

THE CORPORATION OF THE
T O W N O F P E L H A M

By-law #306 (1975)

Being a by-law to authorize the execution of
a subdivider's agreement between the Corporation
of the Town of Pelham and Hillham Developments
Limited.

WHEREAS Council deems it desirable to enter into a sub-
divider's agreement with Hillham Developments Limited,

AND WHEREAS Hillham Developments Limited have met all
the terms, conditions and policies of the municipality respecting the
development of land,

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE TOWN OF
PELHAM ENACTS AS FOLLOWS:

- (1) THAT the agreement hereto attached and made part of this by-law be and
the same is hereby approved.
- (2) THAT the Mayor and Clerk be and each of them is hereby authorized and
instructed on behalf of the Corporation to execute the said agreement and
the Clerk is hereby authorized to affix the Corporate Seal thereto.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED IN COUNCIL THIS
24th. DAY OF March, 1975 A.D.


MAYOR


CLERK

CORPORATION OF THE TOWN OF PELHAM

S U B D I V I S I O N A G R E E M E N T

THIS INDENTURE made in triplicate this 23rd day of
October, 1974. A.D.

BETWEEN

HILLHAM DEVELOPMENTS LIMITED

Hereinafter called the "Owner" of the FIRST PART
and - THE CORPORATION OF THE TOWN OF PELHAM

Hereinafter called the "Town" of the SECOND PART:

1) DEFINITIONS - In this Agreement

- a) "Town Clerk" shall mean the Clerk of the Corporation of the Town of Pelham.
- b) "Council" shall mean the Council of the Corporation of the Town of Pelham.
- c) "Town Engineer" shall mean the Engineer of the Corporation of the Town of Pelham.
- d) "Treasurer" shall mean the Treasurer of the Corporation of the Town of Pelham.
- e) "Minister" shall mean the Minister of Housing.

2) WHEREAS the Owner purports to be the owner of the lands in the Town of Pelham described in Schedule "A" attached hereto and has applied, or proposes to apply to the Minister of Housing, for approval of a plan of subdivision thereof, hereinafter called "The Plan" for the purpose of registering the same in the Registry Office for the Registry Division of Niagara South; and

AND WHEREAS the Town requires the Owner, before final approval of the proposed plan of subdivision, to agree to pay for the construction and installation of certain municipal services hereinafter described to serve such a subdivision or that part of each subdivision, for which approval is sought and to agree to the other provisions herein contained.

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the Town approving the said proposed plan of subdivision and, in consideration of the sum of \$1.00 of lawful money of Canada now paid by the Owner to the Town (the receipt thereof is hereby acknowledged), the Parties hereto mutually covenant and agree as follows:

The Owner covenants and agrees:

- a) to register this agreement against every lot and parcel of land within "The Plan" at the same time as "The Plan" is registered; and
- b) to register "The Plan" in the Registry Office for the Registry Division of Niagara South within one (1) month after approval of "The Plan" is granted by the Minister.

3. CONVEYANCE TO TOWN OF LANDS AND ANY NECESSARY EASEMENTS FOR MUNICIPAL PURPOSES

The Owner will:

- a) Pay to the Town the sum of \$3,750.00 in lieu of conveying 5% of the land to the Town pursuant to Section 33 (5) of the Planning Act.
- b) Convey Lot 15, Plan _____ to the Town as a one (1) foot reserve.
- c) The Owner will grant such easements as may be required for water, telephone, sewer, gas or other services free of charge.

4. ENGINEERING SERVICES AND INSPECTION

- a) The works herein shall be undertaken by the Town Engineer who are Professional Engineers and who are registered under the Professional Engineers Act of Ontario or the owner will engage at his own expense, the services of Professional Engineers who are registered under the Professional Engineers Act to perform the following engineering services, subject to the approval thereof by the Town Engineer and the Council.

