

504783

**SITE PLAN AGREEMENT
GREY FOREST HOMES
SAFFRON COMMON CONDOMINIUM
S/W CORNER OF PORT ROBINSON & RICE ROADS**

TABLE OF CONTENTS

<u>Title</u>	<u>Page #</u>
1. DEFINITIONS.....	2
2. GENERAL PROVISIONS	3
3. GRADING.....	3
4. SANITARY SYSTEM.....	4
5. WATER SUPPLY	4
6. STORM SEWER SYSTEM.....	4
7. ROADS AND ACCESS	4
8. LANDSCAPING AND TREES	5
9. GARBAGE DISPOSAL.....	5
10. MAIL DELIVERY	5
11. FLOODLIGHTING	6
12. PARKING, CURBING, DRIVEWAYS AND SIDEWALKS	6
13. BUILDING AND SERVICES	6
14. ARCHAEOLOGY	6
15. WARNING CLAUSES	6
16. ADMINISTRATIVE AND CONSULTING COSTS	7
17. DEPOSIT FOR FACILITIES AND WORKS	7
18. DEFAULT	8
19. COVENANTS	8
20. REGISTRATION.....	8
21. OBLIGATION.....	8
22. BUILDING PERMIT	9
23. PLANS.....	9
24. NOTICES	9
25. SCHEDULES.....	9
26. BINDING EFFECT.....	9
 SCHEDULE A LEGAL DESCRIPTION.....	 11
SCHEDULE B SITE PLAN.....	12
SCHEDULE C ELEVATIONS.....	13
SCHEDULE D SITE GRADING & SERVICING PLANS.....	14
SCHEDULE E LANDSCAPE PLAN.....	15
SCHEDULE F STREETLIGHT PLAN.....	16
SCHEDULE G COST ESTIMATES FOR FACILITIES AND WORKS.....	17

THIS AGREEMENT made this ____ day of _____, 2018 A.D.

BETWEEN:

GREY FOREST HOMES

Hereinafter called the "Owner"

OF THE FIRST PART

- and -

THE CORPORATION OF THE TOWN OF PELHAM

Hereinafter called the "Town"

OF THE SECOND PART

WHEREAS the Owner represents and warrants that it is the owner of the lands in the Town of Pelham described in Schedule 'A' attached hereto (the "Lands");

AND WHEREAS the Owner has assumed and agreed to be bound by the terms and conditions of the Site Plan Agreement;

AND WHEREAS the Owner is desirous to develop the parcel for a block townhouse use in accordance with Schedule 'B' attached hereto, being a Site Plan filed in the Town's offices;

AND WHEREAS the Town has agreed to permit the said construction subject to certain terms and conditions;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of One Dollar (\$1.00) now paid by the Owner to the Town (the receipt whereof is hereby acknowledged), the Parties hereto mutually covenant and agree as follows:

1. DEFINITIONS

In this Agreement:

- (a) **CHIEF BUILDING OFFICIAL** shall mean the Chief Building Official of the Corporation of the Town of Pelham.
- (b) **CLERK** shall mean the Clerk of the Corporation of the Town of Pelham.
- (c) **COUNCIL** shall mean the Council of the Corporation of the Town of Pelham.
- (d) **DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES** shall mean the Director of Community Planning and Development Services of the Corporation of the Town of Pelham.
- (e) **DIRECTOR OF CORPORATE SERVICES** shall mean the Director of Financial Services of the Corporation of the Town of Pelham.
- (f) **DIRECTOR OF PUBLIC WORKS** shall mean the Director of Public Works of the Corporation of the Town of Pelham.
- (g) **FACILITIES AND WORKS** shall mean and includes those facilities and works which are shown on or referred to in any one or more of the plans, drawings and schedules to this Agreement.
- (h) **LANDS** shall mean the lands described in Schedule 'A' attached hereto.

- (i) **PROFESSIONAL ENGINEER** shall mean a Professional Engineer registered in good standing with the Association of Professional Engineers.

2. GENERAL PROVISIONS

- (a) The Owner shall register the Saffron Meadows Draft Plan of Subdivision (26T-19-02014 Revised) to address Regional requirements for Rice Road and to also create the Block for the proposed townhouse development.
- (b) The Owner shall develop and maintain the Lands only in accordance with the terms and conditions contained herein and any other applicable by-law of the Town.
- (c) The Owner shall perform any and all construction and installation on the Lands in accordance with the terms and conditions contained herein and as shown on Schedule 'B' attached hereto and forming part of this Agreement to the reasonable satisfaction of the Town.
- (d) The Owner shall not perform any construction or installation on the Lands except in accordance with the terms and conditions contained herein and shown on said Schedule 'B' attached hereto and forming part of this Agreement and to the reasonable satisfaction of the Town.
- (e) The Owner shall maintain and keep in good repair driveways and accesses servicing the buildings located in the development.
- (f) The Owner shall keep all construction access routes free and clear of dust and debris at all times. The costs of cleaning all streets will be borne by the Owner
- (g) The Owner grants to the Town, its servants, agents, and assigns permission to enter upon the Lands for the purpose of inspection of any Facilities and Works referred to in this Agreement and for the purpose of the completion of any Facilities and Works in accordance with this Clause and this Agreement.
- (h) The Owner will, at all times, indemnify and save harmless the Town from all loss, costs, damages and injuries which the Town may suffer or be put to for or by reason of the construction, maintenance, or existence of any Facilities and Works done by the Owner, its contractors, servants or agents on the Lands or which the Town may suffer or be put to for or by reason of the completion by the Town of any of the required Facilities and Works in accordance with this clause and this Agreement.
- (i) The Owner shall not call into question directly or indirectly in any proceeding whatsoever in law or in equity or before any administrative tribunal the right of the Town to enter into this Agreement and to enforce each and every term, covenant, and condition herein contained and this Agreement may be pleaded as an estoppel against the Owner in any such proceeding.

3. GRADING

- (a) The Owner shall have prepared by an Ontario Land Surveyor or Professional Engineer, a detailed Plan for the site, said Plan to clearly indicate the existing drainage pattern on all adjacent Lands originally flowing through, into, or over the area of the site, to the street storm sewer system or other outlet approved by the Director of Public Works. This Plan, attached hereto as Schedule 'D', shall be approved by the Director of Public Works prior to the execution of this Agreement. Minor changes to the Plan may be permitted subject to the approval of the Director of Public Works.

- (b) The Owner shall submit, upon completion of Facilities and Works, a certificate signed by an Ontario Land Surveyor or Professional Engineer which indicates that the grades as stipulated on Schedule 'D' to this Agreement have been complied with.
- (c) Unless otherwise approved or required by the Town, the Owner shall not alter the grades of the said Lands until such time as a Building Permit is issued for the construction of the buildings contemplated herein on the said Lands.
- (d) The Owner shall provide his Design Engineer's verification that all grading, drainage, and servicing provisions have been installed in conformance with the approved Site Grading Plan prepared by Upper Canada Consultants, dated March 12, 2018 and Site Servicing Plan, prepared by Upper Canada Consultants, dated March 9, 2018, attached hereto as Schedule 'D'. The Owner shall provide a copy of the Design Engineer's verification to the Town.

4. SANITARY SYSTEM

- (a) The Owner shall at its own expense and forever maintain all necessary sanitary sewer connections necessary to serve the development; and, without limiting the generality of the foregoing, no storm, surface or roof water or weeping tiles shall be discharged into the sanitary sewer system.

5. WATER SUPPLY

- (a) The Owner shall, at its own expense, forever maintain all necessary connections and all internal water supply services necessary to serve the development.
- (b) The operation of valves which cause the internal water supply service to be charged from existing municipal water mains shall **ONLY** be carried out by Town Staff certified in accordance with Ontario Regulation 128/04.
- (c) The Owner shall comply with the provisions of the *Ontario Water Resources Act and Safe Drinking Water Act* and amendments thereto and all regulations thereunder, on all internal water supply services, which said act and regulations shall be enforced by the Town.

6. STORM SEWER SYSTEM

- (a) The Owner undertakes the installation, repair, and forever maintenance the private storm water system as identified in the Site Servicing Plan, prepared by Upper Canada Consultants, dated March 9, 2018, attached hereto as Schedule 'D', and approved by the Director of Public Works.

