

## Meeting of the Upper Thames River Conservation Authority Hearing Committee – Agenda

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Date: Tuesday May 28, 2024

Time: 1:30pm

Location: 1424 Clarke Road, London, Watershed Conservation Centre Board Room

Memo to Hearing Committee Members: Sandy Levin, Paul Mitchell, Brian Petrie, Mark Schadenberg, Dean Trentowsky.

Please be advised that a meeting of the Hearings Committee will be as follows:

### **1. Approval of Agenda**

### **2. Declaration of Conflicts of Interest**

### **3. Minutes of the Previous Meeting – April 25, 2024**

### **4. Business Arising from the Minutes**

### **5. Application #50-24**

Proposed Development within an area regulated by the Upper Thames River Conservation Authority at 952 Southdale Road West, London

### **6. Adjournment**

Approved by Tracy Annett, General Manager

**NOTICE OF HEARING**

**IN THE MATTER OF**

The Conservation Authorities Act, R.S.O. 1990, Chapter C. 27 as amended;

**AND IN THE MATTER OF**

An Application By: Westdell Development Corporation c/o Paul Kitson  
Landowner: Forest Edge Commons Inc. (Application #50-24)

For the permission of the Upper Thames River Conservation Authority pursuant to Regulations made under Section 28 of said Act.

**TAKE NOTICE** that a hearing before the Hearings Committee of the Upper Thames River Conservation Authority will be held under Section 28 of the Conservation Authorities Act at the offices of said Authority at the UTRCA Administration Office, 1424 Clarke Road, London, Ontario N5V 5B9 at the hour of 1:30 pm, Tuesday, May 28, 2024 with respect to the application by Forest Edge Commons Inc. c/o Paul Kitson, Westdell Development Corporation to permit interference with a flood hazard associated with a river or stream valley and within a wetland area of interference and within an area regulated by the Upper Thames River Conservation Authority under Section 28 of the Conservation Authorities Act and Ontario Regulation 41/24 at 952 Southdale Road West in the City of London, Ontario.

**TAKE NOTICE THAT** you are invited to make a delegation and submit supporting written material (electronically) to the Hearings Committee for the meeting of May 28, 2024. If you intend to appear and/or submit further written material, please contact Michael Funk ((519)-451-2800 ext. 305, e-mail: [funkm@thamesriver.on.ca](mailto:funkm@thamesriver.on.ca)). Any further written material (submitted electronically) will be required as soon as possible, to enable the Committee members to review the material prior to the meeting.

**AND FURTHER TAKE NOTICE** that if you do not attend at this Hearing, the Hearings Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings.

**PLEASE NOTIFY THIS OFFICE** by 12:00 noon May 22, 2024 (local time) as to whether you and/or your agent(s) will be attending. A copy of Ontario Regulation 41/24 and Section 28 of the Conservation Authorities Act will be made available to you upon request.

**DATED** the 17<sup>th</sup> Day of May, 2024

Registered  
The Hearings Committee of  
The Upper Thames River Conservation Authority

<original signed by>  
Tracy Annett, General Manager/Secretary-Treasurer

## Hearing Procedures

1. Motion to sit as a Hearings Committee to consider the application by  
Landowner: Forest Edge Commons Inc.  
Applicant: Westdell Development Corporation c/o Paul Kitson  
952 Southdale Road West, City of London, Ontario (Application #50-24)
2. Chair's opening remarks.
3. Staff will introduce Hearings Committee members (and the UTRCA Solicitor if present) to the applicant/owner, his/her agent and others wishing to speak.
4. Staff will indicate the nature and location of the subject application.
5. Staff will present their report on the application.
6. The applicant and/or his/her agent will speak and also make any comments on the staff report, if he desires.
7. Members of the Hearings Committee will question, if necessary, both the staff and the applicant/agent.
8. The Hearings Committee may make a motion to adjourn and go into camera and/or may make a motion to arrange to visit the subject site.
9. Upon completion of their deliberations, members of the Hearings Committee may make a motion regarding the application or may resolve to defer any decision on the application.
10. A motion will be carried which will culminate in the decision.
11. The Hearings Committee will move out of camera.
12. The Chair will advise the owner/applicant of the Hearings Committee decision, through Conservation Authority staff if the applicant/agent has left the Hearing location or in person if a decision is rendered with the Applicant/agent still on hand at the UTRCA office.
13. If decision is made to "to refuse", the Chair or Acting Chair shall notify the owner/applicant of his right to appeal the decision to the Minister of Natural Resources and Forestry within 30 days of receipt of the reasons for the decision.
14. Motion to move out of the Hearing.

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**To: Chair and Members of the UTRCA Hearing Committee**  
**From: Michael Funk, Land Use Regulations Officer**  
**Date: May 28, 2024**  
**File Number: HC-05-24-05**  
**Agenda Number: 5**  
**Subject: Section 28 Permit Application #50-24 for Proposed Development within a Riverine Flood Hazard and Wetland Area of Interference Regulated by the Upper Thames River Conservation Authority at 952 Southdale Road West, City of London, Ontario**

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## Recommendation

**THAT Application #50-24 for the proposed development within a riverine flood hazard and wetland area of interference regulated by the Upper Thames River Conservation Authority (UTRCA) at 952 Southdale Road West, City of London, Ontario be refused as it is contrary to UTRCA riverine flood hazard policies.**

## Application

A Section 28 permit application (#50-24) has been submitted for a proposed residential and commercial development at 952 Southdale Road West in the City of London, Ontario, which includes filling and grading works and the construction of a retaining wall within the flood hazard lands associated with a watercourse and wetland.

## Site Information

The subject lands known municipally as 952 Southdale Road West in London, Ontario are regulated by the Upper Thames River Conservation Authority (in accordance with Section 28 of the *Conservation Authorities Act* and Ontario Regulation 41/24), due to the presence of a riverine flooding hazard associated with an unnamed watercourse (referred to as *UT-DC-62* on UTRCA's regulation limit mapping), as well as a wetland and the surrounding area of interference. The wetland feature is classified as a Provincially Significant Wetland (PSW) by the Ministry of Natural Resources and Forestry (MNR); formally named the North Talbot Wetland (UT 57) and known locally as the Buttonbush Swamp.

The property is zoned Community Shopping Area (CSA1), Urban Reserve (UR), Residential (R8-4(80)) and Open Space (OS5). There are holding provisions which apply to the lands including an (h) the purpose of which is to ensure orderly development, and an (h-129) which applies to portions of the site to ensure that the results of the Hydraulic Floodway Analysis are accepted to the satisfaction of the UTRCA. The balance of the lands located outside of the limits of the wetland are used for agriculture, and more recently, for stockpiling excess fill material generated from the adjacent City of London roundabout construction project. Permit #96-23 was issued by the UTRCA on June 7, 2023 and allows the temporary stockpiling at the western extent of the property with appropriate erosion and sediment control measures in place.

**Attachment #1** – Location map for 952 Southdale Road West, London



**Attachment #2** – City of London Zoning By-Law map for 952 Southdale Road West, London

**Attachment #3** – UTRCA Regulation Limit Mapping for 952 Southdale Road West, London

## **Background**

The subject property is regulated by the UTRCA due to the presence of flood hazard lands associated with a watercourse known as “UT-DC-62”, as well as a PSW and the surrounding area of interference.

The UTRCA was initially involved in the planning process for the subject lands in 2007 when Application OZ-7445 was circulated (on November 2, 2007) for our input and review. The proposal pertained to a mixed-use development at 952 Southdale Road West. The UTRCA was not re-engaged again until January of 2020, when a new development proposal was submitted to the City of London for the site. At that time, City Planning Staff and the applicant were advised that the subject lands were regulated and were situated in the Dingman Screening Area which were subject to an ongoing Dingman Creek Environmental Assessment (EA). Flood modeling would be required if the applicant wished to proceed with a development application in advance of the outcome of the EA.

On November 10, 2021 a Notice of Planning Application (File No. OZ-9431) was circulated to the UTRCA for a proposed mixed-use development at 952 Southdale Road West. In correspondence dated February 11, 2022, October 5, 2022 and November 4, 2022, UTRCA staff advised the City planner and the applicant that a satisfactory Floodline Analysis was required as part of the complete application. In principle, the floodline was deemed acceptable and the required cut and fill analysis had potential. However, the Floodline Analysis could not be advanced until the development limit had been confirmed through the preparation of supporting technical studies (e.g. Environmental Impact Study (EIS), Hydrogeological Assessment).

City Planning Staff concluded that there was adequate supporting documentation to establish the zone lines/development limit for the subject lands and recommended approval of the planning application. The Conservation Authority was assured that our interests could be addressed at detailed design, the site plan process and/or as part of the UTRCA’s Section 28 Permit process. The Planning Act application was to proceed to the Planning and Environment Committee (a subcommittee of London City Council) prior to the completion of the requisite Floodline Analysis, contrary to the UTRCA’s advice. The UTRCA therefore requested that the zoning include a holding provision whereby a Floodline Analysis would be prepared to our satisfaction. The analysis would confirm that the proposed development was located outside of the riverine flooding hazard, would not impact upstream and downstream properties/landowners and would be safe.

Site Plan Application SPA23-046 for a proposed commercial development at 952 Southdale Road West was circulated to the UTRCA in May of 2023. In correspondence dated June 8, 2023, the UTRCA advised that the application was premature given that the requirements of holding provision h-129 (Purpose: To ensure that the results of the Hydraulic Floodway Analysis are accepted to the satisfaction of the Upper Thames River Conservation Authority) had not yet been addressed. Since that time, UTRCA staff have been working with the applicant to finalize the required technical studies to support the proposed development including the Environmental

Impact Study, the Hydrogeological Assessment, the Servicing Strategy and the Floodline Analysis.