- (i) preliminary investigation
- (ii) layout drawings and design criteria of roads and services
- (iii) detailed estimates of cost
- (iv) contract drawings and specifications
- (v) application to the Ministry of the Environment for necessary approvals
- (vi) calling of tenders if so requested by the Owner
- (vii) analysis of bids and recommendations to the Owner
- (viii) setting out the work
- (ix) general field supervision, and,
- (x) preparation of progress certificates
(Having regard to utility agencies, e.g. gas, hydro telephone, etc.

b) The said Professional Engineer shall file with the Town Engineer a written undertaking:

- (i) that he has been engaged by the Owner to supervise the work, and
- (ii) that the work will be done in accordance with the contract drawings and specifications and all other provisions of this Agreement, and,
- (iii) that all phases of the work are subject to the approval of the Town Engineer, and,
- (iv) that he will provide the Town Engineer prior to the acceptance of the works by the Town Engineer on behalf of the Town with a complete set of linen tracings or approved duplicates suitable for making reproductions of the works as constructed pursuant to this Agreement.

- (1) Tracings shall be plan-profile linen 24" x 42" sheets and ink lettering
- (2) Title block (5" x 3") to be placed in lower right-hand corner and shall indicate nature of work, location, limits and scales.
- (3) A complete copy of design details of storm and sanitary sewer layouts which said design details shall be based on design formula provided by the Town Engineer.
- (4) Plan-Profiles shall be fully detailed and where reference is made to other construction drawings, specific reference to those drawing numbers shall be made.
- (5) Horizontal ties shall be made to property lines.
- (6) Levels shall be to datum and all field surveys shall be tied into Geodetic Bench Marks.
- (v) That he understands that any contractor employed by the Owner shall be approved by the Town Engineer.

5. INSPECTION BY TOWN ENGINEER

All work done by the Owner pursuant to this Agreement shall be inspected by the Town Engineer from time to time and so often as he shall deem necessary and the said Owner agreed to pay to the Town the cost of inspection as and when billed.

6. INSPECTOR'S FEES

The Owner shall be responsible for all Inspectors wages including overhead. All Inspectors shall be appointed by the Town and paid at the prevailing rate as the case may be during the duration of construction.

7. ENGINEERING COSTS

(1) Upon receipt of all necessary approvals, of the Ontario Municipal Board, and the Minister, the Owner shall deposit with the Town, cash for an amount equal to the estimated fees and disbursements billed to the Town by its Engineer for services performed by its Engineer in connection with the subdivision including water works and covering the costs of administration engineering and supervision. All such fees shall be as set out in the Schedule of Fees for Consulting Engineers Services recommended by the Association of Professional Engineers of Ontario.

(2) Such deposit shall also include wages of the Town Inspector including overhead and shall be at the prevailing rate during the duration of construction.

8. REGIONAL INSPECTION

The Regional Municipality of Niagara shall have the right at any time to inspect any of the works in progress at no cost to the Owner.

9. CONSTRUCTION OF SERVICES

The Owner agrees to construct and to pay the whole cost of such construction and materials required for all of the works referred to in Schedules "C", "D", "E", "F", "G", "H", "I", inclusive attached hereto, and in accordance with the conditions and specifications contained in such Schedules.

10. CONTRACTORS

Before commencement of any works, the Owner shall show proof to the Council, satisfactory to the Council that the proposed contractors have sufficient and valid liability insurance policies including the Town as added insured, a certificate from the Workmen's Compensation Board showing that the Contractor is in good standing, and satisfactory evidence

that the Contractor is qualified, experienced and has equipment to successfully complete the works.

11.

PERFORMANCE BOND

The Owner will be required to obtain, from his contractors, performance bonds guaranteeing all of the construction required by the Town and the bond shall include maintenance for twelve (12) months (1 year) after acceptance by the Town of all such construction. Bonds shall be in the amount of 50 percent of construction value of all municipal services, or \$8,250.00.

12.

MATERIALS

All the works required hereunder shall be done and performed and all material required for the said works shall be supplied to the specifications and directions and to the satisfaction of the Town Engineer.

13.