7. ROADS AND ACCESS

- (a) The Owner shall, at its own expense, prior to construction taking place within a Town Road Allowance, obtain a Town Temporary Works Permit from the Public Works Department.
- (b) The Owner shall, at its own expense, restore any curb cuts and/or reinstate with topsoil and nursery sod the boulevards within the Town Road Allowance to Town standards.
- (c) The Owner shall locate all private signs within the Owner's Lands in accordance with the Site Plan attached as Schedule 'B'. A Town Sign permits must be obtained from the By-law Enforcement Division, Department of Fire and Protection Services.
- (d) The Owner shall obtain Regional Construction Encroachment,

Entrance and Sign Permits from the Permits section of the Niagara Region Transportation Services Division prior to any construction taking place within Regional Road 54 (Rice Road) Road Allowance.

8. LANDSCAPING AND TREES

- (a) The Owner shall, at its own expense, adequately landscape, plant and maintain all of the Lands not required for buildings, parking or roads so as at all times to provide effective green areas enhancing the general appearance of the development contemplated herein, said planting and landscaping shall be in accordance with the approved Landscape Plan prepared by Landscape Florida, dated December 5, 2017, attached hereto as Schedule 'E'. Minor changes to the Plan may be permitted subject to the approval of the Director of Community Planning and Development Services.
- (b) Unless otherwise approved or required by the Town, the Owner shall not remove trees or other vegetation from the said Lands until such time as a Building Permit is issued for the construction of the buildings contemplated herein on the said Lands.
- (c) The Owner agrees to install a 1.5 metre chain link fence along the southern edge of the subject lands to ensure protection of the watercourse on the abutting lands.
- (d) The Owner agrees to install appropriate sediment and erosion control fencing prior to the commencement of construction and maintain it in good condition until all construction is complete and all areas are revegetated.

9. GARBAGE DISPOSAL

- (a) The Owner shall at all times provide adequate collection and disposal of garbage and sanitary refuse.

If it is the intention of the Owner to provide for Regional solid waste collection services within the proposed development, the Owner shall comply with the Niagara Region Waste Collections Policies.

- (b) The Owner shall include the following clause in all offers and agreements of purchase and sale or lease for each dwelling unit fronting on the internal roadway:

Purchasers/Tenants are advised that waste collection for the townhouse development will be provided by the Niagara Region through curbside collection, containers must be placed at the entrance located on the shared private road or assigned waste collection pad and each container marked with the appropriate unit number.

10. MAIL DELIVERY

- (a) The Owner shall include in all offers and agreements of purchase and sale or lease for each dwelling unit a statement that advises the prospective purchaser:
 - (i) that the home/business mail delivery will be from a designated Centralized Mail Box.
 - (ii) that the developers/owners are responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
- (b) The Owner further agrees to:

- (i) work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the development.
- (ii) install a concrete pad in accordance with the requirements of an in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes.
- (iii) identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
- (iv) Determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

11. FLOODLIGHTING

- (a) The Owner shall ensure that any lighting facility used to illuminate any building or parking area shall be designed and installed as to deflect from adjacent buildings and streets.

12. PARKING, CURBING, DRIVEWAYS AND SIDEWALKS

- (a) The Owner shall, at its own expense, provide and at all times maintain on the said Lands, paved parking and driveway areas acceptable to the Town.

13. BUILDING AND SERVICES

- (a) The Owner shall construct and the Town shall permit the construction of the buildings and other structures on the Lands in accordance with the Schedules attached hereto to permit the development provided that all such uses shall comply with all building and zoning requirements of the Town.
- (b) Notwithstanding 13(a), Conditional Building Permits may be issued for units 7-9 provided that the dwellings can neither be sold nor occupied as a residence until primary services, as well as base road including base asphalt, are provided and all conditions of the permit and this section have been met. It is acknowledged by the Owner that the Conditional Building Permit is issued pursuant to the Building Code Act and to the satisfaction of the Chief Building Official and Director of Community Planning & Development. The Conditional Building Permit deposit shall be at the rate applicable at the time of application.

14. ARCHAEOLOGY

- (a) Should deeply buried archaeological remains/resources be found on the property during construction activities, the Heritage Operations Unit of the Ontario Ministry of Tourism, Culture and Sport and the Owner's archaeology consultant shall be notified immediately. In the event that human remains are encountered during construction, the owner shall immediately notify the police or coroner, the Registrar of Cemeteries of the Ministry of Small Business and Consumer Services, the Ministry of Tourism, Culture and Sport and the owner's archaeology consultant.

15. WARNING CLAUSES

- (a) The Owner agrees to implement the ventilation and warning clause recommendations contained in the Noise Feasibility Study prepared by HGC Engineering (dated June 13, 2014) for the Saffron Meadows draft plan of subdivision for Unit 43 in the vacant land condominium with

respect to potential noise impacts from traffic on Regional Road No. 54 (Rice Road). The specified warning clauses shall be included in the condominium agreement and inserted in all offers and agreements of purchase and sale or lease for unit 43 abutting the Regional Road.

- (b) The Owner shall include the following warning clause in the condominium agreement and in all offers and agreements of purchase and sale or lease for each dwelling unit:

The lands in the plan of condominium may be exposed to noise, odour and dust from nearby agricultural operations and agricultural-related traffic that may occasionally interfere with some activities of the owners who may occupy those lands.

16. ADMINISTRATIVE AND CONSULTING COSTS

The Owner shall pay the Town's reasonable costs in connection with this Agreement for preparation, processing, administration and supervision including, but not limited to, all administrative, legal, inspection and consulting expenses.

17. DEPOSIT FOR FACILITIES AND WORKS

- (a) At the time of execution of this Agreement, the Owner shall pay to the Town a deposit to guarantee its compliance with this Agreement in an amount equal to 20 % of the estimated cost of completing the Facilities and Works;

The parties have calculated that the estimated cost for completion to be One Million Four Hundred and Seventy-Two Thousand One Hundred and Sixty-Two Dollars and Ninety-Six Cents (**\$1 472 162.96**) excluding taxes as set out in Schedule 'G' attached hereto and forming part of this Agreement. Therefore, security in the amount of Two Hundred and Ninety-Four Thousand Four Hundred and Thirty-Two Dollars and Fifty-Nine Cents (**\$294 432.59**) shall be provided to the Town.

- (b) The deposit shall be paid to the Town in cash or in the form of an irrevocable letter of credit from a chartered bank or from a recognized lending institution, subject to the approval of the Director of Corporate Services and shall be held as security to ensure the completion of the Facilities and Works until such time as the Town permits its release as ordered herein. The deposit may be used to pay for the cost of any work performed by the Town in accordance with the following clause in the event of the failure of the Owners to comply with the terms of this Agreement.
- (c) Upon completion of the Facilities and Works, the Owner shall provide to the Town, at the Owner's expense, confirmation in writing by the Owner's Qualified Designer or Professional Engineer, or both, that the approved plans appended hereto have been complied with. When such confirmation has been received, the Chief Building Official shall confirm such compliance and the deposit, less any amounts expended to enforce compliance with the Agreement and any amounts refunded or reduced as the work required by this Agreement progresses, shall be returned to the Owner, without interest.
- (d) The Town may, from time to time, demand an increase in the sum of the deposit in accordance with increases in the cost of performing the Facilities and Works required herein to be completed and the Owner covenants and agrees to make such increase. At the sole discretion of the Chief Building Official the amount of the deposit may be reduced at any time after the Owner has reached the stage where the costs to

complete the Facilities and Works is less than the amount of the deposit.

- (e) The release of the deposit by the Town does not release the Owner from their obligation to maintain all of the Facilities and Works pursuant to this Agreement.
- (f) The Owner agrees that all of the Facilities and Works required to be provided by the Owner shall be provided, installed or constructed by the Owner within one hundred and eighty (180) days after the date of substantial completion of the proposed development as determined by the Chief Building Official and shall be maintained at all times in good condition.

