmland Ontario ll Inc.)	5,706.00	1,902.00		3,804.00
	50-142 (P. Parezanovic)	89.00	30.00		59.00
	50-144 (Bonnefield Farmland Ontario ll Inc.)	16,374.00	5,458.00	2,050.00	8,866.00
*	50-144-10 (J. & L. Forgues)	58.00			58.00
*	50-159 (R. & B. Palmer)	33.00			33.00
*	50-160 (D. Skalozub)	178.00			178.00
*	50-161-06 (R. Rivais)	211.00			211.00
*	50-161-03 (A. Ouseph & J. George)	514.00			514.00
*	County Road 3	$ 13,393.00	$	$	$ 13,393.00
*	Special Assessment	53,740.00			53,740.00
*	County Road 76	43,601.00			43,601.00
*	Staddon Line	20,603.00			20,603.00
TOTALS		**$ 441,000.00**	**$ 71,011.00**	**$ 12,790.00**	**$ 357,199.00**



PLAN SCALE 1 : 7 , 500

LOT LEGEND

	ROLL No.	OWNERSHIP	HECTARES OWNED
1)	50-080	P. PFEIFER	0.29
2)	50-080-02	L. LA PLANTE	0.18
3)	50-080-04	M. ZOLLER	0.18
4)	50-080-06	W. & K. COOK	0.18
5)	50-080-08	E. & M. GRIGORE	0.18
6)	50-081	M. DOCHERTY	0.08
7)	50-082	M. DOCHERTY	0.07
8)	50-093	L. KENNEDY	1.34
9)	50-100	T. & L. McCALLUM	1.36
10)	50-101	R. STREET & R. BURNS	0.25
11)	50-110-02	D. & D. STADDON	1.62
12)	50-110-01	S. & M. SMYTH	1.45
13)	50-104	B. & B. RATTRAY	0.40
14)	50-105	N. & H. HAMILTON	0.47
15)	50-105-01	K. ROOS	0.22
16)	50-105-03	W. & F. GRAHAM	0.23
17)	50-105-05	J. & B. ROWE	0.21
18)	50-105-07	D. & C. PINNELL	0.28
19)	50-106-32	Y. RUEDA & J. BEER	0.28
20)	50-106-30	Y. RUEDA & J. BEER	0.21
21)	50-106-20	R. McDOUGALL & H. BOUW	0.21
22)	50-106-15	A. & J. JABOUKJI	0.19
23)	50-106-10	A. & J. JABOUKJI	0.19
24)	50-106	M. OTT	0.92
25)	50-107-10	M. OTT	0.28
26)	50-107	C. MILLER & M. OTT	0.25
27)	50-108	5005 HOLDINGS INC.	0.15
28)	50-108-02	L. & D. WALKER	0.14
29)	50-109	S. & T. MOHAN	0.17
30)	50-109-05	D. & L. MANZINE	0.24
31)	50-109-10	C. & K. EMERY	0.14
32)	50-111	D. EVISON & A. MOONEN	0.30
33)	50-111-01	ONTARIO ABORIGINAL HOUSING CORP.	0.16
34)	50-144-10	J. & L. FORGUES	0.49
35)	50-159	R. & B. PALMER	0.18
36)	50-160	D. SKALOZUB	0.18
37)	50-161-06	R. RIVAIS	0.13
38)	50-161-03	A. OUSEPH & J. GEORGE	1.93



MAIN DRAIN

SCALE : HOR. 1 : 5, 000
VERT. 1 : 50

GENERAL NOTES

1/ OUR SPECIFICATIONS DATED JANUARY 2020 APPLY TO THIS PROJECT.

2/ THE WORKING WIDTH AVAILABLE TO THE CONTRACTOR TO CONSTRUCT THE NEW DRAINS SHALL CONSIST OF THOSE LANDS IMMEDIATELY ADJACENT TO THE DRAIN AND CONNECTIONS AND SHALL NOT EXCEED THE FOLLOWING AVERAGE WIDTHS .
CLOSED PORTIONS - 15 meters THROUGH FARMLAND
CLOSED PORTIONS - 6 meters THROUGH RESIDENTIAL LANDS, WITH lm LOCATED WEST AND NORTH OF THE DRAIN

THE WORKING WIDTH FOR PURPOSES OF FUTURE MAINTENANCE SHALL BE 10m.

3/ ALL OWNERS ALONG THE COURSE OF THE DRAIN SHALL MAKE AN ACCESS ROUTE FROM THE NEAREST ROAD TO THE DRAIN LOCATION AVAILABLE TO THE CONTRACTOR THE AVERAGE WIDTH OF THIS ROUTE SHALL NOT EXCEED 8 METERS . THE ACCESS ROUTE SHALL ALSO APPLY FOR FUTURE MAINTENANCE PURPOSES .

4/ a) ALL UTILITIES TO BE LOCATED AND EXPOSED PRIOR TO CONSTRUCTION SO THAT THE NEW TILE GRADES CAN BE CONFIRMED. IF THERE IS A CONFLICT IN ELEVATION BETWEEN THE PROPOSED DRAIN AND THE UTILITY, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY .
b) CONTRACTOR TO NOTIFY ALL UTILITIES 72 HOURS PRIOR TO HIS SCHEDULED TIME FOR STARTING THE ABOVE WORK.
c) THE COST FOR THIS WORK SHALL BE INCLUDED IN THE ITEM ON THE EXTENT OF WORK AND NO EXTRA PAYMENT SHALL BE MADE TO THE CONTRACTOR, EXCEPT IF ROAD RESTORATION IS REQUIRED.

5/ ALL TREES , SCRUB , BRUSH , ETC. TO BE CLEARED AND GRUBBED IN ACCORDANCE WITH "SECTION B, 3 AND C, 4" SPECIFICATIONS .

6/ RIP-RAP TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH "SECTION A, 28" IN THE SPECIFICATIONS.

7/ CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEER , DRAINAGE SUPERINTENDENT , AND THE AFFECTED OWNERS . ALL PARTIES SHALL RECEIVE 48 HOURS NOTICE TO THE MEETING .

CLOSED PORTIONS

8/ ALL CONCRETE AND PLASTIC PIPE TO CONFORM TO "SECTION C, 1 " IN THE SPECIFICATIONS.
a) SEWER PIPE TO BE CONCRETE, H.D.P.E. PLASTIC 320 MPA (BELL & SPIGOT WITH RUBBER GASKETS, CONFORMING TO C.S.A. 0026-08) , PVC ULTRA RIB OR PVC SDR 35
b) CONCRETE TILE SHALL BE HEAVY DUTY

9/ EXISTING TILE DRAINS TO BE EXPOSED IN AS MANY LOCATIONS AS ARE NECESSARY TO CONFIRM THEIR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION . EXACT LOCATION OF NEW TILE DRAINS THEN TO BE CONFIRMED BY DRAINAGE SUPERINTENDENT OR ENGINEER .

10/ a) INSTALLATION OF TILE AND TRENCH WIDTHS SHALL BE IN ACCORDANCE WITH "SECTION C - TILE DRAIN" IN THE SPECIFICATIONS .
b) ALL CONCRETE TILE AND TILE-PIPE JOINTS TO BE WRAPPED WITH GEOTEXTILE IN ACCORDANCE WITH "SECTION C, 8 " IN THE SPECIFICATIONS.
c) NO CONSTRUCTION EQUIPMENT OR FARM MACHINERY SHALL CROSS OVER THE MOUNDED BACKFILLED TILE TRENCHES UNTIL SUFFICIENT SETTLEMENT HAS OCCURRED .
d) STRIP AND STOCKPILE TOPSOIL FROM CONSTRUCTION AREA (4 metre width) FOR ENTIRE LENGTH OF NEW DRAIN (EXCEPT LANEWAYS & ROADS). EXCESS SPOIL TO BE LEVELLED AND TOPSOIL RELEVELLED OVER SPOIL, MOUNDED TRENCH AND REMAINING CONSTRUCTION AREA.

11/ a) THE CONTRACTOR SHALL ENSURE THAT ALL TRIBUTARY DRAINS ARE CONNECTED DURING TIME OF CONSTRUCTION . ANY MISSED TILE CONNECTIONS THAT ARE FOUND DURING THE WARRANTY PERIOD OF THE CONTRACT SHALL BE COMPLETED BY THE CONTRACTOR AND SHALL BE PAID THE AMOUNT SET OUT ON PAGE 2 OF THE " FORM OF TENDER" . NO ADDITIONAL PAYMENT FOR MOBILIZATION WILL BE ALLOWED. THE CONTRACTOR IS NOT RESPONSIBLE FOR COMPLETING MISSED TILE CONNECTIONS THAT ARE FOUND AFTER THE WARRANTY PERIOD FOR THE CONTRACT HAS EXPIRED.
b) ALL TILE CONNECTIONS TO BE MADE WITH CORING MACHINE AND PLASTIC ADAPTOR OR PREFABRICATED FITTINGS.
c) THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A LIST SHOWING STATIONS OF ALL TILE CONNECTIONS UPON COMPLETION OF CONSTRUCTION.

PLAN LEGEND

- LIMIT OF WATERSHED AREA
- PROPOSED DRAINAGE WORKS
- EXTERIOR OR INTERIOR WATERSHED
- TO BE INCLUDED FOR FUTURE MAINTENANCE
- EXIST. MUNICIPAL DRAIN
- PRIVATE TILE OR SURFACE WATER RUN
- EXIST. WATERCOURSE OR PRIVATE DITCH

10 + 005 ASSESSMENT ROLL NUMBER
J. SMITH OWNERS NAME
40 . 5 ha. HECTARES OWNED

MUMFORD DRAIN

Municipality of West Elgin

Drainage Superintendent:
TOM MOHAN
519 - 785 - 0560

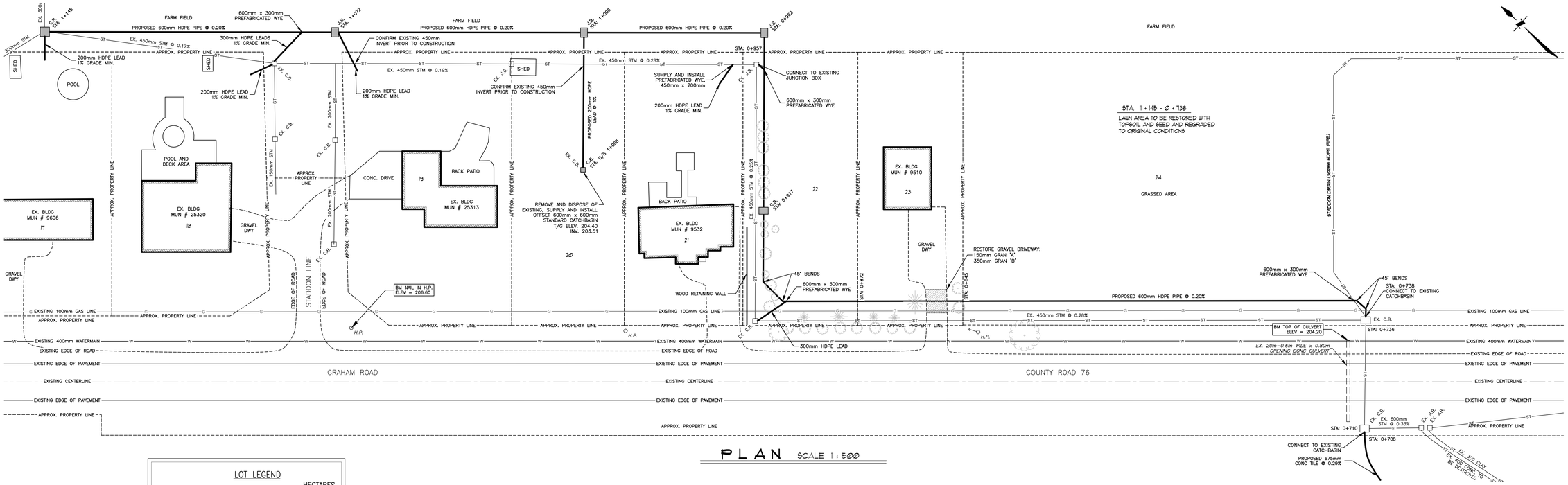
No.	REVISIONS	DATE

LICENSED PROFESSIONAL ENGINEER — J. M. C. SPRIET — PROVINCE OF ONTARIO — Jan 14/25

Drawn By: MM	Field Book	JOB No.	Drawing No.
Date: SEPT. 4, 2025	GPS	223252	1 of 2

PLAN, PROFILE, & NOTES

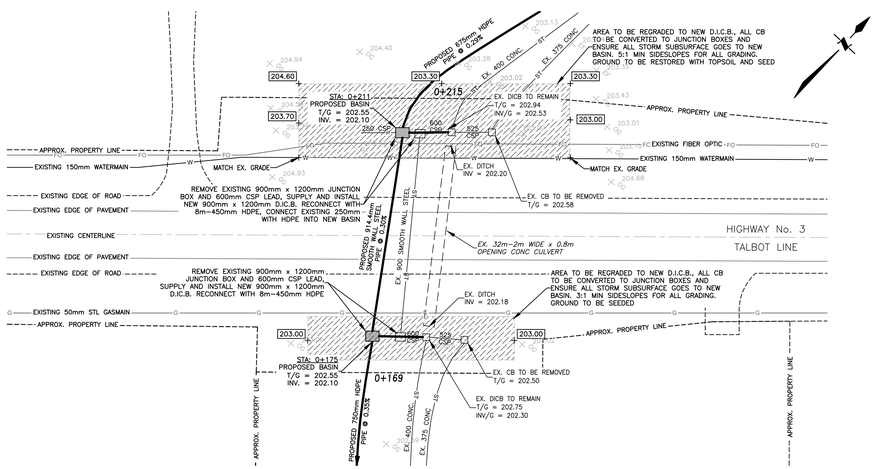
SPRIET ASSOCIATES LONDON LIMITED
CONSULTING ENGINEERS
155 YORK STREET --LONDON (519) 672--4100--N6A 1A8



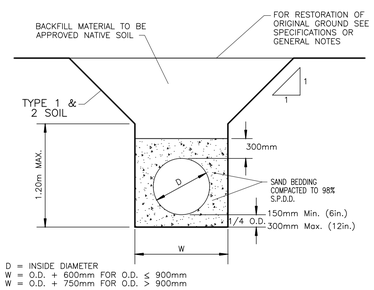
PLAN SCALE 1:500

LOT LEGEND

	ROLL No.	OWNERSHIP	HECTARES OWNED
17)	50-105-05	J. & B. ROWE	0.21
18)	50-105-07	D. & C. PINNELL	0.28
19)	50-106-32	Y. RUEDA & J. BEER	0.28
20)	50-106-30	Y. RUEDA & J. BEER	0.21
21)	50-106-20	R. McDOUGALL & H. BOUW	0.21
22)	50-106-15	A. & J. JABOUKJI	0.19
23)	50-106-10	A. & J. JABOUKJI	0.19
24)	50-106	M. OTT	0.92



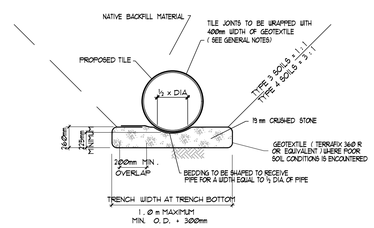
PLAN SCALE 1:500



BEDDING FOR PLASTIC SEWER PIPE

DETAIL "A"

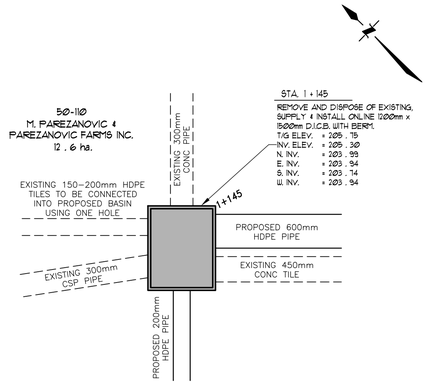
N. T. S.



CRUSHED STONE BEDDING DETAIL
CONCRETE FIELD TILE
(CONTINGENCY)

DETAIL "C"

N. T. S.



DETAIL 'B'

PLAN LEGEND

- LIMIT OF WATERSHED AREA
- PROPOSED DRAINAGE WORKS
- EXTERIOR OR INTERIOR WATERSHED
- TO BE INCLUDED FOR FUTURE MAINTENANCE
- EXIST. MUNICIPAL DRAIN
- PRIVATE TILE OR SURFACE WATER RUN
- EXIST. WATERCOURSE OR PRIVATE DITCH

10 = 025 ASSESSMENT ROLL NUMBER
J. SMITH OWNERS NAME
40.9 ha. HECTARES OWNED

MUMFORD DRAIN

Municipality of West Elgin

Drainage Superintendent:
TOM MOHAN
519 - 785 - 0560

No.	REVISIONS	DATE

LICENSED PROFESSIONAL ENGINEER — J. M. C. SPRIET — PROVINCE OF ONTARIO — Sept 4/25

Drawn By: MM	Field Book	JOB No.	Drawing No.
Date: SEPT. 4, 2025	GPS	223252	2 of 2

DETAILS

SPRIET ASSOCIATES
LONDON LIMITED
CONSULTING ENGINEERS
155 YORK STREET --LONDON (519) 672-4100--N6A 1A8

Four Counties Health Services Foundation
Four Counties Health Services

Presentation – Municipality of West Elgin

Thursday, October 9, 2025

Tom Jeffery, FCHS Foundation (FCHSF) Board Chair

Julie McBrien, MHA President and CEO

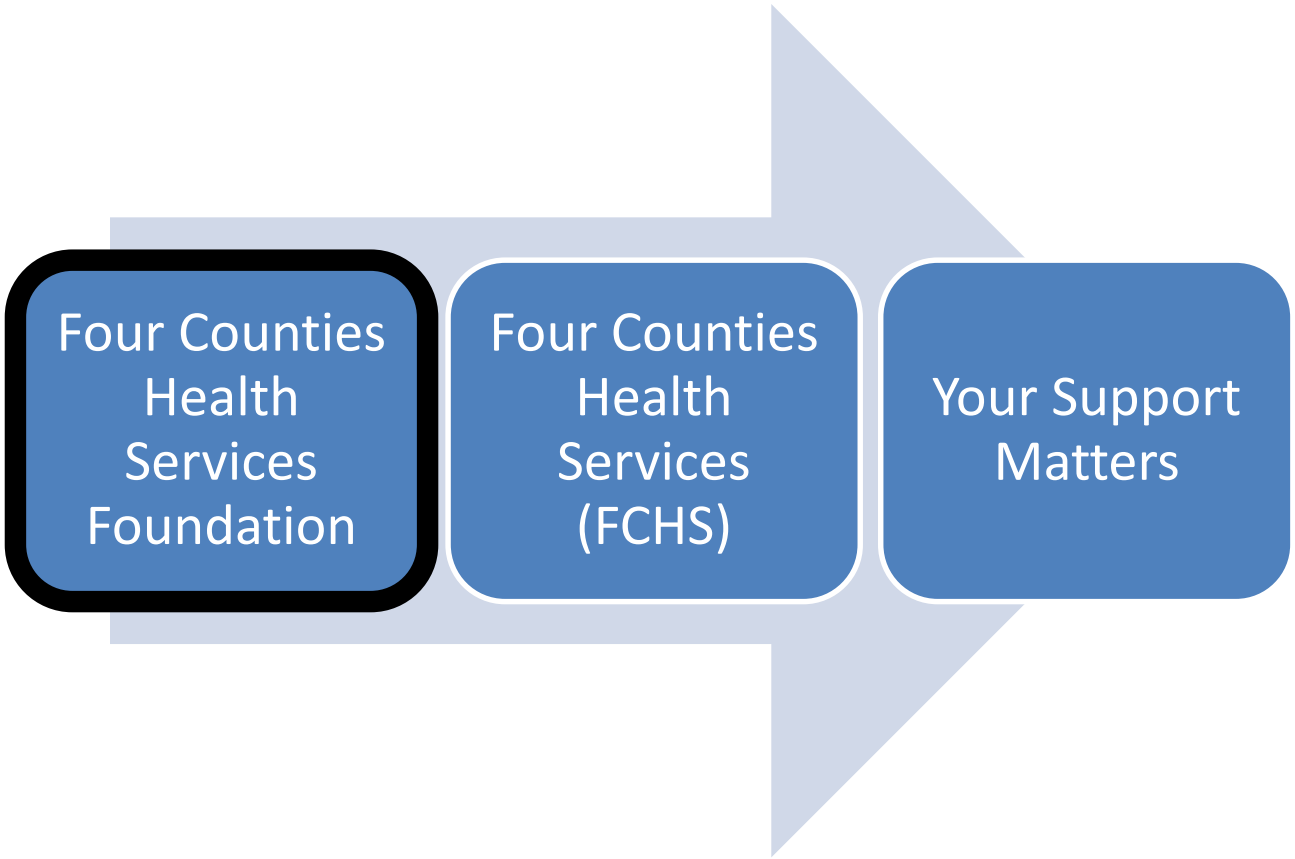
Jackie Beatty, FCHSF Fundraising Coordinator

Martha Wortner, FCHSF Administrator

Municipality of West Elgin

Thank you for your generous donations to date:
$275,805 (1999-2025)

Agenda


Four Counties Health Services Foundation
Four Counties Health Services (FCHS)
Your Support Matters

FCHS Foundation: Mission, Vision, and Values

Mission

To build relationships that support Four Counties Health Services by raising awareness of critical equipment needs and encourage community ownership through giving

Vision

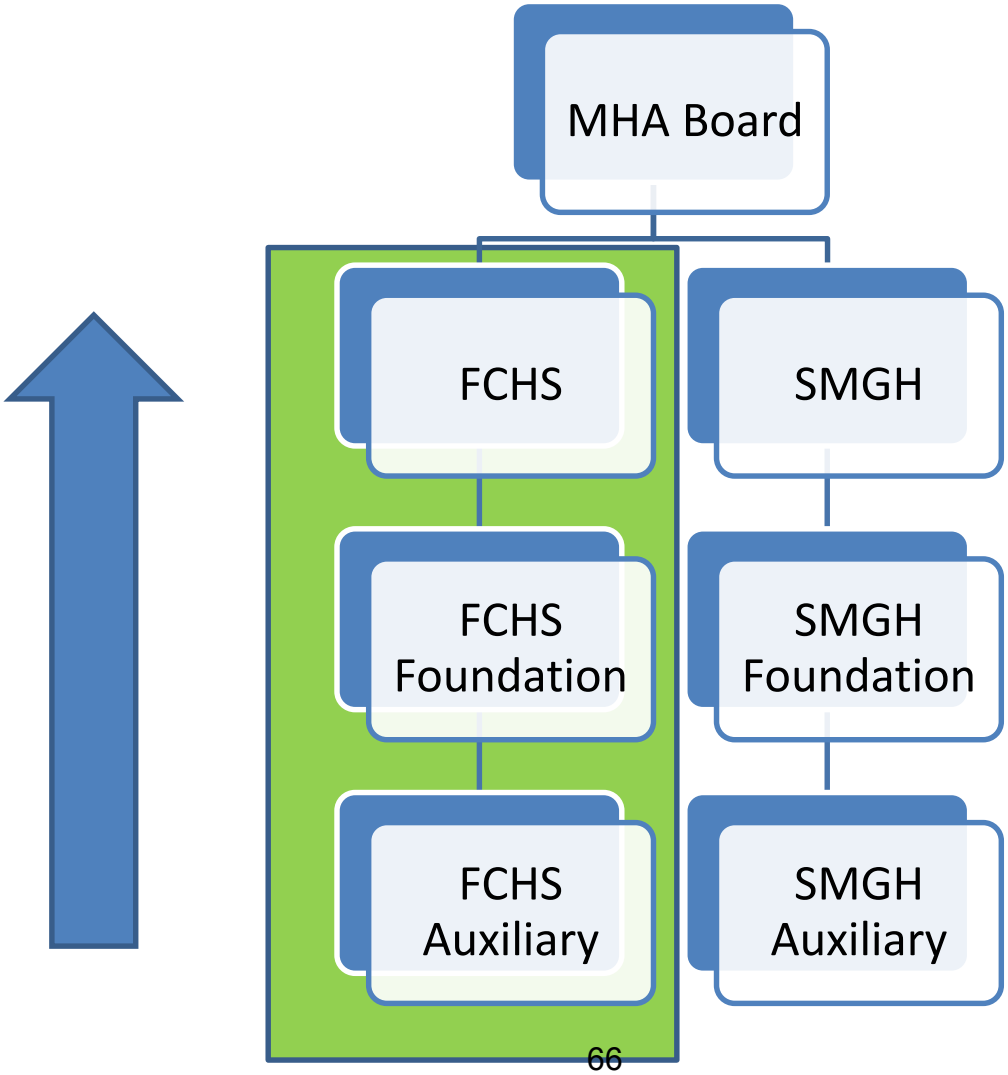
To Ensure Quality Healthcare Close to Home

Values

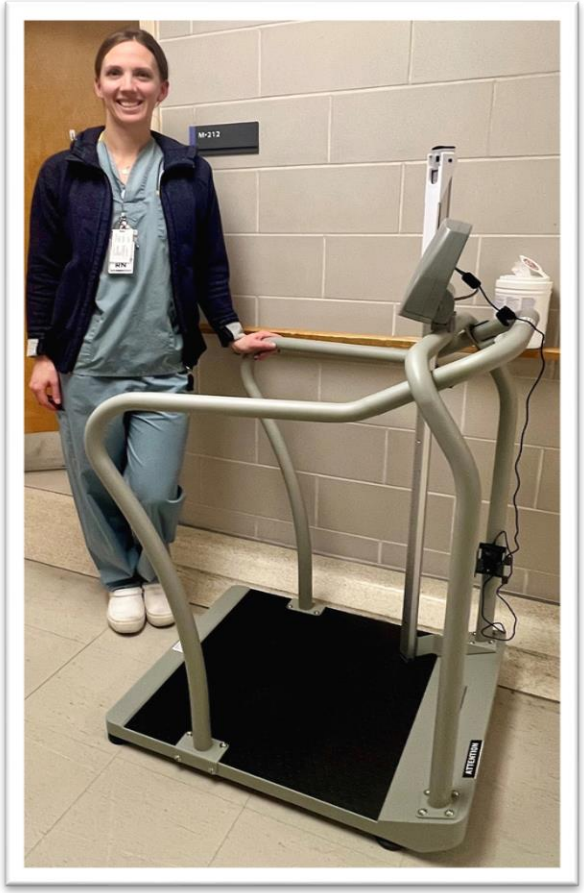
To be guided by our values in our relationship with our donors, our hospital, our communities and each other, we live the following

Trust – Integrity – Respect – Accountability – Team Work

Structure


MHA Board
FCHS
SMGH
FCHS Foundation
SMGH Foundation
FCHS Auxiliary
SMGH Auxiliary

FCHS Middlesex Hospital Alliance FOUNDATION



Overview

- Raises funds for hospital medical equipment not supported by Ministry of Health, which is defined by FCHS policy as <u>any</u> equipment valued over **$3,000**

- Since 1987, the Foundation has contributed **$9.45M** to support medical equipment purchases at FCHS

FCHS Middlesex Hospital Alliance FOUNDATION

Volunteer Elected Board of Directors

Community/Skills Based Board:

Judy Bodkin (Thamesville)
Harry Denkers (Florence)
Scott Gawley (Bothwell)
Tom Jeffery (Appin)
Janneke Newitt (Melbourne)
Kirk Patterson (London/Glencoe)
Lynda Pelcz (Rodney)
Joanne Vansevenant (Newbury)
Pam White (Bothwell)

Ex-officio Board Directors

Jackie Herdman – Auxiliary to FCHS Representative
Chelsea King – MHA Representative
Julie McBrien – FCHS Representative

Part Time Staff

Rosemary Bartlett (Glencoe)
Jackie Van Eerd Beatty (Bothwell)
Martha Wortner (Wardsville)

Donor Impact

- Provides State of the Art medical equipment for patient care
- Allows the hospital to increase number of procedures
- Reduces wait times
- Keeps care close to home

Community Impact

- According to a recent local study, the top two reasons that attract newcomers to an area are:
  1. Employment Opportunities
  2. **Access to Health Care**
- Hospitals not only impact quality of health care in our communities but impact viability and sustainability of our rural communities.

Community Support

Supporting Community

Annual Memorial Service

Honours those who have passed at FCHS or had memorial donations made in their name

February 2025 Service:
Glencoe Presbyterian Church
120 lives remembered

What's Happening at FCHS – shines a light on our hospital, foundation, and auxiliary

Distribution - 11,500 homes, farms, and businesses receive newsletters

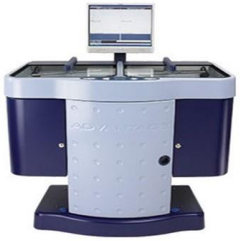
PULSE Spring & Fall Newsletters

Serving the Needs of Patients!

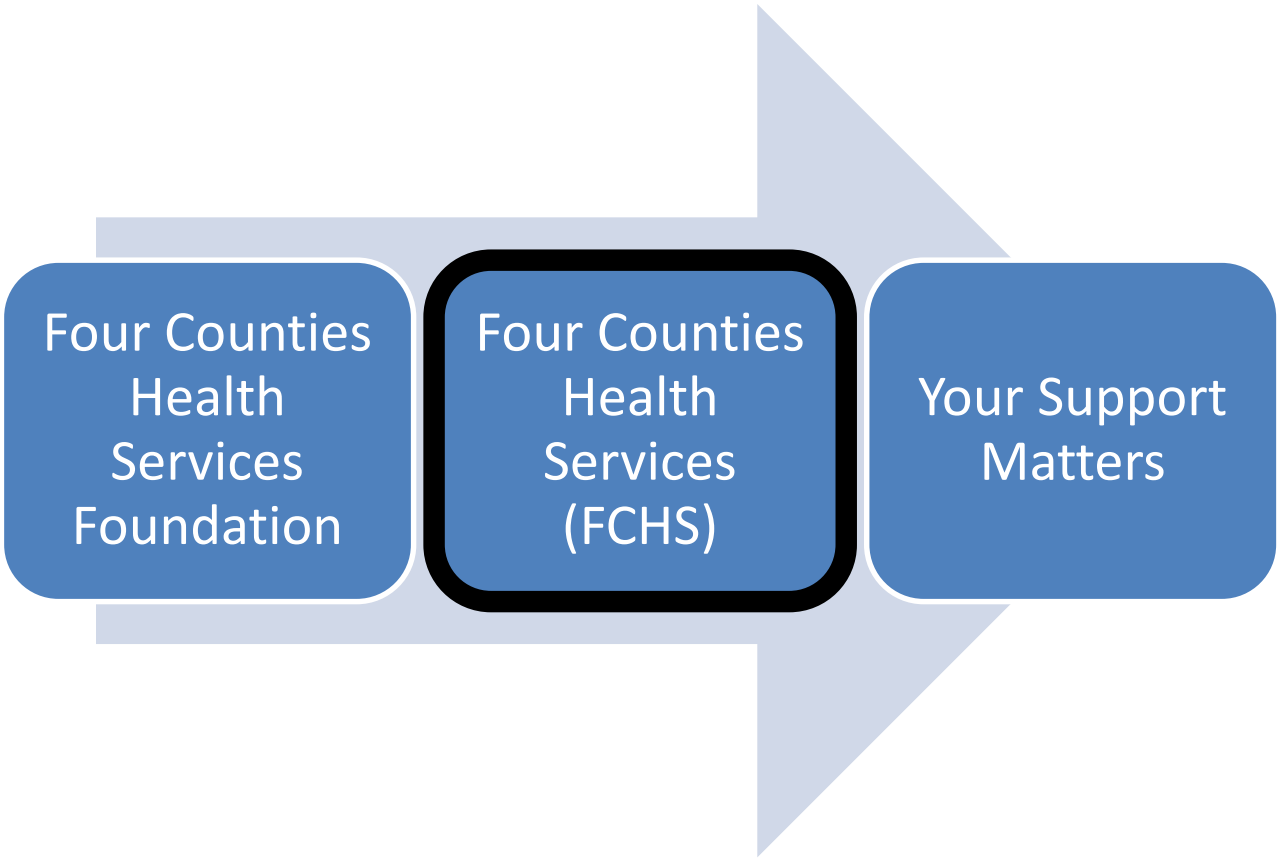
Care Closer to Home

2025 FCHS Foundation
Patient Medical Equipment Appeal $ 250,500

Care Closer to Home

Endoscopy Processor	2 x Hematology Analyzers	Flexible Endoscope	3 x VC150 Vital Monitors
			
Automated Scope Cleaning	Complete Blood Count Testing	Examines Upper GI Tract	Monitors Patient Health
Endoscopy Dept **$92,000**	**Lab/Emergency Dept** **$60,000**	**Endoscopy Dept** **$30,000**	**ACNU Dept** **$21,000**
4 x IV Pumps	**Staff Education**	**AIRVO 3**	**Floor Scrubber**
			
Delivers IV Fluids to Patient	Supporting Staff Training	Supports Patient in Respiratory Distress	Removes Dirt, Grime & Pathogens
ACNU/Emergency Dept **$16,000**	**Hospital wide** **$12,000**	**Emergency Dept** **$10,000**	**Housekeeping Dept** **$9,500**

Agenda


Four Counties Health Services Foundation
Four Counties Health Services (FCHS)
Your Support Matters

Middlesex Hospital Alliance

Mission & Vision

VISION:

Exceptional
People providing
Exceptional Care.

MISSION:

To provide the
healthcare we
would expect for
our own families.

Learn more at: www.mhalliance.on.ca/about/strategic-plan

Four Counties Health Services

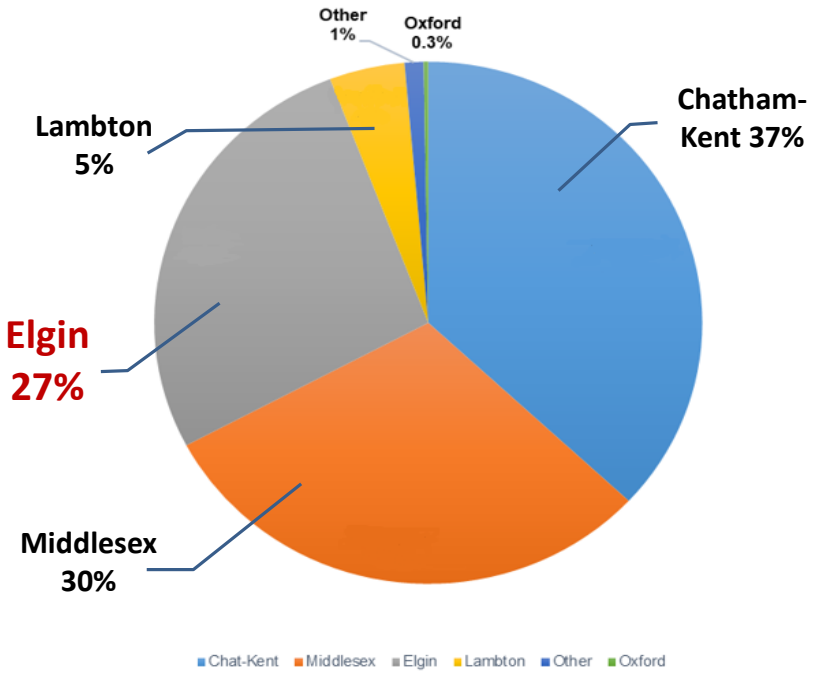
Stabilizing our Critical Patients

Negative Pressure Room

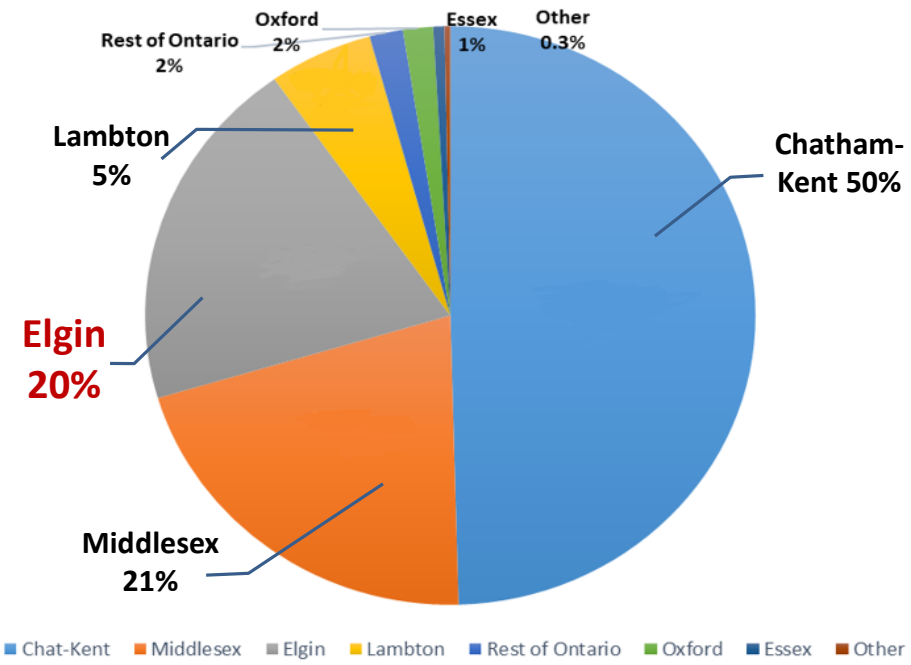
Helipad for ORNGE Air Ambulance Service

Hospital Statistics by County

2024-2025
Inpatients (N= 575)

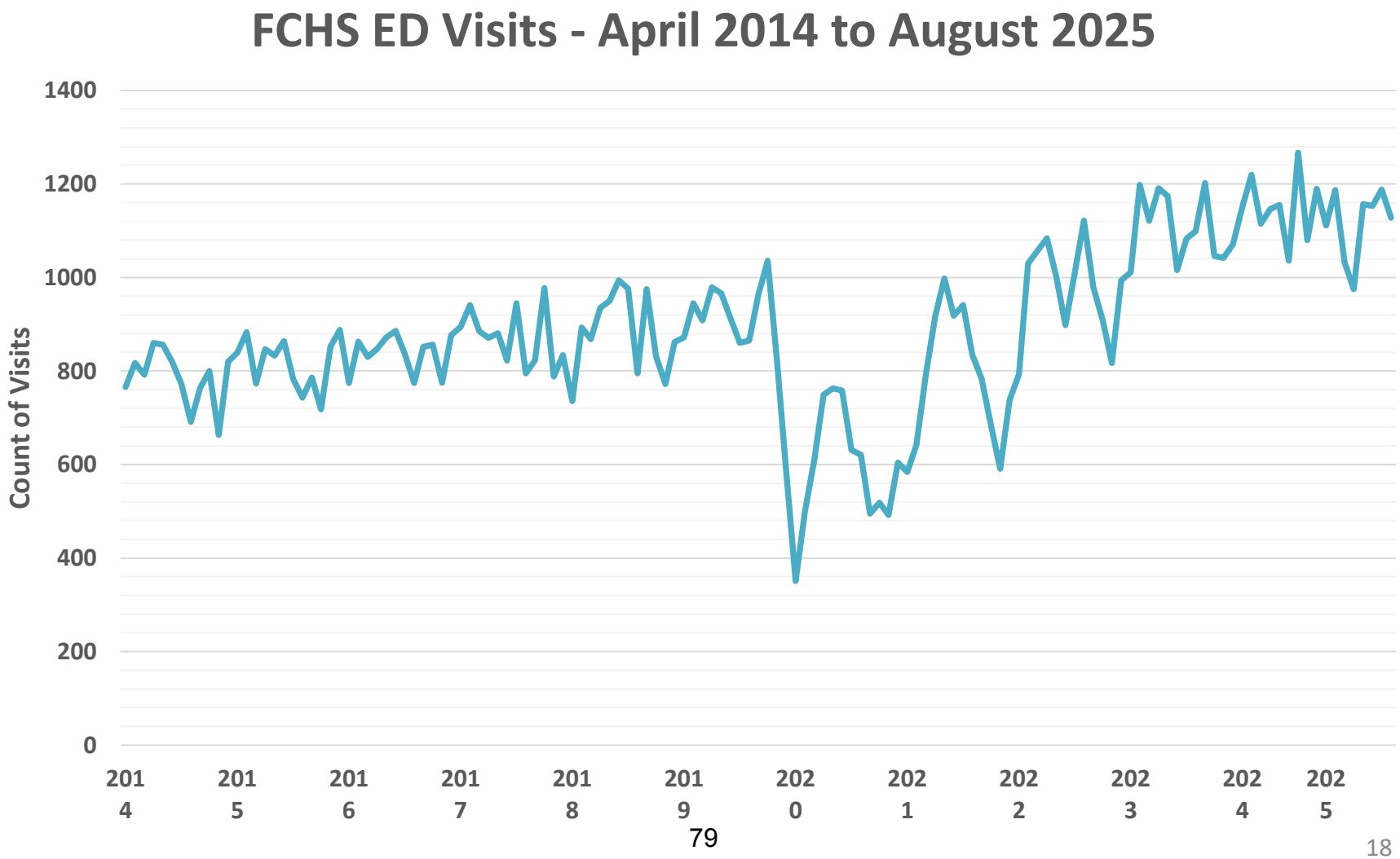


2024-2025 Emergency Visits
(N=13,704)