STRIPPING TOPSOIL

The Owner shall not remove any topsoil from the lands described in Schedule 'A' attached hereto, without first obtaining written approval from the Town Engineer.

14.

STRIPPING AND TREE REMOVAL

The Owner shall remove from all road allowances, any trees, brush, growth or surplus or other material as may be designated by the Town Engineer and Council and further, shall remove from all the lands any unkept, diseased or infested trees, vines or bushes. In the event the same are not removed within fourteen (14) days of written notice delivered to the Owner, the Town may cause same to be removed and the Owner agrees to pay to the Town the cost incurred thereby.

15.

ROUGH GRADING ROADS

The Owner agrees to rough grade all roads connected with the development of the land to the Town Engineer's specifications prior to the installation or construction of water and sewer systems and other ground systems as may be required. The Owner further agrees to keep boulevards and easements clear and free of all material and obstructions which might interfere with the construction of telephone, gas, water and hydro installations.

16.

CLEANING SEWERS AFTER ROAD CONSTRUCTION

Upon completion of paving of roads the Town shall, if required, at the expense of the Owner, clean the storm and sanitary sewers serving the lands described in Schedule "A" attached hereto.

17.

STORM SEWER

The Owner will be responsible for determining and providing at his expense, a proper storm sewer outlet for the ultimate drainage area for the future servicing of the area, as shown on the engineering drawings number B-73325 and G1 and P1 and P2.

18.

LOCAL IMPROVEMENT CHARGES

The Owner hereby agrees to commute and pay to the Town before the final approval of the said plan of subdivision is requested any and all frontage charges with respect to existing local improvements assessed against such of the property shown on this plan, as may become non-assessable when the said plan is registered.

19.

TILE DRAIN LOANS

All Tile Drain Loans in regards to the subject lands shall be commuted prior to the execution of this Agreement.

20.

EXPANSION AND RENEWAL FUND

The Owner shall pay the Town the sum of \$294.29 per lot for a total of 14 lots, i.e. \$4,120.00 for the purpose of expanding and renewing services within the Town limits.

21.

SURFACE DRAINAGE PLAN

The Owner shall be responsible for providing at his expense, a surface drainage plan for all lands described in Schedule "A" attached hereto, said plan to meet with the approval of the Town Engineer. The said plan shall show inter alia the intended direction of flow of storm water to, within and from each lot on the plan. Building restrictions shall be imposed upon each lot prohibiting a subsequent owner thereof from altering such flow or from impeding the same to an extent sufficient to cause ponding in another lot. The said drainage plan shall be attached to this agreement as Schedule "I".

22.

NATURAL DRAINS

The Owner shall not change or do any work that will prejudicially affect any natural watercourse or drainage ditch without making full and proper provisions to the satisfaction of the Town Engineer, for the continuance of such drainage facilities and shall be solely responsible for any damage caused thereto and shall indemnify and save harmless the Town therefrom.

23.

HYDRO

Hydro and street lighting are already installed on the street and therefore no costs are payable by the Owner.

24.

REPLACING UTILITIES, ETC.

The Owner shall assume complete responsibility and make all necessary arrangements for the moving or disturbance of any water, sewer, hydro-electric, gas or telephone pipes, conduits, wires or polelines, or any other public utility works as required or approved by the Town Engineer and shall be solely responsible for any damage caused to the said pipes, conduits, wires, polelines, hydrants or other works.

25.

LIABILITY INSURANCE

Before commencing any of the work provided for herein, the Owner shall supply the Town with a Liability Insurance Policy (with no exclusions) in a form satisfactory to the Town, and in an amount not less than Five Hundred Thousand Dollars (\$500,000.00) indemnifying the Town until the issue of the Certificate referred to in paragraph 31, from any loss arising from claims for damage, injury or otherwise, in connection with the work done by the Owner, his or its contractors, servants or agents to serve the lands described in Schedule "A" attached hereto. The Owner shall submit to the Town, evidence from the Insurer that the premium for the said policy has been paid for a period of one (1) year.