18. DEFAULT

Upon breach by the Owner of any covenant, term, condition or requirement of this Agreement, or upon the Owner becoming insolvent or making any assignment for the benefit of creditors, the Town, at its option, may declare the Owner to be in default. Notice of such default shall be given by the Town, and if the Owner shall not remedy such default within such time as provided in the notice, the Town may declare the Owner to be in final default under this Agreement. Upon notice of default having been given, the Town may require all work by the Owner, its servants, agents, independent contractors and sub-contractors to cease (other than any work necessary to remedy such default) until such default shall have been remedied, and in the event of final default, may require all work as aforesaid, to cease. Upon final default of the Owner, the Town may, at its option, adopt or pursue any or all of the following remedies, but shall not be bound to do so:

- (a) Enter upon the subject Lands by its servants, agents and contractors and complete any work, service, repair or maintenance wholly or in part required herein to be done by the Owner, and collect the cost thereof from the Owner and/or enforce any security available to it;
- (b) Make any payment which ought to have been made by the Owner to the Town, for any purpose, and apply the same in payment or part payment for any work which the Town may undertake;
- (c) Retain any sum of money heretofore paid by the Owner to the Town, for any purpose, and apply the same in payment or part payment for any work which the Town may undertake;
- (d) Bring action to compel specific performance of all or any part of this Agreement for damages; and
- (e) Exercise any other remedy granted to the Town under the terms of this Agreement or available to the Town in law.

19. COVENANTS

The Owner covenants for itself, its successors and assigns and the Owners from time to time of the said Lands and the burden of the covenants contained in this Agreement shall be deemed to be negative and shall run with and be binding upon the Lands to and for the Town, its successors and assigns.

20. REGISTRATION

The Owner agrees and consents to the registration of notice of this Agreement against the said Lands.

21. OBLIGATION

This Agreement and the provisions hereof do not give to the Owner or any person acquiring any interest in the said Lands (each hereinafter in this

paragraph called "such person") or any other person any rights against the Town with respect to the failure of any such person to perform or fully perform any obligation under this Agreement, or the failure of the Town to force any such person to perform or fully perform any obligation under this Agreement or any negligence of any such person in the performance of the said obligation.

22. BUILDING PERMIT

Notwithstanding any of the provisions of this Agreement, the Owner, its successors and assigns, shall be subject to all of the by-laws, as amended, of the Town at the time of the issuance of a Building Permit required pursuant to the terms of the Agreement or at the time of the execution of this Agreement, whichever is applicable.

The Owner shall pay parkland dedication fees at the time a building permit is issued for the Work shown on Schedule 'B'.

23. PLANS

The Owner agrees that all plans shall be drawn by a Qualified Designer or by a Professional Engineer and all surveys by an Ontario Land Surveyor, subject to the reasonable satisfaction of the Town.

24. NOTICES

Any notice, demand, acceptance or request provided for in this Agreement shall be in writing and shall be deemed to be sufficiently given if personally delivered or sent by registered mail (postage prepaid) as follows:

To the Town at: Clerk
Town of Pelham
P. O. Box 400
20 Pelham Town Square
Fonthill, ON L0S 1E0

To the Owner at: Grey Forest Homes
1 Keefer Road
St. Catharines, ON L2M 6K4

or as such other address as the party to whom such notice is to be given shall have last notified the party giving the notice in the manner provided in this Section 21. Any notice delivered to the party to whom it is addressed in this Section 21 shall be deemed to have been given and received on the day it is so delivered at such address. Any notice mailed as aforesaid shall be deemed to have been given and received on the fifth day next following the date of its mailing.

25. SCHEDULES

The originals of the plans set out in Schedule 'B', 'C', 'D', 'E' and 'F' are available at the offices of the Town at the address set out in Section 21.

26. BINDING EFFECT

This Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date and year first above written.

WITNESS

GREY FOREST HOMES INC.

MARIA EPP
(printed name)

RUDY SAWATZKY
(printed name)

Karen pp
(signature)

APR. 19/18
(date)

Nancy J. Bozzato
(signature)

APR. 19/18
(date)

I have the authority to bind the Corporation

**THE CORPORATION OF THE TOWN OF
PELHAM**

Dave Augustyn

Mayor Dave Augustyn

Nancy J. Bozzato
Clerk Nancy J. Bozzato

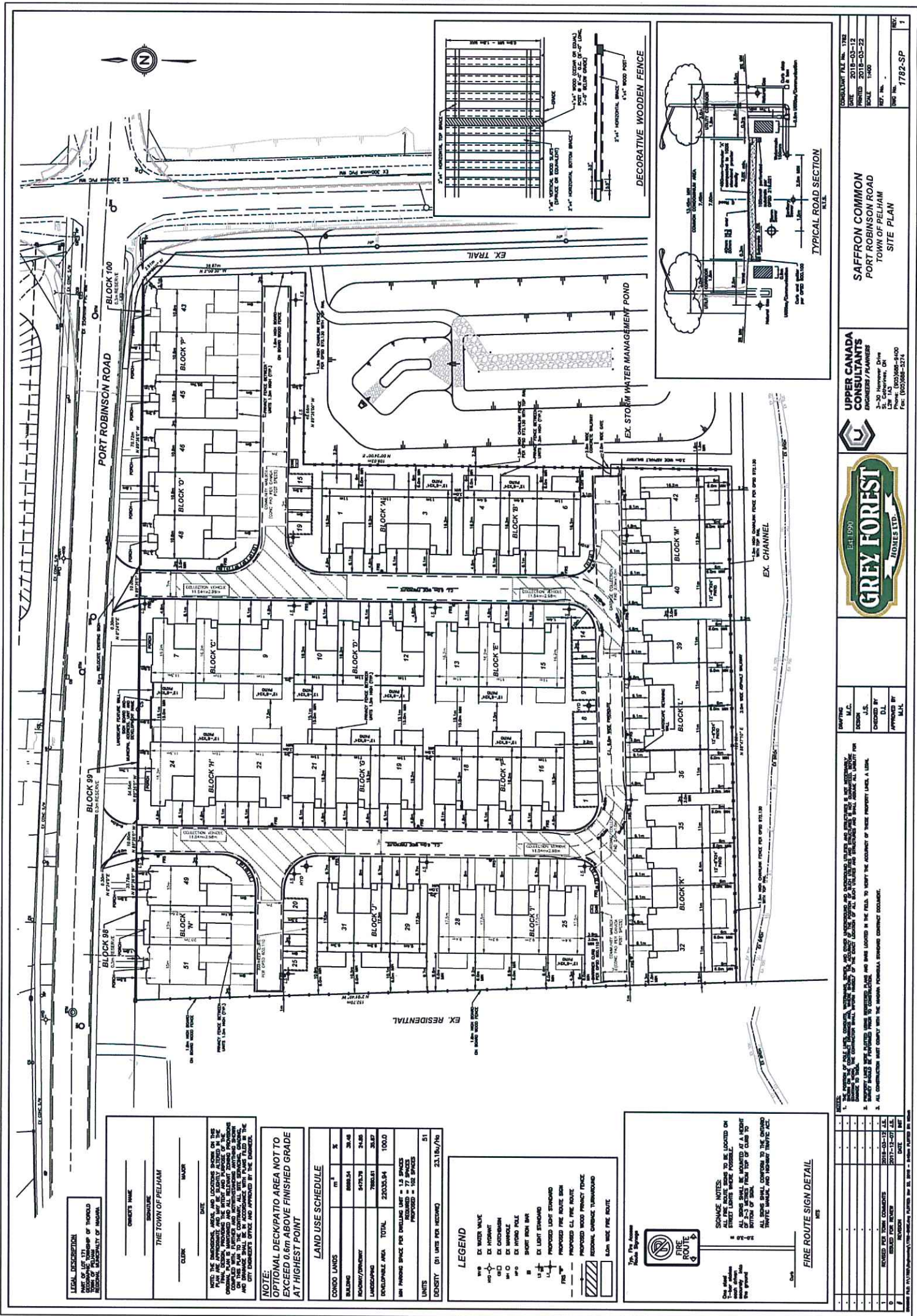
SCHEDULE 'A'