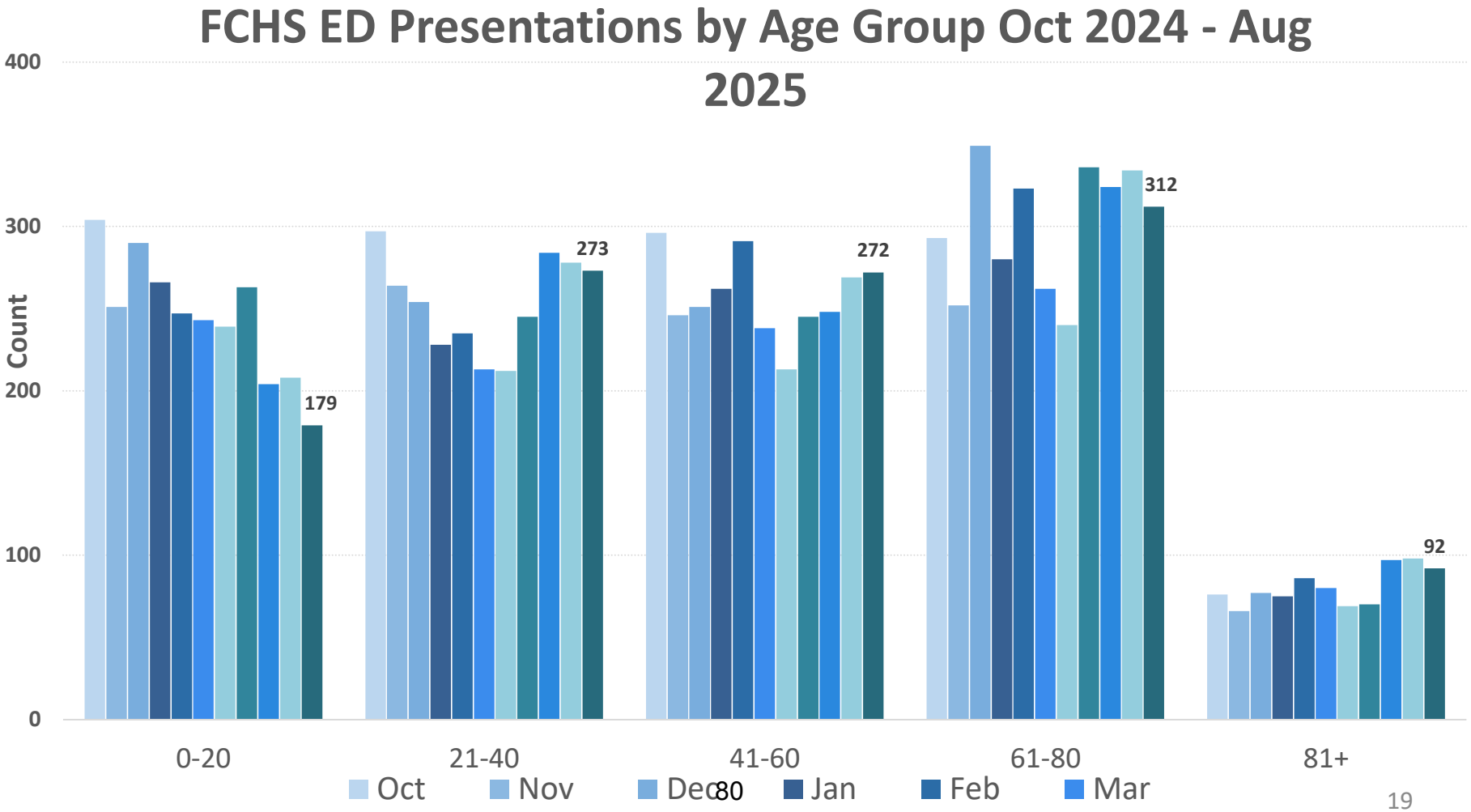


Other : Rest of Canada and world

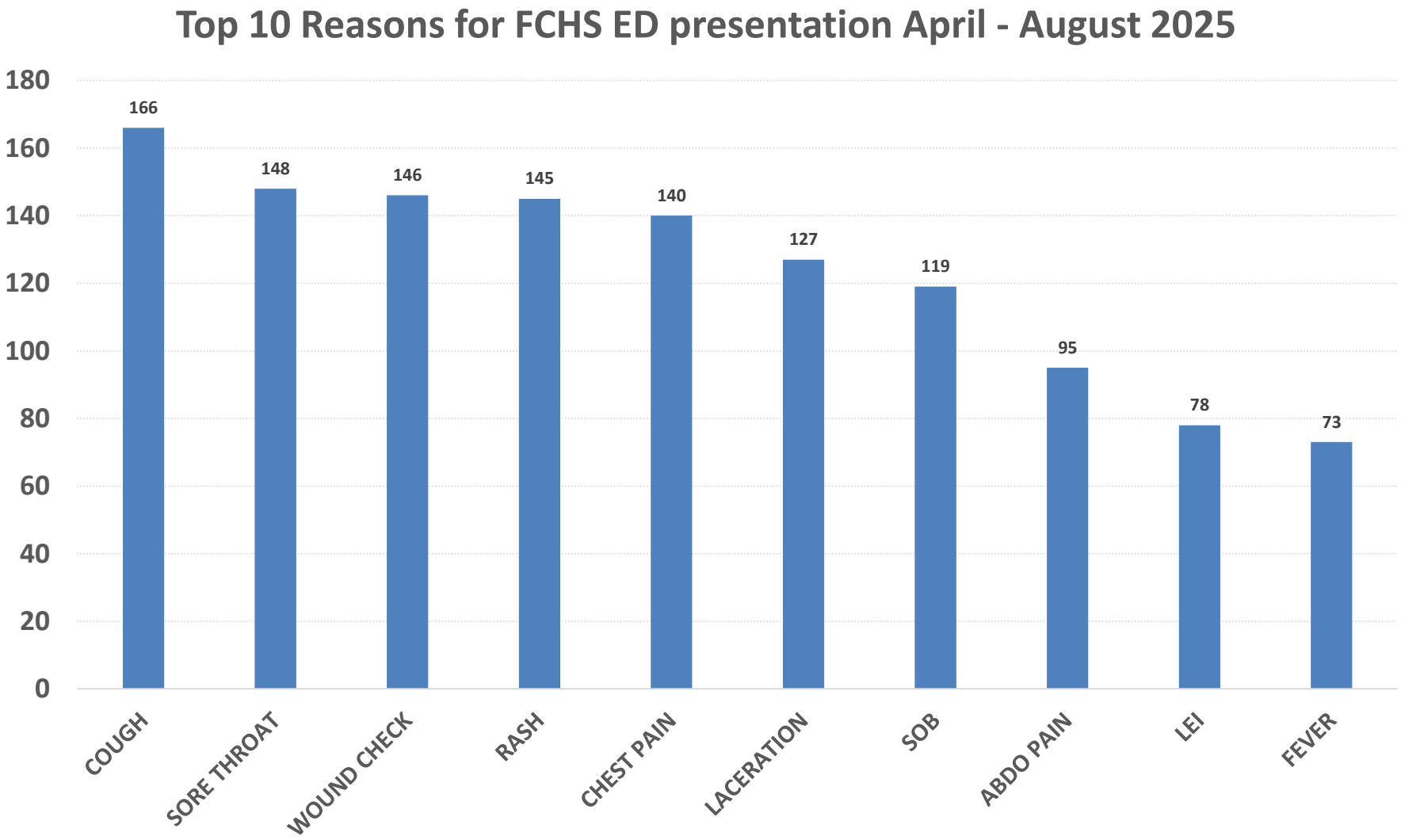
FCHS Emergency Department Growth



FCHS Emergency Department Visits by Age Group



Most Common ED Visit Reasons

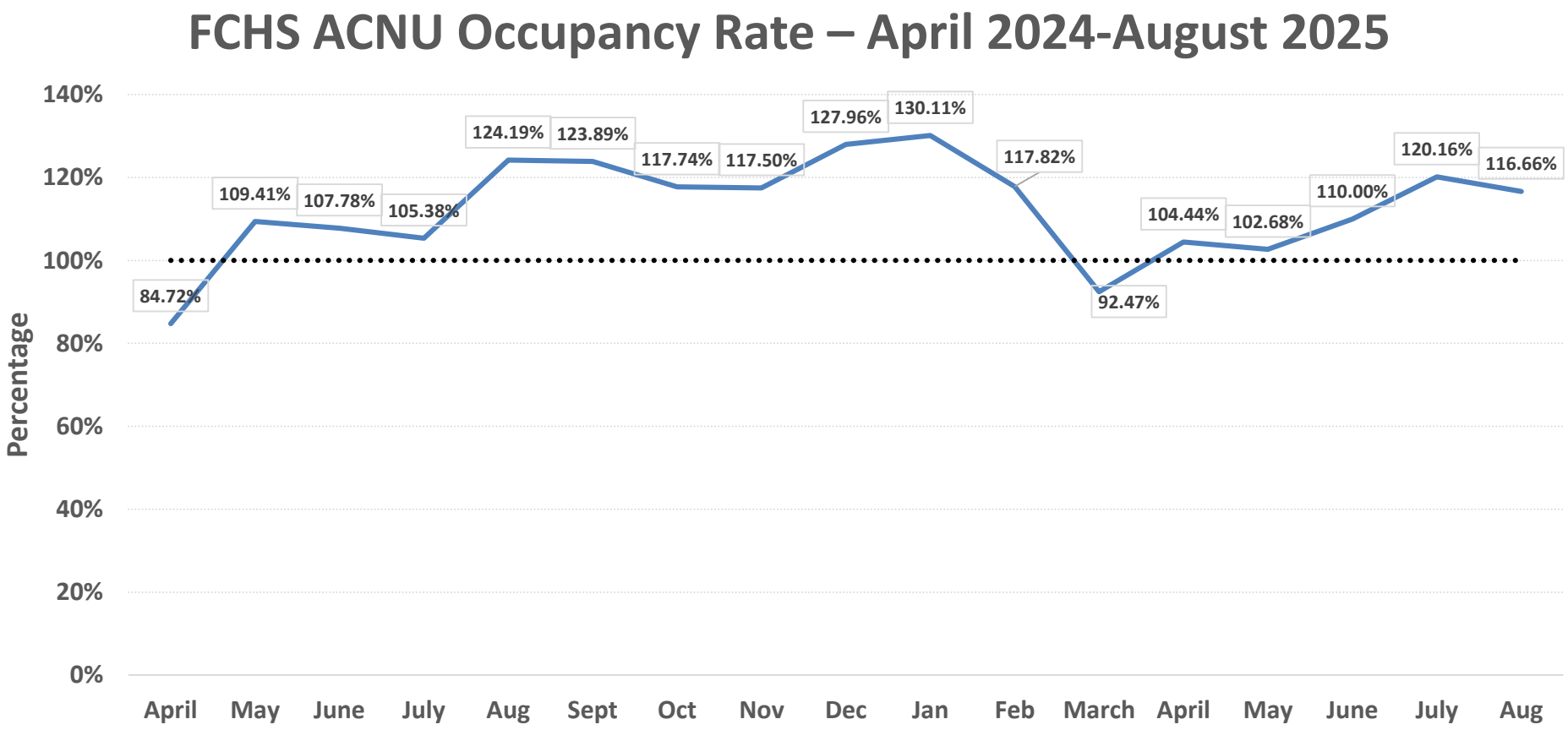


Primary Care – Inpatient Support

FCHS Most Responsible Physicians (MRPs)

Dr. Todd Elogio	Dr. Anwar Hooda
Dr. Monica Faria	Dr. Garrett Mosey
Dr. Sophia Frost	Dr. Matthew Wu

FCHS Acute Nursing Unit Bed Occupancy



Patient average age at admission = 72 years

83

Ambulatory Care Clinics

Dr. Loo

Dr. Mohammed

Dermatology

- Second & Third Friday of the Month

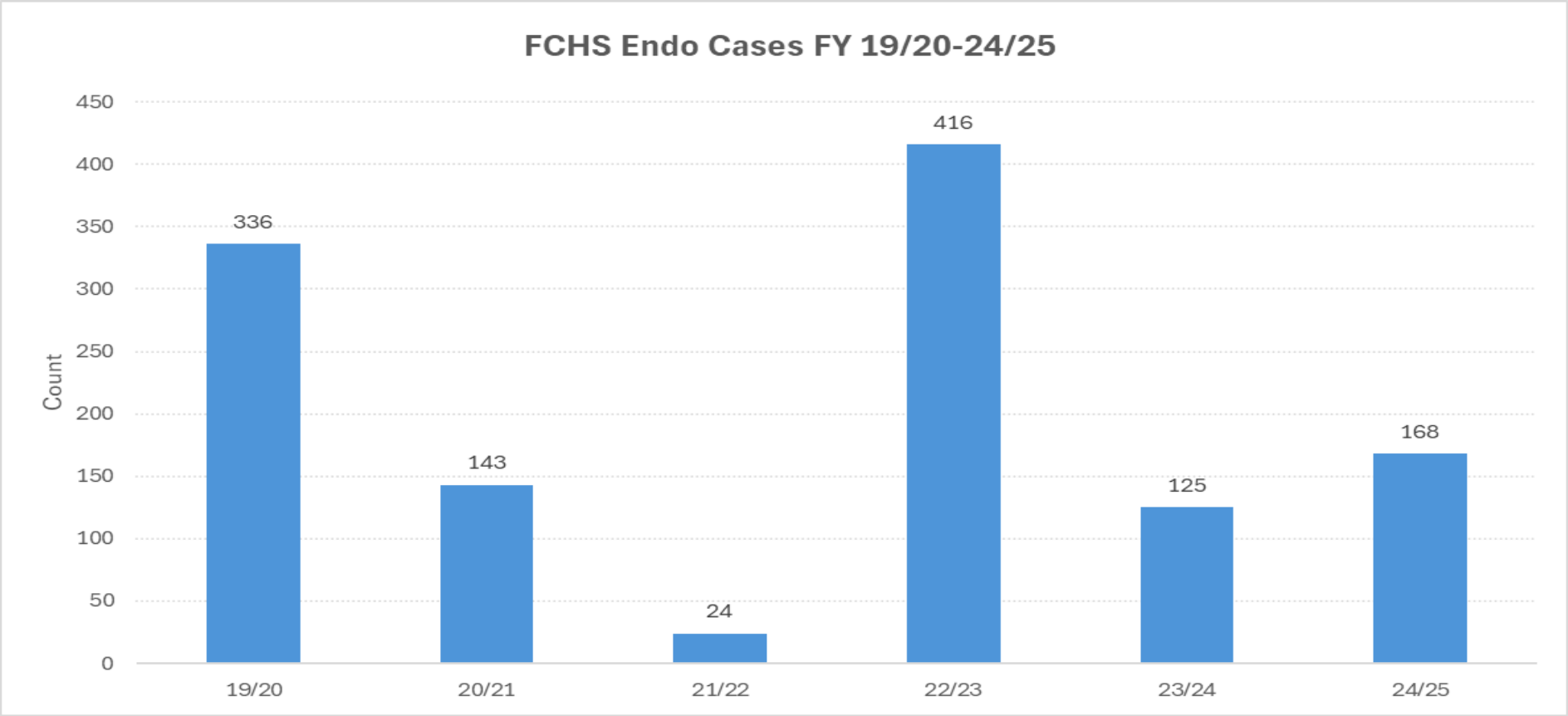
Endoscopy

- Every Thursday

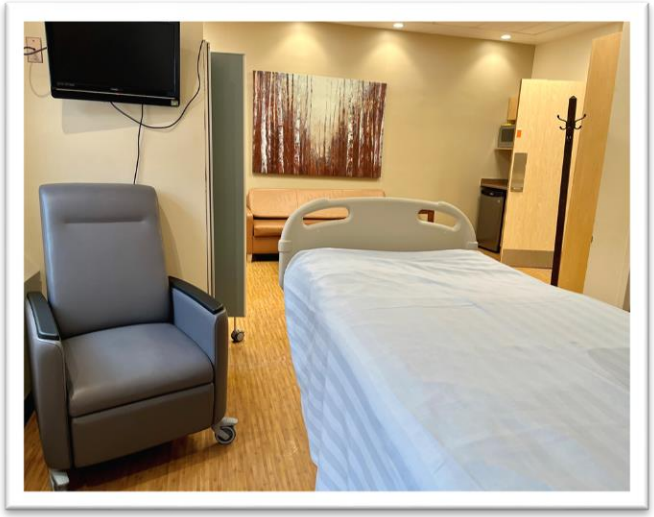
Minor Surgery

- First Friday of Month

Endoscopy


FCHS Endo Cases FY 19/20-24/25
Count
450
400
350
300
250
200
150
100
50
0
336
143
24
416
125
168
19/20
20/21
21/22
22/23
23/24
24/25

Palliative Care Suite



Health Village Updates

Newbury Dental Clinic

Dynacare Lab

SOAHAC

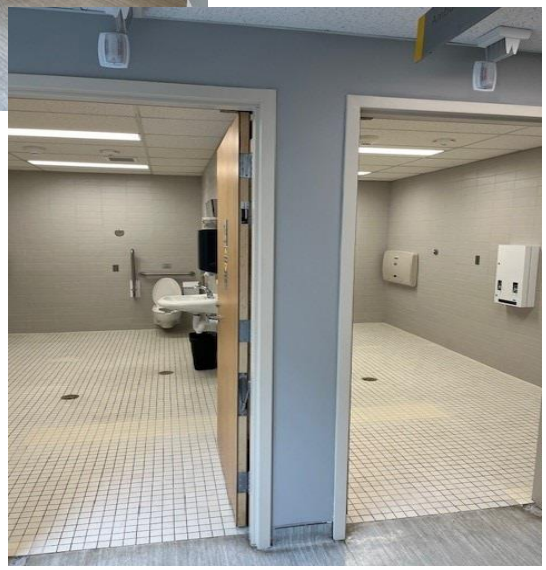
FCHS Foundation

Hitching Post

Four Counties Community Villa

FCHS Infrastructure Investments

- *New* Accessible Washrooms
  Near Emergency Department
- 2nd Generator to be Installed
  Summer/Fall 2026
- Additional patient care rooms
  Outfitted to support overcapacity
- New door for Mental Health room
- New audio-visual equipment
  In Board room
- Way-finding improvements
- Exploring improved cellular service



FCHS Local Advisory Committee (LAC)

General Purpose / Mission of Committee:

1. Provide input and education to the MHA Board on issues of importance to the community served by FCHS.
2. Provide advice and consultation in the development of the Middlesex Hospital Alliance (MHA) mission, vision and values.
3. Participate in the MHA strategic planning process.
4. Provide advice and consultation on any Board consideration regarding addition/elimination of programs/services at FCHS.
5. Provide advice and consultation on local community health and wellness issues.
6. Provide advice and consultation on strategies for recruiting and retaining Professional Staff resources in the local community.
7. Provide advice and consultation and coordinate efforts in the local community among the Alliance, and FCHS's volunteer /auxiliary group and Foundation.

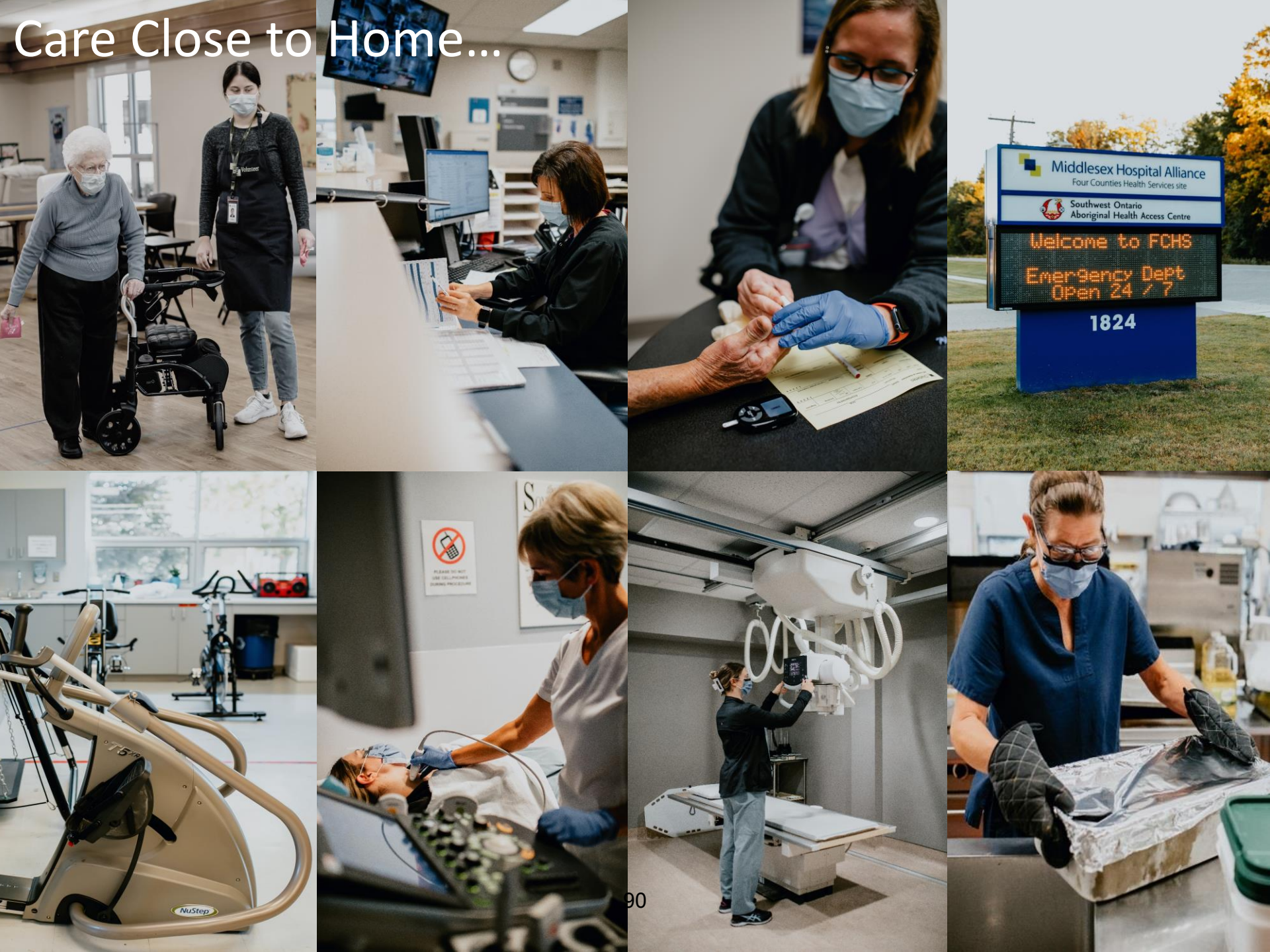
Meet four (4) times per year at FCHS.

Report to the MHA Board of Directors.

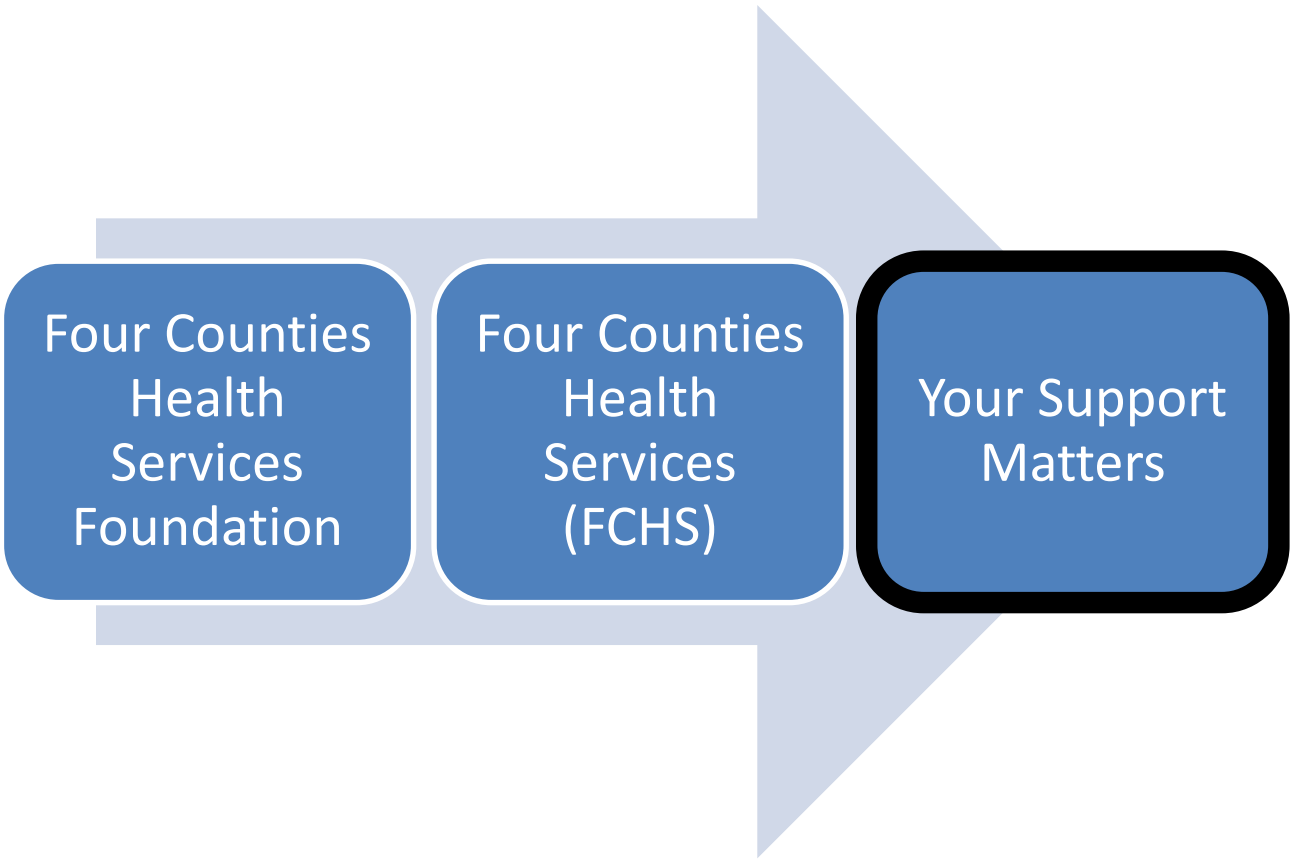
LAC Membership for 2025/2026:

- Janelle Elliott (Community Rep)
- Jim Faflak (Community Rep)
- Mike Keime (Community Rep)
- Jim Knipfel (Community Rep)
- Don Lunn (Community Rep)
- Jackie Herdman (Auxiliary)
- Tom Jeffrey (FCHS Foundation)
- Ex-Officio members (MHA Board Chair, President & CEO, VP Clinical, Interim Chief of Rural Medicine)

Care Close to Home…



Agenda


Four Counties Health Services Foundation
Four Counties Health Services (FCHS)
Your Support Matters

Your Donor Dollars at Work – 2024

Donor Dollars At Work

Care Closer to Home

2024 Annual Hospital Support $205,538

Completed - Thank You!

	$
Portable Ultrasound	54,468
Ventilator Paeds & Adult	34,235
Monitoring Gateway	27,793
Automated CPR Patient Compression	19,687
ECG Cart	18,668
2 x Carbon Dioxide Monitors	12,431
Staff Education	12,000
Physiotherapy Traction Bed	10,679
Patient Power Lift	8,684
Centrifuge	6,893

Your Donor Dollars at Work – 2024

THANK YOU!
West Elgin Community Grant Program funded $5,000 toward a Portable Ultrasound, providing 24/7 bedside Diagnostic Imaging for Emergency care

Portable Sonosite_PX Ultrasound
24/7 Emergency Ultrasounds
$55,000

Request for Continued Support

Vital Signs Monitor
$7,000
3 Required for 2025

- Our Fall 2025 Fundraising Goal for Patient Medical Equipment needs is $118,500
- Appealing for assistance with the purchase of one Vital Signs Monitor for the ACNU Department, budgeted at $7,000

FCHS Auxiliary

Gift Shop

Nevada Ticket Sales

Used Book Store

Spring Bazaar

IT'S BACK!

FCHS Auxiliary Christmas Bazaar & Luncheon

Monday, December 8
10 - 3 pm

BBQ Raffle

Third Party Events

Voiceprints Concert

Glencoe Lions 50/50

Glencoe Curling Bonspiel

Twin Creeks Preserve Sporting Clays Tournament

Norm Parker Runner Watford Alvinston Race

SWM Celebrate Community Committee Car Show

Signature Events

Testimonial

The DePelsmaekers

- Longtime supporters of FCHS Foundation
- Residents of the Villa since 2023
- During his cancer journey, Richard had been treated at 6 hospitals across Southwestern Ontario, including Four Counties Health Services' Emergency Department and stays on the floor (ACNU)
- Richard passed away in the FCHS Palliative Care Suite, June 2025
- Mary Lou returned to FCHS to thank staff for their excellent care of Richard and support for their family, remarking that of all the hospitals they had visited, Four Counties was "# 1, No Question!"

Mary Lou & Richard DePelsmaeker Celebrating 57th Wedding Anniversary In FCHS Palliative Care Suite

Website: fchsfoundation.ca

Facebook: Four Counties Health Services Foundation

Grown Locally, Healed Locally

Your Support Matters

Immediate Access to Care: In emergencies, every minute counts. Having a well-equipped local hospital ensures that you and your loved ones receive timely medical attention.

Enhanced Services: Your contributions can help us invest in the latest medical technologies and training, ensuring that you receive state-of-the-art care close to home.

Community Well-being: A local hospital is more than just a place for medical treatment; it's a hub for community health programs, preventive care, and education. By supporting us, you're investing in the overall well-being of our community.

Care Closer to Home

Discussion

Municipality of West Elgin

Minutes

Council Meeting

September 25, 2025, 4:00 p.m.
Council Chambers
160 Main Street
West Lorne

Present:	**Mayor Leatham** **Deputy Mayor Tellier** **Councillor Denning** **Councillor Statham** **Councillor Sousa**
Staff Present:	**Robert Brown, Planner** **Terri Towstiuc, Manager of Community Services/Clerk** **Robin Greenall, Chief Administrative Officer** **Dave Charron, Manager of Infrastructure & Development** **Tom Mohan, Drainage Superintendent**
Also Present:	**John Mascarin, Aird & Belis LLP** **John Spriet, P. Eng., Spriet Associates Engineering Ltd.**

Council Meetings are held in-person at 160 Main Street, West Lorne, and the post-meeting recording available at www.westelgin.net, when available (pending no technical difficulties).

1. Call to Order

Mayor Leatham called the meeting to order at 4:00 pm.

2. Adoption of Agenda

Resolution No. 2025- 277

Moved: Councillor Sousa
Seconded: Councillor Statham

That West Elgin Council hereby adopts the Regular Council Agenda for September 25, 2025, as presented.

Carried

3. Disclosure of Pecuniary Interest and General Nature Thereof

No disclosures

4. J. Mascarin, Presentation of Municipal Conflict of Interest Report

John Mascarin, Aird & Berlis LLP, attended Council to present his report regarding a complaint that was received from the Regular Council Meeting of August 14, 2025. Mr. Mascarin presented a high-level version of the report, including follow-up recommendations.

Councillor Denning addressed the report and findings, and provided commitments to Council, residents and staff.

Resolution No. 2025- 228

Moved: Councillor Sousa
Seconded: Councillor Statham

That West Elgin Council hereby receive the report dated September 19, 2025, from John Mascarin, Aird & Berlis LLP Re: Integrity Commission Report, Municipal Conflict of Interest Act, Application 2025-01.

Carried

5. Public Meeting, Two (2) Zoning Amendments Applications

Resolution No. 2025- 229

Moved: Councillor Denning
Seconded: Councillor Statham

That West Elgin Council hereby proceed into a Public Meeting pursuant to the *Planning Act*.

Carried

5.1 Application D-14 8-2025

5.1.1 Planners Report

Resolution No. 2025- 230

Moved: Deputy Mayor Tellier
Seconded: Councillor Statham

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding Zoning By-law Amendment Application D-14 8-2025 – Recommendation Report (Planning Report 2025-20); And

That West Elgin Council approve the rezoning of 13904 Graham Road from General Agricultural (A1) to Agricultural (A2) and Restricted Agricultural Special Regulation 10 (A3-10), in accordance with the attached draft by-law; And

Further, that West Elgin Council consider an amendment to the Zoning By-law, as presented in the by-law portion of the September 25, 2025, Council Agenda.

Carried

5.1.2 Applicant or Public Comment

None.

5.1.3 Council Comment

None.

5.2 Application D-14 9-2025

5.2.1 Planners Report

Resolution No. 2025- 231

Moved: Councillor Denning
Seconded: Councillor Sousa

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding Zoning By-law Amendment Application D-14 9-2025 – Recommendation Report (Planning Report 2025-21); And

That West Elgin Council approve the rezoning of 22525 Pioneer Line from General Agricultural (A1) to General Agricultural Special Regulation 11 (A1-11) Zone and Future Residential (FR), in accordance with the attached draft by-law; And

That West Elgin Council consider an amendment to the Zoning By-law, as presented in the by-law portion of the September 25, 2025, Council Agenda.

Carried

5.2.2 Applicant or Public Comment

None.

5.2.3 Council Comment

None.

5.3 Adjournment of Public Meeting (Planning Act)

Resolution No. 2025- 232

Moved: Councillor Sousa
Seconded: Deputy Mayor Tellier

That West Elgin Council hereby adjourn the Public Meeting, pursuant to the *Planning Act*.

Carried

6. Public Meeting, Consideration of Two (2) Municipal Drains

Resolution No. 2025- 233

Moved: Councillor Sousa
Seconded: Councillor Statham

That West Elgin Council hereby proceed into a Public Meeting pursuant to the *Drainage Act*.

Carried

6.1 Engineers Report, dated September 3, 20225 Re: Fleuren Drain Extension

Resolution No. 2025- 234

Moved: Councillor Statham
Seconded: Councillor Denning

That the Council of the Municipality of West Elgin hereby receives the Engineers report as prepared and presented by Mr. JM Spriet, P. Eng.; and

That Council authorizes staff to initiate the tender process in accordance with the Drainage Act, as required, for the construction of the Municipal Drain known as Fleuren Drain Extension, to be considered by Council following the Court of Revision; and

That the Court of Revision be scheduled for Thursday, October 23, 2025, at 3:30pm; and

That Council consider the provisional By-Law 2025-54, as presented in the By-Law portion of the agenda for a first and second reading.

Carried

6.1.1 Landowner or Public Comment

None.

6.1.2 Council Comment

None.

6.2 Engineers Report, dated September 3, 2025, Re: Mills Drain

Resolution No. 2025- 235

Moved: Councillor Statham
Seconded: Deputy Mayor Tellier

That the Council of the Municipality of West Elgin hereby receives the Engineers report as prepared and presented by Mr. JM Spriet, P. Eng.; and

That Council authorizes staff to initiate the tender process in accordance with the Drainage Act, as required, for the construction of the Municipal Drain known as Mills Drain, to be considered by Council following the Court of Revision; and

That the Court of Revision be scheduled for Thursday, October 23, 2025, at 3:30pm; and

That Council consider the provisional By-Law 2025-55, as presented in the By-Law portion of the agenda for a first and second reading.

Carried

6.2.1 Landowner or Public Comment

None.

6.2.2 Council Comment

None.

6.3 Adjournment of the Public Meeting (Drainage Act)

Resolution No. 2025- 236

Moved: Councillor Denning
Seconded: Councillor Sousa

That West Elgin Council hereby adjourn the Public Meeting, pursuant to the Drainage Act.

Carried

7. Delegations

7.1 Jason DeCosta Re: Waterline Charge for New Residential Build

Jason DeCosta attended Council, addressing his concerns regarding the connection fee for Municipal water services. Mr. DeCosta addressed his personal concerns, as well economic impact for all future potential users of the water system.

8. Adoption of Minutes

Resolution No. 2025- 237

Moved: Councillor Sousa
Seconded: Deputy Mayor Tellier

That West Elgin Council hereby adopt the Minutes of September 11, 2025, as presented.

Carried

9. Business Arising from Minutes

None.

10. Staff Reports

10.1 Chief Administrative Officer

10.1.1 West Lorne Community Complex and County of Elgin Library Renovations

Resolution No. 2025- 238

Moved: Councillor Statham
Seconded: Councillor Denning

That West Elgin Council hereby receives the report from Robin Greenall, CAO, and

That West Elgin Council directs staff to proceed with the recommendation to renovate the West Lorne Library and accessible washroom only, and to proceed with the provisional tendering process for the full project.

Carried

11. Committee and Board Reports or Updates

No updates provided.

12. Notice of Motion

None presented prior to Meeting.

13. Council Inquires/Announcements

Councillor Statham noted the Town Hall Meeting, on October 8, 2025, at 6:00pm, hosted by the West Elgin Community Health Centre, in support of health care services. Councillor Statham encouraged all members of Council and the public to attend, to support an important initiative for the municipality.

Councillor Sousa advised the Economic Development Committee met and will be revisiting the idea of rebranding for the municipality in the new year, as well the HGTV "Hometown Takeover" contest.

13.1 Deputy Mayor Tellier Re: Halloween at Ye Olde Jail

Annual distribution of Halloween treats for trick-or-treaters on Halloween evening, at Ye Olde Jail, Queen Street, Rodney. Deputy Mayor Tellier will be distributing treats from 5-7pm.

14. Correspondence

14.1 County of Elgin, Official Plan 2025
14.2 Hydro One Notice of Completion, Draft Environmental Study Report

Resolution No. 2025- 239

Moved: Deputy Mayor Tellier
Seconded: Councillor Denning

That West Elgin Council herby receive and file all correspondence, not otherwise dealt with.

Carried

15. Items Requiring Council Consideration

15.1 Councillor Statham Re: Washroom Access in Rodney

Resolution No. 2025- 240

Moved: Councillor Statham
Seconded: Councillor Sousa

Whereas restroom facilities are not available for public use in the town of Rodney, West Elgin Council hereby direct staff to investigate the options available to provide public restroom access.

