



Draft Plan of Condominium (350303-0045), 255 Emerick Ave., Fort Erie Prime Cities to syeung  
02/22/2024 12:37 PM  
From "PrimeCities" <WSP.PrimeCities@wspdigitalfactory.com>  
To syeung@forterie.ca

**External Email Warning: Do not click on any attachment or links/URL in this email unless the sender is reliable.**

Bell  
Cana

**2/22/2024**

**Samantha Yeung**

**Fort Erie**

**Fort Erie (Town)**

**Attention: Samantha Yeung**

**Re: Draft Plan of Condominium (350303-0045), 255 Emerick Ave., Fort Erie; Your File No. 350303-0045**

**Our File No. DTS: 38580 / Circ: 40660**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

**Bell Canada Condition(s) of Approval**

- 1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
- 2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

**Concluding Remarks:**

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,

Bell Canada Signatory

Juan Corvalan  
Senior Manager - Municipal Liaison  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca).

92;#Infrastructure|99ba27ae-002d-47ab-aa90-899ac195e6e7 Bell Canada Bell Canada



RE: Request for Comments - 255 Emerick Avenue Draft Plan of Standard  
CondominiumMustafa, Sheraz to Samantha Yeung 02/21/2024 02:28 PM  
From "Mustafa, Sheraz" <Sheraz.Mustafa@cnpower.com>  
To "Samantha Yeung" <SYeung@forterie.ca>

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Hello,

CNP has no concerns.

Thanks,  
Sheraz

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Fort Erie - 255 Emerick Avenue - PA-2023-050AMIN Pranav to SYeung@forterrie.ca 03/06/2024 12:42 PM  
From "AMIN Pranav" <Pranav.Amin1@HydroOne.com>  
To "SYeung@forterrie.ca" <SYeung@forterrie.ca>

**External Email Warning: Do not click on any attachment or links/URL in this email unless the sender is reliable.**

Hello,

We are in receipt of your Plan of Condominium application, PA-2023-050 dated February 21<sup>st</sup>, 2024. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. [Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.](#)

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [Subdivision@HydroOne.com](mailto:Subdivision@HydroOne.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:  
<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map

If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

**Dennis De Rango**

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: [Dennis.DeRango@HydroOne.com](mailto:Dennis.DeRango@HydroOne.com)



**Enbridge Gas Inc.**  
500 Consumers Road  
North York, Ontario M2J 1P8  
Canada

February 29, 2024

Samantha Yeung, MSc PI  
Intermediate Development Planner  
Planning & Development Services  
Town of Fort Erie  
1 Municipal Centre Drive  
Fort Erie, ON L2A 2S6

Dear Samantha,

Re: Draft Plan of Condominium  
Michael Poon  
255 Emerick Avenue  
Town of Fort Erie  
File No.: 350303-0045

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:  
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please be advised easement(s) are required for all condominium developments. The applicant will provide the easement(s) to Enbridge Gas at no cost. For more details contact [ONTLands@enbridge.com](mailto:ONTLands@enbridge.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Cornelio'.

**Willie Cornelio** CET  
Sr Analyst Municipal Planning  
**Engineering**

**ENBRIDGE**  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**



RE: Request for Comments - 255 Emerick Avenue Draft Plan of Standard Condominium  
Lagakos, Ted (MTO) to Samantha Yeung 02/21/2024 01:34 PM  
Cc "Francolini, William (MTO)", "Amirpour, Siavash (MTO)"  
From "Lagakos, Ted (MTO)" <Ted.Lagakos@ontario.ca>  
To "Samantha Yeung" <SYeung@forterie.ca>  
Cc "Francolini, William (MTO)" <William.Francolini@ontario.ca>, "Amirpour, Siavash (MTO)" <Siavash.Amirpour@ontario.ca>

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Afternoon Samantha,

Subject lands are located outside the ministry's permit control limit. As a result, we have no comments on the proposed draft plan of condominium application and no ministry permits are required.

Please do not hesitate to contact me at the number below should you have any questions.

Take care,

**Ted Lagakos | Senior Project Manager (West)**

Highway Corridor Management Section | Central Operations | Ministry of Transportation

159 Sir William Hearst Avenue, 7<sup>th</sup> Floor, Toronto, ON. M3M 0B7

Telephone: 416-268-3932 | Email: [ted.lagakos@ontario.ca](mailto:ted.lagakos@ontario.ca)





CANADA POST  
955 Highbury Ave N  
London ON N5Y 1A3  
[CANADAPOST.CA](http://CANADAPOST.CA)

POSTES CANADA  
955 Highbury Ave N  
London ON N5Y 1A3  
[POSTESCANADA.CA](http://POSTESCANADA.CA)

Samantha Yeung  
The Corporation of the Town of Fort Erie  
1 Municipal Centre Drive  
Fort Erie, Ontario L2A 2S6

Re: 255 Emerick Ave

Dear Samantha,

This development, as described, falls within our centralized mail policy.

I will specify the condition which I request to be added for Canada Post Corporation's purposes.

- a) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

If you have any questions or concerns regarding these conditions, please contact me. I appreciate the opportunity to comment on this project.

