Meeting Date: **December 14, 2022**

Submitted by: **Marion-Frances Cabral, Planner**

Report No: **PLA-73-2022**

Subject: **Applications for Plan of Condominium Exemption and Site Plan Review for Clear Skies Phase 3 – Block 62 (File: 39T-MC-CDM2203); Filed by Sifton Properties Limited on behalf of 1960634 Ontario Inc.**

Recommendation:

THAT Council passes a resolution in support of the requested exemption from the condominium approval process as set out in 9(6) and 9(10) of the *Condominium Act* for the lands legally described as 33M-820, Block 62, Municipality of Middlesex Centre, and that the resolution be forwarded to Middlesex County Council for consideration of the exemption request;

AND THAT Council ADVISE the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval to permit the construction of a 76 unit, townhouse development;

AND FURTHER THAT Council ADVISE the Approval Authority of any issues they may have with respect to the Site Plan Application, and whether Council supports the Site Plan Application.

Purpose:

The purpose of this report is to provide Council with a recommendation regarding the requested condominium exemption request, and to report to the Approval Authority any issues or concerns raised at the public site plan meeting with respect to the application for Site Plan Approval. The development proposal is subject to a public site plan meeting in accordance with the holding (h-6) zone regulations set out in the Zoning By-law.

Development Proposal:

Through the provisions of the *Planning Act* and *Condominium Act,* the applicant has requested exemption from the requirement to submit a *Planning Act* application for approval of a draft plan of condominium and proceed directly to final approval of the site plan, where appropriate.

The development for consideration is a townhouse development that is comprised of 16 blocks totalling 76 units along 3 new private, internal streets. Each townhouse unit has a single car garage and driveway to accommodate a total of 2 spaces. Eight visitor parking spaces are proposed throughout the development. No parking is permitted along the internal streets at they are designated as fire routes. The internal streets are proposed to be lit with 24 light standards located throughout the development.

The development has a single vehicular access from Bowman Drive. While the lands abut Hyde Park Road, no vehicular access is proposed; however, pedestrian accesses are proposed and gates in the fence-line from individual units along Hyde Park Road are generally permitted. A secondary pedestrian access to the development is provided at the south-east edge of the site providing another pedestrian access to Bowman Drive.

Common areas including the driveway, central mailbox and amenity space is landscaped with sod and new tree plantings. Tree plantings are also proposed for individual units in the front, rear or side yards.

Fencing is proposed by the developer along the limits of the development and consists of solid board fencing abutting residential development and wrought iron fencing abutting Hyde Park Road. Individual fencing between units will be determined by the builder.

The maximum height of the proposed townhouses are 10.8 m or 2-storeys, and the facades are a mix of brick, stone, and siding. Enhanced elevations are provided for the units that 'front' onto Hyde Park Road to appear like the front-entrance to the units. The enhanced elevations include a porch entrance that mimic the front-elevations of other units.

The site is to be developed with municipal services.

Background:

Block 62 is part of phase 3 of the approved plan of subdivision (File: 39T-MC1401, Clear Skies) and is legally described as 33M-820, Block 62, Municipality of Middlesex Centre.

The subject property is approximately 2.44 ha (6.02 ac) in area. The lands abut existing single detached residences located to the south and proposed single family detached and townhouse dwellings to the east and north which are part of Phase 3 of the draft approved plan of subdivision. Single family detached dwellings exist on the west side of Hyde Park Road.

A location map is included as Attachment 1.

A public meeting was held on October 28, 2020 which led to the approval of the zoning by-law amendment (File: ZBA-21/20). The subject lands are also subject to site plan review (File: SP 09/22) and a "(h-6)" holding provision applicable to the site. The site plan is under review by staff. The preliminary site plan is shown as Attachment 3.

Legislation and Policy Regulation:

Condominium Act, 1998:

The *Condominium Act* contains provisions within Section 9 to authorize the approval authority, the County of Middlesex, to grant an exemption from the full *Planning Act* approval process for a plan of condominium contained in Section 51 of the *Planning Act*, where it is appropriate.

An exemption would be appropriate in circumstances where there would be no benefit from requiring the applicant to undertake further approvals and where there are no onerous conditions that are normally found within a draft approved plan of subdivision agreement. Through this process detailed site design would be addressed during site plan approval and a development agreement would be executed for the proposed development.

As this application does not require circulation to agencies or stakeholders, the County seeks the advice of the municipality. If the municipality supports the requested exemption through resolution, the request will then be considered by County Council to provide a decision on the exemption request.

Comments:

The Municipality circulated a Notice of Complete Application to affected landowners within proximity to the subject lands. To date, staff have not received questions or comments related to the Site Plan application or Plan of Condominium application.

Analysis:

Draft Plan of Condominium Exemption

The request for exemption from *Planning Act* approval for a plan of condominium can be considered appropriate where proposals have previously undergone a complete evaluation, generally comply with the Zoning By-law and where no further conditions of approval are required by the municipality or any agencies.

The applicant requested an exemption from draft plan of condominium for development on Block 62 as the medium density residential development had been considered during the draft plan approval for the plan of subdivision (39T-MC1401), through the approved zoning by-law amendment, and during site plan review. Municipal staff are currently addressing outstanding engineering matters through site plan review and it will be reflected within a development agreement.

Planning staff are satisfied that an exemption is appropriate for the development of Block 62 and in circumstances such as this where there would be no benefit from requiring the applicant to undertake further approvals under the *Planning Act*. Further, this approach will streamline concurrent planning approvals between the Municipality and County. Lastly, prior to recommending final approval by County Council, planning staff will ensure

that a development agreement has been executed between the applicant and the Municipality.

As a result of the above, planning staff recommend that Council pass a resolution showing support of the exemption from draft plan of condominium approval for the subject land and that it be forwarded for consideration by Middlesex County Council.

Site Plan Review - Outstanding Matters

At the time of writing this report, staff have completed its first review of the site plan application. Comments were primarily related to stormwater management design (e.g. additional information requested related to overland flow routes and erosion and sediment control plans), location of specific catch basins, fire route signage design, details and information to be noted on the site plan, minor revisions to labeling, and confirming compliance with the zoning by-law. In addition, the applicant is required to apply for a Hold Removal prior to development occurring on the site.

Financial Implications:

None.

Strategic Plan:

This matter aligns with following strategic priorities:

- Balanced Growth

Attachments:

Attachment 1 – Location Map

Attachment 2 – Proposed Condominium Plan

Attachment 3 – Preliminary Site Plan

Attachment 4 – Civil Drawings

Attachment 5 – Sanitary Servicing Brief

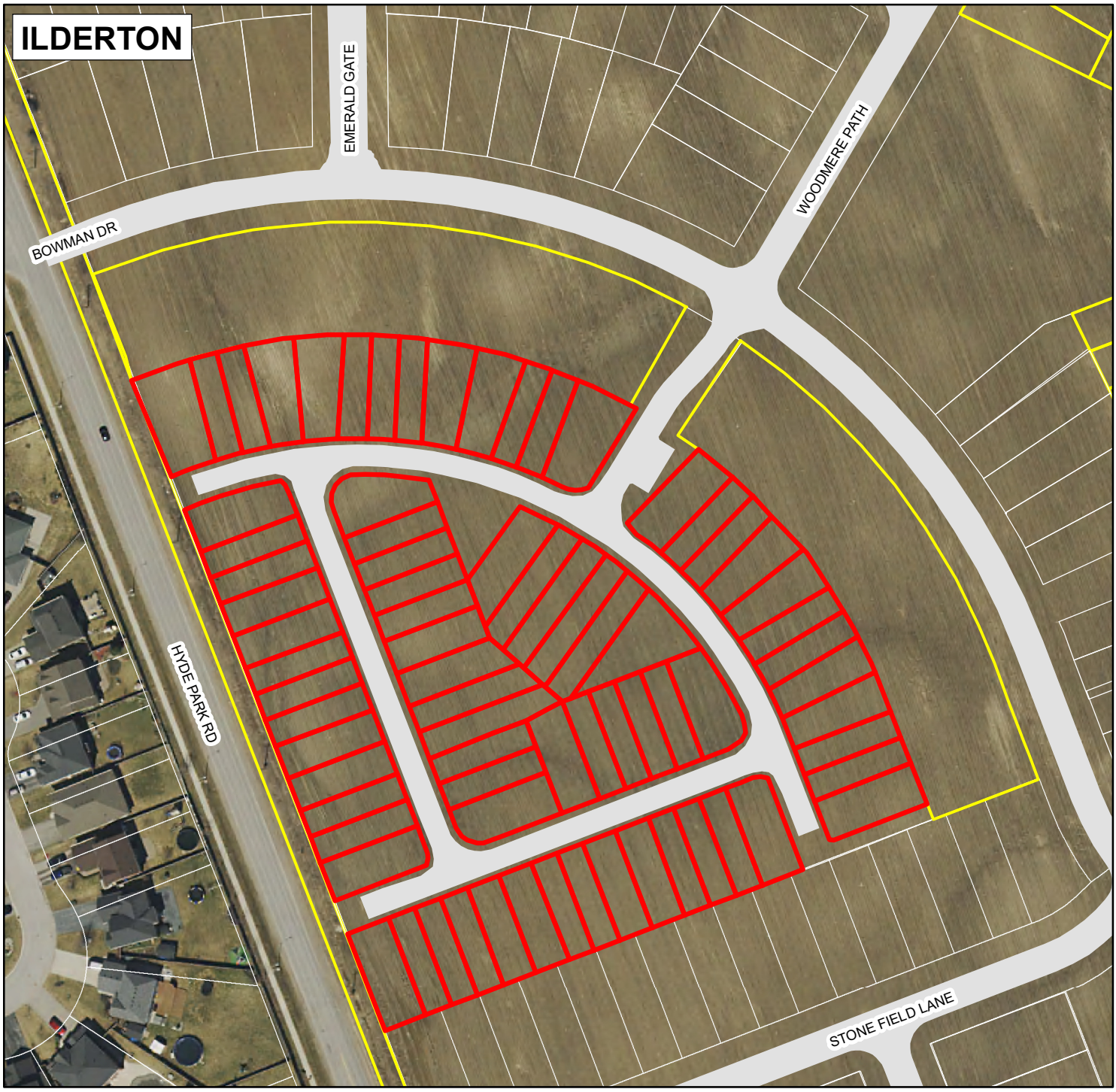
Attachment 6 – Stormwater Management Design Brief

Attachment 7 – Water Servicing Brief

Attachment 8 – Landscape Plan

Attachment 9 – Proposed Elevations

Attachment 10 – Photometric Plan



LOCATION MAP

Description:
CLEAR SKIES PHASE 3
DRAFT PLAN OF CONDOMINIUM
MUNICIPALITY OF MIDDLESEX CENTRE

File Number:
39T-MC-CDM2203

Prepared by: Planning Department,
The County of Middlesex, October 26, 2022

LEGEND

N

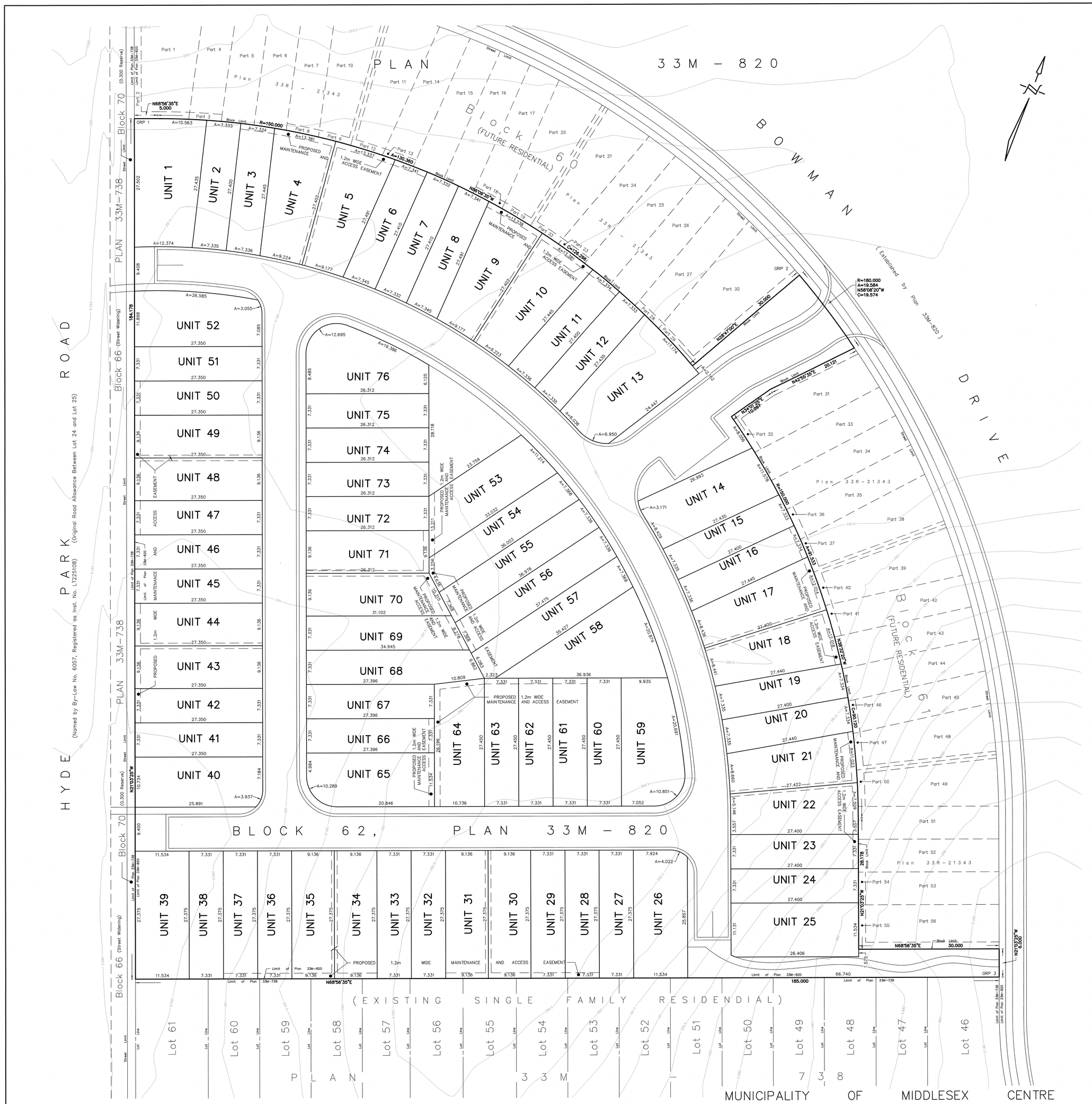
SUBJECT LANDS

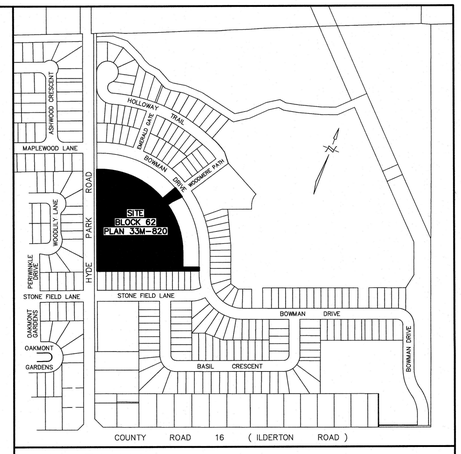
39T-MC1401 REDLINE APPROVED

1:1,500

0 30 60

Metres





KEY PLAN (Key Plan Not to Scale)

DRAFT PLAN OF VACANT LAND CONDOMINIUM

OF ALL OF

BLOCK 62, PLAN 33M–820

IN THE

MUNICIPALITY OF MIDDLESEX CENTRE

COUNTY OF MIDDLESEX

SCALE 1:300

5 4 3 2 1 0 5 10 15 20 25

SCALE IN METRES

2022

ARCHIBALD, GRAY & McKAY LTD.
ONTARIO LAND SURVEYORS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJECENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SEPTEMBER 16/2022
DATE

ROBERT WOOD
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

WE HEREBY SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM.

1960634 Ontario Inc.

PHILLIP MASSCHELEIN
VICE PRESIDENT

DAVE THOMSON
TREASURER

"WE HAVE THE AUTHORITY TO BIND THE CORPORATION"

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

A – AS SHOWN ON DRAFT PLAN
B – AS SHOWN ON DRAFT AND KEY PLANS
C – AS SHOWN ON DRAFT AND KEY PLANS
D – ACCORDING TO LAND USE SCHEDULE
E – AS SHOWN ON DRAFT PLAN
F – AS SHOWN ON DRAFT PLAN
G – AS SHOWN ON DRAFT AND KEY PLANS
H – MUNICIPAL PIPED WATER TO BE INSTALLED
I – SANDY SILT OVERLAYING SANDY SILT TILL
J – AS SHOWN ON DRAFT PLAN
K – SANITARY AND STORM SEWERS TO BE INSTALLED
L – AS SHOWN ON DRAFT PLAN

SITE DATA CHART:

76 CLUSTER TOWNHOUSES–MEDIUM DENSITY
EXISITING ZONING: UR3–11

Standard: UR3–11	Requirements	Proposed
TOTAL LOT AREA	–	24,408.0 m^2 (2.44 Ha)
MINIMUM LOT AREA	133.0 m^2/ Unit	200.8 m (Unit 23)
MIN LOT FRONTAGE	5.0 m / Unit	7.3 m (Unit 6)
MIN LOT DEPTH	22.0 m	26.3 m (Unit 53)
MIN FRONT YARD SETBACK	6.0 m–attached garage 2.5 m–main dwelling	5.9 m–Garage (Unit 7) 4.2 m–Dwelling (Unit 53)
MIN SIDE YARD SETBACK	1.2 m–on an interior lot & 1.2 m–abutting a private street 3.0 m–abutting public street	9.1m (Unit 25) 1.9m (Unit 76) 3.0 m (Unit 39)
MIN REAR YARD SETBACK	5.0 m–to main building, 3.0 m–to attached decks	6.2 m–to building (Unit 53) 6.7 m–to Deck (Unit 1)
MAXIMUM LOT COVERAGE	62% main uses, 65% including acc. buildings	45.1% (Unit 23)
MIN FLOOR AREA	50.0 m^2	89.6 m^2 (Unit 4)
MAX DENSITY	45 uph	32 uph
BUILDING HEIGHT	20.0 m / Dwelling	10.8 m (All Units)
MIN OUTDOOR AMENITY AREA	35.0 m^2/ dwelling unit	90.8 m^2 (Unit 6)
VISITOR PARKING (1 / 10 units)	8 spaces	8 Visitor Spaces

UTM GRID NOTES

BEARINGS ARE U.T.M. GRID IN NAD83 (C.S.R.S.) (2010.0) DERIVED FROM G.P.S. OBSERVATIONS AND THE LEICA SMART–NET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.

LINEAR VALUES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999571072.

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK (RTN).
U.T.M. ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP 1	4770347.601	469292.325
ORP 2	4770367.225	469437.386
ORP 3	4770242.237	469531.043

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES ON THIS PLAN.

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

AGM PLAN • SURVEY • ENGINEER
ARCHIBALD, GRAY & McKAY LTD.
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
PHONE 519-685-5300 FAX 519-685-5303
EMAIL info@agm.on.ca WEB www.agm.on.ca

DRAWN BY: NORTON	DIGITAL FILE: LT2215 RP1 EC.dwg	PLAN No:
CHECKED BY: R.T.W.	COGO FILE: LT2215 RP1 EC.dwg	9-L-5907
PLOT DATE: SEPT 16 2022	FILE No: LT–M820–03–1	

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SITE DATA TABLE: UR3-11		
Standard: UR3-11	**Requirements**	**Proposed**
TOTAL LOT AREA	--	24,412 m^2 (2.44 Ha)
MINIMUM LOT AREA	133.0 m^2 / Unit	200.8 m (Unit 23)
MIN LOT FRONTAGE	5.0 m / Unit	7.3 m (Unit 6)
MIN LOT DEPTH	22.0 m	26.3 m (Unit 53)
MIN FRONT YARD SETBACK	6.0 m - attached garage 2.5 m - main dwelling	5.9 m - Garage (Unit 7) 4.2 m - Dwelling (Unit 53)
MIN SIDE YARD SETBACK	1.2 m - on an interior lot & 1.2 m abutting a private street 3.0 m abutting public street	3.0 m (Unit 25) 1.9 m (Unit 76) 3.0 m (Unit 39)
MIN REAR YARD SETBACK	5.0 m to main building, 3.0 m to attached decks	6.2 m to building, (Unit 53) 6.7 m to deck (Unit 1)
MAXIMUM LOT COVERAGE	62% main uses, 65% including acc. buildings	45.1 % - (Unit 23)
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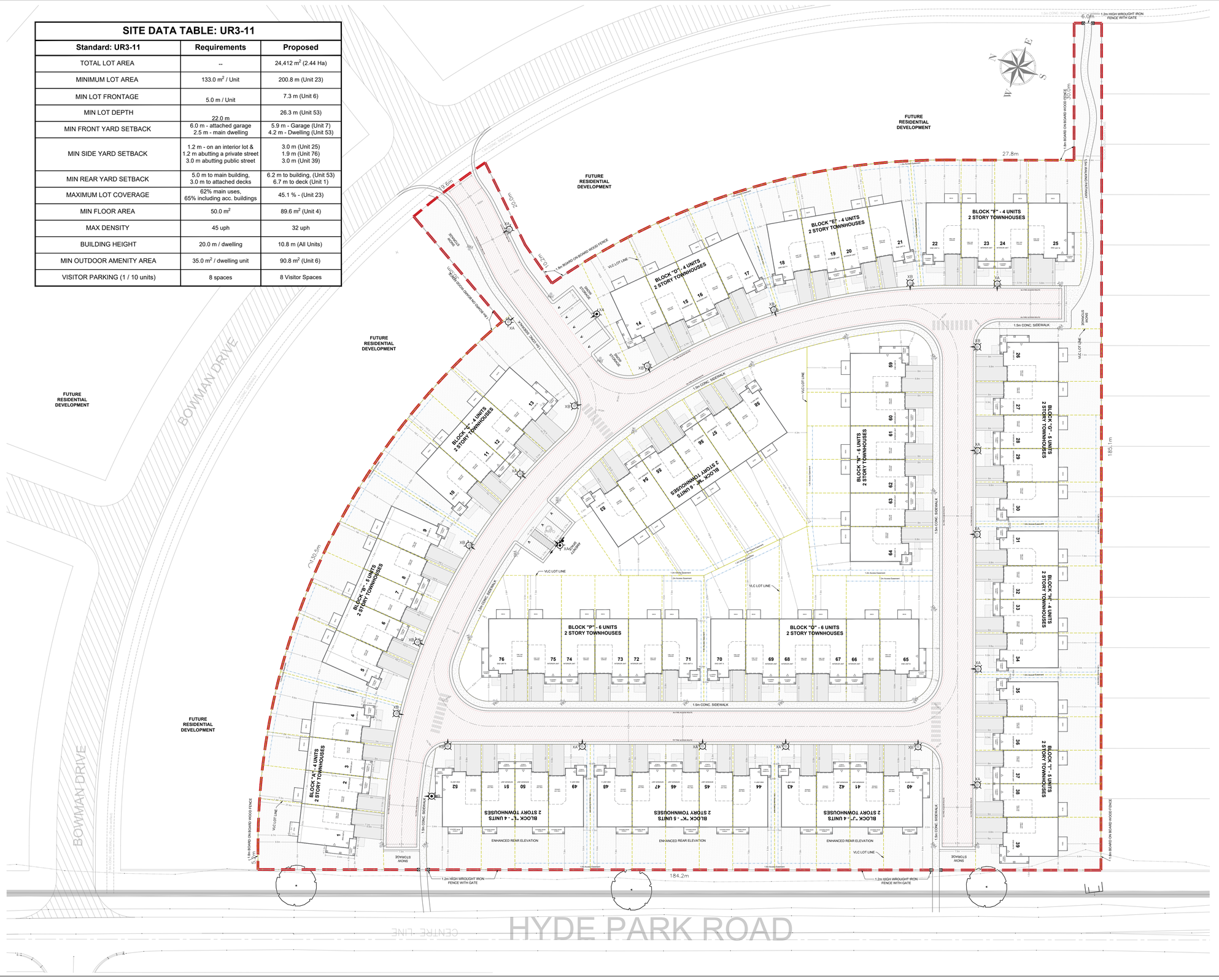

Stantec

Stantec
600-171 Queens Avenue
London ON N6A 5J7
Tel. 519-645-2007

Liability Note:

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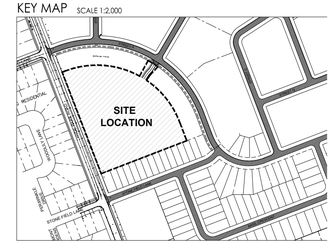
KEY MAP SCALE 1:2,000



CLEAR SKIES - ILDERTON, ONTAR

76 UNIT - TWO STOREY TOWNHOUSE CONCEPT

Unit Blocks and Number of Units	Gross Floor Area (GFA) Two Story Units	Ground Floor Area Coverage (Totals)
BLOCK "A" - 4 UNITS	650.0 m^2	369.0 m^2
BLOCK "B" - 5 UNITS	789.1 m^2	450.7 m^2
BLOCK "C" - 4 UNITS	650.0 m^2	369.0 m^2
BLOCK "D" - 4 UNITS	650.0 m^2	369.0 m^2
BLOCK "E" - 4 UNITS	630.7 m^2	360.2 m^2
BLOCK "F" - 4 UNITS	650.0 m^2	369.0 m^2
BLOCK "G" - 5 UNITS	808.4 m^2	459.6 m^2
BLOCK "H" - 4 UNITS	630.7 m^2	369.0 m^2
BLOCK "I" - 5 UNITS	808.4 m^2	459.6 m^2
BLOCK "J" - 4 UNITS	650.0 m^2	369.0 m^2
BLOCK "K" - 5 UNITS	789.1 m^2	450.7 m^2
BLOCK "L" - 4 UNITS	650.0 m^2	369.0 m^2
BLOCK "M" - 6 UNITS	947.5 m^2	541.3 m^2
BLOCK "N" - 6 UNITS	966.8 m^2	550.1 m^2
BLOCK "O" - 6 UNITS	966.8 m^2	550.1 m^2
BLOCK "P" - 6 UNITS	966.8 m^2	550.1 m^2
TOTAL - 76 UNITS	**12,204.2 m^2**	**6,946.8 m^2**

Revision		By	Appd.	YY.MM.DD
1	ISSUED FOR SITE PLAN APPROVAL	AL	CJH	22.10.08
Issued		By	Appd.	YY.MM.DD
File Name: dwg_161414267_20221018_sp		AL	AH	PM 22.10.18
		Dwn.	Chkd.	Dsgn. YY.MM.DD

Permit-Seal

LICENSED PROFESSIONAL ENGINEER
C. J. HENDRIJSSEN
100125181
Oct 19/22
PROVINCE OF ONTARIO

Client/Project

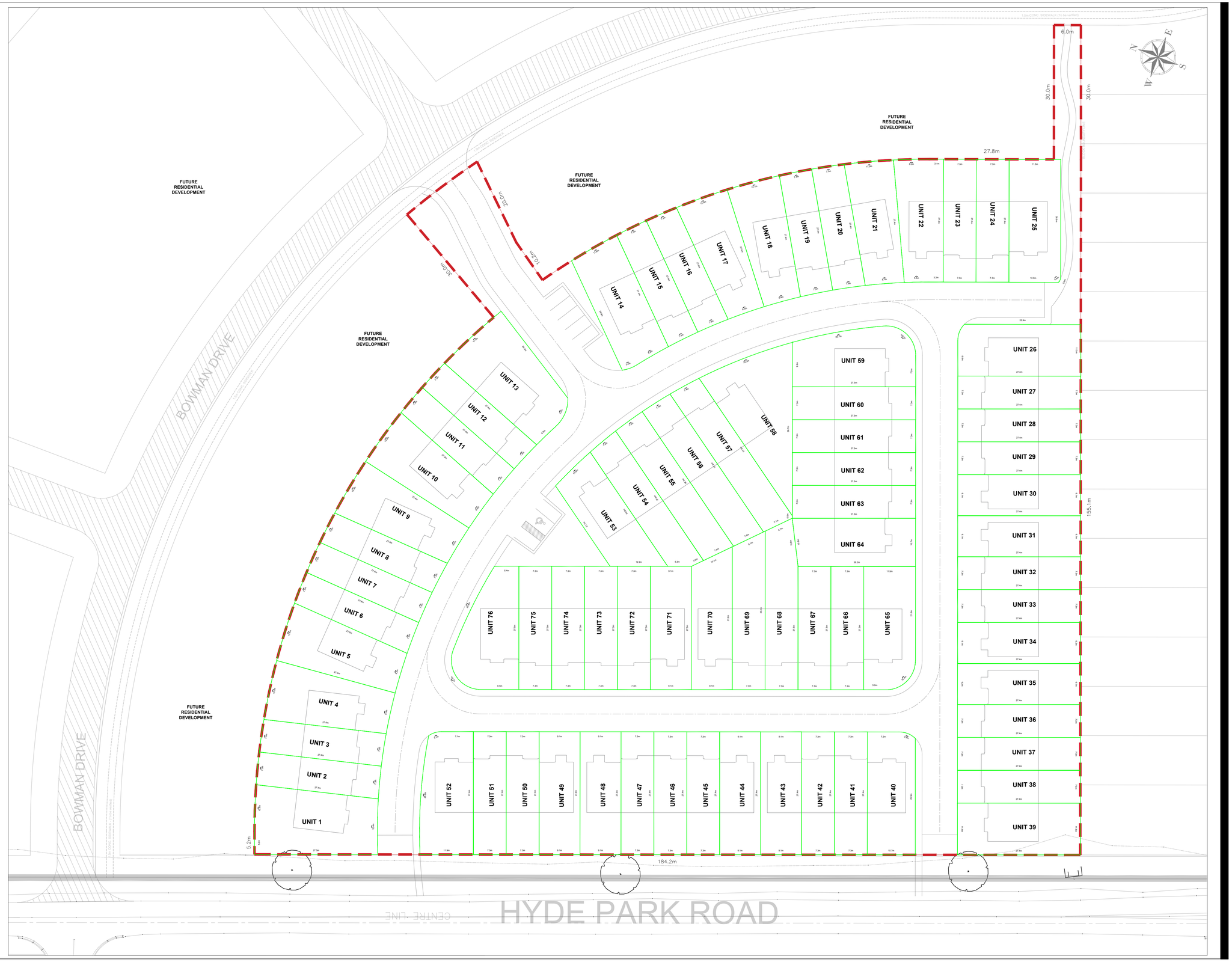
1960634 ONTARIO INC.
CLEARSKIES BLK 62

Ilderton, ON Canada

Title

SITE PLAN
76 UNIT - TWO STOREY TOWNHOUSE DEVELOPMENT CONCEPT

Project No.	Scale	
161414267		HORZ – 1 : 400 4 0 8m
Drawing No.	Sheet	Revision
1.1	1 of 3	0



Stantec

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Tel. 519-645-2007

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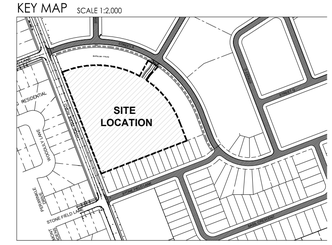
KEY MAP SCALE 1:2,000



CLEAR SKIES - ILDERTON, ONTAR

76 UNIT - TWO STOREY TOWNHOUSE CONCEPT

Unit Blocks and Number of Units	Gross Floor Area (GFA) Two Story Units	Ground Floor Area Coverage (Totals)
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Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD
1 ISSUED FOR SITE PLAN APPROVAL	AL	CJH	22.10.08

File Name: dwg_161414267_20221018_sp	Dwn.	Chkd.	Dsgn.	YY.MM.DD
	AL	AH	PM	22.10.18

Permit-Seal

Client/Project

1960634 ONTARIO INC.
CLEARSKIES BLK 62

Ilderton, ON Canada

Title

VLC CONCEPT
76 UNIT - TWO STOREY TOWNHOUSE DEVELOPMENT CONCEPT

Project No.	Scale	Drawing No.	Sheet	Revision
161414267	HORZ – 1 : 400 (4 0 8m)	1.2	2 of 3	0