In parallel to the UTRCA's review of SPA23-046, on May 4, 2023 the applicant applied to the UTRCA for permission to receive and stockpile fill material on the subject property generated from the City's roundabout construction project at the intersection of Southdale Road West and Colonel Talbot Road. Permit Application #96-23 was approved on June 7, 2023, with the clarification that the approval was limited to temporary stockpiling and should not be construed to imply approval for future works on the site, including future development and grading works.

Site Plan Consultation SPC24-007 was circulated to the UTRCA on January 24, 2024 for review of a residential development on the northerly portion of the subject property. On May 14, 2024, an updated Section 28 permit application was submitted to the UTRCA, for joint consideration of both the residential and commercial development proposed on the site. The technical studies which have been prepared pertain to the entire site, and therefore can and will be considered as a single permit application by the UTRCA.

Through the initial site plan application (SPA23-046) review process, the UTRCA requested justification for why the development could not be reconfigured and needs to encroach into the flood hazard. The applicant was also asked to demonstrate how all options had been considered to achieve a stage storage balance, without impacting the wetland. If a balanced stage storage was not achievable, the UTRCA required supporting evidence/justification that the development would not cause adverse impacts to the wetland and adjacent upstream and downstream lands

As part of the Floodline Analysis prepared by Stantec Consulting Ltd. (**Attachment #4**), various options were presented to address the flood hazard:

*Option #1 - Shaving down the buffer for the wetland to provide storage*

*Option #2 - Creating a basin north of the proposed commercial development for storage*

*Option #3 - Do nothing*

In all three cases, a stage storage balance is not achieved and Options #1 and #2 would adversely impact the wetland. All three options are contrary to UTRCA policies, and therefore could not be approved by UTRCA planning and Regulations Staff.

After working with the applicant to refine the Floodline Analysis, the UTRCA provided the following comments on April 2, 2024:

*While UTRCA staff is generally satisfied with the provided technical information, the preferred alternative in regards to addressing the flooding hazard is not consistent with UTRCA policy. The applicant was directed to achieve a stage storage balance that would not impact the wetland.*

*The applicant has submitted an analysis for the preferred alternative (Option #3: Do Nothing) which in their opinion will not impact the wetland but is not balanced and will require filling resulting in a loss of flood storage. While our water resources engineering staff are satisfied with the analysis and justification for the preferred alternative, the matter cannot be approved at a staff level and must be reviewed and considered by the UTRCA's Hearing Committee. The submission of the technical studies is part of the applicant's due*

*diligence with respect to assembling the Section 28 permit application for the Committee's consideration.*

The proposal being brought forward to the Hearing for consideration represents the “Do Nothing” Option presented in the Floodline Analysis. Portions of the development are located within the identified flood hazard lands. While no compensation will be provided for the loss of flood storage, no grading is proposed within the wetland buffer or the wetland itself, which could adversely impact the feature. Technical justification (ecology and hydrology) has been provided for this option and has been reviewed and accepted by UTRCA's technical staff from an engineering perspective.

## **Proposal**

On May 14, 2024, UTRCA (M. Funk) received an application from Paul Kitson (Westdell Development Corporation) on behalf of Forest Edge Commons Inc. for a mixed-use development comprised of commercial and residential uses. It is understood that the applicant would continue to work with the City of London and the UTRCA to complete the required Planning Act and regulatory reviews in order to finalize the details of the development on the subject lands.

## **Discussion/Analysis**

Copies of the UTRCA Permit Application Form and Drawing Package (**Attachment #5 and #6**), – as well as applicable UTRCA Natural Hazard policies are included with this report. The application has been evaluated for conformity with the wetland policies and riverine flood hazard policies contained within Section 4 of the *UTRCA Environmental Planning Policy Manual (2006, revised 2017)*.

## **Applicable Policy**

**Please Note:** the following policies are from the *UTRCA Environmental Planning Policy Manual*, approved by the Board of Directors, June 28, 2006. While they have been included within this report to assist with the review, we note that policies in the manual are interwoven and should always be read in their entirety. The UTRCA Environmental Planning Policy Manual (2006, Revised 2017) is available on our website at:

<https://thamesriver.on.ca/wp-content/uploads/EnvPlanningPolicyManual-update2017.pdf>

A hard-copy can be made available upon request. It is advised that all of the policies contained within the manual as well as other policies, not listed below, may also be applicable and should be referred to.

### **A) Regulation of Development**

The proposed filling, grading and construction would be considered development (by definition).

## **Definitions**

### **Development:**

- (a) the construction, reconstruction, erection or placing of a building or structure of any kind,
- (b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- (c) site grading, or
- (d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

*(Conservation Authorities Act, R.S.O. 1990 c. C.27)*

Through Section 28 of the *Conservation Authorities Act* and Ontario Regulation 41/24, Conservation Authorities have a legislated responsibility to regulate development and activities in or adjacent to river or stream valleys, Great Lakes and inland lakes shorelines, watercourses, hazardous lands, and wetlands. Development taking place on these lands within the watershed requires permission from the Conservation Authority.

Subsection 28 (1) of the *Conservation Authorities Act* states that “no person shall carry on,” “or permit another person to carry on” “development activities in areas that are within the authority’s area of jurisdiction and are” “wetlands” or “river or stream valleys”.

Subject to subsection 28.1 (1):

**28.1 (1)** *An authority may issue a permit to a person to engage in an activity specified in the permit that would otherwise be prohibited by section 28, if, in the opinion of the authority,*

*(a) the activity is not likely to affect the control of flooding, erosion, dynamic beaches or unstable soil or bedrock;*

*(b) the activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property.*

## **B) UTRCA Policies**

Section 4 – Section 28 Review & Approval Process of the UTRCA Planning and Policy Manual, contains the following relevant policies:

### **4.2.2 Riverine Flooding Hazard Policies**

1. Floodway – New development is generally not permitted within the floodway of any watercourse.
2. Flood Fringe – Development and site alteration is permitted in identified flood fringe areas, subject to satisfying floodproofing requirements through the UTRCA’s Section 28 Permit Process. Specific policies are provided below.
  - a. Residential – For new development, no building openings are permitted below the Regulatory Flood Elevation. Construction drawings with floodproofing considerations must be prepared by a qualified professional. If a basement is proposed, dry, passive

- floodproofing measures must be presented on detailed drawings prepared by a qualified professional. Sufficient surveys and inspections will be required to allow for the provision of as-built drawings upon completion of the project. Additions will be permitted (including bedrooms and associated increases in density) if access is safe or dry and floodproofing is achieved to the level of the Regulatory Flood Elevation. If floodproofing to the Regulatory Flood Elevation is not feasible, additions must be less than 25 per cent of the existing ground floor area and must not include bedrooms or require zoning by-law amendments to increase population density.
- b. Industrial/Commercial - Access must be at a minimum of the floodway elevation and within 0.3 metres of the Regulatory Flood Elevation. Dry, passive floodproofing is preferred, with no building openings below the Regulatory Flood Elevation.
10. Cut and fill activities generally shall not be permitted in the floodplain of any watercourse.

The foregoing section (Floodway and Flood Fringe policy) are intended to refer to areas of the watershed identified as "Two-Zone". Two-Zones are specific to, among other things, urban areas that have both municipal water and wastewater servicing, and where the flood fringe (outer floodplain with generally slower moving shallower water that poses a lower risk to life and property during a flood event) and the floodway (main channel of the floodplain with generally higher velocity, deeper water that poses a higher risk to life and property during a flood event) have been identified through site specific modeling, depth, and velocity studies. The subject property at 952 Southdale Road West does not meet the criteria of an identified Two-Zone, and therefore the One-Zone Policy Approach would be followed whereby the regulatory floodplain is composed entirely of the floodway.

Furthermore, proposals to fill in the floodplain should also be considered under the following policy section:

#### 4.2.5 Watercourse & Flood Plain Alteration Policies

1. Major flood plain alterations (including placement of fill to create a building lot) and major watercourse alterations (including enclosures) are generally not permitted. Such alterations may be considered where justification is provided through a subwatershed study, an Environmental Assessment or similar comprehensive study and are subject to conformity with municipal planning documents.
2. Minor flood plain and watercourse alterations will be evaluated on an individual basis, having consideration for the following:
  - a. No negative impacts on the natural features or on the ecological functions, including fish and wildlife requirements as set out by other federal, provincial or municipal legislation/plans/technical guidelines and a net environmental benefit is achieved;
  - b. Maintenance of the natural topography of the watercourse system, flood conveyance and flood storage;
  - c. No adverse impacts on fluvial processes (meander belt);
  - d. No adverse impacts on groundwater recharge/discharge;
  - e. Geotechnical issues are addressed; and
  - f. Implementation of recommendations within UTRCA-endorsed watershed or subwatershed studies or Environmental Assessment.

Given the limited amount of floodplain encroachment and the existing development on adjacent properties, UTRCA staff would consider the proposal to be a minor floodplain alteration. In this

regard, the UTRCA would consider minor cut/fill activities within the flood hazard limits if a stage storage balance can be achieved and if the applicant provides technical support that the alteration would not adversely impact the floodplain, watercourse hydrology or adjacent properties.

Although not directly related to the Hearing Committee's deliberation, the following wetland policies were also considered by staff in review of this application and are provided for context:

#### 4.2.4 Wetland Policies

1. New development and site alteration is not permitted in wetlands. Some restricted uses may be permitted provided that they are supported by an EIS or an Environmental Assessment.
2. Development and site alteration within the area of interference of a wetland shall only be permitted by the Authority if the applicant can demonstrate that such activity will have no impact on the control of flooding, erosion, pollution or the conservation of land. This will involve a scoping process where the UTRCA and the proponent (with the help of a qualified professional as required) will assess a proposed undertaking, having regard for the sensitivity of the wetland features and functions, the extent of encroachment and impact of use. This initial assessment will assist with the formulation of the terms of reference for a scoped EIS or a comprehensive EIS.