Carried

16. Upcoming Meetings

- **Tri-County Water Board** Tuesday, September 30, 7:00pm
- **Arena (BHCC) Board** Wednesday, October 8, 9:00am
- **Regular Council** Thursday, October 9, 4:00pm
- **Recreation Committee** Wednesday, October 15, 7:00pm
- **Four Counties Transit** Monday, October 20, 8:30am
- **Tri-County Water Board** Tuesday, October 21, 7:00pm
- **Court of Revision** Thursday, October 23, 3:30pm
- **Regular Council** Thursday, October 23, 4:00pm
- **Heritage Homes** Monday, October 27, 1:00pm
- **Arena (BHCC) Board** Wednesday, November 12, 9:00am
- **Court of Revision** Thursday, November 13, 3:30pm
- **Regular Council** Thursday, November 13, 4:00pm
- **Tri-County Water Board (Tentative Budget)** Tuesday, November 18, 7:00pm
- **Recreation Committee** Wednesday, November 19, 7:00pm
- **Volunteer Recognition Evening** Saturday, November 22
- **Heritage Homes** Monday, November 25, 1:00pm
- **Regular Council** Thursday, November 27, 4:00pm
- **Arena (BHCC) Board** Wednesday, December 10, 9:00am
- **Regular Council** Thursday, December 18, 4:00pm

17. By-Laws

17.1 By-law 2025-52, Zoning Amendment 13904 Graham Road

Resolution No. 2025- 241

Moved: Councillor Statham
Seconded: Councillor Sousa

That By-law 2025-52, being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property at 13904 Graham Road, be read a first, second and third and final time.

Carried

17.2 By-law 2025-53, Zoning Amendment 22525 Pioneer Line

Resolution No. 2025- 242

Moved: Councillor Statham
Seconded: Councillor Denning

That By-law 2025-53, being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property at 22525 Pioneer Line, be read a first, second and third and final time.

Carried

17.3 By-law 2025-54, Fleuren Drain Extension

Resolution No. 2025- 243

Moved: Councillor Sousa
Seconded: Councillor Statham

That By-law 2025-54, Being a By-Law to provide for drainage works on the Fleuren Drain Extension in the Municipality of West Elgin, be read a first and second time, and provisionally adopted.

Carried

17.4 By-law 2025-55, Mills Drain

Resolution No. 2025- 244

Moved: Deputy Mayor Tellier
Seconded: Councillor Sousa

That By-law 2025-55, being a By-Law to provide for drainage works on the Mills Drain in the Municipality of West Elgin, be read a first and second time, and provisionally adopted.

Carried

18. Confirming By-Law

Resolution No. 2025- 245

Moved: Councillor Sousa
Seconded: Councillor Statham

That By-law 2025-56 being a By-law to confirm the proceeding of the Regular Meeting of Council held on September 25, 2025, be read a first, second and third and final time.

Carried

19. Adjournment

Resolution No. 2025- 246

Moved: Councillor Sousa
Seconded: Deputy Mayor Tellier

That the Council of the Municipality of West Elgin hereby adjourn at 5:42pm to meet again at 4:00pm, on Thursday, October 9, 2025, or at the call of the Chair.

Carried

Richard Leatham, Mayor	Terri Towstiuc, Clerk

MUNICIPALITY OF
West Elgin

Staff Report

Report To:	**Council Meeting**
From:	**Corey Pemberton, Chief Building Official**
Date:	2025-10-02
Subject:	**Building Department Summary Report – September 2025**

Recommendation:

That West Elgin Council hereby receives the report from Corey Pemberton, CBO Re: Building Department Summary Report for the month of September 2025.

Purpose:

The purpose of this report is to provide Council with a summary of Building Department activities for the month of September 2025.

Background:

Please see attached Summary Report.

Respectfully submitted by,

Corey Pemberton, CBO

MUNICIPALITY OF
West Elgin

Municipality of West Elgin
Permit Comparision Summary

Issued For Period September 2025

Current Year to Date 2025				Previous Year to Date 2024			
PERMIT CATEGOTY	PERMIT COUNT	FEE	COST OF CONSTRUCTION	PERMIT CATEGORY	PERMIT COUNT	FEE	COST OF CONSTRUCTION
Accessory structures	12	2,989	577,500	Accessory structures	16	18,383	1,475,093
Agricultural	4	8,327	1,600,000	Agricultural	9	12,887	1,717,000
Change of Use				Change of Use			
Commercial	2	1,811	67,000	Commercial	2	4,244	309,300
Demolition	8	1,370	80,000	Demolition	1	160	60,000
Heating				Heating			
Industrial Building	1	466	45,000	Industrial Building			
institutional Building	3	34,870	2,700,000	institutional Building	2	70,000	5,000,000
Miscellaneous	2	350		Miscellaneous	2	330	23,994
Plumbing		250		Plumbing	2	600	17,500
Pools	2	340	3,000	Pools	3	490	172,000
Residential Building	36	108,861	15,691,316	Residential Building	19	54,193	8,867,390
Sewage System	18	1,060	309,700	Sewage system	16	8,810	351,900
Signs				Signs	2	660	23,000
Combined Use				Combined Use			
TOTAL	88	160,694	21,073,516	TOTAL	74	170,757	18,017,177

Current Year 2025				Previous Year 2024			
TOTAL PERMIT ISSUED		88			74		
TOTAL DWELLING UNITS CREATED		30			17		
TOTAL PERMIT VALUE		21,073,516			18,017,177		
TOTAL PERMIT FEE		160,694			170,757		
TOTAL INSPECTION COMPLETED(YTD)		830			688		

September 2024 Compared to September 2025

Current Year 2025				Previous Year 2024			
	PERMIT COUNT	FEE	COST OF CONSTRUCTION		PERMIT COUNT	FEE	COST OF CONSTRUCTION
Accessory structures		1,020		Accessory structures	2	994	314,125
Agricultural				Agricultural	1	311	105,000
Change of Use				Change of Use			
Commercial		350		Commercial	1	1,344	96,000
Demolition	1	170	15,000	Demolition			
Heating				Heating			
Industrial Building				Industrial Building			
institutional Building	1	1,950	150,000	institutional Building			
Miscellaneous		170		Miscellaneous			
Plumbing		250		Plumbing			
Pools				Pools			
Residential Building	1	2,098	150,000	Residential Building	2	5,984	800,000
Sewage System	1	370	5,000	Sewage System	3	1,710	42,100
Signs				Signs			
Combine Use				Combined Use			
TOTAL	4	6,378	320,000	TOTAL	9	10,343	1,357,225

MUNICIPALITY OF
West Elgin

Staff Report

Report To:	**Council Meeting**
From:	**Dave Charron, Manager of Infrastructure & Development**
Date:	2025-10-09
Subject:	**Truck Tender Results**

Recommendation:

That West Elgin Council hereby receives the report from Dave Charron, Manager of Infrastructure and Development, and

That West Elgin Council approve the tender award for the purchase of 2 fleet vehicles to Finch Chevrolet Cadilliac Buick GMC Ltd for $52, 623.50 plus HST per vehicle.

Purpose:

The purpose of this report is to provide West Elgin Council with information regarding the tender of 2 fleet vehicles for Parks and Recreation and the Utilities Department.

Background:

The 2024 Budget, as approved by Council, included the purchase of 2 pickup trucks. The replacement addressed a Parks and Recreation vehicle that is currently 14 years old (2011) and is over 212,000 km, and the Utilities Department truck that is currently 12 years old (2013) has over 330,000 kms. Both vehicles were scheduled for replacement with a budget allotment of $60,000/ per vehicle.

The budget allotment was carried over to the 2025 budget. A tender document was published for the purchase of the 2 vehicles on September 10, 2025. On October 1, 2025, West Elgin received two submissions. The results of the tender are as follows:

1. Finch Chevrolet Cadilliac Buick GMC Ltd	$52,623.50 per vehicle plus HST
2. Cotrac Ford	$60,309.50 per vehicle plus HST

It is recommended that Council award the contract for the purchase of 2 pickup trucks to Finch Chevrolet Cadilliac.

Financial Implications:

The low bid received in the tendering process was under the approved budget.

Alignment with Strategic Priorities:

Infrastructure Improvement	Recreation	Economic Development	Community Engagement
☐ To improve West Elgin's infrastructure to support long-term growth.	☐ To provide recreation and leisure activities to attract and retain residents.	☐ To ensure a strong economy that supports growth and maintains a lower cost of living.	☒ To enhance communication with residents.

Respectfully submitted by,

Dave Charron
Manager, Infrastructure and Development

Report Approval Details

Document Title:	Truck Tender Results - 2025-03-Infrastructure Development.docx
Attachments:	
Final Approval Date:	Oct 6, 2025

This report and all of its attachments were approved and signed as outlined below:

Robin Greenall

MUNICIPALITY OF
West Elgin

Staff Report

Report To:	**Council Meeting**
From:	**Dave Charron, Manager of Infrastructure & Development**
Date:	2025-10-09
Subject:	**Bi- Monthly Report August - September**

Recommendation:

That West Elgin Council hereby receives the report from Dave Charron, Manager of Infrastructure and Development, for information purposes.

Purpose:

The purpose of this report is to provide West Elgin Council with a brief update on operations conducted during the months of August and September.

Background:

Public Works – Monthly Operations

- Landfill operations, recycling deliveries and tire removal
- Cold patched Municipal Roads and County Roads
- Road patrols completed as required.
- Excavator Maintenance

Public Works – Special Project

- Sidewalk Maintenance Minimum Maintenance work completed
- Guardrail Repairs
- Road closure Rodney Fair and Twoonie Tuesday
- Stop bar line painting
- Drain Repairs - Removal of a beaver dam to prevent flooding
- Stockpiled winter sand

Utilities – Monthly Operations

- Locates requested completed.
- Meter Reads by Olameter & Re-Reads completed.
- All work orders and other regular duties have been completed.
- Customer Service calls including condition of water that led to flushing of the lines.

Utilities – Special Project

- Water repair on 2” Line on Gray Line from Fibre optics installation plow hit.
- Installation of new water service on Silver Clay Line.
- New service tap for 176 Monroe St 5-unit development
- Valve repair at 215 Gilbert St West Lorne.
- 5 new water estimate requests
- Repair service hit by NFTC drill on Pioneer Line

Capital Projects

- Rodney Park RFP
- Tender package out for 2 new fleet trucks
- Assigned G – Architects to design and tender the replacement of the Port Glasgow Trailer Park

Financial Implications:

Capital Projects completed are on expected budget and internal staff completed a portion of the projects for cost savings. All projects are currently forecasted on budget.

Policies/Legislation:

Alignment with Strategic Priorities:

Infrastructure Improvement	Recreation	Economic Development	Community Engagement
☐ To improve West Elgin’s infrastructure to support long-term growth.	☐ To provide recreation and leisure activities to attract and retain residents.	☐ To ensure a strong economy that supports growth and maintains a lower cost of living.	☒ To enhance communication with residents.

Respectfully submitted by,

Dave Charron
Manager, Infrastructure and Development

Report Approval Details

Document Title:	Bi - Monthly Report August - September - 2025-02-Infrastructure Development.docx
Attachments:	
Final Approval Date:	Oct 3, 2025

This report and all of its attachments were approved and signed as outlined below:

Robin Greenall

MUNICIPALITY OF
West Elgin

Staff Report

Report To:	**Council Meeting**
From:	**Dave Charron, Manager of Infrastructure & Development**
Date:	2025-10-09
Subject:	**Sole Sourcing – Spriet Associates**

Recommendation:

That West Elgin Council hereby receives the report from Dave Charron, Manager of Infrastructure and Development, and

That West Elgin Council approve the sole source contract to complete design, tender and construction administration for the replacement of Storm Sewers in West Lorne that outlet to the Zoller drain down Chestnut Street and upgrade the Stormwater main on Main/Pioneer Street from approximately 44m west of Argyle to Division Street to Spriet Associates.

Purpose:

The purpose of this report is to provide West Elgin Council with information regarding the recommendation to sole source of the consultant for the Housing-Enabling Water Systems Fund project consultant work to Spriet Associates.

Background:

In 2023 the town of West Lorne had severe flooding issue which in turn the Municipality hired Spriet Associates to complete a Stormwater management report to identify the issues. This report was completed in February of 2024, and it is attached with this report. The report recommendations were used for grant funding applications.

In August of 2025 Municipality of West Elgin received approval for grant funding through the Housing-Enabled Water Systems Fund II (September 2024 project intake). Confirmation of grant funding was received with the understanding of reduced project timelines due to late onboarding. The term of the grant requires the construction to be awarded by September 2026. Given the tight timelines, staff recommend that Spriet Associates be contracted to complete the design, tender process and constructions administration for this project.

Spriet Associates have familiarity and technical background of the project after completing the stormwater sewer study. They are currently contracted for the project to replace the watermain on Chestnut Street which is in the same area as that will need the stormwater sewers to be replaced. Contracting Spriet Associates allows West Elgin to move the project forward within the timeline of the Grant structure.

Financial Implications:

Spriet will be completing the project at hourly rates; this work qualifies under the grant. The grant has a funding split of 73% grant funding and 27% Municipal funding.

The total cost of the project that is set in the grant is $3,971,183.75 the estimated costs for the engineering work is 13.5% of the grant comes to a total of $537,781.00.

Alignment with Strategic Priorities:

Infrastructure Improvement	Recreation	Economic Development	Community Engagement
☒ To improve West Elgin's infrastructure to support long-term growth.	☐ To provide recreation and leisure activities to attract and retain residents.	☐ To ensure a strong economy that supports growth and maintains a lower cost of living.	☒ To enhance communication with residents.

Respectfully submitted by,

Dave Charron
Manager, Infrastructure and Development

Report Approval Details

Document Title:	Sole Sourcing - Spriet Associates - 2025-01-Infrastructure Development.docx
Attachments:	- West Lorne Storm Sewer Study 2023 -Spriet Associates 223197.pdf
Final Approval Date:	Oct 7, 2025

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Robin Greenall was completed by workflow administrator Dave Charron

Robin Greenall

WEST LORNE
STORM SEWER STUDY 2023

MUNICIPALITY OF WEST ELGIN

Our Job No. 223197

February 2024

SPRIET
ASSOCIATES
ENGINEERS & ARCHITECTS
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February 16, 2024

Mr. Lee Gosnell, CRS
Manager of Operations & Community Services
Corporation of the Municipality of West Elgin
22413 Hoskins Line
Rodney, Ontario
N0L 2C0

Mr. Gosnell:

Re: West Lorne Storm Sewer Study 2023
Our Job No. 223197

This study has been prepared in accordance with instructions provided by the Municipality of West Elgin as well as our engineering proposal dated August 8, 2023. We completed a field investigation of the existing storm sewer system including topographical survey along all road centrelines, all catchbasins and maintenance holes including within specific low-lying properties, and review of reported drainage problems noted in 2023 within the Town of West Lorne. On July 29, 2023, West Lorne experienced approximately 150mm (6") of rainfall during a 2-hour period which is greater than the historical 250-year storm event. On August 23, 2023, West Lorne experienced approximately 175mm (7") of rainfall during a 5-hour period, and on June 28, 2021 West Lorne experienced approximately 125mm (5") of rainfall during a 1-hour period, both which are of a similar storm return event. An analysis of the capacity of the existing storm sewer system was then completed and compared to the sewer surcharge and surface ponding problems reported. The following summarizes our findings, provides recommendations toward reducing the drainage problems within West Lorne and provides a future storm sewer design including related 2024 sewer construction cost estimates.

SUMMARY OF REPORT

A. GENERAL

The main purpose of this study is to analyse the existing conditions of the storm sewer network in West Lorne to determine the optimum locations where upgrades and/or replacement of existing storm sewers would best improve the functionality and efficiency of the storm sewer system as well as alleviate existing surface flooding.

The storm sewer study revealed that approximately 141.41 hectares of land is tributary to this storm sewer system. The majority of flows within West Lorne are tributary to the Graham Drain. The existing storm sewers located within this study area are of various ages and therefore were constructed to different design standards. Some roadways, or portions thereof, within the study area do not currently have any storm sewers in place.

A. GENERAL (cont'd)

An analysis of the calculated tributary flows and capacities for both existing and future conditions for the above-noted areas was completed as detailed below. The existing storm sewers range from being adequate to meet today's municipal design standard of a 5-year storm event to as low as 27% of a 5-year storm event (see Watershed Plans and Design Sheets in Appendices 'A' and 'B').

Existing infrastructure documentation was provided by Municipality of West Elgin and Elgin County to assist with this project. Supplied information included design drawings and Municipal drawings reflecting existing roadways and underground infrastructure within West Lorne. This information was compared with field results obtained during our site investigations.

Refer to FIGURES No. 1 - 4 which depict road allowances owned by Elgin County and the Municipality of West Elgin within West Lorne.

B. DESIGN CRITERIA

Determination of the watershed limits, tributary flows and sewer capacities for both existing and future conditions were completed using information gathered from drawings (both as-constructed and design drawings) provided by the Municipality, County or located within Spriet records, partially verified in the field by Spriet Associates personnel or through comparison with contour mapping. Refer to the Watershed Plans and Design Sheets included as FIGURES No. 5 - 8 in Appendices 'A' and 'B'.

It is noted that the Municipality of West Elgin does not have design standards specific to the Municipality and the design standards of the Municipality of Dutton-Dunwich were referenced for design purposes. As such, this study has been prepared in accordance with the Municipality of Dutton-Dunwich design standards.

The flows for the tributary areas were calculated based upon the Rational Formula using computerised software spread sheets. Several factors including the watershed area, location of existing and proposed catch basins and manholes, existing and future storm sewer slopes, applicable surface runoff coefficients, and design storm intensities are required as input. We calculated runoff coefficients for each applicable individual watershed area. These runoff coefficients are shown on FIGURES No. 5 - 8. The 5-year design storm was used as the performance level for both the existing and future conditions. The rainfall intensities for this storm event were generated using a synthetic rainfall distribution intensity curve used by many Municipalities in the area. This curve can be calculated mathematically using the coefficients $a = 477.211$, constant $b = 2.475$, and exponent $c = 0.617$. The design review was performed in accordance with Ministry of Environment, Conservation and Parks (MECP) standards as well as the Municipality of Dutton-Dunwich design standards.

The predominant land use within the storm sewer area under investigation in this study is residential. However, numerous commercial and industrial properties also exist within the study area, primarily along Graham Street, Main Street, Finney Street and Argyle Street. Similarly, a few of the large upstream properties are strictly agricultural and thus the runoff coefficients (C) have been adjusted accordingly. As noted on Proposed Conditions Storm Watershed Plan, there are several proposed developments within West Lorne.

B. DESIGN CRITERIA (cont'd)

The use of the "Rational Method" was determined to be appropriate for this study. Although the Rational Method has certain shortcomings, such as the methods of determination of the values of 'C' and 'i', it is still a highly recognized and practical empirical method to analyse and design storm sewer systems.

The Rational Method formula is:

Q = 2.78 * (C)(i)(A) in which:

Q = the storm runoff rate (L/s)
C = runoff coefficient
i = average rainfall intensity (mm/hr)
A = size of tributary drainage area (ha)

The Manning Formula has been used to calculate capacity of existing and proposed storm sewer pipes, and a Manning coefficient of friction value of n = 0.013 is generally accepted as standard practice for sewer design.

C. MINISTRY OF ENVIRONMENT, CONSERVATION AND PARKS (MECP) GUIDELINES

The MECP Guidelines for the Design of Storm Sewer Systems includes the following text:

The peak rate of runoff from an area can generally be calculated using the Rational Formula Q = 2.78 * (C)(i)(A).

This formula is useful for sizing storm sewers to remove water as fast as possible from street surfaces for the given design storm.

The drainage area to be used in the design of a storm sewer should include all those areas which will naturally drain or could reasonably be drained to the system.

The area term in the Rational Formula represents the total area tributary to the point on the storm sewer system under consideration.

The rainfall intensity for a particular storm frequency and time of concentration should be determined from applicable intensity-duration-frequency curves for which the system is to be constructed.

Although the level of convenience provided by the minor system is basically a decision of the municipality, it is suggested that at least a 2-year storm should be used for design purposes.

The time of concentration is the time required for flow to reach a particular point in the sewer system from the most remote part of the drainage area. It includes not only the travel time in the sewers, but also the inlet time, or time required to flow overland into the sewer system.

It is recommended that storm sewer capabilities be calculated using the Manning formula with a roughness coefficient (n) of 0.013 for all smooth-walled pipe materials.

Allowable flow velocities - 0.8m/s (minimum) to 6.0 m/s (maximum).

Minimum storm sewer pipe size - 250mm (10 inch).

D. LOWER THAMES VALLEY CONSERVATION AUTHORITY (LTVCA)

All proposed storm sewers outlet into existing ravines or open water courses which require a LTVCA permit based on submission of detailed design drawings for the proposed works.

E. LIST OF ATTACHMENTS

FIGURES 1 – 4 Municipal and County Road Allowances within West Lorne

APPENDIX 'A'

FIGURE No. 5 Existing Watershed Area Plans
FIGURE No. 6 Existing Storm Sewer Design Sheets

APPENDIX 'B'

FIGURE No. 7 Future Watershed Area Plans
FIGURE No. 8 Future Storm Sewer Design Sheets

APPENDIX 'C'

FIGURES 9 – 12 Summary of Existing Undersized Storm Sewers
FIGURES 13 – 16 Summary of Existing Storm System Deficiencies
FIGURES 17– 20 Summary of Existing Municipal Drains
FIGURE 21 Municipal Drain Capacity Map

APPENDIX 'D'

Typical Photos

F. SUMMARY, RECOMMENDATIONS AND SEWER REPLACEMENT COSTING

When comparing APPENDIX 'A' (existing conditions) and APPENDIX 'B' (future conditions) Area Plans and Design Sheets, it was noted that the majority of existing storm sewer runs are undersized and do not provide outlet for the 5-year design storm event. Similarly, numerous runs of sewer do not meet the MECP recommended minimum 250mm (10 inch) diameter or the minimum 300mm (12 inch) Dutton-Dunwich Municipal standard. We also note that numerous areas currently do not have storm sewers in place and as such installation of new storm sewers will greatly improve the drainage within these areas. We recommend the installation of storm sewers including sewer pipes, maintenance holes and catch basins which allows the surface flows to be collected and discharged underground, thus alleviating numerous surface flow and flooding concerns. These include the installation of the storm sewers listed below as replacement of existing undersized pipe or installation as new sewers:

Location	Municipal Drain (Y/N)	Length (m)	Diameter (mm)	Proposed Work	Estimated 2024 Design & Construction Costs
Allowance – MH N68 to MH N69	Y	81.2	375	Replacement	$ 145,300
Allowance – MH N69 to MH N70	Y	28.2	600	Replacement	$ 60,300
Angelo Street – MH T9 to MH T11	N	3.3	450	Replacement	$ 6,000
Angelo Street – MH T11 to MH T5	N	75.9	450	Replacement	$ 138,900

Location	Municipal Drain (Y/N)	**Length (m)**	**Diameter (mm)**	**Proposed Work**	Estimated 2024 Design & Construction Costs
Anne Street – MH N29 to MH N34	N	33.7	450	Replacement	$ 61,700
Anne Street – MH N34 to MH N35	N	61.4	525	Replacement	$ 114,800
Anne Street – MH N35 to MH N36	N	21.7	450	Replacement	$ 39,700
Anne Street – MH N36 to MH N27	N	47.1	600	Replacement	$ 100,800
Argyle Street – MN N94 to MN 95	N	25.7	450	Replacement	$ 47,000
Bainard Street – MH N22 to MH N26	N	97.3	600	Replacement	$ 208,200
Bainard Street – MH N26 to MH N11	N	18.8	675	Replacement	$ 49,400
Catherine Road – MH C2 to MH C3	Y	50.7	375	Replacement	$ 90,800
Catherine Road – MH C3 to MH C4	Y	101.2	525	Replacement	$ 189,200
Catherine Road – MH C4 to MH C5	Y	44.5	525	Replacement	$ 83,200
Catherine Road – MH C5 to MH C6	Y	116.5	675	Replacement	$ 306,400
Catherine Road – MH C6 to MH C7	Y	122.6	750	Replacement	$ 353,100
Catherine Road – MH C7 to MH C8	Y	58.7	750	Replacement	$ 169,100
Catherine Road – MH C8 to Outlet	Y	7.1	750	Replacement	$ 20,500
Chestnut Street – MH N107 to MH N104	N	188.6	450	Replacement	$ 345,100
Chestnut Street – MH N101 to MH N102	N	34.3	375	Replacement	$ 61,400
Division Street – MH W10 to MH W7	Y	85.1	375	Replacement	$ 152,300
Easement – MH N8 to MH N9	Y	62.1	600	Replacement	$ 132,900
Elm Street – MH A35 to MH A36	N	58.1	375	Replacement	$ 104,000
Elm Street – MH A36 to MH A37	N	61.7	450	Replacement	$ 112,900
Elm Street – MH A37 to MH A38	N	125.1	525	Replacement	$ 233,900
Elm Street – MH A38 to MH A34	N	13.5	450	Replacement	$ 24,700
Elm Street – MH N106 to MH N97	N	192.6	450	Replacement	$ 352,500
Elm Street – Stub to MH N127	N	42.0	450	Replacement	$ 76,900
Elm Street – MH N127 to MH N117	N	25.2	525	Replacement	$ 47,100

Location	Municipal Drain (Y/N)	**Length (m)**	**Diameter (mm)**	**Proposed Work**	Estimated 2024 Design & Construction Costs
Elm Street – MH N117 to MH N97	Y*	46.4	450	Replacement	$ 84,900
Evandale Street – MH W16 to MH W14	N	82.8	375	Replacement	$ 148,200
Finney Street – MH N6 to MH N5	Y	44.0	450	Replacement	$ 80,500
Finney Street – MH N32 to MH N33	N	38.0	300	Replacement	$ 66,900
Finney Street – MH N33 to MH N31	N	38.0	450	Replacement	$ 69,500
Finney Street – MH N14 to MH N28	N	63.1	375	Replacement	$ 112,900
Finney Street – MH N28 to MH N29	N	38.6	450	Replacement	$ 70,600
Frederic Street – MH N51 to MH N52	N	107.4	975	Replacement	$ 417,800
Frederic Street – MH N52 to MH 53	N	34.4	900	Replacement	$ 114,200
Frederic Street – MH N53 to MH N48	N	27.0	600	Replacement	$ 57,800
Future Subdivision – MH N5 to MH N7	Y	89.4	675	Replacement	$ 235,100
Future Subdivision – MH N7 to MH N8	Y	17.5	675	Replacement	$ 46,000
Gilbert Street – MH N12 to MH N13	N	61.3	525	Replacement	$ 114,600
Gilbert Street – MH N13 to MH N14	N	61.2	525	Replacement	$ 114,400
Gilbert Street – MH N14 to MH N130	N	42.6	600	Replacement	$ 91,200
Gilbert Street – MH N130 to MH N17	N	55.3	675	Replacement	$ 145,400
Gilbert Street – MH N17 to MH N11	N	67.5	525	Replacement	$ 126,200
Graham Road * – MH N1 to MH N2	Y	101.3	750	Replacement	$ 291,700
Graham Road * – MH N2 to MH N10	Y	8.3	675	Replacement	$ 21,800
Graham Road * – MH N10 to MH N11	Y	114.7	900	Replacement	$ 380,800
Graham Road * – MH N11 to MH N27	Y	96.3	1,050	Replacement	$ 403,500
Graham Road –* MH N27 to MH N48	Y	93.4	1,200	Replacement	$ 439,900
Graham Road * – MH N48 to MH N54	Y	96.7	1,350	New	$ 506,700
Graham Road * – MH N54 to MH N64	Y	48.7	1,800	New	$ 378,900
Graham Road * – MH N64 to MH N65	Y	58.5	1,350	New	$ 306,500

Location	Municipal Drain (Y/N)	**Length (m)**	**Diameter (mm)**	**Proposed Work**	Estimated 2024 Design & Construction Costs
Graham Road * – MH N65 to MH N71	Y	93.5	1,650	New	$ 633,000
Graham Road * – MH N71 to MH N124	Y	35.7	975	New	$ 138,900
Graham Road * – MH N123 to MH N124	Y	6.7	1,200	New	$ 31,600
Graham Road * – MH N124 to MH N84	Y	83.4	1,650	New	$ 564,600
Graham Road * – MH N84 to MH N97	Y	101.2	1,650	New	$ 685,100
Graham Road * – MH N97 to MH N99	Y	106.5	1,800	New	$ 828,600
Hughes Street – MH N50 to MH N51	N	34.2	750	Replacement	$ 98,500
Jane Street – MH N56 to MH N57	N	55.8	375	Replacement	$ 99,900
Jane Street – MH N59 to MH 60	N	55.5	375	Replacement	$ 99,300
Jane Street – MH N60 to MH N61	N	24.5	525	Replacement	$ 45,800
Jane Street – MH N61 to MH N62	N	50.6	525	Replacement	$ 94,600
Jane Street – MH N62 to MH N63	N	67.0	450	Replacement	$ 122,600
Jane Street – MH N56 to MH N57	N	55.8	375	Replacement	$ 99,900
Jessie Street – MH N129 to MH N109	N	11.2	450	Replacement	$ 20,500
Jessie Street – MH N109 to MH N110	N	40.3	750	Replacement	$ 116,100
Jessie Street – MH N110 to MH N111	N	33.9	750	Replacement	$ 97,600
Jessie Street – MH N111 to MH N105	N	36.4	675	Replacement	$ 95,700
John Street – MH N37 to MH N38	Y	39.8	375	Replacement	$ 71,200
John Street – MH N38 to MH N39	Y	39.0	525	Replacement	$ 72,900
John Street – MH N39 to MH N40	Y	18.5	525	Replacement	$ 34,600
John Street – MH N40 to MH N41	Y	49.9	525	Replacement	$ 93,300
John Street – MH N41 to MH N47	Y	42.8	525	Replacement	$ 80,000
John Street – MH N47 to MH N27	Y	19.4	900	Replacement	$ 64,400
Main Street * – MH X1 to MH X2	N	99.8	375	Replacement	$ 178,600
Main Street * – MH X2 to MH X3	Y	24.3	675	Replacement	$ 63,900

Location	Municipal Drain (Y/N)	**Length (m)**	**Diameter (mm)**	**Proposed Work**	Estimated 2024 Design & Construction Costs
Main Street * – MH A4 to MH A5	N	129.0	525	Replacement	$ 241,200
Main Street * – MH A5 to MH A12	N	170.1	675	Replacement	$ 447,400
Main Street * – to MH A28	Y	200.0	300	Replacement	$ 352,000
Main Street * – MH A39 to MH A40	Y	44.7	300	Replacement	$ 78,700
Main Street * – MH A40 to MH A41	Y	71.7	450	Replacement	$ 131,200
Main Street * – MH A41 to MH A42	Y	24.5	375	Replacement	$ 43,900
Main Street * – MH A42 to MH A43	Y	208.7	675	Replacement	$ 548,900
Main Street * – MH A43 to MH A12	Y	207.0	675	Replacement	$ 544,400
Main Street * – MH N150 to MH 151	N	73.3	450	Replacement	$ 134,100
Main Street * – MH 151 to MH N152	N	71.9	450	Replacement	$ 131,600
Main Street * – MH 152 to MH N124	N	38.0	375	Replacement	$ 68,000
Main Street * – MH N82 to MH N83	N	147.6	375	Replacement	$ 264,200
Main Street * – MH N121 to ex. 375mm dia. pipe	N	69.6	300	Replacement	$ 122,500
Main Street * – MH N108 to MH N125	N*	111.3	375	Replacement	$ 199,200
Main Street * – MH N122 to MH N125	Y	96.2	300	Replacement	$ 169,300
Main Street * – MH N125 to MH N73	Y	58.8	600	Replacement	$ 125,800
Main Street * – MH N73 to MH N74	Y	92.9	675	Replacement	$ 244,300
Main Street * – MH N74 to MH N75	Y	65.7	675	Replacement	$ 172,800
Main Street * – MH N75 to MH N76	Y	141.4	825	Replacement	$ 441,200
Main Street * – MH N76 to MH N70	Y	57.6	825	Replacement	$ 179,700
Maple Street – MH A30 to MH A31	N	70.1	450	Replacement	$ 128,300
Maple Street – MH A31 to ex. 900mm dia. pipe	N	44.3	375	Replacement	$ 79,300
Maple Street – MH A32 to MH A33	N	27.9	300	Replacement	$ 49,100
Maple Street – MH N85 to MH N86	N	55.5	300	Replacement	$ 97,700
Maple Street – MH N86 to MH N87	N	56.2	375	Replacement	$ 100,600

Location	Municipal Drain (Y/N)	**Length (m)**	**Diameter (mm)**	**Proposed Work**	Estimated 2024 Design & Construction Costs
Maple Street – MH N88 to MH N89	N	55.5	375	Replacement	$ 99,300
Maple Street – MH N89 to MH N90	N	26.9	375	Replacement	$ 48,100
Maple Street – MH N92 to MH N84	Y	19.3	450	Replacement	$ 35,300
Maple Street – MH N95 to MH N96	N	36.9	525	Replacement	$ 69,000
Maple Street – MH N96 to MH N84	N	64.6	450	Replacement	$ 118,200
Mary Street – MH N24 to MH N22	N	40.1	300	Replacement	$ 70,600
McGregor Street – MH W19 to MH W9	N	103.2	375	Replacement	$ 184,700
McGregor Street – MH W9 to MH W10	Y	26.6	450	Replacement	$ 48,700
McGregor Street – MH W12 to MH W10	N	18.1	300	Replacement	$ 31,900
Mehring Street – MH N113 to MH N114	N	53.0	375	Replacement	$ 94,900
Miller Drain – MH X3 to Outlet	Y	92.0	675	Replacement	$ 242,000
Miller Drain – MH X3 to Outlet	Y	120.0	675	Replacement	$ 315,600
Morden Street – MH A7 to MH A9	N	37.5	375	Replacement	$ 67,100
Morden Street – MH A9 to MH A11	N	48.3	300	Replacement	$ 85,000
Morden Street – MHA11 to MH A5	N	14.2	375	Replacement	$ 25,400
Munroe Street – MH A6 to MH A7	N	53.2	375	Replacement	$ 95,200
Munroe Street – MH A8 to MH A7	N	32.2	300	Replacement	$ 56,700
Munroe Street – MH A13 to MH A14	N	72.3	300	Replacement	$ 127,200
Munroe Street – MH A16 to MH A17	N	35.9	300	Replacement	$ 63,200
Munroe Street – MH A17 to MH A18	N	18.9	300	Replacement	$ 33,300
Munroe Street – MH A19 to MH A20	N	38.6	300	Replacement	$ 67,900
Munroe Street – MH A21 to MH A22	N	16.9	300	Replacement	$ 29,700
Munroe Street – MH A22 to MH A23	N	17.6	300	Replacement	$ 31,000
Munroe Street – MH A27 to MH A20	N	8.2	450	Replacement	$ 15,000
Munroe Street – MH A20 to MH A15	N	78.0	600	Replacement	$ 166,900

Location	Municipal Drain (Y/N)	**Length (m)**	**Diameter (mm)**	**Proposed Work**	Estimated 2024 Design & Construction Costs
Munroe Street – MH N77 to MH N78	N	33.1	300	Replacement	$ 58,300
Munroe Street – MH N78 to MH N79	N	36.3	300	Replacement	$ 63,900
Munroe Street – MH N79 to MH N80	N	35.6	300	Replacement	$ 62,700
Munroe Street – MH N66 to MH N67	N	71.6	375	Replacement	$ 128,200
Munroe Street – MH N67 to MH N68	N	60.1	375	Replacement	$ 107,600
Sexton Street – MH P3 to Outlet	Y	109.0	600	Replacement	$ 233,300
Todd Place – MH T2 to MH T3	N	21.6	300	Replacement	$ 38,000
Todd Place – MH T3 to MH T4	N	51.2	450	Replacement	$ 93,700
Todd Place – MH T4 to MH T5	N	69.8	450	Replacement	$ 127,700
Todd Place – MH T7 to MH T8	N	77.6	375	Replacement	$ 138,900
Todd Place – MH T8 to MH T9	N	68.8	450	Replacement	$ 125,900
Todd Place – MH T5 to Outlet	N	205.2	675	Replacement	$ 539,700
Walker Street – MH N2 to MH N10	Y	8.3	675	Replacement	$ 21,800
Wellington Street – MH A15 to MH A28	Y	89.0	600	Replacement	$ 190,500
Wellington Street – MH A28 to MH A12	Y	11.2	900	Replacement	$ 37,200
Wellington Street – MH A12 to MH A33	Y	99.1	975	Replacement	$ 385,500
Wellington Street – MH A33 to MH A34	Y	86.1	1,200	Replacement	$ 405,500
William Street – MH W1 to MH W2	N	56.5	450	Replacement	$ 103,400
William Street – MH W3 to MH W4	N	46.4	450	Replacement	$ 84,900
William Street – MH W4 to MH W5	N	36.2	525	Replacement	$ 67,700
William Street – MH W5 to MH W6	N	42.8	450	Replacement	$ 78,300
William Street – MH W6 to MH W7	N	11.9	675	Replacement	$ 31,300
William Street – MH W8 to MH W7	N	18.3	300	Replacement	$ 32,200
William Street – MH W7 to MH W13	Y	22.9	750	Replacement	$ 65,900
William Street – MH W13 to MHW14	Y	105.6	825	Replacement	$ 329,500

Location	Municipal Drain (Y/N)	**Length (m)**	**Diameter (mm)**	**Proposed Work**	Estimated 2024 Design & Construction Costs
William Street – MH W14 to MH W17	Y	81.6	900	Replacement	$ 270,900
William Street – MH W17 to MH W18	Y	32.1	600	Replacement	$ 68,700
William Street – MH W18 to Outlet	Y	78.2	900	Replacement	$ 259,600
Wood Street – MH W2 to MH W3	N	17.1	450	Replacement	$ 31,300
Wood Street – MH P2 to MH P3	Y	100.0	675	Replacement	$ 263,000
Wood Street – MH N116 to MH N125	N	88.3	300	Replacement	$ 155,400
Wilton Drain Replacement	Y	519.3	1800	Replacement	$ 1,921,400
* Elgin County Roadway					

We have calculated estimated costs required to design and construct the proposed storm sewers within this report, solely within the Municipality of West Elgin roadway network, including related Engineering Design, Contract Administration costs and construction costs. Our overall estimate of costs required to design and construct all storm sewers proposed for replacement within this report is $ 27,024,500, including the proposed Wilton Drain replacement, based on estimated 2024 construction costs. The design and construction of these storm sewers is expected to be performed in several phases depending on available Municipal Funding, Government Grants, and Asset Management Plan requirements. We note that many of the existing storm sewers located within West Lorne and proposed for replacement within this report are currently Municipal Drains under The Drainage Act. Refer to FIGURES 17-20 which denote the location of Municipal Drains within West Lorne.

The above listed Estimated 2024 Design and Construction costs do not take into account existing road conditions as detailed assessment of current road conditions was not included within the scope of this report. Based on the existing right-of-ways, some cost estimates include installing the proposed storm sewer within the grassed boulevard and costs to replace approximately half of the roadway asphalt, as applicable. The estimated costs listed above are meant as "ballpark" prices for budgeting purposes based on typical costs of similar works. Detailed design is required to determine the full extent of works and related detailed cost estimate.

It should be noted that the majority of West Lorne storm sewer flows are directed through the Graham Street storm sewer in which numerous runs are undersized. As such, this report recommends that several new storm sewer runs along Graham Street be constructed to ultimately twin the Graham Street storm sewer system and significantly increase the available capacity.