26.

RE-STAKING LOTS ON THE PLAN

Upon completion of all works required under this Agreement and prior to the issuance of the final certificate, the Owner shall be responsible for re-staking all lots in the subdivision in accordance with the Surveys Act and Regulations thereunder. It is further understood and agreed that no lot may be severed by sale or conveyance until such sale or conveyance has been approved, pursuant to the provisions of The Planning Act.

27.

DEFINITION OF PRIMARY AND SECONDARY SERVICES

a) .

Primary Services

- i). Sanitary sewers and appurtenances complete
- ii). Drainage facilities sufficient, in the opinion of the Town, to provide safety and protection from undue inconvenience to residents and their visitors
- iii). Waterworks complete
- iv). Roadways

1). of final design width

2). with a granular thickness at least three quarters of the final granular thickness

3). with a surface which, in the opinion of the Town, will provide the residents and their visitors with convenient access and parking

b) .

Secondary Services

i). Electrical distribution and lighting complete

ii). Gas (if applicable) service complete

iii). Telephone service complete

iv). All services as required not considered "Primary Services". These include top course roadway granular, roadway asphalt, sodding, etc. where applicable.

28.

CASH DEPOSIT

The Owner will be required to deposit cash equal to the sum of:

- 1a) the expansion and renewal impost - \$4,120.00.
- b) the inspection and administration fees - \$2,500.00.
- c) the cost of Hurricane Road improvement - \$8,972.60 (refer to clause 39A).

- d) 5% in cash for parks purposes - \$3,750.00.
 - e) commutation of cost of existing sewers (refer to clause 39B)
 - f) cost of 14 driveway culverts at \$150.00 per culvert, to be constructed by the Town at the request of the Owner - \$2,100.00 (see Schedule "E").
2. The Owner shall deposit cash or an irrevocable letter of credit from a Canadian chartered bank or Trust Company in an amount equal to the cost of secondary services as estimated by the Town Engineer.
3. Any cash deposited by the Owner shall be deposited by the Town in a Bank account attracting interest and the interest shall be credited to the Owner.

29.

RETURN OF PORTION OF DEPOSIT

Unless otherwise directed by the Council, the Town shall, upon satisfactory completion of ALL of the works and subject to the provisions of this Agreement authorizing deductions therefrom, and subject further to the Town being provided with a satisfactory Maintenance Bond for 50% of the cost pursuant to Clause 11 thereof, for a period of one (1) year from the completion of the said works as approved by the Town Engineer, return upon the written application of the Owner the remainder of the cash deposit or irrevocable letter of credit required hereunder. The Treasurer, after receipt of satisfactory securities, shall from and out of monies on deposit, pay firstly, any engineering fees and maintenance costs still owing; secondly, any arrears of taxes; thirdly, the taxes for the current year whether levied or unlevied, based on the assessment applicable and finally, shall return the balance if any to the Owner.

30.

MAINTENANCE

The Owner shall at his own expense, pending acceptance by the Town, repair and maintain to the satisfaction of the Town Engineer, roads, sewers, culverts and water system appurtenances. In case of emergency, as determined by the Town Engineer, the Town shall have the right to enter on the lands and carry out the necessary maintenance to repair without notice to the Owners and bill the Owner for any justifiable costs.

In other cases where the Owner fails to repair or maintain after 48 hours notice in writing, the Town shall have the right to enter on the lands and carry out the necessary work and in such case and in the case of emergency work, the Town shall be entitled to deduct the cost thereof from monies or other security on deposit if any, or by action, or in the like manner as taxes.

31.

MAINTENANCE AND ONE (1) YEAR GUARANTEE

Upon compliance with the terms of this Agreement, and upon completion of all the said work in accordance with the specifications and direction of and to the satisfaction of the Town Engineer, and upon payment of all financial requirements herein, the Town Engineer under authority of resolution of the Council, shall at the expiration of the maintenance period, upon written application by the Owner, issue a certificate so stating to the Owner. Upon the said certificate being issued, ownership of all the services referred to herein shall vest in the Town.