Timberwalk - Block 62
2.4412 Hectares

Unit Number	Individual Lot Area (m^2)	Individual Lot Frontage (m)	Individual Lot Depth (m)	Front Yard Setback (m) House	Front Yard Setback (m) Garage	Rear Yard Setback (m) House	Rear Yard Setback (m) Deck	Interior Side Yard Setback (m)	Exterior Side Yard Setback (m)	Building Coverage (m^2)	Building Coverage (%)	Driveway Coverage (%)	Porch Coverage (%)	Green Space (%)	Green Space (m^2) Total area	Green Space Front area (m^2)	Green Space Side area (m^2)	Green Space Rear area (m^2)
1	382.7	13.1	27.4	6.3	6.9	8.6	6.7	0.0	4.7	98.4	25.7	10.2	3.5	64.1	245.1	54.1	60.6	130.5
2	201.0	7.3	27.4	5.2	6.0	9.3	7.3	0.0	0.0	90.5	45.0	9.4	2.8	45.5	91.5	22.7	0.0	68.8
3	201.0	7.3	27.4	5.2	6.0	9.2	7.2	0.0	0.0	90.5	45.0	9.5	2.8	45.5	91.4	22.7	0.0	68.7
4	311.6	10.2	27.4	5.7	7.0	8.6	7.0	2.8	0.0	89.6	28.8	7.1	1.7	64.2	200.0	47.0	41.4	111.5
5	310.4	10.2	27.4	6.1	7.3	8.2	6.7	2.8	0.0	89.6	28.9	7.5	1.8	63.6	197.3	49.9	41.5	105.9
6	201.2	7.3	27.4	5.4	6.2	9.0	7.0	0.0	0.0	90.5	45.0	9.9	2.8	45.1	90.8	23.6	0.0	67.2
7	200.9	7.3	27.4	5.3	6.0	9.4	7.4	0.0	0.0	90.5	45.1	9.4	2.8	45.5	91.5	23.0	0.0	68.5
8	201.2	7.3	27.4	5.4	6.2	9.0	7.0	0.0	0.0	90.5	45.0	9.9	2.8	45.1	90.8	23.6	0.0	67.2
9	310.4	10.2	27.4	6.1	7.3	8.2	6.7	2.8	0.0	89.6	28.9	7.5	1.8	63.6	197.4	50.0	41.5	105.9
10	311.6	10.2	27.4	5.7	7.0	8.6	7.0	2.8	0.0	89.6	28.8	7.1	1.7	64.2	200.0	47.0	41.5	111.5
11	201.0	7.3	27.4	5.3	6.0	9.2	7.2	0.0	0.0	90.5	45.0	9.5	2.8	45.5	91.4	22.8	0.0	68.7
12	201.0	7.3	27.4	5.3	6.0	9.3	7.3	0.0	0.0	90.5	45.0	9.4	2.8	45.5	91.5	22.7	0.0	68.8
13	392.9	13.1	27.4	6.3	6.9	8.6	6.7	0.0	4.8	98.4	25.0	10.0	3.4	65.0	255.3	47.5	67.3	140.5
14	316.6	11.6	27.5	6.3	6.9	8.6	6.7	0.0	3.0	98.4	31.1	12.4	4.2	56.6	179.1	43.0	33.8	102.3
15	201.0	7.3	27.4	5.2	6.0	9.3	7.3	0.0	0.0	90.5	45.0	9.4	2.8	45.5	91.5	22.7	0.0	68.8
16	201.0	7.3	27.4	5.2	6.0	9.2	7.2	0.0	0.0	90.5	45.0	9.5	2.8	45.5	91.4	22.8	0.0	68.7
17	281.1	9.3	27.4	5.7	7.0	8.6	7.0	1.8	0.0	89.6	31.9	7.9	1.9	60.2	169.4	40.0	28.8	100.6
18	280.6	9.2	27.4	5.6	6.9	8.6	7.0	1.8	0.0	89.6	31.9	7.9	1.9	60.2	168.9	39.2	28.5	101.3
19	201.0	7.3	27.4	5.2	6.0	9.3	7.4	0.0	0.0	90.5	45.0	9.4	2.8	45.5	91.5	22.7	0.0	68.7
20	201.0	7.3	27.4	5.2	6.0	9.3	7.3	0.0	0.0	90.5	45.0	9.4	2.8	45.5	91.5	22.7	0.0	68.7
21	270.9	9.2	27.4	5.6	6.9	8.6	7.0	1.7	0.0	89.6	33.1	8.1	2.0	58.8	159.3	40.2	24.7	94.5
22	271.5	9.2	27.4	5.2	6.8	9.3	7.4	1.6	0.0	89.6	33.0	7.8	2.0	59.2	160.7	36.2	24.4	100.1
23	200.8	7.3	27.4	5.3	6.0	9.4	7.4	0.0	0.0	90.5	45.1	9.4	2.8	45.6	91.5	22.8	0.0	68.7
24	201.1	7.3	27.4	5.3	6.0	9.4	7.4	0.0	0.0	90.5	45.0	9.4	2.8	45.6	91.6	22.9	0.0	68.7
25	316.0	11.5	27.4	6.0	6.0	9.4	7.4	3.0	0.0	98.4	31.1	11.8	4.2	57.1	180.4	38.4	33.8	108.1
26	314.7	11.6	27.4	6.0	6.8	9.4	7.4	0.0	3.0	98.4	31.3	11.8	4.2	56.8	178.9	37.1	33.8	108.0
27	201.1	7.3	27.4	5.3	6.0	9.4	7.4	0.0	0.0	90.5	45.0	9.4	2.8	45.6	91.7	22.9	0.0	68.8
28	201.1	7.3	27.4	5.3	6.0	9.4	7.4	0.0	0.0	90.5	45.0	9.4	2.8	45.6	91.7	22.9	0.0	68.8
29	201.0	7.3	27.4	5.3	6.0	9.4	7.4	0.0	0.0	90.5	45.0	9.4	2.8	45.6	91.7	22.9	0.0	68.8
30	250.9	9.1	27.4	5.2	6.8	9.4	7.4	1.5	0.0	89.6	35.7	8.4	2.2	55.8	140.1	37.2	17.1	85.8
31	250.9	9.1	27.4	5.2	6.8	9.4	7.4	1.5	0.0	89.6	35.7	8.5	2.2	55.8	140.1	37.2	17.1	85.8
32	201.0	7.3	27.4	5.3	6.0	9.4	7.4	0.0	0.0	90.5	45.0	9.4	2.8	45.6	91.6	22.9	0.0	68.7
33	201.0	7.3	27.4	5.3	6.0	9.4	7.4	0.0	0.0	90.5	45.0	9.4	2.8	45.6	91.6	22.9	0.0	68.7
34	250.9	9.1	27.4	5.2	6.8	9.4	7.4	1.5	0.0	89.6	35.7	8.5	2.2	55.8	140.1	37.2	17.1	85.8
35	250.8	9.1	27.4	5.2	6.8	9.4	7.4	1.5	0.0	89.6	35.7	8.5	2.2	55.8	140.0	37.2	17.1	85.7
36	200.9	7.3	27.4	5.3	6.0	9.4	7.4	0.0	0.0	90.5	45.1	9.4	2.8	45.6	91.6	22.9	0.0	68.7
37	200.9	7.3	27.4	5.3	6.0	9.4	7.4	0.0	0.0	90.5	45.1	9.4	2.8	45.6	91.6	22.9	0.0	68.7
38	200.9	7.3	27.4	5.3	6.0	9.4	7.4	0.0	0.0	90.5	45.1	9.4	2.8	45.6	91.5	22.9	0.0	68.7
39	316.1	11.5	27.4	6.0	6.0	9.4	7.4	0.0	3.0	98.4	31.1	11.8	4.2	57.1	180.4	38.6	33.8	108.0
40	291.8	10.7	27.4	6.0	6.0	9.4	7.8	0.0	2.2	98.4	33.7	12.8	4.6	53.5	156.1	31.4	24.5	100.2
41	200.9	7.3	27.4	5.3	6.0	9.4	7.8	0.0	0.0	90.5	45.1	9.4	2.8	45.6	91.5	22.9	0.0	68.6
42	200.9	7.3	27.4	5.3	6.0	9.4	7.8	0.0	0.0	90.5	45.1	9.4	2.8	45.6	91.5	22.9	0.0	68.6
43	250.3	9.1	27.4	5.2	6.8	9.4	7.8	1.5	0.0	89.6	35.8	8.5	2.2	55.7	139.5	37.1	16.9	85.5
44	250.3	9.1	27.4	5.2	6.8	9.4	7.8	1.5	0.0	89.6	35.8	8.5	2.2	55.7	139.5	37.1	16.9	85.5
45	200.9	7.3	27.4	5.3	6.0	9.4	7.8	0.0	0.0	90.5	45.1	9.4	2.8	45.6	91.5	22.9	0.0	68.6
46	200.9	7.3	27.4	5.3	6.0	9.4	7.8	0.0	0.0	90.5	45.1	9.4	2.8	45.6	91.5	22.9	0.0	68.6
47	200.9	7.3	27.4	5.3	6.0	9.4	7.8	0.0	0.0	90.5	45.1	9.4	2.8	45.6	91.5	22.9	0.0	68.6
48	250.3	9.1	27.4	5.2	6.8	9.4	7.8	1.5	0.0	89.6	35.8	8.5	2.2	55.7	139.5	37.1	16.9	85.5
49	250.3	9.1	27.4	5.2	6.8	9.4	7.8	1.5	0.0	89.6	35.8	8.5	2.2	55.7	139.5	37.1	16.9	85.5
50	200.9	7.3	27.4	5.3	6.0	9.4	7.8	0.0	0.0	90.5	45.1	9.4	2.8	45.6	91.5	22.9	0.0	68.6
51	200.9	7.3	27.4	5.3	6.0	9.4	7.8	0.0	0.0	90.5	45.1	9.4	2.8	45.6	91.5	22.9	0.0	68.6
52	311.7	10.8	27.4	6.0	6.0	9.4	7.8	0.0	2.4	98.4	31.6	11.9	4.3	56.5	176.1	30.2	33.8	112.1
53	279.8	10.8	26.3	4.2	6.3	6.2	6.8	3.0	0.0	89.6	32.0	7.3	1.9	60.6	169.6	39.2	33.8	96.6
54	244.5	7.4	33.7	5.8	6.1	12.7	10.7	0.0	0.0	90.5	37.0	8.1	2.3	54.9	134.3	25.4	0.0	109.0
55	261.2	7.3	35.7	6.1	7.0	16.1	14.6	0.0	0.0	90.5	34.7	8.4	2.1	57.0	148.8	26.6	0.0	122.2
56	269.4	7.3	36.8	6.1	7.0	17.2	15.2	0.0	0.0	90.5	33.6	8.1	2.1	58.3	157.0	26.6	0.0	130.4
57	274.1	7.4	37.4	5.8	6.1	18.3	16.8	0.0	0.0	90.5	33.0	7.2	2.0	59.8	163.8	25.4	0.0	138.5
58	410.5	18.7	36.7	4.2	6.3	18.9	17.0	4.3	0.0	89.6	21.8	5.0	1.3	73.2	300.4	76.3	102.2	121.9
59	333.3	13.6	27.5	6.0	6.0	9.5	7.5	0.0	3.5	98.4	29.5	11.2	4.0	59.3	197.7	43.3	49.7	104.7
60	201.6	7.3	27.5	5.3	6.0	9.5	7.5	0.0	0.0	90.5	44.9	9.3	2.8	45.8	92.2	22.9	0.0	69.4
61	201.6	7.3	27.5	5.3	6.0	9.5	7.5	0.0	0.0	90.5	44.9	9.3	2.8	45.8	92.2	22.9	0.0	69.4
62	201.6	7.3	27.5	5.3	6.0	9.5	7.5	0.0	0.0	90.5	44.9	9.3	2.8	45.8	92.2	22.9	0.0	69.4
63	201.6	7.3	27.5	5.3	6.0	9.5	7.5	0.0	0.0	90.5	44.9	9.3	2.8	45.8	92.2	22.9	0.0	69.4
64	288.3	10.7	26.8	5.2	6.8	8.5	7.0	3.1	0.0	89.6	31.1	7.4	2.0	61.6	177.5	47.9	35.0	94.6
65	308.0	11.5	27.5	5.0	6.0	9.5	7.5	0.0	3.0	98.4	32.0	12.1	4.3	56.0	172.4	29.4	33.8	109.1
66	201.6	7.3	27.5	5.3	6.0	9.5	7.5	0.0	0.0	90.5	44.9	9.3	2.8	45.8	92.3	22.9	0.0	69.4
67	201.6	7.3	27.5	5.3	6.0	9.5	7.5	0.0	0.0	90.5	44.9	9.3	2.8	45.8	92.3	22.9	0.0	69.4
68	264.7	7.3	37.1	5.3	6.0	17.3	15.9	0.0	0.0	90.5	34.2	7.1	2.1	58.7	155.3	22.9	0.0	132.4
69	246.4	7.3	33.6	5.3	6.0	13.8	11.9	0.0	0.0	90.5	36.7	7.6	2.3	55.6	137.1	22.9	0.0	114.2
70	271.2	9.1	29.7	5.2	6.8	9.6	9.1	1.5	0.0	89.6	33.0	7.8	2.1	59.1	160.4	37.1	16.9	106.4
71	251.2	9.1	27.5	5.2	6.8	9.5	7.5	1.5	0.0	89.6	35.7	8.4	2.3	55.9	140.5	37.1	16.9	86.4
72	201.6	7.3	27.5	5.3	6.0	9.5	7.5	0.0	0.0	90.5	44.9	9.3	2.8	45.8	92.3	22.9	0.0	69.4
73	201.6	7.3	27.5	5.3	6.0	9.5	7.5	0.0	0.0	90.5	44.9	9.3	2.8	45.8	92.3	22.9	0.0	69.4
74	201.6	7.3	27.5	5.3	6.0	9.5	7.5	0.0	0.0	90.5	44.9	9.3	2.8	45.8	92.3	22.9	0.0	69.4
75	201.6	7.3	27.5	5.3	6.0	9.5	7.5	0.0	0.0	90.5	44.9	9.3	2.8	45.8	92.3	22.9	0.0	69.4
76	317.4	15.0	28.1	6.0	6.0	9.5	7.5	0.0	1.9	98.4	31.0	11.7	4.2	57.2	181.6	53.1	51.7	76.9
Totals:	**18,657.8 m^2**	**664.3 m**	-	-	-	-	-	-	-	**6,946.8 m^2**	-	-	-		**10,002.7 m^2**	**2,349.9 m2**	**1,069.6 m^2**	**6,583.2 m^2**
Averages	**245.5 m^2**	**8.7 m**	**28.2 m**	-	-	-	-	-	-	**91.4 m^2**	**38.7%**	**9.2%**	**2.7%**	**52.2%**	**131.6 m^2**	-	-	-

Lowest value in column
Highest value in column
May not meet zoning regulation

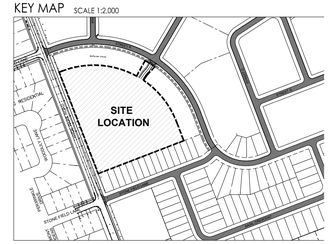
Stantec

Stantec
600-171 Queens Avenue
London ON N6A 5J7
Tel. 519-645-2007

Liability Note:

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

KEY MAP SCALE 1:2,000



CLEAR SKIES - ILDERTON, ONTAR

76 UNIT - TWO STOREY TOWNHOUSE CONCEPT

Unit Blocks and Number of Units	Gross Floor Area (GFA) Two Story Units	Ground Floor Area Coverage (Totals)
BLOCK "A" - 4 UNITS	650.0 m^2	369.0 m^2
BLOCK "B" - 5 UNITS	789.1 m^2	450.7 m^2
BLOCK "C" - 4 UNITS	650.0 m^2	369.0 m^2
BLOCK "D" - 4 UNITS	650.0 m^2	369.0 m^2
BLOCK "E" - 4 UNITS	630.7 m^2	360.2 m^2
BLOCK "F" - 4 UNITS	650.0 m^2	369.0 m^2
BLOCK "G" - 5 UNITS	808.4 m^2	459.6 m^2
BLOCK "H" - 4 UNITS	630.7 m^2	369.0 m^2
BLOCK "I" - 5 UNITS	808.4 m^2	459.6 m^2
BLOCK "J" - 4 UNITS	650.0 m^2	369.0 m^2
BLOCK "K" - 5 UNITS	789.1 m^2	450.7 m^2
BLOCK "L" - 4 UNITS	650.0 m^2	369.0 m^2
BLOCK "M" - 6 UNITS	947.5 m^2	541.3 m^2
BLOCK "N" - 6 UNITS	966.8 m^2	550.1 m^2
BLOCK "O" - 6 UNITS	966.8 m^2	550.1 m^2
BLOCK "P" - 6 UNITS	966.8 m^2	550.1 m^2
TOTAL - 76 UNITS	**12,204.2 m^2**	**6,946.8 m^2**

Revision

		By	Appd.	YY.MM.DD
1	ISSUED FOR SITE PLAN APPROVAL	AL	PM	22.10.08

Issued

File Name: dwg_161414267_20221018_sp	AL	AH	PM	22.10.18
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project

1960634 ONTARIO INC.
CLEARSKIES BLK 62

Ilderton, ON Canada

Title

DATA TABLE
76 UNIT - TWO STOREY TOWNHOUSE DEVELOPMENT CONCEPT

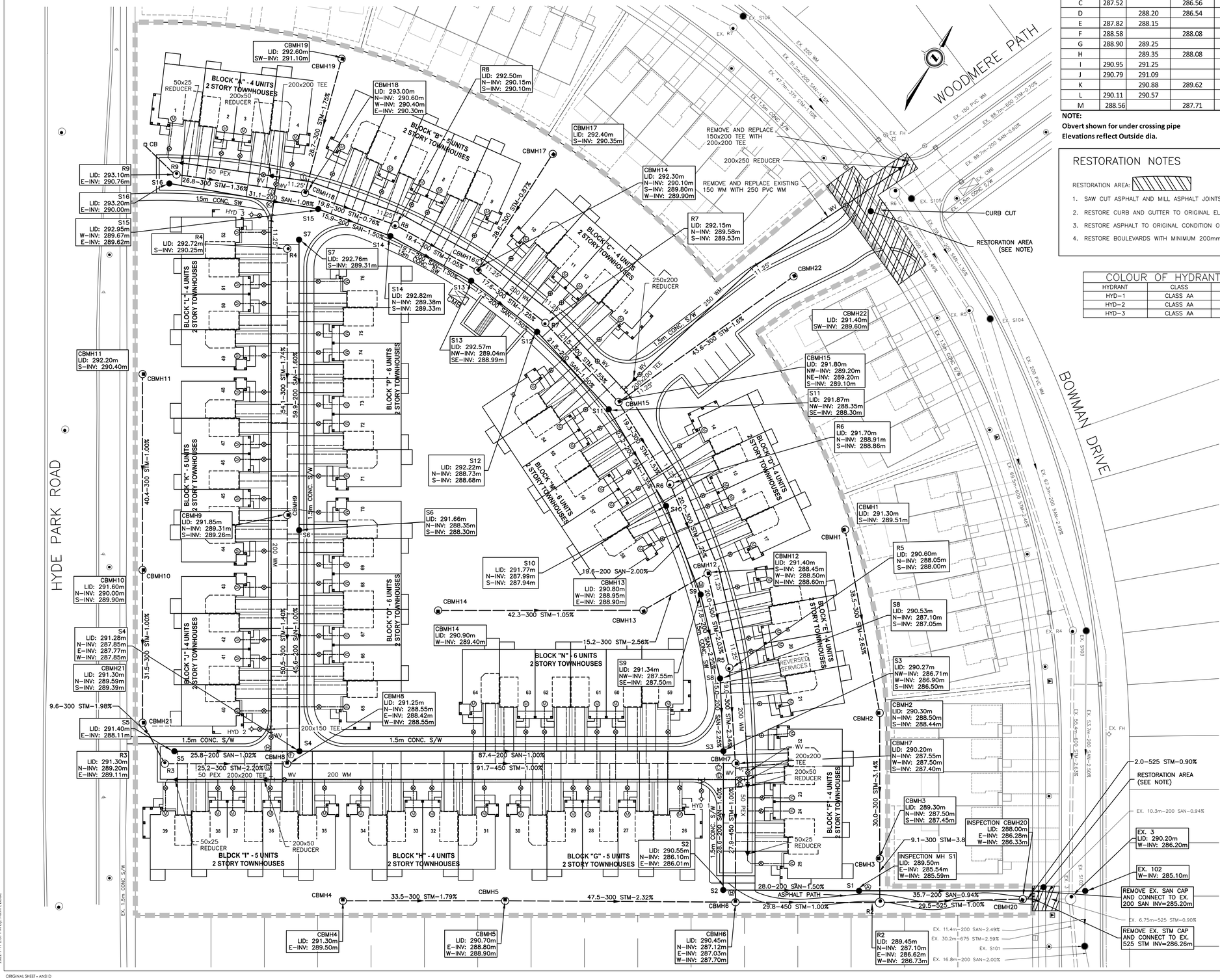
Project No.	Scale	
161414267		HORZ – 1 : 400 (4 0 8m)
Drawing No.	Sheet	Revision
1.3	3 of 3	0

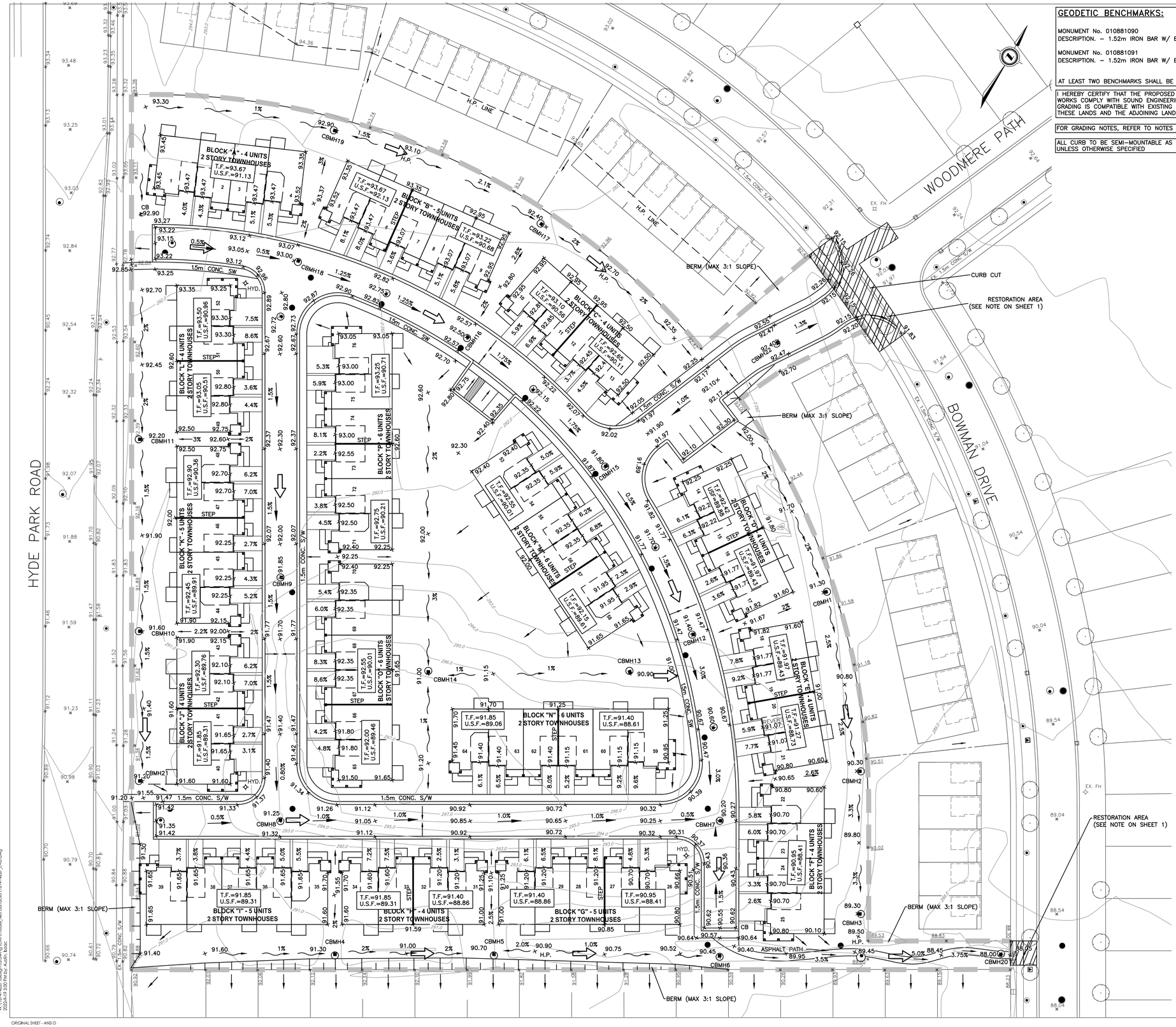
ALL WORK IN THE CITY ROAD ALLOWANCE SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF MIDDLESEX CENTRE DESIGN SPECIFICATIONS AND THE STANDARD CONTRACT DOCUMENTS FOR MUNICIPAL CONSTRUCTION PROJECTS AS ADOPTED BY COUNCIL AND ARE TO BE APPLIED TO WORKS WITHIN THE CITY ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

FOR SERVICING NOTES, REFER TO NOTES AND DETAIL SHEET 5.

NOTE: R REFERS TO REVERSE POSITIONING FOR STORM AND SANITARY FOR LOT 20.

NOTE: ROOF LEADERS TO OUTLET TO FRONT YARD ONLY.


HYDE PARK ROAD
WOODMERE PATH
BOWMAN DRIVE
BLOCK "A" - 4 UNITS 2 STORY TOWNHOUSES
BLOCK "B" - 3 UNITS 2 STORY TOWNHOUSES
BLOCK "C" - 4 UNITS 2 STORY TOWNHOUSES
BLOCK "D" - 4 UNITS 2 STORY TOWNHOUSES
BLOCK "E" - 4 UNITS 2 STORY TOWNHOUSES
BLOCK "F" - 4 UNITS 2 STORY TOWNHOUSES
BLOCK "G" - 5 UNITS 2 STORY TOWNHOUSES
BLOCK "H" - 4 UNITS 2 STORY TOWNHOUSES
BLOCK "I" - 5 UNITS 2 STORY TOWNHOUSES
BLOCK "J" - 4 UNITS 2 STORY TOWNHOUSES
BLOCK "K" - 5 UNITS 2 STORY TOWNHOUSES
BLOCK "L" - 4 UNITS 2 STORY TOWNHOUSES
BLOCK "M" - 6 UNITS 2 STORY TOWNHOUSES
BLOCK "N" - 6 UNITS 2 STORY TOWNHOUSES
BLOCK "O" - 6 UNITS 2 STORY TOWNHOUSES
BLOCK "P" - 6 UNITS 2 STORY TOWNHOUSES
CBMH1 LID: 291.30m S-INV: 289.51m
CBMH2 LID: 290.30m N-INV: 288.50m S-INV: 288.44m
CBMH3 LID: 289.30m N-INV: 287.50m S-INV: 287.45m
CBMH4 LID: 291.30m E-INV: 289.50m
CBMH5 LID: 290.70m E-INV: 288.80m W-INV: 288.90m
CBMH6 LID: 290.45m N-INV: 287.12m E-INV: 287.03m W-INV: 287.70m
CBMH7 LID: 290.20m N-INV: 287.55m W-INV: 287.50m S-INV: 287.40m
CBMH8 LID: 291.25m N-INV: 288.55m E-INV: 288.42m W-INV: 288.55m
CBMH9 LID: 291.85m N-INV: 289.31m S-INV: 289.26m
CBMH10 LID: 291.60m N-INV: 290.00m S-INV: 289.90m
CBMH11 LID: 292.20m S-INV: 290.40m
CBMH12 LID: 291.40m S-INV: 288.45m W-INV: 288.50m N-INV: 288.60m
CBMH13 LID: 290.80m W-INV: 288.95m E-INV: 288.90m
CBMH14 LID: 292.30m N-INV: 290.10m S-INV: 289.80m W-INV: 289.90m
CBMH14 LID: 290.90m W-INV: 289.40m
CBMH15 LID: 291.80m NW-INV: 289.20m NE-INV: 289.20m S-INV: 289.10m
CBMH17 LID: 292.40m S-INV: 290.35m
CBMH18 LID: 293.00m N-INV: 290.60m W-INV: 290.40m E-INV: 290.30m
CBMH19 LID: 292.60m SW-INV: 291.10m
CBMH21 LID: 291.30m N-INV: 289.59m S-INV: 289.39m
CBMH22 LID: 291.40m SW-INV: 289.60m
CBMH20 LID: 288.00m E-INV: 286.28m W-INV: 286.33m
INSPECTION CBMH20 LID: 288.00m E-INV: 286.28m W-INV: 286.33m
INSPECTION MH S1 LID: 289.50m E-INV: 285.54m W-INV: 285.59m
R1 LID: 289.45m N-INV: 287.10m E-INV: 286.62m W-INV: 286.73m
R2 LID: 289.45m N-INV: 287.10m E-INV: 287.03m W-INV: 286.73m
R3 LID: 291.30m N-INV: 289.20m E-INV: 289.11m
R4 LID: 292.72m S-INV: 290.25m
R5 LID: 290.60m N-INV: 288.05m S-INV: 288.00m
R6 LID: 291.70m N-INV: 288.91m S-INV: 288.86m
R7 LID: 292.15m N-INV: 289.58m S-INV: 289.53m
R8 LID: 292.50m N-INV: 290.15m S-INV: 290.10m
R9 LID: 293.10m E-INV: 290.76m
S1 LID: 291.87m NW-INV: 288.35m SE-INV: 288.30m
S2 LID: 290.55m N-INV: 286.10m E-INV: 286.01m
S3 LID: 290.27m NW-INV: 286.71m W-INV: 286.90m S-INV: 286.50m
S4 LID: 291.28m N-INV: 287.85m E-INV: 287.77m W-INV: 287.85m
S5 LID: 291.40m E-INV: 288.11m
S6 LID: 291.66m N-INV: 288.35m S-INV: 288.30m
S7 LID: 292.76m S-INV: 289.31m
S8 LID: 290.53m N-INV: 287.10m S-INV: 287.05m
S9 LID: 291.34m NW-INV: 287.55m SE-INV: 287.50m
S10 LID: 291.77m N-INV: 287.99m S-INV: 287.94m
S11 LID: 291.87m NW-INV: 288.35m SE-INV: 288.30m
S12 LID: 292.22m N-INV: 288.73m S-INV: 288.68m
S13 LID: 292.57m NW-INV: 289.04m SE-INV: 288.99m
S14 LID: 292.82m N-INV: 289.38m S-INV: 289.33m
S15 LID: 292.95m W-INV: 289.67m E-INV: 289.62m
S16 LID: 293.20m E-INV: 290.00m
EX. S101
EX. S103
EX. S104
EX. S105
EX. S106
EX. R2
EX. R4
EX. R7
EX. FH
EX. CMB
EX. 200 WM
EX. 150 PVC WM
EX. 1.5m CONC S/W
EX. 1.5m CONC. S/W
EX. 200 PVC WM
EX. 67.3m-200 SAN-2.49%
EX. 67.7m-375 STM-1.05%
EX. 517m-200 SAN-1.15%
EX. 88.7m-600 STM-0.70%
EX. 80.7m-200 SAN-0.60%
EX. 54.6m-600 STM-0.90%
EX. 53.7m-200 SAN-2.50%
EX. 35.4m-600 STM-0.82%
EX. 10.3m-200 SAN-0.94%
EX. 6.75m-525 STM-0.90%
EX. 11.4m-200 SAN-2.49%
EX. 30.2m-675 STM-2.59%
EX. 16.8m-200 SAN-2.00%
REMOVE AND REPLACE 150x200 TEE WITH 200x200 TEE
200x250 REDUCER
REMOVE AND REPLACE EXISTING 150 WM WITH 250 PVC WM
CURB CUT
RESTORATION AREA (SEE NOTE)
REVERSED SERVICES
ASPHALT PATH
1.5m CONC. S/W
1.5m CONC. S/W
1.5m CONC. S/W


HYDE PARK ROAD
WOODMERE PATH
BOWMAN DRIVE
H.P. LINE
BERM (MAX 3:1 SLOPE)
CURB CUT
RESTORATION AREA (SEE NOTE ON SHEET 1)
1.5m CONC. S/W
BLOCK "A" - 4 UNITS 2 STORY TOWNHOUSES T.F.=93.67 U.S.F.=91.13
BLOCK "B" - 5 UNITS 2 STORY TOWNHOUSES T.F.=93.22 U.S.F.=90.68
BLOCK "C" - 4 UNITS 2 STORY TOWNHOUSES T.F.=93.10 U.S.F.=90.36
BLOCK "D" - 4 UNITS 2 STORY TOWNHOUSES T.F.=91.97 U.S.F.=89.43
BLOCK "E" - 4 UNITS 2 STORY TOWNHOUSES T.F.=91.27 U.S.F.=88.73
BLOCK "F" - 4 UNITS 2 STORY TOWNHOUSES T.F.=90.95 U.S.F.=88.41
BLOCK "G" - 5 UNITS 2 STORY TOWNHOUSES T.F.=91.40 U.S.F.=88.86
BLOCK "H" - 4 UNITS 2 STORY TOWNHOUSES T.F.=91.85 U.S.F.=89.31
BLOCK "I" - 5 UNITS 2 STORY TOWNHOUSES T.F.=91.85 U.S.F.=89.31
BLOCK "J" - 4 UNITS 2 STORY TOWNHOUSES T.F.=91.85 U.S.F.=89.31
BLOCK "K" - 5 UNITS 2 STORY TOWNHOUSES T.F.=92.45 U.S.F.=89.91
BLOCK "L" - 4 UNITS 2 STORY TOWNHOUSES T.F.=93.05 U.S.F.=90.51
BLOCK "M" - 6 UNITS 2 STORY TOWNHOUSES T.F.=92.75 U.S.F.=90.21
BLOCK "N" - 6 UNITS 2 STORY TOWNHOUSES T.F.=91.85 U.S.F.=89.06
BLOCK "O" - 6 UNITS STORY TOWNHOUSES T.F.=92.55 U.S.F.=90.01
BLOCK "P" - 6 UNITS 2 STORY TOWNHOUSES
CBMH1
CBMH2
CBMH3
CBMH4
CBMH5
CBMH6
CBMH7
CBMH8
CBMH9
CBMH10
CBMH11
CBMH12
CBMH13
CBMH14
CBMH15
CBMH16
CBMH17
CBMH18
CBMH19
CBMH20
CBMH21
CBMH22
CB
HYD.
H.P.
STEP
ASPHALT PATH
EX. FH
EX. 1.5m CONC. S/W
EX. 1.5m CONC. S/W
1.5m CONC. S/W
1.5m CONC. S/W

FOR EROSION & SEDIMENT CONTROL NOTES, REFER TO NOTES AND DETAIL SHEET 5.

Stantec
600-171 Queens Avenue
London ON N6A 5J7
Tel. 519-645-2007

Liability Note:

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

Notes

1. TOPOGRAPHICAL SURVEY BY AGM LTD.
2. LEGAL INFORMATION TAKEN FROM AGM LTD.
3. SITE PLAN DRAWINGS PREPARED BY MTE CONSULTANTS.