Regards,

*A. Carrigan*

Andrew Carrigan  
Delivery Services Officer  
[Andrew.Carrigan@canadapost.ca](mailto:Andrew.Carrigan@canadapost.ca)



RE: Request for Comments - 255 Emerick Avenue Draft Plan of Standard Condominium Escobar, Valentina to Samantha Yeung 03/19/2024 02:30 PM  
Cc "Development Planning Applications"  
From "Escobar, Valentina" <Valentina.Escobar@niagararegion.ca>  
To "Samantha Yeung" <SYeung@forterie.ca>  
Cc "Development Planning Applications" <devtplanningapplications@niagararegion.ca>

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Hello Sam,

Thank you for providing the Site Plan Agreement for 255 Emerick. Regional staff can confirm at this time that all Regional and Provincial interests for this phase of the development can be addressed through the registered Site Plan Agreement (dated July 18, 2022). Based on the MOU and provided the condominium agreement requires the condominium corporation to assume the terms of the Site Plan Agreement, staff offer no objection to the proposed Draft Plan of Standard Condominium from a Provincial and Regional perspective.

Staff highlight in the Registered Plan, Schedule H Special Provision 9 States: The Owner is advised that if the development does not comply with Niagara Region's Corporate Policy for Waste Collection that garbage collection will be the responsibility of the owner through a private contractor and not the Niagara Region.

Regarding waste collection, staff wish to highlight that Niagara Region provides curbside waste collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste collection provided that the owner bring the waste to the curbside on the designated pick up day, and that the following limits are met:

- Green – no limit (weekly collection)
- Waste – 2 bag/can limit per unit to a max. of 24 bags/cans per building (bi-weekly collection)
- Curbside collection only

Circular Materials Ontario are responsible for the delivery of residential Blue / Grey Box recycling collection services. The most up to date information regarding recycling can be found using the following link: <https://www.circularmaterials.ca/resident-communities/niagara-region/>

Staff additionally note that there were no indications of waste/recycling collection on the plans submitted. In accordance with provision 9 of Schedule H of the registered Site Plan Agreement, if the development does not comply with Niagara Region's Corporate Policy for Waste Collection that garbage collection will be the responsibility of the owner through a private contractor and not the Niagara Region.

In accordance with the MOU, and given there is not additional planning review for the Draft Plan of Standard Condominium application, the Region will issue a refund for the previously paid fee to the applicant.

Kind regards,



**Draft Plan of Condominium - 255 Emerick Avenue**

**Keegan Gennings** to Samantha Yeung

03/12/2024 06:01 PM

From Keegan Gennings/FortErie  
To Samantha Yeung/FortErie@TownOfFortErie

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Hi Samantha,

I have reviewed the draft plan of condominium for 255 Emerick and I have no comments.

Regards,

Keegan Gennings C.B.C.O  
Chief Building Official  
Town of Fort Erie  
905-871-1600 ext. 2515

**255 Emerick Ave**

**Jessica Goodings** to Samantha Yeung

02/29/2024 10:45 AM

From Jessica Goodings/FortErie  
To Samantha Yeung/FortErie@TownOfFortErie

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Good morning Samantha,

The Fire Department has no comments or concerns at this time in regard to 255 Emerick Ave.

Thank you and kind regards,

**Jessica Goodings, CFEI, CCFI-C**  
**Senior Fire Prevention Officer**  
Fort Erie Fire Department  
[www.forterie.ca](http://www.forterie.ca)  
P: 905.871.1600, ext. 2605  
C: 289-321-0019



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## Interoffice Memorandum

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March 12, 2024  
Our File: 350303-0045

**To:** Samantha Yeung, BES, Intermediate Development Planner  
**Cc:** Noah Thompson, E.I.T., Development Engineering Technician  
**From:** Brad Johnston, C.E.T., Supervisor, Development Engineering  
**Subject:** Draft Plan of Standard Condominium Application  
Development Engineering Comments and Conditions  
**Address:** 255 Emerick Avenue

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### Roads

The site fronts Emerick Avenue, Local roads as per the Town's Official Plan with a desired right-of-way width of 20.0m. The road is currently sufficient at 20.0m and therefore no addition road allowance needs will be required as a condition of Draft Plan approval.

#### ***Conditions for Roads:***

1. Limits of existing site entrances not proposed for reuse shall be removed and reinstated to the current standard, with 50mm top soil, and sod or seed, to the Town satisfaction

### Sidewalks & Curbs

Sidewalks exist along the subject lands' frontage. Existing sidewalks shall be maintained and protected throughout the development construction process, at the full responsibility of the Owner.

### Linear Engineering Services

#### **Watermains                      Emerick Avenue**

200mm P.V.C.

The preexisting site functioned as an institution. An existing 150mm water service exists and shall be identified on the civil drawings to be either decommissioned accordingly at the main connection, or replaced. The Owner shall have a suitably sized water distribution system designed by a qualified Professional Engineer in accordance with the Town's current standards. The Owner shall also make themselves familiar with the requirements of the Town's current Water Testing & Disinfection Criteria and ensure these requirements are met, prior to the Town authorizing any proposed connections to the existing water system, or issuance of on-site servicing permits. Further design details and directions are required for clarity to confirm the existing size / design is suitable for both the site and in accordance with the requirements of one service

connection per property to accommodate both fire and domestic flows via a master meter and pit, with back flow prevention provisions.