LEGAL DESCRIPTION

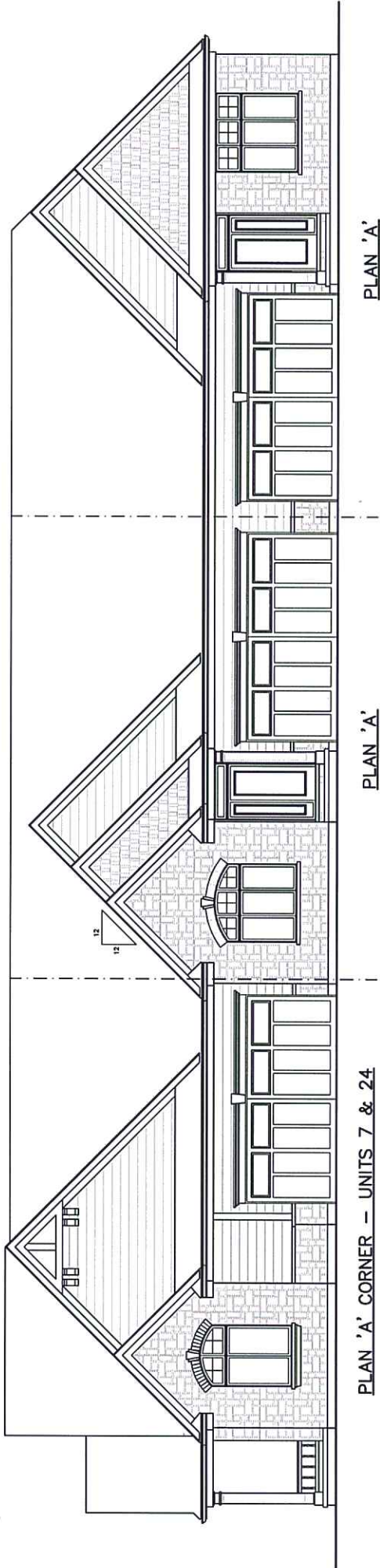
PIN XXXXX-XXXX (LT)

Level 1, Units 1 to 51 inclusive, Condominium Plan No. XXXXXX; Block 51,
Registered Plan 59M-XXX; Town of Pelham, Regional Municipality of Niagara;

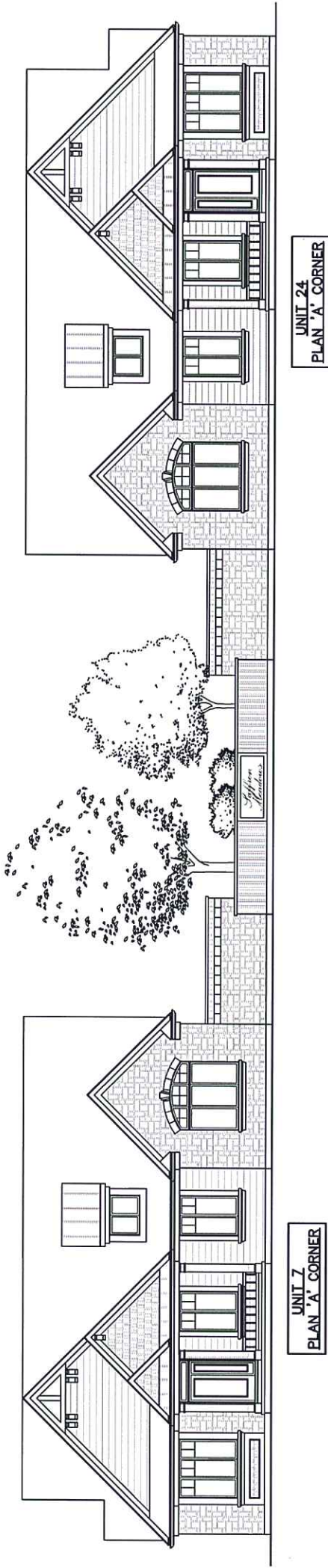
SCHEDULE B



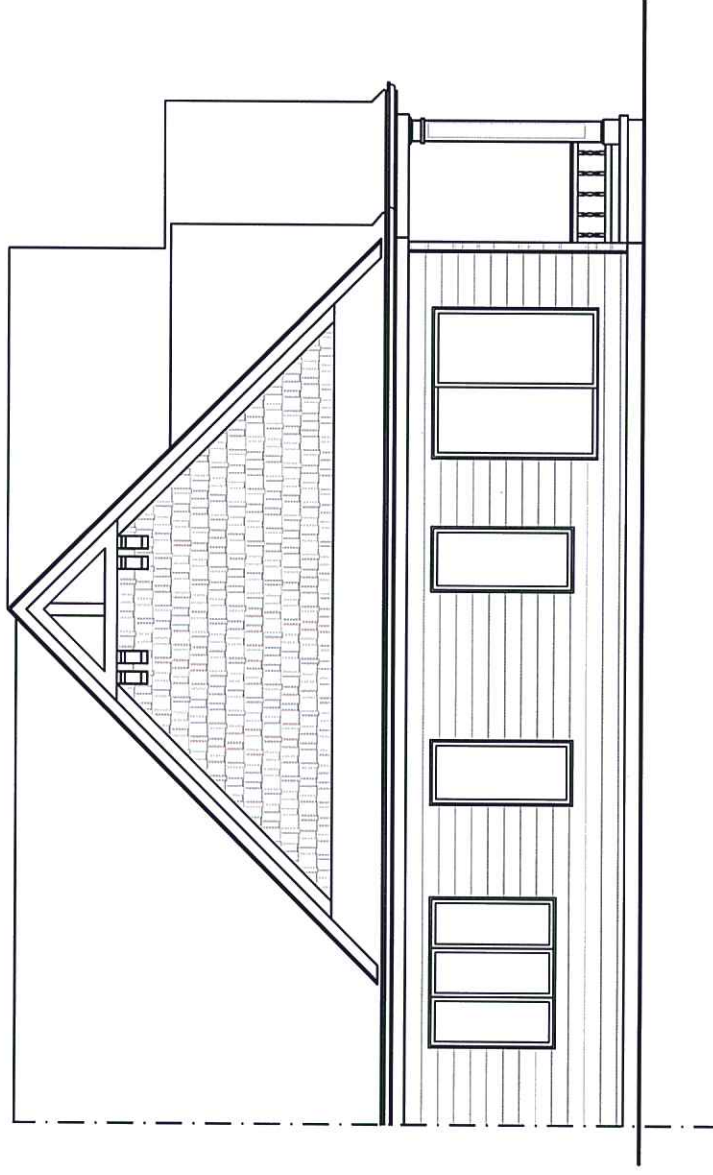
SCHEDULE C



GREY FOREST HOMES
SAFFRON MEADOWS
FONTHILL, ONTARIO
FRONT ELEVATION
SEPT. 28/17



GREY FOREST HOMES
SAFFRON MEADOWS
REAR LANE HOMES
FRONT ELEVATIONS (FACING PORT ROBINSON ROAD)
FONTHILL, ONTARIO
SEPT. 28/17