Based upon past experience, we would suggest that construction of these proposed storm sewers be performed in conjunction with any required watermain, sanitary sewer or roadway reconstruction projects required in this study area. Construction of the noted storm sewer upgrades will most likely be installed in several different construction projects based upon Municipal budget and potential government funding.

New storm sewer or replacements are not proposed for all roadways within the study area.

F. SUMMARY, RECOMMENDATIONS AND SEWER REPLACEMENT COSTING (cont'd)

Using the Spriet topographic survey, existing road grades including high and low points, were analysed to determine where proposed sewers were required. Specifically, certain roadways within the study area slope in opposite directions within a single block from high points while others drain in a consistent direction.

Similarly, several storm sewer runs flow in reverse direction to their outlet. Some roadways which have a significant road grade (i.e. extremely steep) and have no reported problems. In such cases, we have not proposed the installation or replacement of storm sewers as road runoff is collected at the bottom of the slope. Similarly, consistent with typical practices, storm sewers are not proposed at the upstream end for the full roadway length as existing roadway grading will carry runoff downstream to the proposed sewer network.

Based upon the results of this study and discussions of previous flooding history with Municipality personnel, we recommendation the following two (2) projects be the first replacement projects to be constructed within the overall proposed storm sewer upgrades listing:

1. Main Street fronting St. Mary's Roman Catholic Church
   (Main Street Drain)

   - From MHN74 to MHN70
   - Total Length: 264.7
   - Proposed Diameter: 675mm-825mm
   - Estimated 2024 Design and Construction Cost: $793,700.00
   - Rationale: The existing storm sewers within this area are extremely undersized to accept flows from the 5-year storm event. In certain areas, the existing storm sewer is 300mm diameter, while our study has determined a minimum 675mm diameter sewer is required for the 5-year storm event. Replacing the storm sewers within this immediate area will improve the overall drainage fronting the Church and level of service along a main roadway.

2. Wilton Drain

   - From MH N99 to Wilton Municipal Drain (open portion)
   - Total Length: 520m
   - Proposed Diameter: 1800mm
   - Estimated 2024 Design and Construction Cost: $1,921,400.00
   - Rationale: This portion of the existing Wilton Drain (600mm diameter) is extremely undersized to accept flows from the 5-year storm event. This section of the Wilton Drain is 600mm diameter, while our study has determined 1800mm diameter sewers are required. Considering the Wilton Drain serves as the outlet for a significant portion of West Lorne, performing this replacement will provide benefit to a large upstream area within West Lorne.

F. SUMMARY, RECOMMENDATIONS AND SEWER REPLACEMENT COSTING (cont'd)

We note that both of the above-noted sewer replacement sections (Main Street Drain and Wilton Drain) are currently Municipal Drains and any replacement or upgrades must be performed under The Drainage Act.

We must clarify that the storm sewers (or Municipal Drains) proposed to be replaced within this Report, for an estimated value of $ 27,024,500 are sized to meet the 5-year return storm event. In the future, if these sewers were constructed and in place, the large rainfall events experienced within West Lorne on June 28, 2021, July 29, 2023, and August 23, 2023 would still reveal similar surface ponding and flooding as noted during these 3 previous storm events. However, with the larger storm sewers in place, the volume of surface ponding and duration of evident surface ponding would be reduced.

G. MUNICIPALITY AND COUNTY SEWERS

We note that this storm sewer study has included all existing storm sewers within West Lorne, along both Municipality of West Elgin and Elgin County roadways.

H. FURTHER INVESTIGATION

As this study was limited to the analysis of the piped storm sewer system, we recommend that the outlet ditches downstream be analysed for capacity prior to installation of any pipe improvements to ensure it can adequately handle the design flows. It may be determined that channel improvements are also required.

We recommend the Municipality consider performing existing storm sewer flushing and video inspection to allow existing sewer conditions to be determined.

It was noted during discussions and liaison with Municipality personnel that many properties (homes) within West Lorne currently have storm sewer connections from their home tied directly into the existing storm sewer network. As such, when the storm sewers are surcharged and full of water, the water within the sewers has the ability to back up into the homes causing internal damages. We recommend that further investigation take place in this regard to determine the extent and location of properties that have property storm services tied directly into the storm sewer network. A backflow prevention program should be evaluated to determine which properties could benefit from installation of backflow prevention measures to prevent storm sewer flows from backing up into the homes.

We recommend that this Report be reviewed and revised every 3 – 5 years based on changes related to sewer infrastructure construction, development, construction industry input and inflation, funding, government grants, and any reported problem areas.

Respectfully submitted,

SPRIET ASSOCIATES LONDON LIMITED

LICENSED PROFESSIONAL ENGINEER
C. S. LIERMAN
2/16/24
PROVINCE OF ONTARIO

C. S. Lierman, P. Eng.

FIGURE 1

WEST LORNE – NORTH EASTERLY QUADRANT

FIGURE 2

WEST LORNE – SOUTH EASTERLY QUADRANT

FIGURE 3

WEST LORNE – SOUTH WESTERLY QUADRANT

FIGURE 4

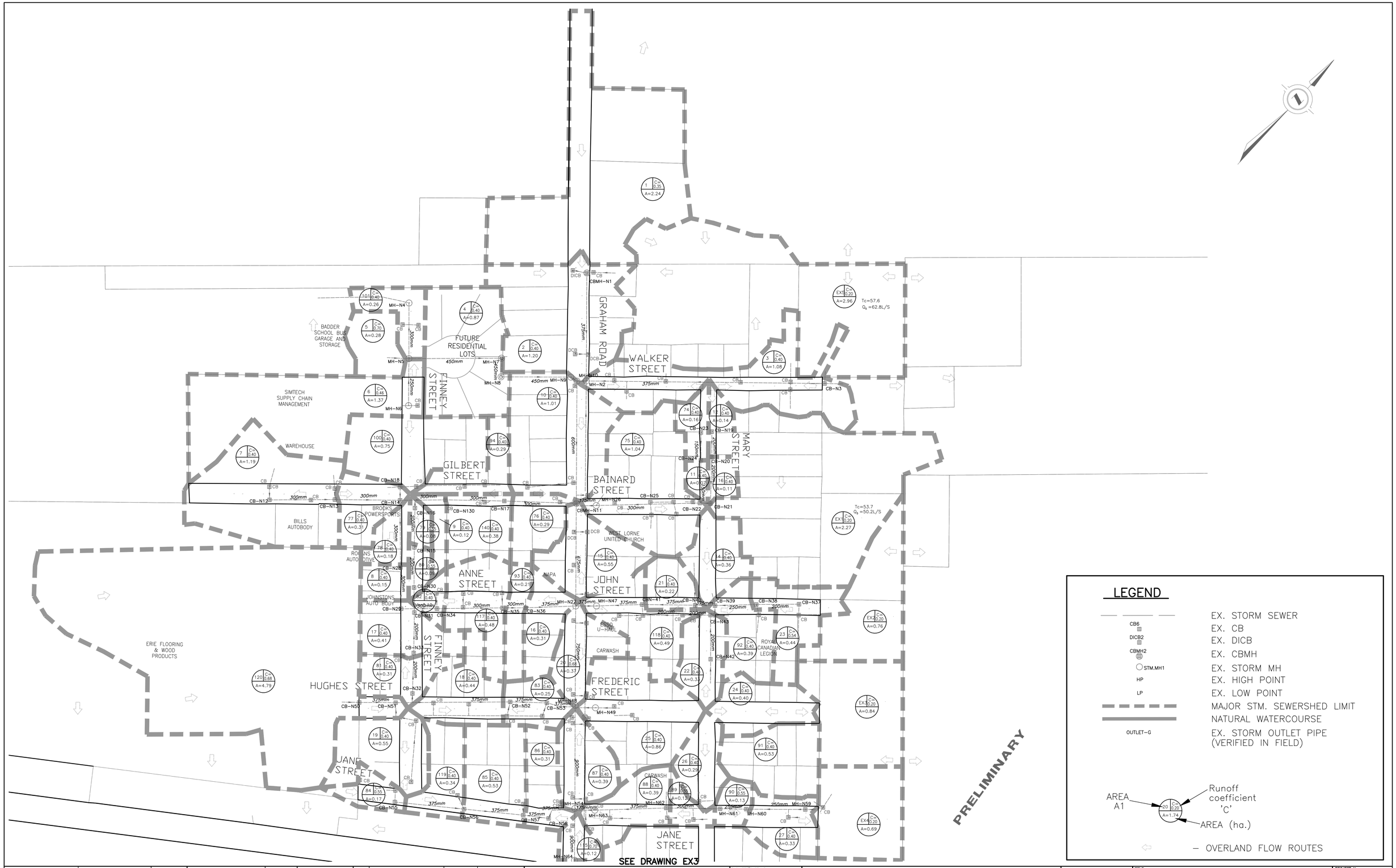
WEST LORNE – NORTH WESTERLY QUADRANT

APPENDIX 'A'

EXISTING CONDITIONS

FIGURE NO. 5
WATERSHED AREA PLANS

FIGURE NO. 6
STORM DESIGN SHEETS



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	JA,CSL
DRAWN BY	PM
CHECKED	CSL
APPROVED	CSL
DATE	NOV. 2023

No.	REVISIONS	DATE	CONSULTANT

CONSULTANT OR DIVISION

SPRIET ASSOCIATES
LONDON LIMITED
CONSULTING ENGINEERS
155 YORK STREET -- LONDON (519) 672-4100 -- N6A 1A8

ENGINEER'S STAMP

MUNICIPALITY OF West Elgin

SCALE
HORZ. 1:1500
15.0m 0 30.0m
HORIZONTAL

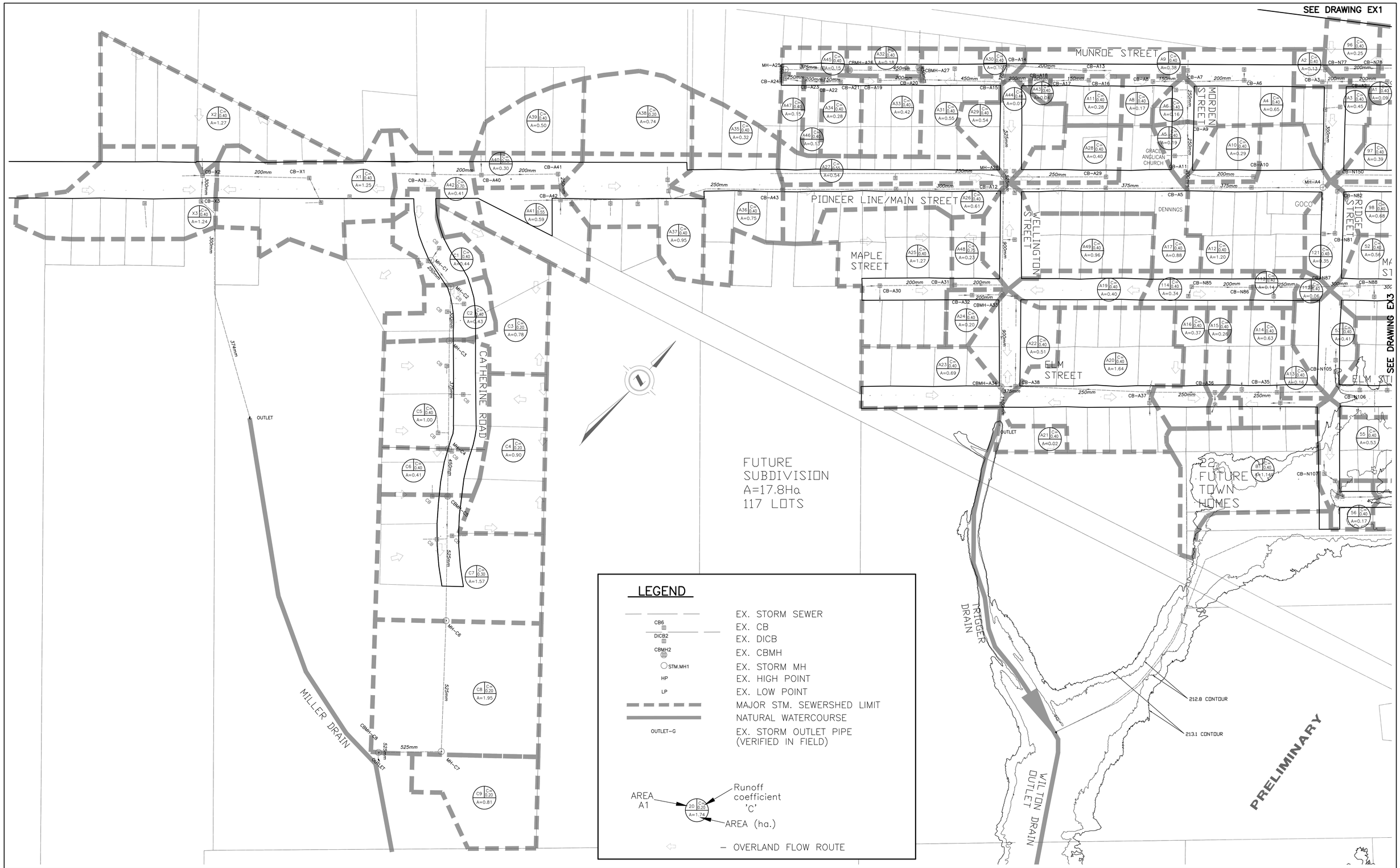
TITLE
WEST LORNE STORM SEWER STUDY 2023

EXISTING WATERSHED PLAN

PROJECT No. 223197

SHEET No. EX1

PLAN FILE No.



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	JA,CSL
DRAWN BY	PM
CHECKED	CSL
APPROVED	CSL
DATE	NOV. 2023

No.	REVISIONS	DATE	CONSULTANT

CONSULTANT OR DIVISION

SPRIET ASSOCIATES
LONDON LIMITED
CONSULTING ENGINEERS
155 YORK STREET -- LONDON (519) 672-4100 -- N6A 1A8

ENGINEER'S STAMP

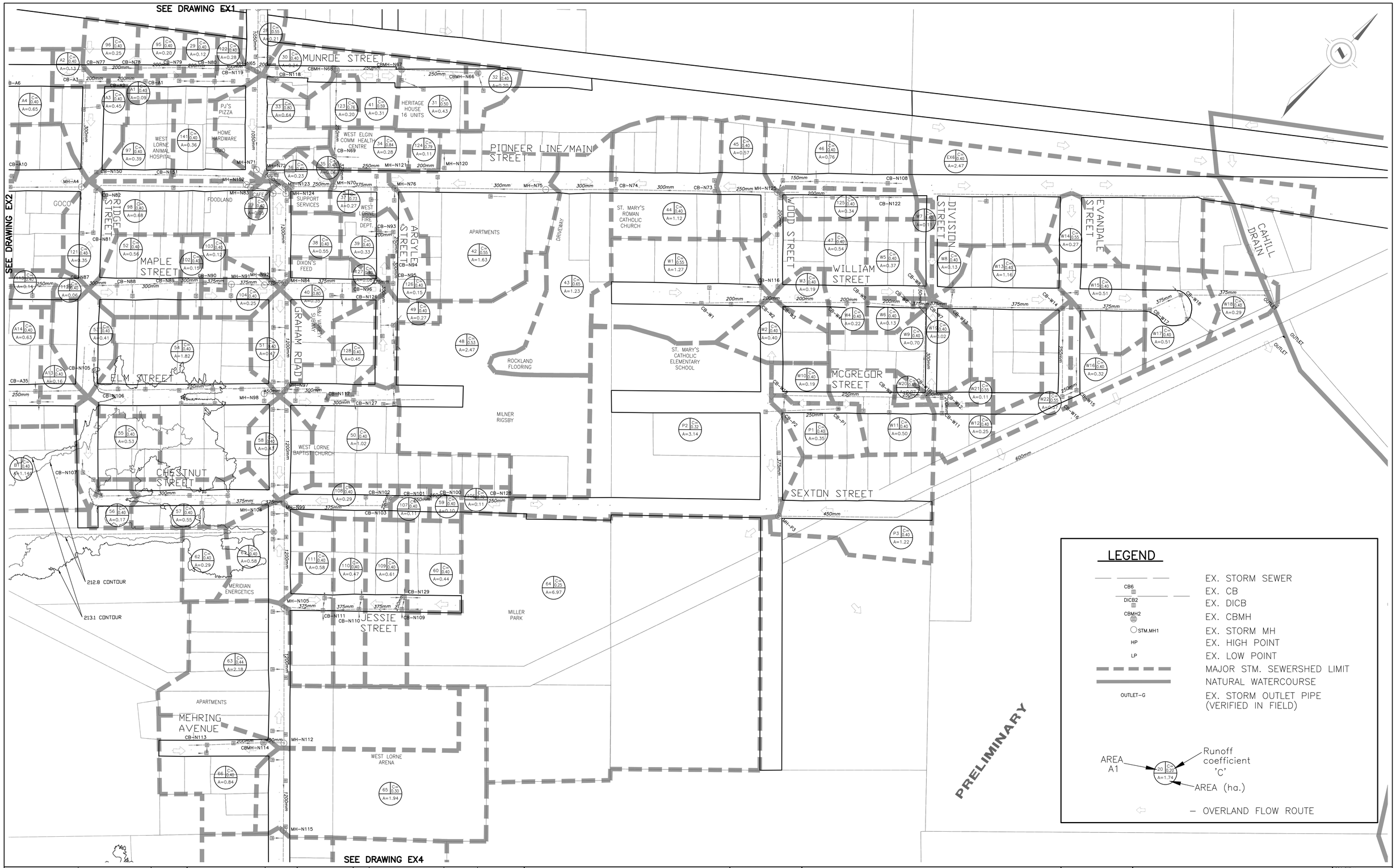
MUNICIPALITY OF West Elgin

SCALE HORZ. 1:500
15.0m 0 30.0m
HORIZONTAL

TITLE
WEST LORNE STORM SEWER STUDY 2023

EXISTING WATERSHED PLAN

PROJECT No. 223197
SHEET No. EX2
PLAN FILE No.



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN JA,CSL				
					DRAWN BY PM				
					CHECKED CSL				
					APPROVED CSL				
					DATE NOV. 2023				

CONSULTANT OR DIVISION

SPRIET ASSOCIATES
LONDON LIMITED
CONSULTING ENGINEERS
155 YORK STREET -- LONDON (519) 672-4100 -- N6A 1A8

ENGINEER'S STAMP

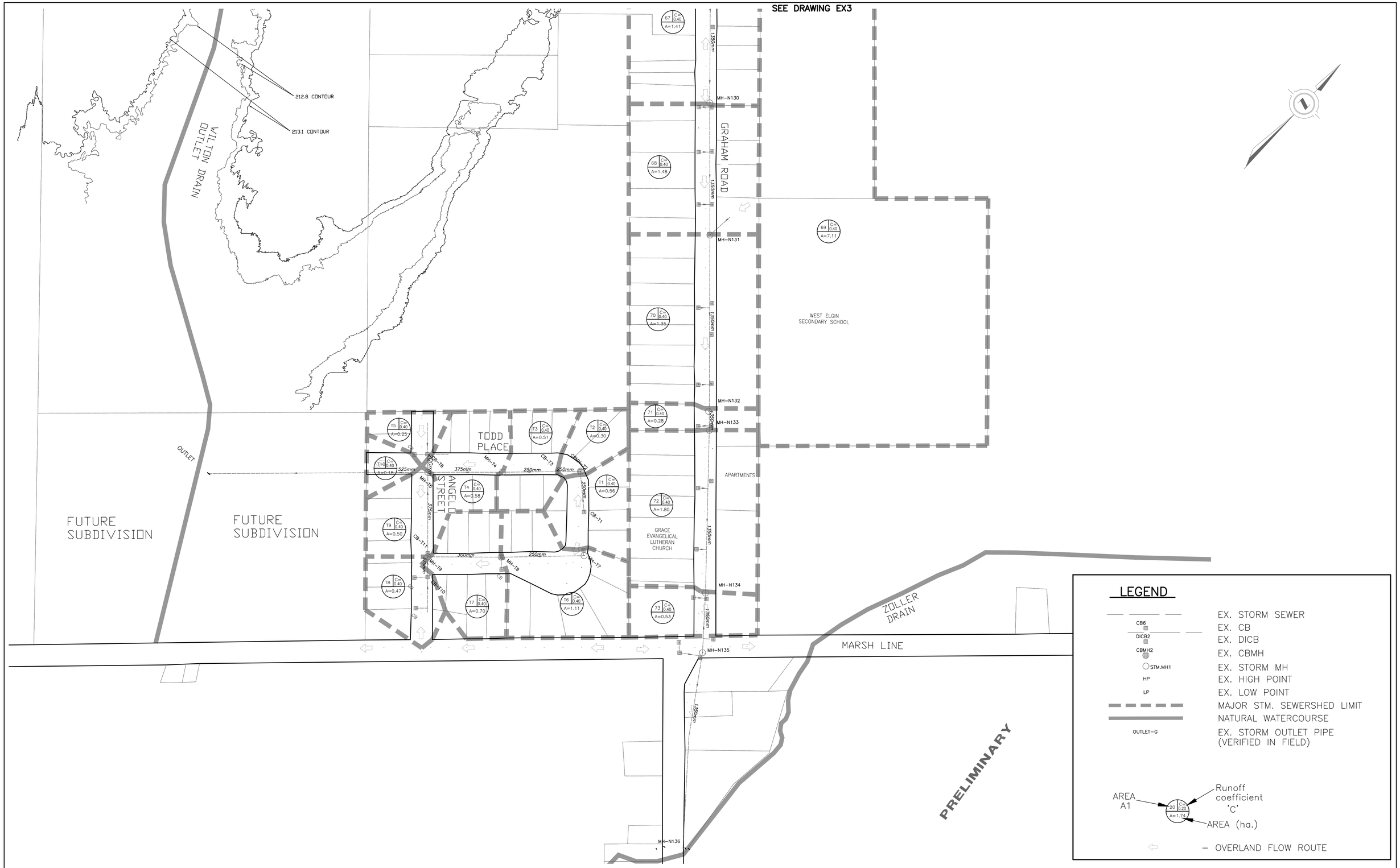
MUNICIPALITY OF West Elgin

SCALE HORZ. 1:1500
15.0m 0 30.0m
HORIZONTAL

TITLE
WEST LORNE STORM SEWER STUDY 2023

EXISTING WATERSHED PLAN

PROJECT No. 223197
SHEET No. EX3
PLAN FILE No.



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	JA,CSL
DRAWN BY	PM
CHECKED	CSL
APPROVED	CSL
DATE	NOV. 2023

No.	REVISIONS	DATE	CONSULTANT

CONSULTANT OR DIVISION

SPRIET ASSOCIATES
LONDON LIMITED
CONSULTING ENGINEERS
155 YORK STREET -- LONDON (519) 672-4100 -- N6A 1A8

ENGINEER'S STAMP

MUNICIPALITY OF West Elgin

SCALE
HORZ. 1:1500
15.0m 0 30.0m
HORIZONTAL

TITLE
WEST LORNE STORM SEWER STUDY
EXISTING WATERSHED PLAN

PROJECT No. 223197
SHEET No. EX4
PLAN FILE No.

FIGURE NO. 6

STORM SEWER DESIGN SHEET (EXISTING SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.2
RESIDENTIAL SINGLE FAMILY	0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.7

PROJECT NAME **WEST LORNE STORM SEWERS - CATHERINE ROAD**

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

DATE: 30-Nov-23
DESIGNED BY: P.M.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 1 OF 1

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	
																									cal size
C1	CATHERINE RD	C1	C2	0.44	0.44	0.40	0.49		0.49		15.00	81.68	40.0	0.013	250	0.90	56.4	1.15	30.7	0.445					220.206
C2	CATHERINE RD	C2	C3	0.43	0.87	0.40	0.48		0.97	0.445	15.45	80.43	77.8	0.013	300	0.60	74.9	1.06	50.7	0.797					305.030
C3/5	CATHERINE RD	C3	C4	1.78	2.65	0.31	1.53	*	2.50	0.797	16.24	78.29	195.8	0.013	375	0.37	106.7	0.97	101.2	1.747					472.114
C4/6	CATHERINE RD	C4	C5	1.31	3.96	0.26	0.95	**	3.45	1.747	17.99	74.10	255.5	0.013	450	0.42	184.8	1.16	44.5	0.638					509.379
C7	CATHERINE RD	C5	C6	1.57	5.53	0.30	1.31		4.76	0.638	18.63	72.71	345.9	0.013	525	0.04	86.0	0.40	116.5	4.887					886.846
C8	CATHERINE RD	C6	C7	1.95	7.48	0.20	1.08		5.84	4.887	23.51	63.94	373.5	0.013	525	0.38	265.1	1.22	122.6	1.668					598.452
C9	CATHERINE RD	C7	C8	0.81	8.29	0.20	0.45		6.29	1.668	25.18	61.53	387.2	0.013	525	0.21	197.1	0.91	58.7	1.075					677.899
	CATHERINE RD	C8	OUTLET		8.29	0.20			6.29	1.075	26.26	60.10	378.2	0.013	525	0.21	197.1	0.91	7.1	0.130					671.947

* C=(0.78x0.2+1.0x0.4)/(1.0+0.78)=0.31

** C=(0.9x0.2+0.41x.4)/(0.41+0.9)=0.26

STORM SEWER DESIGN SHEET (EXISTING SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.20
RESIDENTIAL SINGLE FAMILY	-0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.75

PROJECT NAME **WEST LORNE STORM SEWERS - GRAHAM ROAD**

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

DATE: 30-Nov-23
DESIGNED BY: J.A.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 1 OF 4

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	cal size
EX5	Agri			2.96	2.96	0.20	1.65		1.65		57.6	38.13	62.8												
1,2	GRAHAM RD	N1	N2	3.44	3.44	0.37	3.54	A	3.54		15.00	81.68	351.8	0.013	375	0.14	66	0.59	101.3	2.842					705.613
3	WALKER ST	N3	N2	1.08	1.08	0.40	1.20		1.20		15.00	81.68	98.1	0.013	375	0.39	109	0.99	223.6	3.759					360.715
	WALKER ST	N2	N10		4.52	0.40			4.74	2.842	17.84	74.43	415.5	0.013	450	0.40	180	1.13	8.3	0.122					616.870
101	FINNEY ST	N4	N5	0.26	0.26	0.40	0.29		0.29		15.00	81.68	23.6	0.013	300	0.19	42	0.60	52.0	1.453					241.993
6	FINNEY ST	N6	N5	1.37	1.37	0.46	1.75		1.75		15.00	81.68	143.1	0.013	250	0.32	34	0.69	44.0	1.070					431.291
4,5	FUTURE SUB'D	N5	N7	1.15	2.78	0.47	1.50	B	3.54	1.453	16.45	77.76	275.5	0.013	450	0.20	128	0.80	89.4	1.859					602.198
	FUTURE SUB'D	N7	N8		2.78	0.40			3.54	1.859	18.31	73.39	260.1	0.013	450	0.18	121	0.76	17.5	0.383					601.045
	EASEMENT	N8	N9		2.78	0.40			3.54	0.383	18.70	72.57	257.2	0.013	450	0.19	124	0.78	62.1	1.325					592.472
	GRAHAM RD	N9	N10		2.78	0.40			3.54	1.325	20.02	69.90	247.7	0.013	450	0.91	272	1.71	6.9	0.067					435.528
10	GRAHAM RD	N10	N11	1.01	11.27	0.40	1.12		9.41	0.122	17.96	74.16	760.3	0.013	600	0.20	275	0.97	114.7	1.968					881.121
7	GILBERT ST	N12	N13	1.19	1.19	0.40	1.32		1.32		15.00	81.68	108.1	0.013	300	0.11	32	0.45	61.3	2.252					474.268
77	GILBERT ST	N13	N14	0.31	1.50	0.40	0.34		1.67	2.252	17.25	75.80	126.4	0.013	300	0.12	33	0.47	61.2	2.152					494.839
79	FINNEY ST	N15	N16	0.08	0.08	0.55	0.12		0.12		15.00	81.68	10.0	0.013	200	0.24	16	0.51	36.9	1.202					167.760
100,9	GILBERT ST	N14	N130	0.87	2.45	0.40	0.97		2.76	2.152	19.40	71.11	196.1	0.013	300	0.12	33	0.47	42.6	1.498					583.369
140	GILBERT ST	N130	N17	0.38	2.83	0.40	0.42		3.18	1.498	20.90	68.26	217.1	0.013	300	0.12	33	0.47	55.3	1.945					606.046
76	GILBERT ST	N17	N11	0.29	3.12	0.40	0.32		3.50	1.945	22.85	64.98	227.6	0.013	300	0.33	56	0.79	67.5	1.431					510.305
12	MARY ST	N19	N20	0.14	0.14	0.40	0.16		0.16		15.00	81.68	12.7	0.013	200	0.17	14	0.43	23.7	0.918					195.904
116	MARY ST	N20	N21	0.11	0.25	0.40	0.12		0.28	0.918	15.92	79.15	22.0	0.013	200	0.83	30	0.95	43.9	0.769					178.736
EX1	MARY ST			2.27	2.52	0.20	1.26		1.26		53.70	39.74	50.2												
	MARY ST	N21	N22						0.28	0.769	16.69	77.17	71.6	0.013	250	1.50	73	1.48	10.0	0.112					249.009
74	MARY ST	N23	N24	0.16	0.16	0.40	0.18		0.18		15.00	81.68	14.5	0.013	150	1.44	18	1.03	26.8	0.432					137.977
11	MARY ST	N24	N22	0.07	0.23	0.40	0.08		0.26	0.432	15.43	80.46	20.6	0.013	150	0.32	9	0.49	40.1	1.371					208.417
75	BAINARD ST	N22	N26	1.04	3.79	0.40	1.16		1.69	0.769	16.69	77.17	180.6	0.013	300	0.16	39	0.55	97.3	2.963					535.925
	BAINARD ST	N26	N11		3.79	0.40			1.69	2.963	19.65	70.62	169.5	0.013	375	0.06	43	0.39	18.8	0.806					629.024
15	GRAHAM RD	N11	N27	0.55	18.73	0.40	0.61		15.21	1.968	19.93	70.07	1178.7	0.013	675	0.26	429	1.20	96.3	1.340					988.735
81	FINNEY ST	N32	N33	0.31	0.31	0.40	0.34		0.34		15.00	81.68	28.2	0.013	200	0.29	18	0.56	38.0	1.126					238.790
17	FINNEY ST	N33	N31	0.41	0.72	0.40	0.46		0.80	1.126	16.13	78.60	62.9	0.013	200	0.11	11	0.35	38.0	1.829					387.183
94,78	FINNEY ST	N14	N28	0.47	0.47	0.40	0.52		0.52		15.00	81.68	42.7	0.013	300	0.15	37	0.53	63.1	1.985					315.845
8	FINNEY ST	N28	N29	0.15	0.62	0.40	0.17		0.69	1.985	16.98	76.44	52.7	0.013	300	0.07	26	0.36	38.6	1.777					394.308
80	FINNEY ST	N15	N30	0.09	0.09	0.55	0.14		0.14		15.00	81.68	11.2	0.013	200	0.02	5	0.15	37.7	4.256					279.393
	FINNEY ST	N30	300						0.14	4.256	15.00	81.68	11.2	0.013	200	0.87	31	0.97	19.9	0.341					137.721
82	ANNE ST	N29	N34	0.10	1.53	0.40	0.11		1.74	1.777	18.76	72.43	125.9	0.013	300	0.34	56	0.80	33.7	0.704					406.464
117	ANNE ST	N34	N35	0.48	2.01	0.40	0.53		2.27	0.704	19.47	70.98	161.3	0.013	300	0.21	44	0.63	61.4	1.632					488.178
93	ANNE ST	N35	N36	0.21	2.22	0.40	0.23		2.51	1.632	21.10	67.91	170.2	0.013	300	0.79	86	1.22	21.7	0.297					388.515
16	ANNE ST	N36	N27	0.31	2.53	0.40	0.34		2.85	0.297	21.40	67.39	192.1	0.013	375	0.12	61	0.55	47.1	1.427					578.890
22	MARY ST	N42	N43	0.33	0.33	0.40	0.37		0.37		15.00	81.68	30.0	0.013	200	0.96	32	1.02	41.4	0.675					195.309
	MARY ST	N43	N39		0.33	0.40			0.37	0.675	15.67	79.80	29.3	0.013	200	1.30	37	1.19	9.1	0.127					182.906
EX2,23	JOHN ST	N37	N38	1.20	1.20	0.32	1.07	C	1.07		15.00	81.68	87.2	0.013	200	0.35	19	0.62	39.8	1.074					352.203
92	JOHN ST	N38	N39	0.39	1.59	0.40	0.43		1.50	1.074	16.07	78.73	118.2	0.013	250	0.09	18	0.36	39.0	1.788					509.233
14	JOHN ST	N39	N40	0.36	2.28	0.40	0.40		2.27	1.788	17.86	74.39	168.7	0.013	375	0.18	74	0.67	18.5	0.458					511.046
21	JOHN ST	N40	N41	0.22	2.50	0.40	0.24		2.51	0.458	18.32	73.37	184.4	0.013	375	0.30	96	0.87	49.9	0.956					480.071
118	JOHN ST	N41	N47	0.49	2.99	0.40	0.54		3.06	0.956	19.28	71.36	218.2	0.013	375	0.30	96	0.87	42.8	0.820					511.383
	JOHN ST	N47	N27		2.99	0.40			3.06	0.820	20.10	69.75	213.3	0.013	375	0.02	25	0.22	19.4	1.440					842.448
20	GRAHAM RD	N27	N48	0.37	24.62	0.68	0.70		21.82	1.340	21.27	67.60	1587.9	0.013	750	0.20	498	1.13	93.4	1.381					1161.392

STORM SEWER DESIGN SHEET (EXISTING SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.20
RESIDENTIAL SINGLE FAMILY	-0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.75

PROJECT NAME **WEST LORNE STORM SEWERS - GRAHAM ROAD**

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

DATE: 30-Nov-23
DESIGNED BY: J.A.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 2 OF 4

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	cal size
EX3,24,25	FREDRIC ST	N49	N48	2.10	2.10	0.32	1.87	D	1.87		15.00	81.68	152.6	0.013	375	1.20	192	1.74	18.9	0.181					344.825
120	HUGHES ST	N50	N51	4.79	4.79	0.68	9.06		9.06		15.00	81.68	739.7	0.013	375	0.58	134	1.21	34.2	0.471					714.259
18,19	FREDERIC ST	N51	N52	0.99	5.78	0.40	1.10		10.16	0.471	15.47	80.35	816.1	0.013	375	0.19	76	0.69	107.4	2.587					913.573
83	FREDERIC ST	N52	N53	0.25	6.03	0.40	0.28		10.43	2.587	18.06	73.95	771.6	0.013	375	0.25	88	0.79	34.4	0.722					849.695
	FREDERIC ST	N53	N48		6.03	0.40			10.43	0.722	18.78	72.39	755.3	0.013	375	1.71	229	2.08	27.0	0.217					587.782
87	GRAHAM RD	N48	N54	0.39	33.14	0.40	0.43		34.55	1.381	22.65	65.28	2368.8	0.013	900	0.17	746	1.17	96.7	1.374					1391.073
EX4,27	JANE ST	N59	N60	1.02	1.02	0.27	0.77	E	0.77		15.00	81.68	62.5	0.013	250	0.34	35	0.71	55.5	1.309					312.620
90,91	JANE ST	N60	N61	0.66	1.68	0.43	0.79	F	1.55	1.309	16.31	78.12	121.4	0.013	250	0.16	24	0.48	24.5	0.843					461.835
26,89	JANE ST	N61	N62	0.41	2.09	0.44	0.50	G	2.06	0.843	17.15	76.04	156.3	0.013	300	0.14	36	0.51	50.6	1.648					520.579
88	JANE ST	N62	N63	0.39	2.48	0.40	0.43		2.49	1.648	18.80	72.35	180.1	0.013	375	0.87	164	1.48	67.0	0.754					389.758
	JANE ST	N63	N54		2.48	0.40			2.49	0.754	19.55	70.81	176.3	0.013	375	1.59	221	2.00	18.8	0.157					345.297
84,119	JANE ST	N55	N56	0.51	0.51	0.45	0.64	H	0.64		15.00	81.68	52.1	0.013	375	0.17	72	0.65	65.2	1.660					332.481
85	JANE ST	N56	N57	0.53	1.04	0.40	0.59		1.23	1.660	16.66	77.24	94.8	0.013	375	0.17	72	0.65	55.8	1.421					416.104
86	JANE ST	N57	N58	0.31	1.35	0.40	0.34		1.57	1.421	18.08	73.90	116.2	0.013	375	0.50	124	1.12	24.0	0.356					366.835
	JANE ST	N58	N54		1.35	0.40			1.57	0.356	18.44	73.12	114.9	0.013	375	1.44	210	1.91	29.8	0.261					299.645
115	GRAHAM RD	N54	N64	0.12	37.09	0.70	0.23		38.85	1.374	24.03	63.17	2567.3	0.013	1050	0.04	546	0.63	48.7	1.287					1880.519
30	MUNROE	N118	N65	0.24	0.24	0.40	0.27		0.27		15.00	81.68	21.8	0.013	200	12.10	114	3.63	18.1	0.083					107.773
96	MUNROE	N77	N78	0.25	0.25	0.40	0.28		0.28		15.00	81.68	22.7	0.013	200	0.19	14	0.46	33.1	1.212					238.460
95	MUNROE	N78	N79	0.20	0.45	0.40	0.22		0.50	1.212	16.21	78.37	39.2	0.013	200	1.13	35	1.11	36.3	0.545					209.516
29	MUNROE	N79	N80	0.12	0.57	0.40	0.13		0.63	0.545	16.76	76.99	48.8	0.013	200	1.13	35	1.11	35.6	0.535					227.419
122	MUNROE	N80	N119	0.28	0.85	0.40	0.31		0.95	0.535	17.29	75.70	71.6	0.013	300	1.13	103	1.45	29.0	0.332					262.513
	MUNROE	N119	N65		0.85	0.40			0.95	0.332	17.62	74.93	70.8	0.013	300	9.92	305	4.31	9.5	0.037					174.013
28	GRAHAM RD	N64	N65	0.21	38.39	0.55	0.32		40.38	1.287	25.31	61.35	2590.6	0.013	1050	0.15	1058	1.22	58.5	0.798					1472.714
33	GRAHAM RD	N65	N71	0.64	39.03	0.80	1.42		41.81	0.798	26.11	60.29	2633.5	0.013	1050	0.06	669	0.77	93.5	2.017					1759.572
	GRAHAM RD	N71	N124		39.03	0.40			41.81	2.017	28.13	57.81	2529.6	0.013	1050	0.35	1616	1.87	35.7	0.319					1245.219
31,32	MUNROE	N66	N67	0.63	0.63	0.47	0.82	I	0.82		15.00	81.68	67.2	0.013	250	0.29	32	0.65	71.6	1.829					330.957
41	MUNROE	N67	N68	0.31	0.94	0.59	0.51		1.33	1.829	16.83	76.82	102.3	0.013	250	0.51	42	0.87	60.1	1.158					348.446
123	ALLOWANCE	N68	N69	0.20	1.14	0.76	0.42		1.75	1.158	17.99	74.11	130.0	0.013	250	0.80	53	1.08	81.2	1.249					350.355
124	MAIN	N120	N121	0.11	0.11	0.79	0.24		0.24		15.00	81.68	19.7	0.013	200	0.38	20	0.64	33.6	0.870					198.658
34	MAIN	N121	375	0.28	0.39	0.84	0.65		0.90	0.870	15.87	79.27	71.0	0.013	250	0.92	57	1.16	69.6	0.998					272.010
35	ALLOWANCE	N69	N70	0.06	1.59	0.40	0.07		2.72	1.249	19.24	71.45	194.1	0.013	375	0.21	80	0.73	28.2	0.646					523.220