Legend

- EXISTING SANITARY MAINTENANCE HOLE
- PROPOSED STORM MAINTENANCE HOLE
- EXISTING STORM MAINTENANCE HOLE
- PROPOSED CATCHBASIN MAINTENANCE HOLE
- EX. CATCHBASIN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- DRAINAGE DIRECTION ARROW
- OR STRAWBALE FILTER
- HEAVY DUTY SILT FENCE
- SITE BOUNDARY
- SWALE DIRECTION ARROW
- EXISTING TREE
- EXISTING STREET LIGHT
- EXISTING TRANSFORMER
- OVERLAND FLOW ROUTE

2	REVISION TO MINIMIZE CUT	IRA	IRA	22.09.10
1	REVISION AS PER UPDATED SITE PLAN	SK	CJH	22.08.22
Revision		By	Appd.	YY.MM.DD
1	ISSUED FOR SITE PLAN APPROVAL	SK	CJH	22.08.04
Issued		By	Appd.	YY.MM.DD

File Name: 161414267_c-fb	SK	RC	IA	22.08.22
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

LICENSED PROFESSIONAL ENGINEER
C. J. HENDRIKSEN
100125181
Sept 19/22
PROVINCE OF ONTARIO

Client/Project
1960634 ONTARIO INC.
CLEARSKIES BLK 62

Ilderton, ON Canada

Title
EROSION & SEDIMENT CONTROL PLAN

Project No.	Scale	Drawing No.	Sheet	Revision
161414267	HORZ – 1 : 400 (4 0 8m)	3	3 of 5	2

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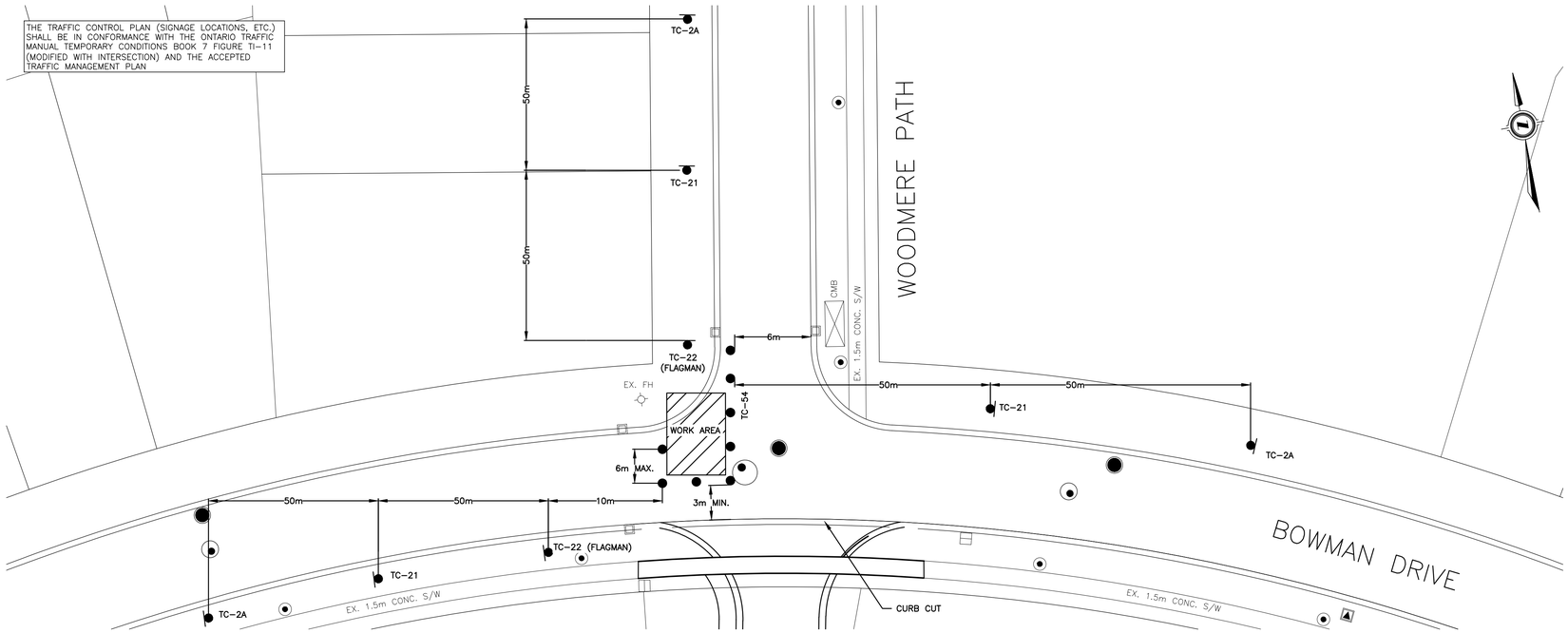
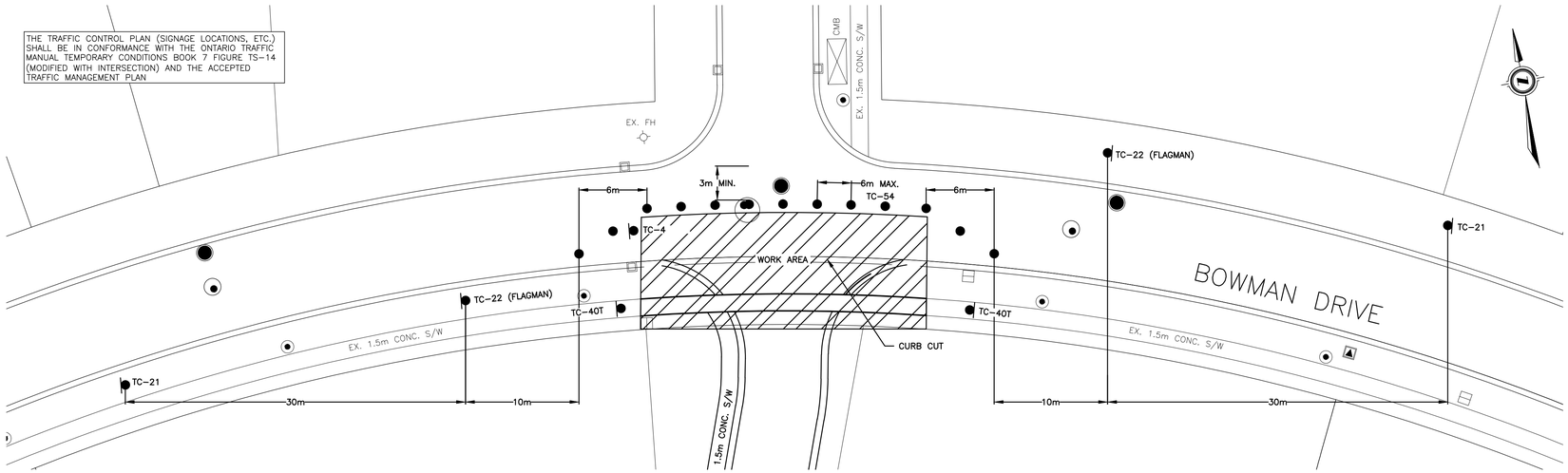
2022-9-19 3:00 PM by: Austin, Isaac

ORIGINAL SHEET - ANSI D

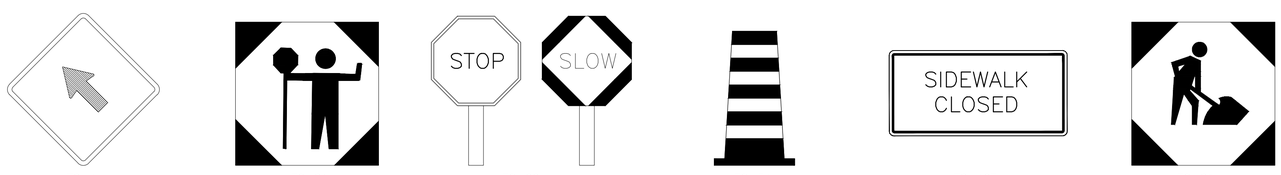
STAGE 1



STAGE 2



TRAFFIC SIGNS



TC–4 TC–21 TC–22 TC–54 TC–40T TC–2A

TRAFFIC MANAGEMENT PLAN

1. ANY HAZARD MUST BE PROTECTED AS PER THE ROADSIDE SAFETY MANUAL.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUALS.
3. ANY MODIFICATIONS TO THIS PLAN SHALL RECEIVE PRIOR APPROVAL OF THE CONTRACT ADMINISTRATOR.
4. CONTRACTOR TO PROVIDE DETAILED PLAN TO THE CONTRACT ADMINISTRATOR SHOWING SIGNAGE, FLAGGING AND TRAFFIC BARRIER LAYOUT FOR REVIEW PRIOR TO THE START OF CONSTRUCTION.
5. INSTALLATION AND RESTORATION TO BE SHORT DURATION WORK, COMPLETED WITHIN ONE WORKING DAY
6. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER

Stantec
600-171 Queens Avenue
London ON N6A 5J7
Tel. 519-645-2007

Liability Note:

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

Notes

1. TOPOGRAPHICAL SURVEY BY AGM LTD.
2. LEGAL INFORMATION TAKEN FROM AGM LTD.
3. SITE PLAN DRAWINGS PREPARED BY MTE CONSULTANTS.

Legend

- EXISTING FIRE HYDRANT
- EXISTING STORM MAINTENANCE HOLE
- EXISTING CATCHBASIN
- EXISTING SANITARY MAINTENANCE HOLE
- TRAFFIC CONTROL BARREL (MAX 6m SPACING)
- TRAFFIC CONTROL SIGNAGE
- EXISTING TV UTILITY
- EXISTING STREET LIGHT
- WORK AREA

1	REVISION AS PER UPDATED SITE PLAN	SK	CJH	22.08.22
Revision		By	Appd.	YY.MM.DD
1	ISSUED FOR SITE PLAN APPROVAL	SK	CJH	22.08.04
Issued		By	Appd.	YY.MM.DD
File Name: 161414267_c-tmp		SK	RC	IA	22.08.22
		Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

LICENSED PROFESSIONAL ENGINEER
C. J. HENDRIKSEN
100125181
Sept 19/22
PROVINCE OF ONTARIO

Client/Project
1960634 ONTARIO INC.
CLEARSKIES BLK 62

Ilderton, ON Canada

Title
TRAFFIC MANAGEMENT PLAN

Project No.	Scale	Sheet	Revision
161414267	HORZ – 1 : 250 (2,5 0 5m)		
Drawing No.		4 of 5	1
4			

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2022-9-19 3:02 PM by: Austin, Isaac
ORIGINAL SHEET - ANSI D

Stantec Consulting Ltd.
600-171 Queens Avenue, London ON N6A 5J7

August 4, 2022
File: 161414021

Attention: Marion-Frances Cabral, Planner
Planning and Development Services Department
Municipality of Middlesex Centre
10227 Ilderton Road, RR2
Ilderton, ON N0M 2A0

Dear Kelly,

Reference: Clear Skies Block 62 – Sanitary Servicing Brief

This letter is written to support the residential development at Block 62 of the Clear Skies Subdivision in the Municipality of Middlesex in providing confirmation that the proposed development conforms with the site population per the approved sanitary area plan of the complete subdivision.

The proposed Block has a total area of approximately 2.44 ha which will contribute to existing downstream sanitary infrastructure. As per the sanitary area plan for the Clear Skies Subdivision Phase 3 (Drawing No. GP1.4 prepared by MTE dated July 2021), the existing 200 mm diameter sanitary stub along Block 62A has a capacity allocated to the subject site. Area SA16, as shown in the attached sanitary area plan, encompasses the total area of Block 62 and can service the aforementioned area for a population of up to 437 without the need for further sanitary servicing analysis.

Currently, the proposed Block 62 site plan is comprised of 16 – 2 storey townhouse blocks with a total of 76 units. This corresponds with a conservative population of 183; 2.4 people per unit for medium density residential as per the Municipality of Middlesex Centre Infrastructure Design Standards Section 5.3.2. Thus, no issues in the downstream sanitary infrastructure is anticipated with the total proposed population (183) being less than the design population (437) contemplated in the downstream system. The estimated sanitary flows for the proposed development have been determined and is summarized below.

Development Area (ha)	Estimated Population	Q_{people} (L/s)	$Q_{infiltration}$ (L/s)	Q_{total} (L/s)
2.44	**183**	**2.23**	**0.24**	**2.47**

Reference: Liberty Crossing Block 94 – Sanitary Brief

We trust this meets your requirements for confirmation that the proposed development conforms with the approved sanitary servicing requirements in compliance with the Municipality of Middlesex Centre standards. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Sincerely,

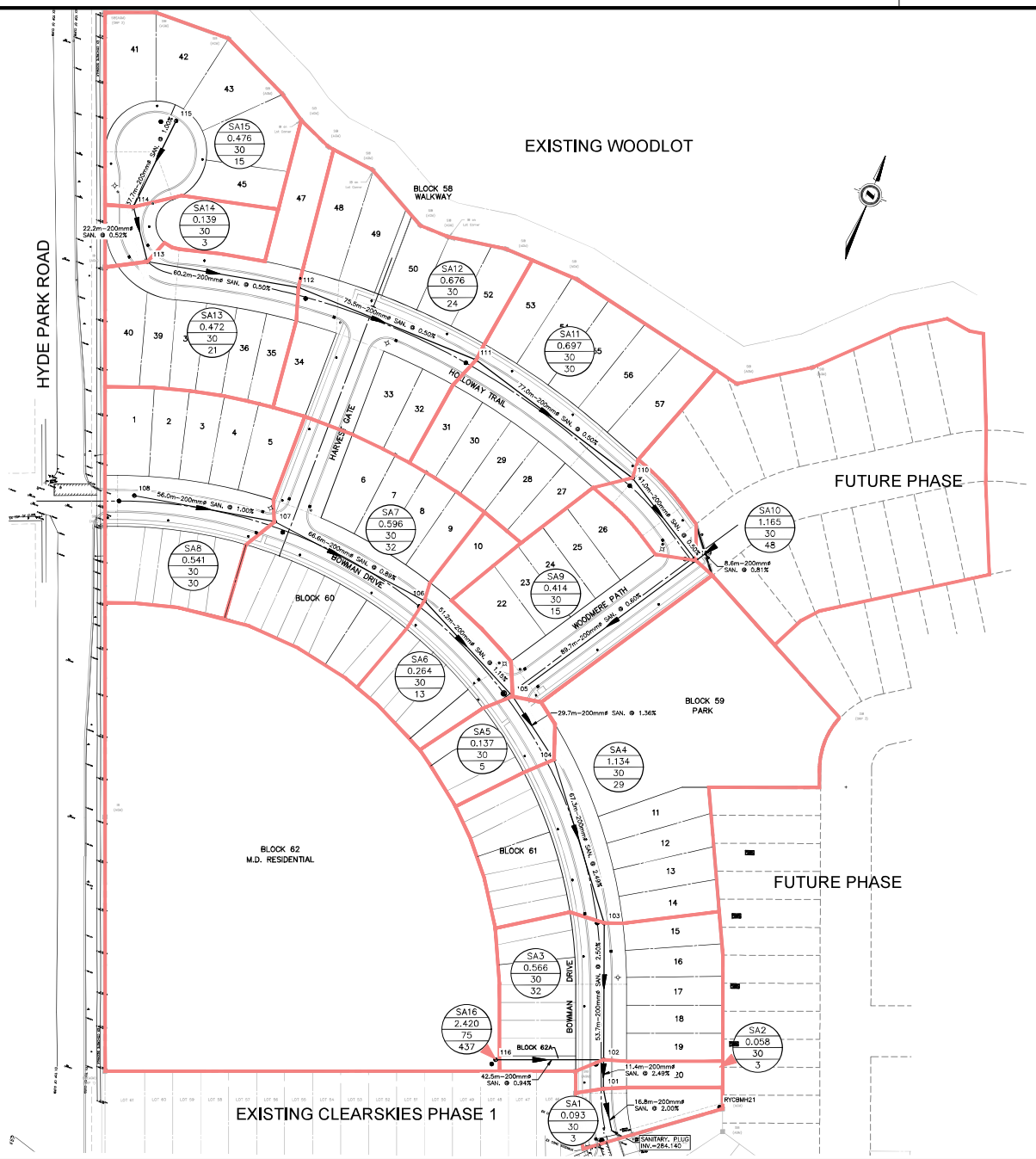
STANTEC CONSULTING LTD.

Abdalla Shaat, EIT
Civil Engineering Intern
Direct:519-670-7137
Abdalla.Shaat@stantec.com

Chris Hendriksen, P.Eng.
Senior Associate
Direct:519-282-1827
Chris.Hendriksen@stantec.com

APPENDIX A

Sanitary Area Plan & Design Sheet



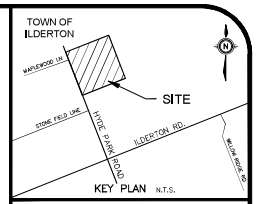
SANITARY DRAINAGE AREAS

LEGEND

- DRAINAGE AREA
- ID No. / AREA (Ha) / POPULATION PER HECTARE / ACTUAL DESIGN POPULATION

LEGEND

- SITE PHASE LINE (2A)
- EXISTING SPOT ELEVATIONS/CONTOURS
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- SANITARY SEWER
- STORM SEWER
- PERFORATED BIG 'O' SUBDRAIN (SEE DETAIL)
- WATERMAIN



GEODETIC BM ELEV. = 294.793m
MONUMENT No. 010881090
1.52m IRON BAR W/ BRASS CAP

SITE BENCHMARK ELEV. = 291.680m
TOP OF FIRE HYDRANT SPINDLE LOCATED AT NORTHWEST CORNER OF HYDR PARK RD AND STONE FIELD LINE

NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

No.	REVISION	BY	YYYY-MM-DD
8.			
7.			
6.			
5.			
4.			
3.	FINAL SUBMISSION	MTE	09/JUL/21
2.	SECOND SUBMISSION	SGS	26/MAY/21
1.	FIRST SUBMISSION	SGS	25/MAY/21

TOWN of ILDERTON

MTE
Engineers, Scientists, Surveyors
(519)204-6510

LICENSED PROFESSIONAL ENGINEER 2021-07-28 J.J. MONSTER 100190546 PROVINCE OF ONTARIO

OWNER
SIFTON PROPERTIES LIMITED
LONDON ON

PROJECT
CLEARSKIES SUBDIVISION PHASE 3
ILDERTON ON

DRAWING
SANITARY AREA PLAN

Project Manager	WHV	Project No.	48320-104
Design By	JJM	Checked By	
Drawn By	SGS	Checked By	
Surveyed By	AGM	Drawing No.	GP1.4
Date	Feb.09/21		
Scale	1:750	Sheet	of

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MTE FILE PATH:
July 14, 2021 - 10:05:30 AM - Plotted By: Sean Steele

MTE

SANITARY SEWER DESIGN SHEET
MIDDLESEX CENTRE

ITALICISED FONT - FUTURE/EXTERNAL/EXISTING DESIGN

DATE : FEB 2021
DESIGNED BY : SGS
CHECKED BY : JJM
FILE No : 48620-104
SHEET : 1of1

PROJECT NAME : CLEARSKIES PHASE 3

RESIDENTIAL POPULATION DENSITIES

THE FOLLOWING POPULATION ALLOWANCES WILL ARELY MADE DESIGNING SANITARY SEWERS:

(A) HECTARE BASIS
- LOW DENSITY (SINGLE FAMILY/DOM DETACHED) – 3.4 UNITS/HA @ 3 PEOPLE/UNIT
- MEDIUM DENSITY (TOWNHOUSES) = 75 UNITS/HA @ 2.4 PEOPLE/UNIT
- APARTMENTS/ APARTMENTS (s) = 120 UNITS/HA (APPROX 1.5 PEOPLE/UNIT)
- COMMERCIAL / INSTITUTIONAL / CHURCH = 100 PEOPLE/HA
- ELEMENTARY SCHOOL = 400 PEOPLE
- SECONDARY SCHOOL = 1500 PEOPLE

(B) LOT BASIS
- SINGLE FAMILY = 3 PEOPLE
- DUPLEX / SEMI = 6 PEOPLE

DESIGN CRITERIA

SEWAGE = 350 L/DAY/CAP = 0.00405 x f.f./dia/sec
INFILTRATION = 0.140 L/HA/DAY = infil. of 0.155 l/s/ha
PEAKING FACTOR = HARMON FORMULA $M = 1 + \frac{14}{4 + P^{0.5}}$

LOCATION				AREA (HECTARES)			POPULATION					SEWAGE FLOW				SEWER DESIGN					PROFILE				
AREA No.	STREET	FROM MH	TO MH	INCR UNIT GROSS	DELTA AREA ha	TOTAL AREA ha	PERS ha	PERS LOT	PERS INC. UP LOTS	DELTA POP.	TOTAL POP.	M Mar.2.0	SEWAGE Pe	INFILT. Ia	TOTAL Pd	DIA mm	SLOPE %	n	VELOCITY m/s	CAP. l/s	LENGTH M	FALL IN SEWER	FALL IN HEADLOSS	FALL IN MANHOLE	INVERT ELEV. U.S.	INVERT ELEV. D.S.
SA15	HOLLOWAY TRAIL	115	114		0.476	0.48		3	5	15.00	15	4.40	0.29	0.05	**0.34**	200	1.00	0.013	1.04	32.80	37.73	0.377			291.64	291.27
SA14	HOLLOWAY TRAIL	114	113		0.139	0.62		3	1	3.00	18	4.39	0.35	0.06	**0.41**	200	0.52	0.013	0.75	23.65	22.20	0.115		0.051	291.21	291.10
SA13	HOLLOWAY TRAIL	113	112		0.472	1.09		3	7	21.00	39	4.34	0.75	0.11	**0.86**	200	0.50	0.013	0.74	23.19	80.22	0.301		0.050	291.05	290.75
SA12	HOLLOWAY TRAIL	112	111		0.676	1.76		3	8	24.00	63	4.29	1.20	0.16	**1.36**	200	0.50	0.013	0.74	23.19	75.50	0.378		0.050	290.70	290.32
SA11	HOLLOWAY TRAIL	111	110		0.697	2.46		3	10	30.00	93	4.25	1.70	0.25	**1.94**	200	0.50	0.013	0.74	23.19	74.20	0.371		0.050	290.27	289.90
	HOLLOWAY TRAIL	110	109		0.079	2.54		3	0	0.00	93	4.25	1.70	0.25	**2.01**	200	0.50	0.013	0.74	23.19	43.60	0.218		0.050	289.85	289.63
SA10	FUTURE WOODMERE PATH	PLUG	109		1.165	1.17		3	16	48.00	48	4.32	0.92	0.12	**1.04**	200	0.81	0.013	0.94	29.52	8.60	0.070			289.93	289.86
SA9	WOODMERE PATH	108	105		0.414	4.12		3	5	15.00	156	4.19	2.91	0.41	**3.32**	200	0.60	0.013	0.81	25.41	89.70	0.539			289.54	289.00
SA8	BOWMAN DRIVE	108	107		0.541	0.54				30.00	30	4.35	0.93	0.05	**0.63**	200	1.00	0.013	1.04	32.80	56.00	0.560			290.79	290.23
SA7	BOWMAN DRIVE	107	106		0.696	1.14				32.00	62	4.29	1.19	0.11	**1.30**	200	0.80	0.013	0.95	30.94	66.60	0.533		0.090	290.19	289.66
SA6	BOWMAN DRIVE	106	105		0.264	1.40				13.00	75	4.28	1.43	0.14	**1.57**	200	1.15	0.013	1.12	35.17	51.20	0.589		0.090	289.54	288.95
SA5	BOWMAN DRIVE	105	104		0.157	4.95				5.00	336	4.17	4.53	0.57	**4.96**	300	1.56	0.013	1.72	98.35	76.75	0.454			288.61	288.31
SA4	BOWMAN DRIVE	103	103		1.134	6.79				29.00	365	4.10	4.84	0.68	**5.52**	200	2.40	0.013	1.65	51.76	67.30	1.676		0.040	288.17	286.40
SA3	BOWMAN DRIVE	102	102		0.505	7.30				32.00	397	4.00	5.40	0.74	**6.14**	200	2.50	0.013	1.65	51.80	53.70	1.340		0.065	286.47	285.12
SA16	MUJUK NO	116	102	2.430	2.52	75	2.4	162	437.00	437	4.00	7.79	0.25	**8.03**	200	0.96	0.013	1.01	31.80	42.50	0.850			289.93	289.10
SA2	BOWMAN DRIVE	102	101		0.058	9.83		3	1	3.00	737	3.88	12.74	0.98	**13.72**	200	2.49	0.013	1.65	51.76	11.40	0.284			284.83	284.64
SA1	BOWMAN DRIVE	101	S5		0.093	9.93		3	1	3.00	740	3.88	12.79	0.99	**13.78**	200	2.00	0.013	1.48	46.39	16.80	0.336		0.165	284.48	284.14
	Stone Field Lane		S3		1.440	1.44				704.00	704															
	Basil Crescent		S3		0.510	0.51				24.00	24															
	Stone Field Lane	S3	S4		0.250	2.20		3	4	12.00	200	4.15	3.70	0.22	**3.92**	200	2.00	0.013	1.48	46.39	48.90	0.538				
		S4	S5		0.115	2.31		3	1	3.00	203	4.15	3.76	0.23	**3.98**	200	1.95	0.013	1.46	45.91	31.55	0.504				
	Bauman Drive	S5	S6		0.300	12.81		3	7	42.00	348	3.91	16.21	1.28	**17.49**	300	2.02	0.013	1.40	49.73	20.00	0.627				
		S6	S7		0.300	12.82		3	5	15.00	870	3.81	16.47	1.29	**17.76**	300	2.00	0.013	1.48	46.39	35.80	0.716				
		S7	S9		0.300	13.25		3	0	15.00	960	3.80	16.68	1.32	**18.00**	300	2.48	0.013	1.64	51.60	47.40	1.027				
	FUTRE PHASE		S8		1.860	1.86				67.00	67															
		S8	S9		0.420	15.53		3	6	18.00	1090	3.78	18.35	1.55	**19.91**	200	3.26	0.013	1.88	59.22	64.40	2.099				
	Basil Crescent		S9		3.800	3.80				147.00	147															
		S9	S10		0.400	19.73		3	5	15.00	1252	3.72	20.81	1.97	**22.78**	200	1.25	0.013	1.17	36.67	62.70	0.784				
		S10	S11		0.860	20.30		3	0	27.00	1279	3.72	21.26	2.03	**23.29**	300	0.60	0.013	0.81	36.11	63.70	0.382				
	FUTURE PHASE		S11		0.410	0.41				539.00	539															
		S11	S12		0.620	27.32		3	9	27.00	1564	3.67	25.58	2.73	**28.31**	250	0.70	0.013	1.01	49.76	69.90	0.489				

NOTE: Colours used above are intended to assist in the review of the document and do not indicate any specific design information

MTE

STORM SEWER DESIGN SHEET
MIDDLESEX CENTRE

ITALICISED FONT - FUTURE/EXTERNAL/EXISTING DESIGN

DATE : FEB 2021
DESIGNED BY : SGS
CHECKED BY : JJM
FILE No. : 48620-104
SHEET : 1of1

PROJECT NAME : CLEARSKIES PHASE 3

RUNOFF COEFFICIENT 'C'

PARKS & PLAYGROUNDS		0.20
RESIDENTIAL	SINGLE & DUPLEX	0.50 & 0.55
	ROWHOUSING	0.65
	APARTMENTS	0.65 - 0.70
COMMERCIAL & INDUST.		0.70 - 0.90
DENSELY BUILT, PAVED		0.90

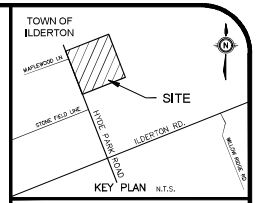
Return Period _____2_____ Years

FLOW Q = 2.78 CIA
WHERE Q = PEAK FLOW IN LITRES PER SECOND (l/s)
A = AREA IN HECTARES (ha)
C = RUNOFF COEFFICIENT
I = RAINFALL INTENSITY IN MILLIMETRES PER HOUR (mm/hr.)

2 Yr IDF Parameters: A 741.7, B 4.18, C 0.7342

LOCATION				AREA (A)			TOTAL A x C				RAINFALL INTENSITY			Q	SEWER DESIGN							PROFILE				
AREA No.	STREET	FROM MH	TO MH	AREA D/M Sq. m	DELTA AREA ha	TOTAL AREA ha	"C"	DELTA A x C	SECTION A x C	LATERAL A x C	SEWER A x C	TOTAL 2.78 AxC	TIME ENTRY mir. SECT.	TIME ENTRY mir. ACCUM.	INTENSITY I mm/hr.	l/s	DIA mm	SLOPE %	n	VEL m/s	CAP. l/s	T of Q Min.	LENGTH m	FALL IN SECTION	FALL IN HEADLOSS	FALL IN MANHOLE	DROP IN U.S.	INVERT ELEV. D.S.
ST16	HOLLOWAY TRAIL	16	15		0.366	0.37	0.5	0.183			0.183	0.509		19.90	73.70	38	300	0.57	0.013	1.03	73	38.4	0.57	0.202			0.202	292.00	292.00
ST15	HOLLOWAY TRAIL	15	14		0.143	0.51	0.5	0.072	0.183		0.255	0.709	0.57	19.57	72.46	51	375	0.51	0.013	1.13	125	25.7	0.38	0.131		0.124	291.87	291.74
ST14	HOLLOWAY TRAIL	14	13		0.454	0.96	0.5	0.227	0.255		0.482	1.340	0.38	19.95	71.64	96	450	0.43	0.013	1.16	167	46.0	0.92	0.280		0.068	291.80	291.38
ST13	HOLLOWAY TRAIL	13	12		0.518	1.48	0.5	0.259	0.482		0.741	2.060	0.92	20.87	69.70	144	450	0.64	0.013	1.45	228	67.9	0.78	0.435		0.025	291.37	290.94
ST12	HOLLOWAY TRAIL	12	11		0.408	1.88	0.5	0.248	0.741		0.989	2.749	0.79	21.66	68.13	187	525	0.53	0.013	1.45	313	80.6	0.93	0.427		0.066	290.84	290.41
ST11	HOLLOWAY TRAIL	11	S10		0.075	2.05	0.5	0.990	0.989		1.980	2.916	0.93	22.59	66.39	194	525	0.79	0.013	1.77	382	98.1	0.34	0.285		0.040	290.37	290.09
ST10	FUTURE WOODMERE PATH	DICB	10		0.928	0.93	0.5	0.464			0.464	1.290		19.90	73.70	95	450	1.12	0.013	1.90	302	11.7	0.10	0.131			290.80	290.47
ST9	WOODMERE PATH	10	6		0.418	3.43	0.5	0.209	0.464	1.048	1.721	4.784	0.34	22.93	65.77	315	600	0.73	0.013	1.82	614	68.7	0.61	0.621			290.00	289.38
ST8	BOWMAN DRIVE	9	8		0.561	0.56	0.55	0.320			0.320	0.890	0.00	19.90	73.70	66	300	0.75	0.013	1.16	84	68.5	0.93	0.491			291.49	291.00
ST7	BOWMAN DRIVE	8	7		0.627	1.21	0.55	0.345	0.320		0.665	1.849	0.93	20.90	71.53	132	375	1.10	0.013	1.66	184	61.1	0.61	0.672		0.152	290.84	290.17
ST6	BOWMAN DRIVE	7	6		0.261	1.47	0.55	0.144	0.665		0.809	2.249	0.61	20.91	73.23	164	375	1.10	0.013	1.66	184	47.7	0.46	0.525		0.084	290.08	289.56
ST5*	BOWMAN DRIVE	6	5		0.133	5.05	0.55	0.396	0.809	1.721	2.916	7.272		23.65	60.90	478	600	1.49	0.013	2.60	750	28.6	0.18	0.426			289.20	288.84
ST4	BOWMAN DRIVE	5	4		1.164	6.19	0.5	0.582	2.916		3.198	8.890	0.18	23.95	60.50	563	600	2.48	0.013	3.41	963	68.5	0.34	1.710		0.070	288.77	287.06
ST3	BOWMAN DRIVE	4	3		0.464	6.65	0.55	0.256	3.198		3.454	9.630	0.34	23.27	64.99	626	600	2.63	0.013	3.52	996	58.4	0.26	1.457		0.028	287.04	285.58
ST17	BLOCK 62A	17	3		2.425	2.43	0.85	1.576	0.000		1.576	4.381		13.25	90.96	398	525	0.90	0.013	1.86	408	40.8	0.36	0.368			288.65	288.28
ST1	BOWMAN DRIVE	3	1		0.155	9.22	0.5	0.075	3.454	1.576	5.115	14.220	0.26	23.53	64.54	918	675	2.39	0.013	3.76	1353	30.2	0.13	0.782			285.50	284.72
	BOWMAN DRIVE	1	R5		0.093	9.31	0.5	0.047	5.115		5.162	14.356	0.13	23.79	64.32	923	675	2.39	0.013	3.77	1350	11.4	0.05	0.294		0.057	284.66	284.37
	Ex Stonefield Lane		R3		0.440	0.44					0.777	2.160		17.53														
	Ex. Basil Crescent		R3		0.510	0.51					0.259	0.709		22.45														
	Ex. Stonefield Lane	R3	R4		0.300	1.25	0.5	0.150	0.255	0.777	1.182	3.286	1.20	23.65	64.60	212	450	1.80	0.013	2.47	393	82.9	0.36	1.005					
	Ex PHASE 1	R4	R5		0.090	1.34	0.5	0.045	1.182		1.227	3.411	0.36	23.68	63.99	218	450	1.80	0.013	2.20	349	26.2	0.20	0.393					
	Maplewood	R5	R6		0.320	10.97	0.5	0.160	1.227	0.182	6.549	18.295	0.20	24.18	63.66	1159	675	2.60	0.013	3.32	1109	29.7	0.15	0.594					
		R6	R7		0.435	11.40	0.5	0.218	6.549		6.764	18.854	0.15	24.73	63.42	1192	675	2.60	0.013	3.32	1109	37.3	0.19	0.746					
		R7	R8		0.270	11.67	0.5	0.135	6.764		6.899	19.179	0.19	24.55	63.11	1210	675	2.70	0.013	3.40	1218	39.2	0.19	0.822					
	FUTURE PHASE**		R8		2.281	2.28					1.720	3.141		22.55														
	Maplewood	R8	R9		0.430	14.27	0.5	0.215	6.899	1.130	8.244	22.918	0.19	24.55	62.60	1439	675	3.10	0.013	4.14	1480	73.4	0.28	2.182					
	Ex. PHASE 2		R9		3.780	3.78					1.899	5.254		22.45														
	Maplewood	R9	R10		0.410	18.06	0.5	0.205	8.244	1.090	10.339	28.742	0.28	24.27	62.36	1792	1200	0.35	0.013	2.04	2307	62.7	0.51	0.319					
		R10	R11		0.590	19.19	0.5	0.295	10.339		10.634	29.583	0.51	25.48	61.57	1820	1200	0.25	0.013	1.72	1949	62.7	0.61	0.157					
	FUTURE PHASE		R11		5.360	5.36					2.089	7.450		23.13														
	Maplewood	R11	R12		0.650	25.16	0.5	0.325	10.634	2.089	13.639	37.916	0.61	25.09	60.66	2300	1350	0.20	0.013	1.67	2307	65.6	0.65	0.131					
		R12	R13		0.190	25.35	0.5	0.095	13.639		13.734	38.191	0.65	25.74	59.72	2280	1350	0.20	0.013	1.67	2307	18.3	0.18	0.037					
		R13	R14		0.000	25.35	0.5	0.000	13.734		13.734	38.191	0.18	26.02	59.46	2270	1350	0.20	0.013	1.67	2307	32.0	0.32	0.064					
		R14	SWM		0.000	25.35	0.5	0.000	13.734		13.734	38.191	0.32	27.24	59.02	2253	1350	0.21	0.013	1.71	2408	27.3	0.27	0.057					
			STANTEC DESIGN VALUES:			**25.00**						**30.089**																

* Adjusted Tc based on the following:



GEODETIC BM ELEV. = 294.793m
MONUMENT No. 010881090
1.52m IRON BAR W/ BRASS CAP

SITE BENCHMARK ELEV. = 291.680m
TOP OF FIRE HYDRANT SPINDLE LOCATED AT NORTHWEST CORNER OF HYDE PARK RD AND STONE FIELD LINE

NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

No.	REVISION	BY	YYYY-MM-DD
8.			
7.			
6.			
5.			
4.			
3.	FINAL SUBMISSION	MTE	09/JUL/21
2.	SECOND SUBMISSION	SGS	26/MAY/12
1.	FIRST SUBMISSION	SGS	25/MAR/21

TOWN of ILDERTON

MTE
Engineers, Scientists, Surveyors
(519)204-6510

LICENCE PROFESSIONAL ENGINEER
2021-07-29
J.J. MONSTER
100106546
PROVINCE OF ONTARIO

OWNER
SIFTON PROPERTIES LIMITED
LONDON ON

PROJECT
CLEARSKIES SUBDIVISION PHASE 3
ILDERTON ON

DRAWING
STORM AND SANITARY DESIGN SHEETS

Project Manager	WHV	Project No.	48320-104
Design By	JJM	Checked By	
Drawn By	SGS	Checked By	
Surveyed By	AGM	Drawing No.	GP1.5
Date	Feb.09/21		
Scale	1:750	Sheet	of

M:\E FILES\48620\104\48620-104_GP1_SANSTMDESIGNSHEETS
July 14, 2021 - 10:18:20 AM - Plotted By: Sean Steele

Stantec Consulting Ltd.
600 - 171 Queens Avenue London, Ontario N6A 5J7

August 24, 2022
File: 1614-14267

Attention: Ryan Chantler
Project Manager, Community Development
Stantec Consulting Ltd.
600-171 Queens Avenue
London ON N6A 5J7

Dear Ryan,

Reference: Clear Skies Subdivision Blk 62 - Stormwater Management Design Brief

1.0 INTRODUCTION

Stantec Consulting Ltd. (Stantec) has been retained by Sifton Properties Ltd. (Client) to assist with the engineering services, including the Stormwater Management (SWM) Plan for the proposed residential development located within Phase 3 of the Clear Skies Subdivision (Block 62) within the town of Ilderton, Ontario. The 2.44 ha Site is bordered by Bowman Drive and future residential developments to the north and east, Hyde Park Road to the west, and the existing Clear Skies Phase 1 residential development to the south. The following Design Brief outlines the SWM strategy for the proposed development.

The approach involved the following components:

- Completion of background review of relevant, existing documents (listed in the following section).
- Design of the SWM Strategy for the proposed Site.
- Development of an erosion and sediment control plan.