PLAN 'A' CORNER – UNITS 7 & 24

GREY FOREST HOMES
SAFFRON MEADOWS

FONTHILL, ONTARIO

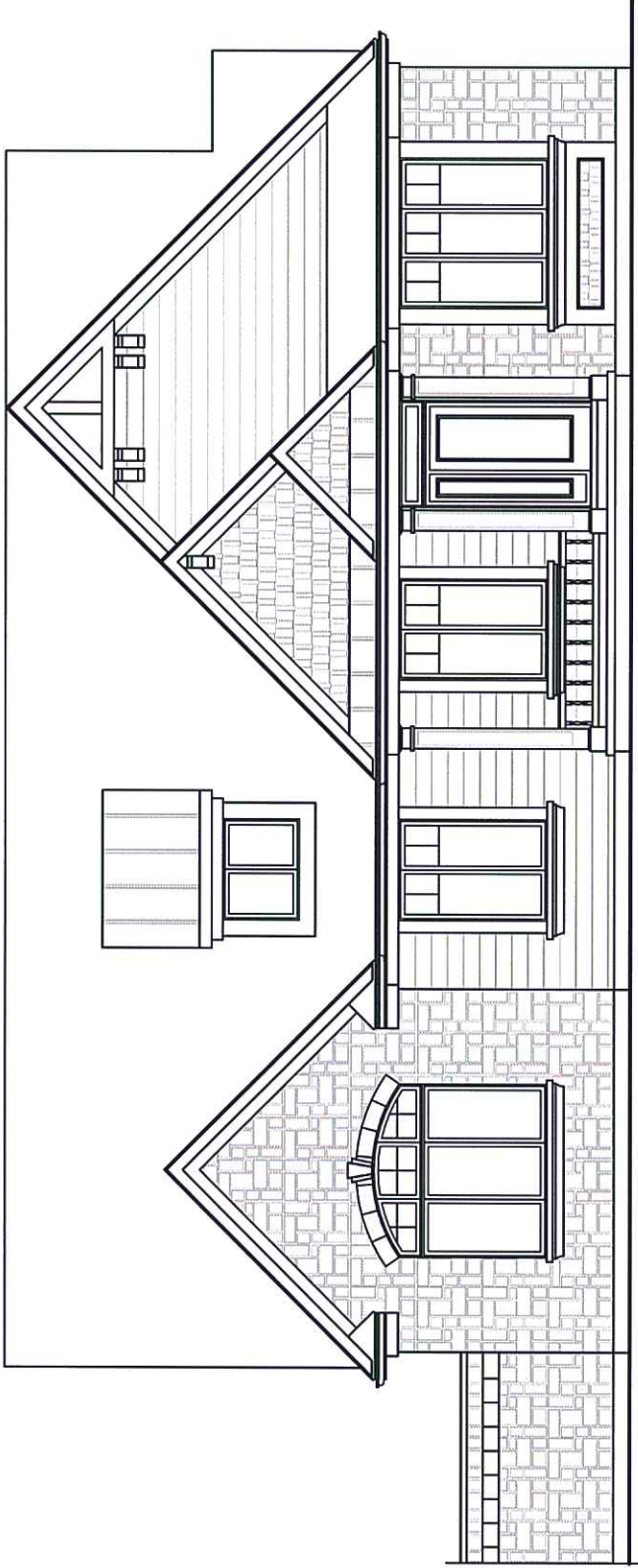
REAR ELEVATION

SEPT. 28/17



PLAN 'A' CORNER – UNITS 7 & 24

GREY FOREST HOMES
SAFFRON MEADOWS
FONTHILL, ONTARIO
FRONT ELEVATION
SEPT. 28/17



FRONT ELEVATION (UNITS 7 & 24)
(FACING PORT ROBINSON ROAD)

GREY FOREST HOMES
SAFFRON MEADOWS

FONTHILL, ONTARIO

SEPT. 28/17

Saffron Meadows 22 - 24



REVISIONS

BLOCK N - UNITS 43-45	
UNIT 43	GROSS WALL = 6 SQ.FT. (m ²) GROSS WINDOW = SQ.FT. (m ²) WINDOW % = %
UNIT 44	
UNIT 45	

NOTE
ALL WINDOWS
TO HAVE LOW E
RADIANT FILLED GLASS

ROOF & ATTIC VENTILATION
MUST CONFORM TO 9.19.1.4
O.B.C. 9.19.1.1 TO 9.19.1.4

CONSTRUCTION TO
CONFORM TO SB-12
COMPLIANCE PACKAGE 'A1'
TABLE 3.1.1.2.A(IP) - ZONE 1

ALL CONSTRUCTION SHALL CONFORM TO
PART 9 OF THE 2012 ONTARIO BUILDING
CODE INCLUDING ALL 2015 AMENDMENTS
+ 2017 SB-12 UPDATES

BLOCK N
UNITS 43-45

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

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

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

FLANKAGE ELEVATION
(FACING RICE ROAD)
SCALE: 3/16" = 1'-0"

SAFFRON MEADOWS
TOWN OF PELHAM



As prepared by the architect and approved by the Town of Pelham, this drawing is the property of the architect and shall not be reproduced or used in any manner without the written consent of the architect.
QUALIFICATION INFORMATION
DAN KETHN
22037
28924
K & C RESIDENTIAL DESIGN INC.
28924