The proposed commercial and residential development at 952 Southdale Road West as currently proposed:

- Aligns with UTRCA wetland policies, as the wetland setbacks were supported by appropriate technical justification (i.e. EIS) and accepted by the City of London and the UTRCA.
- Does not meet UTRCA flood hazard policies. Filling in the floodplain is proposed without compensation for loss of flood storage.

Although not in conformity with UTRCA flood hazard policies, staff are of the opinion that the proposal has merit for the following reasons:

- Appropriate technical information has been provided to identify the extent of flood hazard limit, to the satisfaction of the UTRCA.
- The applicant has provided confirmation that the proposed filling, although not balanced, will not negatively impact flooding on adjacent properties. UTRCA technical staff have reviewed and accepted the submitted information.
- The development limits align with the OS5 zone for the wetland and buffer, which were previously approved by the City of London in 2021 prior to the Floodline Analysis matter being fully addressed.
- Of the three options in the Floodline Analysis (Stantec), the "Do Nothing" approach affords the greatest protection to the wetland feature and its functions because it does not require grading within the wetland feature or its buffer to compensate for the loss of flood storage.

Should this application be approved by the Hearing Committee, the requirement for final reports and drawings prepared through the municipal site plan process and to the satisfaction of the UTRCA, would be a logical condition of the approval, and would include:

- Final EIS report and Environmental Management Plan;
- Final Stormwater Management/Serviceing Report;
- Final Hydrogeological Assessment Report;
- Final Civil Engineering Drawings;
- Erosion and Sediment Control Plans; and,
- Final Retaining Wall Designs, signed by P.Eng. with appropriate floodproofing.

## Conclusion

The UTRCA's approval is required for the issuance of permits under Section 28 of the Conservation Authorities Act. Applications which conform to Subsection 28.1 (1) of the Act and Board-approved policy contained within the UTRCA *Environmental Planning Policy Manual* (2006, Revised 2017) may be recommended for approval by Conservation Authority staff who have been granted responsibility to process such applications. When applications for development are submitted that do not conform to Board-approved policy, UTRCA staff cannot refuse the application without the benefit of a hearing. Approval of a non-conforming application is then subject to the review and consent of the UTRCA Hearing Committee. Only the Hearing Committee can refuse the application.

This report is provided to the UTRCA Hearing Committee to advise that the application satisfies the wetland policies and the general intent of the riverine flooding hazard policies (found within Section 4 of the UTRCA Environmental Planning Policy Manual (2006, Revised 2017)). The proposal is non-conforming because it does not meet all the flood hazard, floodplain alteration and general criteria considered for similar projects, namely a stage storage balance for filling in the floodplain. Although UTRCA staff are satisfied with the technical information provided in support of the proposal, it is contrary to policy and therefore staff must recommend refusal of Application #50-24. The applicant has advised they wish to proceed with a hearing before the UTRCA Hearing Committee to obtain consent for the proposed development within the riverine flood hazard.

Recommended by:

Jenna Allain, Manager, Environmental Planning and Regulations

Prepared by:

Michael Funk, Land Use Regulations Officer

Christine Creighton, Planner II

c.c. Members of the UTRCA Hearing Committee

Tracy Annett, UTRCA

Grant Inglis, UTRCA Solicitor

Attachments:

1. 952 Southdale Road West, London - Location Map
2. 952 Southdale Road West, London - Zoning By-Law Map
3. 952 Southdale Road West, London - UTRCA Regulation Limit Mapping (May 2024)

4. 952 Southdale Road West, London - Floodline Analysis (Stantec)
5. 952 Southdale Road West, London - Section 28 Permit Application
6. 952 Southdale Road West, London - Civil Drawings



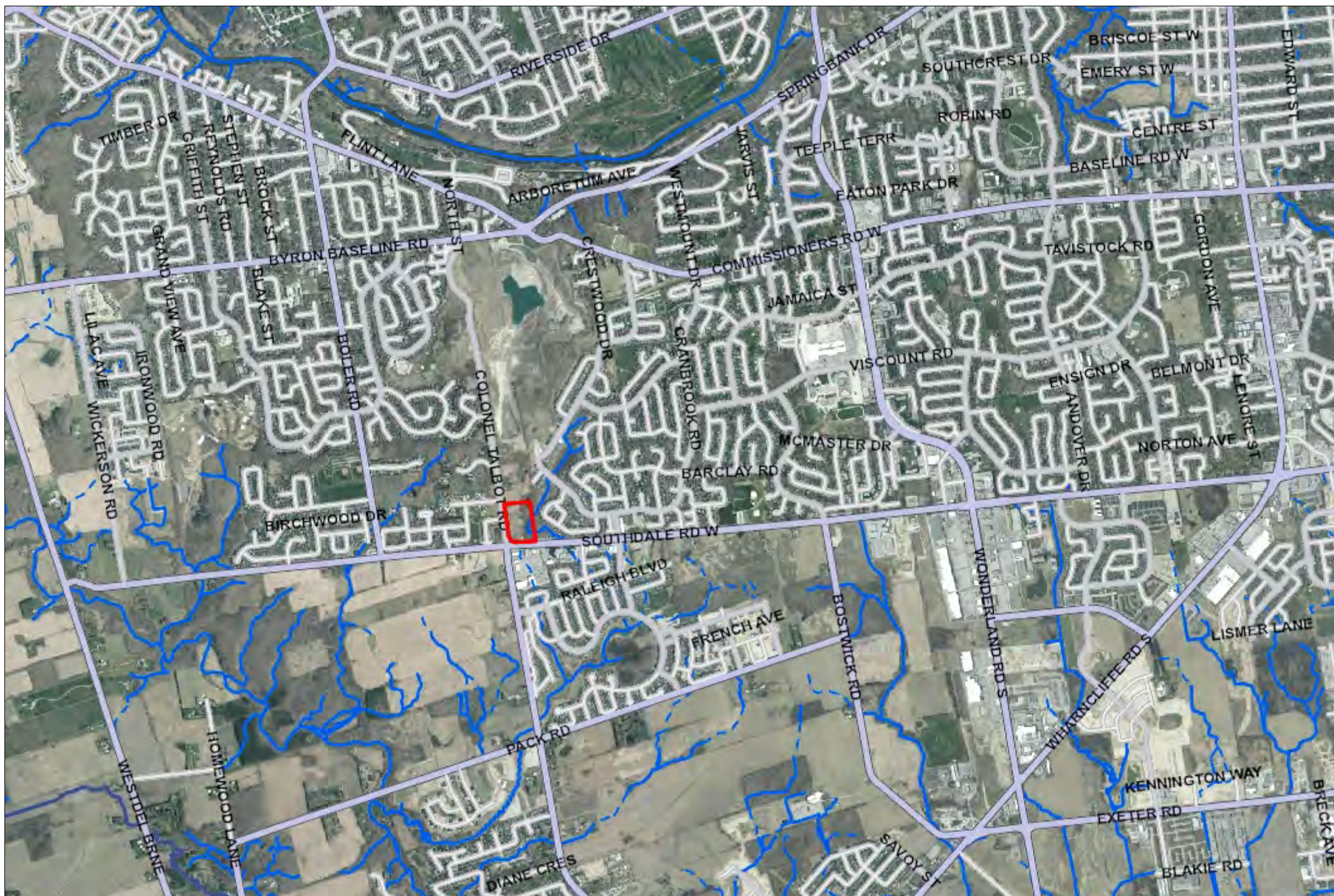
# Regulated Areas

Regulation under s.28 of the *Conservation Authorities Act*  
Prohibited Activities, Exemptions and Permits.  
O. Reg. 41/24.

## Legend

-  UTRCA Watershed (2017 LiDAR)
-  Watercourse (UTRCA, 2020)
  -  Open
  -  Closed Design/Tiled

# Attachment #1



The mapping is for information screening purposes only, and shows the approximate regulation limits. The text of Ontario Regulation 41/24 supersedes the mapping as represented by this data layer. This mapping is subject to change. A site specific determination may be made by the UTRCA.

This layer is the approximate limit for areas regulated under Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits, which came into effect April 1, 2024.

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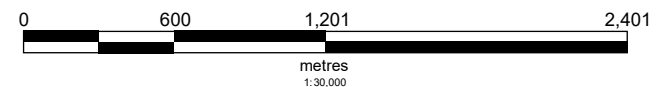
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Notes:  
952 Southdale Road West, London, Ontario

Created By: MF 13 May 14, 2024

\* Please note: Any reference to scale on this map is only appropriate when it is printed landscape on legal-sized (8.5" x 14") paper.