2.0 BACKGROUND

In preparation of this report, the following documents and reports have been referenced:

- *Clear Skies Phase 3 Preliminary Servicing Report*, MTE Consultants Inc., February 2021.
- *Erosion and Sediment Control Guide for Urban Construction*, Toronto and Region Conservation Authority, 2019.
- *Little Property Subdivision Phase 1 Final SWM Report,* Stantec Consulting Ltd., March 2016.
- *Little Farm Subdivision Conceptual SWM Report,* Stantec Consulting Ltd., January 2014.

- *Geotechnical Investigation Report, New Subdivision on Little Farm – 13464 Ilderton Road, Ilderton, Ontario,* Amec Environment & Infrastructure, April 2014.
- *Stormwater Management Policy Manual – Municipality of Middlesex Centre,* Stantec Consulting Ltd., June 2011.
- *Design Specifications and Requirements Manual,* City of London, October 2003 (Updated March 2021).
- *Stormwater Management Planning and Design Manual (SWMPD Manual),* Ontario Ministry of the Environment and Climate Change, March 2003.

3.0 STORMWATER MANAGEMENT CRITERIA

The SWM criteria for the entire Phase 3 of the Clear Skies residential development were previously established as per the information presented in the Oxbow Creek Watershed Report Card and standard engineering practices. The SWM design criteria for the proposed residential development are:

- **Water Quality** – Provide sufficient treatment measures to meet the Ministry of the Environment, Conservation and Parks, (MECP) *Enhanced* (80% TSS Removal) criteria and promote the at-source removal of potential contaminants.
- **Water Quantity** – Provide sufficient water quantity control to maintain post-development peak flow rates up to and including the 250-year storm event to the existing discharge rates.
- **Erosion and Sediment Control** – Provide appropriate erosion and sediment control during construction/area grading to protect adjacent properties from potential siltation.

4.0 TARGET DRAINAGE CONDITIONS

The Site, approximately 2.44 ha in area, is located within Phase 3 of the Clear Skies Subdivision. The stormwater management strategy for the overall development (including Phase 3 lands) was addressed in *Little Farm Subdivision Conceptual SWM Report* (Stantec, 2015). As per the Conceptual SWM Report, a wet pond SWM facility, located southeast of Block 62, has been designed to provide quality and quantity control for the entire residential development.

The Site, i.e., Clear Skies Subdivision Block 62, was included in the design of the downstream SWMF assuming a total imperviousness of 70% (C values of 0.65) representing a medium density block.

5.0 PROPOSED DRAINAGE CONDITIONS

The proposed Block 62 consists of 76 townhouse units with associated parking areas, access road, and landscaped areas.

Based on the attached Site Plan, the proposed land cover for the Site includes 39% landscaped areas and 61% hard surfaces including buildings, roads and driveways, and sidewalks. As per the attached calculations, the expected site runoff coefficient based on the site plan is calculated to be 0.62.

6.0 STORMWATER MANAGEMENT STRATEGY

6.1 WATER QUANTITY CONTROLS

As discussed above, the downstream SWMF has capacity to provide water quantity control for minor and major event flows from the proposed Site with an imperviousness of up to 70% (i.e., C = 0.65). As shown on the attached Site Plan, the proposed Block 62 has a runoff coefficient of 0.62. As both the proposed imperviousness (i.e., 61%) and runoff coefficient (i.e., 0.62) are less than what was originally assumed, no further quantity controls are required.

6.2 WATER QUALITY CONTROLS

The downstream SWMF was designed to provide water quality control for the entire residential development including the proposed Site (Block 62), assuming an imperviousness of 70% for medium density blocks. The current design for the Site directs all flows from Block 62 with an imperviousness of 61% to the downstream SWMF. As this is less than the previously assumed 70% imperviousness, the downstream SWMF has adequate capacity to meet the water quality criteria for the Site; therefore, no on-site quality controls are required.

7.0 EROSION AND SEDIMENT CONTROL PLAN

7.1 EVALUATION OF EROSION POTENTIAL

This section describes the Erosion and Sediment Control Plan that will be implemented during and immediately after construction to reduce the possibility of sediment being deposited downstream.

The *Toronto and Region Conservation Authority's Erosion and Sediment Control Guide for Urban Construction (2019)* was used to determine the erosion potential of the Site. The erosion potential is based on slope gradient, slope length, and soil texture. The relative magnitude of erosion potential is used to determine appropriate erosion control measures.

Existing slope gradients for the Site can be summarized as generally moderate (2-10%) with an average site slope in the order of 5%. The Geotechnical Investigation Report indicated that the Site is located within the Stratford Till Plain consisting of silty clay and silty clay loam which is considered to represent a moderate erodibility potential. Thus, the overall erosion potential for the Site is high.

7.2 EROSION AND SEDIMENT CONTROL (ESC) RECOMMENDATIONS

The following ESC Plan is recommended:

- Silt fencing will be erected along all site boundaries where there is a potential for runoff to discharge offsite and to protect adjacent and/or downstream properties from the migration of sediment in overland flow.

- Proposed and existing catchbasins or inlets within work area are to be protected from silt entering them by installing a silt-sac insert and/or providing a sediment trap around the structure.
- A construction entrance feature ("mud mat") will be placed at the Site entrance to minimize the offsite. Transport of sediment from construction vehicles.
- All disturbed areas will be stabilized according to OPSS 804.

To ensure the effectiveness of the various erosion and sediment control measures, an appropriate inspection and maintenance program is necessary. The inspection activities will include:

- Inspections of the erosion and sediment controls weekly or after each significant rainfall event (>25 mm), whichever is more frequent, during periods of active construction. During periods of inactivity, monthly inspections should continue to ensure site remains stable until full buildout.
- Inspections should include all silt fence installations, construction entrance, storm sewer outlets, swales and check dams, catchbasin sedimentation protection measures, and vegetation.
- Submission of Weekly Inspection Reports to the approval authorities at monthly intervals during periods of active construction.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the preceding documentation, the following conclusions can be drawn:

- Water quality and quantity control for runoff from the Clear Skies Block 62 (Site) will be provided by the downstream SWMF. This Facility has adequate capacity, and no further control is required for the Site.
- It is recommended that the erosion and sediment control measures documented herein be implemented.

Reference: **Clear Skies Subdivision Blk 62 - Stormwater Management Design Brief**

Based on the preceding memo, the proposed SWM strategy is sufficient to provide water quality and water quantity control requirements for the subject Site. We trust this meets your needs at this time; however, should you have any questions, please do not hesitate to contact the undersigned at your convenience.

Regards,

STANTEC CONSULTING LTD.

Adam Kristoferson P.Eng.
Water Resources Engineer
Community Development
Phone: (519) 675 - 6669
Fax: (519) 645 - 6575
Adam.kristoferson@stantec.com

Attachment: Site Plan
Runoff Coefficient (C) and TIMP Calculations

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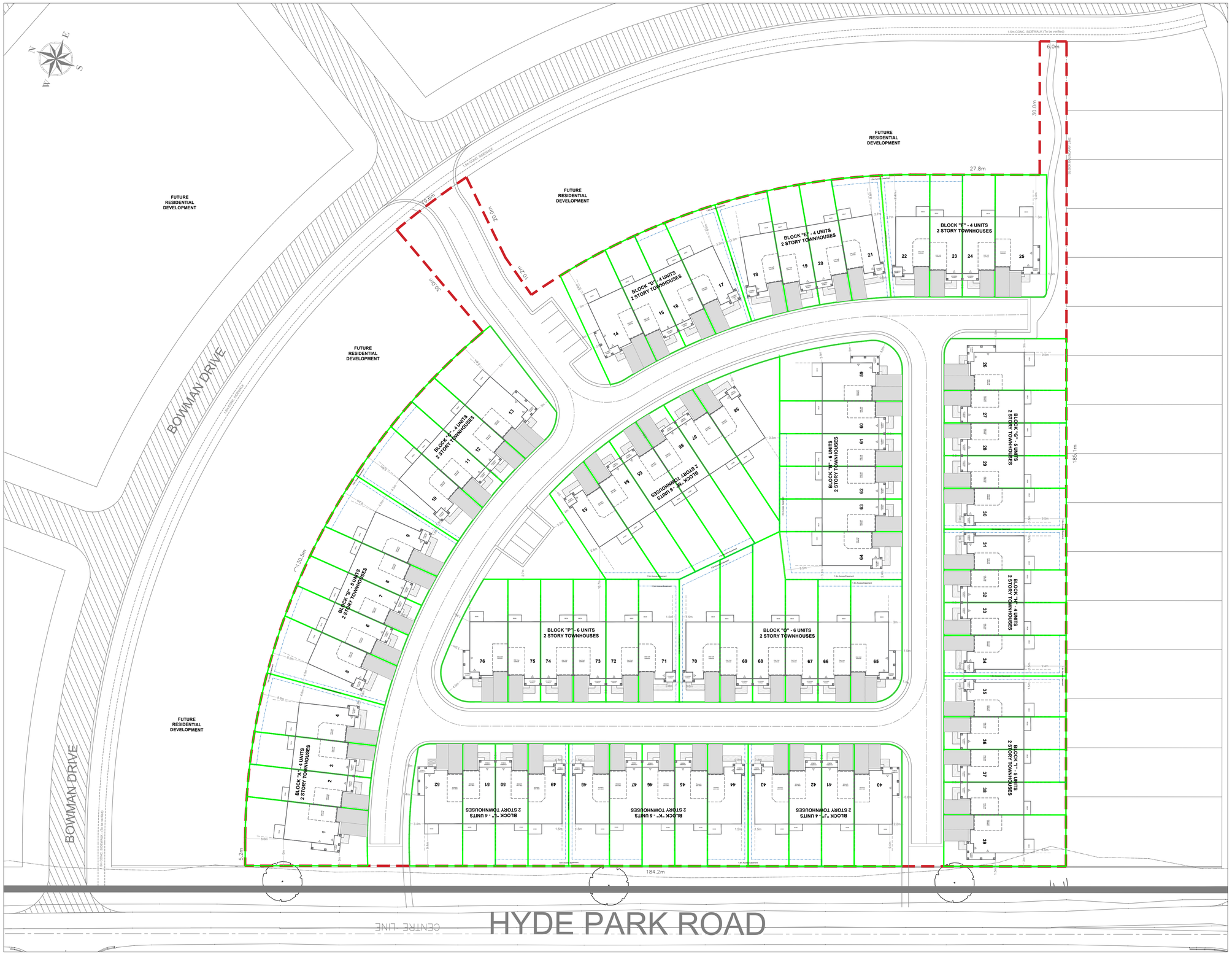

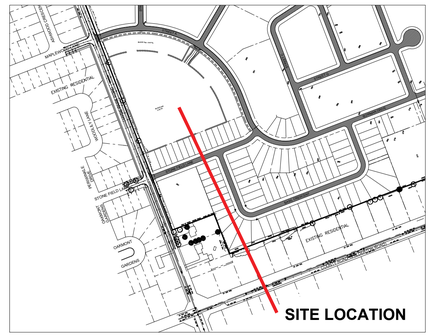

CLEAR SKIES - ILDERTON, ONTARIO

76 UNIT - TWO STOREY TOWNHOUSE CONCEPT

Unit Blocks and Number of Units	Gross Floor Area (GFA) Two Story Units	Ground Floor Area Coverage (Totals)

SITE DATA TABLE: UR3-11

Standard: UR3-11	Requirements	Proposed
TOTAL LOT AREA	--	24,408 m^2 (2.44 Ha)
MINIMUM LOT AREA	133.0 m^2 / Unit	
MIN LOT FRONTAGE	5.0 m / Unit	
MIN LOT DEPTH	22.0 m	
MIN FRONT YARD SETBACK	6.0 m - attached garage 2.5 m - main dwelling	
MIN SIDE YARD SETBACK	1.2 m - on an interior lot & 1.2 m abutting a private street 3.0 m abutting public street	
MIN REAR YARD SETBACK	5.0 m to main building, 3.0 m to attached decks	
MAXIMUM LOT COVERAGE	62% main uses, 65% including acc. buildings	
MIN FLOOR AREA	50.0 m^2	
MAX DENSITY	45 uph	32 uph
MIN OUTDOOR AMENITY AREA	35.0 m^2 / dwelling unit	
VISITOR PARKING (1 / 10 units)	8 spaces	8 Visitor Spaces

APPROVAL STAMP

SIFTON PROPERTIES LTD.
NEIGHBOURHOOD DEVELOPMENTS
1295 RIVERBEND SOUTH, SUITE 300
LONDON, ONTARIO
N6K 0G2

CLEAR SKIES
PHASE THREE - BLOCK 62
ILDERTON, ONTARIO

76 UNIT - TWO STOREY TOWNHOUSE
DEVELOPMENT CONCEPT

Project No. :	--	Date:	9 August 2022
Drawing No. :	--	Scale:	
Drawn By :	AL		
Checked By:	AH, PM		

C:\Users\alambert\Desktop\Clear Skies - Phase Three - Block 62 - 9 August 2022 AL.dwg

161414267 - Clear Skies Subdivision Block 62

Subject: Runoff Coefficient (C) and TIMP Calculations

Project: Clear Skies Subdivision Block 62

Project No.: 161414267

Client: Sifton Properties Ltd.

Date: 24-Aug-22

Total Area (ha)	2.44
Proposed Impervious Area (ha)	1.48
TIMP	61%
Runoff Coefficient (C)	0.62

Stantec Consulting Ltd.
600-171 Queens Avenue, London ON N6A 5J7

July 26, 2022
File: 161414267

Attention: Marion-Frances Cabral, Planner
Planning and Development Services Department
Municipality of Middlesex Centre
10227 Ilderton Road, RR2
Ilderton, ON N0M 2A0

Dear Kelly,

Reference: Clear Skies Block 62 – Water Servicing Brief

This letter is written to support the residential development at block 62 of the Clear Skies Subdivision located in Ilderton, ON in the Municipality of Middlesex in providing confirmation that the proposed water servicing meets the requirements of the Municipality of Middlesex and the Ontario Building Code.

The proposed residential townhouse blocks consists of 76 units serviced by one connection to the 200mm watermain on Bowman Drive. We note that a 150mm watermain has been installed to the property line from the 200mm watermain on Bowman Drive which has been found to be inadequate in size to meet the fire flow demand requirement, and thus will be upsized to a 250mm watermain as detailed in this report.

Hydraulic Model Development

A water distribution system model of the proposed development water distribution system was created using Bentley WaterCAD V8i. The model was developed using Site Plan and grading plan of proposed development prepared by Sifton Properties Limited and Stantec Consulting Ltd. The model is used to perform hydraulic calculations to estimate network pressures, velocities, flows, etc. for various conditions. The corresponding model inputs are described briefly below.

Pipe Network

The length, location, and diameter of proposed pipe network was designed based on the requirements of the proposed development.

C-Factors

Pipe friction losses are calculated in the WaterCAD model using the Hazen-Williams equation, which uses an empirical roughness coefficient (C-factor) that is selected based on the pipe material, diameter, and condition. C-factors were assigned to the modelled pipes based on Municipality of Middlesex Centre Design Standards, as summarized in the following table.

Table 1 – C-Factors from MOECC Guidance

Pipe Diameter (mm)	C-Factor
100 -150	100
200 – 250	110
300 – 600	120
> 600	130

DESIGN WATER DEMAND

Residential populations are assigned to each node in the model based on unit counts developed from the Site Plan prepared by Sifton Properties Ltd. The following population densities were assigned to each unit based on the guidance presented in Middlesex Centre's Infrastructure Design Standards (January 2018), as summarized in the following table.

Table 2 – Residential Densities

Type	Density (people/unit)
Low Density	3
Medium Density	2.4
High Density	1.6

Average day domestic unit demand assigned for design is 350 L/capita/day, with a conservative Maximum Day Factor of 2.75 and Peak Hour Factor of 4.13 in accordance with Middlesex Centre's Infrastructure Design Standards and Ministry of Environment.

The demand summary at each node is attached for the proposed development.

Water Quality

Flushing will not be required for the watermain once all the units are built and accompanying demands come online. Age analysis results supporting this are included in this report confirming water turnover is within 72 hours in accordance with City standards.

Reference: Clear Skies Block 62 – Water Servicing Brief

Water Supply for Fire Protection

The proposed 16 multi-unit townhouse blocks with a total of 76 units at Clear Skies Block 62 will include provisions for firefighting that include the following consideration based on the provisions of the Ontario Building Code (OBC) clause A.3.2.5.7.

- The fire flow requirements for most critical, 6-unit townhouse block configuration (Block "O") was determined in accordance with the requirements of the OBC. Based on residential occupancy from the basement to the 2nd floor with an assembly occupancy group C, the fire flow requirement is 5,400 L/min (90 L/s) at 20 psi (140 kPa).

The OBC fire flow requirements 5,400 L/min will be used to confirm the adequacy of the proposed water service network and to confirm fire protection. Copies of these calculations are attached.

Model Scenarios

The scenarios run for this development include average day demand, maximum hour demand, maximum day demand and age analysis for the site plus a fire flow scenarios at the hydrants based on the Municipality of Middlesex standards using the guidelines set in the Ontario Building Code requirements.

The scenarios were run with the boundary condition HGL of 330 m with reservoirs located at the 200mm watermain on Bowman Drive. Per the Clear Skies Phase 3 Servicing Report Subdivision, the Clear Skies Subdivision including Block 62 is in close proximity to the Ilderton water tower. The municipality has advised that the operating range of the tower is between 330.0 and 332.5 masl.

The attached modeling and below summary of results confirms that the existing municipal water network and the proposed watermain servicing the proposed development meets the requirements of the Municipality of Middlesex, and the Ontario Building Code.

Table 3. Summary of Results

Scenario	Velocity (m/s)		Pressure (psi)		Fire Flow (L/min)	
		Required Maximum		Required Minimum	Available	Required Per OBC
Average Day	0.02	1.5	52.7	40	n/a	n/a
Max Hour	0.09	1.5	52.7	40	n/a	n/a
Max Day plus Fire (HYD-1)	1.97	2.4	49.6	20	5,400	5,400

Max Day plus Fire (HYD-2)	1.88	2.4	48.6	20	5,400	5,400
Max Day plus Fire (HYD-3)	1.91	2.4	47.5	20	5,400	5,400

Modelling confirms the available fire flows at 20 psi (140kPa) residual pressure for the two proposed onsite fire hydrants is in excess of 5,680 L/min. This corresponds with a light blue hydrant colour marker to be installed by Municipality staff.

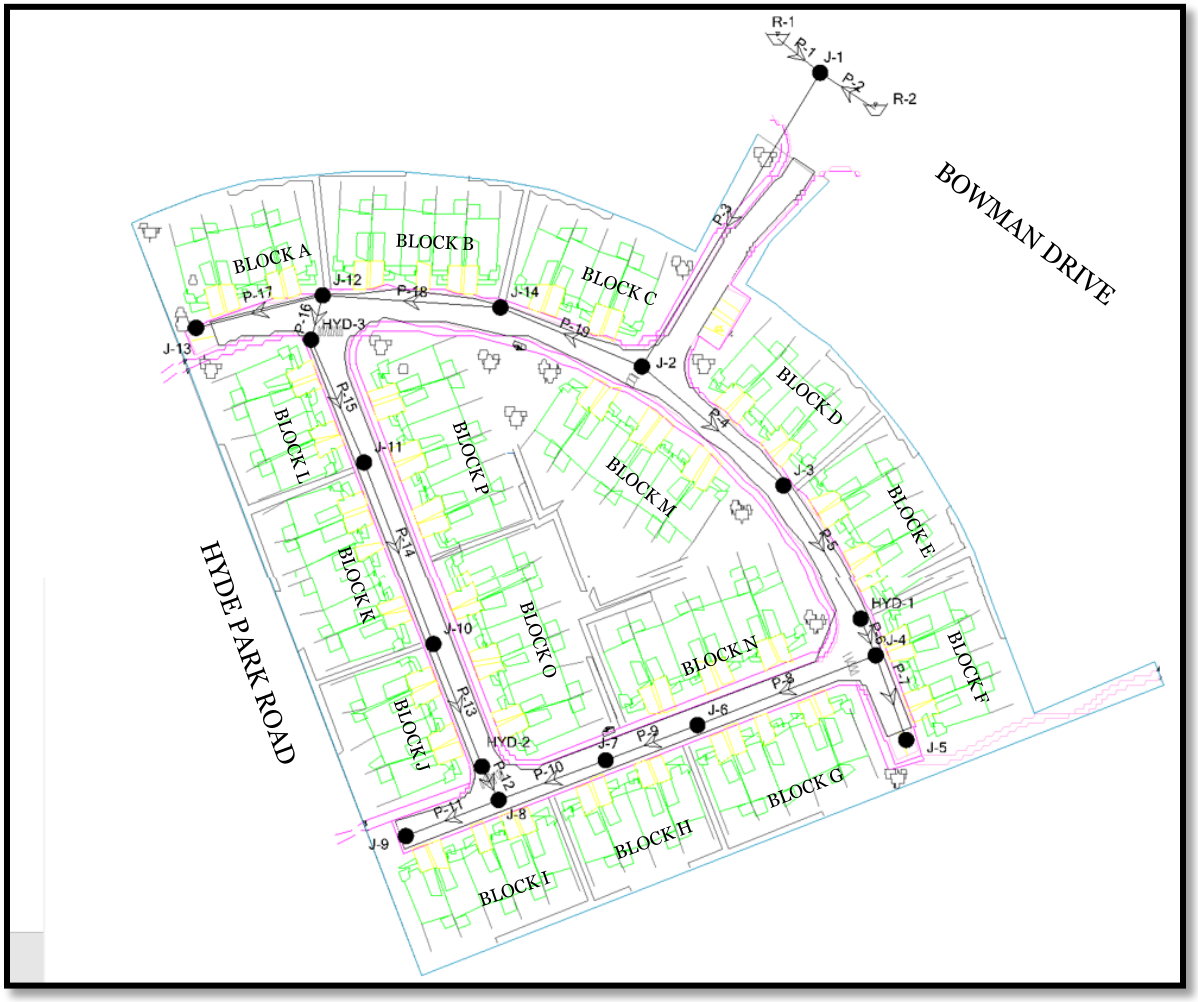

Figure 1: WaterCAD Analysis Figure

Reference: Clear Skies Block 62 – Water Servicing Brief

Closing

We trust this meets your requirements for confirmation that the proposed water servicing strategy is in compliance with both the Municipality of Middlesex Centre Standards and the Ontario Building Code. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Sincerely,

STANTEC CONSULTING LTD.

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Attachment: Table 1 – Demand Summary
Fire Flow Calculations
Modeling Results

Stantec

Subject: Demand Summary
Project: Clear Skies Block 62
Project No.: 161414267
Client: Sifton Properties Ltd.
Date: 26-Jul-22

Table 1

Junction	Land Use	Population	Average Day Demand (L/min)
	MD Units		
J-1	0	0	0.00
J-2	4	10	2.43
J-3	10	24	5.83
J-4	0	0	0.00
J-5	4	10	2.43
J-6	11	27	6.56
J-7	4	10	2.43
J-8	0	0	0.00
J-9	5	12	2.92
J-10	10	24	5.83
J-11	11	27	6.56
J-12	0	0	0.00
J-13	4	10	2.43
J-14	5	12	2.92
HYD-1	4	10	2.43
HYD-2	0	0	0.00
HYD-3	4	10	2.43

NOTES:

[1] Medium Density (MD) = number of units per site plan @2.4 people/unit

[2] Average Day Demand = 350 L/cap/day

Stantec

Subject: FIRE FLOW CALCULATIONS AS PER OBC REQUIREMENTS
Project: Clear Skies Block 62
Project No.: 161414267
Client: Sifton Properties Ltd.
Date: 26-Jul-22

AVAILABLE FLOW

This site will be serviced from the distribution watermain on Bowman Drive which has a hydraulic grade of 330m.

ONTARIO BUILDING CODE CLAUSE A-3.2.5.7.

$$Q = K\,x\,V\,x\,S_{Tot}$$

Q = MINIMUM SUPPLY OF WATER (L)
K = WATER SUPPLY COEFFICIENT
V = BUILDING VOLUME (m^3)
S_{Tot} = TOTAL OF SPATIAL COEFFICIENT VALUES FROM PROPERTY LINE EXPOSURES ON ALL SIDES AS OBTAINED FROM THE FORMULA:
where:

$$S_{Tot} = 1.0 + (S_{side1} + S_{side2} + \cdots etc)$$

values are obtained from Figure 1 A-3.2.5.7, OBC, as modified by Sections 6.3 (e) and 6.3 (f) of this guideline, and

$$S_{Tot} = need\ not\ exceed\ 2.0$$

As per Table 2, Section A-3.2.5.7, OBC

OBC Part 3 Buildings under Building Code	Required Minimum Water Supply Flow Rate (L/min)
One-storey building with area ≤ 600 m2	1800
All other buildings	2700 (if Q ≤ 108,000 L)
	3600 (if Q >108,000 L and ≤ 135,000 L)
	4500 (if Q >135,000 L and ≤ 162,000 L)
	5400 (if Q >162,000 L and ≤ 190,000 L)
	6300 (if Q >190,000 L and ≤ 270,000 L)
	9000 (if Q >270,000 L)

Major Occupancy Classification

Group C	Residential Occupancies

Water Supply Coefficient - K

As per Table 1, Section A-3.2.5.7, OBC	K= 23

Total Building Volume

Floor	Area (m^2)	Flr Height (m)	Volume (m^3)
Basement	536.4	2.6	1394.64

Ground	536.4	3	1609.2
2nd	536.4	3	1609.2
Total			4613.04

***Critical 6 unit Townhouse Block "O"*

**Floor areas & heights conservative estimates based on concept Site Plan & Part 9 of OBC*

Exposures

	Separation (m)	Spatial Coeff
North	3	0.70
South	17	0.00
East	11	0.00
West	20	0.00
S_{tot}		1.70

**above separation distances conservative estimates*

Minimum Water Supply

$$Q = K\,x\,V\,x\,S_{Tot}$$

Q = 23 x 4613 x 1.70 = 180,370 L

5400 (if Q >162,000 L and ≤ 190,000 L)

Required Fire Flow (from Table 2 above) = 5400 L/min

= 90 L/s

161414267 - Clear Skies Block 62

Active Scenario: Average Day

Label	Start Node	Stop Node	Diameter (mm)	Hazen-Williams C	Flow (L/min)	Velocity (m/s)	Headloss (m)
P-1	R-1	J-1	200.0	110.0	23.80	0.01	0.00
P-2	J-1	R-2	200.0	110.0	-21.40	0.01	0.00
P-3	J-1	J-2	250.0	110.0	45.20	0.02	0.00
P-4	J-2	J-3	200.0	110.0	22.09	0.01	0.00
P-5	J-3	HYD-1	200.0	110.0	16.26	0.01	0.00
P-6	HYD-1	J-4	200.0	110.0	13.83	0.01	0.00
P-7	J-4	J-5	50.0	100.0	2.43	0.02	0.00
P-8	J-4	J-6	200.0	110.0	11.40	0.01	0.00
P-9	J-6	J-7	200.0	110.0	4.84	0.00	0.00
P-10	J-7	J-8	200.0	110.0	2.41	0.00	0.00
P-11	J-8	J-9	50.0	100.0	2.92	0.02	0.00
P-12	J-8	HYD-2	200.0	110.0	-0.51	0.00	0.00
P-13	HYD-2	J-10	200.0	110.0	-0.51	0.00	0.00
P-14	J-10	J-11	200.0	110.0	-6.34	0.00	0.00
P-15	J-11	HYD-3	200.0	110.0	-12.90	0.01	0.00
P-16	HYD-3	J-12	200.0	110.0	-15.33	0.01	0.00
P-17	J-12	J-13	50.0	100.0	2.43	0.02	0.00
P-18	J-12	J-14	200.0	110.0	-17.76	0.01	0.00
P-19	J-14	J-2	200.0	110.0	-20.68	0.01	0.00

161414267 - Clear Skies Block 62

Active Scenario: Average Day

Label	Elevation (m)	Demand (L/min)	Pressure (psi)
HYD-1	290.00	2.43	56.8
HYD-2	291.30	0.00	54.9
HYD-3	292.75	2.43	52.9
J-1	292.00	0.00	53.9
J-2	291.75	2.43	54.3
J-3	291.25	5.83	55.0
J-4	290.00	0.00	56.8
J-5	290.10	2.43	56.6
J-6	291.00	6.56	55.4
J-7	291.15	2.43	55.1
J-8	291.20	0.00	55.1
J-9	290.90	2.92	55.5
J-10	291.40	5.83	54.8
J-11	292.00	6.56	53.9
J-12	292.85	0.00	52.7
J-13	292.80	2.43	52.8
J-14	292.40	2.92	53.4

161414267 - Clear Skies Block 62

Active Scenario: Max Hour

Label	Start Node	Stop Node	Diameter (mm)	Hazen-Williams C	Flow (L/min)	Velocity (m/s)	Headloss (m)
P-1	R-1	J-1	200.0	110.0	98.30	0.05	0.00
P-2	J-1	R-2	200.0	110.0	-88.38	0.05	0.00
P-3	J-1	J-2	250.0	110.0	186.68	0.06	0.00
P-4	J-2	J-3	200.0	110.0	91.25	0.05	0.00
P-5	J-3	HYD-1	200.0	110.0	67.17	0.04	0.00
P-6	HYD-1	J-4	200.0	110.0	57.14	0.03	0.00
P-7	J-4	J-5	50.0	100.0	10.04	0.09	0.01
P-8	J-4	J-6	200.0	110.0	47.10	0.02	0.00
P-9	J-6	J-7	200.0	110.0	20.01	0.01	0.00
P-10	J-7	J-8	200.0	110.0	9.97	0.01	0.00
P-11	J-8	J-9	50.0	100.0	12.06	0.10	0.02
P-12	J-8	HYD-2	200.0	110.0	-2.09	0.00	0.00
P-13	HYD-2	J-10	200.0	110.0	-2.09	0.00	0.00
P-14	J-10	J-11	200.0	110.0	-26.16	0.01	0.00
P-15	J-11	HYD-3	200.0	110.0	-53.26	0.03	0.00
P-16	HYD-3	J-12	200.0	110.0	-63.29	0.03	0.00
P-17	J-12	J-13	50.0	100.0	10.04	0.09	0.01
P-18	J-12	J-14	200.0	110.0	-73.33	0.04	0.00
P-19	J-14	J-2	200.0	110.0	-85.39	0.05	0.00

161414267 - Clear Skies Block 62

Active Scenario: Max Hour

Label	Elevation (m)	Demand (L/min)	Pressure (psi)
HYD-1	290.00	10.04	56.8
HYD-2	291.30	0.00	54.9
HYD-3	292.75	10.04	52.9
J-1	292.00	0.00	53.9
J-2	291.75	10.04	54.3
J-3	291.25	24.08	55.0
J-4	290.00	0.00	56.8
J-5	290.10	10.04	56.6
J-6	291.00	27.09	55.4
J-7	291.15	10.04	55.1
J-8	291.20	0.00	55.1
J-9	290.90	12.06	55.5
J-10	291.40	24.08	54.8
J-11	292.00	27.09	53.9
J-12	292.85	0.00	52.7
J-13	292.80	10.04	52.8
J-14	292.40	12.06	53.4

161414267 - Clear Skies Block 62

Active Scenario: Age Analysis

Current Time: 72.00 hours

Label	Start Node	Stop Node	Diameter (mm)	Hazen-Williams C	Flow (L/min)	Velocity (m/s)	Headloss (m)	Age (Calculated) (hours)
P-1	R-1	J-1	200.0	110.0	23.80	0.01	0.00	0.092
P-2	J-1	R-2	200.0	110.0	-21.40	0.01	0.00	0.141
P-3	J-1	J-2	250.0	110.0	45.20	0.02	0.00	0.997
P-4	J-2	J-3	200.0	110.0	22.09	0.01	0.00	2.227
P-5	J-3	HYD-1	200.0	110.0	16.26	0.01	0.00	3.257
P-6	HYD-1	J-4	200.0	110.0	13.83	0.01	0.00	3.954
P-7	J-4	J-5	50.0	100.0	2.43	0.02	0.00	4.269
P-8	J-4	J-6	200.0	110.0	11.40	0.01	0.00	5.149
P-9	J-6	J-7	200.0	110.0	4.84	0.00	0.00	7.408
P-10	J-7	J-8	200.0	110.0	2.41	0.00	0.00	11.523
P-11	J-8	J-9	50.0	100.0	2.92	0.02	0.00	20.641
P-12	J-8	HYD-2	200.0	110.0	-0.51	0.00	0.00	45.192
P-13	HYD-2	J-10	200.0	110.0	-0.51	0.00	0.00	24.791
P-14	J-10	J-11	200.0	110.0	-6.34	0.00	0.00	7.179
P-15	J-11	HYD-3	200.0	110.0	-12.90	0.01	0.00	4.833
P-16	HYD-3	J-12	200.0	110.0	-15.33	0.01	0.00	4.024
P-17	J-12	J-13	50.0	100.0	2.43	0.02	0.00	4.044
P-18	J-12	J-14	200.0	110.0	-17.76	0.01	0.00	3.230
P-19	J-14	J-2	200.0	110.0	-20.68	0.01	0.00	2.169

161414267 - Clear Skies Block 62

Active Scenario: Age Analysis

Current Time: 72.00 hours

Label	Elevation (m)	Demand (L/min)	Pressure (psi)	Age (Calculated) (hours)
HYD-1	290.00	2.43	56.8	3.826
HYD-2	291.30	0.00	54.9	40.736
HYD-3	292.75	2.43	52.9	4.252
J-1	292.00	0.00	53.9	0.325
J-2	291.75	2.43	54.3	1.768
J-3	291.25	5.83	55.0	2.785
J-4	290.00	0.00	56.8	4.175
J-5	290.10	2.43	56.6	4.457
J-6	291.00	6.56	55.4	6.221
J-7	291.15	2.43	55.1	8.695
J-8	291.20	0.00	55.1	20.557
J-9	290.90	2.92	55.5	20.817
J-10	291.40	5.83	54.8	8.945
J-11	292.00	6.56	53.9	5.512
J-12	292.85	0.00	52.7	3.889
J-13	292.80	2.43	52.8	4.298
J-14	292.40	2.92	53.4	2.670

161414267 - Clear Skies Block 62

Active Scenario: Max Day + Fire @HYD-1

Label	Start Node	Stop Node	Diameter (mm)	Hazen-Williams C	Flow (L/min)	Velocity (m/s)	Headloss (m)
P-1	R-1	J-1	200.0	110.0	2,908.86	1.54	0.21
P-2	J-1	R-2	200.0	110.0	-2,615.45	1.39	0.21
P-3	J-1	J-2	250.0	110.0	5,524.31	1.88	1.46
P-4	J-2	J-3	200.0	110.0	3,722.28	1.97	1.12
P-5	J-3	HYD-1	200.0	110.0	3,706.25	1.97	0.84
P-6	HYD-1	J-4	200.0	110.0	-1,700.44	0.90	0.06
P-7	J-4	J-5	50.0	100.0	6.68	0.06	0.00
P-8	J-4	J-6	200.0	110.0	-1,707.12	0.91	0.27
P-9	J-6	J-7	200.0	110.0	-1,725.16	0.92	0.14
P-10	J-7	J-8	200.0	110.0	-1,731.85	0.92	0.17
P-11	J-8	J-9	50.0	100.0	8.03	0.07	0.01
P-12	J-8	HYD-2	200.0	110.0	-1,739.88	0.92	0.06
P-13	HYD-2	J-10	200.0	110.0	-1,739.88	0.92	0.20
P-14	J-10	J-11	200.0	110.0	-1,755.91	0.93	0.27
P-15	J-11	HYD-3	200.0	110.0	-1,773.95	0.94	0.20
P-16	HYD-3	J-12	200.0	110.0	-1,780.63	0.94	0.07
P-17	J-12	J-13	50.0	100.0	6.68	0.06	0.01
P-18	J-12	J-14	200.0	110.0	-1,787.31	0.95	0.28
P-19	J-14	J-2	200.0	110.0	-1,795.34	0.95	0.24