K & C RESIDENTIAL
DESIGN INC.
(905) 682-9677

APRIL 30/18

SHEET NO. 2 OF 6

ELEVATIONS

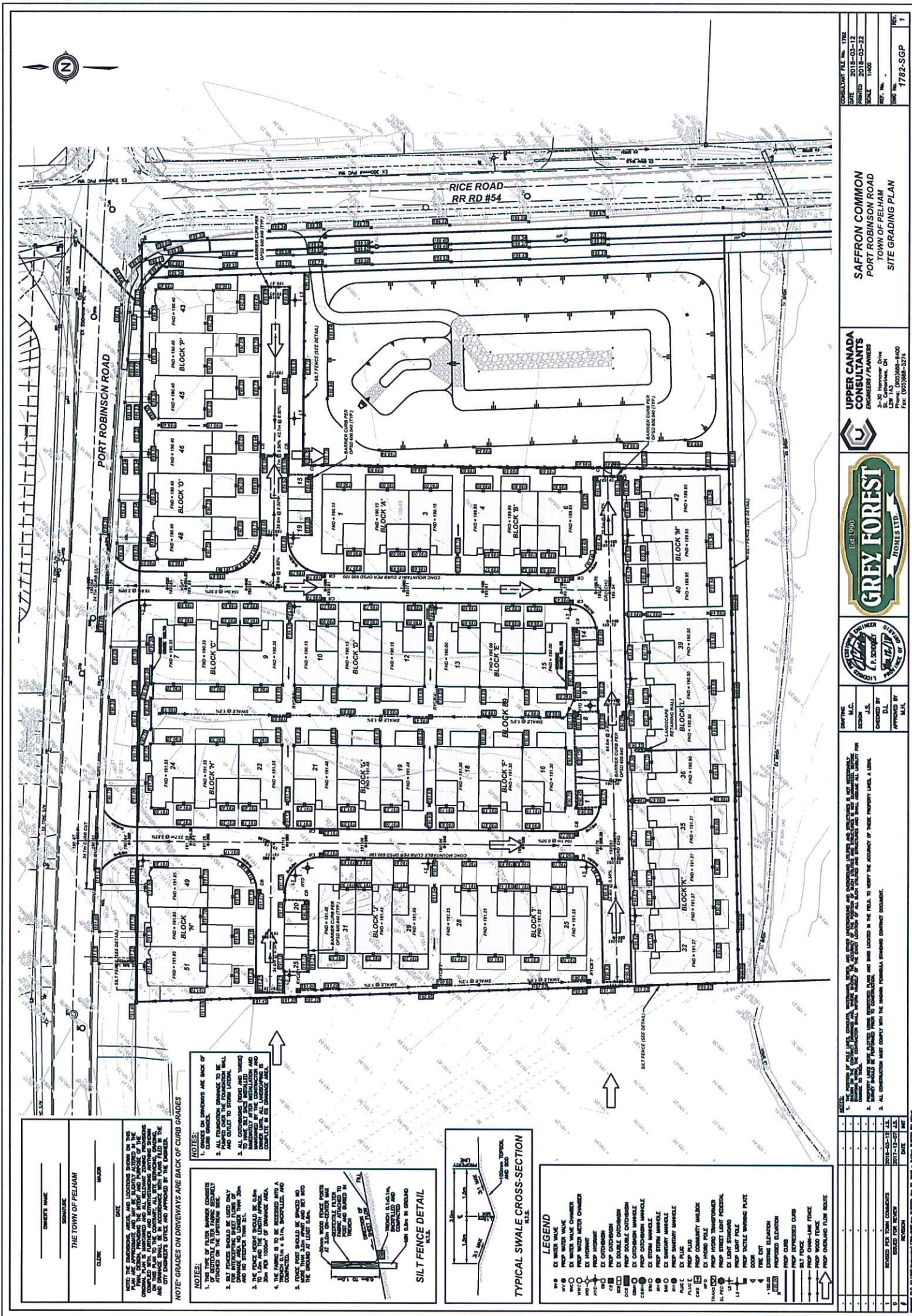
Saffron Meadows 46 - 48

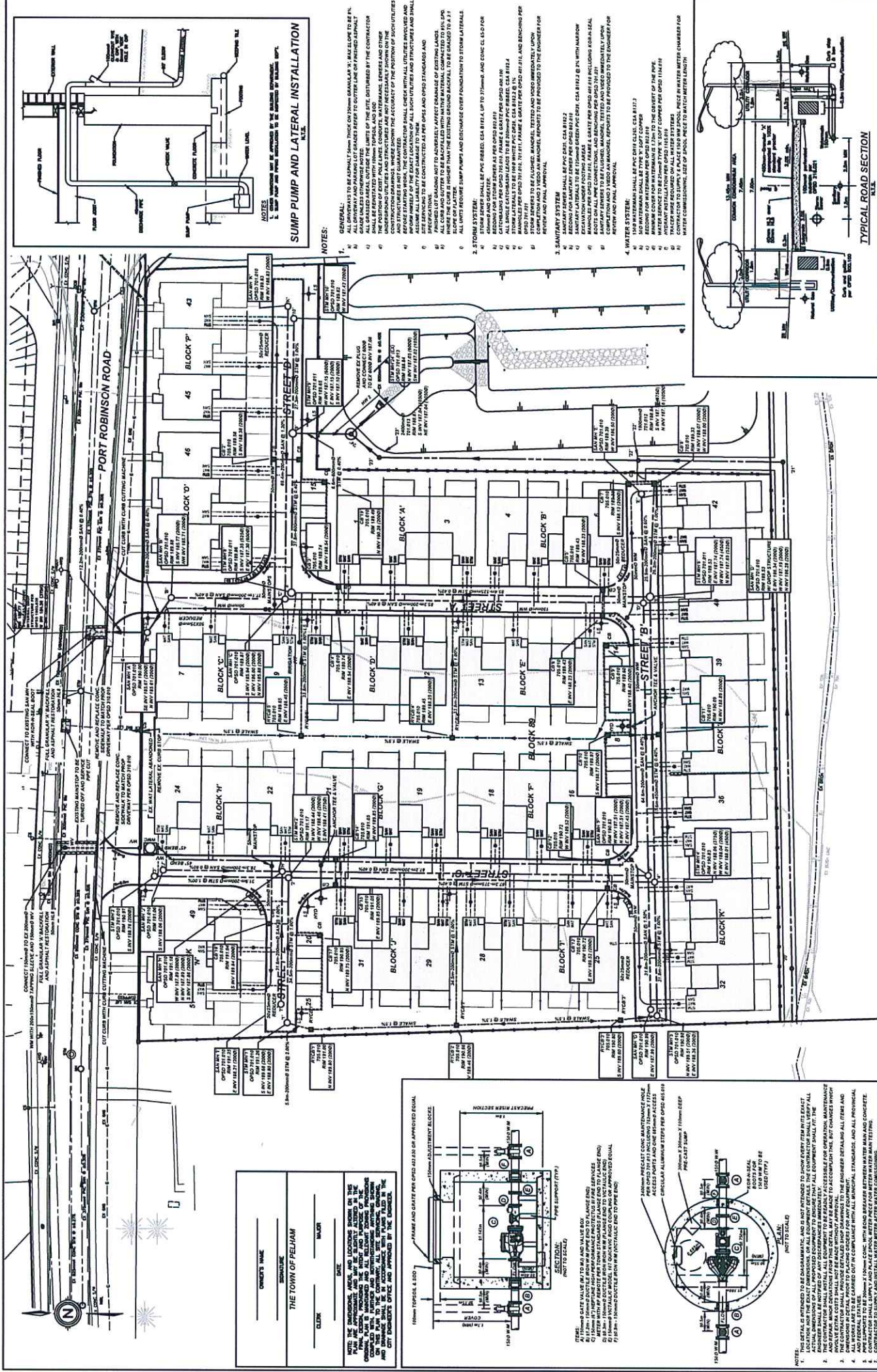


Saffron Meadows 49 - 51



SCHEDULE D





SUMP PUMP AND LATERAL INSTALLATION

[illegible]

WATER SYSTEM:
130 WATERMAIN

5.6 WATERMAN SHALL BE TYPE "N" SOFT COPPER
FEEDING FOR WATERMAN PER QP2 82310
MINIMUM COVER FOR WATERMAN IS 1.7m TO THE OVERT OF THE PIPE.
WATER SERVICE TO BE 25mm Ø TYPE "N" SOFT COPPER PER QP2 114.610
HYDRANT INSTALLATION PER QP2 116.610
TRACER WIRE REQUIRED ON ALL WATER SYSTEMS
CONTRACTOR TO SUPPLY & PLACE 1500 MM SPOOL PIECE IN WATER METER CHAMBER FOR
WATER COMMISSIONING. SIZE OF SPOOL PIECE TO MATCH WATER METER LENGTH

TYPICAL ROAD SECTION

**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

3-30 Hannover Drive
St. Catharines, ON
L2W 1A3

Phone: (905) 688-9400
Fax: (905) 688-5274

RAFTING	M.C.	J.S.	D.L.	M.H.
BOON				
STOCKED				
APPROVED				

IS NOT
of Clu
- Ass

TO STRENGTHEN
FACTURE
TIMES AND

THE ACCO

... TO V
...MENT.

...ED IN THE ...