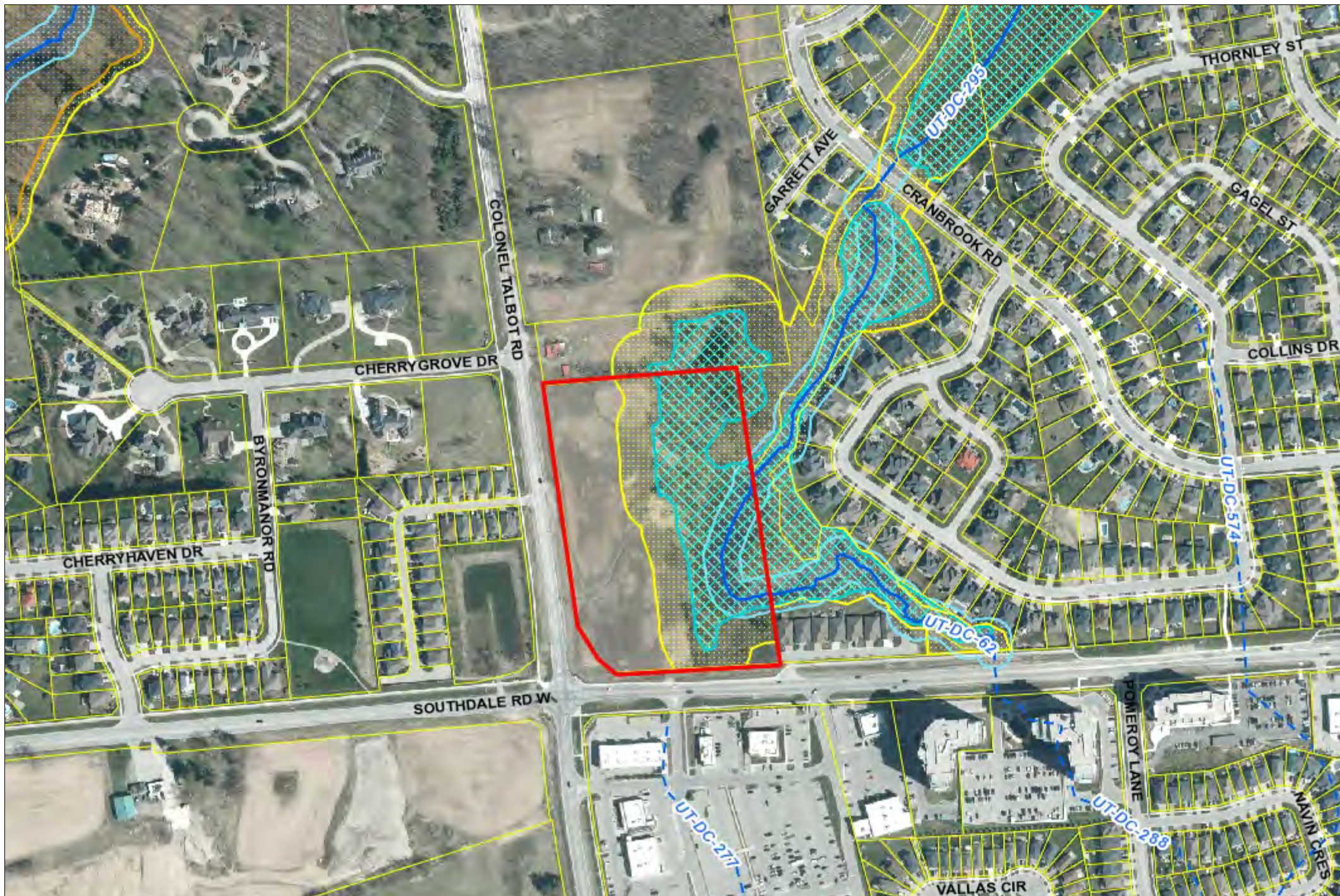


**UPPER THAMES RIVER**  
CONSERVATION AUTHORITY  
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## Regulated Areas

Regulation under s.28 of the Conservation Authorities Act  
 Development, interference with wetlands, and alterations  
 to shorelines and watercourses. O.Reg 157/06, 97/04.

### Legend

- Assessment Parcel (MPAC)
- Watercourse (UTRCA, 2020)
  - Open
  - Closed Design/Tiled
- Regulated Wetland
- Flooding Hazard Limit
- Erosion Hazard Limit
- Regulation Limit 2024

## Attachment #3

The mapping is for information screening purposes only, and shows the approximate regulation limits. The text of Ontario Regulation 157/06 supersedes the mapping as represented by this data layer. This mapping is subject to change. A site specific determination may be made by the UTRCA.

This layer is the approximate limit for areas regulated under Ontario Regulation 157/06 - Upper Thames River Conservation Authority: Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, which came into effect May 4, 2006.

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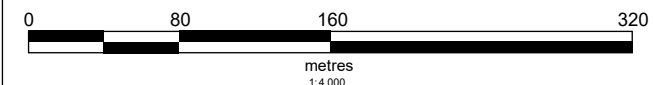
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Notes:  
 952 Southdale Road West, London

Created By: CC 15  
 May 7, 2024

\* Please note: Any reference to scale on this map is only appropriate when it is printed landscape on legal-sized (8.5" x 14") paper.







**Stantec Consulting Ltd.**  
400-1305 Riverbend Road  
London ON N6K 0J5

February 26, 2024

Project/File: 161413826

**Michael Funk**

Upper Thames Conservation Authority  
1424 Clarke Road  
London, Ontario, Canada  
N5V 5B9

Dear Michael,

**Reference: File No. OZ-9431 - 952 Southdale Road Development Floodplain Cut-Fill Balance**

This letter builds upon the previous work completed on this referenced subject contained within a letter dated October 26, 2023 (attached). Based on the correspondence provided by the UTRCA on February 11, 2022, the analysis that was completed on the potential 250-year flood elevation of the Buttonbush Wetland produced a flood elevation of 283.57 m, which was deemed acceptable. This floodline was analyzed with respect to impacts created from the required filling of the site for development. The purpose of this letter is to highlight the preferred alternative determined by that analysis.

**PROPOSED CONDITIONS**

As shown on the attached Proposed Floodplain Adjustment Drawing, the latest site plan requires filling to occur on the existing floodplain, resulting in the loss of 2,037 m<sup>3</sup> of flood storage. This filling is to occur on what was actively farmed land and is not occurring anywhere within the existing wetland or the proposed buffers. This filling area is shown on the attached figure.

The site development boundaries are driven by site access. Minimum setbacks from the roundabout required by the City set the two access points to the site. The attached site plan shows the access points and how they define the limits of the site.

**MITIGATION MEASURES**

Two cut-fill options were explored to mitigate the proposed filling of the floodplain. Both options required regrading within the proposed buffer and one option infringed on the wetland boundary itself, removing it from consideration. The options drew close to balancing the floodplain volume requirement, but neither were able to match at the exact stage-storage of the proposed filling.

It was determined through discussions with MTE's biologist that the additional and preferred approach would be to make no flood mitigation efforts at all, known as the 'Do Nothing' approach. This was considered the only way to not infringe upon the buffer and would eliminate the potential construction activity impacts upon the wetland entirely. The basis of this stance is that the proposed filling will have negligible impact on the wetland itself, the hydraulic and hydrologic reasoning for this is below. The biological reasoning can be found in the February 2024 letter from MTE.

Reference: File No. OZ-9431 - 952 Southdale Road Development Cut-Fill Balance

## REASONING

The impacts of the proposed filling of the floodplain on the wetland are negligible for the following reasons:

1. The floodline elevation is set by modelling a continuous flow of 12 m<sup>3</sup>/s (provided by the UTRCA) overtopping Southdale Road east of the site. This overtopping is not sensitive to the storage volume located upstream as the cross-section controls the flows. Therefore, no increase in flood depth would be expected.
2. The area analyzed, which is from wetland limit to floodplain limit on the subject property, has a storage value of 35,000 m<sup>3</sup>. When extrapolated to the wetland area as a whole, it is reasonable to estimate the total storage of the wetland is in excess of 100,000 m<sup>3</sup>. The proposed filling (2,037 m<sup>3</sup>) is a small percentage of the total storage of the system and would have insignificant impacts on the storage of the system.
3. An earlier analysis (calculations attached) show that the 250-year event would only utilize 32,650 m<sup>3</sup> of storage within the wetland, meaning actual water levels would not reach the toe of the proposed retaining wall. No impacts would be seen from the proposed filling.
4. The watershed of the Buttonbush wetland is over 95% developed, with only the subject property and the property immediately to the north not redeveloped. The proposed filling would not have any impact on any past or future developments based on the above points.
5. The wetland system outlets to a storm sewer downstream which is then controlled by the Talbot Village SWM facility. Based on this information, no increased flows or impacts are expected to the downstream system due to the proposed filling.

Reference: File No. OZ-9431 - 952 Southdale Road Development Cut-Fill Balance

## CONCLUSIONS

Based on the reasoning presented above and the environmental reasoning presented in the MTE letter, we are confident that the proposed filling of the floodplain at the locations shown will have negligible to no impact on the Buttonbush wetland, the upstream or downstream conditions or the flood hazard limits.