**Conditions for Watermains:**

1. The Owner shall have the water distribution system and appurtenances designed by a Professional Civil Engineer in accordance with the Town's standards, as amended, and constructed to the satisfaction of the Director, Infrastructure Services;

**Sanitary Sewers                      Emerick Avenue**

200mm P.V.C.

An existing sewer lateral exists however is unknown as to location and condition, and shall be identified on the civil drawings to be either decommissioned accordingly at the property line, once confirmed, or replaced. The Owner shall have an Engineering Consultant confirm the existing service will continue to be sufficient, through the submission of a certified Functional Servicing Brief, that also comments on confirming the pre-existing peak flows versus the proposed peak flows to the system shall not be increased. It is possible that portions of the on-site parking area, roof down spouts, and weeping tile connections are currently connected to the existing sanitary sewer connection. The Owner shall be required to have this confirmed by their Consulting Engineer and if determined that these connections exist, all efforts to disconnect parking lot flows, storm roof flows and weeping tile flows from the sanitary sewer connection shall be made. The Functional Servicing Report shall be submitted for peer review and comment with the applicable fee (\$2,340.00 – 2024) and any downstream works identified as required, shall be implemented accordingly at 100% Owner costs, as a condition of the Draft Plan of Condominium application.

The Owner shall have an Engineering Consultant design the entire sanitary sewer system, in accordance with and to the satisfaction of the Town of Fort Erie. Downstream improvements to the existing system, if any, shall also be designed by the Owner's Engineering Consultant, and be constructed in accordance with and to the satisfaction of the Town of Fort Erie.

**Conditions for Sanitary Sewers:**

1. The Owner submits to the Town for review and approval a Functional Servicing Report prepared and certified by a licensed Professional Civil Engineer with respect to the development's sanitary proposed peak flows, to the satisfaction of the Director, Infrastructure Services; and
2. The Owner shall have the sanitary sewer system and appurtenances and any required improvements to the existing downstream system, designed by a Professional Civil Engineer in accordance with the Town's and Region's Standards, as amended, and be constructed at the cost of the Owner, to the satisfaction of the Director, Infrastructure Services;

**Storm Sewers                              Emerick Avenue**

### 375mm / 450mm

The area has been previously accommodated in the major overland flow for drainage in as per the Fort Erie Storm Drainage Master Plan by Kerry T. Howe 1994, applicable to this area of Bridgburg. There appears to be some storm catch basin connections within the frontage of the site, that have been reconnected to the new storm sewer on Emerick Avenue. The Owner shall have a Consulting Engineer prepare a Stormwater Management component of the above noted Functional Servicing Report, that comments on the intent to control post-development peak storm flows to pre-development rates, up to and including the 5-year event. Post-development flows for the major storm (those in excess of the 5-year event) shall be authorized to flow overland to the Emerick Street right-of-way, in accordance with the above report drainage plan (attached). A quality control component for the parking area, shall also be required to be accommodated.

The submission and approval of the Stormwater Management Report shall be required as a condition of the Condominium application.

#### **Conditions for Storm Sewers:**

1. A Stormwater Management Report be prepared, certified, and implemented for this development by a Professional Civil Engineer in accordance with the Town's Standards, as amended, to the satisfaction of the Director, Infrastructure Services; and

#### **Lot Grading & Stormwater Management**

While minimum side and rear yard setbacks are governed by Zoning, in many cases side and rear yards must contain both drainage swales and landscaping. The integrity of swales must be maintained and continue to convey stormwater run-off to a suitable outlet. If planted too close or within swales, roots and other types of landscaping can cause the swale grades to change, and clog subdrains often installed beneath swales. Shade created from tree canopies can hinder evaporation creating areas where ponding and prolonged wetness can occur. Landscaping is not permitted within any drainage swale, and large trees must not be planted within the limits of swale conveyance. In some cases, rear yard and side yard widths may have to be wider than the typical minimums as dictated by Zoning, which may result in fewer units on development sites. In the initial planning and design process, the Owner shall ensure their Planner, Civil Engineer, and Landscape Architects are all involved and are aware of these restrictions.

The Owner's Consulting Engineers shall prepare site servicing and grading plans for review and comment in further detail at the time a formal planning application has been submitted with the Town. The grading plan shall identify both existing grades on the subject lands, adjacent properties and road allowances, and proposed grades on the subject lands. The plan shall indicate directions of downspouts in accordance with the applicable By-law, sump pump discharge locations, and proposed grades identifying positive drainage can be achieved/maintained from the subject lands without adversely affecting any neighbouring properties.

**Conditions for Lot Grading & Stormwater Management:**

1. Site Servicing and Grading Plans shall be prepared by a Professional Civil Engineer in accordance with the Town Standards, as amended, to the satisfaction of the Director, Infrastructure Services; and
2. The Condominium agreement between the Owner and the Town of Fort Erie contain provisions whereby the Owner agrees to implement the approved Grading Plan(s) to the satisfaction of the Director, Infrastructure Services.