32.

TAXES

The Owner agrees to pay all arrears of taxes outstanding against the property described in Schedule 'A' hereto and shall pay all taxes on this property, on the present basis of assessment, whether previously levied or not, until such time as the lands being subdivided have been assessed according to the Registered Plan, before final approval of the plan is requested.

33.

MINISTRY OF THE ENVIRONMENT APPROVAL

The Town agrees that at the request of the Owner it will join with him to make the necessary applications to the Ministry of the Environment for approval of the plans.

34.

LEGAL COSTS

The Owner shall pay to the Town all legal costs incurred by the Town referable to the preparation and execution of this Agreement.

35.A.

BUILDING PERMITS AND OCCUPANCY

The Owner agrees that unless otherwise determined by Council, no building permits shall be issued nor any excavation or building commenced on any part of the lands described in Schedule "A" attached hereto, until all primary services are completed and are operational.

35.B. The Owner agrees to insert a clause in all sale contracts and deeds, to the effect that no person shall be permitted to occupy the dwelling on the lot concerned until the Building Inspector for the Town has certified by letter that such of the following services as are applicable to the property have been installed and are operating adequately to serve the dwelling; or in the case of telephone services, are at least available to houses within the plan:

- (a) hydro
- (b) gas
- (c) telephone

36. SCHEDULES

The provisions of all Schedules attached hereto shall form part of this Agreement.

37. INDEMNIFICATION

The Owner hereby agrees and undertakes to save harmless and keep indemnified the Town, its successors and assigns from and against all manner of actions or claims for loss, costs, charges, damages, injuries, expenses or otherwise, arising before the issue of the Certificate referred to in Paragraph 31 hereof, in connection with the work required to be done herein by the Owner, his or its contractors, servants or agents.

38. COVENANTS TO RUN WITH LAND

The Owner and the Town acknowledge and agree that it is their intent that all the terms, conditions and covenants contained in this Agreement shall be covenants that run with the land and that the burden of such covenants shall be binding upon the Owner, his heirs, executors, administrators, assigns and successor in title and owners from time to time of the lands described in Schedule "A" to this Agreement and any part or parts thereof and that the benefit of the said covenants shall enure to the Town, its successors and successors in title of all roads, streets and public lands forming part of or abutting on the said lands described in Schedule "A" and the said covenants shall continue in force for a period of ten (10) years from the date of this Agreement, except for Section 21 (Surface Drainage Plan) which shall be in perpetuity.

A) PAYMENT FOR IMPROVEMENTS TO EXISTING ROADS

Some of the land described in Schedule "A" attached hereto

B) COMMUTATION OF COST OF EXISTING SEWERS

Some of the land described in Schedule "A" attached hereto

RECOMMENDATION TO THE MINISTER

Upon receipt of the payments required and the execution of the

IN WITNESS WHEREOF the Owner has hereunto set his hand and seal

SIGNED, SEALED AND DELIVERED
in the presence of

THE CORPORATION OF THE
TOWN OF PELHAM

W. H. Ruch Acting Mayor

Wm. D. Clerk CLERK

HILLHAM DEVELOPMENTS LIMITED
Per: *John PAB*
Per: *John PAB* OWNER
SEC

MORTGAGOR

SCHEDULE "A"

DESCRIPTION OF
PART OF LOT 163,
FORMERLY IN THE TOWNSHIP OF THOROLD
IN THE COUNTY OF WELAND, NOW IN THE TOWN OF PELHAM
IN THE REGIONAL MUNICIPALITY OF NIAGARA.