STORM SEWER DESIGN SHEET (EXISTING SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS -0.20
RESIDENTIAL SINGLE FAMILY -0.40
- MULTI-FAMILY -0.65
COMMERCIAL & INDUSTRIAL -0.75

PROJECT NAME **WEST LORNE STORM SEWERS - GRAHAM ROAD**

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

DATE: 30-Nov-23
DESIGNED BY: J.A.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 3 OF 4

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	
																									cal size
46	MAIN	N108	N125	0.76	0.76	0.40	0.85		0.85		15.00	81.68	69.0	0.013	150	0.50	11	0.61	111.3	3.044					301.789
125	MAIN	N122	N125	0.34	0.34	0.40	0.38		0.38		15.00	81.68	30.9	0.013	200	0.41	21	0.67	96.2	2.398					231.666
47	WOOD	N116	N125	0.54	0.54	0.40	0.60		0.60		15.00	81.68	49.0	0.013	200	0.75	28	0.90	88.3	1.628					246.053
45	MAIN	N125	N73	0.57	2.21	0.40	0.63		2.46	3.044	18.04	73.98	181.8	0.013	250	0.16	24	0.48	58.8	2.022					537.271
44	MAIN	N73	N74	1.12	3.33	0.40	1.25		3.70	2.022	20.07	69.81	258.5	0.013	300	0.16	39	0.55	92.9	2.829					613.081
43	MAIN	N74	N75	1.23	4.56	0.65	2.22		5.93	2.829	22.90	64.90	384.6	0.013	300	0.42	63	0.89	65.7	1.235					593.768
42	MAIN	N75	N76	1.63	6.19	0.55	2.49		8.42	1.235	24.13	63.02	530.5	0.013	300	0.25	48	0.68	141.4	3.445					738.350
37	MAIN	N76	N70	0.27	6.46	0.73	0.55		8.97	3.445	27.58	58.46	524.2	0.013	375	0.25	88	0.79	57.6	1.209					735.016
36	MAIN	N70	N123	0.23	8.28	0.40	0.26		11.94	1.209	28.79	57.06	681.1	0.013	750	0.85	1026	2.32	45.3	0.325					644.624
	GRAHAM	N123	N124		8.28	0.40			11.94	0.325	29.11	56.69	676.8	0.013	750	0.05	249	0.56	6.7	0.198					1093.898
38	GRAHAM	N124	M84	0.55	47.86	0.40	0.61		54.36	0.319	28.45	57.44	3235.0	0.013	1200	0.10	1233	1.09	83.4	1.275					1727.099
114	MAPLE	N85	N86	0.34	0.34	0.40	0.38		0.38		15.00	81.68	30.9	0.013	200	0.25	16	0.52	55.5	1.772					254.182
113	MAPLE	N86	N87	0.14	0.48	0.40	0.16		0.53	1.772	16.77	76.96	41.1	0.013	250	0.18	25	0.51	56.2	1.822					300.851
112	MAPLE	N87	N88	0.06	0.54	0.40	0.07		0.60	1.822	18.59	72.78	43.7	0.013	300	0.34	56	0.80	44.5	0.930					273.309
52	MAPLE	N88	N89	0.56	1.10	0.40	0.62		1.22	0.930	19.52	70.87	86.7	0.013	300	0.75	84	1.18	55.5	0.781					304.627
102	MAPLE	N89	N90	0.15	1.25	0.40	0.17		1.39	0.781	20.30	69.36	96.4	0.013	300	0.96	95	1.34	26.9	0.334					302.678
103	MAPLE	N90	N91	0.12	1.37	0.40	0.13		1.52	0.334	20.64	68.74	104.7	0.013	375	0.65	141	1.28	25.0	0.326					335.892
104	MAPLE	N91	N92	0.25	1.62	0.40	0.28		1.80	0.326	20.96	68.15	122.8	0.013	375	1.21	193	1.75	31.1	0.297					317.316
	MAPLE	N92	N84		1.62	0.40			1.80	0.297	21.26	67.62	121.8	0.013	375	0.24	86	0.78	19.3	0.414					428.509
39	ARGYLE	N93	N94	0.33	0.33	0.40	0.37		0.37		15.00	81.68	30.0	0.013	250	1.42	71	1.44	22.7	0.262					181.486
126	ARGYLE	N94	N95	0.15	0.48	0.40	0.17		0.53	0.262	15.26	80.94	43.2	0.013	300	0.05	22	0.31	25.7	1.400					389.823
49	ARGYLE	N126	375	0.27	0.27	0.40	0.30		0.30		15.00	81.68	24.5	0.013	300	1.75	128	1.81	12.2	0.112					161.863
127	MAPLE	N95	N96	0.08	0.83	0.40	0.09		0.92	1.400	1.40	206.89	190.9	0.013	375	0.24	86	0.78	36.9	0.791					507.186
40	MAPLE	N96	N84	0.35	1.18	0.80	0.78		1.70	0.791	2.19	184.49	313.9	0.013	375	1.94	244	2.21	64.6	0.487					412.989
51	GRAHAM	N84	N97	0.47	51.13	0.40	0.52		58.38	1.275	29.72	56.02	3383.7	0.013	1200	0.09	1170	1.03	101.2	1.631					1791.485
53,54	ELM	N106	N97	2.23	2.23	0.40	2.48		2.48		15.00	81.68	202.6	0.013	250	1.18	65	1.32	192.6	2.439					384.672
48	ELM	stub	N127	2.47	2.47	0.53	3.64		3.64		15.00	81.68	297.3	0.013	300	1.39	114	1.61	42.0	0.434					430.756
50	ELM	N127	N117	1.02	3.49	0.40	1.13		4.77	0.434	15.43	80.46	384.1	0.013	300	1.39	114	1.61	25.2	0.260					474.187
128	ELM	N117	N97	0.45	3.94	0.40	0.50		5.27	0.434	15.87	79.28	418.1	0.013	300	3.14	171	2.42	46.4	0.319					420.166
58	GRAHAM	N97	N99	0.43	57.73	0.40	0.48		66.61	1.631	31.35	54.34	3732.8	0.013	1200	0.10	1233	1.09	106.5	1.628					1822.326
55,56,57	CHESTNUT	N107	N104	1.25	1.25	0.40	1.39		1.39		15.00	81.68	113.5	0.013	300	0.27	50	0.71	188.6	4.422					408.240
	CHESTNUT	N104	N99		1.25	0.40			1.39	4.422	19.42	71.07	98.8	0.013	375	0.51	125	1.13	19.1	0.281					343.922
106	CHESTNUT	N128	N100	0.11	0.11	0.70	0.21		0.21		15.00	81.68	17.5	0.013	250	1.96	83	1.70	47.7	0.469					139.578
59	CHESTNUT	N100	N101	0.10	0.21	0.40	0.11		0.33	0.469	15.47	80.36	26.1	0.013	250	0.75	52	1.05	33.0	0.524					194.320
107	CHESTNUT	N101	N102	0.11	0.32	0.40	0.12		0.45	0.524	15.99	78.95	35.3	0.013	250	0.13	21	0.44	34.3	1.309					302.221
	CHESTNUT	N102	N103		0.32	0.40			0.45	1.309	17.30	75.68	33.9	0.013	250	0.50	42	0.86	8.3	0.161					231.074
108	CHESTNUT	N103	N99	0.29	0.61	0.40	0.32		0.77	0.161	17.46	75.30	58.0	0.013	375	1.40	207	1.88	95.7	0.849					233.057

STORM SEWER DESIGN SHEET (EXISTING SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.20
RESIDENTIAL SINGLE FAMILY	-0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.75

PROJECT NAME **WEST LORNE STORM SEWERS - GRAHAM ROAD**

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

DATE: 30-Nov-23
DESIGNED BY: J.A.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 4 OF 4

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	
																									cal size
61,62	GRAHAM	N99	N105	0.87	60.46	0.40	0.97		69.74	1.628	32.98	52.79	3794.4	0.013	1200	0.08	1103	0.98	97.9	1.673					1911.890
60,64	JESSIE	N129	N109	7.41	7.41	0.26	5.36	J	5.36		15.00	81.68	437.5	0.013	250	4.14	121	2.47	11.2	0.076					405.781
109	JESSIE	N109	N110	0.61	8.02	0.40	0.68		6.03	0.076	15.08	81.47	491.6	0.013	375	0.23	84	0.76	40.3	0.882					728.855
110	JESSIE	N110	N111	0.47	8.49	0.40	0.52		6.56	0.882	15.96	79.04	518.2	0.013	375	0.25	88	0.79	33.9	0.712					731.899
111	JESSIE	N111	N105	0.58	9.07	0.40	0.64		7.20	0.712	16.67	77.21	556.1	0.013	375	0.66	142	1.29	36.4	0.470					626.430
63	GRAHAM	N105	N112	2.18	71.71	0.44	2.67		79.61	1.673	34.66	51.31	4197.5	0.013	1200	0.09	1170	1.03	126.8	2.043					1942.283
66	MEHRING	N113	N114	0.84	0.84	0.40	0.93		0.93		15.00	81.68	76.3	0.013	200	0.60	25	0.81	53.0	1.092					302.800
	MEHRING	N114	N112		0.84	0.40			0.93	1.092	16.09	78.69	73.5	0.013	450	1.96	399	2.51	19.2	0.128					239.149
65	GRAHAM	N112	N115	1.94	74.49	0.30	1.62		82.16	2.043	36.70	49.64	4191.3	0.013	1200	0.22	1829	1.62	81.7	0.842					1641.690
67	GRAHAM	N115	N130	1.41	75.90	0.40	1.57		83.73	0.842	37.54	48.99	4215.0	0.013	1350	0.14	1997	1.40	118.2	1.412					1790.657
68	GRAHAM	N130	N131	1.48	77.38	0.40	1.65		85.38	1.412	38.95	47.95	4207.1	0.013	1350	0.05	1194	0.83	123.7	2.473					2170.445
69,70	GRAHAM	N131	N132	9.06	86.44	0.40	10.07		95.45	2.473	41.43	46.27	4529.4	0.013	1350	0.08	1510	1.05	165.0	2.607					2043.141
71	GRAHAM	N132	N133	0.28	86.72	0.40	0.31		95.76	2.607	44.03	44.65	4388.8	0.013	1350	0.08	1510	1.05	17.8	0.281					2019.132
72	GRAHAM	N133	N134	1.80	88.52	0.40	2.00		97.76	0.281	44.32	44.49	4462.0	0.013	1350	0.07	1412	0.99	152.4	2.575					2083.199
73	GRAHAM	N134	N135	0.53	89.05	0.40	0.59		98.35	2.575	46.89	43.04	4346.0	0.013	1350	0.04	1068	0.75	55.9	1.249					2290.920
	GRAHAM	N135	N136		89.05	0.40			98.35	1.249	48.14	42.38	4281.2	0.013	1350	0.08	1510	1.05	184.7	2.919					2000.421

Denotes external undeveloped lands. Time of Concentration exceeds sewer time at connection. Therefore, a fixed flow rate has been included for this area based on external land 2-year peak flow rate.

A C=(1.2*0.40)+(2.24*0.35)/(1.20+2.24)=0.37

B C=(0.87*0.40)+(0.28*0.70)/(0.87+0.28)=0.47

C C=(0.44*0.54)+(0.76*0.20)/(0.44+0.76)=0.32

D C=(0.40*0.40)+(0.84*0.20)+(0.86*0.40)/(0.40+0.84)+0.86=0.32

E C=(0.69*0.20)+(0.33*0.40)/(0.69+0.33)=0.27

F C=(0.53*0.40)+(0.13*0.55)/(0.53+0.13)=0.43

G C=(0.29*0.40)+(0.12*0.55)/(0.29+0.12)=0.44

H C=(0.17*0.55)+(0.34*0.40)/(0.17+0.34)=0.45

I C=(0.43*0.50)+(0.20*0.40)/(0.43+0.20)=0.47

J C=(0.44*0.40)+(6.97*0.25)/(0.44+6.97)=0.26

STORM SEWER DESIGN SHEET (EXISTING SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.2
RESIDENTIAL SINGLE FAMILY	0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.7

PROJECT NAME **WEST LORNE STORM SEWERS - MILLER DRAIN**

DATE: 30-Nov-23
DESIGNED BY: P.M.
CHECKED BY: C.S.L.

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

JOB No. : 223197
SHEET 1 OF 1

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	
																									cal size
X1	MAIN	X1	X2	1.25	1.25	0.40	1.39		1.39		15.00	81.68	113.5	0.013	200	0.76	28.6	0.91	99.8	1.828					336.235
X2/3	MAIN	X2	X3	2.51	3.76	0.40	2.79		4.18	1.828	16.83	76.82	321.2	0.013	300	0.27	50.2	0.71	24.3	0.570					602.941
	DRAIN	X3	OUTLET		3.76				4.18	0.570	17.40	75.46	315.5	0.013	300	0.16	38.7	0.55	92.0	2.802					660.633
	DRAIN	X3	OUTLET		3.76				4.18	2.802	20.20	69.56	290.8	0.013	375	0.16	70.1	0.64	120.0	3.150					640.775

STORM SEWER DESIGN SHEET (EXISTING SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.2
RESIDENTIAL SINGLE FAMILY	0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.7

PROJECT NAME **WEST LORNE STORM SEWERS - SEXTON STREET**

DATE: 30-Nov-23
DESIGNED BY: P.M.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 1 OF 1

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	
																									cal size
P1	McGREGOR	P1	P2	0.35	0.35	0.40	0.39		0.39		15.00	81.68	31.8	0.013	250	0.50	42.1	0.86	57.7	1.123					225.644
P2	WOOD	P2	P3	3.14	3.49	0.32	2.79		3.18	1.123	16.12	78.61	250.2	0.013	375	0.09	52.6	0.48	100.0	3.500					674.573
P3	SEXTON	P3	OUTLET	1.22	4.71	0.40	1.36		4.54	3.500	19.62	70.67	320.8	0.013	450	0.46	193.4	1.22	109.0	1.494					545.360
	SEXTON	P3	OUTLET		4.71	0.40			4.54	1.494	21.12	67.88	308.1	0.013	600	0.46	416.5	1.47	401.8	4.547					537.166

STORM SEWER DESIGN SHEET (EXISTING SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.2
RESIDENTIAL SINGLE FAMILY	0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.7

PROJECT NAME **WEST LORNE STORM SEWERS - TODD PLACE**

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

DATE: 30-Nov-23
DESIGNED BY: P.M.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 1 OF 1

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	
																									cal size
T1	TODD PLACE	T1	T2	0.56	0.56	0.40	0.62		0.62		15.00	81.68	50.9	0.013	250	1.41	70.6	1.44	38.3	0.444		0.540			221.588
T2	TODD PLACE	T2	T3	0.30	0.86	0.40	0.33		0.96	0.444	15.44	80.43	76.9	0.013	250	1.14	63.5	1.29	21.6	0.278		0.246			269.279
T3	TODD PLACE	T3	T4	0.51	1.37	0.40	0.57		1.52	0.278	15.72	79.67	121.4	0.013	250	0.45	39.9	0.81	51.2	1.050		0.230			380.346
T4	TODD PLACE	T4	T5	0.58	1.95	0.40	0.64		2.17	1.050	16.77	76.96	166.9	0.013	375	0.86	162.6	1.47	69.8	0.790		0.600			379.572
T5	ANGELO STREET	T6	T5	0.25	0.25	0.40	0.28		0.28		15.00	81.68	22.7	0.013	200	2.52	52.1	1.66	16.9	0.170		0.426			146.865
T6	TODD PLACE	T7	T8	1.11	1.11	0.40	1.23		1.23		15.00	81.68	100.8	0.013	250	1.02	60.1	1.22	77.6	1.057		0.792			304.325
T7	TODD PLACE	T8	T9	0.70	1.81	0.40	0.78		2.01	1.057	16.06	78.78	158.6	0.013	300	0.51	69.1	0.98	68.8	1.174		0.351			410.689
T8	ANGELO STREET	T10	T9	0.47	0.47	0.40	0.52		0.52		15.00	81.68	42.7	0.013	375	0.70	146.7	1.33	18.9	0.237		0.132			236.611
	ANGELO STREET	T9	T11		2.28	0.40			2.54	1.174	17.23	75.85	192.3	0.013	375	1.24	195.2	1.77	3.3	0.031		0.041			373.759
T9	ANGELO STREET	T11	T5	0.50	2.78	0.40	0.56		3.09	0.031	17.26	75.77	234.2	0.013	375	0.79	155.8	1.41	75.9	0.897		0.600			437.961
T10	TODD PLACE	T5	OUTLET	0.18	5.16	0.40	0.20		5.74	*	17.91	74.28	426.2	0.013	525	0.31	239.5	1.11	205.2	3.092		0.636			653.267

* Tc=(166.9(16.77+0.79)+234.2(17.26+0.897))/(166.9+234.2)=17.91

STORM SEWER DESIGN SHEET (EXISTING SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.2
RESIDENTIAL SINGLE FAMILY	0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.7

PROJECT NAME **WEST LORNE STORM SEWERS - TRIGGER DRAIN**

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

DATE: 30-Nov-23
DESIGNED BY: P.M.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 1 OF 1

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	cal size
A1	MUNROE	A1	A2	0.09	0.09	0.40	0.10		0.10		15.00	81.68	8.2	0.013	200	0.30	18.0	0.57	34.9	1.017					149.223
A2	MUNROE	A2	A3	0.13	0.22	0.40	0.14		0.24	1.017	16.02	78.88	19.3	0.013	200	0.68	27.0	0.86	25.9	0.501					176.637
A3	RIDGE	A3	A4	0.45	0.67	0.40	0.50		0.75	0.501	16.52	77.59	57.8	0.013	300	1.28	109.4	1.55	99.1	1.067					236.732
A12	MAIN	A4	A5	1.20	1.87	0.40	1.33		2.08	1.067	17.59	75.02	156.0	0.013	375	0.23	84.1	0.76	129.0	2.824					473.920
A4	MUNROE	A6	A7	0.65	0.65	0.40	0.72		0.72		15.00	81.68	59.0	0.013	200	0.32	18.6	0.59	53.2	1.501					309.444
A8	MUNROE	A8	A7	0.17	0.17	0.40	0.19		0.19		15.00	81.68	15.4	0.013	150	0.04	3.0	0.17	32.2	3.114					276.367
A6	MORDEN	A7	A9	0.16	0.98	0.40	0.18		1.09	1.501	16.50	77.63	84.6	0.013	250	0.59	45.7	0.93	37.5	0.672					315.753
A5	MORDEN	A9	A11	0.19	1.17	0.40	0.21		1.30	0.672	17.17	75.99	98.9	0.013	250	1.16	64.0	1.30	48.3	0.617					294.891
A10	MAIN	A10	A11	0.29	0.29	0.40	0.32		0.32		15.00	81.68	26.3	0.013	200	1.26	36.8	1.17	71.7	1.020					176.821
	MORDEN	A11	A5		1.46	0.40			1.62	0.617	15.62	79.95	129.8	0.013	200	1.16	35.3	1.12	14.2	0.210					326.599
A17	MAIN	A5	A12	0.88	4.21	0.40	0.98		4.68	2.824	20.41	69.16	323.8	0.013	375	0.23	84.1	0.76	170.1	3.724					623.212
A9	MUNROE	A13	A14	0.38	0.38	0.40	0.42		0.42		15.00	81.68	34.5	0.013	200	0.77	28.8	0.92	72.3	1.315					214.613
A30	MUNROE	A14	A15	0.10	0.48	0.40	0.11		0.53	1.315	16.32	78.11	41.7	0.013	375	3.13	310.2	2.81	16.0	0.095					177.098
A11	MUNROE	A16	A17	0.28	0.28	0.40	0.31		0.31		15.00	81.68	25.4	0.013	150	0.36	9.1	0.52	35.9	1.157					220.715
A43	MUNROE	A17	A18	0.04	0.32	0.40	0.04		0.36	1.157	16.16	78.52	27.9	0.013	150	0.00	1.1	0.06	18.9	5.221					511.719
A44	MUNROE	A18	A15	0.01	0.33	0.40	0.01		0.37	5.221	21.38	67.42	24.7	0.013	200	1.33	37.8	1.20	24.9	0.345					170.965
A33	MUNROE	A19	A20	0.42	0.42	0.40	0.47		0.47		15.00	81.68	38.1	0.013	200	0.29	17.7	0.56	38.6	1.144					267.592
A34	MUNROE	A21	A22	0.28	0.28	0.40	0.31		0.31		15.00	81.68	25.4	0.013	150	0.32	8.6	0.49	16.9	0.578					225.644
A46	MUNROE	A22	A23	0.13	0.41	0.40	0.14		0.46	0.578	15.58	80.06	36.5	0.013	200	0.35	19.4	0.62	17.6	0.475					254.078
A47	MUNROE	A23	A24	0.15	0.56	0.40	0.17		0.62	0.475	16.05	78.79	49.1	0.013	250	1.21	65.4	1.33	18.0	0.225					224.970
	MUNROE	A24	A25		0.56	0.40			0.62	0.225	16.28	78.20	48.7	0.013	250	3.42	110.0	2.24	8.6	0.064					184.631
A45	MUNROE	A25	A26	0.15	0.71	0.40	0.17		0.79	0.064	16.34	78.04	61.6	0.013	375	0.34	102.2	0.93	60.1	1.082					310.878
A32	MUNROE	A26	A27	0.18	0.89	0.40	0.20		0.99	1.082	17.42	75.39	74.6	0.013	450	0.33	163.8	1.03	65.9	1.067					335.894
	MUNROE	A27	A20		0.89	0.40			0.99	1.067	18.49	73.00	72.2	0.013	450	0.00	20.0	0.13	8.2	1.089					730.745
A31	MUNROE	A20	A15	0.55	1.86	0.40	0.61		2.07	1.089	19.58	70.76	146.3	0.013	450	0.09	85.5	0.54	78.0	2.417					551.714
A29	WELLINGTON	A15	A28	0.54	3.21	0.40	0.60		3.57	2.417	22.00	66.36	236.9	0.013	525	0.19	187.5	0.87	89.0	1.713					574.500
A28	MAIN	A29	A28	0.40	0.40	0.40	0.44		0.44		15.00	81.68	36.3	0.013	250	1.33	68.6	1.40	95.6	1.140					197.472
A27	MAIN		A28	0.54	0.54	0.55	0.83		0.83		15.00	81.68	67.4	0.013	250	0.50	42.1	0.86	200.0	3.891					299.164
	WELLINGTON	A28	A12		4.15				4.84	1.713	23.71	63.65	308.0	0.013	525	0.04	86.0	0.40	11.2	0.470					849.101
A25	MAPLE	A30	A31	1.27	1.27	0.40	1.41		1.41		15.00	81.68	115.4	0.013	200	0.32	18.6	0.59	70.1	1.978					397.801
A48	MAPLE	A31	900	0.23	1.50	0.75	0.48		1.89	1.978	16.98	76.45	144.6	0.013	200	1.40	38.8	1.24	44.3	0.598					328.335
A42	MAIN	A39	A40	0.41	0.41	0.70	0.80		0.80		15.00	81.68	65.2	0.013	200	0.49	23.0	0.73	44.7	1.019					296.467
A40/39	MAIN	A40	A41	0.80	1.21	0.51	1.13	**	1.93	1.019	16.02	78.88	152.4	0.013	200	0.41	21.0	0.67	71.7	1.788					421.534
A41	MAIN	A41	A42	0.59	1.80	0.40	0.66		2.59	1.788	17.81	74.51	192.8	0.013	250	1.36	69.4	1.41	24.5	0.289					367.732
A35/36/37/38	MAIN	A42	A43	2.76	4.56	0.35	2.69	***	5.27	0.289	18.10	73.86	389.5	0.013	250	0.26	30.3	0.62	208.7	5.631					652.769
A26	MAIN	A43	A12	0.61	5.17	0.40	0.68		5.95	5.631	23.73	63.62	378.7	0.013	300	0.38	59.6	0.84	207.0	4.091					601.523
A49	WELLINGTON	A12	A33	0.96	15.99	0.40	1.07	*	18.43		25.59	60.98	1124.0	0.013	900	0.26	923.1	1.45	99.1	1.138					971.291
A24	MAPLE	A32	A33	0.20	0.20	0.40	0.22		0.22		15.00	81.68	18.2	0.013	200	0.31	18.3	0.58	27.9	0.800					200.083
A22/19	WELLINGTON	A33	A34	0.91	17.10	0.40	1.01		19.67	1.138	26.73	59.50	1170.3	0.013	900	0.02	256.0	0.40	86.1	3.566					1595.052
A13/14	ELM	A35	A36	0.79	0.79	0.40	0.88		0.88		15.00	81.68	71.8	0.013	250	0.46	40.3	0.82	58.1	1.178					311.027
A15/16	ELM	A36	A37	0.63	1.42	0.40	0.70		1.58	1.178	16.18	78.46	123.9	0.013	250	0.00	4.2	0.08	61.7	12.126					894.526
A20	ELM	A37	A38	1.64	3.06	0.40	1.82		3.40	12.126	28.30	57.60	196.0	0.013	250	0.49	41.6	0.85	125.1	2.459					448.029
	ELM	A38	A34		3.06	0.40			3.40	2.459	30.76	54.94	186.9	0.013	375	1.00	175.3	1.59	13.5	0.142					385.031
A21/23	WELLINGTON	A34	OUTLET	0.71	20.87	0.40	0.79		23.86	5.631	32.36	53.37	1273.4	0.013	1100	0.23	1482.6	1.56	35.8	0.382					1041.469

* Tc=(323.8(20.41+3.724)+365.8(23.73+4.091)+292.4(23.90+.521))/(323.8+365.8+292.4)=25.59

** C=(0.50x0.40)+(0.70x0.30)/(0.50+0.30)=0.51

*** C=((0.74x0.2)+(0.3 C=((0.74x0.2)+(0.32x0.4)+(0.95X0.4)+(0.75X0.4))/(0.74+0.32+0.95+0.75)

STORM SEWER DESIGN SHEET (EXISTING SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.2
RESIDENTIAL SINGLE FAMILY	0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.7

PROJECT NAME **WEST LORNE STORM SEWERS - WILLIAM STREET**

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

DATE: 30-Nov-23
DESIGNED BY: P.M.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 1 OF 1

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	
																									cal size
W1	WILLIAM STREET	W1	W2	1.27	1.27	0.55	1.94		1.94		15.00	81.68	158.6	0.013	200	0.68	27.0	0.86	56.5	1.094					389.179
W2	WOOD STREET	W2	W3	0.40	1.67	0.40	0.44		2.39	1.094	16.09	78.68	187.8	0.013	200	1.05	33.6	1.07	17.1	0.266					382.174
W3	WILLIAM STREET	W3	W4	0.19	1.86	0.40	0.21		2.60	0.266	16.36	77.99	202.6	0.013	200	0.77	28.8	0.92	46.4	0.844					416.774
W4	WILLIAM STREET	W4	W5	0.22	2.08	0.40	0.24		2.84	0.844	17.20	75.91	215.8	0.013	200	0.52	23.7	0.75	36.2	0.801					459.323
W6	WILLIAM STREET	W5	W6	0.13	2.21	0.40	0.14		2.99	0.801	18.01	74.06	221.2	0.013	200	0.91	31.3	1.00	42.8	0.716					417.461
W19	WILLIAM STREET	W6	W7	0.02	2.23	0.40	0.02		3.01	0.716	18.72	72.51	218.2	0.013	375	0.12	60.7	0.55	11.9	0.361					607.217
W5/7	WILLIAM STREET	W8	W7	0.48	0.48	0.40	0.53		0.53		15.00	81.68	43.6	0.013	150	0.84	14.0	0.79	18.3	0.386					230.472
W10/11	McGREGOR	W19	W9	0.69	0.69	0.40	0.77		0.77		15.00	81.68	62.7	0.013	250	0.38	36.7	0.75	103.2	2.303					306.417
W20	McGREGOR	W9	W10	0.07	0.76	0.55	0.11		0.87	2.303	17.30	75.68	66.2	0.013	250	0.11	19.7	0.40	26.6	1.103					394.537
W12	McGREGOR	W11	W12	0.25	0.25	0.40	0.28		0.28		15.00	81.68	22.7	0.013	200	0.97	32.3	1.03	14.7	0.238					175.656
W21	McGREGOR	W12	W10	0.11	0.36	0.55	0.17		0.45	0.238	15.24	81.00	36.1	0.013	200	0.79	29.2	0.93	18.1	0.325					217.305
W9	DIVISION	W10	W7	0.70	1.82	0.40	0.78		2.10	1.103	18.41	73.18	153.6	0.013	300	0.99	96.2	1.36	85.1	1.042					358.373
	WILLIAM	W7	W13		4.53	0.40		*	5.64		19.23	71.46	403.2	0.013	375	0.00	12.3	0.11	22.9	3.435					1392.384
W8/13	WILLIAM	W13	W14	1.29	5.82	0.40	1.43		7.08	3.435	22.66	65.27	461.9	0.013	375	0.19	76.4	0.69	105.6	2.543					737.967
W16	EVANDALE	W15	W16	0.32	0.32	0.40	0.36		0.36		15.00	81.68	29.1	0.013	250	3.77	115.5	2.35	14.7	0.104					149.390
W22	EVANDALE	W16	W14	0.37	0.69	0.55	0.57		0.92	0.104	15.10	81.39	75.0	0.013	250	0.00	4.2	0.08	82.8	16.273					741.062
W14/15	WILLIAM	W14	W17	0.78	7.29	0.45	0.98	**	8.97	2.543	25.21	61.50	551.9	0.013	375	0.12	60.7	0.55	81.6	2.473					859.920
W17	WILLIAM	W17	W18	0.51	7.80	0.40	0.57		9.54	2.473	27.68	58.34	556.6	0.013	375	1.18	190.5	1.72	32.1	0.310					561.964
W18	WILLIAM	W18	OUTLET	0.29	8.09	0.40	0.32		9.86	0.310	27.99	57.97	571.8	0.013	375	0.01	17.5	0.16	78.2	8.210					1388.582

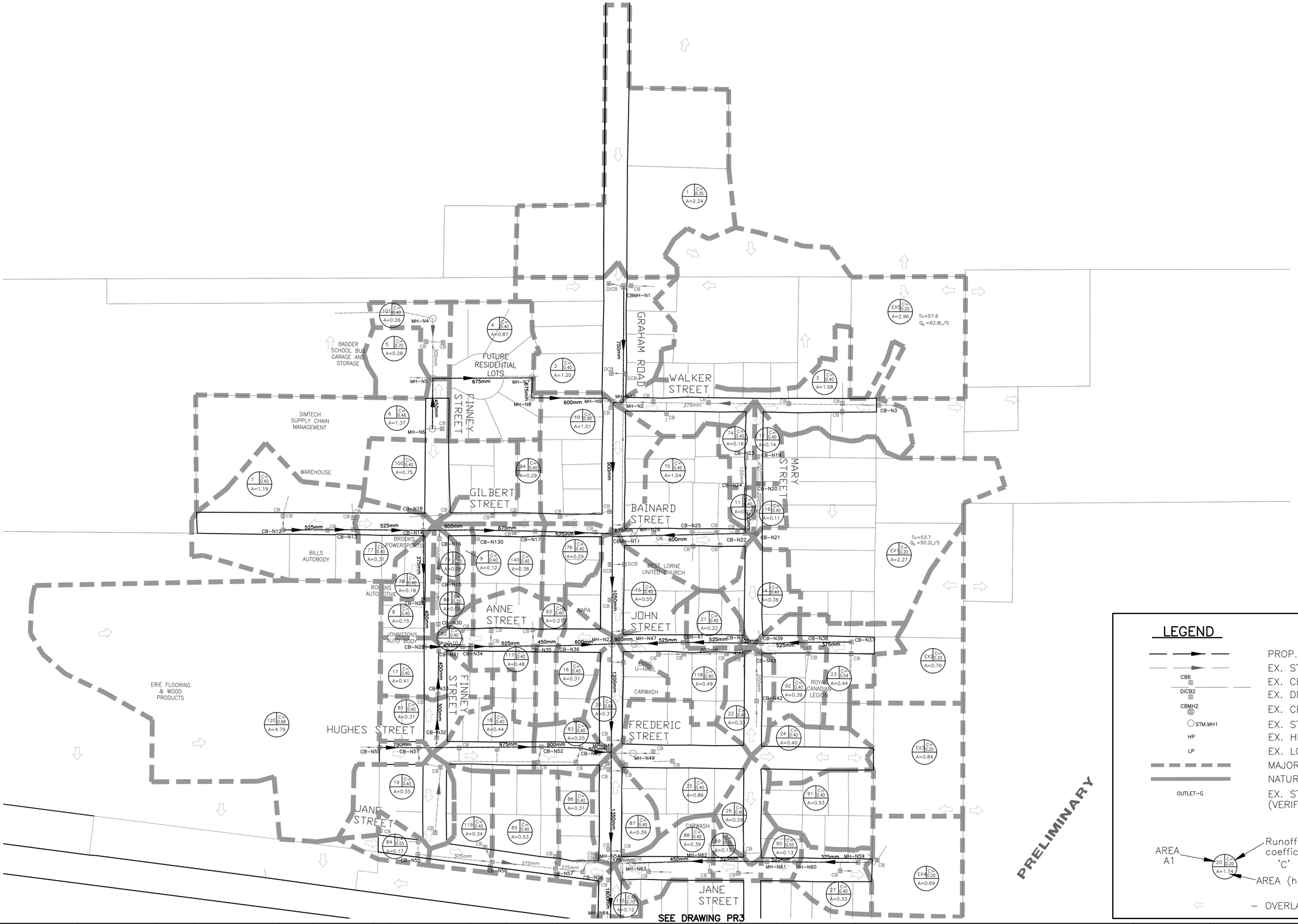
* Tc=(218.2(18.72+0.361)+153.6(18.41+1.042))/(218.2+153.6)=19.23

APPENDIX 'B'

FUTURE CONDITIONS

FIGURE NO. 7
WATERSHED AREA PLANS

FIGURE NO. 8
STORM DESIGN SHEETS



LEGEND

- PROP. STORM SEWER
- EX. STORM SEWER
- CB6 — EX. CB
- DICB2 — EX. DICB
- CBMH2 — EX. CBMH
- STM.MH1 — EX. STORM MH
- HP — EX. HIGH POINT
- LP — EX. LOW POINT
- MAJOR STM. SEWERSHED LIMIT
- NATURAL WATERCOURSE
- OUTLET-G — EX. STORM OUTLET PIPE (VERIFIED IN FIELD)

AREA A1 — 20 — C=0.20 — A=1.74 — Runoff coefficient 'C' — AREA (ha.)

— OVERLAND FLOW ROUTE

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	JA,CSL
DRAWN BY	PM
CHECKED	CSL
APPROVED	CSL
DATE	NOV. 2023

No.	REVISIONS	DATE	CONSULTANT

CONSULTANT OR DIVISION

SPRIET ASSOCIATES
LONDON LIMITED
CONSULTING ENGINEERS
155 YORK STREET -- LONDON (519) 672-4100 -- N6A 1A8

ENGINEER'S STAMP

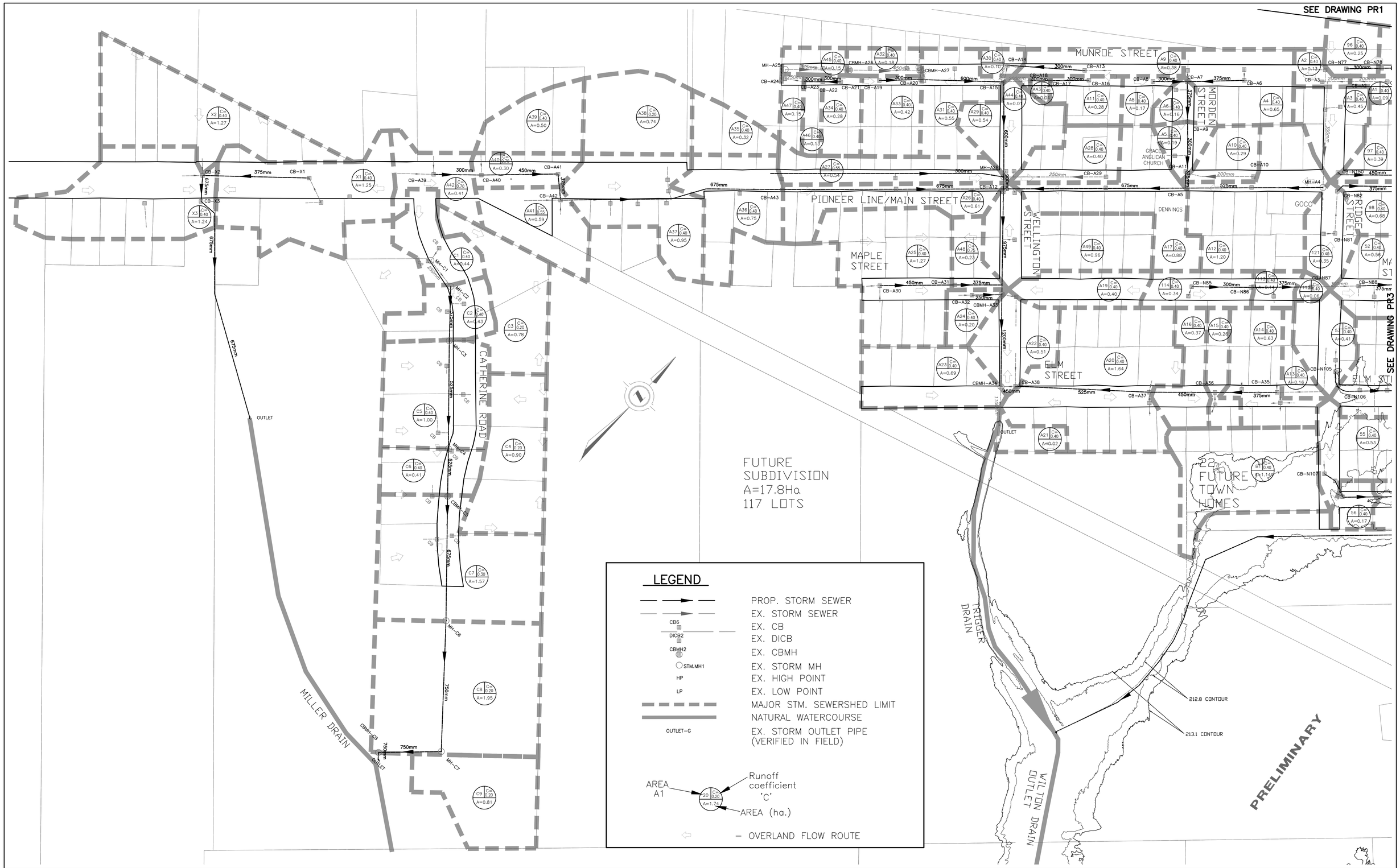
MUNICIPALITY OF West Elgin

SCALE HORZ. 1:1500
15.0m 0 30.0m HORIZONTAL

TITLE
WEST LORNE STORM SEWER STUDY 2023

PROPOSED WATERSHED PLAN

PROJECT No. 223197
SHEET No. PR1
PLAN FILE No.