**Erosion & Sediment Control**

As a condition of approval, the Owner's Consulting Engineer must submit an outline of a proposed erosion and sediment control plan. This may contain any or all the following measures and must be approved by the Town, to the satisfaction of the Director, Infrastructure Services:

- Sediment traps or temporary retention ponds
- Seeding of topsoil stockpiles
- Isolated stripping of development lands
- Vegetation screens
- Silt and erosion control fencing methods
- Entrance mud mats, and outlet erosion controls, rip rap, filter cloth, etc.
- Construction Staging areas

The Owner shall also make themselves familiar with the requirements of the Town's current Erosion and Sediment Control Plan Consolidated Linear Infrastructure requirements, and ensure these requirements are met, prior to the Town authorizing construction / grading works applicable.

**Conditions for Erosion & Sediment Control:**

1. An Erosion & Sediment Control Plan be prepared by a Professional Civil Engineer in accordance with the Town Standards, as amended, to the satisfaction of the Director, Infrastructure Services, and adhere to and submit the required Erosion and Sediment Control Plan documents applicable to the Town's Consolidated Linear Infrastructure program;

**Construction Impact Mitigation Strategy**

The Town is committed to ensuring that disruptions to the existing residents and community are minimized, resulting from traffic associated with construction activity. Mitigating the disruptive impacts of construction-related traffic on streets is an important part of the development and construction process. The intent is to provide safe passage for pedestrians, cyclists, and vehicular traffic around or through a construction site, with as little inconvenience, impact, and delay as possible, and with minimal on-street parking removals required. A strategy that outlines how the proponent intends to address construction traffic, shall be required.

**Conditions for Construction Impact Mitigation:**

1. A Construction Impact Mitigation Strategy outlining how the proponent intends to address the construction impact mitigation principles as they relate to the site development and surrounding external areas required for municipal improvements, be submitted for review and approval, to the satisfaction of the Director, Infrastructure Services

**Pre-Construction Condition Survey**

The Owner is recommended obtain Pre-Construction Condition surveys of all existing abutting properties and structures surrounding all areas of proposed infrastructure installations. The purpose of a pre-construction condition survey is to obtain independent documentary evidence of the conditions of adjacent buildings, structures, features etc., prior to construction activities commencing on and within the subject lands and lands external to the site. While it is not expected that construction will cause damage to neighboring buildings, structures, features etc., a survey is undertaken as a precautionary measure and will assist building owners, contractors, and developers in the event of any claims for damages.

**Engineering Fees and Securities for Performance Obligations**

The Owner shall be required to submit to the Town, Legal, Review, Engineering, Inspection, Service Connections, and Water testing fees, and construction / development securities for performance obligations involved with ensuring the design and construction of services to develop the above subject lands and required Municipal works are completed and function in accordance with Town's standards for assumption, to the satisfaction of the Director, Infrastructure Services.

**Conditions for Engineering Fees and Securities for Performance Obligations:**

1. The Owner submits to the Town the required fees for Engineering, Inspection, Service Connections, and Water testing fees, and construction securities for performance obligations, to the satisfaction of the Director, Infrastructure Services

**PSAB, Records & Asset Management**

The Public Sector Accounting Board's (PSAB) 3150 Regulations set the standard for Municipalities to record and report their existing and future tangible capital assets through a comprehensive management approach. Digital data shall be provided by the Owner in accordance with the Town of Fort Erie's Standard Contract documents and AutoCAD standards, for compliance to the above PSAB requirements.

**Conditions for PSAB, Records & Asset Management:**

1. The Owner submits to the Town the digital data for connections, in accordance with the Town of Fort Erie's Standards, and the actual costs of construction of all assets to be assumed by the Town through the Condominium agreement, to the satisfaction of the Director, Infrastructure Services

## **Engineering, Construction, and Geotechnical Compaction Inspections**

The Owner's Engineering Consultant shall be responsible to provide engineering inspection in order to provide adequate certification of the works required to install Municipal services on and off-site to develop the lands, to the satisfaction of the Director, Infrastructure Services. Engineering Inspection shall also include provisions for Geotechnical Compaction testing for municipal servicing installations, when applicable, in accordance with the Town's standards. Weekly reports from both the Engineering Consultant and the Geotechnical Engineering Consultant, shall be forwarded to the Town of Fort Erie as part of the requirements for acceptance of the services proposed.

### ***Conditions for Engineering, Construction, and Geotechnical Compaction Inspections:***

1. The Owner's Engineering Consultant be responsible to provide engineering inspection in order to provide adequate certification of the works required to install Municipal services on and off-site to develop the lands, to the satisfaction of the Director, Infrastructure Services;

## **Utilities**

The Owner must verify with the separate Utility companies (Canadian Niagara Power, Enbridge Gas, Bell Canada, and Cogeco Cable, etc.) to verify the locations of their plant infrastructure if any, and coordinate relocations of such for planning purposes with respect to proposed works on and along the Owner's property, as well as all off-site works utility needs required. It is expected that these existing / proposed Utility plant will be identified on the Owner's civil plans for both the site and / or the off-site works.