161414267 - Clear Skies Block 62

Active Scenario: Max Day + Fire @HYD-1

Label	Elevation (m)	Demand (L/min)	Pressure (psi)
HYD-1	290.00	5,406.69	51.6
HYD-2	291.30	0.00	50.8
HYD-3	292.75	6.68	49.7
J-1	292.00	0.00	53.6
J-2	291.75	6.68	51.9
J-3	291.25	16.03	51.1
J-4	290.00	0.00	51.7
J-5	290.10	6.68	51.6
J-6	291.00	18.04	50.7
J-7	291.15	6.68	50.7
J-8	291.20	0.00	50.8
J-9	290.90	8.03	51.3
J-10	291.40	16.03	50.9
J-11	292.00	18.04	50.5
J-12	292.85	0.00	49.6
J-13	292.80	6.68	49.7
J-14	292.40	8.03	50.7

**HYD-1 Includes 5,400 L/min of fire demand and 6.69 L/min of domestic demand.*

161414267 - Clear Skies Block 62

Active Scenario: Max Day + Fire @HYD-2

Label	Start Node	Stop Node	Diameter (mm)	Hazen-Williams C	Flow (L/min)	Velocity (m/s)	Headloss (m)
P-1	R-1	J-1	200.0	110.0	2,908.86	1.54	0.21
P-2	J-1	R-2	200.0	110.0	-2,615.45	1.39	0.21
P-3	J-1	J-2	250.0	110.0	5,524.31	1.88	1.46
P-4	J-2	J-3	200.0	110.0	2,774.89	1.47	0.65
P-5	J-3	HYD-1	200.0	110.0	2,758.86	1.46	0.48
P-6	HYD-1	J-4	200.0	110.0	2,752.18	1.46	0.14
P-7	J-4	J-5	50.0	100.0	6.68	0.06	0.00
P-8	J-4	J-6	200.0	110.0	2,745.49	1.46	0.66
P-9	J-6	J-7	200.0	110.0	2,727.45	1.45	0.34
P-10	J-7	J-8	200.0	110.0	2,720.77	1.44	0.39
P-11	J-8	J-9	50.0	100.0	8.03	0.07	0.01
P-12	J-8	HYD-2	200.0	110.0	2,712.74	1.44	0.13
P-13	HYD-2	J-10	200.0	110.0	-2,687.27	1.43	0.44
P-14	J-10	J-11	200.0	110.0	-2,703.30	1.43	0.60
P-15	J-11	HYD-3	200.0	110.0	-2,721.34	1.44	0.45
P-16	HYD-3	J-12	200.0	110.0	-2,728.02	1.45	0.16
P-17	J-12	J-13	50.0	100.0	6.68	0.06	0.01
P-18	J-12	J-14	200.0	110.0	-2,734.71	1.45	0.61
P-19	J-14	J-2	200.0	110.0	-2,742.74	1.46	0.53

161414267 - Clear Skies Block 62

Active Scenario: Max Day + Fire @HYD-2

Label	Elevation (m)	Demand (L/min)	Pressure (psi)
HYD-1	290.00	6.68	52.8
HYD-2	291.30	5,400.01	48.6
HYD-3	292.75	6.68	48.7
J-1	292.00	0.00	53.6
J-2	291.75	6.68	51.9
J-3	291.25	16.03	51.7
J-4	290.00	0.00	52.6
J-5	290.10	6.68	52.5
J-6	291.00	18.04	50.3
J-7	291.15	6.68	49.6
J-8	291.20	0.00	48.9
J-9	290.90	8.03	49.4
J-10	291.40	16.03	49.1
J-11	292.00	18.04	49.1
J-12	292.85	0.00	48.8
J-13	292.80	6.68	48.8
J-14	292.40	8.03	50.3

161414267 - Clear Skies Block 62

Active Scenario: Max Day + Fire @HYD-3

Label	Start Node	Stop Node	Diameter (mm)	Hazen-Williams C	Flow (L/min)	Velocity (m/s)	Headloss (m)
P-1	R-1	J-1	200.0	110.0	2,908.86	1.54	0.21
P-2	J-1	R-2	200.0	110.0	-2,615.45	1.39	0.21
P-3	J-1	J-2	250.0	110.0	5,524.31	1.88	1.46
P-4	J-2	J-3	200.0	110.0	1,923.78	1.02	0.33
P-5	J-3	HYD-1	200.0	110.0	1,907.74	1.01	0.24
P-6	HYD-1	J-4	200.0	110.0	1,901.06	1.01	0.07
P-7	J-4	J-5	50.0	100.0	6.68	0.06	0.00
P-8	J-4	J-6	200.0	110.0	1,894.38	1.00	0.33
P-9	J-6	J-7	200.0	110.0	1,876.34	1.00	0.17
P-10	J-7	J-8	200.0	110.0	1,869.66	0.99	0.19
P-11	J-8	J-9	50.0	100.0	8.03	0.07	0.01
P-12	J-8	HYD-2	200.0	110.0	1,861.63	0.99	0.06
P-13	HYD-2	J-10	200.0	110.0	1,861.63	0.99	0.22
P-14	J-10	J-11	200.0	110.0	1,845.59	0.98	0.30
P-15	J-11	HYD-3	200.0	110.0	1,827.55	0.97	0.22
P-16	HYD-3	J-12	200.0	110.0	-3,579.14	1.90	0.26
P-17	J-12	J-13	50.0	100.0	6.68	0.06	0.01
P-18	J-12	J-14	200.0	110.0	-3,585.82	1.90	1.01
P-19	J-14	J-2	200.0	110.0	-3,593.85	1.91	0.87

161414267 - Clear Skies Block 62

Active Scenario: Max Day + Fire @HYD-3

Label	Elevation (m)	Demand (L/min)	Pressure (psi)
HYD-1	290.00	6.68	53.6
HYD-2	291.30	0.00	50.6
HYD-3	292.75	5,406.69	47.5
J-1	292.00	0.00	53.6
J-2	291.75	6.68	51.9
J-3	291.25	16.03	52.2
J-4	290.00	0.00	53.5
J-5	290.10	6.68	53.4
J-6	291.00	18.04	51.6
J-7	291.15	6.68	51.2
J-8	291.20	0.00	50.8
J-9	290.90	8.03	51.2
J-10	291.40	16.03	50.1
J-11	292.00	18.04	48.9
J-12	292.85	0.00	47.7
J-13	292.80	6.68	47.8
J-14	292.40	8.03	49.8

**HYD-3 Includes 5,400 L/min of fire demand and 6.69 L/min of domestic demand.*

161414267 - Clear Skies Block 62

Active Scenario: Rated Hydrant Capacity

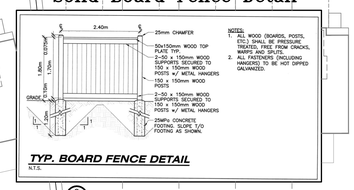
Label	Fire Flow (Available) (L/min)	Pressure (Calculated Residual) (psi)	Pressure (Calculated System Lower Limit) (psi)	Junction w/ Minimum Pressure (System)	Pipe w/ Maximum Velocity	Velocity of Maximum Pipe (m/s)
HYD-1	15,806.01	20.0	20.4	J-5	P-4	5.73
HYD-2	13,738.55	20.0	21.2	J-8	P-3	4.71
HYD-3	14,485.71	20.0	22.1	J-12	P-19	5.07
J-1	69,931.29	21.2	20.0	J-12	P-1	19.57
J-2	22,711.00	21.6	20.0	J-12	P-3	7.75
J-3	17,018.57	20.0	23.3	HYD-1	P-4	6.82
J-4	15,455.01	20.2	20.0	J-5	P-4	5.46
J-5	699.43	20.1	52.6	J-12	P-7	5.99
J-6	14,214.64	20.0	21.7	J-7	P-3	4.87
J-7	13,925.47	20.0	22.5	J-8	P-3	4.77
J-8	13,779.56	20.0	20.4	J-9	P-3	4.72
J-9	647.42	20.2	52.6	J-12	P-11	5.56
J-10	13,792.25	20.0	23.2	HYD-2	P-3	4.73
J-11	14,056.55	20.0	24.1	J-10	P-3	4.81
J-12	14,779.57	20.0	20.1	J-13	P-19	5.33
J-13	538.22	20.0	52.6	J-12	P-17	4.63
J-14	17,130.31	20.0	21.0	J-12	P-19	7.05

Landscape Plan

1 : 300

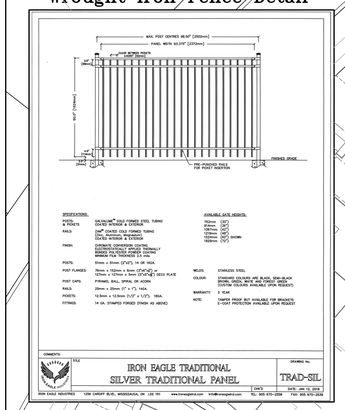
0 5m 10m 25m 50m 100m

Solid Board Fence Detail

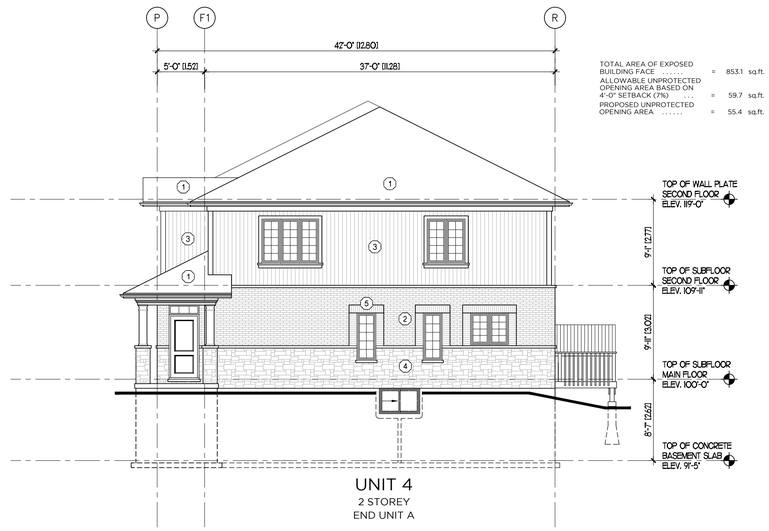


TYP. BOARD FENCE DETAIL
N.T.S.

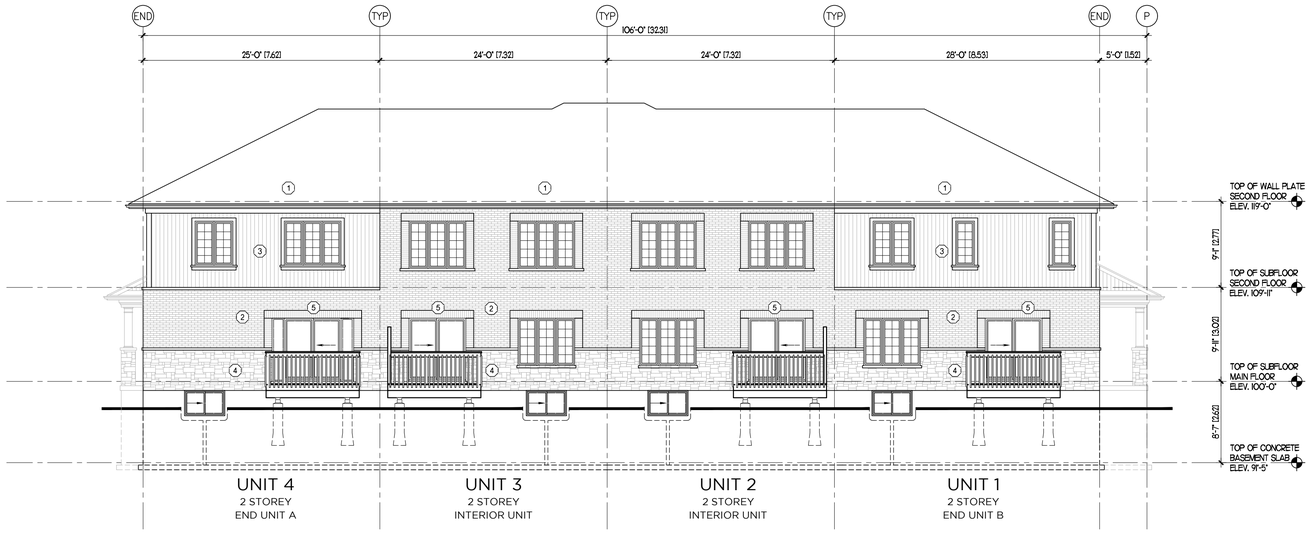
Wrought Iron Fence Detail


MAX. POST CENTRES 96.50" [2450mm]
OVERALL WIDTH 93.70" [2381mm]
STEEL INFILL PANEL
1" [25mm]
1" [25mm]
1" [25mm]

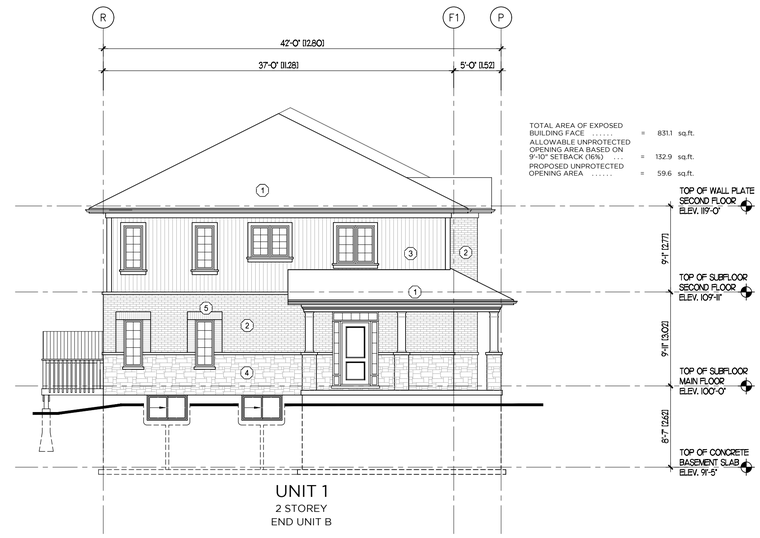
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION (HYDE PARK ROAD)

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. FACE BRICK
3. VERTICAL VINYL SIDING
4. STONE VENEER
5. BRICK SOLDIER COURSE

ORCHARD
DESIGN STUDIO INC.
519-620-0414

PROJECT
SIFTON TOWNHOMES
CLEAR SKIES PHASE III
Stone Field Lane, Ilderton, Ontario

TITLE
BLOCK A
ELEVATIONS

STATUS	SITE PLAN APPROVAL
FOLDER	SIFTON
FILE	Clear Skies SPA Elevations.dwg
SCALE	1/8"=1'-0"
DWN BY	S.H.
DATE	AUGUST 2022
REVISED	
JOB No.	

DATE	No.	REVISION

I, Corey Watria, review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 28615

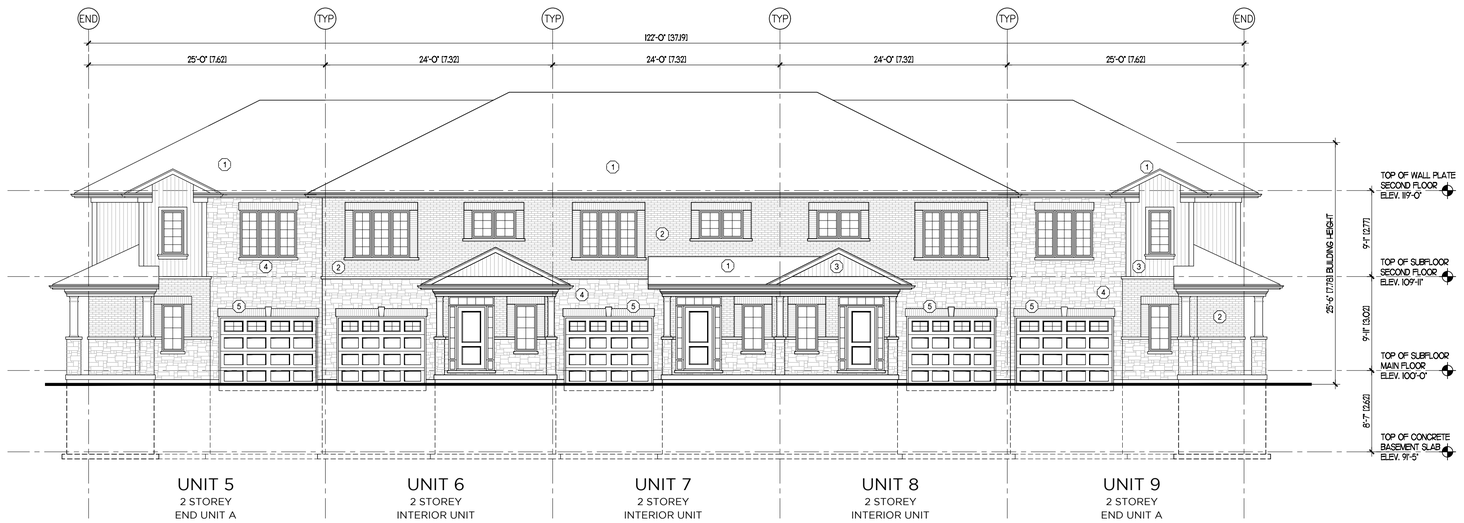
Individual BCIN: 37253

Signed:

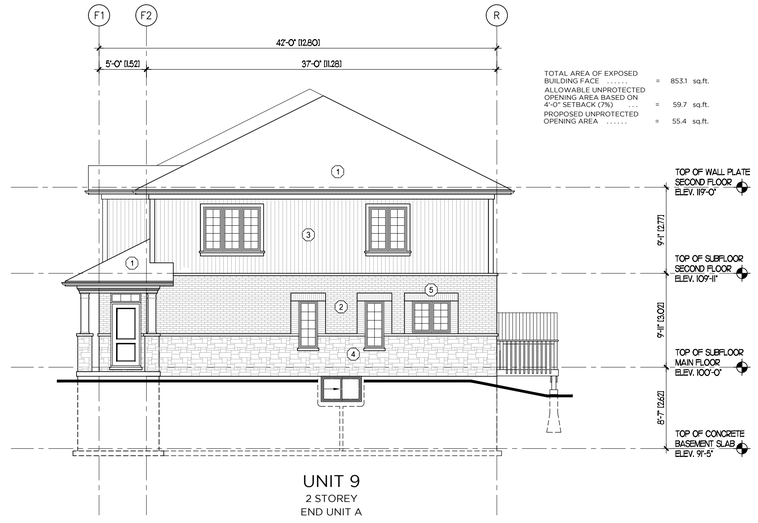
SHEET No.
A2.1

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO ORCHARD DESIGN BEFORE PROCEEDING WITH THE WORK.

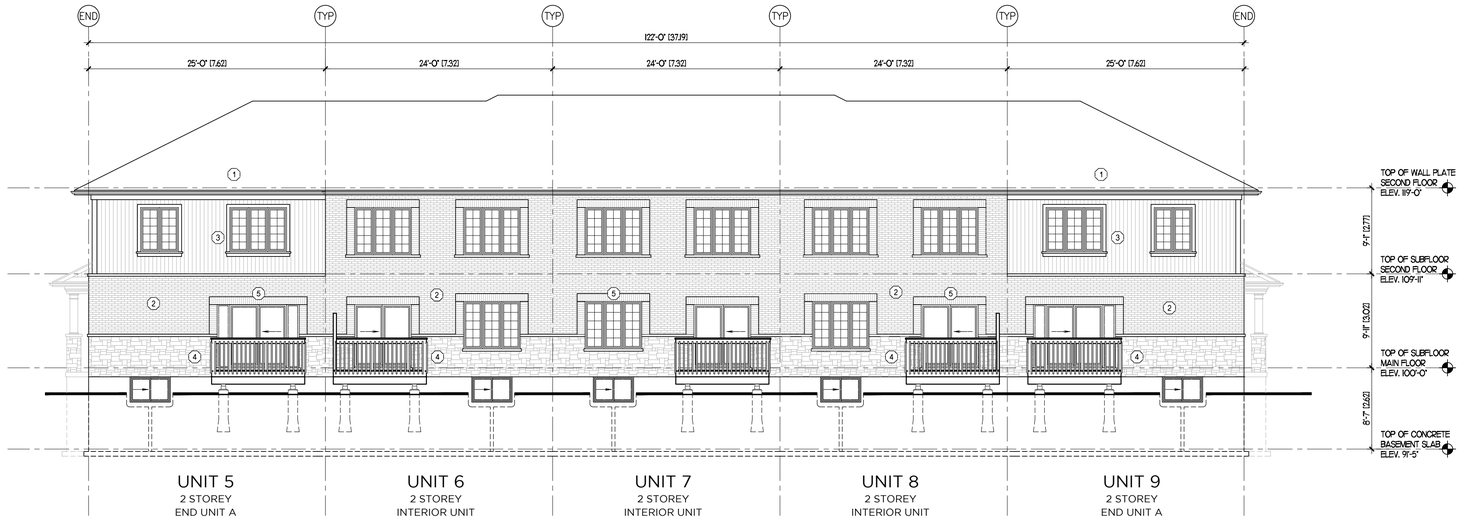
Last Plot 10/07/2020 12:19 PM



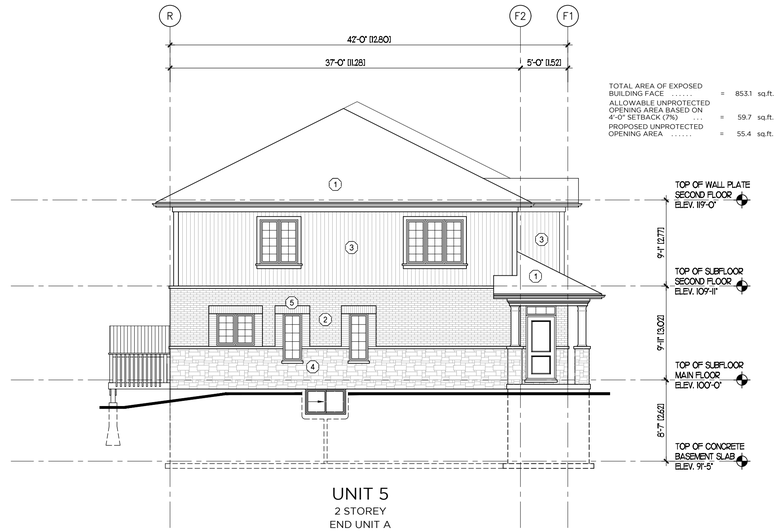
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. FACE BRICK
3. VERTICAL VINYL SIDING
4. STONE VENEER
5. BRICK SOLDIER COURSE

ORCHARD
DESIGN STUDIO INC.
519-620-0414

PROJECT
SIFTON TOWNHOMES
CLEAR SKIES PHASE III
Stone Field Lane, Ilderton, Ontario

TITLE
BLOCK B
ELEVATIONS

STATUS	SITE PLAN APPROVAL
FOLDER	SIFTON
FILE	Clear Skies SPA Elevations.dwg
SCALE	1/8"=1'-0"
DWN BY	S.H.
DATE	AUGUST 2022
REVISED	
JOB No.	

DATE	No.	REVISION

I, Corey Mahle, review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 28615

Individual BCIN: 37253

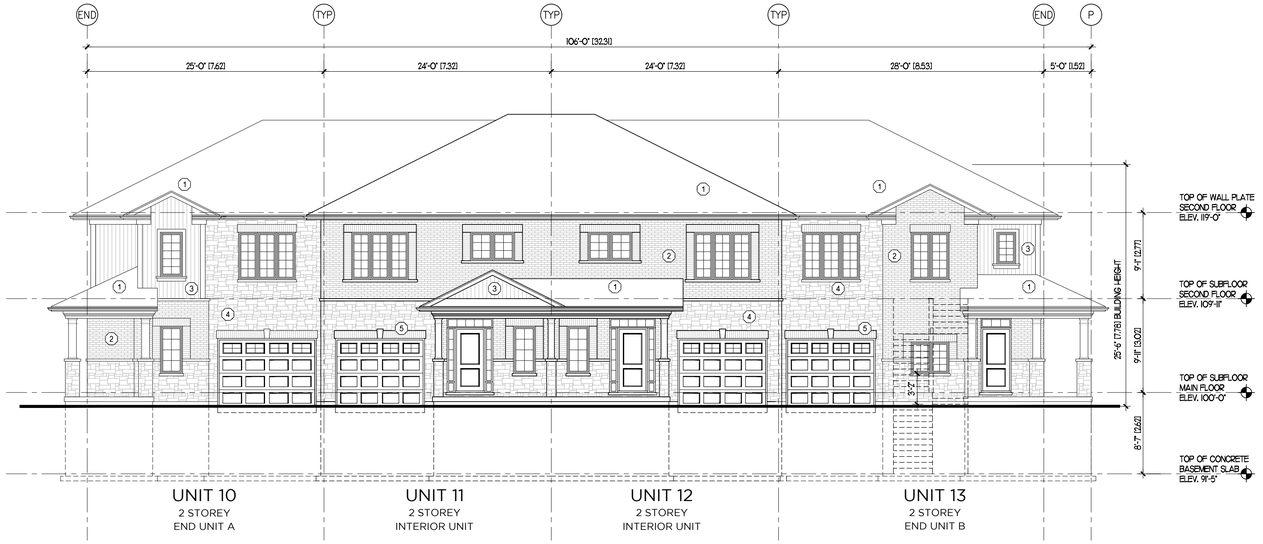
Signed:

SHEET No.

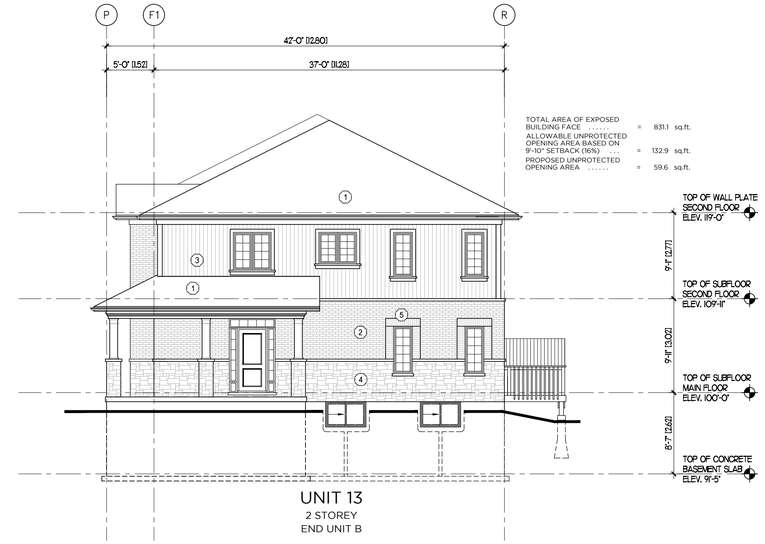
A2.2

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO ORCHARD DESIGN BEFORE PROCEEDING WITH THE WORK.

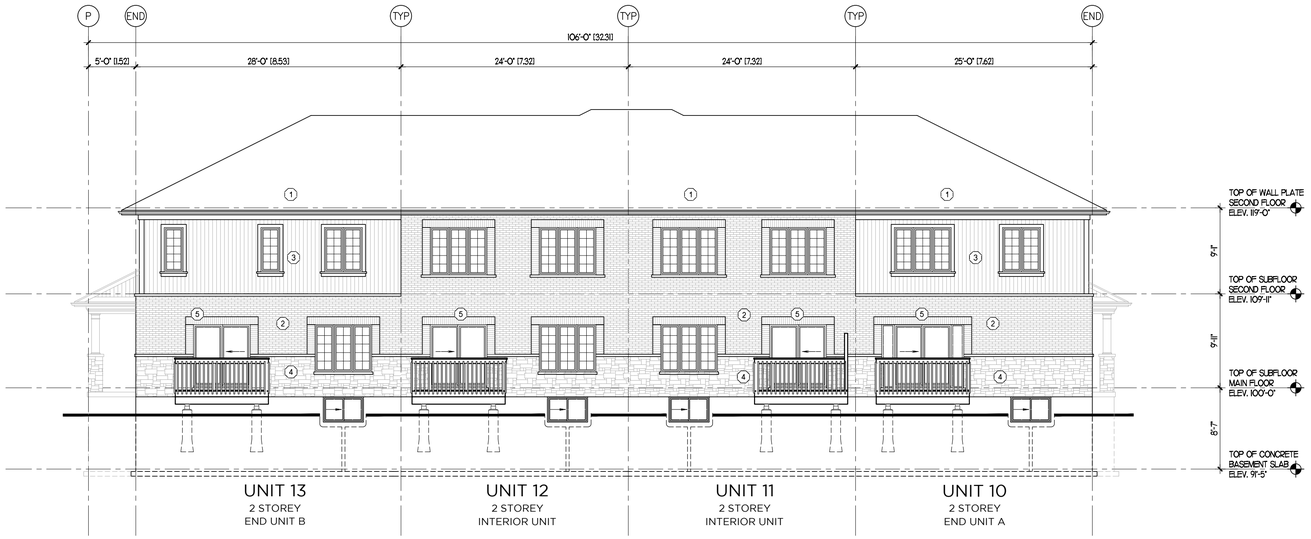
Last Plot 10/07/2020 12:19 PM



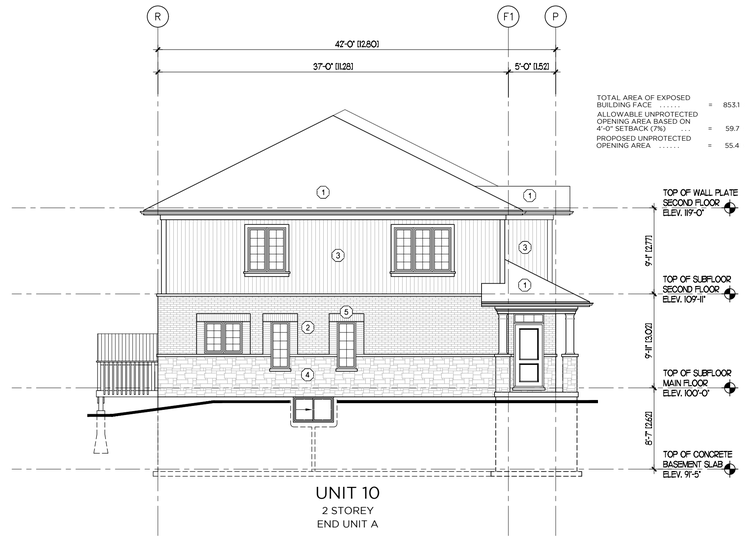
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. FACE BRICK
3. VERTICAL VINYL SIDING
4. STONE VENEER
5. BRICK SOLDIER COURSE

ORCHARD DESIGN STUDIO INC.
519-620-0414

PROJECT
SIFTON TOWNHOMES
CLEAR SKIES PHASE III
Stone Field Lane, Ilderton, Ontario

TITLE
BLOCK C
ELEVATIONS

STATUS	SITE PLAN APPROVAL
FOLDER	SIFTON
FILE	Clear Skies SPA Elevations.dwg
SCALE	1/8"=1'-0"
DWN BY	S.H.
DATE	AUGUST 2022
REVISED	
JOB No.	

DATE	No.	REVISION

I, Corey Watros, review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 28615

Individual BCIN: 37253

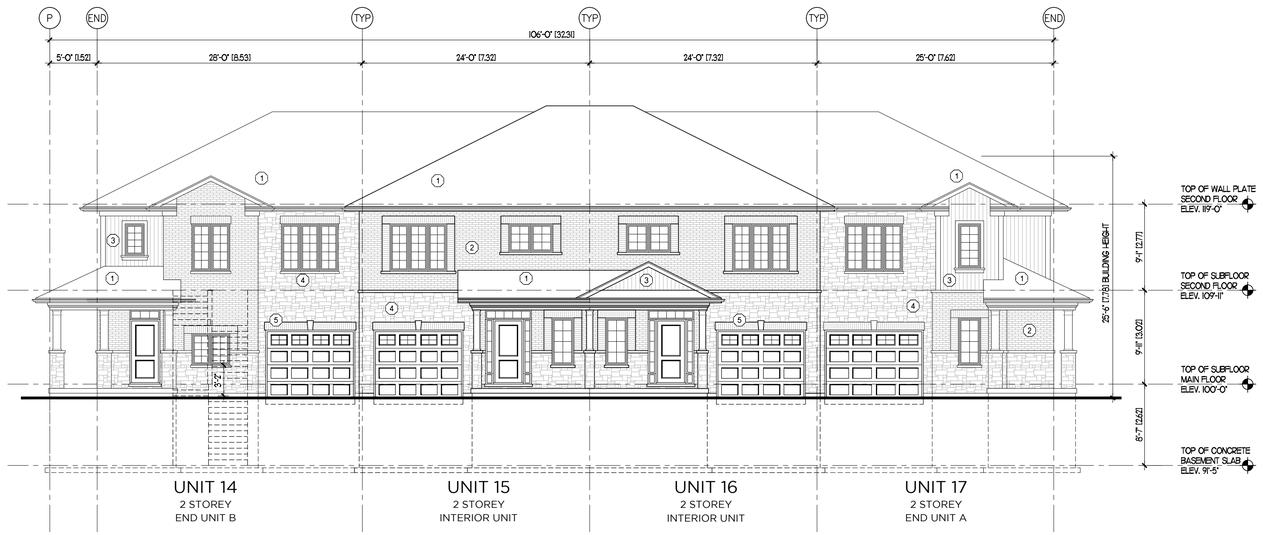
Signed:

SHEET No.

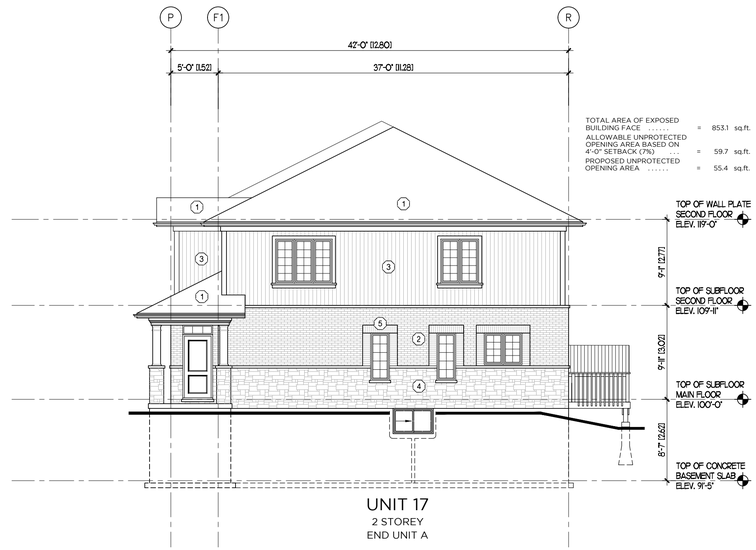
A2.3

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO ORCHARD DESIGN BEFORE PROCEEDING WITH THE WORK.