AND
THE
THE

STRAIGHT
TUBES, B-
AND H-
AND H-
AND H-

CONCERNING THE
FUTURE OF THE
NATION'S FUTURE

...F. POLI
...CONTIN
...THE C
...AL

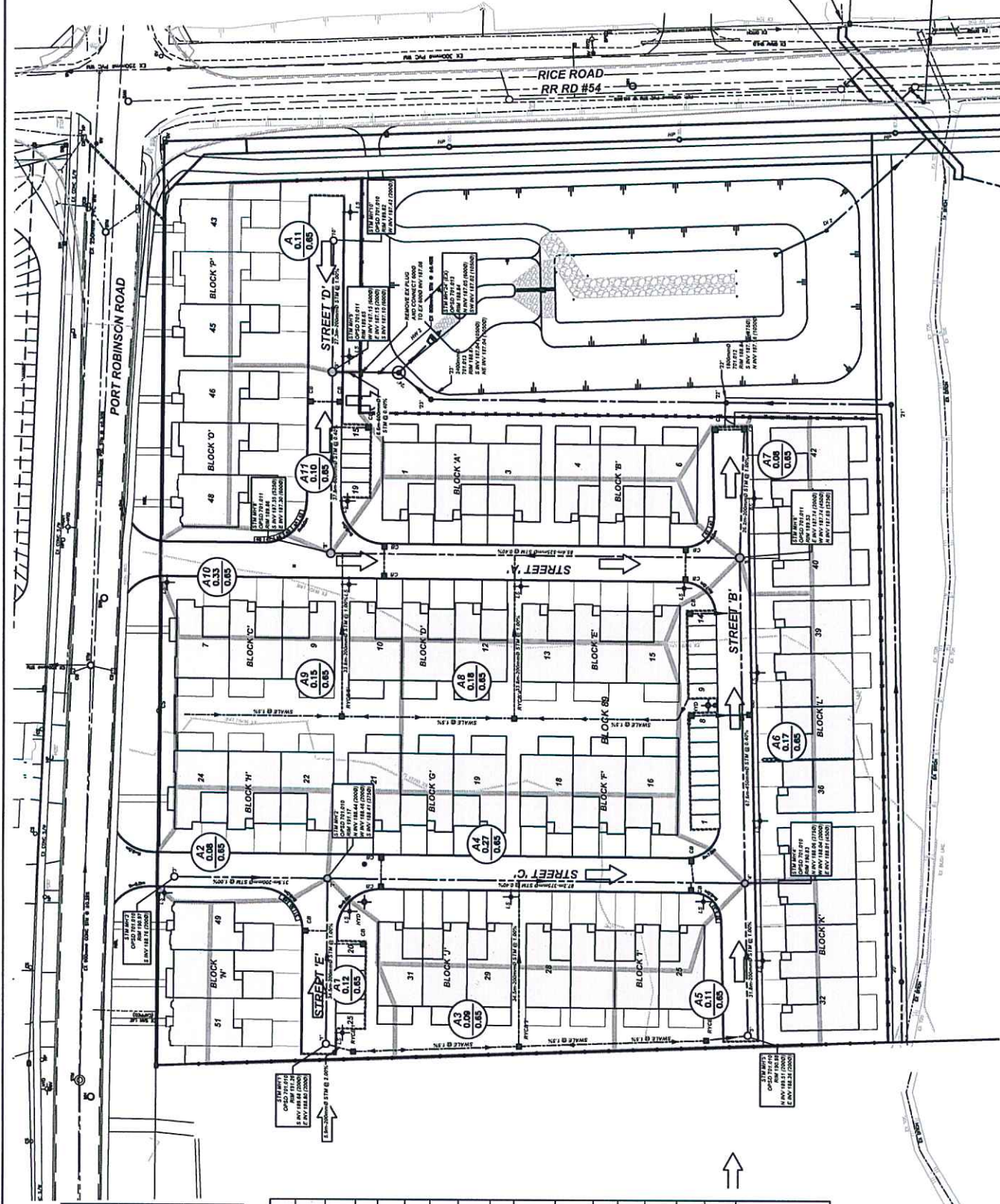
ALL THE
STORY
ZIMMERMAN
FROM THE
THE

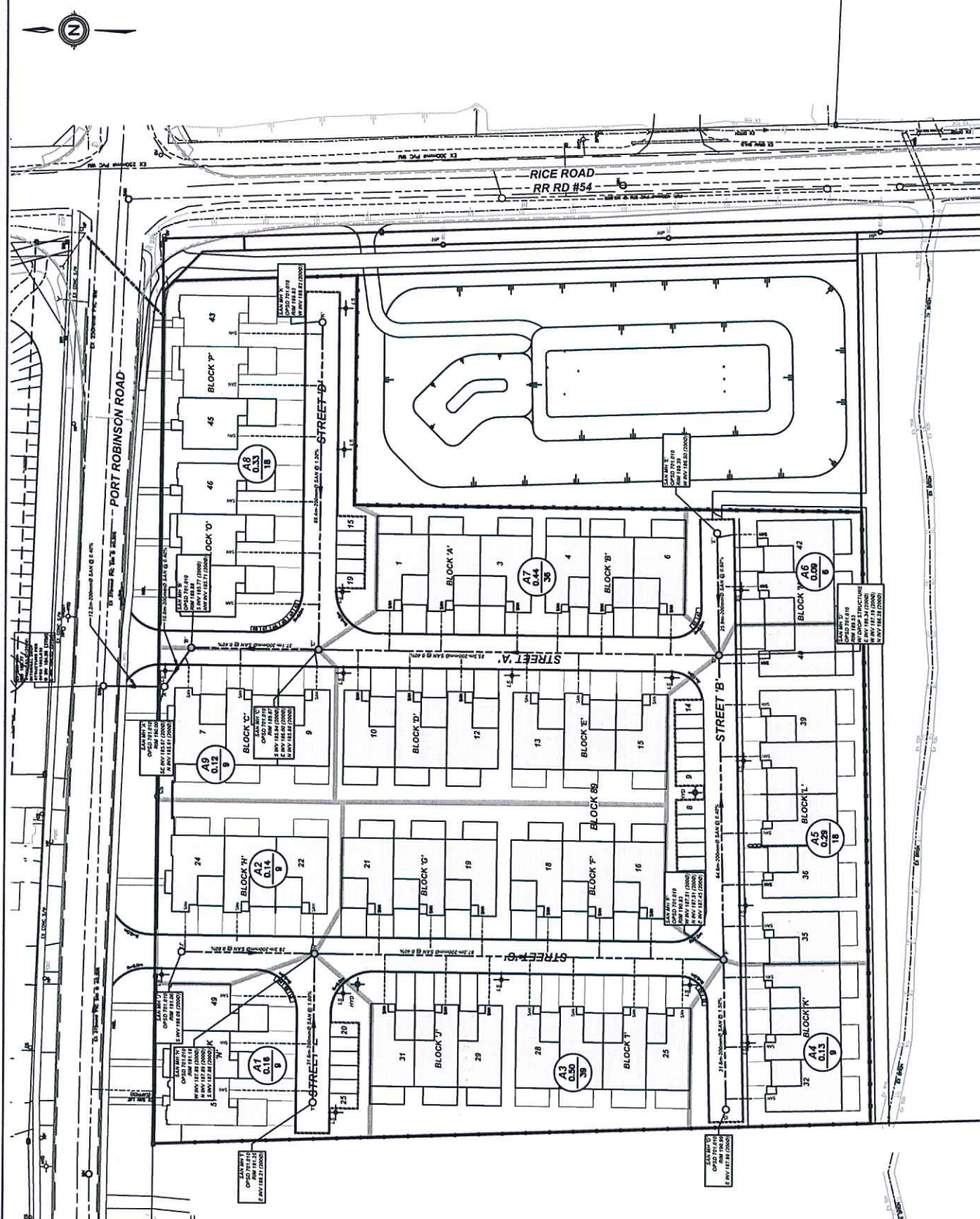
.	J.S.	J.S.	UNIT
---	---	---	---	---	------	------	------

[illegible][illegible]

	MOISTURE
	TOTAL MOISTURE
	% WATERSOLUBLE
*	"
*	"
*	"
*	"
*	"

5



[illegible]

LEGEND

	DRAINAGE AREA NUMBER
	DRAINAGE AREA IN HECTARES
	POPULATION
	DRAINAGE AREA BOUNDARY

REMARKS	DATE	INIT
REMOVED FOR TOWN COMMENTS	2018-03-15	AL
SENT FOR REVIEW	2017-12-07	AL
REMOVED		

[illegible]

DESIGNED BY	M.C.
CHECKED BY	J.S.
DRAWN BY	D.L.
APPROVED BY	M.H.



**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

3-30 Hannover Drive
St. Catharines, ON
L2W 1A3
Phone: (905) 688-8400
Fax: (905) 688-5274

SAFFRON COMMON
PORT ROBINSON ROAD
TOWN OF FELHAM
UNITARY DRAINAGE AREA PLAN

CONSULTANT FILE No. 1782	REV.
DATE 2018-03-22	1
PRINTED 2018-03-22	
SCALE 1:400	
REV. No. -	
DWG No. 1782-SANDA	

OWNER'S NAME _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____	THE TOWN OF PELHAM CLERK _____ MAJOR _____ DATE _____	NOTE THE DANCEHALL, RESTAURANT AND LAUNDRY BARN ON THE TRAIL. EVIDENTLY, THE TATTOO AND HANGERS OF THE TRAIL, EVIDENTLY, THE TATTOO AND HANGERS OF THE COMPLETED WITH LAUNDRY AND KITCHENWARE. ANYTHING BEHIND THE DANCEHALL SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.
---	--	---

NOTES

[illegible]