Regards,

**STANTEC CONSULTING LTD.**

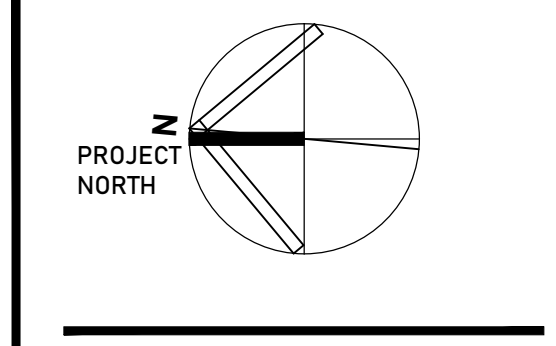
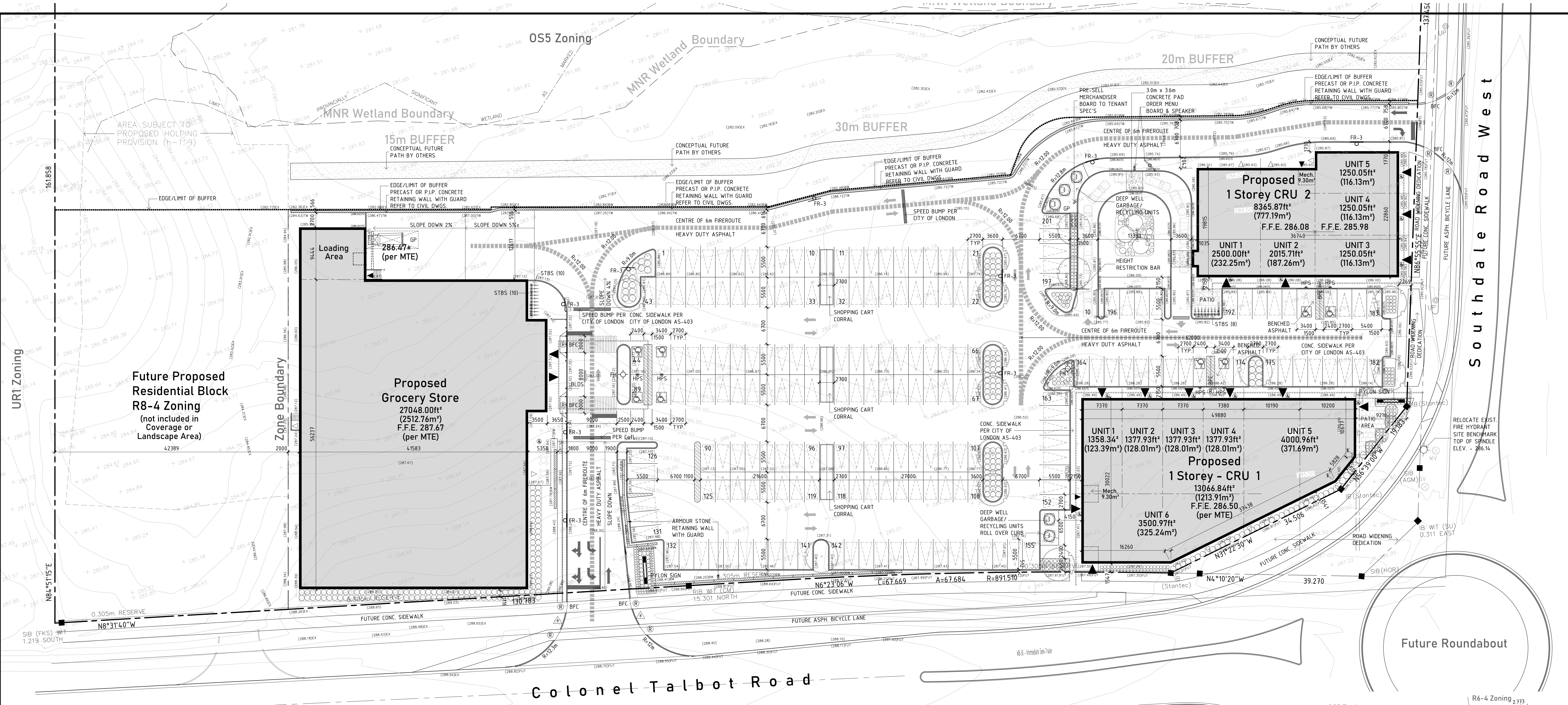
**Adam Kristoferson** P.Eng.  
Senior Water Resources Engineer  
Phone: (519) 675-6669  
adam.kristoferson@stantec.com



Digitally signed  
by Adam  
Kristoferson  
Date: 2024.02.26  
10:37:03 -05'00'

Attachment: Proposed Site Plan, Floodplain Filling Figure, Modified Rational Method Calculations  
Cut-Fill Options Letter from Stantec, October 2023





DO NOT SCALE DRAWINGS.  
 CONTRACTOR AND SUBCONTRACTORS SHALL CHECK ALL DIMENSIONS AND REPORT TO THE OWNERS ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.  
 ALL WORKMANSHIP AND MATERIALS MUST CONFORM WITH O.B.C. AND C.M.A.C. STANDARDS AND BE APPROVED BY OWNER.  
 THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.

No.	DATE	REVISION
1	JAN 21/23	REVISE SITE PER TRUCK MOVEMENT ANALYSIS
2	JAN 24/23	MOVE GROC PARKING WEST 100 - 512 SETBACK
3	JAN 27/23	3m GROC SETBACK/GROC 27/23 REDUCE GROC ADD PRKG.
4	FEB 15/23	PER MTE REV CURBS ROUNDABOUT. PER MTE ADD PROP GRADES PER MTE
5	FEB 21/23	MTE
6	MAR 15/23	REVISE CRU 1, 2 DEMISING WALLS PER W.D.
7	JULY 6/23	REVISE PER CITY REVIEW COMMENTS
8	DEC 12/23	REVISE PER MTE WEST ENTRY GRADES DATA
9	NOV 12/23	REVISE/ENLARGE CRU 1 PER WESTDELL
10	DEC 6/23	REVISE PER CITY REVIEW COMMENTS
11	DEC 12/23	REVISE PER RKLA CHANGES



R.Tomé & Associate Inc.  
 51 Wimbledon Court  
 London ON N6C 5C9  
 t. 519.672.6622  
 r\_tome@bellnet.ca



**Westdell**  
 Development Corp.  
 1739626 ONTARIO INC.  
 1701 RICHMOND ST., SUITE 3B  
 LONDON, ON

**Project Name**  
 952 Southdale Road West, Proposed Commercial Development

952 Southdale Road West, London, Ontario

**Drawing Title**  
 Site Plan Proposal, Site Data

DATE: JAN 1, 2023  
 SCALE: AS NOTED  
 DRAWN: C.T.  
 REVIEWED: B.K.  
 FILE No: 2023-####10DWG  
 PROJECT No: 2023-####

**SP1.0** SPA

**Site Plan**  
 SCALE 1 : 300

REFERENCE:  
 SURVEY/BOUNDARY INFORMATION TAKEN FROM PLAN PREPARED BY ARCHIBALD, GRAY, MCKAY LTD. ONTARIO LAND SURVEYORS.  
 FILE No: 2417-165-9, PREPARED DEC. 8 2008 AND PLAN INFORMATION PROVIDED BY OWNER.

THIS PLAN TO READ IN CONJUNCTION WITH THE GRADING AND SITE SERVICES PLANS. REFER TO LANDSCAPING PLAN FOR ALL LANDSCAPE FEATURES. REFER TO GRADING AND SITE SERVICES PLANS FOR RETAINING WALLS.

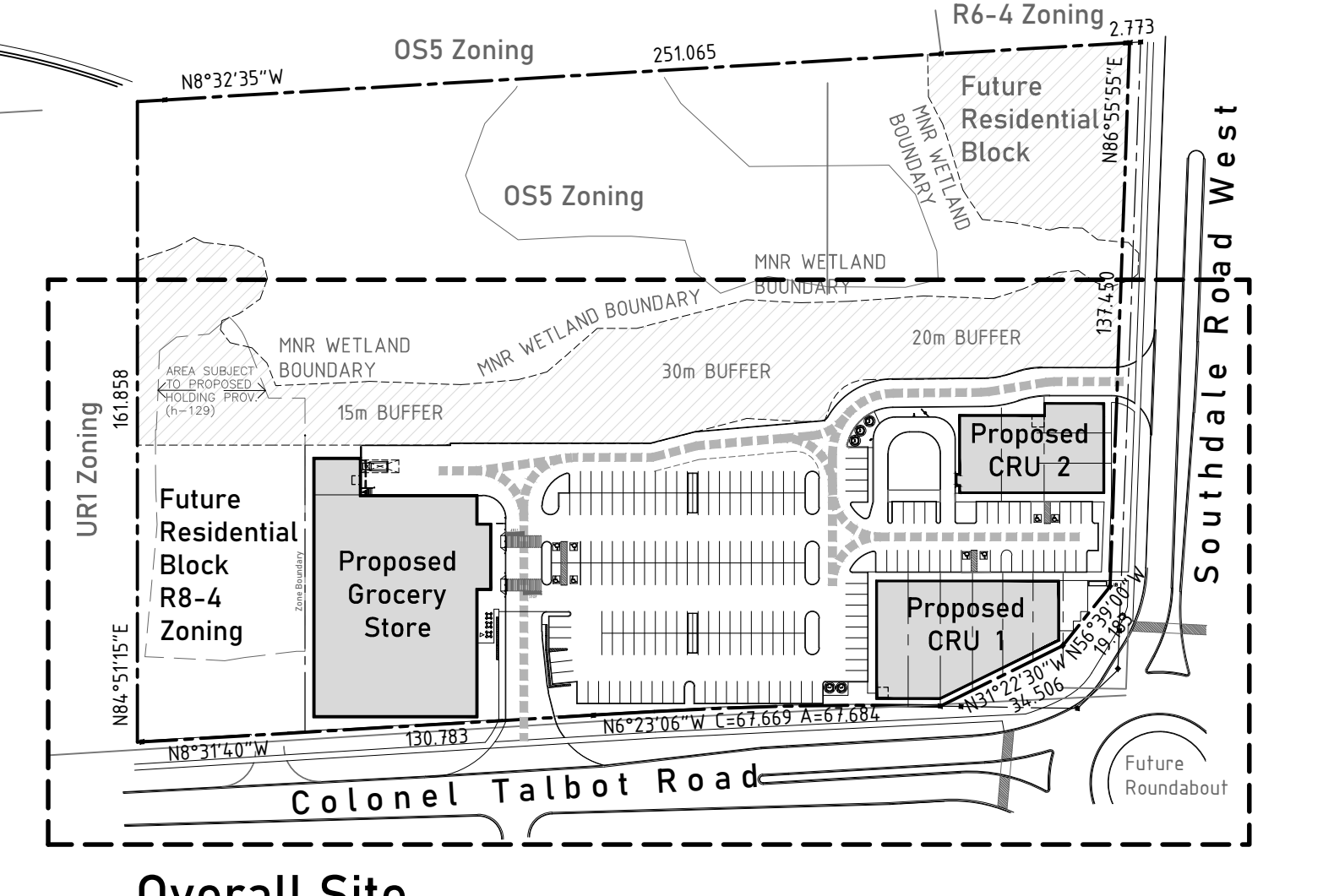
NOTE:  
 SNOW STORAGE:  
 SNOW TO BE REMOVED FROM SITE.