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	JA,CSL
DRAWN BY	PM
CHECKED	CSL
APPROVED	CSL
DATE	NOV. 2023

No.	REVISIONS	DATE	CONSULTANT

CONSULTANT OR DIVISION

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ENGINEER'S STAMP

MUNICIPALITY OF West Elgin

SCALE
HORZ. 1:1500
15.0m 0 30.0m
HORIZONTAL

TITLE
WEST LORNE STORM SEWER STUDY 2023

PROPOSED WATERSHED PLAN

PROJECT No. 223197

SHEET No. PR2

PLAN FILE No.

SEE DRAWING PR1

SEE DRAWING PR2

SEE DRAWING PR4

MUNROE STREET

PIONEER LINE/MAIN STREET

RIDGE STREET

MAPLE STREET

ELM STREET

CHESTNUT STREET

GRAHAM ROAD

ARGYLE STREET

WOOD STREET

WILLIAM STREET

DIVISION STREET

EVANDALE STREET

MCGREGOR STREET

SEXTON STREET

JESSIE STREET

MEHRING AVENUE

CAHILL DRAIN

PJ'S PIZZA

HOME HARDWARE

WEST LORNE ANIMAL HOSPITAL

HERITAGE HOUSE 16 UNITS

WEST ELGIN COMM. HEALTH CENTRE

GOCO

FOODLAND

CAFE

WEST LORNE SUPPORT SERVICES

WEST LORNE FIRE DEPT.

DIXON'S FEED

APARTMENTS

DRIVEWAY

ST. MARY'S ROMAN CATHOLIC CHURCH

ROCKLAND FLOORING

ST. MARY'S CATHOLIC ELEMENTARY SCHOOL

MILNER RIGSBY

WEST LORNE BAPTIST CHURCH

MERIDIAN ENERGETICS

MILLER PARK

WEST LORNE ARENA

212.8 CONTOUR

213.1 CONTOUR

PROP. 519.3m 1800mm

PRELIMINARY

LEGEND

	PROP. STORM SEWER
	EX. STORM SEWER
CB6	EX. CB
DICB2	EX. DICB
CBMH2	EX. CBMH
STM.MH1	EX. STORM MH
HP	EX. HIGH POINT
LP	EX. LOW POINT
	MAJOR STM. SEWERSHED LIMIT
	NATURAL WATERCOURSE
OUTLET-G	EX. STORM OUTLET PIPE (VERIFIED IN FIELD)

AREA A1 — 20 C=0.20 A=1.74 — Runoff coefficient 'C' — AREA (ha.)

— OVERLAND FLOW ROUTE

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN JA,CSL				
					DRAWN BY PM				
					CHECKED CSL				
					APPROVED CSL				
					DATE NOV. 2023				

CONSULTANT OR DIVISION

SPRIET ASSOCIATES
LONDON LIMITED
CONSULTING ENGINEERS
155 YORK STREET -- LONDON (519) 672-4100 -- N6A 1A8

ENGINEER'S STAMP

MUNICIPALITY OF West Elgin

SCALE HORZ. 1:1500
15.0m 0 30.0m
HORIZONTAL

TITLE
WEST LORNE STORM SEWER STUDY 2023

PROPOSED WATERSHED PLAN

PROJECT No. 223197

SHEET No. PR3

PLAN FILE No.

SEE DRAWING PR3

212.8 CONTOUR

213.1 CONTOUR

WILTON OUTLET DRAIN

OUTLET

FUTURE SUBDIVISION

FUTURE SUBDIVISION

TODD PLACE

ANGELO STREET

GRAHAM ROAD

WEST ELGIN SECONDARY SCHOOL

APARTMENTS

GRACE EVANGELICAL LUTHERAN CHURCH

ZOLLER DRAIN

MARSH LINE

PRELIMINARY

MH-N130

MH-N131

MH-N132

MH-N133

MH-N134

MH-N135

MH-N136

675mm

450mm

450mm

300mm

450mm

450mm

375mm

1350mm

LEGEND

	PROP. STORM SEWER
	EX. STORM SEWER
CB6	EX. CB
DICB2	EX. DICB
CBMH2	EX. CBMH
STM.MH1	EX. STORM MH
HP	EX. HIGH POINT
LP	EX. LOW POINT
	MAJOR STM. SEWERSHED LIMIT
	NATURAL WATERCOURSE
OUTLET-G	EX. STORM OUTLET PIPE (VERIFIED IN FIELD)

AREA A1 — 20 | C=0.20 | A=1.74 — Runoff coefficient 'C' — AREA (ha.)

— OVERLAND FLOW ROUTE

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	JA,CSL
DRAWN BY	PM
CHECKED	CSL
APPROVED	CSL
DATE	NOV. 2023

No.	REVISIONS	DATE	CONSULTANT

CONSULTANT OR DIVISION

SPRIET ASSOCIATES
LONDON LIMITED
CONSULTING ENGINEERS
155 YORK STREET -- LONDON (519) 672-4100 -- N6A 1A8

ENGINEER'S STAMP

MUNICIPALITY OF West Elgin

SCALE HORZ. 1:1500
15.0m 0 30.0m
HORIZONTAL

TITLE
WEST LORNE STORM SEWER STUDY
PROPOSED WATERSHED PLAN

PROJECT No. 223197
SHEET No. PR4
PLAN FILE No.

FIGURE NO. 8

STORM SEWER DESIGN SHEET (PROPOSED SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.2
RESIDENTIAL SINGLE FAMILY	0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.7

PROJECT NAME **WEST LORNE STORM SEWERS - CATHERINE ROAD**

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

DATE: 30-Nov-23
DESIGNED BY: P.M.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 1 OF 1

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	
																									cal size
C1	CATHERINE RD	C1	C2	0.44	0.44	0.40	0.49		0.49		15.00	81.68	40.0	0.013	250	0.90	56.4	1.15	30.7	0.445					220.206
C2	CATHERINE RD	C2	C3	0.43	0.87	0.40	0.48		0.97	0.445	15.45	80.43	77.8	0.013	**375**	0.60	135.8	1.23	50.7	0.687					305.030
C3/5	CATHERINE RD	C3	C4	1.78	2.65	0.31	1.53	*	2.50	0.687	16.13	78.58	196.6	0.013	**525**	0.37	261.6	1.21	101.2	1.396					472.759
C4/6	CATHERINE RD	C4	C5	1.31	3.96	0.26	0.95	**	3.45	1.396	17.53	75.15	259.1	0.013	**525**	0.42	278.7	1.29	44.5	0.576					512.073
C7	CATHERINE RD	C5	C6	1.57	5.53	0.30	1.31		4.76	0.576	18.10	73.85	351.3	0.013	**675**	0.22	394.3	1.10	116.5	1.762					647.970
C8	CATHERINE RD	C6	C7	1.95	7.48	0.20	1.08		5.84	1.762	19.87	70.20	410.1	0.013	**750**	0.22	522.2	1.18	122.6	1.729					686.646
C9	CATHERINE RD	C7	C8	0.81	8.29	0.20	0.45		6.29	1.729	21.60	67.04	421.8	0.013	**750**	0.21	510.2	1.15	58.7	0.847					700.046
	CATHERINE RD	C8	OUTLET		8.29	0.20			6.29	0.847	22.44	65.63	412.9	0.013	**750**	0.21	510.2	1.15	7.1	0.102					694.465

* C=(0.78x0.2+1.0x0.4)/(1.0+0.78)=0.31

** C=(0.9x0.2+0.41x.4)/(0.41+0.9)=0.26

STORM SEWER DESIGN SHEET (PROPOSED SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.20
RESIDENTIAL SINGLE FAMILY	-0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.75

PROJECT NAME **WEST LORNE STORM SEWERS - GRAHAM ROAD**

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

DATE: 30-Nov-23
DESIGNED BY: J.A.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 1 OF 4

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	cal size
EX5	Agri			2.96	2.96	0.20	1.65		1.65		57.60	38.13	62.8												
1,2	GRAHAM RD	N1	N2	3.44	3.44	0.37	3.54	A	3.54		15.00	81.68	351.8	0.013	750	0.14	417	0.94	101.3	1.791					705.613
3	WALKER ST	N3	N2	1.08	1.08	0.40	1.20		1.20		15.00	81.68	98.1	0.013	375	0.39	109	0.99	223.6	3.759					360.715
	WALKER ST	N2	N10		4.52	0.40			4.74	1.791	16.79	76.91	427.3	0.013	675	0.40	532	1.49	8.3	0.093					623.361
101	FINNEY ST	N4	N5	0.26	0.26	0.40	0.29		0.29		15.00	81.68	23.6	0.013	300	0.19	42	0.60	52.0	1.453					241.993
6	FINNEY ST	N6	N5	1.37	1.37	0.46	1.75		1.75		15.00	81.68	143.1	0.013	450	0.32	161	1.01	44.0	0.723					431.291
4,5	FUTURE SUB'D	N5	N7	1.15	2.78	0.47	1.50	B	3.54	1.453	16.45	77.76	275.5	0.013	675	0.20	376	1.05	89.4	1.418					602.198
	FUTURE SUB'D	N7	N8		2.78	0.40			3.54	1.418	17.87	74.37	263.5	0.013	675	0.18	357	1.00	17.5	0.293					604.029
	EASEMENT	N8	N9		2.78	0.40			3.54	0.293	18.16	73.71	261.2	0.013	600	0.19	268	0.95	62.1	1.093					595.965
	GRAHAM RD	N9	N10		2.78	0.40			3.54	1.093	19.26	71.40	253.0	0.013	450	0.91	272	1.71	6.9	0.067					439.015
10	GRAHAM RD	N10	N11	1.01	11.27	0.40	1.12		9.41	0.093	16.88	76.68	784.1	0.013	900	0.20	810	1.27	114.7	1.502					891.354
7	GILBERT ST	N12	N13	1.19	1.19	0.40	1.32		1.32		15.00	81.68	108.1	0.013	525	0.11	143	0.66	61.3	1.551					474.268
77	GILBERT ST	N13	N14	0.31	1.50	0.40	0.34		1.67	1.551	16.55	77.51	129.3	0.013	525	0.12	149	0.69	61.2	1.482					498.999
79	FINNEY ST	N15	N16	0.08	0.08	0.55	0.12		0.12		15.00	81.68	10.0	0.013	200	0.24	16	0.51	36.9	1.202					167.760
100,9	GILBERT ST	N14	N130	0.87	2.45	0.40	0.97		2.76	1.482	18.03	74.00	204.1	0.013	600	0.12	213	0.75	42.6	0.944					592.171
140	GILBERT ST	N130	N17	0.38	2.83	0.40	0.42		3.18	0.944	18.98	71.98	228.9	0.013	675	0.12	291	0.81	55.3	1.133					618.221
76	GILBERT ST	N17	N11	0.29	3.12	0.40	0.32		3.50	1.133	20.11	69.73	244.2	0.013	525	0.33	247	1.14	67.5	0.986					523.996
12	MARY ST	N19	N20	0.14	0.14	0.40	0.16		0.16		15.00	81.68	12.7	0.013	200	0.17	14	0.43	23.7	0.918					195.904
116	MARY ST	N20	N21	0.11	0.25	0.40	0.12		0.28	0.918	15.92	79.15	22.0	0.013	200	0.83	30	0.95	43.9	0.769					178.736
EX1	MARY ST			2.27	2.52	0.20	1.26		1.26		53.70	39.74	50.2												
	MARY ST	N21	N22						0.28	0.769	16.69	77.17	71.6	0.013	250	1.50	73	1.48	10.0	0.112					249.009
74	MARY ST	N23	N24	0.16	0.16	0.40	0.18		0.18		15.00	81.68	14.5	0.013	150	1.44	18	1.03	26.8	0.432					137.977
11	MARY ST	N24	N22	0.07	0.23	0.40	0.08		0.26	0.432	15.43	80.46	20.6	0.013	300	0.32	55	0.77	40.1	0.864					208.417
75	BAINARD ST	N22	N26	1.04	3.79	0.40	1.16		1.69	0.769	16.69	77.17	180.6	0.013	600	0.16	246	0.87	97.3	1.867					535.925
	BAINARD ST	N26	N11		3.79	0.40			1.69	1.867	18.55	72.87	173.3	0.013	675	0.06	206	0.58	18.8	0.545					634.279
15	GRAHAM RD	N11	N27	0.55	18.73	0.40	0.61		15.21	1.502	18.39	73.23	1226.8	0.013	1050	0.26	1392	1.61	96.3	0.998					1003.675
81	FINNEY ST	N32	N33	0.31	0.31	0.40	0.34		0.34		15.00	81.68	28.2	0.013	300	0.29	52	0.74	38.0	0.860					238.790
17	FINNEY ST	N33	N31	0.41	0.72	0.40	0.46		0.80	0.860	15.86	79.30	63.5	0.013	450	0.11	95	0.59	38.0	1.065					388.479
94,78	FINNEY ST	N14	N28	0.47	0.47	0.40	0.52		0.52		15.00	81.68	42.7	0.013	375	0.15	68	0.61	63.1	1.710					315.845
8	FINNEY ST	N28	N29	0.15	0.62	0.40	0.17		0.69	1.710	16.71	77.11	53.2	0.013	450	0.07	75	0.47	38.6	1.356					395.605
80	FINNEY ST	N15	N30	0.09	0.09	0.55	0.14		0.14		15.00	81.68	11.2	0.013	200	0.43	22	0.68	37.7	0.918					157.175
	FINNEY ST	N30	300						0.14	0.918	15.00	81.68	11.2	0.013	200	0.87	31	0.97	19.9	0.341					137.721
82	ANNE ST	N29	N34	0.10	1.53	0.40	0.11		1.74	1.356	18.07	73.93	128.6	0.013	450	0.34	166	1.05	33.7	0.537					409.607
117	ANNE ST	N34	N35	0.48	2.01	0.40	0.53		2.27	0.537	18.60	72.76	165.4	0.013	525	0.21	197	0.91	61.4	1.124					492.727
93	ANNE ST	N35	N36	0.21	2.22	0.40	0.23		2.51	1.124	19.73	70.46	176.6	0.013	450	0.79	253	1.59	21.7	0.227					393.937
16	ANNE ST	N36	N27	0.31	2.53	0.40	0.34		2.85	0.227	19.96	70.02	199.6	0.013	600	0.12	213	0.75	47.1	1.043					587.289
22	MARY ST	N42	N43	0.33	0.33	0.40	0.37		0.37		15.00	81.68	30.0	0.013	200	0.96	32	1.02	41.4	0.675					195.309
	MARY ST	N43	N39		0.33	0.40			0.37	0.675	15.67	79.80	29.3	0.013	200	1.30	37	1.19	9.1	0.127					182.906
EX2,23	JOHN ST	N37	N38	1.20	1.20	0.32	1.07	C	1.07		15.00	81.68	87.2	0.013	375	0.35	104	0.94	39.8	0.706					352.203
92	JOHN ST	N38	N39	0.39	1.59	0.40	0.43		1.50	0.706	15.71	79.71	119.7	0.013	525	0.09	129	0.60	39.0	1.091					511.597
14	JOHN ST	N39	N40	0.36	2.28	0.40	0.40		2.27	1.091	16.80	76.90	174.4	0.013	525	0.18	182	0.84	18.5	0.366					517.449
21	JOHN ST	N40	N41	0.22	2.50	0.40	0.24		2.51	0.366	17.16	76.01	191.0	0.013	525	0.30	236	1.09	49.9	0.764					486.475
118	JOHN ST	N41	N47	0.49	2.99	0.40	0.54		3.06	0.764	17.93	74.24	227.0	0.013	525	0.30	236	1.09	42.8	0.656					519.019
	JOHN ST	N47	N27		2.99	0.40			3.06	0.656	18.58	72.81	222.6	0.013	900	0.02	256	0.40	19.4	0.803					856.095
20	GRAHAM RD	N27	N48	0.37	24.62	0.68	0.70		21.82	0.998	19.38	71.15	1665.3	0.013	1200	0.20	1744	1.54	93.4	1.010					1182.301

STORM SEWER DESIGN SHEET (PROPOSED SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.20
RESIDENTIAL SINGLE FAMILY	-0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.75

PROJECT NAME **WEST LORNE STORM SEWERS - GRAHAM ROAD**

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

DATE: 30-Nov-23
DESIGNED BY: J.A.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 2 OF 4

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	cal size
EX3,24,25	FREDRIC ST	N49	N48	2.10	2.10	0.32	1.87	D	1.87		15.00	81.68	152.6	0.013	375	1.20	192	1.74	18.9	0.181					344.825
120	HUGHES ST	N50	N51	4.79	4.79	0.68	9.06		9.06		15.00	81.68	739.7	0.013	750	0.58	848	1.92	34.2	0.297					714.259
18,19	FREDERIC ST	N51	N52	0.99	5.78	0.40	1.10		10.16	0.297	15.30	80.84	821.0	0.013	975	0.19	977	1.31	107.4	1.368					915.640
83	FREDERIC ST	N52	N53	0.25	6.03	0.40	0.28		10.43	1.368	16.67	77.22	805.7	0.013	900	0.25	905	1.42	34.4	0.403					863.622
	FREDERIC ST	N53	N48		6.03	0.40			10.43	0.403	17.07	76.24	795.5	0.013	600	1.71	803	2.84	27.0	0.158					599.317
87	GRAHAM RD	N48	N54	0.39	33.14	0.40	0.43	*	34.55	1.010	20.39	69.19	1757.8	0.013	1350	0.17	2201	1.54	96.7	1.048					1243.861
EX4,27	JANE ST	N59	N60	1.02	1.02	0.27	0.77	E	0.77		15.00	81.68	62.5	0.013	375	0.34	102	0.93	55.5	0.999					312.620
90,91	JANE ST	N60	N61	0.66	1.68	0.43	0.79	F	1.55	0.999	16.00	78.93	122.7	0.013	525	0.16	172	0.79	24.5	0.514					463.617
26,89	JANE ST	N61	N62	0.41	2.09	0.44	0.50	G	2.06	0.514	16.51	77.60	159.6	0.013	525	0.14	161	0.74	50.6	1.134					524.581
88	JANE ST	N62	N63	0.39	2.48	0.40	0.43		2.49	1.134	17.65	74.88	186.4	0.013	450	0.87	266	1.67	67.0	0.668					394.811
	JANE ST	N63	N54		2.48	0.40			2.49	0.668	18.32	73.38	182.7	0.013	375	1.59	221	2.00	18.8	0.157					349.950
84,119	JANE ST	N55	N56	0.51	0.51	0.45	0.64	H	0.64		15.00	81.68	52.1	0.013	375	0.17	72	0.65	65.2	1.660					332.481
85	JANE ST	N56	N57	0.53	1.04	0.40	0.59		1.23	1.660	16.66	77.24	94.8	0.013	375	0.32	99	0.90	55.8	1.036					369.569
86	JANE ST	N57	N58	0.31	1.35	0.40	0.34		1.57	1.036	17.70	74.76	117.5	0.013	375	0.50	124	1.12	24.0	0.356					368.444
	JANE ST	N58	N54		1.35	0.40			1.57	0.356	18.05	73.96	116.3	0.013	375	1.44	210	1.91	29.8	0.261					300.937
115	GRAHAM RD	N54	N64	0.12	37.09	0.70	0.23	*	38.85	1.048	21.44	67.31	2181.7	0.013	1800	0.04	2299	0.90	48.7	0.898					1769.204
30	MUNROE	N118	N65	0.24	0.24	0.40	0.27		0.27		15.00	81.68	21.8	0.013	200	12.10	114	3.63	18.1	0.083					107.773
96	MUNROE	N77	N78	0.25	0.25	0.40	0.28		0.28		15.00	81.68	22.7	0.013	300	0.19	42	0.60	33.1	0.925					238.460
95	MUNROE	N78	N79	0.20	0.45	0.40	0.22		0.50	0.925	15.93	79.13	39.6	0.013	300	1.13	103	1.45	36.3	0.416					210.268
29	MUNROE	N79	N80	0.12	0.57	0.40	0.13		0.63	0.416	16.34	78.04	49.5	0.013	300	1.13	103	1.45	35.6	0.408					228.573
122	MUNROE	N80	N119	0.28	0.85	0.40	0.31		0.95	0.408	16.75	77.02	72.8	0.013	300	1.13	103	1.45	29.0	0.332					264.210
	MUNROE	N119	N65		0.85	0.40			0.95	0.332	17.08	76.21	72.0	0.013	300	9.92	305	4.31	9.5	0.037					175.119
28	GRAHAM RD	N64	N65	0.21	38.39	0.55	0.32	*	40.38	0.898	22.34	65.79	1711.8	0.013	1350	0.15	2067	1.44	58.5	0.675					1260.781
33	GRAHAM RD	N65	N71	0.64	39.03	0.80	1.42	*	41.81	0.675	23.02	64.71	2149.3	0.013	1650	0.06	2233	1.04	93.5	1.492					1630.488
	GRAHAM RD	N71	N124		39.03	0.40		*	41.81	1.492	24.51	62.48	1108.9	0.013	975	0.35	1326	1.78	35.7	0.335					913.984
97	MAIN	N150	N151	0.39	0.39	0.40	0.43		0.43		15.00	81.68	35.4	0.013	450	0.03	49	0.31	73.3	3.935					398.239
141	MAIN	N151	N152	0.36	0.75	0.40	0.40		0.83	3.935	18.93	72.07	60.1	0.013	450	0.11	95	0.59	71.9	2.015					380.572
	MAIN	N152	N124		0.75	0.40			0.83	2.015	20.95	68.17	56.9	0.013	375	0.11	58	0.53	38.0	1.203					372.732
98	MAIN	N82	N83	0.68	0.68	0.40	0.76		0.76		15.00	81.68	61.8	0.013	375	0.32	99	0.90	147.6	2.739					314.724
99	MAIN	N83	N124	0.05	0.73	0.40	0.06		0.81	2.739	17.74	74.67	60.6	0.013	300	1.32	111	1.57	33.5	0.355					239.585
31,32	MUNROE	N66	N67	0.63	0.63	0.47	0.82	I	0.82		15.00	81.68	67.2	0.013	375	0.29	94	0.85	71.6	1.396					330.957
41	MUNROE	N67	N68	0.31	0.94	0.59	0.51		1.33	1.396	16.40	77.90	103.7	0.013	375	0.51	125	1.13	60.1	0.884					350.281
123	ALLOWANCE	N68	N69	0.20	1.14	0.76	0.42		1.75	0.884	17.28	75.73	132.8	0.013	375	0.81	158	1.43	81.2	0.947					352.397
124	MAIN	N120	N121	0.11	0.11	0.79	0.24		0.24		15.00	81.68	19.7	0.013	200	0.38	20	0.64	33.6	0.870					198.658
34	MAIN	N121	375	0.28	0.39	0.84	0.65		0.90	0.870	15.87	79.27	71.0	0.013	300	0.92	93	1.31	69.6	0.884					272.010
35	ALLOWANCE	N69	N70	0.06	1.59	0.40	0.07		2.72	0.947	18.23	73.58	199.9	0.013	600	0.21	281	1.00	28.2	0.472					529.014

STORM SEWER DESIGN SHEET (PROPOSED SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.20
RESIDENTIAL SINGLE FAMILY	-0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.75

PROJECT NAME **WEST LORNE STORM SEWERS - GRAHAM ROAD**

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

DATE: 30-Nov-23
DESIGNED BY: J.A.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 3 OF 4

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	
																									cal size
46	MAIN	N108	N125	0.76	0.76	0.40	0.85		0.85		15.00	81.68	69.0	0.013	**375**	0.50	124	1.12	111.3	1.653					301.789
125	MAIN	N122	N125	0.34	0.34	0.40	0.38		0.38		15.00	81.68	30.9	0.013	**300**	0.41	62	0.88	96.2	1.830					231.666
47	WOOD	N116	N125	0.54	0.54	0.40	0.60		0.60		15.00	81.68	49.0	0.013	**300**	0.75	84	1.18	88.3	1.242					246.053
45	MAIN	N125	N73	0.57	2.21	0.40	0.63		2.46	1.653	16.65	77.26	189.9	0.013	**600**	0.16	246	0.87	58.8	1.128					546.072
44	MAIN	N73	N74	1.12	3.33	0.40	1.25		3.70	1.128	17.78	74.57	276.1	0.013	**675**	0.16	336	0.94	92.9	1.648					628.435
43	MAIN	N74	N75	1.23	4.56	0.65	2.22		5.93	1.648	19.43	71.06	421.1	0.013	**675**	0.42	545	1.52	65.7	0.719					614.303
42	MAIN	N75	N76	1.63	6.19	0.55	2.49		8.42	0.719	20.15	69.66	586.3	0.013	**825**	0.25	718	1.34	141.4	1.755					766.581
37	MAIN	N76	N70	0.27	6.46	0.73	0.55		8.97	1.755	21.90	66.52	596.4	0.013	**825**	0.25	718	1.34	57.6	0.715					771.471
36	MAIN	N70	N123	0.23	8.28	0.40	0.26		11.94	0.715	22.62	65.34	780.0	0.013	750	0.85	1026	2.32	45.3	0.325					678.250
	GRAHAM	N123	N124		8.28	0.40			11.94	0.325	22.94	64.82	773.9	0.013	**1200**	0.05	872	0.77	6.7	0.145					1150.286
38	GRAHAM	N124	N84	0.55	49.34	0.40	0.61	*	56.00	0.335	24.84	62.00	2352.3	0.013	**1650**	0.10	2882	1.35	83.4	1.031					1532.574
114	MAPLE	N85	N86	0.34	0.34	0.40	0.38		0.38		15.00	81.68	30.9	0.013	**300**	**0.25**	48	0.68	55.5	1.352					254.182
113	MAPLE	N86	N87	0.14	0.48	0.40	0.16		0.53	1.352	16.35	78.01	41.6	0.013	**375**	0.18	74	0.67	56.2	1.391					302.390
112	MAPLE	N87	N88	0.06	0.54	0.40	0.07		0.60	1.391	17.74	74.66	44.8	0.013	300	0.34	56	0.80	44.5	0.930					275.930
52	MAPLE	N88	N89	0.56	1.10	0.40	0.62		1.22	0.930	18.67	72.61	88.8	0.013	**375**	0.75	152	1.37	55.5	0.673					307.422
102	MAPLE	N89	N90	0.15	1.25	0.40	0.17		1.39	0.673	19.35	71.22	99.0	0.013	**375**	0.96	172	1.56	26.9	0.288					305.706
103	MAPLE	N90	N91	0.12	1.37	0.40	0.13		1.52	0.288	19.63	70.65	107.6	0.013	375	0.65	141	1.28	25.0	0.326					339.367
104	MAPLE	N91	N92	0.25	1.62	0.40	0.28		1.80	0.326	19.96	70.02	126.1	0.013	375	1.21	193	1.75	31.1	0.297					320.551
	MAPLE	N92	N84		1.62	0.40			1.80	0.297	20.26	69.45	125.1	0.013	**450**	0.24	140	0.88	19.3	0.366					432.822
39	ARGYLE	N93	N94	0.33	0.33	0.40	0.37		0.37		15.00	81.68	30.0	0.013	250	1.42	71	1.44	22.7	0.262					181.486
126	ARGYLE	N94	N95	0.15	0.48	0.40	0.17		0.53	0.262	15.26	80.94	43.2	0.013	**450**	0.05	64	0.40	25.7	1.069					389.823
49	ARGYLE	N126	375	0.27	0.27	0.40	0.30		0.30		15.00	81.68	24.5	0.013	300	1.75	128	1.81	12.2	0.112					161.863
127	MAPLE	N95	N96	0.08	0.83	0.40	0.09		0.92	1.069	1.07	218.63	201.8	0.013	**525**	0.24	211	0.97	36.9	0.632					517.794
40	MAPLE	N96	N84	0.35	1.18	0.80	0.78		1.70	0.632	1.70	197.58	336.2	0.013	**450**	1.94	397	2.50	64.6	0.431					423.741
51	GRAHAM	N84	N97	0.47	52.61	0.40	0.52	*	60.03	1.031	25.87	60.60	2580.7	0.013	**1650**	0.09	2734	1.28	101.2	1.319					1618.443
53,54	ELM	N106	N97	2.23	2.23	0.40	2.48		2.48		15.00	81.68	202.6	0.013	**450**	1.18	310	1.95	192.6	1.648					384.672
48	ELM	stub	N127	2.47	2.47	0.53	3.64		3.64		15.00	81.68	297.3	0.013	**450**	1.39	336	2.11	42.0	0.331					430.756
50	ELM	N127	N117	1.02	3.49	0.40	1.13		4.77	0.331	15.33	80.74	385.4	0.013	**525**	1.39	507	2.34	25.2	0.179					474.819
128	ELM	N117	N97	0.45	3.94	0.40	0.50		5.27	0.331	15.66	79.83	421.0	0.013	**450**	3.14	505	3.18	46.4	0.243					421.263
58	GRAHAM	N97	N99	0.43	59.21	0.40	0.48	*	68.26	1.319	27.19	58.93	2902.2	0.013	**1800**	0.10	3635	1.43	106.5	1.243					1658.189
55,56,57	CHESTNUT	N107	N104	1.25	1.25	0.40	1.39		1.39		15.00	81.68	113.5	0.013	**450**	0.27	148	0.93	188.6	3.374					408.240
	CHESTNUT	N104	N99		1.25	0.40			1.39	3.374	18.37	73.25	101.8	0.013	375	0.51	125	1.13	19.1	0.281					347.844
106	CHESTNUT	N128	N100	0.11	0.11	0.70	0.21		0.21		15.00	81.68	17.5	0.013	250	1.96	83	1.70	47.7	0.469					139.578
59	CHESTNUT	N100	N101	0.10	0.21	0.40	0.11		0.33	0.469	15.47	80.36	26.1	0.013	250	0.75	52	1.05	33.0	0.524					194.320
107	CHESTNUT	N101	N102	0.11	0.32	0.40	0.12		0.45	0.524	15.99	78.95	35.3	0.013	**375**	0.13	63	0.57	34.3	0.999					302.221
	CHESTNUT	N102	N103		0.32	0.40			0.45	0.999	16.99	76.42	34.2	0.013	250	0.50	42	0.86	8.3	0.161					231.921
108	CHESTNUT	N103	N99	0.29	0.61	0.40	0.32		0.77	0.161	17.15	76.03	58.6	0.013	375	1.40	207	1.88	95.7	0.849					233.904

STORM SEWER DESIGN SHEET (PROPOSED SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.20
RESIDENTIAL SINGLE FAMILY	-0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.75

PROJECT NAME **WEST LORNE STORM SEWERS - GRAHAM ROAD**

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

DATE: 30-Nov-23
DESIGNED BY: J.A.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 4 OF 4

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	
																									cal size
61,62	GRAHAM	N99	N105	0.87	61.94	0.40	0.97	*/**	71.39	1.243	28.44	57.45	614.3	0.013	1200	0.08	1103	0.98	97.9	1.673					965.892
60,64	JESSIE	N129	N109	7.41	7.41	0.26	5.36	J	5.36		15.00	81.68	437.5	0.013	**450**	4.14	580	3.65	11.2	0.051					405.781
109	JESSIE	N109	N110	0.61	8.02	0.40	0.68		6.03	0.051	15.05	81.54	492.0	0.013	**750**	0.23	534	1.21	40.3	0.556					729.091
110	JESSIE	N110	N111	0.47	8.49	0.40	0.52		6.56	0.556	15.61	79.98	524.4	0.013	**750**	0.25	557	1.26	33.9	0.448					735.162
111	JESSIE	N111	N105	0.58	9.07	0.40	0.64		7.20	0.448	16.06	78.78	567.4	0.013	**675**	0.66	683	1.91	36.4	0.318					631.176
63	GRAHAM	N105	N112	2.18	73.19	0.44	2.67	*	81.26	1.673	30.11	55.61	1031.9	0.013	1200	0.09	1170	1.03	126.8	2.043					1147.627
66	MEHRING	N113	N114	0.84	0.84	0.40	0.93		0.93		15.00	81.68	76.3	0.013	**375**	0.60	136	1.23	53.0	0.718					302.800
	MEHRING	N114	N112		0.84	0.40			0.93	0.718	15.72	79.68	74.4	0.013	450	1.96	399	2.51	19.2	0.128					240.278
65	GRAHAM	N112	N115	1.94	75.97	0.30	1.62	*	83.81	2.043	32.15	53.57	1002.1	0.013	1200	0.22	1829	1.62	81.7	0.842					959.959
67	GRAHAM	N115	N130	1.41	77.38	0.40	1.57	*	85.38	0.842	32.99	52.78	1018.8	0.013	1350	0.14	1997	1.40	118.2	1.412					1051.350
68	GRAHAM	N130	N131	1.48	78.86	0.40	1.65	*	87.02	1.412	34.41	51.52	996.4	0.013	1350	0.05	1194	0.83	123.7	2.473					1264.629
69,70	GRAHAM	N131	N132	9.06	87.92	0.40	10.07	*	97.10	2.473	36.88	49.50	1319.1	0.013	1350	0.08	1510	1.05	165.0	2.607					1286.436
71	GRAHAM	N132	N133	0.28	88.20	0.40	0.31	*	97.41	2.607	39.49	47.58	1147.4	0.013	1350	0.08	1510	1.05	17.8	0.281					1220.888
72	GRAHAM	N133	N134	1.80	90.00	0.40	2.00	*	99.41	0.281	39.77	47.38	1223.2	0.013	1350	0.07	1412	0.99	152.4	2.575					1282.227
73	GRAHAM	N134	N135	0.53	90.53	0.40	0.59	*	100.00	2.575	42.34	45.68	1081.3	0.013	1350	0.04	1068	0.75	55.9	1.249					1359.723
	GRAHAM	N135	N136		90.53	0.40		*	100.00	1.249	43.59	44.92	1004.4	0.013	1350	0.08	1510	1.05	184.7	2.919					1161.454

Denotes external undeveloped lands. Time of Concentration exceeds sewer time at connection. Therefore, a fixed flow rate has been included for this area based on external land 2-year peak flow rate.

A C=(1.2*0.40)+(2.24*0.35)/(1.20+2.24)=0.37

B C=(0.87*0.40)+(0.28*0.70)/(0.87+0.28)=0.47

C C=(0.44*0.54)+(0.76*0.20)/(0.44+0.76)=0.32

D C=(0.40*0.40)+(0.84*0.20)+(0.86*0.40)/(0.40+0.84)+0.86=0.32

E C=(0.69*0.20)+(0.33*0.40)/(0.69+0.33)=0.27

F C=(0.53*0.40)+(0.13*0.55)/(0.53+0.13)=0.43

G C=(0.29*0.40)+(0.12*0.55)/(0.29+0.12)=0.44

H C=(0.17*0.55)+(0.34*0.40)/(0.17+0.34)=0.45

I C=(0.43*0.50)+(0.20*0.40)/(0.43+0.20)=0.47

J C=(0.44*0.40)+(6.97*0.25)/(0.44+6.97)=0.26

Capacity of the Existing 1200 Dia. Sewer at 0.08% from N99 to N105 is 1103.0 l/sec.

** Total flow from N99 to OUTLET = 4215.6 l/sec. - 615.6 l/sec. = 3600 l/sec

* Existing 900-1350mm dia. Storm sewer to remain in place with flows twinned with prop. Storm sewers.