## **Lighting & Photometric Plans**

The Owner shall have an Electrical Engineer design an adequate site lighting distribution system to the Town's satisfaction and in accordance with current ESA standards, and C.N.P. Utilities.

### ***Conditions for Street Lighting:***

1. The Owner shall submit to the Town a site lighting and photometric design prepared by a Professional Electrical Engineer, for review and acceptance to the satisfaction of the Director, Infrastructure Services; and

Development Engineering Staff have no further comment to the Draft Plan of Condominium application. I trust this information is satisfactory and if there are any further questions or comments, please feel free to contact me.



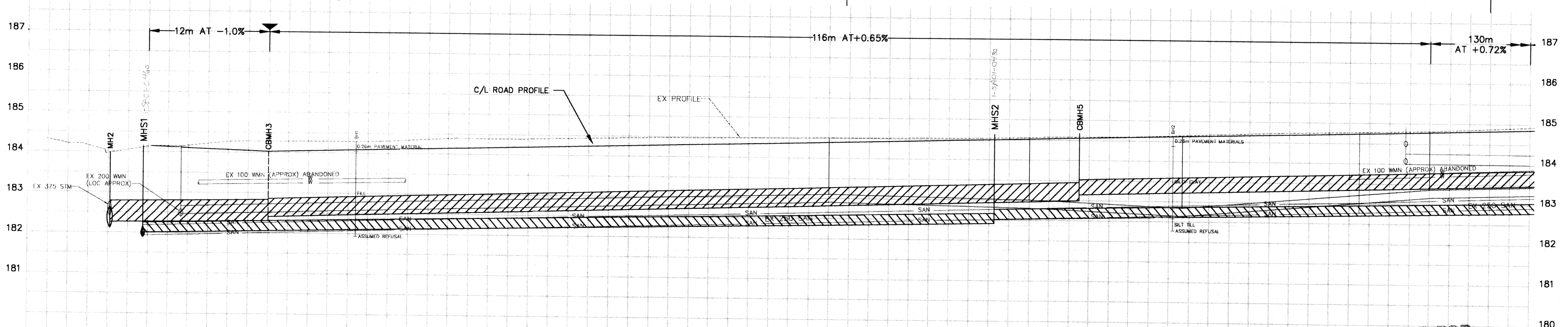
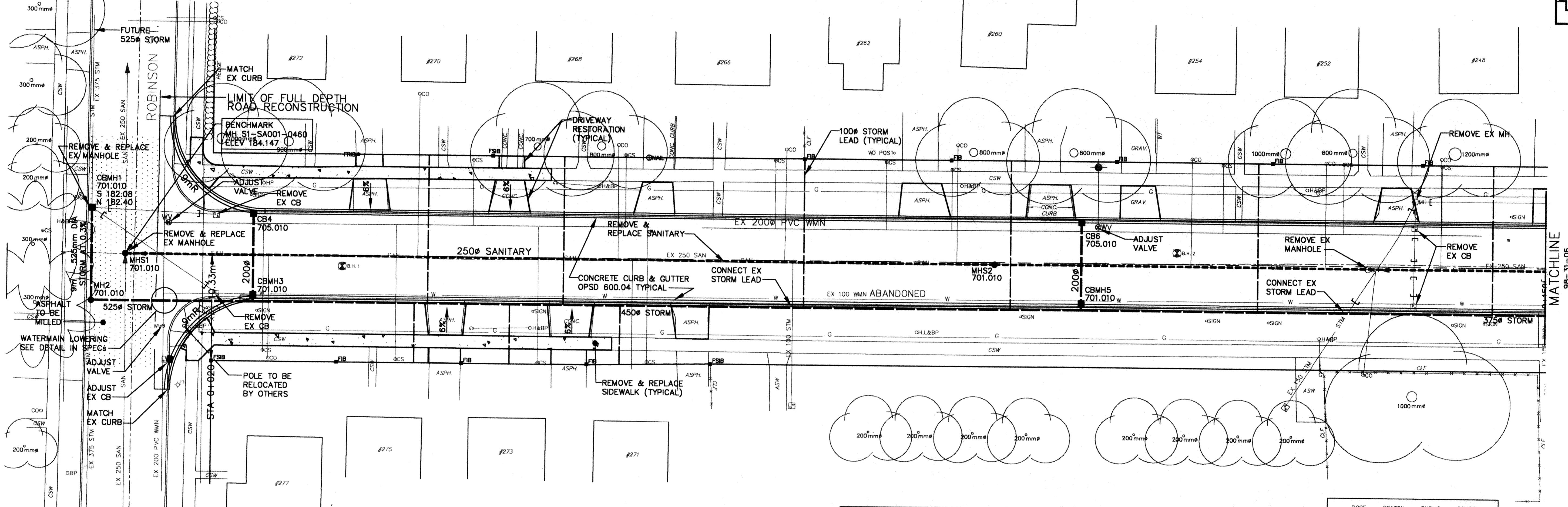
Attachments:  
c.