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Pelham in the Regional Municipality of Niagara, and being composed of Part of Lot 163 formerly in the Township of Thorold in the County of Weland now in the said Town of Pelham containing by admeasurement an area of 2.065 acres more or less, and which said parcel or tract of land may be more particularly described as follows:

PREMISING that the west limit of the said Lot 163 has an astronomical bearing of Due North and relating all bearings herein thereto;

COMMENCING at a standard iron bar planted in the south limit of the said Lot 163 distant therein N 87° 04' 30" E, 416.47 feet from the south-west corner of the said lot;

THENCE N 87° 04' 30" E in the said south limit, 897.26 feet to a standard iron bar defining the south-east corner of the said lot;

THENCE N 0° 02' 11" in the east limit of said lot, 100.13 feet,

THENCE S 87° 04' 30" W in a line drawn parallel to the said south limit and at a perpendicular distance of 100.0 feet measured northerly therefrom, 902.24 feet to a point which is distant N 2° 53' 11" 100.0 feet from the point of commencement;

THENCE S 2° 53' E, 100.0 feet to the said point of Commencement.

CLARKE AND LAINE

Ontario Land Surveyors,

February 11, 1974,

Welland, Ontario.

7412 97-75

Thomas G. Cahill
THOMAS G. CAHILL, O.L.S.

SCHEDULE "B"

Lands to be conveyed to the Town of Pelham other than roads:

Lot 15, Plan _____, being a one foot reserve.

SCHEDULE "C"

ROADWAYS

a) Pavement

The road shall be designed in accordance with the C.G.R.A. publication "A Guide to the Standard Design of Flexible and Rigid Pavements in Canada". Pavements shall be designed for ADT = 1000 vehicles and an anticipated life of 20 years.

b) Cross Section

The roadway cross-section shall be as outlined in the current Town Standards or should alternates be proposed, shall, in the opinion of the Town, provide equal or better results.

c) Sub-Surface Drainage

Adequate sub-surface drainage shall be provided in soils where the percolation rate at road earth grade is slower than one inch per hour.

d) Driveway Entrances

The Owner shall be required to provide in some manner, either by himself or, for example, by the imposition of building restrictions, for the excavation, stoning, and paving of each driveway from the travelled portion of the road to the lot line. The developer or subsequent purchaser shall construct, at his own expense, a concrete or asphalt driveway entrance for each lot from the travelled portion of the roadway to the lot line and to the full width of the driveway.

e) Dust Control

- (1) The Owner will be required to provide reasonable dust control during the period of road useage prior to the placing of the asphalt surface.
- (2) The 7 feet wide roadside shoulders shall be dust controlled using a single application of D.H.O. Primer applied at the rate of one third gallon per square yard.

SCHEDULE "D"

Private Drain Connections

The Owner shall construct sanitary connections (laterals) to each lot from the street sewer to the street line. The sanitary sewer lateral shall be minimum 5 inch diameter asbestos-cement building sewer pipe or equal with proper fittings designed by the Town Engineer's construction standards.

Domestic waste from any building constructed on any lot shall be discharged into the sanitary sewer system through a drain connected to the sanitary sewer lateral servicing such lot. Roof water, foundation and weeping tile sub-surface water from any building constructed on any lot shall not be discharged into the sanitary sewer.

SCHEDULE "E"

a). Surface Drainage

Surface drainage shall be collected by means of roadside swales constructed in the locations and grades shown on the Engineering Drawings.

b). Driveway Culverts

Twelve (12) inch diameter culverts shall be installed by the Town at the request of the builder who is constructing the house on each lot.

The cost of each culvert (\$150.00 each) shall be paid by the Owner.

SCHEDULE "F"

WATERMAINS

The Owner shall complete a complete watermain system or systems and all necessary appurtenances, including hydrants and house water service connections from the watermain to the street line. The design shall be as approved by the Town Engineer and constructed in accordance with his specifications. All watermains shall be a minimum of 6 inches in diameter or a sufficient size to service the subdivision and structures therein and lands outside the subdivision which will require the use of the subdivisions watermains as trunk or feeder mains.

The Owner shall be responsible for any damage caused to such watermains and appurtenances that may occur during construction of buildings on the land and during the grading of the same.

Town standard hydrants and valves must be used in all cases.