WILTON DRAIN	N99	OUTLET										*	3600.0	0.013	**1800**	0.10	3635	1.43	519.3	6.059					1797.739

STORM SEWER DESIGN SHEET (PROPOSED SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.2
RESIDENTIAL SINGLE FAMILY	0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.7

PROJECT NAME **WEST LORNE STORM SEWERS - MILLER DRAIN**

DATE: 30-Nov-23
DESIGNED BY: P.M.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 1 OF 1

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	
																									cal size
X1	MAIN	X1	X2	1.25	1.25	0.40	1.39		1.39		15.00	81.68	113.5	0.013	**375**	0.76	152.9	1.38	99.8	1.202					336.235
X2/3	MAIN	X2	X3	2.51	3.76	0.40	2.79		4.18	1.202	16.20	78.40	327.8	0.013	**675**	0.27	436.8	1.22	24.3	0.332					607.555
	DRAIN	X3	OUTLET		3.76				4.18	0.332	16.53	77.55	324.3	0.013	**675**	0.16	336.2	0.94	92.0	1.632					667.459
	DRAIN	X3	OUTLET		3.76				4.18	1.632	18.17	73.71	308.2	0.013	**675**	0.16	336.2	0.94	120.0	2.129					654.860

STORM SEWER DESIGN SHEET (PROPOSED SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.2
RESIDENTIAL SINGLE FAMILY	0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.7

PROJECT NAME **WEST LORNE STORM SEWERS - SEXTON STREET**

DATE: 30-Nov-23
DESIGNED BY: P.M.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 1 OF 1

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	
																									cal size
P1	McGREGOR	P1	P2	0.35	0.35	0.40	0.39		0.39		15.00	81.68	31.8	0.013	250	0.50	42.1	0.86	57.7	1.123					225.644
P2	WOOD	P2	P3	3.14	3.49	0.32	2.79		3.18	1.123	16.12	78.61	250.2	0.013	**675**	0.09	252.2	0.70	100.0	2.365					674.573
P3	SEXTON	P3	OUTLET	1.22	4.71	0.40	1.36		4.54	2.365	18.49	73.01	331.4	0.013	**600**	0.46	416.5	1.47	109.0	1.233					552.052
	SEXTON	P3	OUTLET		4.71	0.40			4.54	1.233	19.72	70.48	319.9	0.013	600	0.46	416.5	1.47	401.8	4.547					544.797

STORM SEWER DESIGN SHEET (PROPOSED SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS -0.2
RESIDENTIAL SINGLE FAMILY 0.40
- MULTI-FAMILY -0.65
COMMERCIAL & INDUSTRIAL -0.7

PROJECT NAME **WEST LORNE STORM SEWERS - TODD PLACE**

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

DATE: 30-Nov-23
DESIGNED BY: P.M.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 1 OF 1

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	
																									cal size
T1	TODD PLACE	T1	T2	0.56	0.56	0.40	0.62		0.62		15.00	81.68	50.9	0.013	250	1.41	70.6	1.44	38.3	0.444		0.540			221.588
T2	TODD PLACE	T2	T3	0.30	0.86	0.40	0.33		0.96	0.444	15.44	80.43	76.9	0.013	**300**	1.14	103.3	1.46	21.6	0.246		0.246			269.279
T3	TODD PLACE	T3	T4	0.51	1.37	0.40	0.57		1.52	0.246	15.69	79.76	121.5	0.013	**450**	0.45	191.3	1.20	51.2	0.710		0.230			380.500
T4	TODD PLACE	T4	T5	0.58	1.95	0.40	0.64		2.17	0.710	16.40	77.89	168.9	0.013	**450**	0.86	264.4	1.66	69.8	0.700		0.600			381.291
T5	ANGELO STREET	T6	T5	0.25	0.25	0.40	0.28		0.28		15.00	81.68	22.7	0.013	200	2.52	52.1	1.66	16.9	0.170		0.426			146.865
T6	TODD PLACE	T7	T8	1.11	1.11	0.40	1.23		1.23		15.00	81.68	100.8	0.013	**375**	1.02	177.1	1.60	77.6	0.807		0.792			304.325
T7	TODD PLACE	T8	T9	0.70	1.81	0.40	0.78		2.01	0.807	15.81	79.44	159.9	0.013	**450**	0.51	203.6	1.28	68.8	0.896		0.351			411.984
T8	ANGELO STREET	T10	T9	0.47	0.47	0.40	0.52		0.52		15.00	81.68	42.7	0.013	375	0.70	146.7	1.33	18.9	0.237		0.132			236.611
	ANGELO STREET	T9	T11		2.28	0.40			2.54	0.896	16.70	77.13	195.6	0.013	**450**	1.24	317.5	2.00	3.3	0.028		0.041			376.117
T9	ANGELO STREET	T11	T5	0.50	2.78	0.40	0.56		3.09	0.028	16.73	77.06	238.2	0.013	**450**	0.79	253.4	1.59	75.9	0.794		0.600			440.739
T10	TODD PLACE	T5	OUTLET	0.18	5.16	0.40	0.20		5.74	*	17.91	74.28	426.2	0.013	**675**	0.31	468.0	1.31	205.2	2.615		0.636			653.267

* Tc=(166.9(16.77+0.79)+234.2(17.26+0.897))/(166.9+234.2)=17.91

STORM SEWER DESIGN SHEET (PROPOSED SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS -0.2
RESIDENTIAL SINGLE FAMILY 0.40
- MULTI-FAMILY -0.65
COMMERCIAL & INDUSTRIAL -0.7

PROJECT NAME **WEST LORNE STORM SEWERS - TRIGGER DRAIN**

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

DATE: 30-Nov-23
DESIGNED BY: P.M.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 1 OF 1

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	cal size
A1	MUNROE	A1	A2	0.09	0.09	0.40	0.10		0.10		15.00	81.68	8.2	0.013	200	0.30	18.0	0.57	34.9	1.017					149.223
A2	MUNROE	A2	A3	0.13	0.22	0.40	0.14		0.24	1.017	16.02	78.88	19.3	0.013	200	0.68	27.0	0.86	25.9	0.501					176.637
A3	RIDGE	A3	A4	0.45	0.67	0.40	0.50		0.75	0.501	16.52	77.59	57.8	0.013	300	1.28	109.4	1.55	99.1	1.067					236.732
A12	MAIN	A4	A5	1.20	1.87	0.40	1.33		2.08	1.067	17.59	75.02	156.0	0.013	**525**	0.23	206.3	0.95	129.0	2.257					473.920
A4	MUNROE	A6	A7	0.65	0.65	0.40	0.72		0.72		15.00	81.68	59.0	0.013	**375**	0.32	99.2	0.90	53.2	0.987					309.444
A8	MUNROE	A8	A7	0.17	0.17	0.40	0.19		0.19		15.00	81.68	15.4	0.013	**300**	0.30	53.0	0.75	32.2	0.716					189.414
A6	MORDEN	A7	A9	0.16	0.98	0.40	0.18		1.09	0.987	15.99	78.96	86.0	0.013	**375**	0.59	134.7	1.22	37.5	0.513					317.765
A5	MORDEN	A9	A11	0.19	1.17	0.40	0.21		1.30	0.513	16.50	77.64	101.0	0.013	**300**	1.16	104.2	1.47	48.3	0.546					297.279
A10	MAIN	A10	A11	0.29	0.29	0.40	0.32		0.32		15.00	81.68	26.3	0.013	200	1.26	36.8	1.17	71.7	1.020					176.821
	MORDEN	A11	A5		1.46	0.40			1.62	0.546	15.55	80.15	130.1	0.013	**375**	1.16	188.8	1.71	14.2	0.138					326.894
A17	MAIN	A5	A12	0.88	4.21	0.40	0.98		4.68	2.257	19.84	70.24	328.8	0.013	**675**	0.23	403.1	1.13	170.1	2.516					626.843
A9	MUNROE	A13	A14	0.38	0.38	0.40	0.42		0.42		15.00	81.68	34.5	0.013	**300**	0.77	84.9	1.20	72.3	1.004					214.613
A30	MUNROE	A14	A15	0.10	0.48	0.40	0.11		0.53	1.004	16.00	78.92	42.1	0.013	375	3.13	310.2	2.81	16.0	0.095					177.784
A11	MUNROE	A16	A17	0.28	0.28	0.40	0.31		0.31		15.00	81.68	25.4	0.013	**300**	0.36	58.0	0.82	35.9	0.729					220.715
A43	MUNROE	A17	A18	0.04	0.32	0.40	0.04		0.36	0.729	15.73	79.65	28.3	0.013	**300**	0.25	48.4	0.68	18.9	0.461					246.131
A44	MUNROE	A18	A15	0.01	0.33	0.40	0.01		0.37	0.461	16.19	78.43	28.8	0.013	200	1.33	37.8	1.20	24.9	0.345					180.950
A33	MUNROE	A19	A20	0.42	0.42	0.40	0.47		0.47		15.00	81.68	38.1	0.013	**300**	0.29	52.1	0.74	38.6	0.873					267.592
A34	MUNROE	A21	A22	0.28	0.28	0.40	0.31		0.31		15.00	81.68	25.4	0.013	**300**	0.32	54.7	0.77	16.9	0.364					225.644
A46	MUNROE	A22	A23	0.13	0.41	0.40	0.14		0.46	0.364	15.36	80.65	36.8	0.013	**300**	0.35	57.2	0.81	17.6	0.362					254.779
A47	MUNROE	A23	A24	0.15	0.56	0.40	0.17		0.62	0.362	15.73	79.66	49.6	0.013	250	1.21	65.4	1.33	18.0	0.225					225.897
	MUNROE	A24	A25		0.56	0.40			0.62	0.225	15.95	79.06	49.2	0.013	250	3.42	110.0	2.24	8.6	0.064					185.382
A45	MUNROE	A25	A26	0.15	0.71	0.40	0.17		0.79	0.064	16.02	78.89	62.3	0.013	375	0.34	102.2	0.93	60.1	1.082					312.139
A32	MUNROE	A26	A27	0.18	0.89	0.40	0.20		0.99	1.082	17.10	76.17	75.4	0.013	450	0.33	163.8	1.03	65.9	1.067					337.181
	MUNROE	A27	A20		0.89	0.40			0.99	1.067	18.16	73.71	73.0	0.013	450	0.20	127.5	0.80	8.2	0.170					365.856
A31	MUNROE	A20	A15	0.55	1.86	0.40	0.61		2.07	0.170	18.33	73.34	151.7	0.013	**600**	0.09	184.2	0.65	78.0	1.995					559.181
A29	WELLINGTON	A15	A28	0.54	3.21	0.40	0.60		3.57	1.995	20.33	69.31	247.4	0.013	**600**	0.19	267.6	0.95	89.0	1.567					583.953
A28	MAIN	A29	A28	0.40	0.40	0.40	0.44		0.44		15.00	81.68	36.3	0.013	250	1.33	68.6	1.40	95.6	1.140					197.472
A27	MAIN		A28	0.54	0.54	0.55	0.83		0.83		15.00	81.68	67.4	0.013	**300**	0.50	68.4	0.97	200.0	3.446					299.164
	WELLINGTON	A28	A12		4.15				4.84	1.567	21.90	66.53	322.0	0.013	**900**	0.04	362.1	0.57	11.2	0.328					863.312
A25	MAPLE	A30	A31	1.27	1.27	0.40	1.41		1.41		15.00	81.68	115.4	0.013	**450**	0.32	161.3	1.01	70.1	1.152					397.801
A48	MAPLE	A31	900	0.23	1.50	0.75	0.48		1.89	1.152	16.15	78.53	148.6	0.013	**375**	1.40	207.5	1.88	44.3	0.393					331.649
A42	MAIN	A39	A40	0.41	0.41	0.70	0.80		0.80		15.00	81.68	65.2	0.013	**300**	0.49	67.7	0.96	44.7	0.778					296.467
A40/39	MAIN	A40	A41	0.80	1.21	0.51	1.13	**	1.93	0.778	15.78	79.52	153.6	0.013	**450**	0.41	182.6	1.15	71.7	1.041					422.817
A41	MAIN	A41	A42	0.59	1.80	0.40	0.66		2.59	1.041	16.82	76.84	198.9	0.013	**375**	1.36	204.5	1.85	24.5	0.221					372.005
A35/36/37/38	MAIN	A42	A43	2.76	4.56	0.35	2.69	***	5.27	0.221	17.04	76.31	402.4	0.013	**675**	0.26	428.6	1.20	208.7	2.904					660.781
A26	MAIN	A43	A12	0.61	5.17	0.40	0.68		5.95	2.904	19.94	70.05	416.9	0.013	**675**	0.38	518.2	1.45	207.0	2.382					623.622
A49	WELLINGTON	A12	A33	0.96	15.99	0.40	1.07	*	18.43		25.59	60.98	1124.0	0.013	**975**	0.26	1142.7	1.53	99.1	1.079					971.291
A24	MAPLE	A32	A33	0.20	0.20	0.40	0.22		0.22		15.00	81.68	18.2	0.013	**300**	0.31	53.8	0.76	27.9	0.610					200.083
A22/19	WELLINGTON	A33	A34	0.91	17.10	0.40	1.01		19.67	1.079	26.67	59.58	1171.7	0.013	**1200**	0.15	1510.0	1.34	86.1	1.075					1093.716
A13/14	ELM	A35	A36	0.79	0.79	0.40	0.88		0.88		15.00	81.68	71.8	0.013	**375**	0.46	118.9	1.08	58.1	0.899					311.027
A15/16	ELM	A36	A37	0.63	1.42	0.40	0.70		1.58	0.899	15.90	79.19	125.1	0.013	**450**	0.20	127.5	0.80	61.7	1.283					447.792
A20	ELM	A37	A38	1.64	3.06	0.40	1.82		3.40	1.283	17.18	75.96	258.5	0.013	**525**	0.49	301.1	1.39	125.1	1.499					497.010
	ELM	A38	A34		3.06	0.40			3.40	1.499	18.68	72.60	247.0	0.013	**450**	1.00	285.1	1.79	13.5	0.126					427.455
A21/23	WELLINGTON	A34	OUTLET	0.71	20.87	0.40	0.79		23.86	2.904	29.57	56.19	1340.6	0.013	1100	0.23	1482.6	1.56	35.8	0.382					1061.751

* Tc=(323.8(20.41+3.724)+365.8(23.73+4.091)+292.4(23.90+.521))/(323.8+365.8+292.4)=25.59

** C=(0.50x0.40)+(0.70x0.30)/(0.50+0.30)=0.51

*** C=((0.74x0.2)+(0.3 C=((0.74x0.2)+(0.32x0.4)+(0.95X0.4)+(0.75X0.4))/(0.74+0.32+0.95+0.75)

STORM SEWER DESIGN SHEET (PROPOSED SEWERS)

RUNOFF COEFFICIENT 'C'

PARKS AND PLAYGROUNDS	-0.2
RESIDENTIAL SINGLE FAMILY	0.40
- MULTI-FAMILY	-0.65
COMMERCIAL & INDUSTRIAL	-0.7

PROJECT NAME **WEST LORNE STORM SEWERS - WILLIAM STREET**

DATE: 30-Nov-23
DESIGNED BY: P.M.
CHECKED BY: C.S.L.
JOB No. : 223197
SHEET 1 OF 1

RETURN PERIOD 5 years
TIME ENTRY 15.00 min.
STORM SOURCE MDD

LOCATION				AREA (A)		TOTAL 2.78(AxC)				RAINFALL INTENSITY			SEWER DESIGN								PROFILE				
AREA No.	STREET	FROM M.H.	TO M.H.	AREA hectares	TOTAL hectares	' C '	SECT.	LAT.	SEWER	SECT. min.	ACCUM. min.	INTEN. mm/hr.	Q l/sec.	n	SIZE mm	SLOPE %	CAP. l/sec.	VEL. m/s	LEN. meters	TIME min.	DROP IN M.H.	FALL IN SEWER	INVERT U.S.	ELEV. D.S.	
																									cal size
W1	WILLIAM STREET	W1	W2	1.27	1.27	0.55	1.94		1.94		15.00	81.68	158.6	0.013	**450**	0.68	235.1	1.48	56.5	0.637					389.179
W2	WOOD STREET	W2	W3	0.40	1.67	0.40	0.44		2.39	0.637	15.64	79.90	190.7	0.013	**450**	1.05	292.2	1.84	17.1	0.155					384.383
W3	WILLIAM STREET	W3	W4	0.19	1.86	0.40	0.21		2.60	0.155	15.79	79.48	206.5	0.013	**450**	0.77	250.2	1.57	46.4	0.492					419.737
W4	WILLIAM STREET	W4	W5	0.22	2.08	0.40	0.24		2.84	0.492	16.28	78.19	222.3	0.013	**525**	0.52	310.1	1.43	36.2	0.421					464.442
W6	WILLIAM STREET	W5	W6	0.13	2.21	0.40	0.14		2.99	0.421	16.70	77.12	230.4	0.013	**450**	0.91	272.0	1.71	42.8	0.417					423.848
W19	WILLIAM STREET	W6	W7	0.02	2.23	0.40	0.02		3.01	0.417	17.12	76.11	229.0	0.013	**675**	0.12	291.2	0.81	11.9	0.244					618.344
W5/7	WILLIAM STREET	W8	W7	0.48	0.48	0.40	0.53		0.53		15.00	81.68	43.6	0.013	**250**	0.84	54.5	1.11	18.3	0.275					230.472
W10/11	McGREGOR	W19	W9	0.69	0.69	0.40	0.77		0.77		15.00	81.68	62.7	0.013	**375**	0.38	108.1	0.98	103.2	1.758					306.417
W20	McGREGOR	W9	W10	0.07	0.76	0.55	0.11		0.87	1.758	16.76	76.99	67.3	0.013	**450**	0.11	94.6	0.59	26.6	0.746					397.099
W12	McGREGOR	W11	W12	0.25	0.25	0.40	0.28		0.28		15.00	81.68	22.7	0.013	200	0.97	32.3	1.03	14.7	0.238					175.656
W21	McGREGOR	W12	W10	0.11	0.36	0.55	0.17		0.45	0.238	15.24	81.00	36.1	0.013	**250**	0.79	52.9	1.08	18.1	0.280					217.305
W9	DIVISION	W10	W7	0.70	1.82	0.40	0.78		2.10	0.746	17.50	75.21	157.9	0.013	**375**	0.99	174.5	1.58	85.1	0.898					362.058
	WILLIAM	W7	W13		4.53	0.40		*	5.64		19.23	71.46	403.2	0.013	**750**	0.20	497.9	1.13	22.9	0.339					694.589
W8/13	WILLIAM	W13	W14	1.29	5.82	0.40	1.43		7.08	0.339	19.57	70.78	500.9	0.013	**825**	0.19	625.7	1.17	105.6	1.504					760.751
W16	EVANDALE	W15	W16	0.32	0.32	0.40	0.36		0.36		15.00	81.68	29.1	0.013	250	3.77	115.5	2.35	14.7	0.104					149.390
W22	EVANDALE	W16	W14	0.37	0.69	0.55	0.57		0.92	0.104	15.10	81.39	75.0	0.013	**375**	0.20	78.4	0.71	82.8	1.944					369.678
W14/15	WILLIAM	W14	W17	0.78	7.29	0.45	0.98	**	8.97	1.504	21.07	67.96	609.8	0.013	**900**	0.12	627.1	0.99	81.6	1.380					892.724
W17	WILLIAM	W17	W18	0.51	7.80	0.40	0.57		9.54	1.380	22.45	65.61	626.0	0.013	**600**	1.18	667.0	2.36	32.1	0.227					587.279
W18	WILLIAM	W18	OUTLET	0.29	8.09	0.40	0.32		9.86	0.227	22.68	65.24	643.5	0.013	**900**	0.20	809.6	1.27	78.2	1.024					827.719

* Tc=(218.2(18.72+0.361)+153.6(18.41+1.042))/(218.2+153.6)=19.23

APPENDIX 'C'

SUMMARY FIGURES

FIGURE NOS. 9 – 12
SUMMARY OF EXISTING UNDERSIZED SEWERS

FIGURE NOS. 13 – 16
SUMMARY OF EXISTING STORM SYSTEM DEFICIENCES

FIGURE NOS. 17 – 20
SUMMARY OF EXISTING MUNICIPAL DRAINS

FIGURE NO. 21
MUNICIPAL DRAIN CAPACITY MAP

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN JA,CSL				
					DRAWN BY PM				
					CHECKED CSL				
					APPROVED CSL				
					DATE NOV. 2023				
					223197-EXISTING				

CONSULTANT OR DIVISION

SPRIET ASSOCIATES
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CONSULTING ENGINEERS
155 YORK STREET -- LONDON (519) 672-4100 -- N6A 1A8

ENGINEER'S STAMP

MUNICIPALITY OF West Elgin

SCALE
HORZ. 1:1500
15.0m 0 30.0m
HORIZONTAL

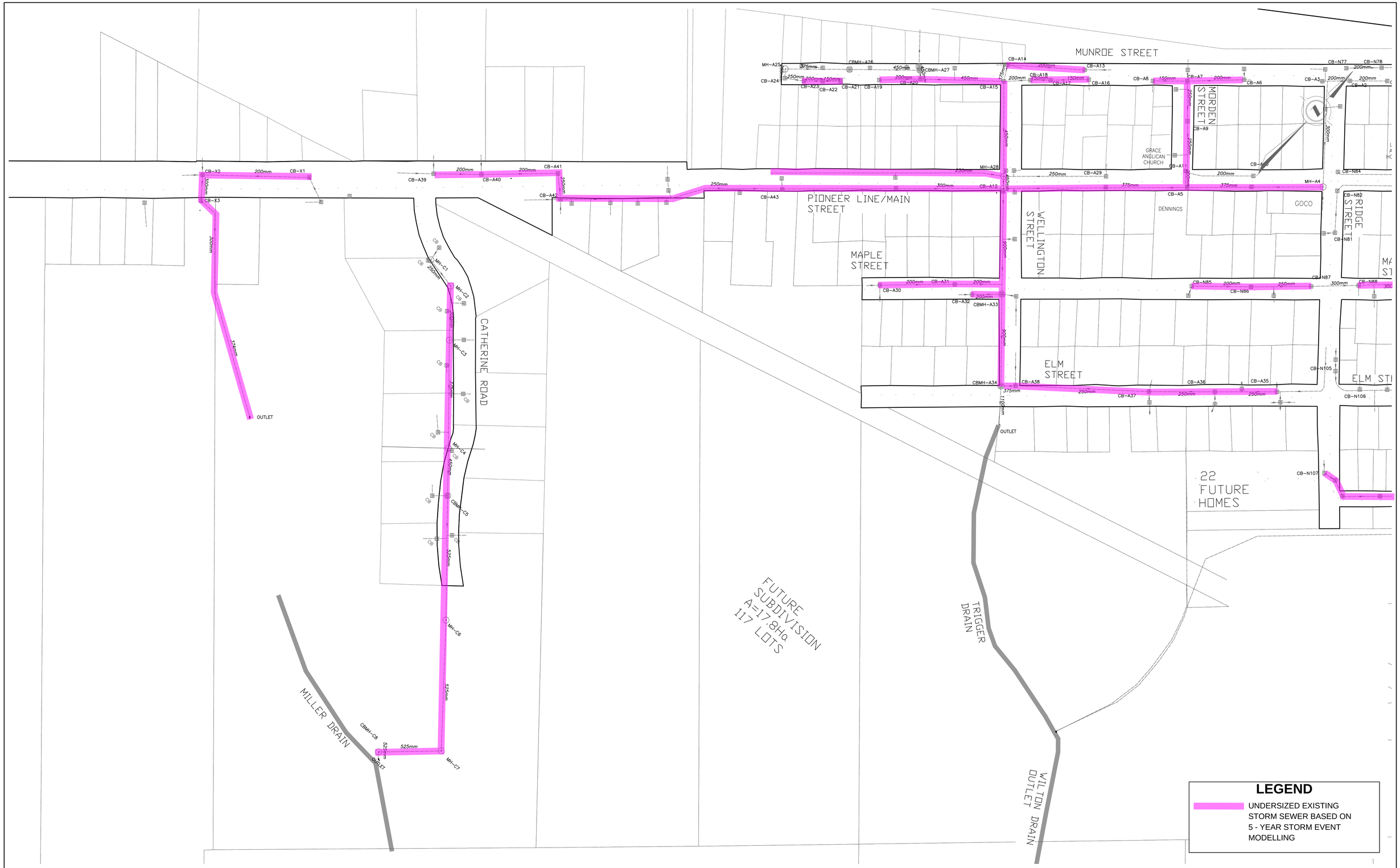
TITLE
WEST LORNE STORM SEWER STUDY

SUMMARY OF EXISTING UNDERSIZED STORM SEWERS

PROJECT No. 223197

FIGURE NO. 9

PLAN FILE No.



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	JA,CSL
DRAWN BY	PM
CHECKED	CSL
APPROVED	CSL
DATE	NOV. 2023

223197-EXISTING

No.	REVISIONS	DATE	CONSULTANT

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SCALE
HORZ. 1:2500
25.0m 0 50.0m
HORIZONTAL

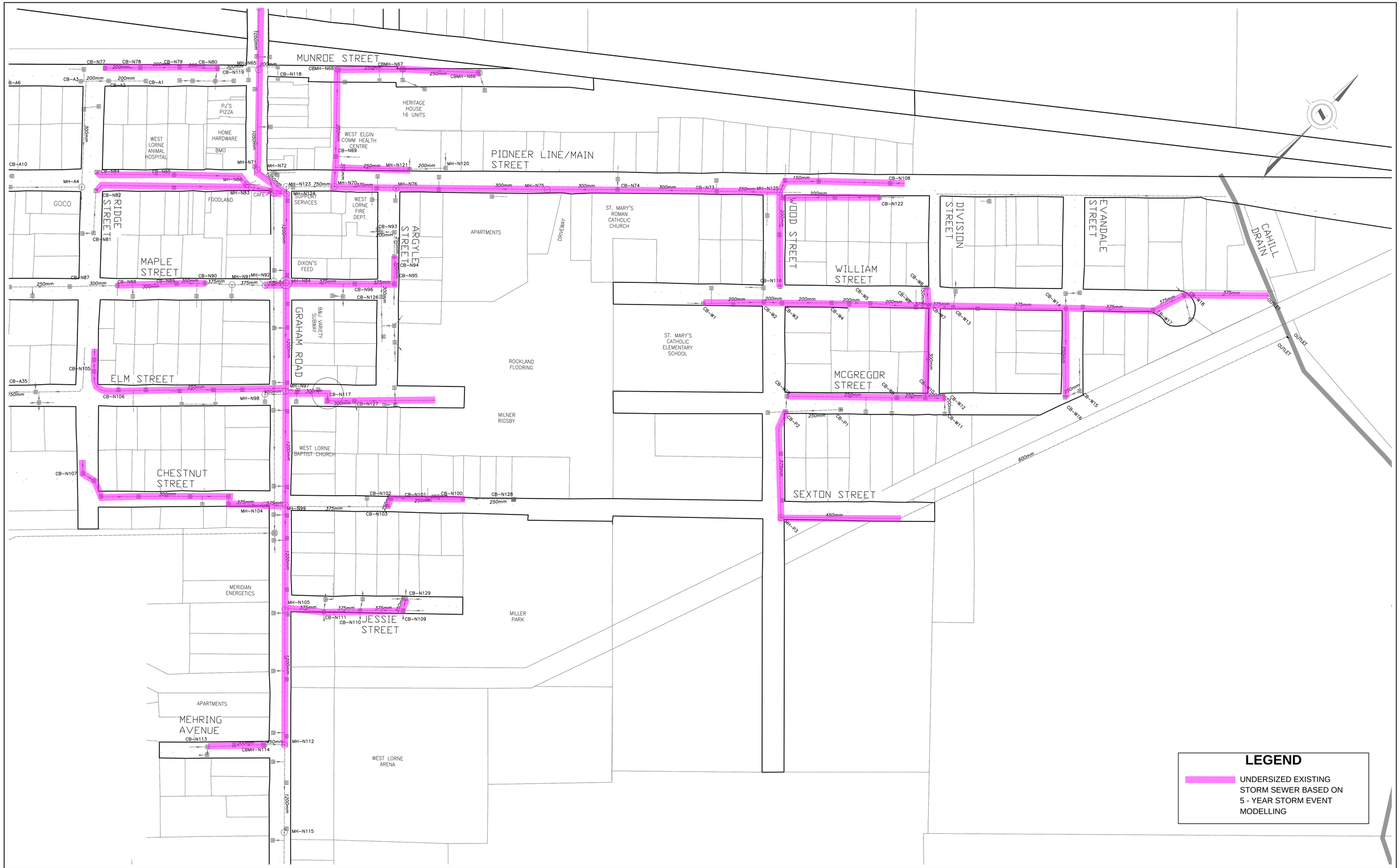
TITLE
WEST LORNE STORM SEWER STUDY

SUMMARY OF EXISTING UNDERSIZED STORM SEWERS

PROJECT No. 223197

FIGURE NO. 10

PLAN FILE No.



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	JA,CSL
DRAWN BY	PM
CHECKED	CSL
APPROVED	CSL
DATE	NOV. 2023

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SCALE
HORZ. 1:2500
25.0m 0 50.0m
HORIZONTAL

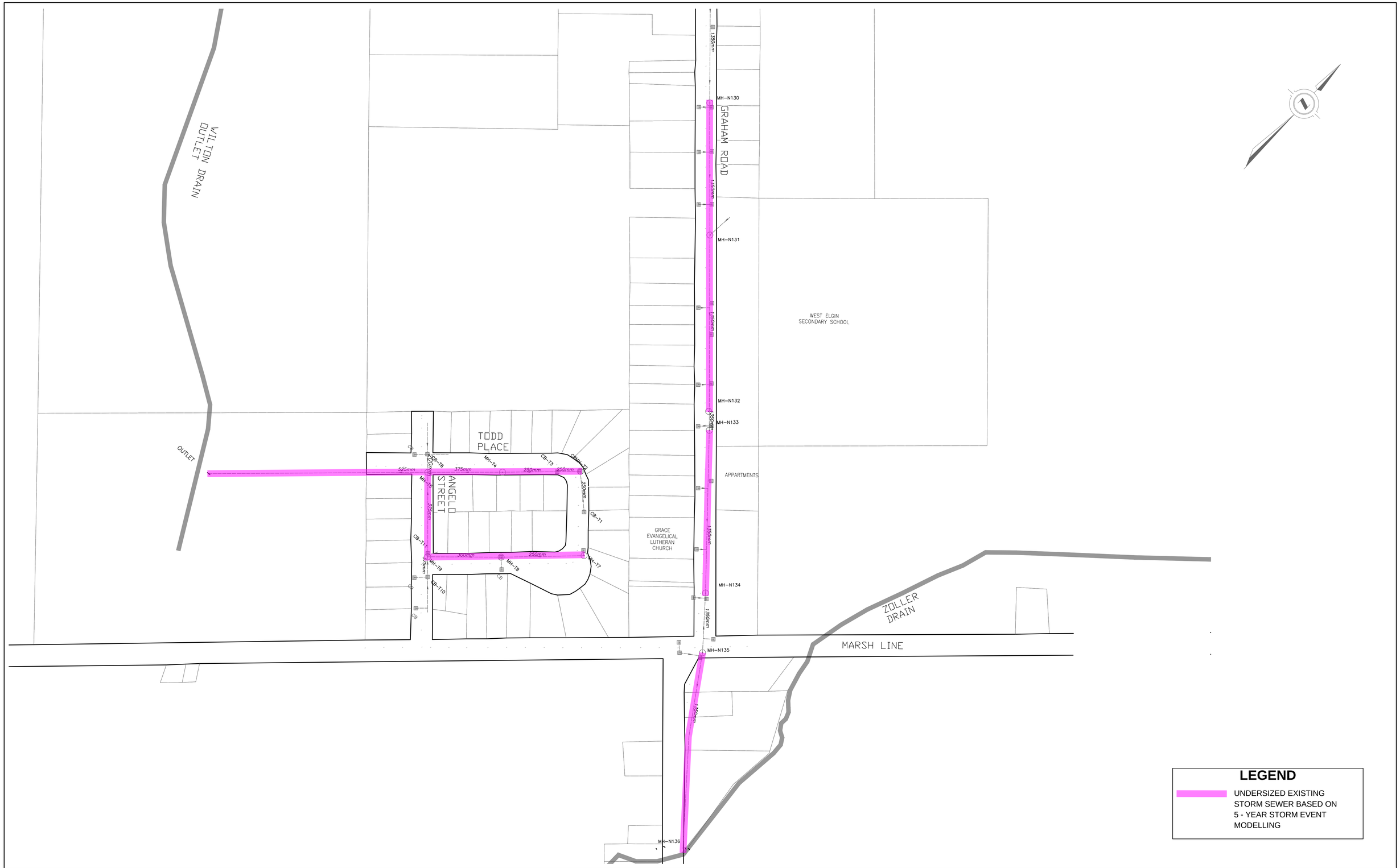
TITLE
WEST LORNE STORM SEWER STUDY

SUMMARY OF EXISTING UNDERSIZED STORM SEWERS

PROJECT No. 223197

FIGURE NO. 11

PLAN FILE No.



LEGEND

UNDERSIZED EXISTING STORM SEWER BASED ON 5 - YEAR STORM EVENT MODELLING

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	JA,CSL
DRAWN BY	PM
CHECKED	CSL
APPROVED	CSL
DATE	NOV. 2023

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SCALE
HORZ. 1:2500
25.0m 0 50.0m
HORIZONTAL

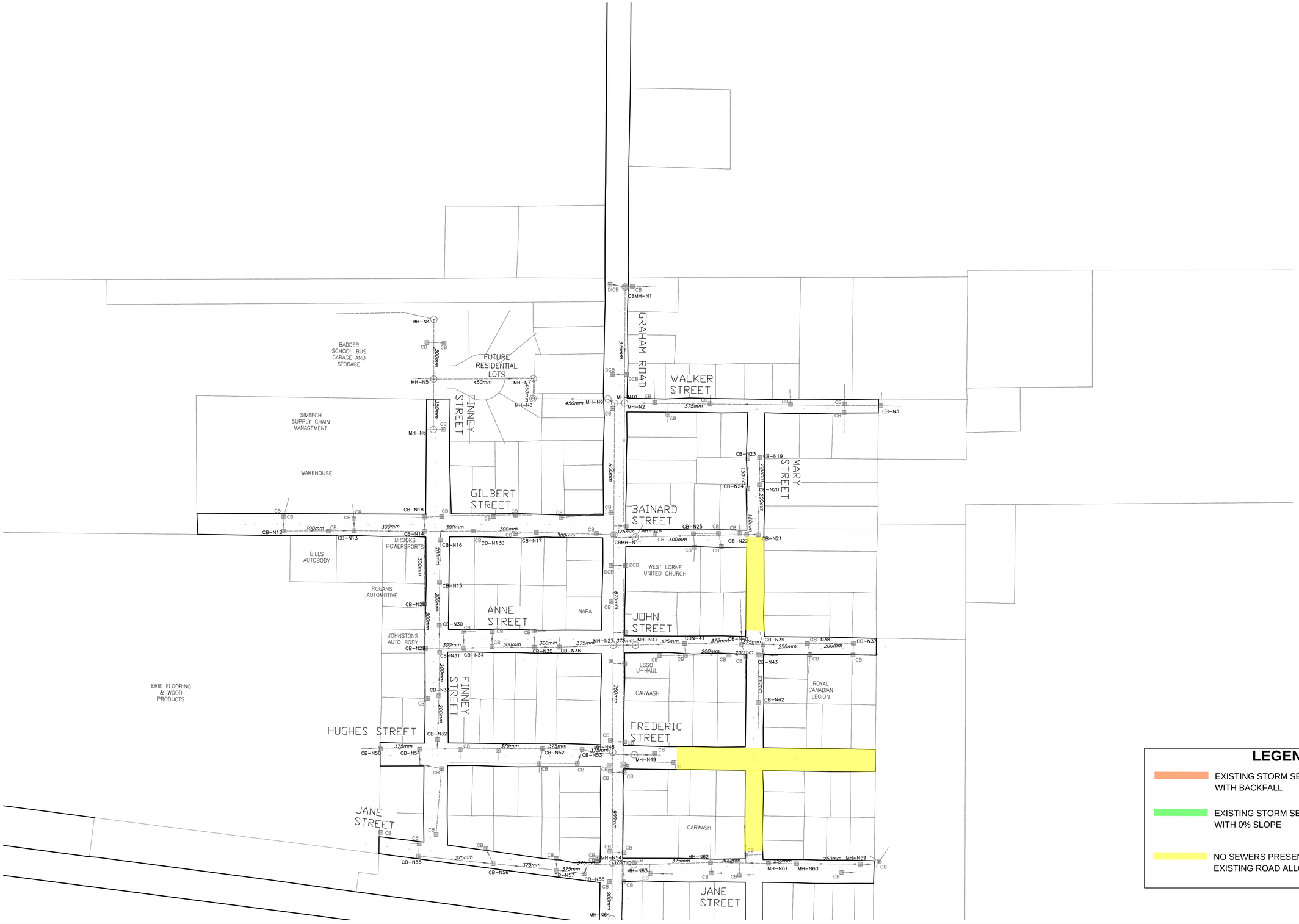
TITLE
WEST LORNE STORM SEWER STUDY

SUMMARY OF EXISTING UNDERSIZED STORM SEWERS

PROJECT No. 223197

FIGURE NO. 12

PLAN FILE No.



LEGEND

- EXISTING STORM SEWERS WITH BACKFALL
- EXISTING STORM SEWERS WITH 0% SLOPE
- NO SEWERS PRESENT WITHIN EXISTING ROAD ALLOWANCE

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	JA,CSL
DRAWN BY	PM
CHECKED	CSL
APPROVED	CSL
DATE	NOV. 2023

223197-EXISTING

No.	REVISIONS	DATE	CONSULTANT

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MUNICIPALITY OF West Elgin

SCALE
HORZ. 1:1500
15.0m 0 30.0m
HORIZONTAL

TITLE
WEST LORNE STORM SEWER STUDY

SUMMARY OF EXISTING STORM SYSTEM DEFICIENCIES

PROJECT No. 223197

FIGURE NO. 13

PLAN FILE No.

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN JA,CSL				
					DRAWN BY PM				
					CHECKED CSL				
					APPROVED CSL				
					DATE NOV. 2023				
					223197-EXISTING				

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ENGINEER'S STAMP

MUNICIPALITY OF West Elgin

SCALE
HORZ. 1:2500
25.0m 0 50.0m
HORIZONTAL

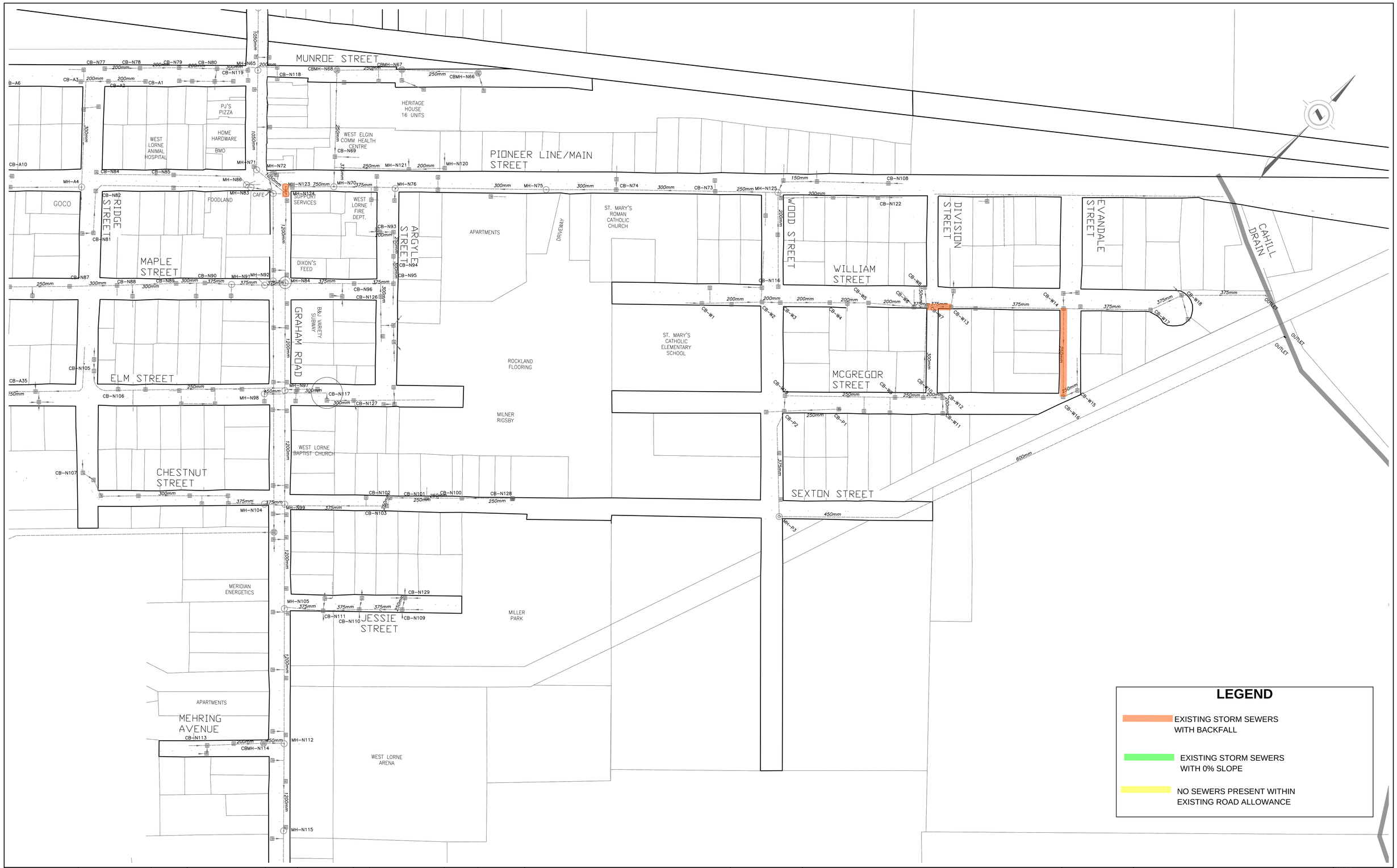
TITLE
WEST LORNE STORM SEWER STUDY

SUMMARY OF EXISTING STORM SYSTEM DEFICIENCIES

PROJECT No. 223197

FIGURE NO. 14

PLAN FILE No.



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN JA,CSL				
					DRAWN BY PM				
					CHECKED CSL				
					APPROVED CSL				
					DATE NOV. 2023				
					223197–EXISTING				

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ENGINEER'S STAMP

MUNICIPALITY OF West Elgin

SCALE
HORZ. 1:2500
25.0m 0 50.0m
HORIZONTAL

TITLE
WEST LORNE STORM SEWER STUDY

SUMMARY OF EXISTING STORM SYSTEM DEFICIENCIES

PROJECT No. 223197

FIGURE NO. 15

PLAN FILE No.

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	JA,CSL
DRAWN BY	PM
CHECKED	CSL
APPROVED	CSL
DATE	NOV. 2023

223197-EXISTING

No.	REVISIONS	DATE	CONSULTANT

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ENGINEER'S STAMP

MUNICIPALITY OF West Elgin

SCALE
HORZ. 1:2500
25.0m 0 50.0m
HORIZONTAL

TITLE
WEST LORNE STORM SEWER STUDY

SUMMARY OF EXISTING STORM SYSTEM DEFICIENCIES

PROJECT No. 223197

FIGURE NO. 16

PLAN FILE No.

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	JA,CSL
DRAWN BY	PM
CHECKED	CSL
APPROVED	CSL
DATE	NOV. 2023

223197–EXISTING

No.	REVISIONS	DATE	CONSULTANT

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ENGINEER'S STAMP

MUNICIPALITY OF West Elgin

SCALE
HORZ. 1:1500
15.0m 0 30.0m
HORIZONTAL

TITLE
WEST LORNE STORM SEWER STUDY
SUMMARY OF EXISTING MUNICIPAL DRAINS

PROJECT No. 223197
FIGURE NO. 17
PLAN FILE No.