By-Law Regulation	Required/Permitted	Proposed
Zoning/Use:	CSA1(6)	CSA1(6)
Lot Area Min.:	N/A	39,849.89m <sup>2</sup> (3.98 ha) Overall 36,721.31m <sup>2</sup> (3.67 ha) *
Lot Frontage Min.:	30.0m	137.45m (Southdale Rd. W.)
Lot Depth Min.:	30.0m	251.06m
Front Yard Depth Min.:	1.0m	1.50m
Interior Side Yard Depth Min.:	Abutting a Residential Zone Abutting a Non-Residential Zone	8.0m (R6-4) 3.0m from any zone boundary & 0m within the same CSA zone (OS5)
		89.56m 92.45m

By-Law Regulation	Required/Permitted	Proposed
Rear Yard Depth Min.:	Abutting a Residential Zone Abutting a Non-Residential Zone	2.0m 3.0m from any zone boundary & 0m within the same CSA zone
		2.0m (@ Future Zoning Boundary) N/A
Exterior Side Yard Depth Min.:	1.0m	1.11m
Lot Coverage Max.:	30%	12.26% (4,503.83m <sup>2</sup> ) *
Landscape Open Space Min.:	10%	64.87% (23,822.76m <sup>2</sup> ) *
Height Max.:	13.0m or 3 Storeys	8.0m
Gross Floor Area Max.:	5,000m <sup>2</sup>	4,503.83m <sup>2</sup>
Total Gross Floor Area for Office Uses Max.:	660m <sup>2</sup>	0.0

By-Law Regulation	Required/Permitted	Proposed
Total Gross Floor Area for all Supermarket Uses Max.:	3,251.60m <sup>2</sup>	2,512.76m <sup>2</sup>
Parking Area Setback Min.:	0.5m	0.51m
Off-Street Parking Min.:	Tier 1: (1/20m <sup>2</sup> ) = 34 Spaces (Restaurants) Tier 2: (1/50m <sup>2</sup> ) = 81 Spaces (Food Store, Shopping Centre) Total 115 Spaces	199 Spaces + 10 Drive-Thru
Barrier-Free Parking Min.:	2+2% = 6 Spaces	8 Spaces
Bicycle Parking Min.:	Tier 1: 5 Spaces (3 Spaces+0.3 spaces/100m <sup>2</sup> ) Tier 3: 7 Spaces (3 Spaces+0.1 spaces/100m <sup>2</sup> )	8 Spaces 10 Spaces

\*NIC Future Proposed Residential Block (Coverage, Landscape Area based on this Area)



**Overall Site**  
 SCALE: N.T.S.



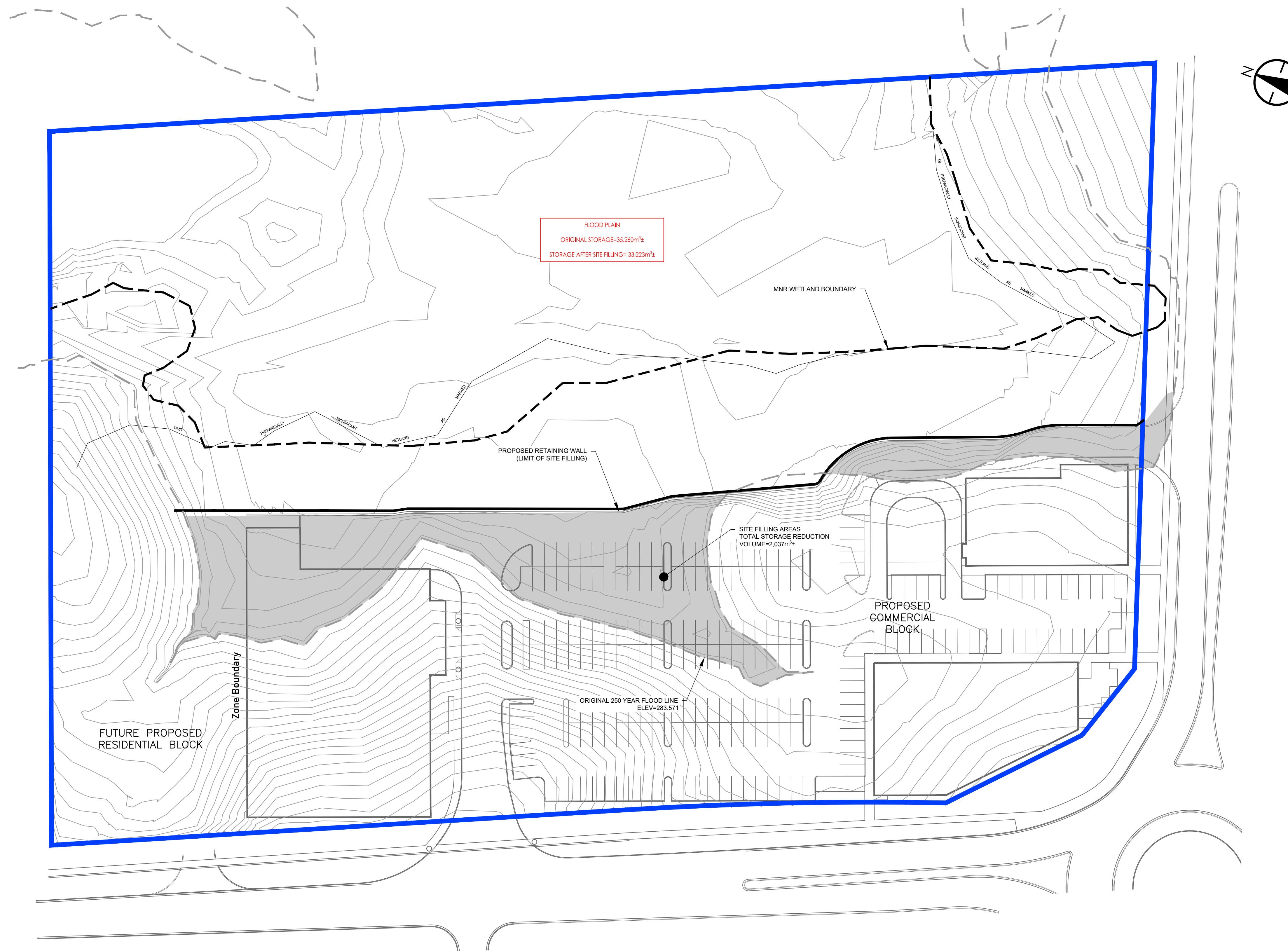
**Liability Note:**

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**

**Legend**

- SITE BOUNDARY
- AREA REMOVED FROM FLOODPLAIN  
REMOVED AREA = 3363sq.m  
FLOOD PLAN VOL. LOST= 2036cu.m



REVISED PER MNR COMMENTS	IRA	DV	23.06.16
Revision	By	Appd.	YY.MM.DD
ISSUED FOR MNR REVIEW	IRA	DV	23.06.16
ISSUED FOR MNR REVIEW	IRA	DV	23.02.10
Issued	By	Appd.	YY.MM.DD
File Name:	JAC	AKK	JAC
	Dwn.	Chkd.	Dsgn.
Permit-Seal			23.02.10
			YY.MM.DD

Client/Project  
1739626 ONTARIO LIMITED

952 SOUTHDALE ROAD WEST

London, ON Canada

Title  
PROPOSED FLOODPLAIN ADJUSTMENT  
PLAN VIEW

Project No. 161413826	Scale HORZ - 1 : 500 5 0 10m
Drawing No.	Sheet
	Revision

FIG. 1 1 of 3 0



**Subject:** Modified Rational Method - Whole Wetland  
**Project:** 952 Southdale  
**Project No.:** 1614-13826  
**Client:** Westdell  
**Date:** Sept 23 2020

## Drainage Area

**Total Drainage Area:** 77.40 ha  
**% Impervious:** 63%

	<b>Area (ha)</b>	<b>Runoff Coefficient</b>	<b>CA</b>
<b>Imp. Land</b>	48.76	0.90	43.8858
<b>Pervious Land</b>	28.64	0.2	5.7276

**Composite Runoff Coefficient:** 0.64  
**Event Adjusted C:** 0.80

(25% increase  
 as per MTO  
 guidelines for  
 severe storm  
 events 0.95  
 max)

## Rainfall Intensity

$$I = A / (T + B)^C$$

I = Intensity of rainfall in mm/hour

T = Time of concentration in hours

A = 3048.22

B = 10.03

C = 0.888

Time Step 10 minutes

## Storage Calculation 250-year

**Target Release Rate:** 3.00 m<sup>3</sup>/s      max Storage= 32645

<b>Time (min.)</b>	<b>Rainfall Intensity (mm/hr)</b>	<b>Peak Runoff Rate (cms)</b>	<b>Incremental Runoff Volume (cu. m)</b>	<b>Incremental Outflow Volume (cu. m)</b>	<b>Storage Volume (cu. m)</b>
10	212.9	36.674	22004	1800	20204
20	148.6	25.597	30716	3600	27116
30	115.1	19.831	35695	5400	30295
40	94.4	16.268	39043	7200	31843
50	80.3	13.838	41513	9000	32513
60	70.1	12.068	43445	10800	32645
70	62.2	10.719	45021	12600	32421
80	56.0	9.655	46344	14400	31944
90	51.0	8.793	47482	16200	31282
100	46.9	8.080	48478	18000	30478
110	43.4	7.479	49361	19800	29561
120	40.4	6.966	50155	21600	28555

<= Max Storage

October 26, 2023  
File: 161413826

**Attention: Christine Creighton**  
Upper Thames Conservation Authority  
1424 Clarke Road  
London, Ontario, Canada  
N5V 5B9

Dear Christine,

**Reference: File No. OZ-9431 - 952 Southdale Road Development and the 250-year Floodline for the Buttonbush Wetland Updated**

This letter builds upon the previous work completed on this referenced subject contained within a letter dated September 28, 2020. Based on the correspondence provided by the UTRCA on February 11, 2022, the analysis that was completed on the potential 250-year flood elevation of the Buttonbush Wetland produced a flood elevation of 283.57 m was deemed acceptable. This floodline has now been analyzed with respect to impacts created from the required filling of the site for development. The purpose of this letter is to outline the flood storage mitigation measures being proposed for those required earthworks based on the attached site plan.