SCHEDULE "G"

STREET SIGNS

CONCRETE WALKS

The Owner shall, at his own expense, erect street name signs of a design and at locations approved by the Town and shall construct 4 foot concrete sidewalks and pedestrian right of way, in accordance with the specifications of the Town Engineer.

SCHEDULE "H"

TREES AND SODDING

The Owner shall plant trees and sod untravelled portions of the street allowances within the subdivision or on which his subdivision abutts and maintain the same.

The type and location of trees are to be subject to the approval of the Works Committee. This work shall be completed within six (6) months after the laying down of sidewalks and/or curbs.

Trees to be planted in locations as determined by the Works Committee and of the types as specified below.

After completion of the sidewalks, a minimum of two (2") inches of topsoil shall be applied on the boulevard and then the area shall be sodded.

A. SPECIFICATIONS: Sod

1. All sod should be Number 1 nursery sod.

B. SPECIFICATIONS: Number and Type of Trees

Norway Maple, Mountain Ash, Locusts and Flowering Crab 8 to 10 feet in height and shall be sound, healthy, vigorous and free from plant diseases and insect pests or their eggs and shall have normal, healthy root systems.

There shall be one tree per lot and two trees per sideyard flankage. Proposals for other spaces will be reviewed by the Town upon request.

DATED: This day of October, 1974.

BETWEEN:

HILLHAM DEVELOPMENTS LIMITED

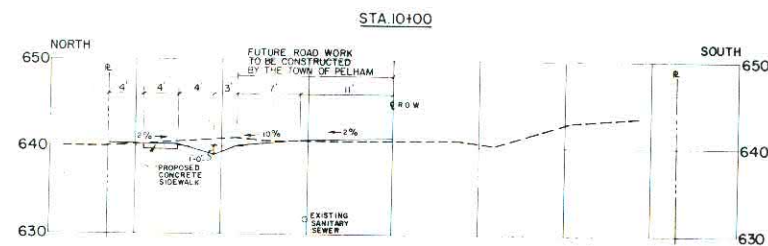
-and-

THE CORPORATION OF THE TOWN OF PELHAM

SUBDIVISION AGREEMENT

Jarvis, Blott, Fejer, Pepino
Suite #400, 2200 Yonge Street
Toronto, Ontario

Solicitors for the Applicants



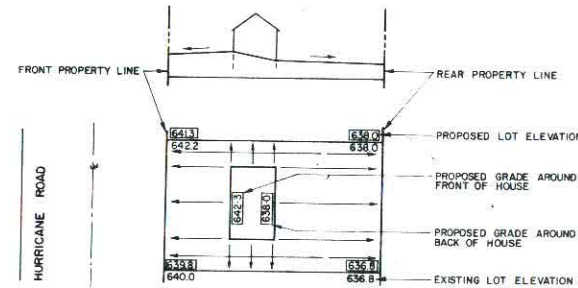
- NOTES
- 1) NORTH SIDEWALK GRADE TO BE 0.75' BELOW PROPOSED ROAD GRADE.
 - 2) CONTRACTOR TO SHAPE NORTH BOULEVARD TO FINAL CROSS-SECTION.
 - 3) FUTURE ROADWORK TO CONFORM WITH TOWN OF PELHAM STD. R-2.