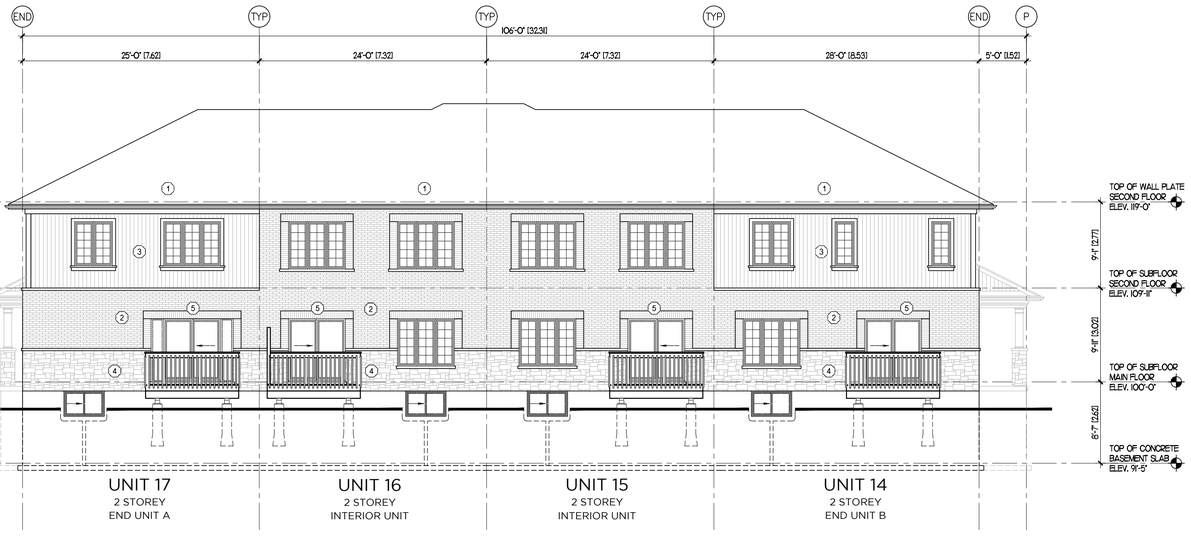
Last Plot 10/07/2020 12:19 PM



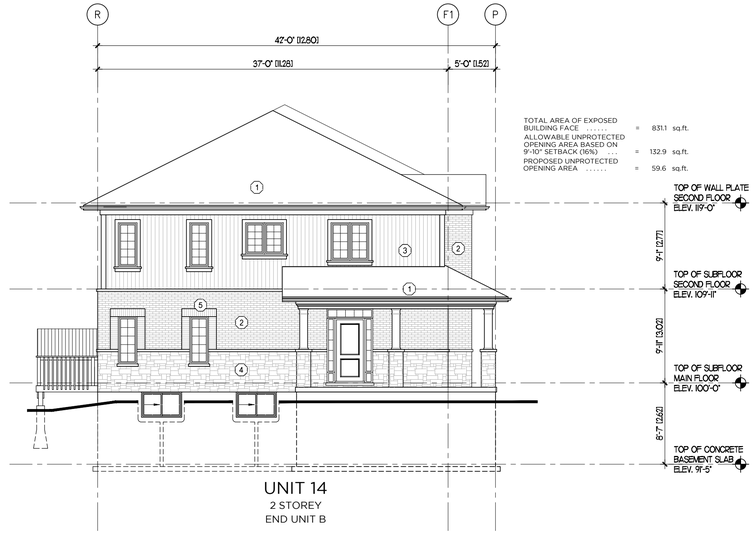
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. FACE BRICK
3. VERTICAL VINYL SIDING
4. STONE VENEER
5. BRICK SOLDIER COURSE

ORCHARD DESIGN STUDIO INC.
519-620-0414

PROJECT
SIFTON TOWNHOMES
CLEAR SKIES PHASE III
Stone Field Lane, Ilderton, Ontario

TITLE
BLOCK D
ELEVATIONS

STATUS	SITE PLAN APPROVAL
FOLDER	SIFTON
FILE	Clear Skies SPA Elevations.dwg
SCALE	1/8"=1'-0"
DWN BY	S.H.
DATE	AUGUST 2022
REVISED	
JOB No.	

DATE	No.	REVISION

I, Corey Mahle, review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 28615

Individual BCIN: 37253

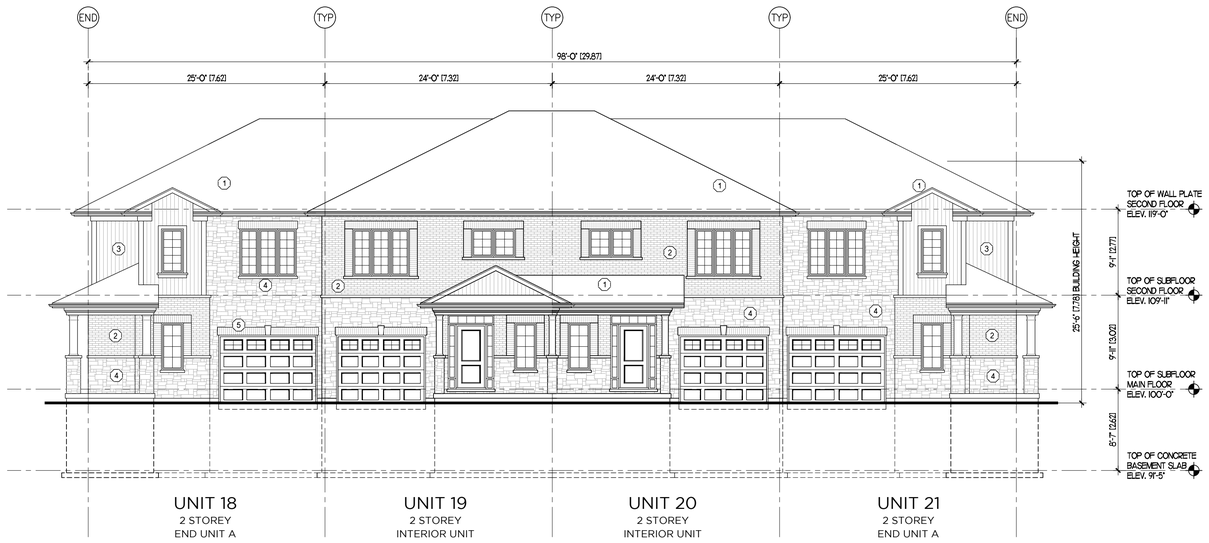
Signed:

SHEET No.

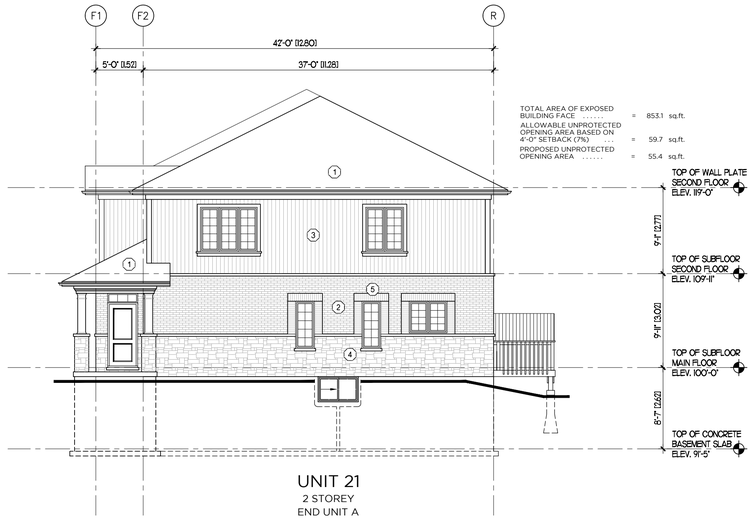
A2.4

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO ORCHARD DESIGN BEFORE PROCEEDING WITH THE WORK.

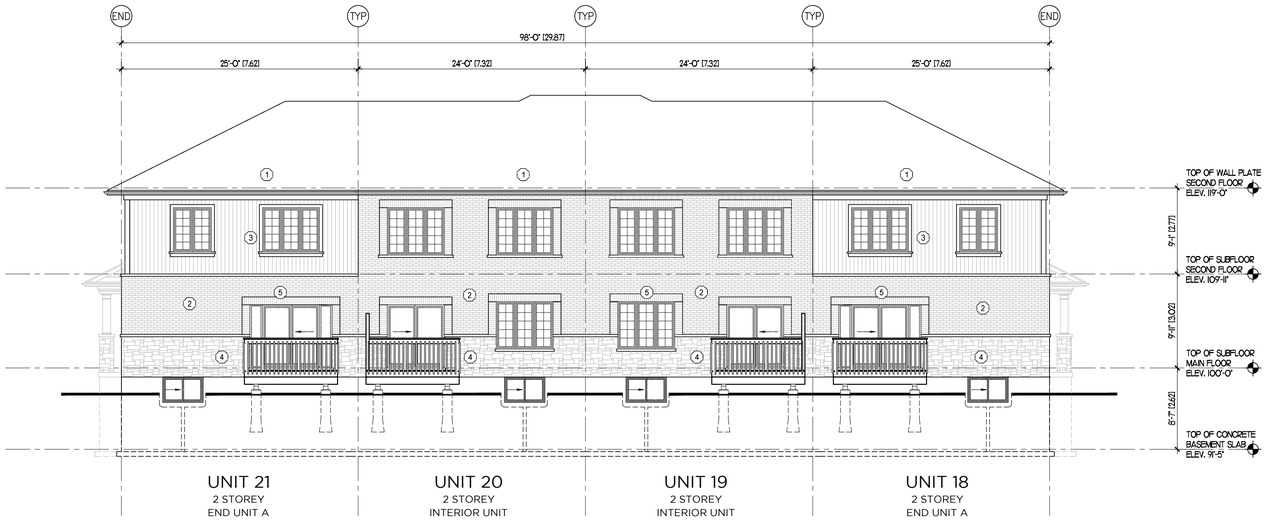
Last Plot 10/07/2020 12:19 PM



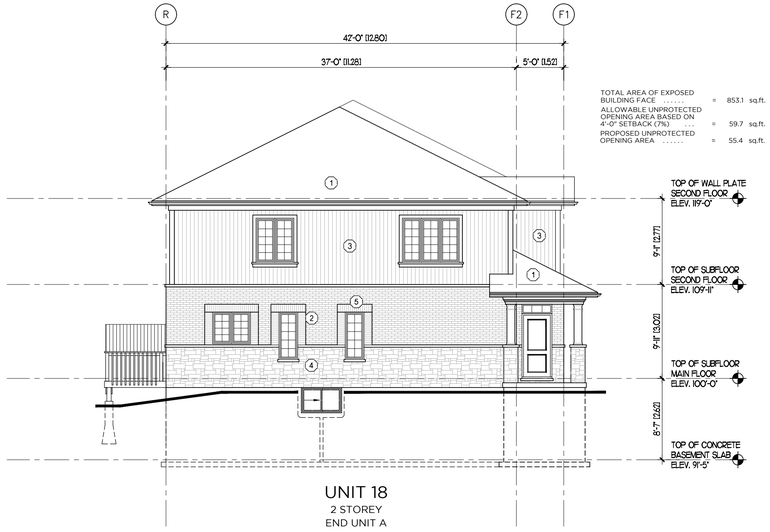
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. FACE BRICK
3. VERTICAL VINYL SIDING
4. STONE VENEER
5. BRICK SOLDIER COURSE

ORCHARD
DESIGN STUDIO INC.
519-620-0414

PROJECT
SIFTON TOWNHOMES
CLEAR SKIES PHASE III
Stone Field Lane, Ilderton, Ontario

TITLE
BLOCK E
ELEVATIONS

STATUS	SITE PLAN APPROVAL
FOLDER	SIFTON
FILE	Clear Skies SPA Elevations.dwg
SCALE	1/8"=1'-0"
DWN BY	S.H.
DATE	AUGUST 2022
REVISED	
JOB No.	

DATE	No.	REVISION

I, Corey Mahle, review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 28615

Individual BCIN: 37253

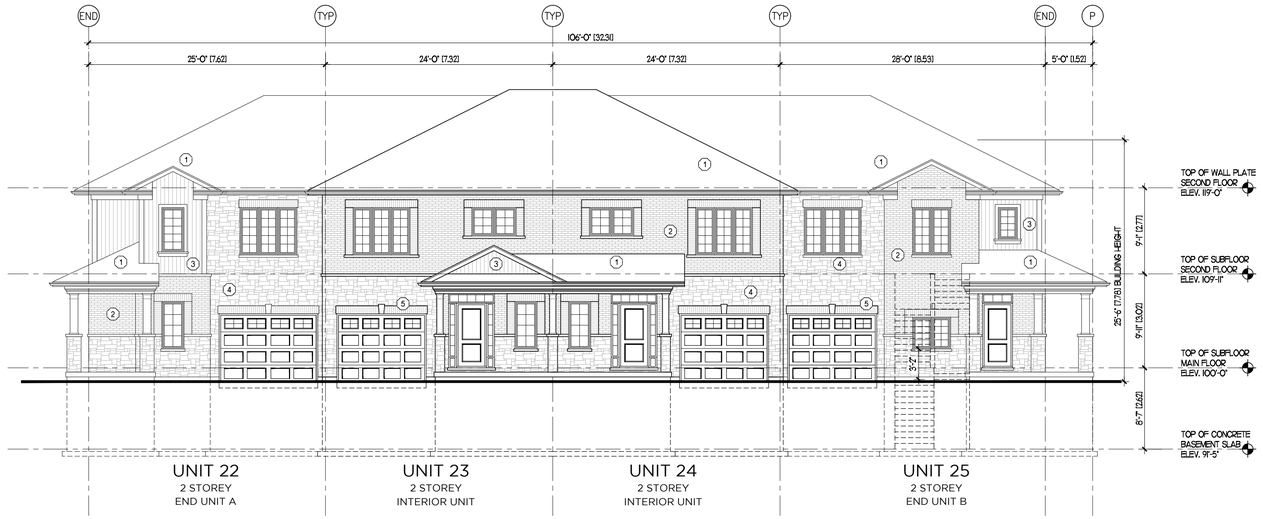
Signed:

SHEET No.

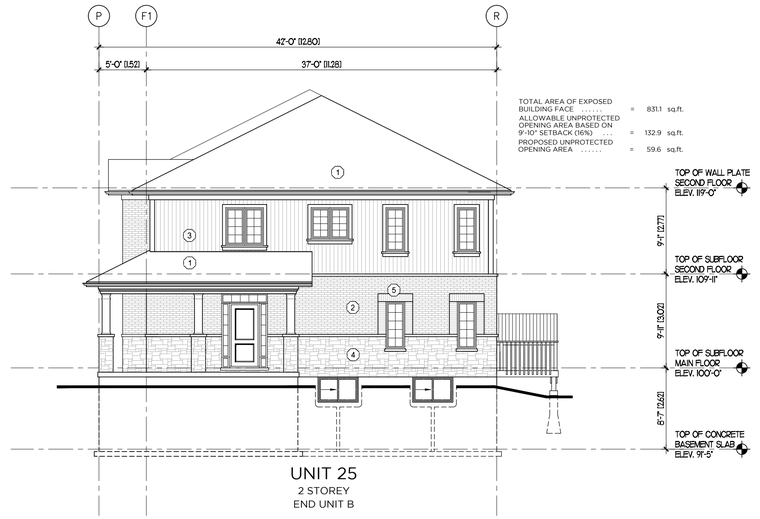
A2.5

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO ORCHARD DESIGN BEFORE PROCEEDING WITH THE WORK.

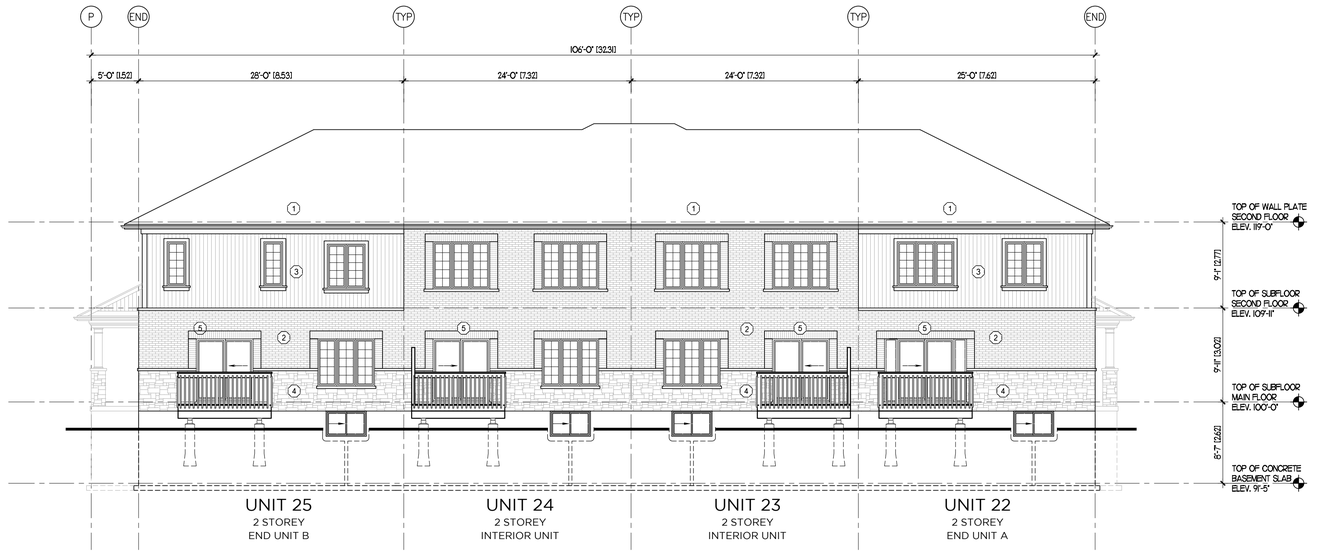
Last Plot 10/07/2020 12:19 PM



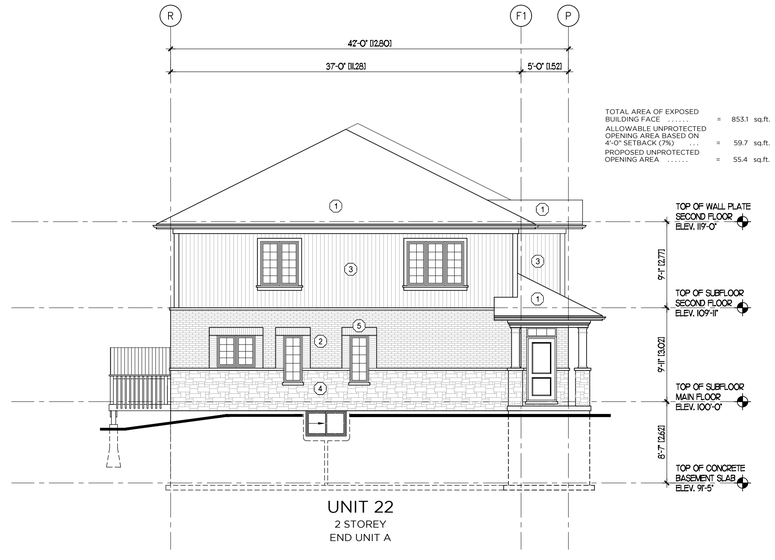
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. FACE BRICK
3. VERTICAL VINYL SIDING
4. STONE VENEER
5. BRICK SOLDIER COURSE

ORCHARD
DESIGN STUDIO INC.
519-620-0414

PROJECT
SIFTON TOWNHOMES
CLEAR SKIES PHASE III
Stone Field Lane, Ilderton, Ontario

TITLE
BLOCK F
ELEVATIONS

STATUS	SITE PLAN APPROVAL
FOLDER	SIFTON
FILE	Clear Skies SPA Elevations.dwg
SCALE	1/8"=1'-0"
DWN BY	S.H.
DATE	AUGUST 2022
REVISED	
JOB No.	

DATE	No.	REVISION

I, Corey Watkis, review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 28615

Individual BCIN: 37253

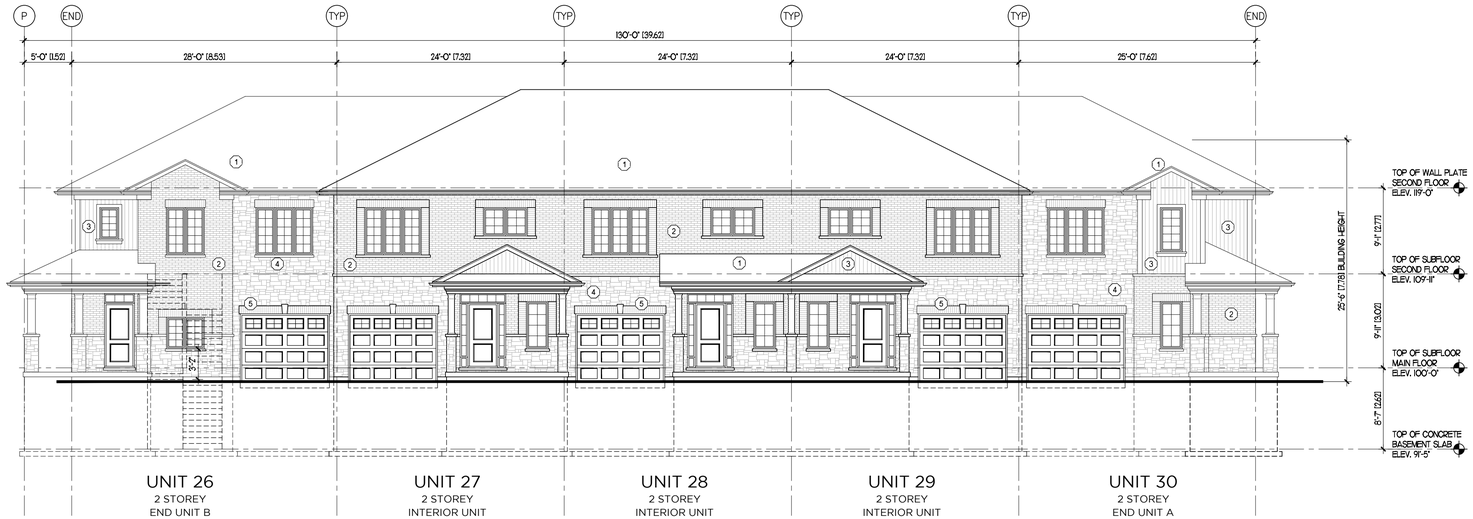
Signed:

SHEET No.

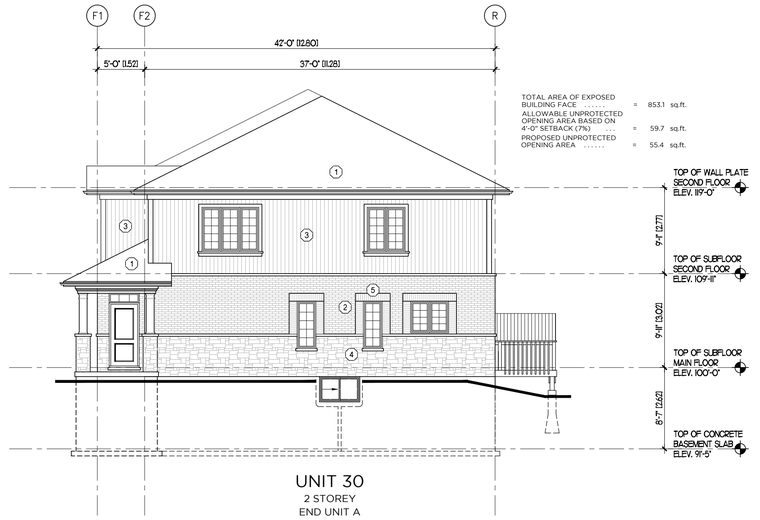
A2.6

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO ORCHARD DESIGN BEFORE PROCEEDING WITH THE WORK.

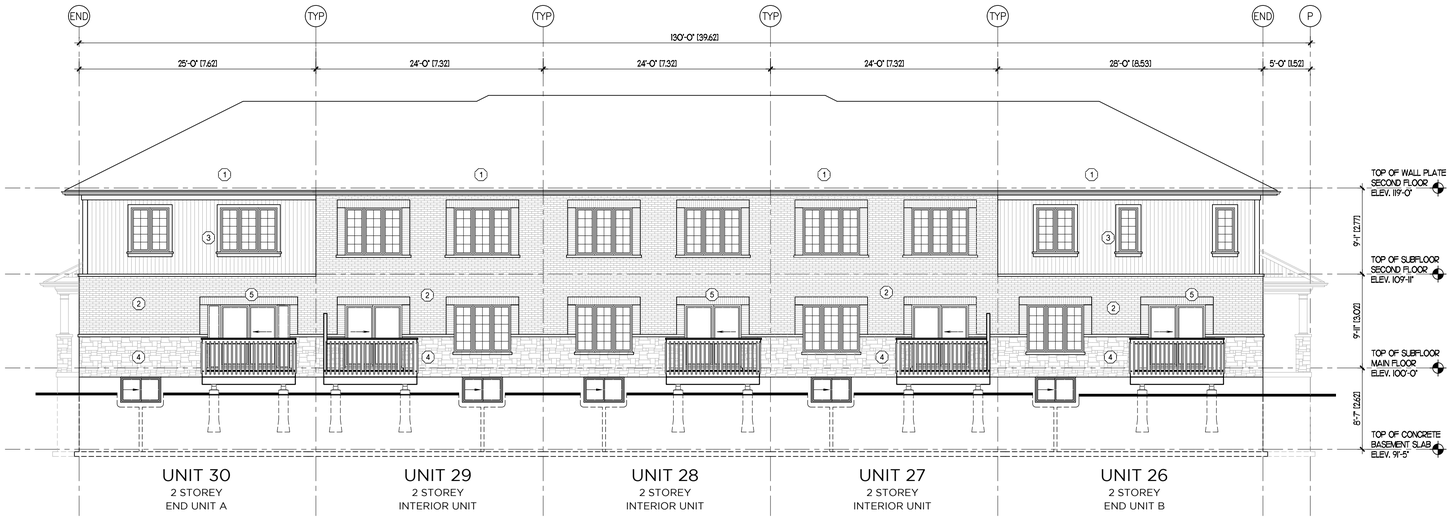
Last Plot 10/07/2020 12:19 PM



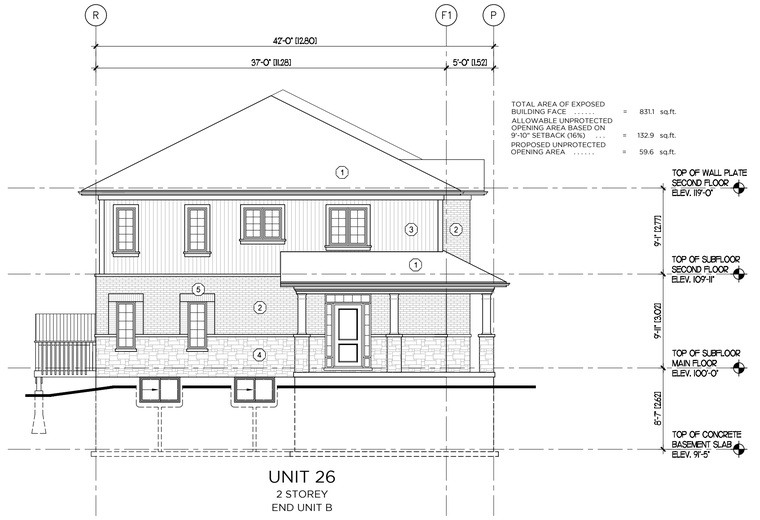
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. FACE BRICK
3. VERTICAL VINYL SIDING
4. STONE VENEER
5. BRICK SOLDIER COURSE

ORCHARD
DESIGN STUDIO INC.
519-620-0414

PROJECT
SIFTON TOWNHOMES
CLEAR SKIES PHASE III
Stone Field Lane, Ilderton, Ontario

TITLE
BLOCK G
ELEVATIONS

STATUS	SITE PLAN APPROVAL
FOLDER	SIFTON
FILE	Clear Skies SPA Elevations.dwg
SCALE	1/8"=1'-0"
DWN BY	S.H.
DATE	AUGUST 2022
REVISED	
JOB No.	

DATE	No.	REVISION

I, Corey Webb, review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 28615

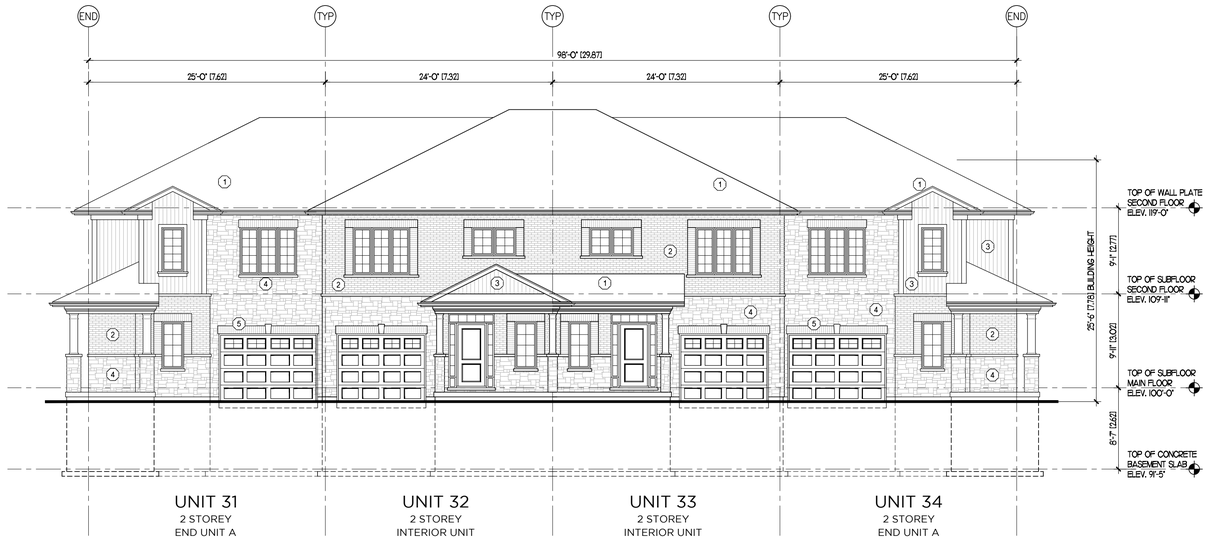
Individual BCIN: 37253

Signed:

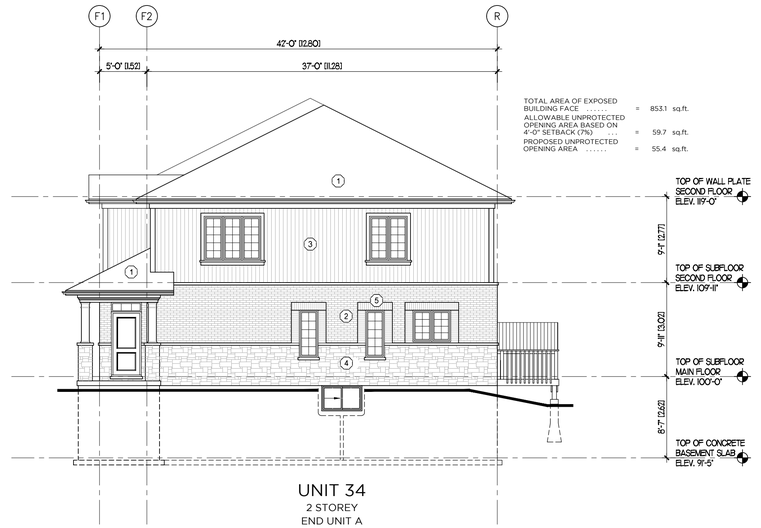
SHEET No.
A2.7

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO ORCHARD DESIGN BEFORE PROCEEDING WITH THE WORK.

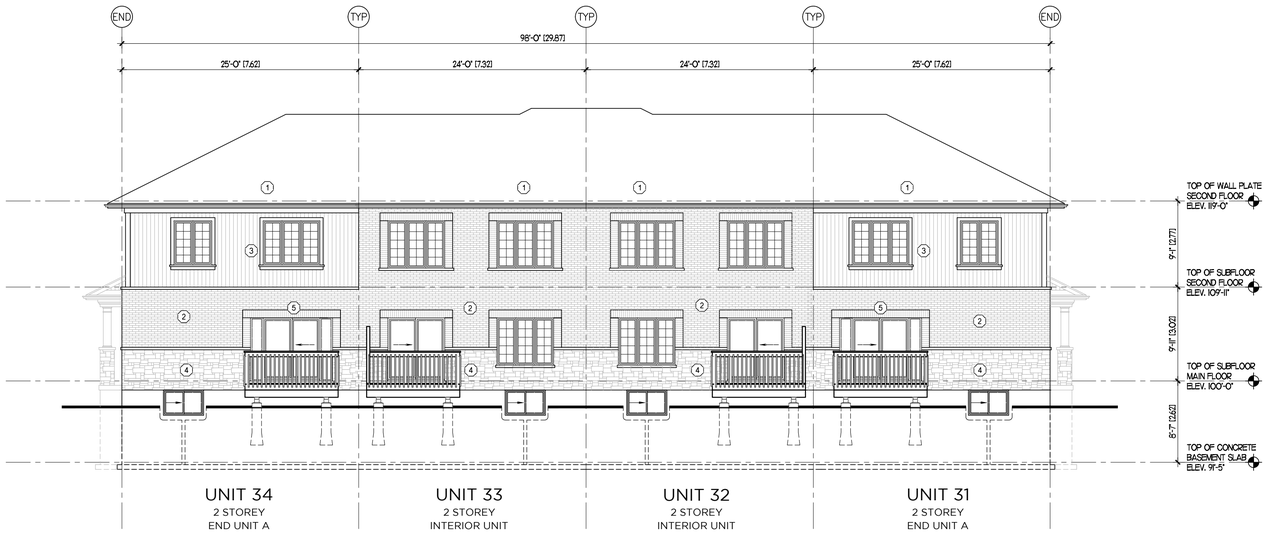
Last Plot 10/07/2020 12:19 PM



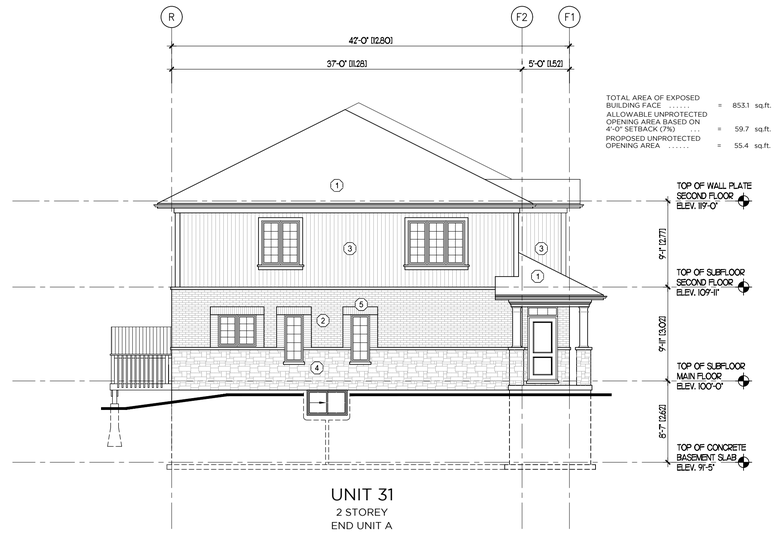
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

MATERIAL LEGEND

(1) ASPHALT SHINGLES	(4) STONE VENEER
(2) FACE BRICK	(5) BRICK SOLDIER COURSE
(3) VERTICAL VINYL SIDING	

ORCHARD DESIGN STUDIO INC. 519-620-0414

PROJECT
SIFTON TOWNHOMES
CLEAR SKIES PHASE III
Stone Field Lane, Ilderton, Ontario

TITLE
BLOCK H
ELEVATIONS

STATUS	SITE PLAN APPROVAL
FOLDER	SIFTON
FILE	Clear Skies SPA Elevations.dwg
SCALE	1/8"=1'-0"
DWN BY	S.H.
DATE	AUGUST 2022
REVISED	
JOB No.	