PROJECT:
SAFFRON COMMON
PORT ROBINSON ROAD
TOWN OF PELHAM

LANDSCAPE PLAN

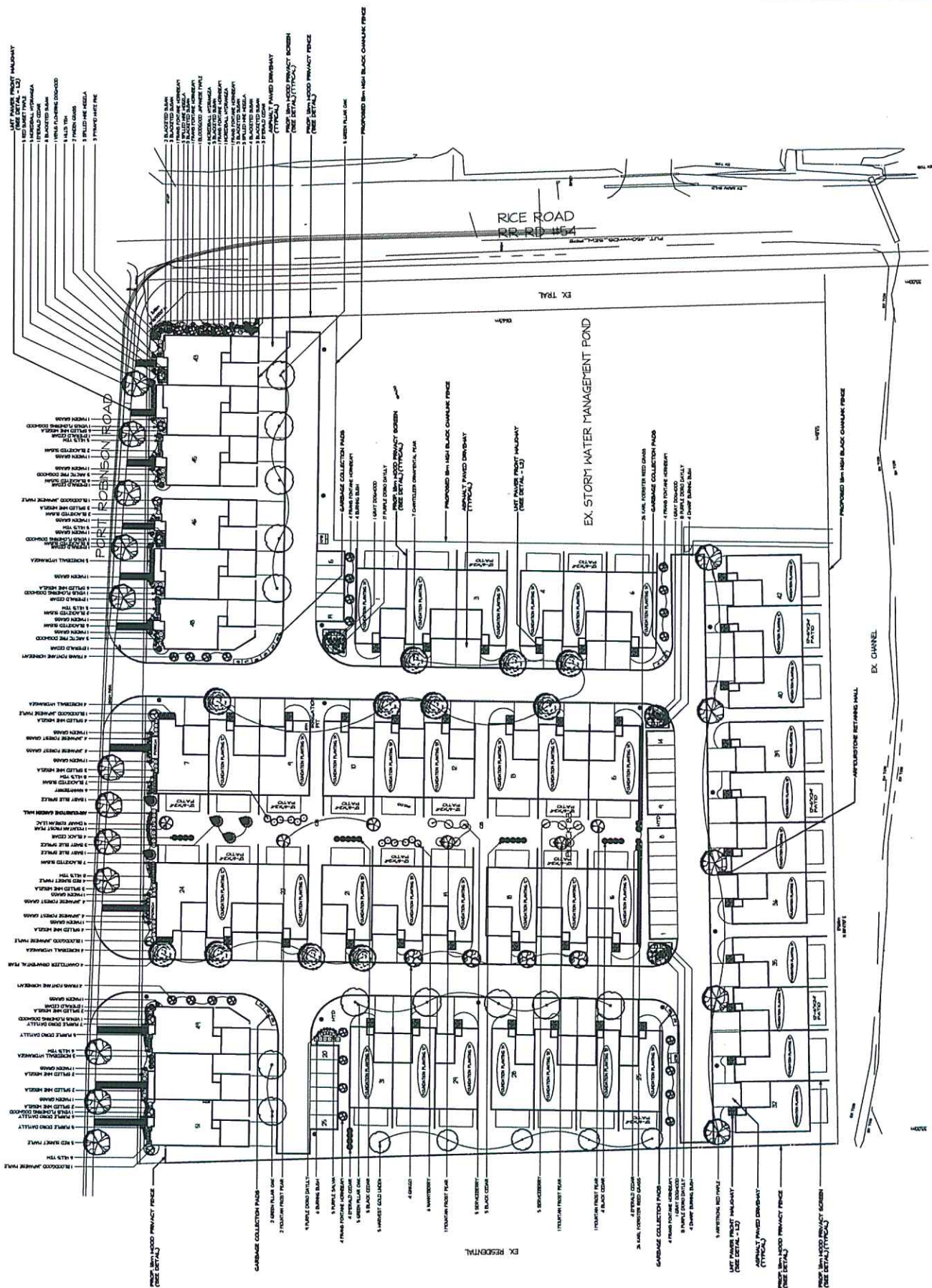
LANDSCAPE FLORIDA

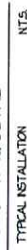
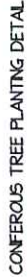
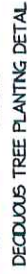
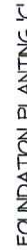
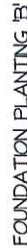
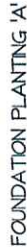
679 LINCOLN AVE. NIAGARA-ON-THE-LAKE, ON L0S 1J0
 P 905/682500 Affiliated business divisions

INSTRUMENT NO.	17-128
DATE	11

INSTRUMENT NO.	17-128
DATE	11

Accepted by journal



[illegible]

NOTES
1. ALL LUMBER TO BE PRESSURE TREATED SPF.
2. HARDWARE AND FASTENERS TO BE GALVANIZED,
COATED (RUST INHIBITIVE), OR ALUMINUM.

[illegible]

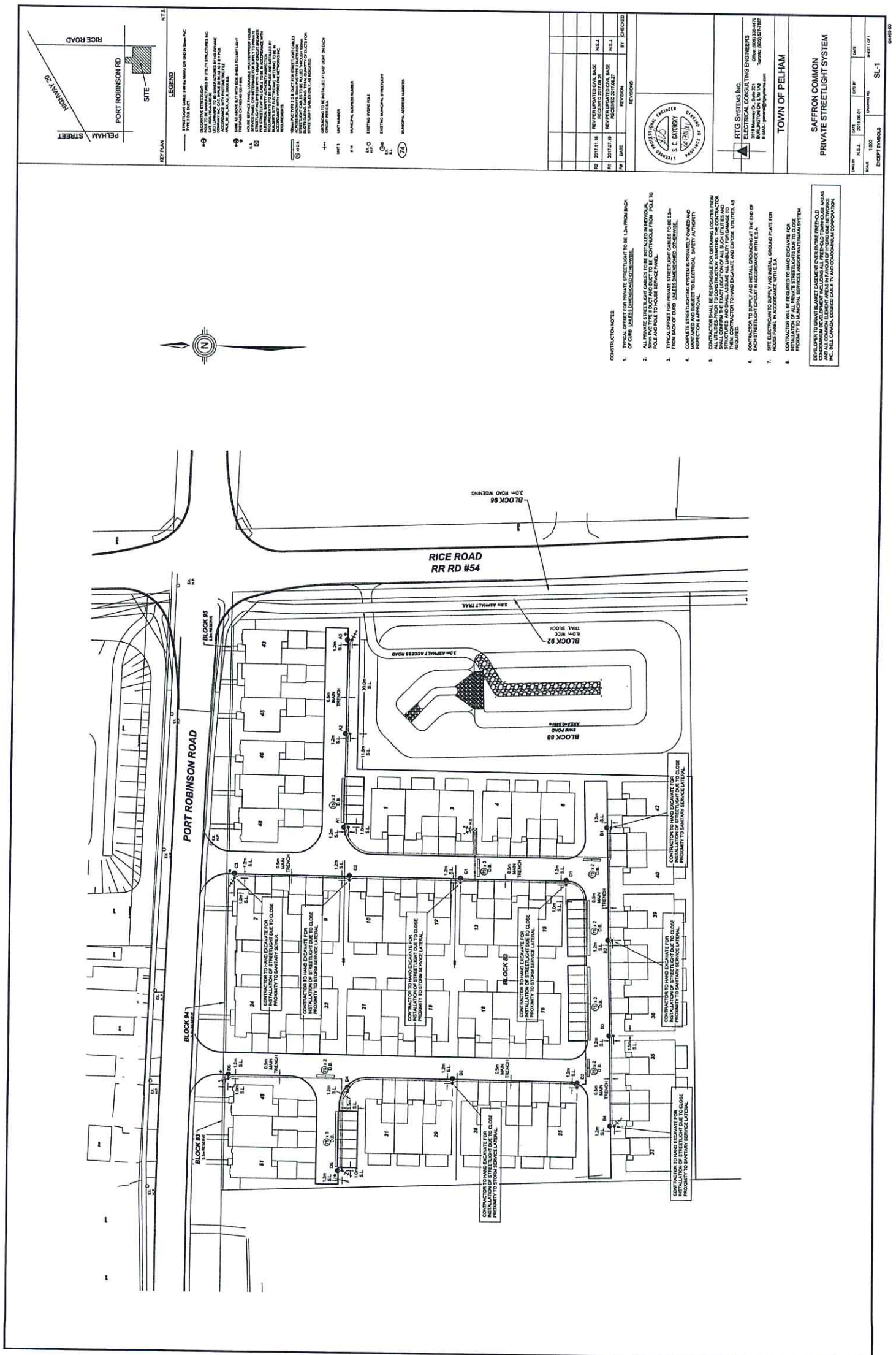
PROJECT: SAFFRON COMMON
PORT ROBINSON ROAD
TOWN OF PELHAM

DETAILS

**LANDSCAPE
FLORIDA**

679 LINCOLN AVE., NIAGARA-ON-THE-LAKE, ON L0S 1D0
 P. 905/445350 E. office@landscapeforadaco

SCALE		PROJECT NO.	17-128
DRAWN BY	C.S.	SHEET NO.	L2
CHECKED BY	C.S.		
DATE	05/12/17		
DATE OF PRINT	05/12/17		

SCHEDULE F

SCHEDULE 'G'

COST ESTIMATES FOR FACILITIES AND WORKS

The on-site work cost estimates are as follows:

[illegible]

In accordance with Section 14 (a) of this Agreement, that the estimated cost for completion shall be in the amount of One Million Four Hundred and Seventy-Two Thousand One Hundred and Sixty-Two Dollars and Ninety-Six Cents (**\$1 472 162.96**) excluding taxes.