## **PROPOSED CONDITIONS**

As shown on the attached Proposed Floodplain Adjustment Drawing, the latest site plan requires filling to occur on the existing floodplain, resulting in the loss of 2,037 m<sup>3</sup> of flood storage. This filling is to occur on what was actively farmed land and is not occurring anywhere within the existing wetland or the proposed buffers.

## **MITIGATION OPTIONS**

Due to the findings above, further analysis was completed to look at how to address this loss of storage. Three options were looked at to address the loss of flood storage. This analysis is shown in the attached drawings and calculations and shows that equivalent flood storage can be provided by some regrading on site. The options are detailed below.

### **Option 1 – Shaving down the Buffer**

By starting from the wetland boundary and grading at 1% up to the retaining wall, 2,011 m<sup>3</sup> of additional storage is provided based on grading works. This grading work would occur on the portions of site that were actively farmed and would have little impact on the wetland itself.

### **Option 2 – Creating a basin behind the Grocery store**

By grading flat up from inside the wetland boundary into the proposed residential area behind the grocery store, 1,911 m<sup>3</sup> of additional storage is provided based on grading works. This grading work would primarily occur on the portions of site that were actively farmed but there is a portion where regrading would occur within the wetland limits.

### **Option 3 – Do Nothing**

This option was raised after discussion of the above two options with the other consultants on the file as the potential best way forward (See attached email from Dave Hayman, MTE Consultants). The proposed filling of the flood plain is minor in comparison to the total storage volume of the wetland (estimated to exceed 100,000 m<sup>3</sup>). No impact in terms of increased flood elevation is expected due to the filling. It is our opinion that this is the preferable option over the two proposed above.

## **IMPACTS**

The proposed mitigation strategies were analyzed to observe the changes they imposed on the stage-storage of the wetland itself. These changes were taken from the wetland boundary elevation of 281.3 m to the flood elevation of 283.57 m and are shown in Table 1 on the next page.

Option 1 has a greater skew to the stage storage, with more volume being added at the lower elevations and less returned at the higher elevations. It does however, come closer in balancing the cut-fill, being 26 m<sup>3</sup> shy of equalizing. The benefit of this option is that no grading is proposed within the wetland itself.

Option 2 has a stage storage that is closer to the original floodplain, with a smaller zone of influence. However, grading would be required within the wetland boundary itself for this option. The cut-fill balance is 126 m<sup>3</sup> short of equalizing. The benefit of this option is that the stage-storage is a better representation of the existing pattern.

Option 3 would see the 2,037 m<sup>3</sup> of filling not be compensated and require no work near the wetland itself. There is no projected increase to flood hazard limits by the proposed filling given the small change the filling represents in the overall storage profile of the wetland. The Buttonbush wetland has a storage capacity estimated to exceed 100,000 m<sup>3</sup> given that the small portion analyzed in this exercise had a storage total in excess of 35,000 m<sup>3</sup>. The small incremental filling at each stage would not have a noticeable impact on flood hazard limits, with the overtopping of Southdale Road being the control, a negligible increase in flood depth would be observed, if any at all.

As has previously been discussed, the area around the Buttonbush wetland has been almost fully developed, with only the subject property and the property immediately to the north remaining to be developed. As such, it can be safely assumed that no future works are being impacted by the filling proposed. Ultimately, no impact from the proposed filling would be observed.

Reference: File No. OZ-9431 - 952 Southdale Road Development and the 250-year Floodline for the Buttonbush Wetland Updated

**Table 1 - Stage Storage Values (m<sup>3</sup>)**

ELEVATION (m)	Existing Stage Storage	Option 1 Stage Storage	Option 1 Difference*	Option 2 Stage Storage	Option 2 Difference*	Option 3 Stage Storage	Option 3 Difference*
281.3	66	69	-3	67	-1	66	0
281.4	223	236	-13	226	-2	223	0
281.5	478	514	-36	480	-2	478	0
281.6	657	731	-75	658	-1	657	0
281.7	804	922	-118	805	-1	804	0
281.8	913	1061	-148	914	0	913	0
281.9	1078	1245	-167	1079	0	1078	0
282.0	1203	1392	-189	1201	1	1203	0
282.1	1299	1488	-189	1295	3	1298	0
282.2	1387	1573	-187	1378	8	1383	4
282.3	1481	1658	-177	1481	0	1470	11
282.4	1580	1718	-138	1730	-150	1557	22
282.5	1676	1768	-92	1780	-103	1637	39
282.6	1766	1814	-48	1850	-84	1708	58
282.7	1849	1854	-5	1912	-63	1770	79
282.8	1927	1889	38	1967	-40	1825	101
282.9	1999	1919	80	2016	-18	1873	125
283.0	2066	1944	122	2058	8	1913	153
283.1	2126	1966	159	2091	35	1944	181
283.2	2180	1985	194	2117	62	1969	211
283.3	2230	2002	228	2141	89	1989	241
283.4	2280	2017	263	2162	118	2007	273
283.50	2328	2030	298	2181	147	2023	305
283.571	1657	1427	230	1536	121	1424	233

\* A negative number represents a cut in existing ground, providing more volume than originally found at that elevation.  
 A positive number represents a filling of the floodplain, representing a loss of storage.

Reference: File No. OZ-9431 - 952 Southdale Road Development and the 250-year Floodline for the Buttonbush Wetland Updated

## CONCLUSIONS AND RECOMMENDATIONS

The proposed site plan would require the filling of the floodplain in the order of 2,037 m<sup>3</sup> of storage lost. This represents a minimal loss of flood storage, and no significant increase to flood hazard. Again, the Buttonbush wetland has a storage capacity estimated to exceed 100,000 m<sup>3</sup>. This storage can be replaced by some regrading works (as outlined in Options 1 and 2) within the buffer leading up to the retaining wall, providing an additional storage.

It is Stantec's opinion that the proposed strategy Option 3 will have the least impact on the wetland itself. However, utilizing Options 1 and 2 would see the above-mentioned storage loss mitigated with the balancing of the filled flood area. There would be short-term disturbance with the associated regrading works. Long-term though, these works are not anticipated to have any substantial impact on the ecological function of the Buttonbush wetland.

Should there be any questions, or requests for additional information related to this letter, please feel free to contact the undersigned.

Regards,

**Stantec Consulting Ltd.**

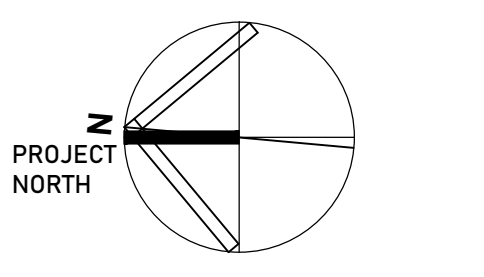
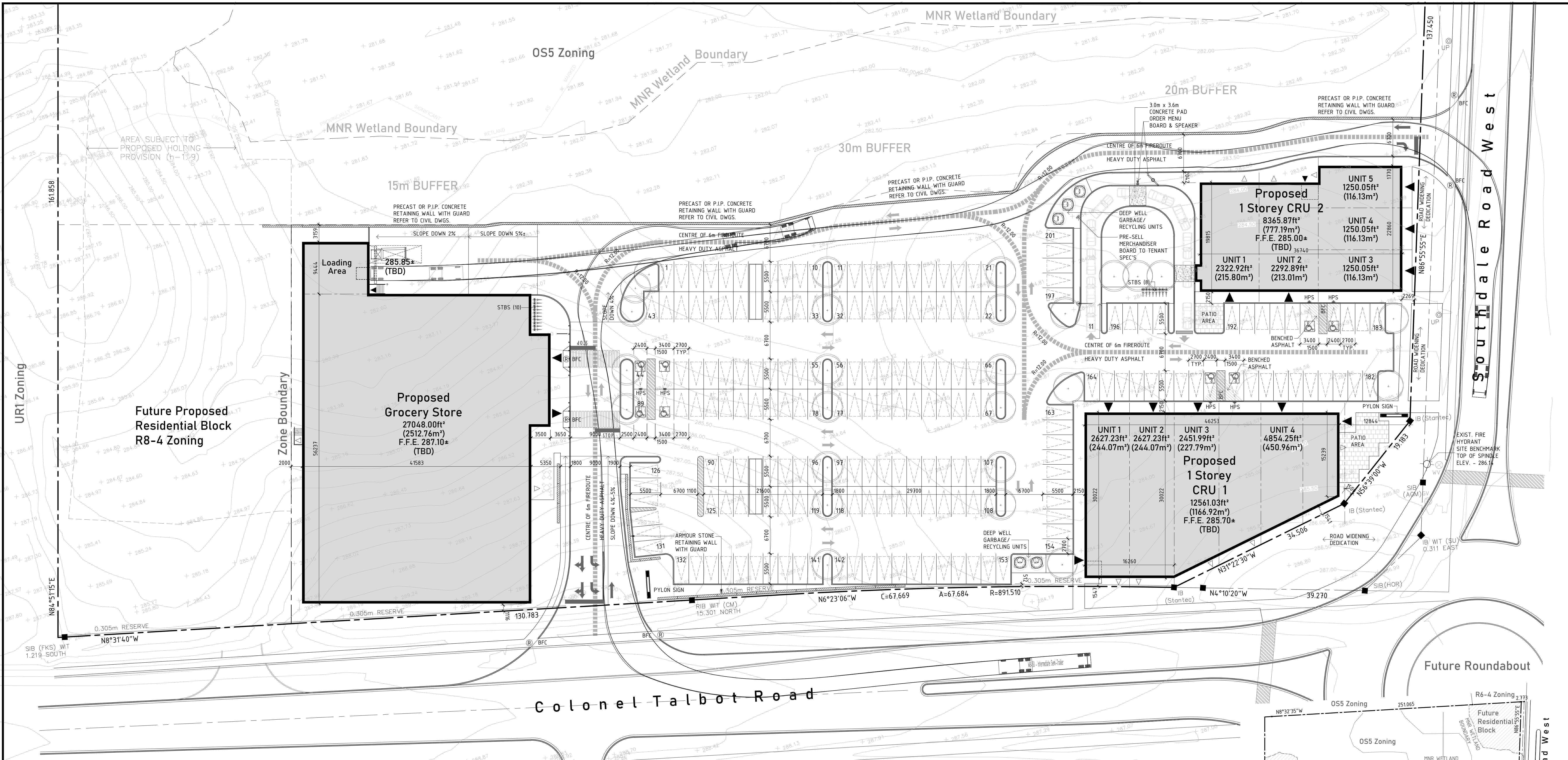
**Adam Kristoferson** P. Eng.  
Water Resources Engineer  
Phone: 519 675 6669  
Fax: 519 645 6575  
Adam.Kristoferson@stantec.com