DATE	No.	REVISION

I Corey Wallace review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 28615

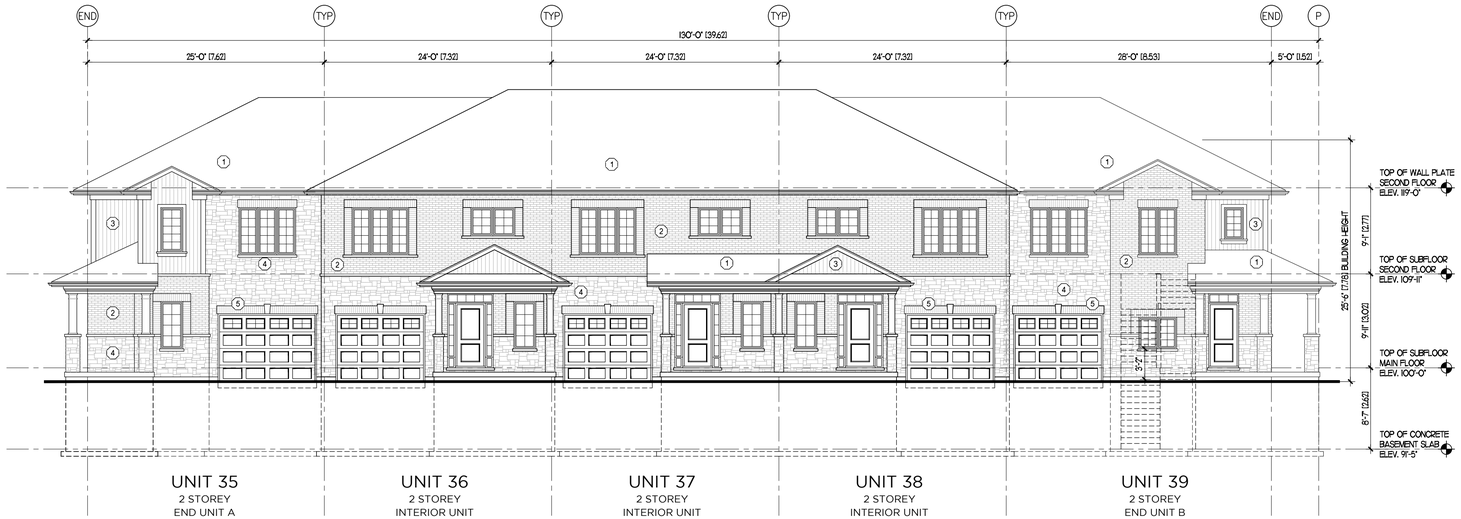
Individual BCIN: 37253

Signed:

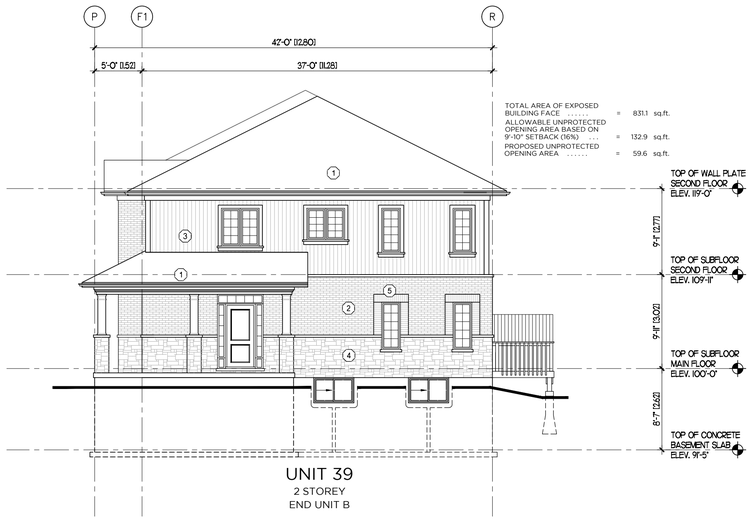
SHEET No.
A2.8

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO ORCHARD DESIGN BEFORE PROCEEDING WITH THE WORK.

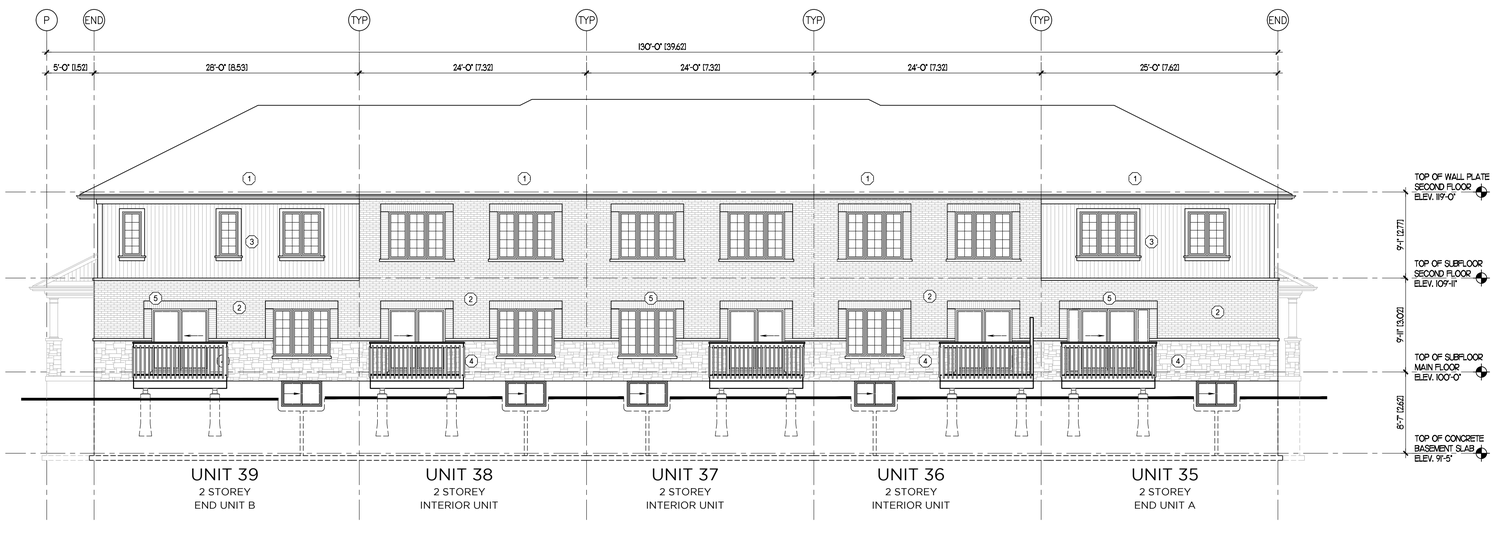
Last Plot 10/07/2020 12:19 PM



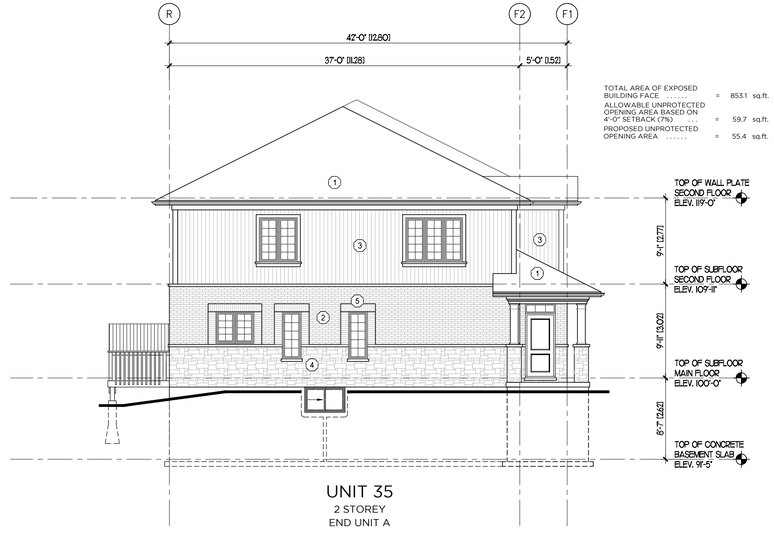
FRONT ELEVATION



RIGHT SIDE ELEVATION (HYDE PARK ROAD)



REAR ELEVATION



LEFT SIDE ELEVATION

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. FACE BRICK
3. VERTICAL VINYL SIDING
4. STONE VENEER
5. BRICK SOLDIER COURSE

ORCHARD DESIGN STUDIO INC. 519-620-0414

PROJECT
SIFTON TOWNHOMES
CLEAR SKIES PHASE III
Stone Field Lane, Ilderton, Ontario

TITLE
BLOCK I
ELEVATIONS

STATUS	SITE PLAN APPROVAL
FOLDER	SIFTON
FILE	Clear Skies SPA Elevations.dwg
SCALE	1/8"=1'-0"
DWN BY	S.H.
DATE	AUGUST 2022
REVISED	
JOB No.	

DATE	No.	REVISION

I Corey Wehrle review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 28615

Individual BCIN: 37253

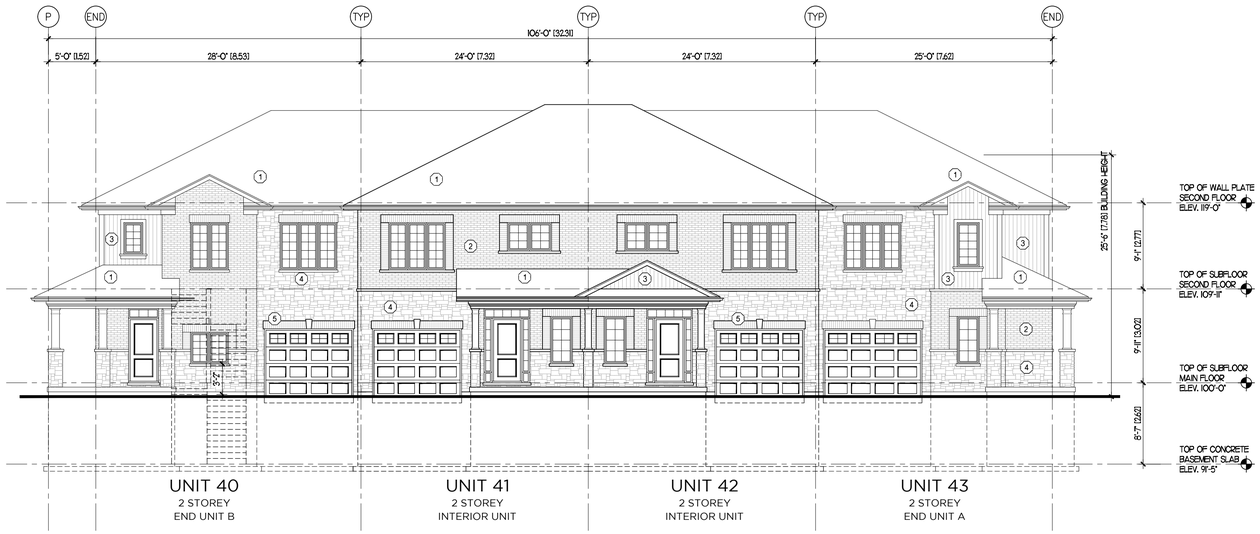
Signed:

SHEET No.

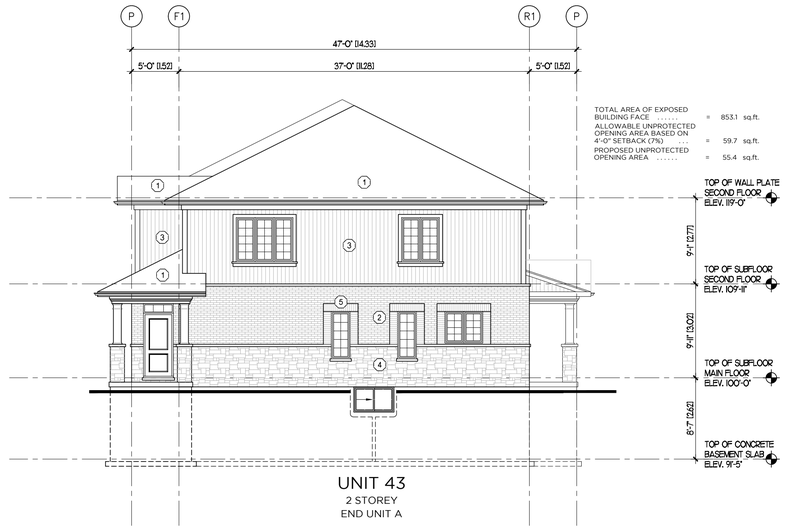
A2.9

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO ORCHARD DESIGN BEFORE PROCEEDING WITH THE WORK.

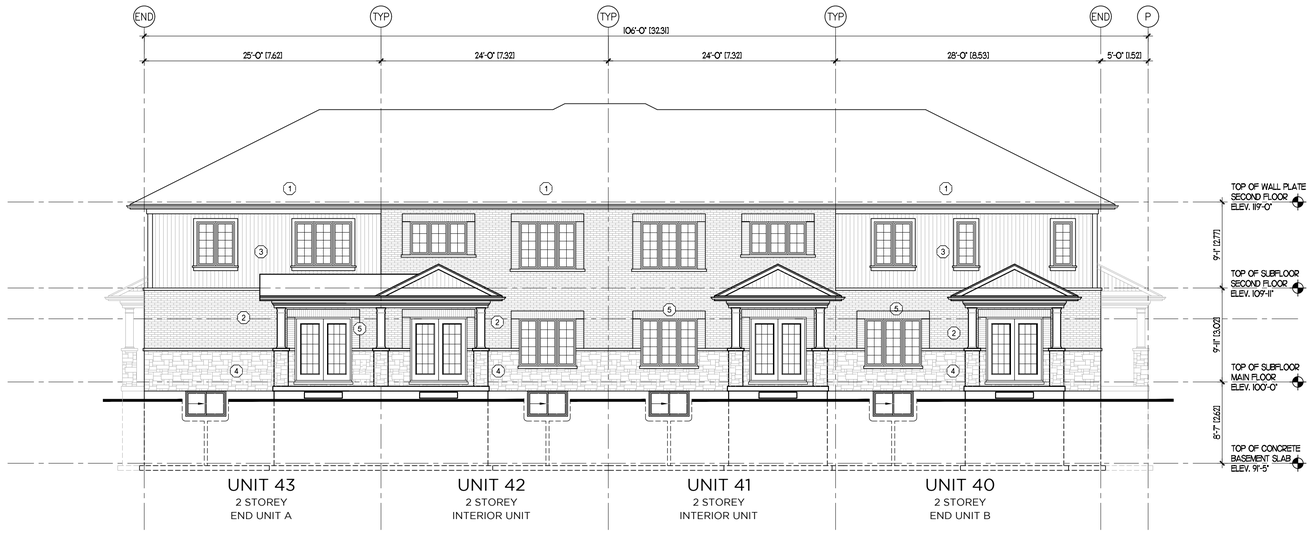
Last Plot 10/07/2020 12:19 PM



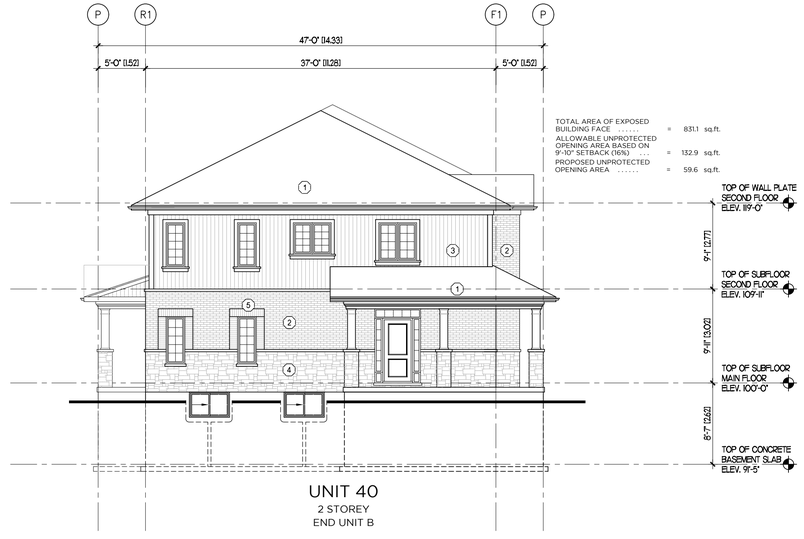
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION (HYDE PARK ROAD)



LEFT SIDE ELEVATION

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. FACE BRICK
3. VERTICAL VINYL SIDING
4. STONE VENEER
5. BRICK SOLDIER COURSE

ORCHARD
DESIGN STUDIO INC.
519-620-0414

PROJECT
SIFTON TOWNHOMES
CLEAR SKIES PHASE III
Stone Field Lane, Ilderton, Ontario

TITLE
BLOCK J
ELEVATIONS

STATUS	SITE PLAN APPROVAL
FOLDER	SIFTON
FILE	Clear Skies SPA Elevations.dwg
SCALE	1/8"=1'-0"
DWN BY	S.H.
DATE	AUGUST 2022
REVISED	
JOB No.	

DATE	No.	REVISION

I, Corey Watrin, review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 28615

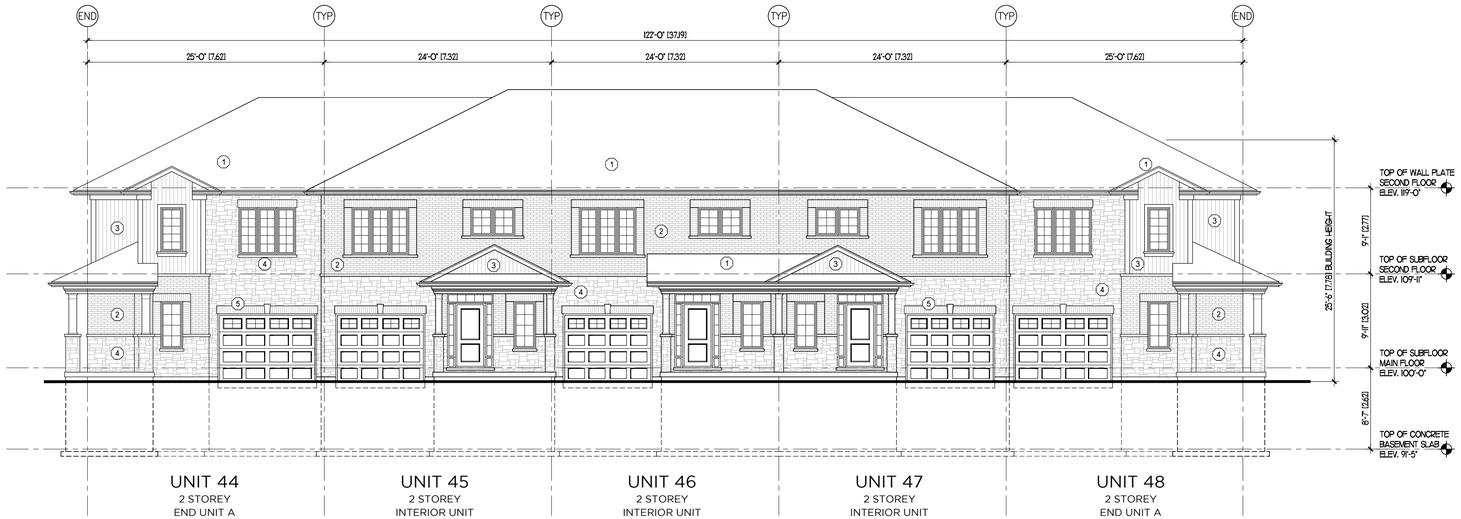
Individual BCIN: 37253

Signed:

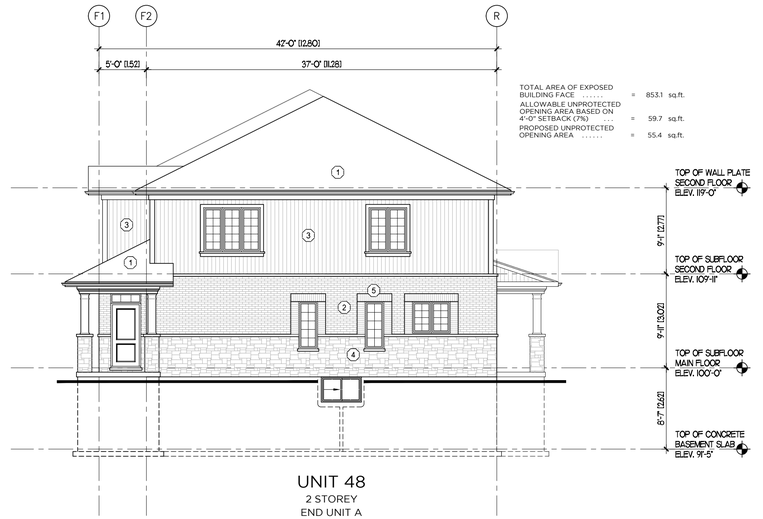
SHEET No.
A2.10

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO ORCHARD DESIGN BEFORE PROCEEDING WITH THE WORK.

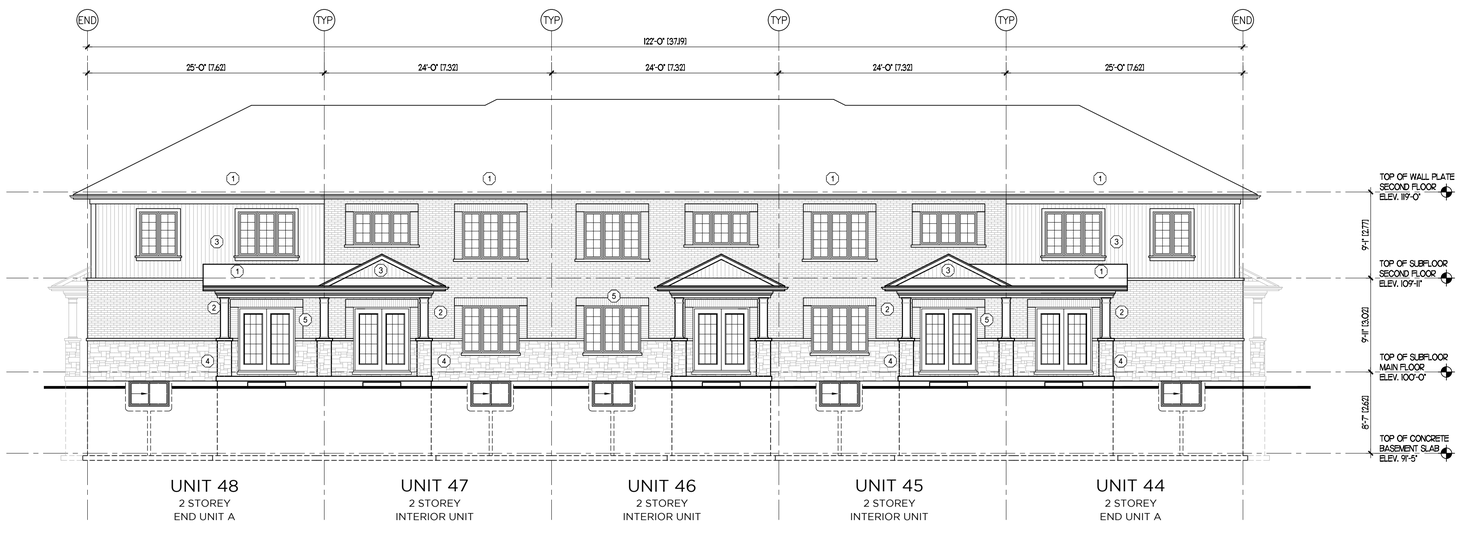
Last Plot 10/07/2020 12:19 PM



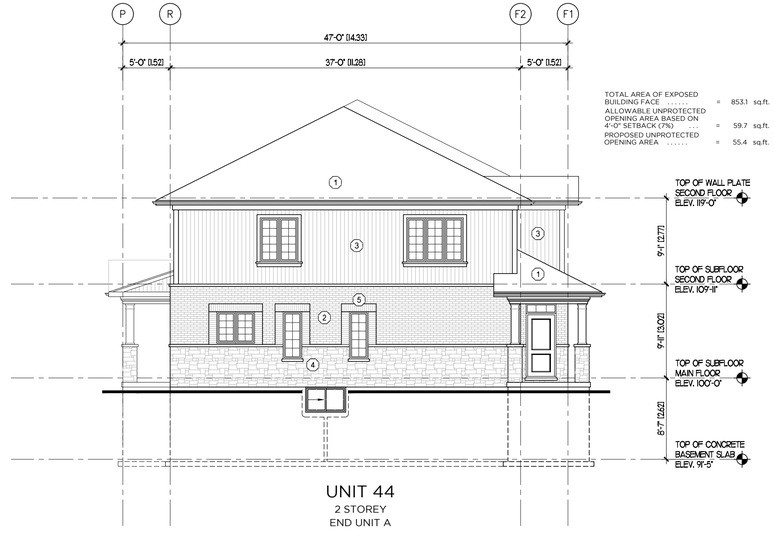
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION (HYDE PARK ROAD)



LEFT SIDE ELEVATION

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. FACE BRICK
3. VERTICAL VINYL SIDING
4. STONE VENEER
5. BRICK SOLDIER COURSE

ORCHARD DESIGN STUDIO INC. 519-620-0414

PROJECT
SIFTON TOWNHOMES
CLEAR SKIES PHASE III
Stone Field Lane, Ilderton, Ontario

TITLE
BLOCK K
ELEVATIONS

STATUS	SITE PLAN APPROVAL
FOLDER	SIFTON
FILE	Clear Skies SPA Elevations.dwg
SCALE	1/8"=1'-0"
DWN BY	S.H.
DATE	AUGUST 2022
REVISED	
JOB No.	

DATE	No.	REVISION

I Corey Wahls review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 28615

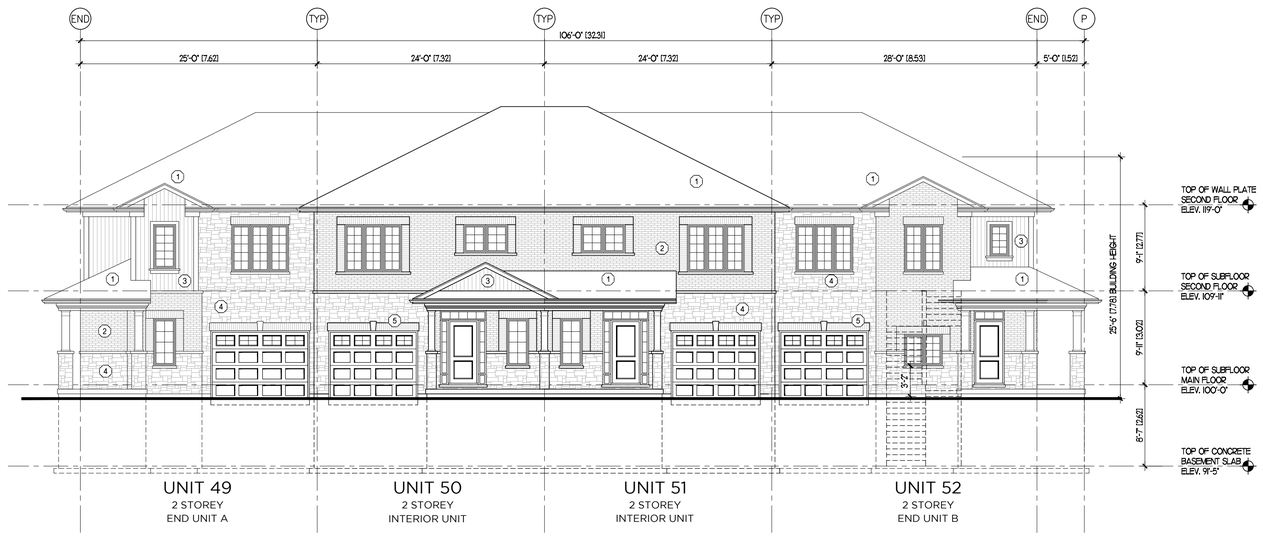
Individual BCIN: 37253

Signed:

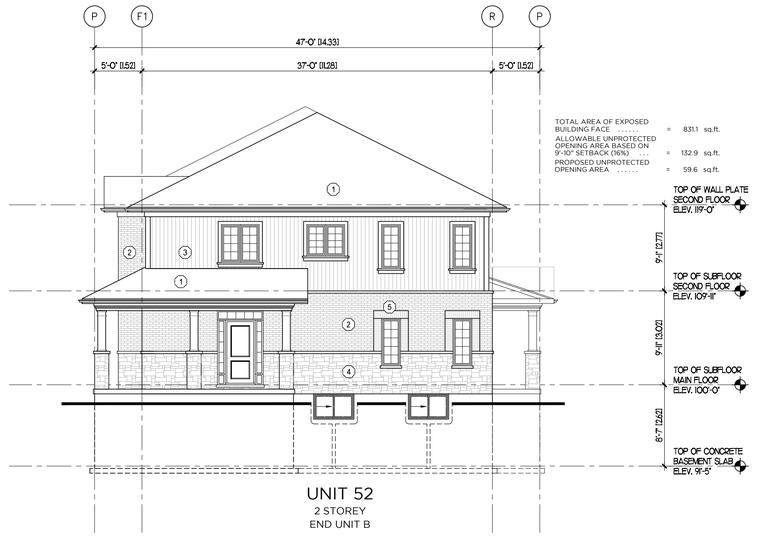
SHEET No.
A2.11

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO ORCHARD DESIGN BEFORE PROCEEDING WITH THE WORK.

Last Plot 10/07/2020 12:19 PM

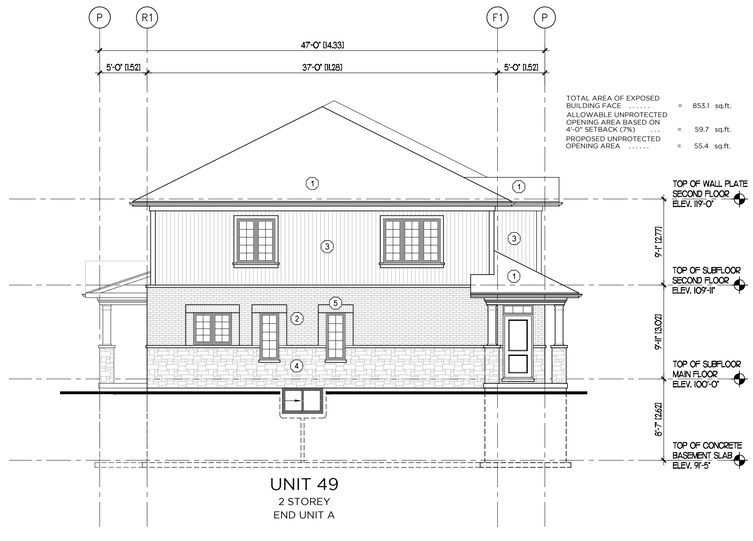


FRONT ELEVATION



RIGHT SIDE ELEVATION

REAR ELEVATION (HYDE PARK ROAD)



LEFT SIDE ELEVATION

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. FACE BRICK
3. VERTICAL VINYL SIDING
4. STONE VENEER
5. BRICK SOLDIER COURSE

ORCHARD DESIGN STUDIO INC. 519-620-0414

PROJECT
SIFTON TOWNHOMES
CLEAR SKIES PHASE III
Stone Field Lane, Ilderton, Ontario

TITLE
BLOCK L
ELEVATIONS

STATUS	SITE PLAN APPROVAL
FOLDER	SIFTON
FILE	Clear Skies SPA Elevations.dwg
SCALE	1/8"=1'-0"
DWN BY	S.H.
DATE	AUGUST 2022
REVISED	
JOB No.	

DATE	No.	REVISION

I Corey Wehrle review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 28615

Individual BCIN: 37253

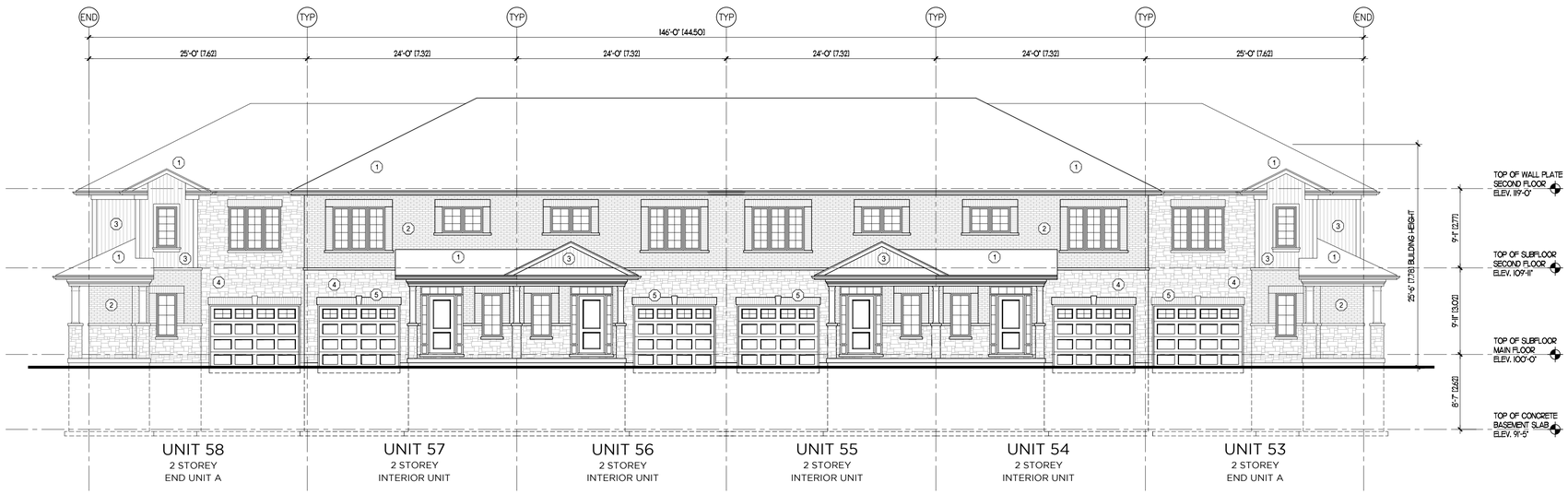
Signed: C. Wehrle

SHEET No.

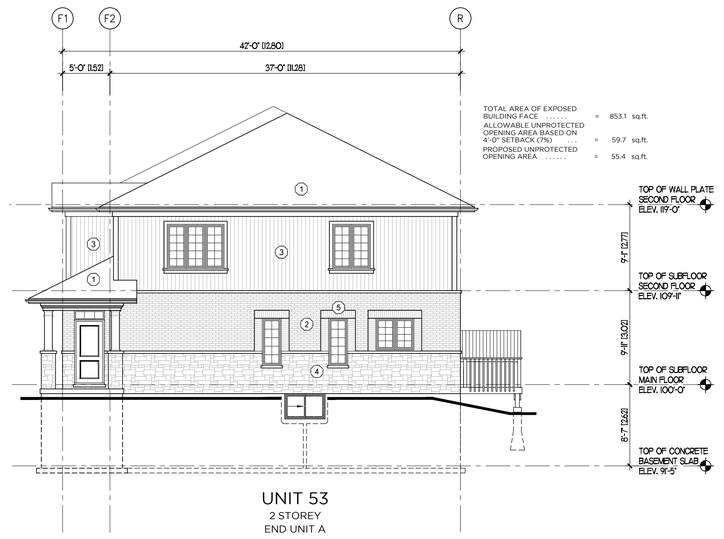
A2.12

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO ORCHARD DESIGN BEFORE PROCEEDING WITH THE WORK.