Town Drawing Package  
File No. 350303-0045  
Mark Iamarino, PDS (email only)



98-31-06  
 Robert M. Martin Engineering & Project Management Inc.  
 8 Centre Street, St. Catharines, Ontario, L2R 3A7  
 Tel: (905) 687-4020 Fax: (905) 687-4164  
 E-mail: martin@me-consult.com  
 www.me-consult.com

ALL EXISTING SANITARY LATERALS TO BE REPLACED FROM MAIN TO PROPERTY LINE - BOTH SIDES.



ISSUED FOR CONSTRUCTION

STATION	PROPOSED STORM	PROPOSED SANITARY	PROPOSED CONTINUE
0+000	MH2 182.26 W 182.11 S 182.45	MH1 181.90 N 182.00 E 182.00	
0+024		MH3 182.31 W 182.41 E 182.41	
0+050			
0+085			
0+105			
0+110	MH5 182.42 W 182.52 E 182.52		
0+125			
0+140			

85.0m - 250mm DIA PVC DR35 SANITARY SEWER AT 0.5%  
 81m - 450mm DIA PVC STORM AT 0.72%  
 85.0m - 250mm DIA PVC DR35 SANITARY SEWER AT 0.5%  
 95m - 375mm DIA PVC STORM AT 0.70%

No.	REVISION	DATE	INIT.
1	FOR NCE SUBMISSION	MAR 22/99	GW
2	REVISED AS PER TOWN COMMENTS	FEB 22/99	GW

**GENERAL NOTES:**  
 1) THE POSITION OF POLE LINES, CONDUITS, WATERMANS, BENCHES AND OTHER UNDERGROUND AND ABOVE-GROUND UTILITIES AND STRUCTURES IS NOT ACCURATELY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME LIABILITY FOR DAMAGE TO THEM.  
 2) CHECK ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK - DO NOT SCALE DRAWINGS.  
 3) THIS DRAWING IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS INTENDED FOR USE ONLY IN CONNECTION WITH THE PROJECT COVERED BY THE ENGINEERING AGREEMENT.

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 6) SURVEYED DATA SHOWN ON THE DRAWING IS TAKEN FROM THE GEOTECHNICAL REPORT PREPARED BY THE GEOTECHNICAL ENGINEERING CONSULTANTS, ROBERT M. MARTIN ENGINEERING INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