TYPICAL CROSS-SECTION OF ROAD

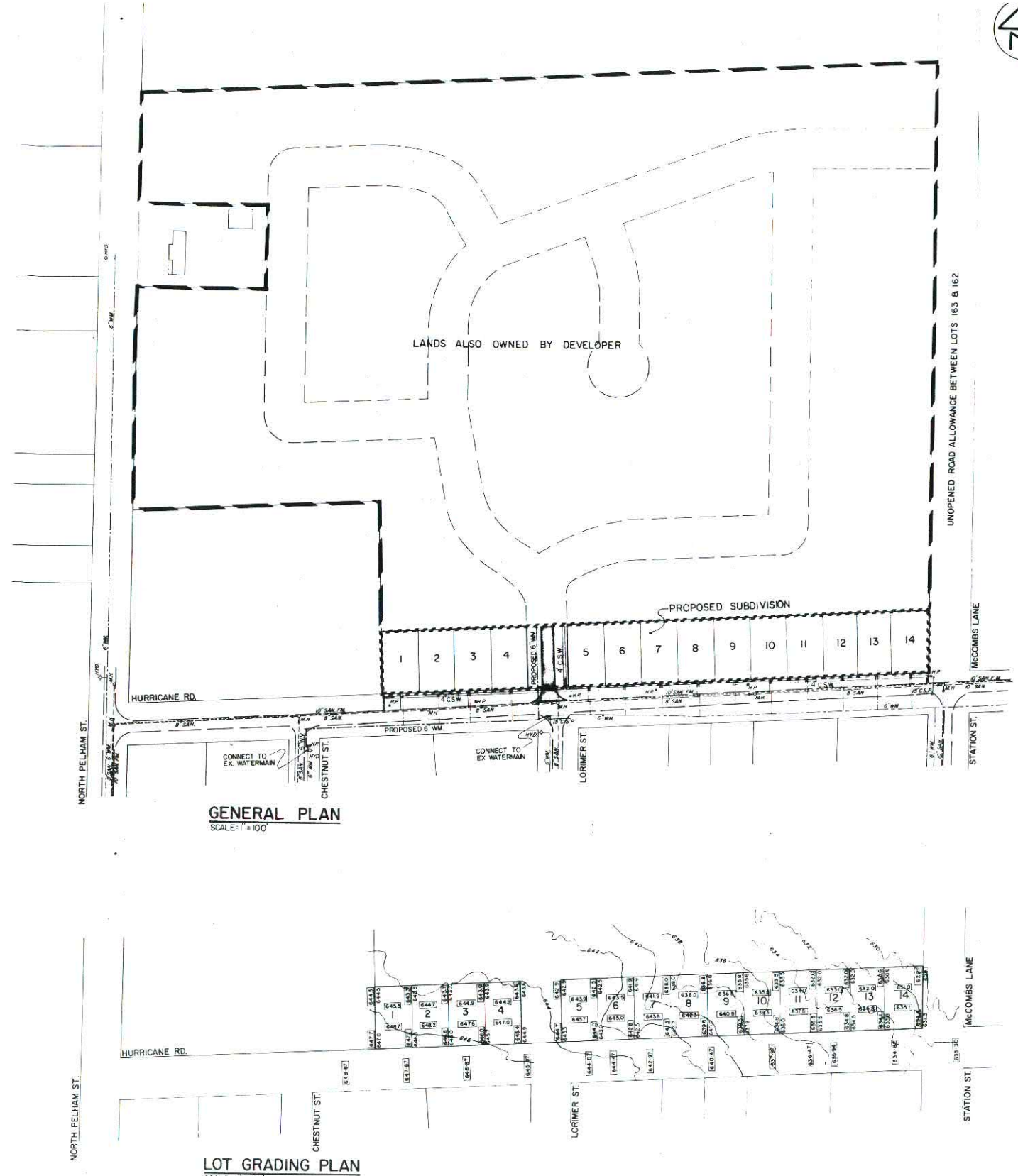
SCALE: HOR: 1" = 10'
VER: 1" = 10'



DETAIL OF CONNECTION LOCATION
SCALE: 1" = 40'



TYPICAL LOT GRADING PLAN
SCALE: 1" = 40'
(LOT 8)



GENERAL PLAN
SCALE: 1" = 100'

LOT GRADING PLAN
SCALE: 1" = 100'

				Approved		Professional Engineer		G. K. STRACHAN		PELHAM ESTATES		Proctor & Redfern Limited	
										Samuel Roy Enterprises		Consulting Engineers	
										GENERAL PLAN		Toronto, St. Catharines	
										LOT GRADING PLAN		Scale: AS SHOWN	
												Date: FEBRUARY, 1974	
										Drawn By: t.r.		Field Book: 8530	
										Drawing No. B-73325-G1		Rev. 0	