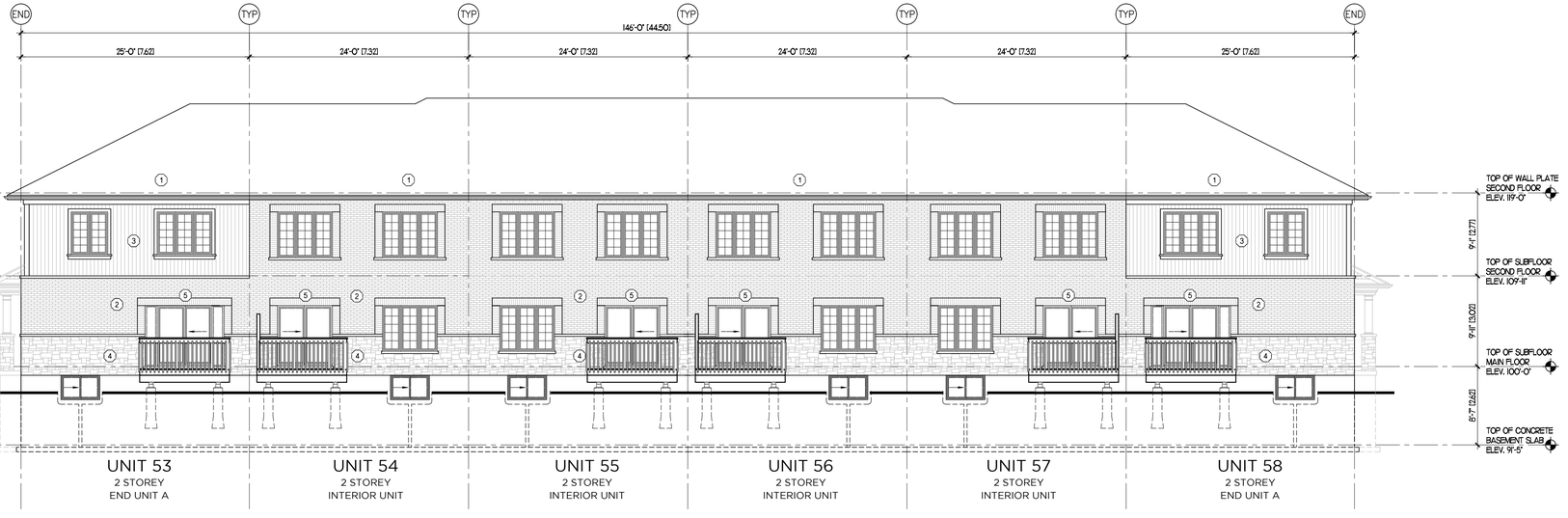
Last Plot 10/07/2020 12:19 PM



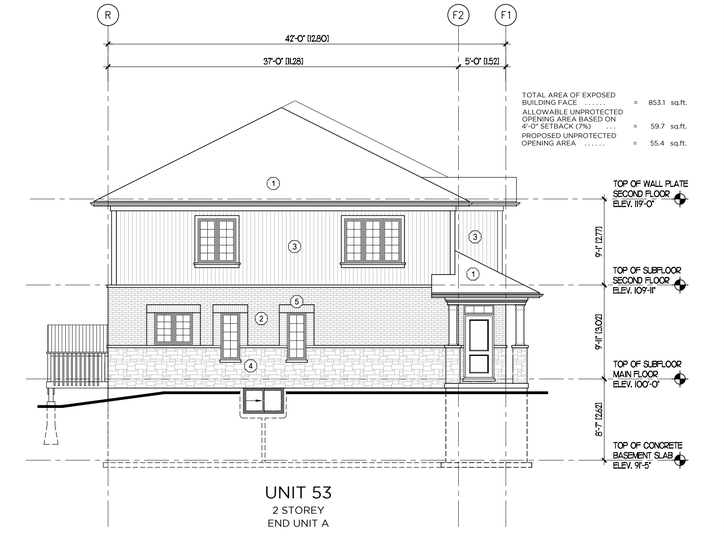
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. FACE BRICK
3. VERTICAL VINYL SIDING
4. STONE VENEER
5. BRICK SOLDIER COURSE

ORCHARD DESIGN STUDIO INC. 519-620-0414

PROJECT
SIFTON TOWNHOMES
CLEAR SKIES PHASE III
Stone Field Lane, Ilderton, Ontario

TITLE
BLOCK M
ELEVATIONS

STATUS	SITE PLAN APPROVAL
FOLDER	SIFTON
FILE	Clear Skies SPA Elevations.dwg
SCALE	1/8"=1'-0"
DWN BY	S.H.
DATE	AUGUST 2022
REVISED	
JOB No.	

DATE	No.	REVISION

I Corey Wehrle review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 28615

Individual BCIN: 37253

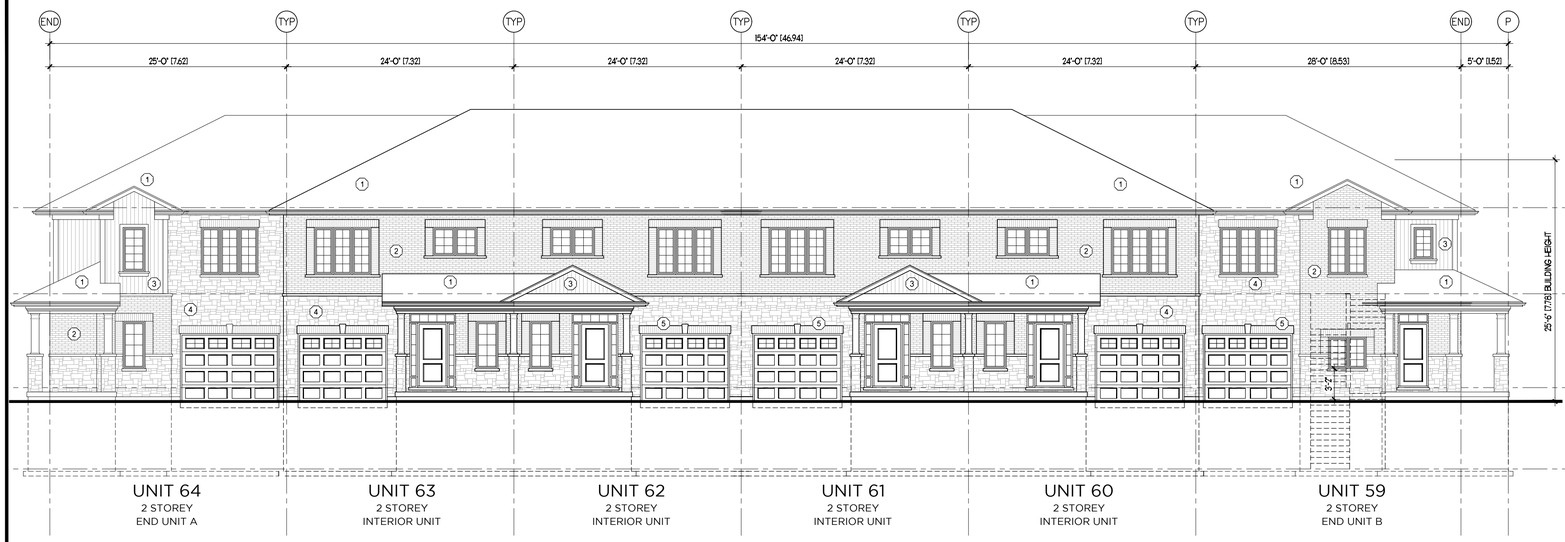
Signed: C. Wehrle

SHEET No.

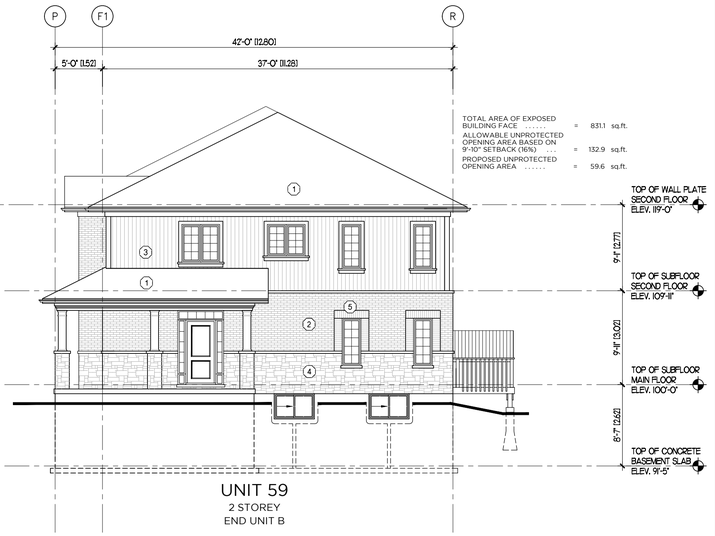
A2.13

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO ORCHARD DESIGN BEFORE PROCEEDING WITH THE WORK.

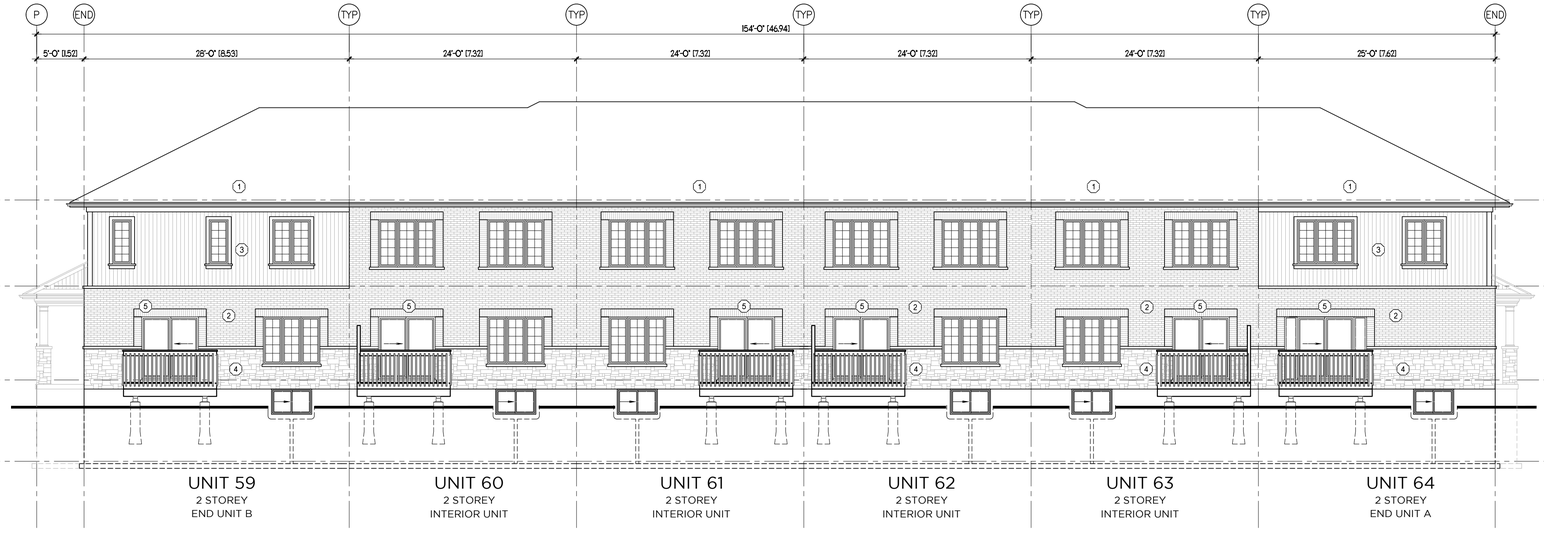
Last Plot 10/07/2020 12:19 PM



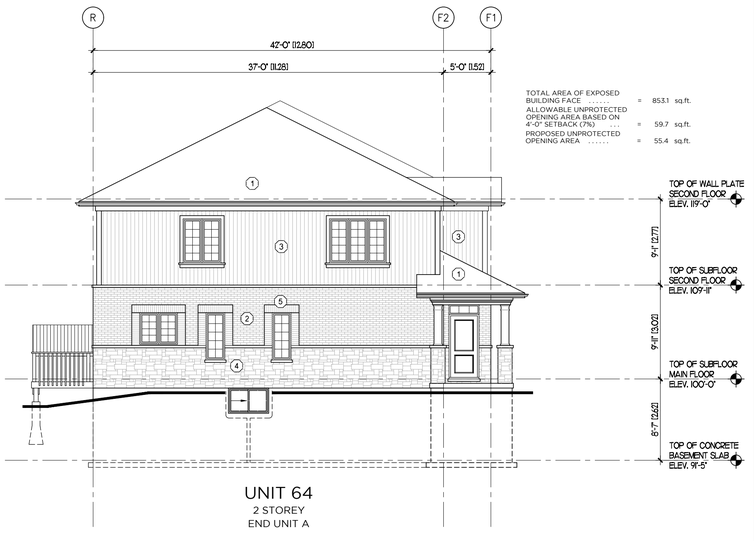
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. FACE BRICK
3. VERTICAL VINYL SIDING
4. STONE VENEER
5. BRICK SOLDIER COURSE

ORCHARD DESIGN STUDIO INC. 519-620-0414

PROJECT
SIFTON TOWNHOMES
CLEAR SKIES PHASE III
Stone Field Lane, Ilderton, Ontario

TITLE
BLOCK N
ELEVATIONS

STATUS	SITE PLAN APPROVAL
FOLDER	SIFTON
FILE	Clear Skies SPA Elevations.dwg
SCALE	1/8"=1'-0"
DWN BY	S.H.
DATE	AUGUST 2022
REVISED	
JOB No.	

DATE	No.	REVISION

I Corey Wolnik review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 28615

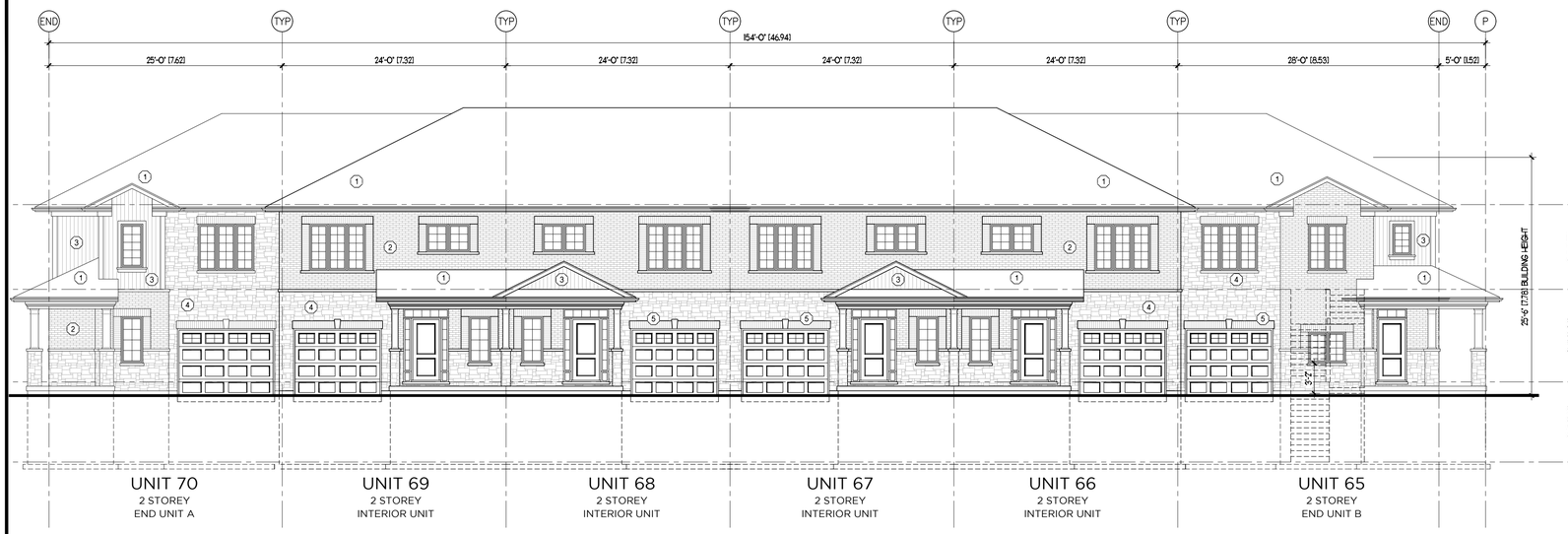
Individual BCIN: 37253

Signed:

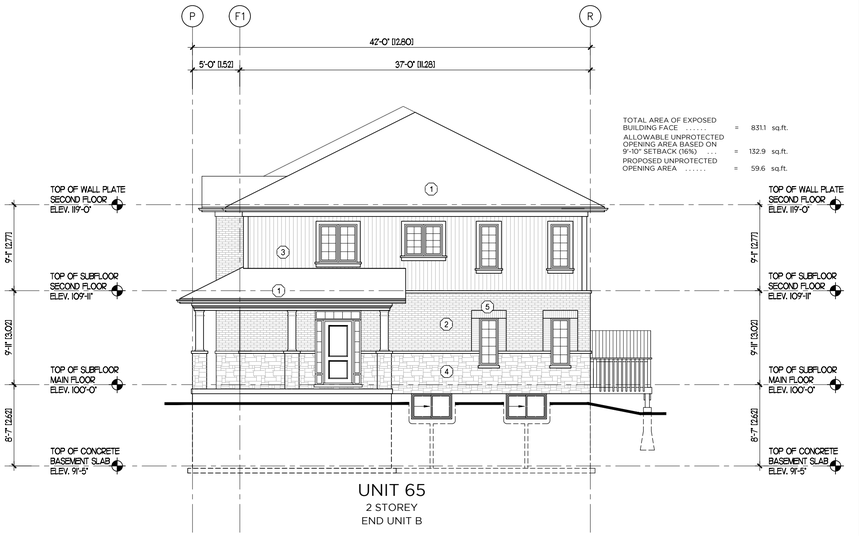
SHEET No.
A2.14

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO ORCHARD DESIGN BEFORE PROCEEDING WITH THE WORK.

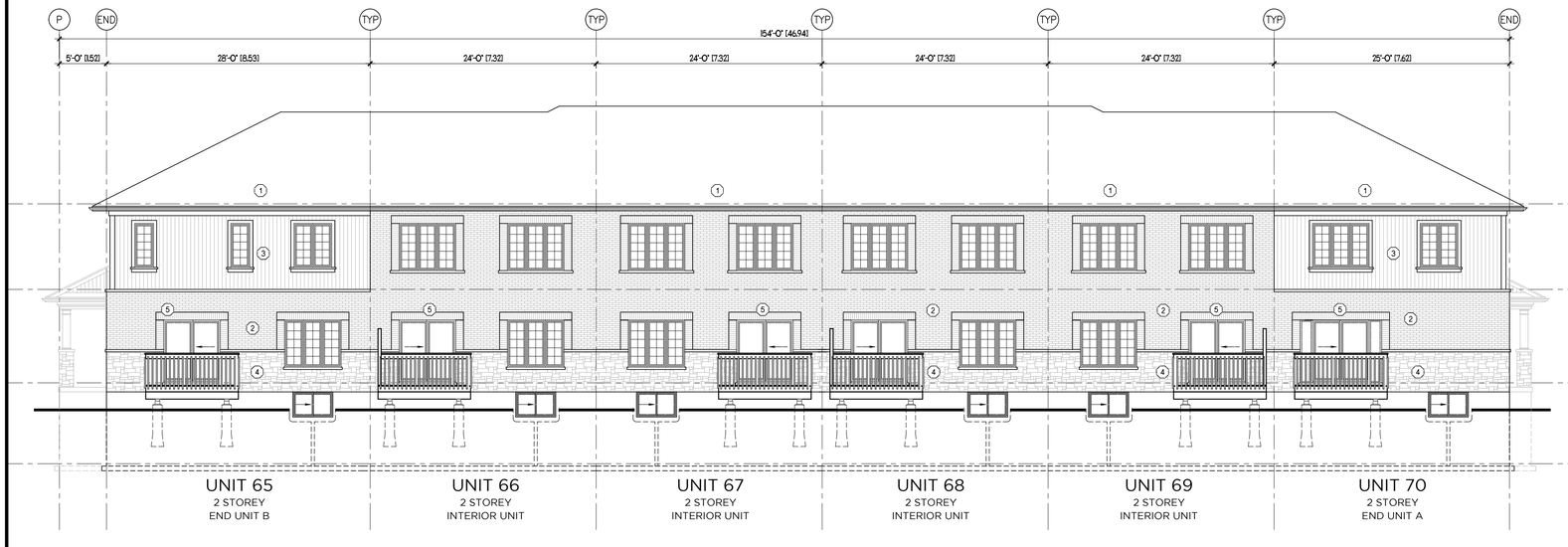
Last Plot 10/07/2020 12:19 PM



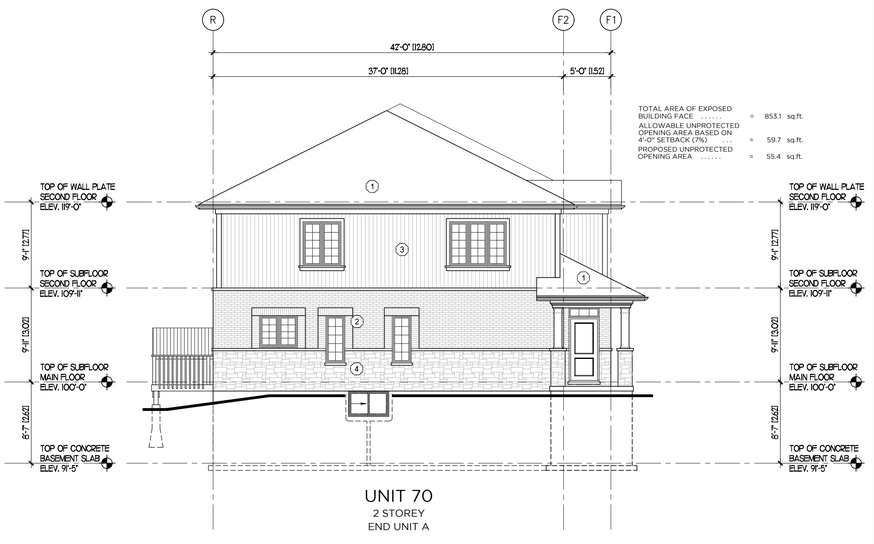
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. FACE BRICK
3. VERTICAL VINYL SIDING
4. STONE VENEER
5. BRICK SOLDIER COURSE

ORCHARD DESIGN STUDIO INC. 519-620-0414

PROJECT
SIFTON TOWNHOMES
CLEAR SKIES PHASE III
Stone Field Lane, Ilderton, Ontario

TITLE
BLOCK O
ELEVATIONS

STATUS	SITE PLAN APPROVAL
FOLDER	SIFTON
FILE	Clear Skies SPA Elevations.dwg
SCALE	1/8"=1'-0"
DWN BY	S.H.
DATE	AUGUST 2022
REVISED	
JOB No.	

DATE	No.	REVISION

I Corey Wehrle review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 28615

Individual BCIN: 37253

Signed: C. Wehrle

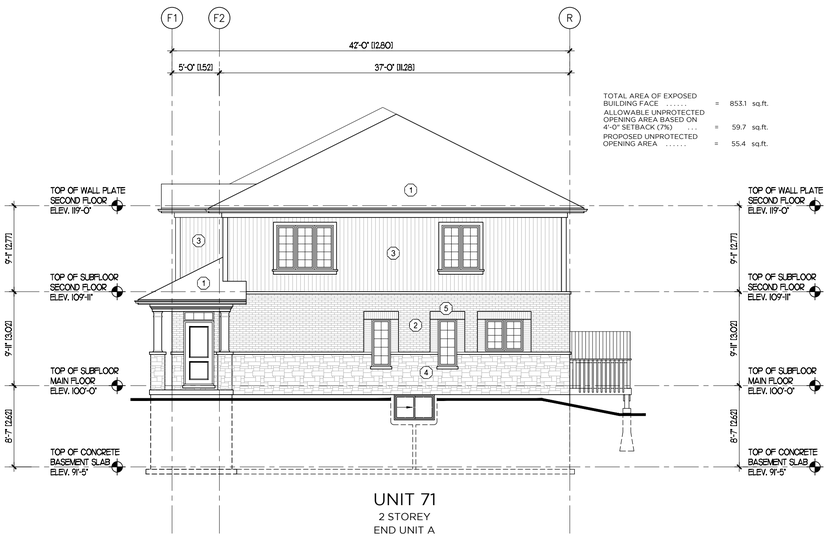
SHEET No.

A2.15

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO ORCHARD DESIGN BEFORE PROCEEDING WITH THE WORK.

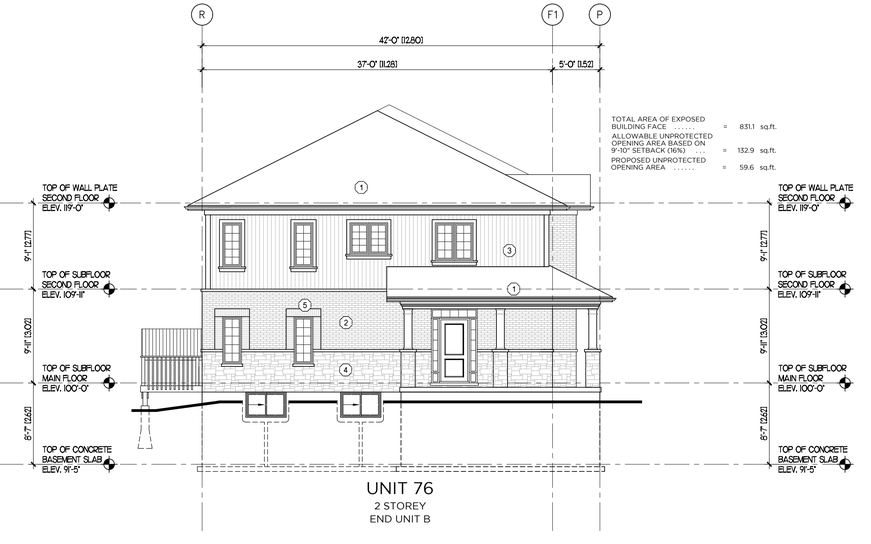
Last Plot 10/07/2020 12:19 PM

FRONT ELEVATION



RIGHT SIDE ELEVATION

REAR ELEVATION



LEFT SIDE ELEVATION

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. FACE BRICK
3. VERTICAL VINYL SIDING
4. STONE VENEER
5. BRICK SOLDIER COURSE

ORCHARD
DESIGN STUDIO INC.
519-620-0414

PROJECT
SIFTON TOWNHOMES
CLEAR SKIES PHASE III
Stone Field Lane, Ilderton, Ontario

TITLE
BLOCK P
ELEVATIONS

STATUS	SITE PLAN APPROVAL
FOLDER	SIFTON
FILE	Clear Skies SPA Elevations.dwg
SCALE	1/8"=1'-0"
DWN BY	S.H.
DATE	AUGUST 2022
REVISED	
JOB No.	

DATE	No.	REVISION

I, Corey Watrin, review and take responsibility for the design work on behalf of our firm Orchard Design Studio Incorporated registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Firm BCIN: 28615

Individual BCIN: 37253

Signed:

SHEET No.
A2.15

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO ORCHARD DESIGN BEFORE PROCEEDING WITH THE WORK.

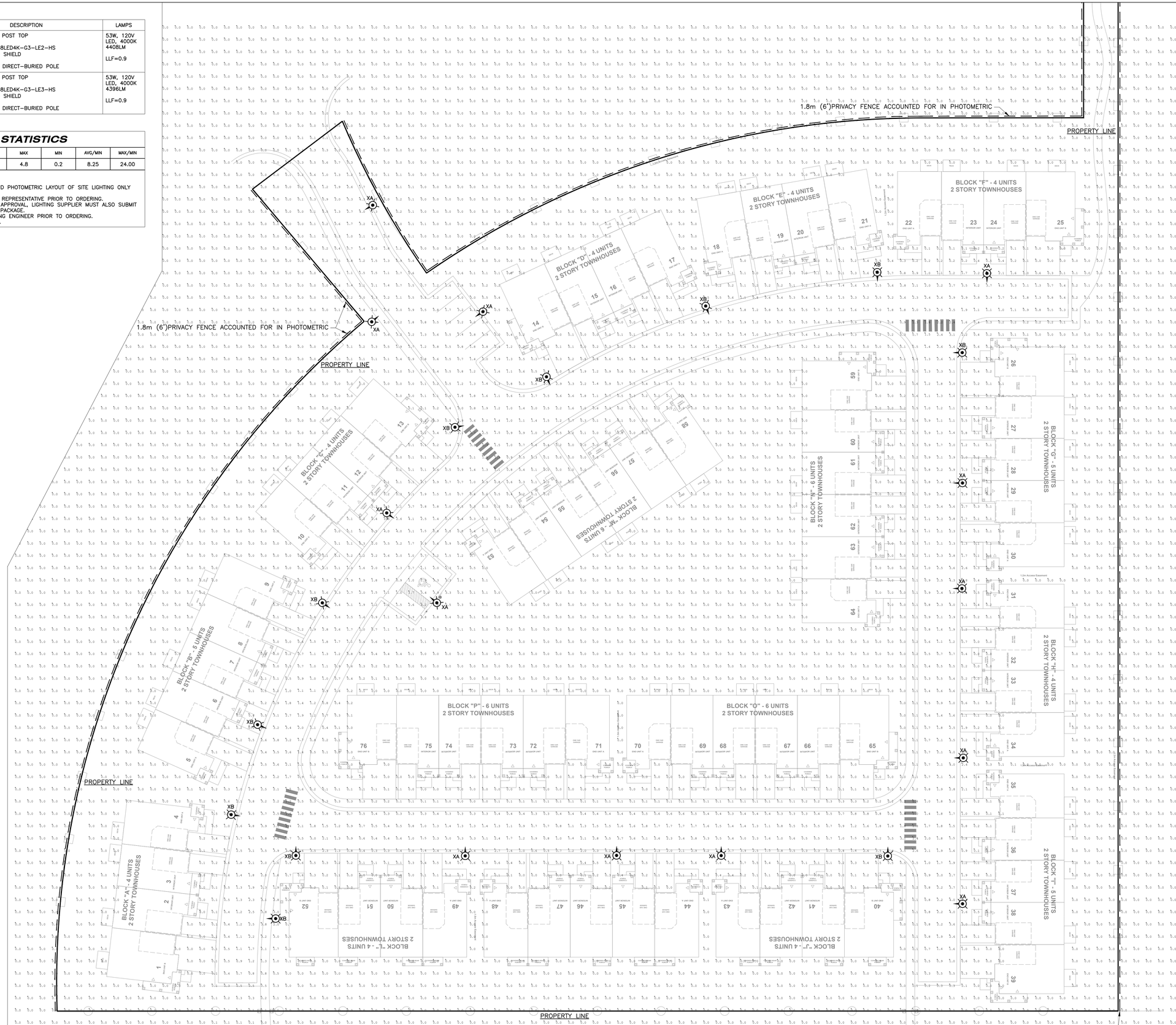
Last Plot 10/07/2020 12:19 PM

IMAGE	SYMBOL	DESCRIPTION	LAMPS
	XA	METROSCAPE LED POST TOP SIGNIFY LIGHTING CAT# MPTR-55W48LED4K-G3-LE2-HS C/W HOUSE-SIDE SHIELD MOUNTED ON 16' DIRECT-BURIED POLE	53W, 120V LED, 4000K 4408LM LLF=0.9
	XB	METROSCAPE LED POST TOP SIGNIFY LIGHTING CAT# MPTR-55W48LED4K-G3-LE3-HS C/W HOUSE-SIDE SHIELD MOUNTED ON 16' DIRECT-BURIED POLE	53W, 120V LED, 4000K 4396LM LLF=0.9

LIGHTING STATISTICS

DESCRIPTION	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING AREA AND DRIVE LANES	1.65	4.8	0.2	8.25	24.00

NOTES:
A. ALL LIGHT LEVELS IN FOOTCANDLES (fc).
B. THIS DRAWING IS FOR FIXTURE LOCATIONS AND PHOTOMETRIC LAYOUT OF SITE LIGHTING ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
C. CONFIRM ALL FIXTURE FINISHES WITH OWNER REPRESENTATIVE PRIOR TO ORDERING.
D. IF ALTERNATE FIXTURES ARE SUBMITTED FOR APPROVAL, LIGHTING SUPPLIER MUST ALSO SUBMIT SITE PHOTOMETRIC AS PART OF SHOP DRAWING PACKAGE.
E. CONFIRM ALL FIXTURE VOLTAGES WITH BUILDING ENGINEER PRIOR TO ORDERING.
F. ALL SPECIFIED FIXTURES HAVE ZERO UPLIGHT.



GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO STRIK BALDINELLI MONIZ LTD.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT BUILDING CODE REGULATIONS AND BYLAWS HAVING JURISDICTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN SIGNED BY STRIK BALDINELLI MONIZ LTD. AND A BUILDING PERMIT HAS BEEN ISSUED.

CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE.

DO NOT SCALE DRAWINGS. WHEN REQUIRED REQUEST WRITTEN VERIFICATION OF DIMENSIONS WITH STRIK BALDINELLI MONIZ LTD.

ALL DRAWINGS, & SPECIFICATIONS ARE THE PROPERTY OF STRIK BALDINELLI MONIZ LTD. & MUST BE RETURNED UPON COMPLETION OF THIS PROJECT.

THIS DRAWING & ALL DETAILS ARE FOR THIS PROJECT ONLY AND SHOULD NOT BE USED FOR ANY OTHER WORK.

CONTRACTOR IS FULLY RESPONSIBLE FOR MATTERS AFFECTING CONSTRUCTION

ANY MATERIAL ALTERATIONS CARRIED OUT DURING CONSTRUCTION BY THE CONTRACTOR OR ASSOCIATED SUB-CONTRACTOR SHALL BE CONFIRMED WITH THE ENGINEER PRIOR TO INSTALL. FAILURE TO DO SO RESULTS IN FULL CONTRACTOR RESPONSIBILITY FOR SYSTEMS EFFECTED.

DETAIL SYMBOL

A – DETAIL NUMBER
B – LOCATION/DETAIL SHEET

ELEVATION SYMBOL

A – ELEVATION NUMBER
B – LOCATION/DETAIL SHEET

NO.	DATE	ISSUED / REVISIONS
01	JUL 13/22	ISSUED FOR REVIEW
02	SEP 26/22	ISSUED FOR SPA

STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
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Email: sbm@sbmltd.ca

LICENSED PROFESSIONAL ENGINEER
22-1935
2022-09-26
D. THAKUR
100231091
PROVINCE OF ONTARIO

PROJECT

62 CLEAR SKIES, ILDERTON, ON.

CLIENT

SIFTON PROPERTIES LTD.

DRAWING TITLE

SITE PLAN -PHOTOMETRIC

PROJ. NO.	SBM-22-1935	DRAWING NO.	
SCALE	1:300		EP1
DATE	JUNE 2022		
DRAWN	MPo		
DESIGNED	NM		
CHECKED	DT	REVISION NO.	02