DRAFTING	AK
DESIGN	GW
CHECKED BY	RMM

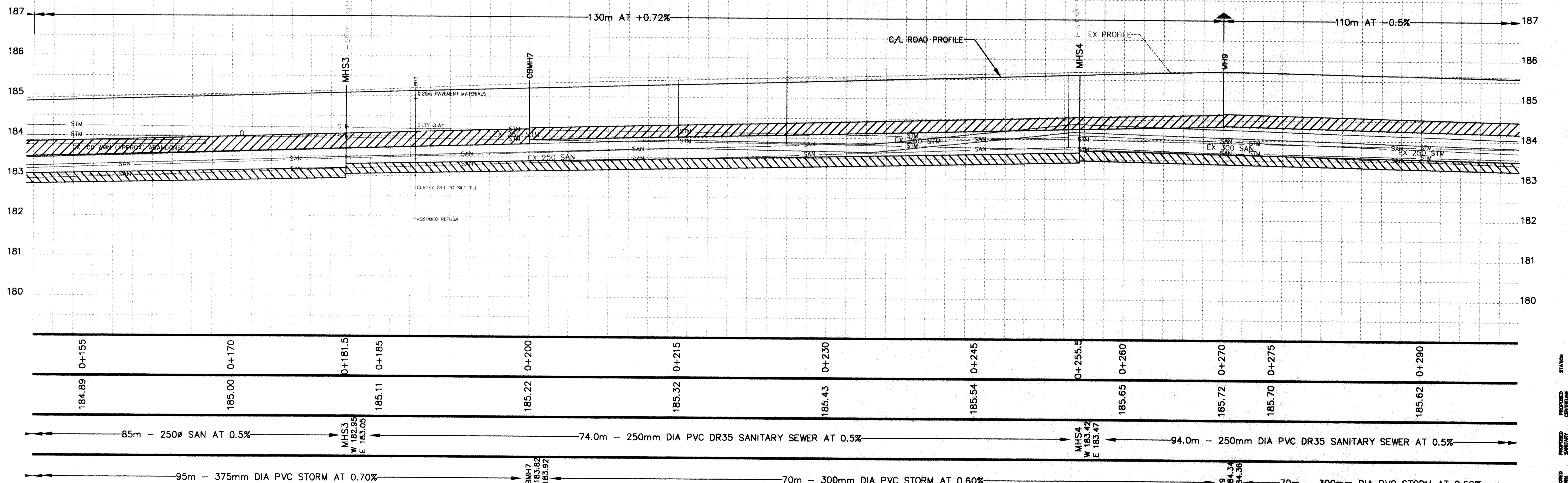
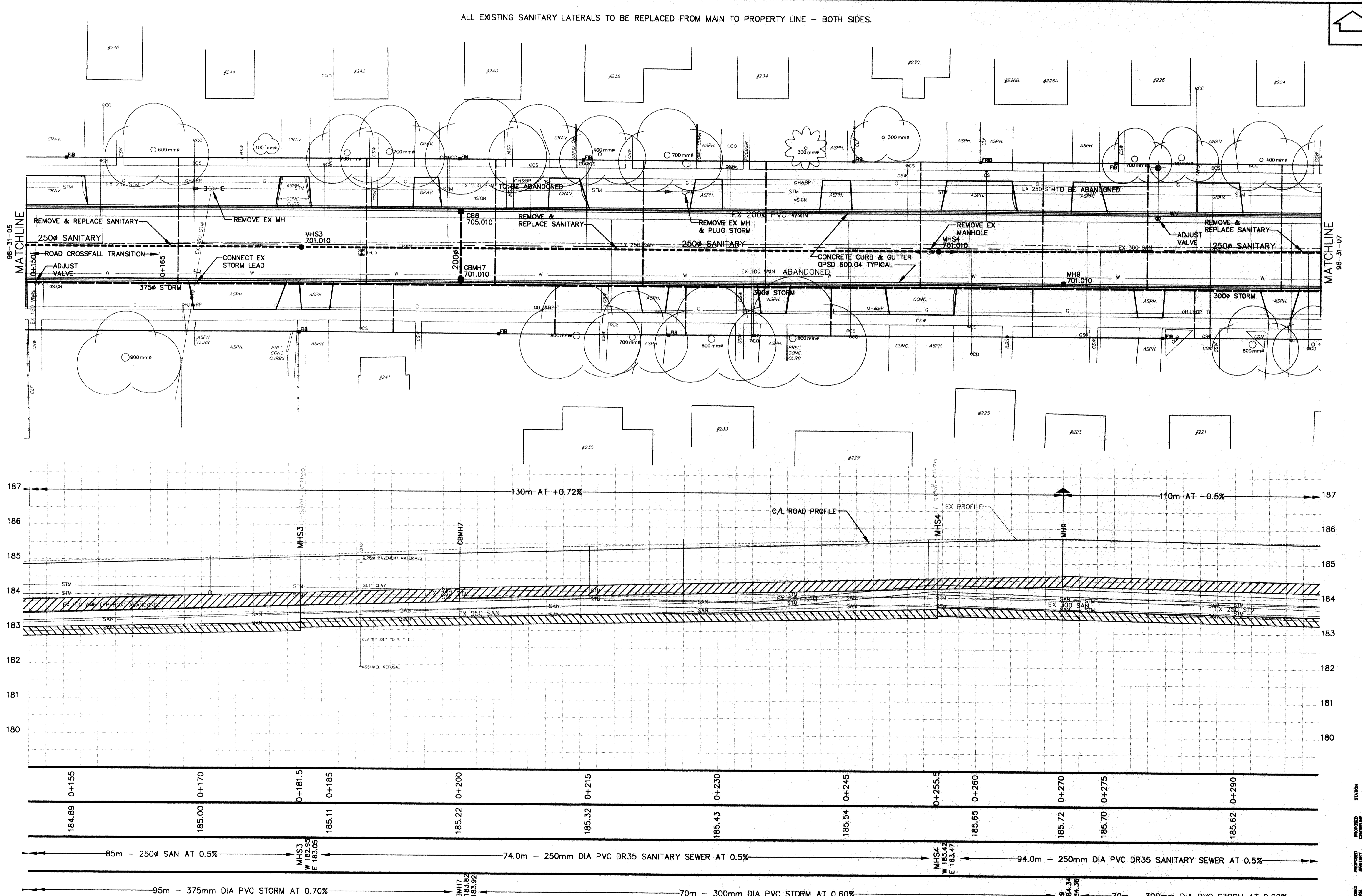
S. V. VEGENAR  
 23/3/99  
 PROFESSIONAL ENGINEER

**Robert M. Martin Engineering & Project Management Inc.**  
 8 Centre Street, St. Catharines  
 Ontario, L2R 3A7  
 Phone: (905) 687-4020  
 Fax: (905) 687-4164  
 E-mail: martin@me-consult.com

TOWN OF FORT ERIE  
**EMERICK AVENUE  
 ROAD RECONSTRUCTION  
 STA 0+000 TO 0+150  
 FORT ERIE, ONTARIO**

FILENAME	DATE	NOVEMBER 1998
PLOT DATE	SCALE	1:200
DWG. No.	98-31-05	
MUN. REF. No.	JUN 04 1999	REV. 2

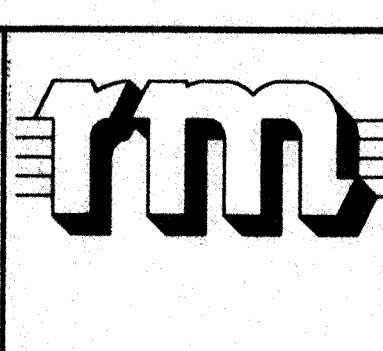
ALL EXISTING SANITARY LATERALS TO BE REPLACED FROM MAIN TO PROPERTY LINE - BOTH SIDES.