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN JA,CSL				
					DRAWN BY PM				
					CHECKED CSL				
					APPROVED CSL				
					DATE NOV. 2023				
					223197-EXISTING				

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MUNICIPALITY OF West Elgin

SCALE
HORZ. 1:2500
25.0m 0 50.0m
HORIZONTAL

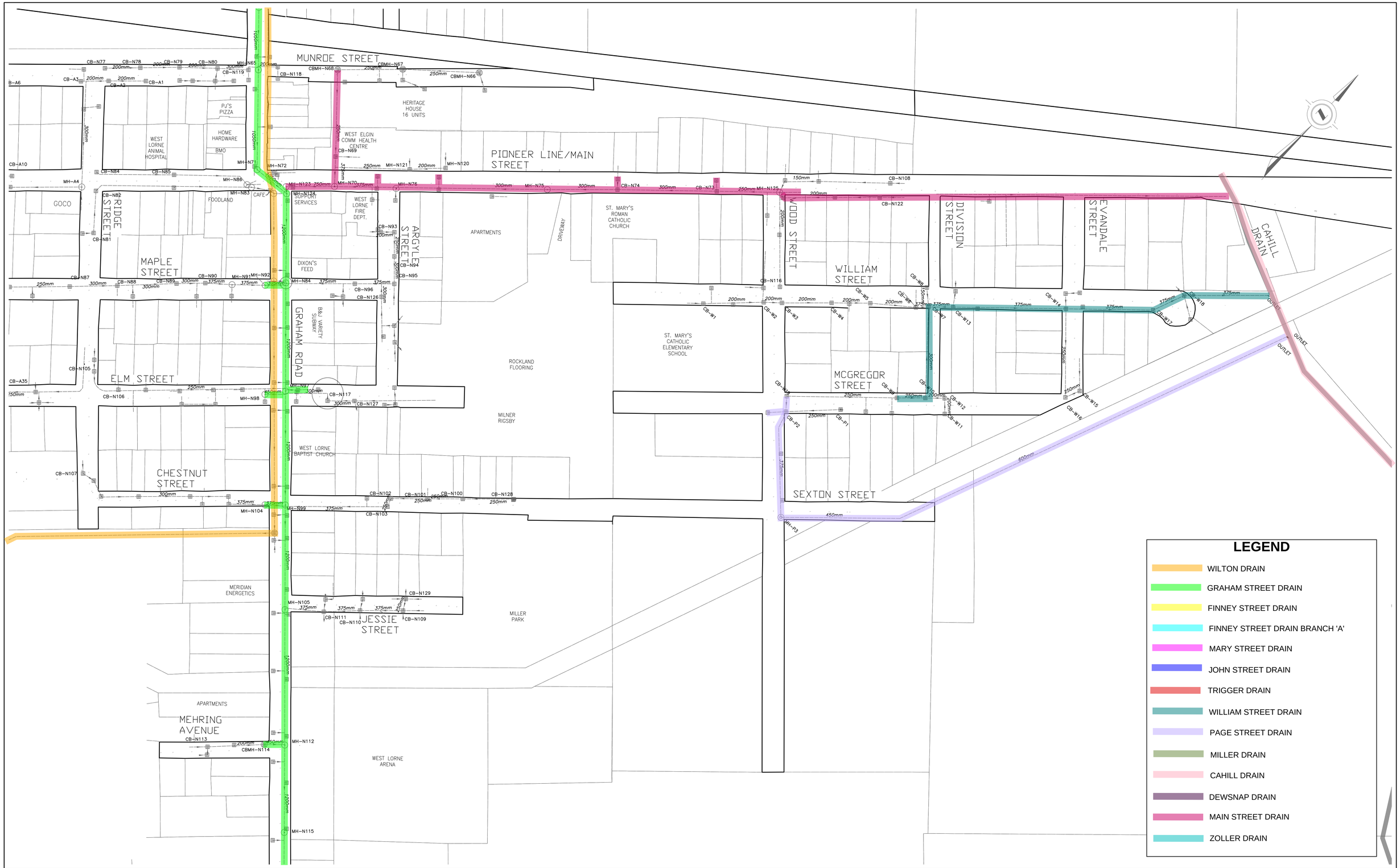
TITLE
WEST LORNE STORM SEWER STUDY

SUMMARY OF EXISTING MUNICIPAL DRAINS

PROJECT No. 223197

FIGURE NO. 18

PLAN FILE No.



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	JA,CSL
DRAWN BY	PM
CHECKED	CSL
APPROVED	CSL
DATE	NOV. 2023

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ENGINEER'S STAMP

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SCALE
HORZ. 1:2500
25.0m 0 50.0m
HORIZONTAL

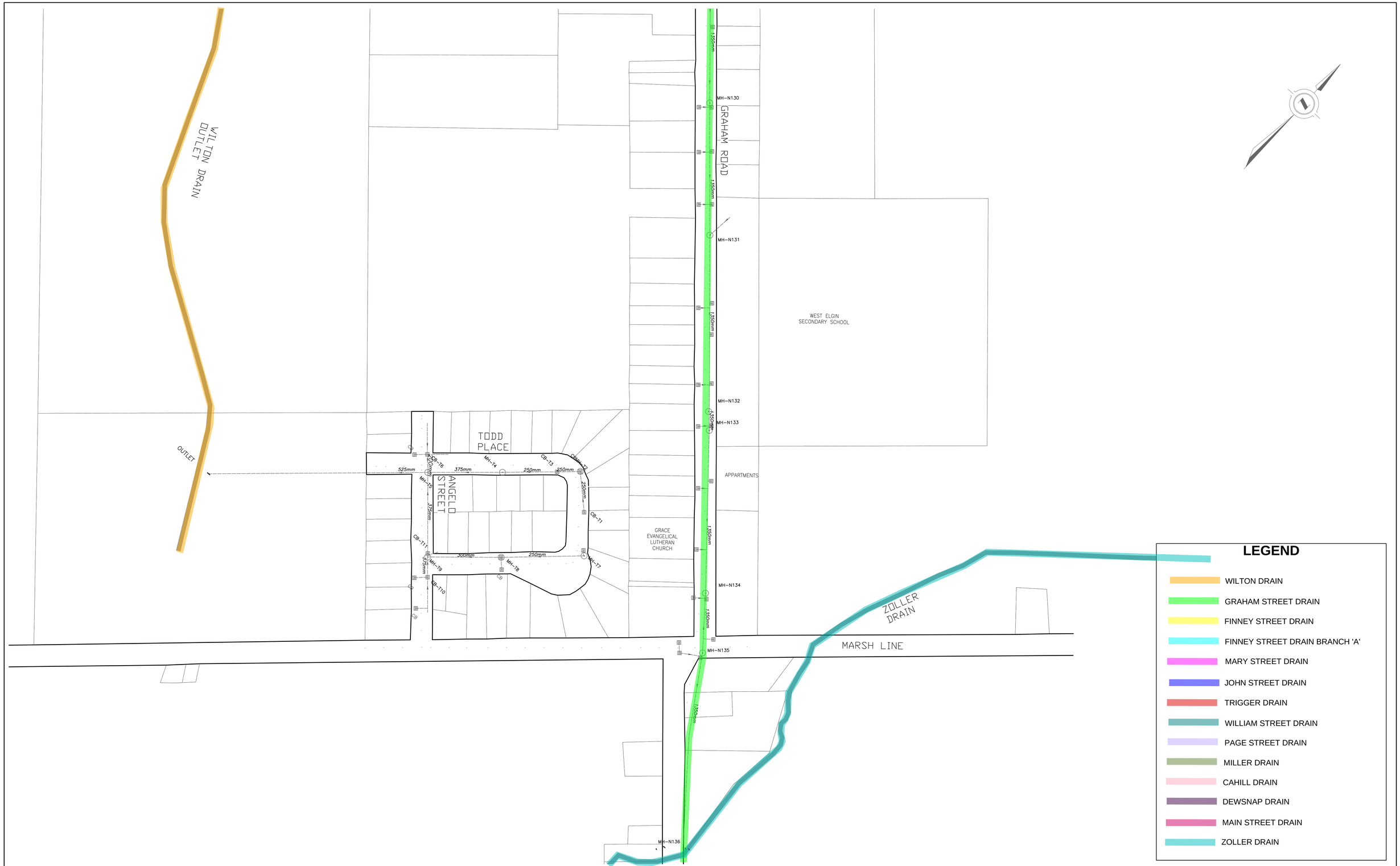
TITLE
WEST LORNE STORM SEWER STUDY

SUMMARY OF EXISTING MUNICIPAL DRAINS

PROJECT No. 223197

FIGURE NO. 19

PLAN FILE No.



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN	JA,CSL
DRAWN BY	PM
CHECKED	CSL
APPROVED	CSL
DATE	NOV. 2023

223197-EXISTING

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ENGINEER'S STAMP

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SCALE
HORZ. 1:2500
25.0m 0 50.0m
HORIZONTAL

TITLE
WEST LORNE STORM SEWER STUDY

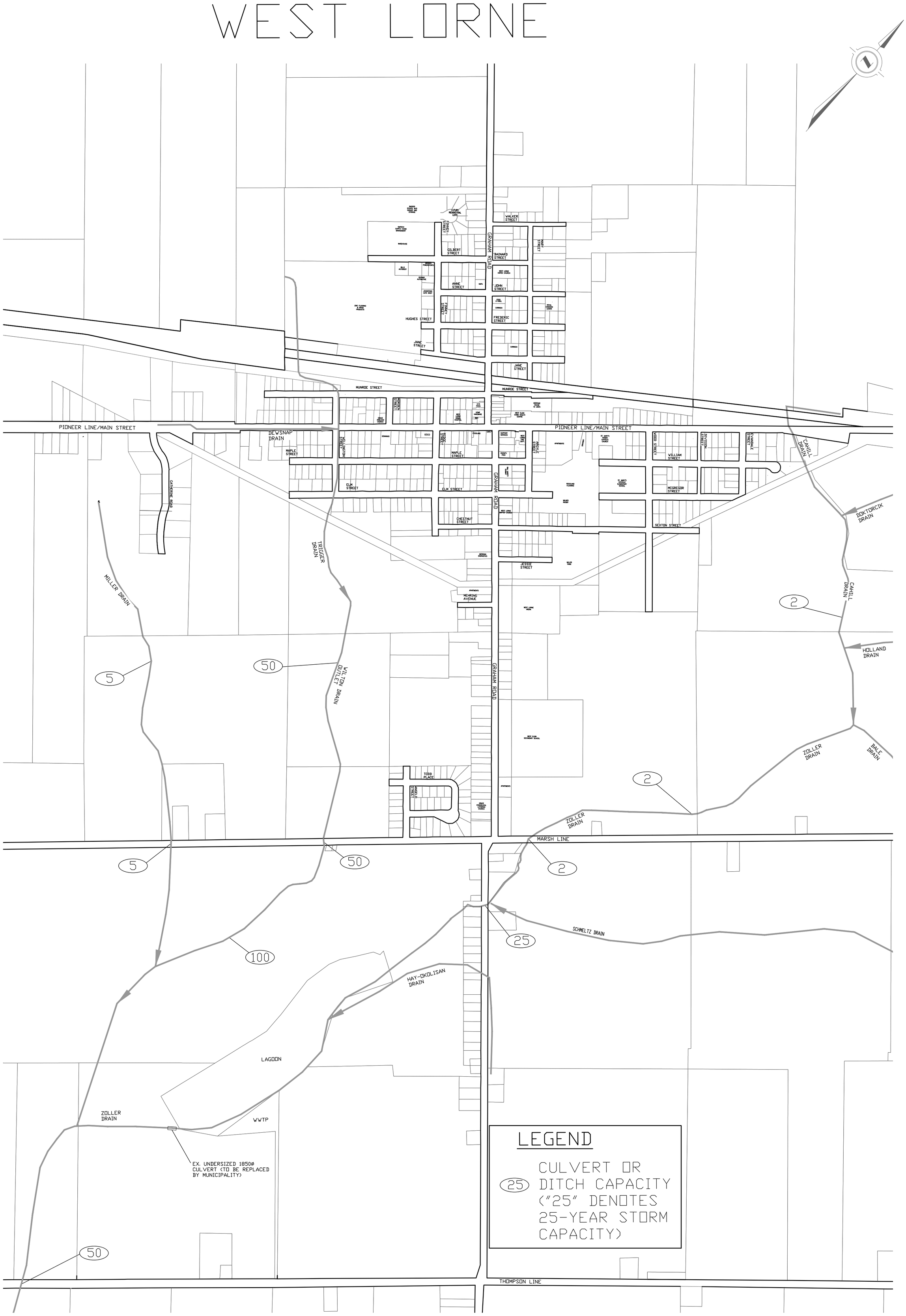
SUMMARY OF EXISTING MUNICIPAL DRAINS

PROJECT No. 223197

FIGURE NO. 20

PLAN FILE No.

WEST LORNE



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MUNICIPALITY OF West Elgin

SCALE
HORZ. 1:5000
50.0m 0 100.0m
HORIZONTAL

TITLE
WEST LORNE STORM SEWER STUDY

MUNICIPAL DRAIN CAPACITY MAP

PROJECT No. 223197
SHEET No. FIGURE 21
PLAN FILE No.

APPENDIX 'D'

TYPICAL PHOTOS

Image 1: Roadway flooding fronting the West Elgin Community Health Centre on July 29, 2023
Existing Storm Sewer Diameter: 300mm
Proposed Storm Sewer Diameter: 825mm

Image 2: Roadway flooding adjacent to St. Mary's Roman Catholic Church on July 29, 2023
Existing Storm Sewer Diameter: 300mm
Proposed Storm Sewer Diameter: 675mm

Image 3: Roadway flooding fronting 128 Pioneer Line on July 29, 2023
Existing Storm Sewer Diameter: 300mm
Proposed Storm Sewer Diameter: 675mm

Image 4: Roadway flooding at St. Mary's Roman Catholic Church on July 29, 2023
Existing Storm Sewer Diameter: 300mm
Proposed Storm Sewer Diameter: 675mm

Image 5: Roadway flooding at 134 Pioneer Line on July 29, 2023
Existing Storm Sewer Diameter: 300mm
Proposed Storm Sewer Diameter: 675mm

Image 6: Roadway flooding at 167 Pioneer Line on July 29, 2023
Existing Storm Sewer Diameter: 150mm
Proposed Storm Sewer Diameter: 450mm

Image 7: Roadway flooding at corner of Finney Street and Gilbert Street on July 29, 2023
Existing Storm Sewer Diameter: 300mm
Proposed Storm Sewer Diameter: 600mm

Image 8: Roadway flooding at the corner of Finney Street and Gilbert Street on July 29, 2023
Existing Storm Sewer Diameter: 300mm
Proposed Storm Sewer Diameters: 525mm and 600mm

Image 9: Roadway flooding on Anne Street looking towards Finney Street on July 29, 2023
Existing Storm Sewer Diameter: 300mm
Proposed Storm Sewer Diameters: 450mm and 525mm

Image 10: Flooding within swale adjacent to 10990 Graham Road on July 29, 2023

Image 11: Flooding within swale adjacent to 10990 Graham Road on July 29, 2023

MUNICIPALITY OF
West Elgin

Staff Report

Report To:	**Council Meeting**
From:	**Robert Brown, Planner**
Date:	2025-10-01
Subject:	**Severance Application E52-25 – Comments to Elgin County – Recommendation Report – (Planning Report 2025-23)**

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding severance application File E-52-25 - Comments to Elgin County (Planning Report 2025-23).

And that West Elgin Council hereby recommended approval to the Land Division Committee of the County of Elgin for severance application, File 52-25, subject to the Lower-Tier Municipality conditions in Appendix One of this report.

And further that West Elgin Council directs administration to provide this report as Municipal comments to the County of Elgin.

Purpose:

The purpose of this Report is to provide Council with recommendations related to authorizing municipal comments to the County of Elgin regarding County of Elgin Severance Application E52-25, as Elgin County is the planning approval authority for severances.

The purpose of the application is to sever and convey approximately 0.8 ha (2 ac.) from the 10.1 ha (25 ac.) subject property at 12897 Furnival Road, to an abutting industrial parcel, 22295 Hoskins Line, as a lot addition for the purpose of future expansion. (See Figure One)

Background:

Below is background information, in a summary chart:

Application	E52-25
Owner	Gavin Hadash
Applicant	Louis Arvai (Arvai Investments Inc.)
Legal Description	Part of Lot 6, Concession Gore WD
Civic Address	12897 Furnival Road

Services	Municipal water & private septic system
Existing Land Area	10.1 ha (25 ac.)

Below is an outline of the dimensions for the severed (lot addition) and retained parcel:

Application	Severed Parcel (RED)			Retained Parcel (BLUE)		
	Width	**Depth**	**Area**	**Frontage**	**Depth**	**Area**
E52-25	149.35 m (490 ft.)	54.25 m (178 ft.)	0.81 ha (2 ac.)	164 m+/- (538 ft.) +/-	602.5 m+/- (1,977 ft.+/-)	9.06 ha (22.4 ac)

The severed parcel contains no buildings or structures. The retained land will continue to have a single detached dwelling and accessory buildings.

The Public Hearing is scheduled for October 22, 2025, at the Elgin County Land Division Committee Meeting.

Financial Implications:

Application fees were collected in accordance with the Municipality's Fees and Charges By-law, as amended from time to time. The lot addition severance will result in a change in assessment once the lot addition lands are consolidated with the receiving lot. There will be a minimal decrease in assessment of the retained parcel.

Policies/Legislation:

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act*, be consistent with the Provincial Planning Statement (PPS) and do not conflict with Provincial Plans. Within the Municipality of West Elgin, they must also make decisions that conform to the County of Elgin Official Plan (CEOP) and Municipality of West Elgin Official Plan (OP) and make decisions that represent good land use planning.

With regard to this proposal involving severances, the Planning Authority is the County of Elgin Land Division Committee, wherein the Municipality provides agency comments to the County of Elgin as part of their decision-making process.

PPS (2024):

The subject lands and receiving lot are within the Rural Employment designation. The retained parcel is adjacent to a wooded area which is approximately 2.8 ha (7 ac.), the lot addition would be located approximately 110 m from the same wooded area.

Section 4.1.8 outlines that, "Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.15, and 4.16 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions." Adjacent lands, according to Provincial guidelines, are considered be any feature within 120 m.

Comment: The proposed lot addition itself does not result in new development but rather a lot line adjustment. Once the lands are added to the receiving lot, both a zoning amendment and site plan approval will be required as part of the next step in their actual development. Any review of the proximity and/or impact can be assessed at either one of those stages.

Aside from the natural heritage feature setback the proposed lot addition raises no other issues of Provincial significance. As such, the proposal is consistent with the PPS.

CEOP:

The subject lands are designated Agricultural Area on Schedule ‘A’ County Structure Plan in the CEOP. A wooded area is also identified on a parcel to the south of the retained lands and shown as a Natural Heritage System on Schedule “C” – The Natural System mapping in the CEOP.

Notwithstanding the Agricultural designation Section 5.18 Existing Designated Areas of Non-agricultural Uses outlines the following:

Almost all local official plans in the County contain non-agricultural and non-resource extraction land use designations in the Rural Area, that are often the result of historic planning approvals. While these designations are not identified on the schedules of this Plan, there is nothing in this Plan that is intended to prohibit their existence, and a local municipality may continue to recognize these uses in their own official plan and zoning by-law. Notwithstanding anything in this section to the contrary, existing non-agricultural designations in a local official plan shall be deemed as conforming designations by this Plan. Development proposals within these areas shall be evaluated based on the policies of this Section and the other relevant policies of this Plan.

As noted under the PPS section of this report, any consideration of the wooded area to the south of the severed portion will be addressed once development is proposed. In the interim the lands will be placed in a Future Residential zone limiting development to what currently exists, vacant farmland.

Therefore, this proposal conforms to the CEOP.

WEOP (2024):

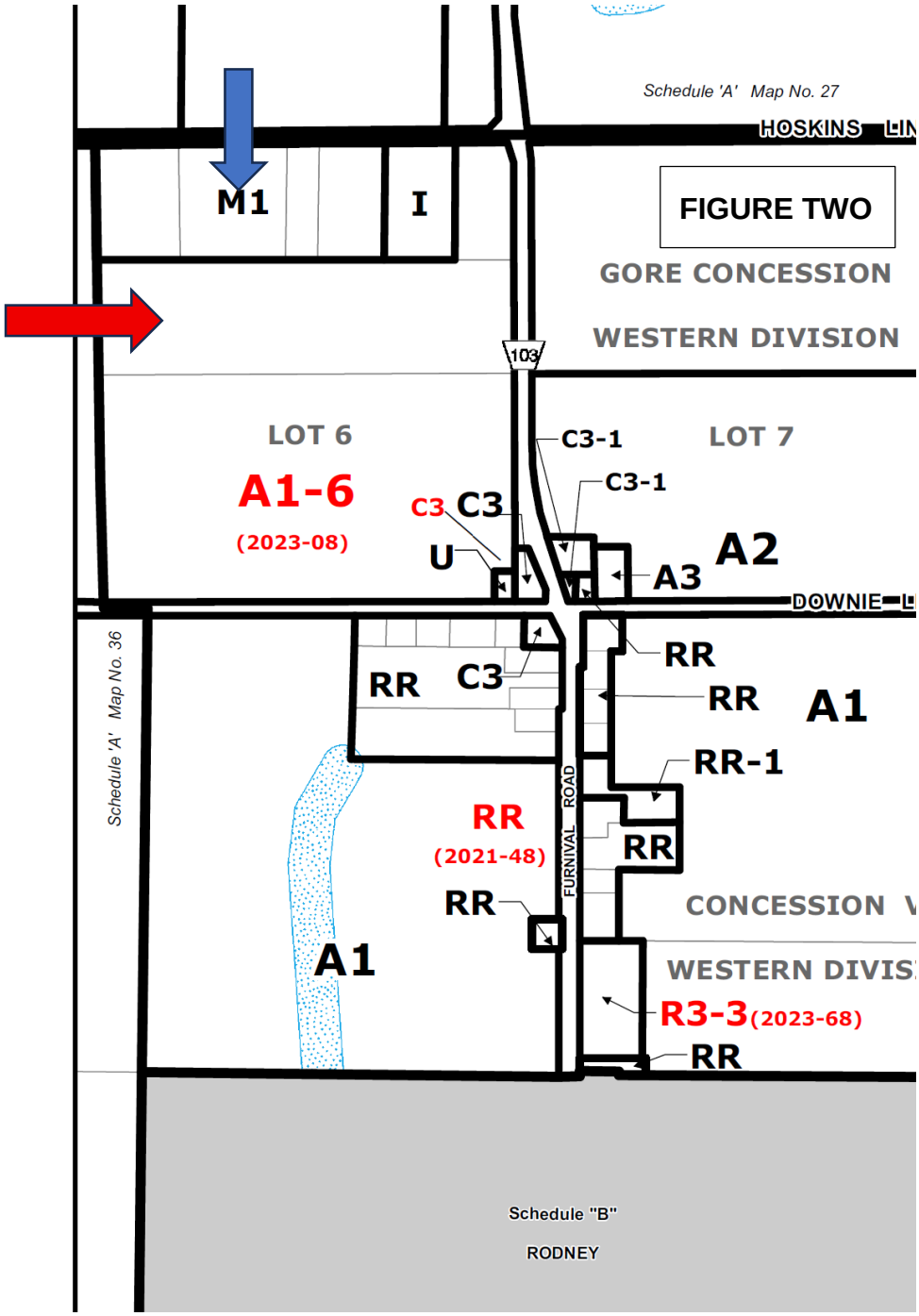
The subject property is within the Rural Employment designation as shown on General Land Use Schedule ‘4’. Lands to the south, adjacent to the retained parcel includes woodlands on Schedule 2 Natural Heritage Features.

Boundary adjustments such as those proposed are permitted. The added lands will need to be consolidated with the receiving lot and rezoned to the same classification as the receiving lot to permit their use as industrial.

M**unicipality of West Elgin Comprehensive Zoning By-law 2015-36 (ZBL):**

The subject lands are zoned General Agricultural (A1) Zone on Schedule A, Map 37 of the ZBL, as depicted in Figure Two. The blue hatch pattern on the mapping represents LTVCA regulated area. The proposed lot addition lands will need to be rezoned to General Industrial (M1) Zone consistent with the receiving lot. The intended use of the additional land is for future building expansion and outdoor storage and staging area for the existing prefabricated concrete product manufacturing business. Although the retained parcel is currently less than the 20.2 ha (50 ac.) lot area minimum it is considered an existing lot of record. With the removal of the lot addition, it will be necessary to recognize the new reduced lot area of the retained parcel to maintain conformity with the zoning.

Provided a Zoning By-law Amendment is obtained for the lot addition lands & retained lands as a condition of the consent application, the proposal will comply with the Zoning By-law.



Interdepartmental Comments:

The severance application was circulated to municipal staff for comment. No concerns were raised by the proposed lot addition

Alignment with Strategic Priorities:

Infrastructure Improvement	Recreation	Economic Development	Community Engagement
☐ To improve West Elgin's infrastructure to support long-term growth.	☐ To provide recreation and leisure activities to attract and retain residents.	☒ To ensure a strong economy that supports growth and maintains a lower cost of living.	☐ To enhance communication with residents.

Respectfully submitted by,

Robert Brown, H. Ba, MCIP, RPP
Planner, Municipality of West Elgin

Report Approval Details

Document Title:	Severance Application E52-25 - Comments to Elgin County - Recommendation Report - 2025-23-Planning.docx
Attachments:	- Planning Report 2025-23 Appendix One - Comments to the County of Elgin.pdf
Final Approval Date:	Oct 2, 2025

This report and all of its attachments were approved and signed as outlined below:

Robin Greenall

Planning Report 2025-23: Severance Report E52-25 –

Comments to the County of Elgin

Appendix One: Severance Application E52-25 Conditions

Severance Application E52-25 Conditions:

1. That the Applicant meet all the requirements, financial and otherwise of the Municipality, to the satisfaction and clearance of the Municipality.
2. That the Applicant provides a description of the lands to be severed which can be registered in the Land Registry Office, to the satisfaction and clearance of the Municipality.
3. That the Applicant's Solicitor provides an undertaking to the Municipality, to provide a copy of the registered deed for the severed parcel once the transaction has occurred to the Municipality.
4. That the Applicant successfully apply to the Municipality for a Zoning By-law Amendment to rezone the lot addition lands to match the zoning of the receiving lot at 22295 Hoskins Line and rezone the retained parcel to recognize the reduced lot area;
5. The Zoning By-law amendment required as condition #4 come into full force and effect pursuant to the Planning Act, to the satisfaction and clearance of the Municipality.
6. That the receiving lot owner at 22295 Hoskins Line obtain a cancellation certificate from the County of Elgin to nullify the original severance of 22295 Hoskins Line and permit the consolidation of the lot with the lot addition lands, if necessary.
7. That the severed parcel be conveyed to and consolidated with the receiving lot at 22295 Hoskins Line (Roll No. 3434 000 020 09602) and that Section 50 (3 or 5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent;
8. That prior the final approval of the County, the County is advised in writing by the Municipality how the above-noted conditions have been satisfied.
9. That all conditions noted above shall be fulfilled within two years of the Notice of Decision, so that the County of Elgin is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the *Planning Act*.

Dear Taresa and Council as a Whole,

I thank you in advance for hearing my concern regarding smoking within the entrance limits of retail and offices on Furnival Rd. This letter in not intended to discredit any commercial establishments within the Municipality of West Elgin.

I am raising the concern based solely on my own retail space and my staff as well as my customers working/visiting the Rodney Wool Shoppe. The issue at hand is the newly established smoking section created by the new tenants of the variety store next door. While none of us can control the air currents it has become an ongoing issue for us at the wool shop with secondhand smoke filtering into our premises.

This is concerning on two fronts, one being a health issue for those of us with breathing issues that may or may not require puffers and the second issue is the very product that we sell. As a retailer that carries wool fibers it is especially concerning as wool loves to absorb scents from around it, thus potentially making our product unsaleable.

Seeing as the municipality does not have a smoking bylaw and seeing that the bylaw enforcement's interpretation of the Provincial law only covers government buildings, schools, hospitals and workplaces, I am respectfully requesting that the Municipality adopt either in full or some version of other municipalities smoking bylaws dealing with smoking in public places.

In closing I would again like to thank Taresa for speaking to this issue on behalf of the Rodney Wool Shoppe.

Sincerely

Catherine Robinson, owner

Rodney Wool Shoppe

Municipality of West Elgin
Municipality of Dutton-Dunwich
Township of Southwold
Municipality of Central Elgin
Township of Malahide
Municipality of Bayham

October 7, 2025

Re: Request for Proposals – Financial Management Services for the Elgin OPP Detachment Board

Dear Member Municipalities,

I am writing to you in my capacity as Chair of the Elgin OPP Detachment Board to formally request proposals from interested municipalities willing to assume financial management role on behalf of the Board.

OPP Detachment Boards are not recognized as standalone entities by the Canada Revenue Agency (CRA) and therefore cannot obtain a business number to operate independently. As such, the Inspectorate of Policing has advised that one of the partner municipalities must manage the Board's financial operations using that municipality's business number.

Until now, the County of Elgin has provided financial administration support to the Board. However, as the County is not a member of the Detachment Board, it is no longer in a position to continue in this role.

We are therefore seeking proposals from our member municipalities who are interested in assuming the following financial responsibilities:

- Processing payroll and expenses for Board five (5) members
- Managing the Board's bank account
- Developing and presenting an annual operating budget (see a sample, previous budget for a scope of complexity, attached) and an annual financial report (budget and actual).
- Accounts payable and accounts receivable functions (see sample budget for scope, minimal number of transactions per year).

The proposal should include:

- A brief description of your municipality's capacity, interest, and experience in delivering these services for outside organizations.
- An estimate of yearly cost (approximate upper limit amount, based on estimated number of hours needed to perform the tasks listed above and the proposed hourly rate).

Please submit proposals no later than November 10, 2025, to both:

- Dave Jenkins, Chair, Elgin OPP Detachment Board (dmjenkins95@gmail.com)
- Katherine Thompson, Manager of Administrative Services/Deputy Clerk, County of Elgin (kthompson@elgin.ca)

We appreciate your attention to this important matter and thank you in advance for your consideration. Your support is critical to ensuring the continued effective operation of the Elgin OPP Detachment Board.

Sincerely,

Dave Jenkins
Chair, Elgin OPP Detachment Board
dmjenkins95@gmail.com

Elgin Group Policing

Police Services Board Budget

Not Final

	Budget 2023	Budget 2022	YTD Actual 2022	Budget 2021	Actual 2021	Budget 2020	Actual 2020
Recoveries	**(36,235)**	**(35,880)**	**(33,156)**	(36,538)	(36,997)	(35,875)	(34,959)
Total Revenue	**(36,235)**	**(35,880)**	**(33,156)**	**(36,538)**	**(36,997)**	**(35,875)**	**(34,959)**
Wages	9200	9200	9000	9,200	9,200	9,200	8,450
Benefits			417	0	424	0	370
Total Wages & Benefits	**9,200**	**9,200**	**9,417**	**9,200**	**9,624**	**9,200**	**8,820**
Mileage	2000	2000		2,000		2,000	
Travel-Other	430	430		430		430	
Development	14000	14000	396	14,000	1,045	14,000	2,141
Purchased Services (RIDE)			11329	0	13,254	0	13,539
Project Costs		0	500	1,000	1,000	1,000	
Miscellaneous	10605	10250	11513.63	9,908	12,074	9,245	10,459
Total Operating Costs	**27,035**	**26,680**	**23,739**	**27,338**	**27,373**	**26,675**	**26,139**
Net Income Total*	**0**	**0**	**(0)**	**0**	**0**	**0**	**0**

*Balance of costs billed back to Municipal Partners at year end by % of Households

MUNICIPALITY OF
West Elgin

The Corporation of the Municipality of West Elgin

By-Law No. 2025-58

Being a By-Law to Amend the Municipality of West Elgin Comprehensive Zoning By-Law No. 2015-36 for property at 25130 Argyle Line

Whereas the Council of the Corporation of the Municipality of West Elgin deems it advisable to amend By-law No. 2015-36, as amended, being the Comprehensive Zoning By-law of the Municipality of West Elgin:

Now Therefore the Council of the Corporation of the Municipality of West Elgin enacts as follows:

1. That Schedule "A" Map No. 31 to By-law No. 2015-36, is hereby amended by changing the subject property from **Restricted Agricultural (A3) Zone** and **Agricultural Zone (A2)** to **Restricted Agricultural Special Regulation 11 (A3-11) Zone** for those lands cross-hatched on Schedule “A”, attached hereto and forming part of this By-law, being Pt. Lot 21, Concession 3 ED, Municipality of West Elgin.

2. That By-law No. 2015-36, as amended, is hereby further amended by adding the following subsection as follows:

   “7.3.11 a) Defined Area (Stewart)

   A3-11 as shown on Schedule “A” Map No. 31

   7.3.11 b) Permitted Uses

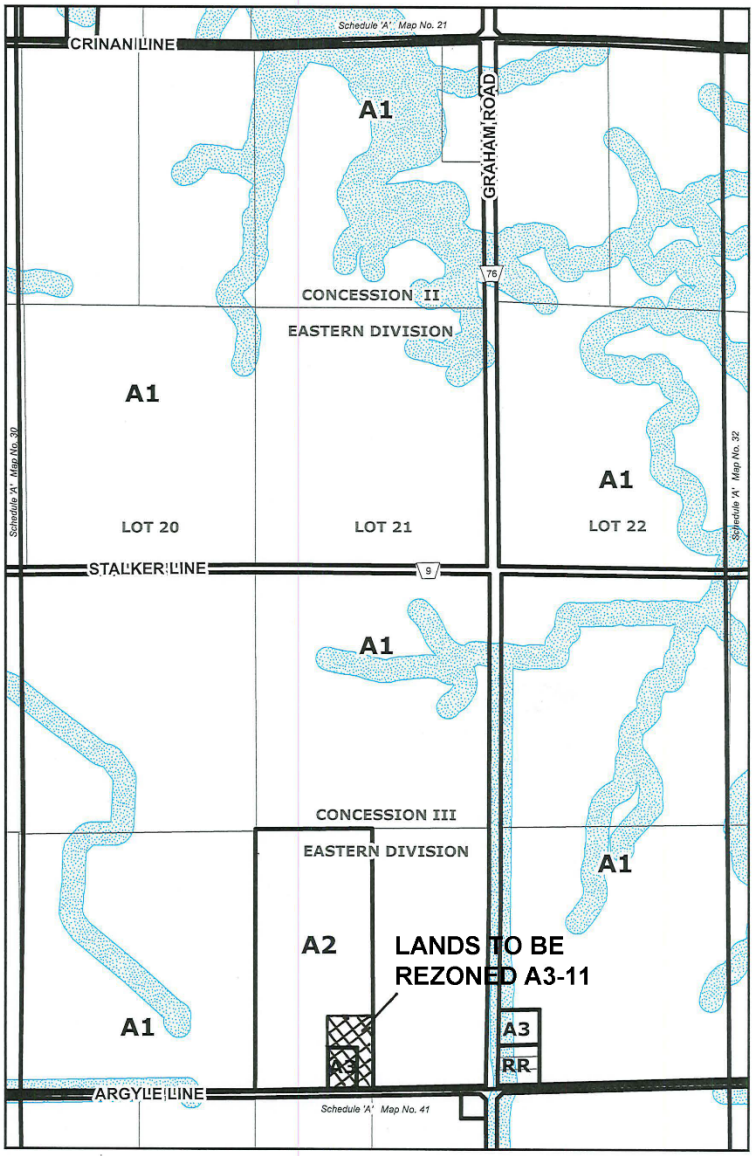
   Notwithstanding any other provisions of the by-law to the contrary a truck terminal (limited to the parking of trucks/trailers) shall be permitted as a home occupation subject to the provisions of Section 7.3.11 c)

   7.3.11 c) Maximum number of truck/trailer combinations shall be limited to 5
   A truck and trailer parking area shall have minimum front yard setback of 25 m
   A truck and trailer parking area shall be screened from view from the fronting road on a lot zoned A3-11.”

3. This By-law comes into force upon the day it is passed in the event an appeal has not been filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended. In the event an appeal is filed with the Clerk within the time prescribed by the Planning Act, R.S.O. 1990, as amended, the By-law shall be deemed not to have come into force until the appeal has been finally disposed of, whereupon the By-law, except for such parts as are repealed or amended as so directed by the Ontario Land Tribunal (OLT), shall be deemed to have come into force on the day it was passed.

Read a first, second, and third time and finally passed this 9th day of October 2025.

_____	_____
Richard Leatham	Terri Towstiuc
Mayor	Clerk



This is Schedule "A" to By-law No. 2025-58
passed on the 9th day of October, 2025

MAYOR **CLERK**

MUNICIPALITY OF WEST ELGIN Comprehensive Zoning By-Law 2015-36 SCHEDULE 'A' MAP 31		0 100 200 Meters	

The Corporation of the Municipality of West Elgin

By-Law No. 2025-57

Being a By-Law to provide for drainage works on the Mumford Drain in the Municipality of West Elgin.

Whereas the Council of the Municipality of West Elgin has procured a report under Section 78 of the *Drainage Act, R.S.O. 1990,* as amended, for the improvement of the Mumford Drain; and

Whereas the report dated September 4, 2025, has been authored by J.M. Spriet of Spriet Associates Engineers and Architects and the attached report forms part of this By-Law; and

Whereas the estimated total cost of the drainage work is $441,000.00; and

Whereas $20,603.00 is the estimated amount being assessed to the Municipality of West Elgin; and

Whereas the Council of The Corporation of the Municipality of West Elgin is of the opinion that the drainage of the area is desirable;

Now therefore be it resolved that the Council of The Corporation of the Municipality of West Elgin pursuant to the *Drainage Act, R.S.O. 1990*, as amended, enacts as follows:

1. That the report dated September 4, 2025 and attached hereto is hereby adopted and the drainage works as therein indicated and set forth is hereby authorized and shall be completed in accordance therewith.

2. That the Corporation of the Municipality of West Elgin may borrow on the credit of the Corporation the amount of $441,000.00, being the amount necessary for the improvement of the drainage works. This project may be debentured.

3. The Corporation may issue debenture(s) for the amount borrowed less the total amount of:
   a) grants received under Section 85 of the *Drainage Act*;
   b) monies paid as allowances;
   c) commuted payments made in respect of lands and roads assessed with the municipality;

d) money paid under subsection 61(3) of the *Drainage Act*; and
e) money assessed in and payable by another municipality.

4. Such debenture(s) shall be made payable within 5 years from the date of the debenture(s) and shall bear interest at a rate not higher than 2% more than the municipal lending rates as posted by Infrastructure Ontario on the date of the sale of such debenture(s).

5. A special equal annual rate sufficient to redeem the principal and interest on the debenture(s) and shall be levied upon the lands and roads as shown in the schedule and shall be collected in the same manner and at the same as other taxes are collected in each year for 5 years after the passing of this By-Law.

6. For paying the amount being assessed upon the lands and road belonging to or controlled by the Municipality of West Elgin, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Municipality of West Elgin in each year for 5 years after the passing of this By-Law to be collected in the same manner and at the time as other taxes collected

7. All assessments of $5,000.00 or less are payable in the first year in which assessments are imposed.

8. That this By-Law comes into force and effect upon the final reading thereof.

Read a first and second time and provisionally adopted this 9th day of October, 2025

Provisionally adopted this 9th day of October, 2025.

_____	_____
Richard Leatham, Mayor	Terri Towstiuc, Clerk

Read for a third and final time this _____ day of _____, 2025.

_____	_____
Richard Leatham, Mayor	Terri Towstiuc, Clerk