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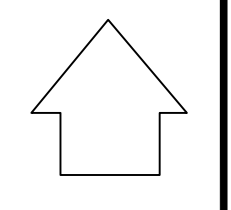


**Robert M. Martin Engineering & Project Management Inc.**  
 8 Centre Street, St. Catharines  
 Ontario, L2R 3A7  
 Phone: (905) 687-4020  
 Fax: (905) 687-4164  
 E-mail: martin@rme-consult.com

**TOWN OF FORT ERIE  
 EMERICK AVENUE  
 ROAD RECONSTRUCTION  
 STATION 0+150 TO 0+300  
 FORT ERIE, ONTARIO**

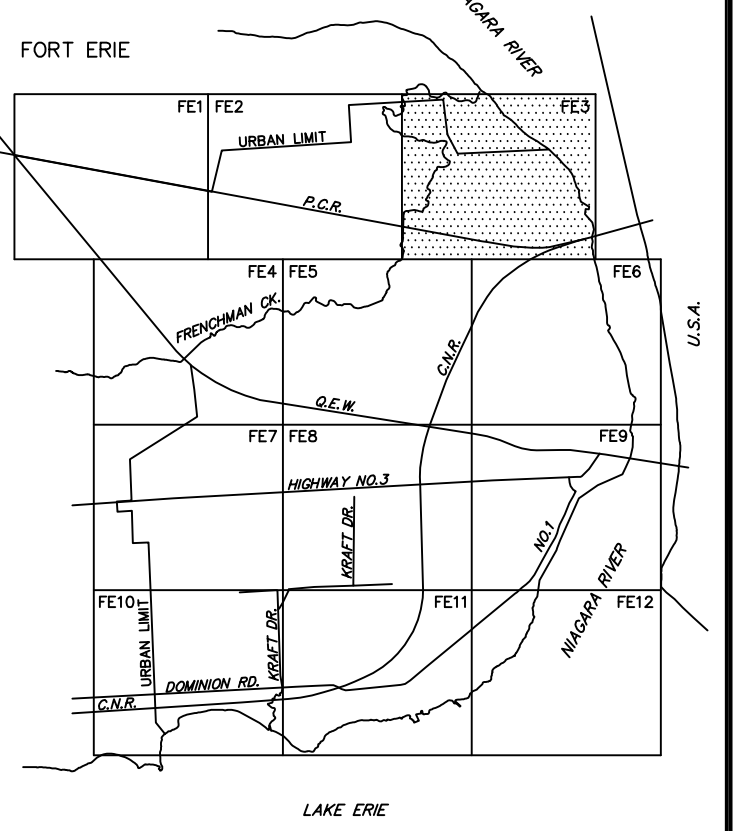
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DATE	NOVEMBER 1998
PLOT DATE	
SCALE	1:200
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DWG. No.	98-31-06
MUN. REF. NO.	UN 0 4 1999
REV. 2	

98-31-06 EMERICK AVENUE  
 Robert M. Martin Engineering & Project Management Inc.  
 8 Centre Street, St. Catharines, Ontario, L2R 3A7  
 Tel: (905) 687-4020 Fax: (905) 687-4164  
 martin@rme-consult.com



### KEY MAP

N.T.S.



NO.	REVISION	DATE	INIT.

### LEGEND

- DRAINAGE AREA NUMBER
- RUNOFF COEFFICIENT
- DRAINAGE AREA (HA)
- MUNICIPAL DRAIN
- DRAINAGE AREA BOUNDARY
- MAJOR DRAINAGE AREA BOUNDARIES
- SUB-DRAINAGE AREA BOUNDARIES
- EXISTING MAJOR DRAIN
- EXISTING CENTERLINE OF DITCH
- URBAN BOUNDARY
- SPOT ELEVATIONS
- EXISTING STORM SEWERS
- CATCHBASINS AND MANHOLES
- PROPOSED STORM SEWERS
- AND MANHOLES
- MAJOR EVENT FLOW DIRECTION
- MINOR EVENT FLOW DIRECTION
- ELEVATION BREAKING POINT
- FRENCHMAN CREEK FLOODPLAIN (HURRICANE HAZEL - N.P.C.A.)
- PROVINCIALLY SIGNIFICANT WETLANDS (APPROX. LOCATION - M.N.R.)
- PROBABLE PONDLING AREA (MAJOR EVENT)

### TOWN OF FORT ERIE

ENGINEERING DEPARTMENT

KERRY T. HOWE ENGINEERING LTD.  
CONSULTING ENGINEERS  
PLANNING CONSULTANTS  
St. Catharines, Ontario  
(416) 688-6500



### FORT ERIE STORM DRAINAGE MASTER PLAN MAJOR STORM SYSTEM OVERLAND FLOW PATTERNS

KERRY T. HOWE ENGINEERING LTD.	
DRAFTING	FIELD NOTES
R.T.	DATE JAN. 1994
DESIGN	SCALE 1:2000
D.L.	DWG. No. 92056-FE3
CHECKED BY	MUN. REF. No.
PROJ. SUPER.	SS-6-92
D.L.	REV.