Attachment: Site Plan  
Proposed Floodplain Adjustment Drawings and Cross-sections  
Email from Dave Hayman, MTE Consultants  
Raw Stage-Storage Data

c. Darryl Hern, Stantec  
Maneesh Poddar, Westdell Corp.  
Dave Hayman, MTE Consultants  
Rebecca Walker, LDS Consultants

akk w:\161413826\design\correspondence\41 design correspondence\let\_161413826\_20231026\_buttonbush\_cutfill.docx





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No.	DATE	REVISION
1	JAN 21/23	REVISE SITE PER TRUCK MOVEMENT ANALYSIS
2	JAN 24/23	MOVE GROC. PARKING WEST 100 - 512 SETBACK
3	JAN 27/23	3m GROC. SETBACK/GROC. REDUCE GROC. ADD PRKG.

**R.Tomè & Associate**  
 R.Tomè & Associate Inc.  
 51 Wimbledon Court  
 London ON N6C 5C9  
 t. 519.672.6622  
 r\_tome@bellnet.ca

**MARSH KATSIOS Architect Inc.**  
 100-300 QUEEN AVENUE, LONDON, ONTARIO N6A 1J3  
 TEL: 519-462-0200 marshkatsios.com FAX: 519-433-9863

**Westdell Development Corp.**  
 1701 RICHMOND ST., SUITE 3B  
 LONDON, ON

**Project Name**  
 952 Southdale Road West, Proposed Commercial Development

1025 Elgin Street West, CRU #1  
 Cobourg, Ontario

**Drawing Title**  
 Site Plan Proposal

DATE: JAN 1, 2023  
 SCALE: AS NOTED  
 DRAWN: C.T.  
 REVIEWED: B.K.  
 FILE No: 2023-#####10DWG  
 PROJECT No: 2023-####

**SP1.0 SPA**

**Site Plan**

SCALE 1:300

REFERENCE: SURVEY/BOUNDARY INFORMATION TAKEN FROM PLAN PREPARED BY ARCHIBALD, GRAY, MCKAY LTD. ONTARIO LAND SURVEYORS, FILE NO. ZWT-165-9, PREPARED DEC. 8 2008 AND PLAN INFORMATION PROVIDED BY OWNER.

THIS PLAN TO READ IN CONJUNCTION WITH THE GRADING AND SITE SERVICES PLANS. REFER TO LANDSCAPING PLAN FOR ALL LANDSCAPE FEATURES. REFER TO GRADING AND SITE SERVICES PLANS FOR RETAINING WALLS.

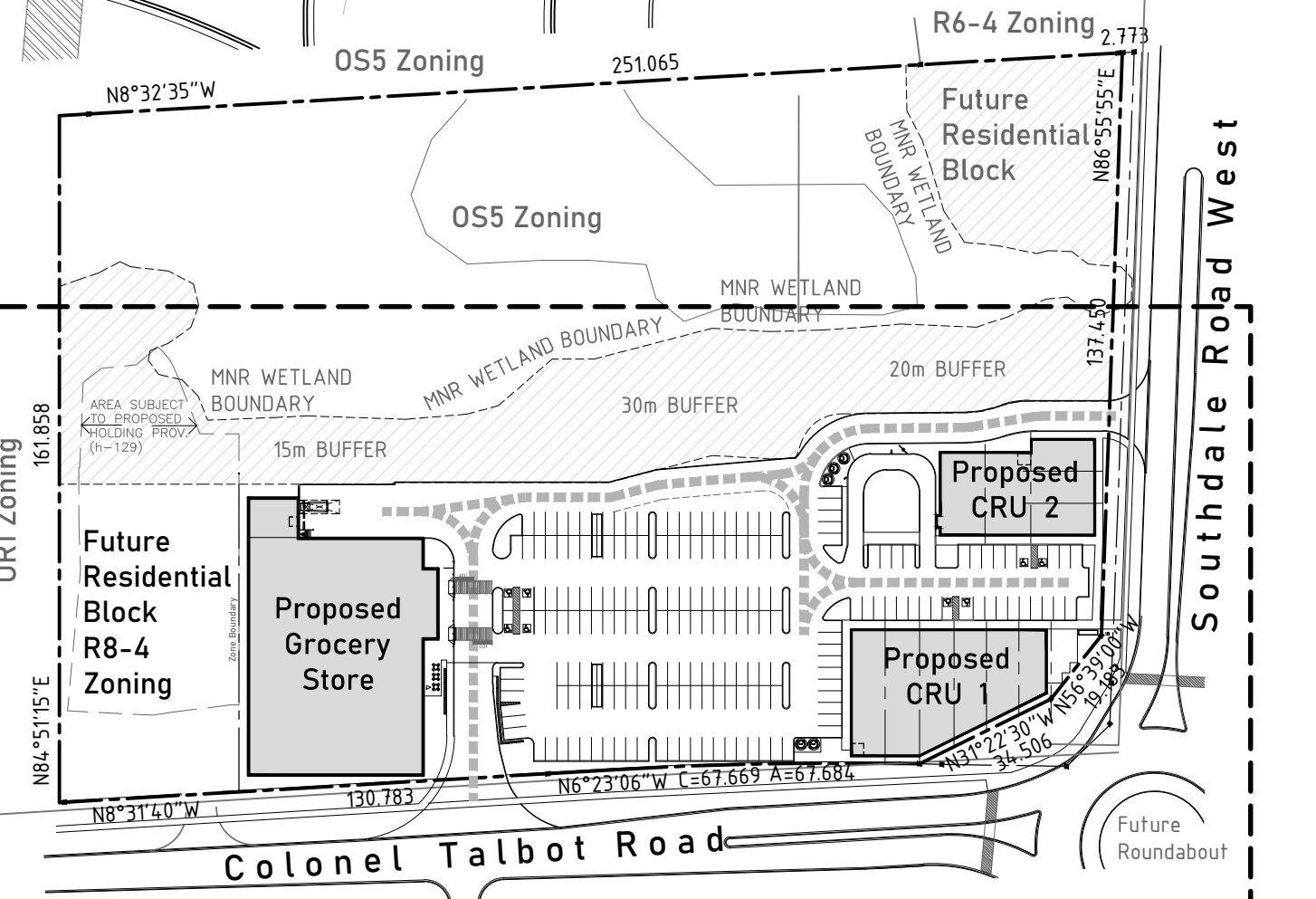
NOTE: SNOW STORAGE: SNOW TO BE REMOVED FROM SITE.

**Legend**

- GP GARBAGE PICK-UP. GARBAGE TO BE STORED EXTERNALLY IN DEEP WELL GARBAGE CONTAINERS & OWNER TO ARRANGE SITE PICK-UP & REMOVAL.
- B.F.P. BARRIER-FREE CURB WITH CURB TRANSITION AND SLIP RESISTANT SURFACE. PROVIDE DETECTABLE WARNING SURFACE. BARRIER CURB TO OPSD 600.110
- STBS SHORT TERM BICYCLE STORAGE RACK
- BARRIER FREE PATH OF TRAVEL
- ==== INDICATES FIRE ROUTE (6100 WIDE)
- HPS INDICATES BARRIER-FREE PARKING SPACE SIGN
- FRS FIRE ROUTE SIGN - FR-1, FR-2 & FR-3 AS PER CITY OF WINDSOR BY-LAW/GUIDELINES, DESIGN STANDARDS FOR FIRE ROUTES
- ▲ PARKING SPACE
- NOTE: PROVIDE BENCHED ASPHALT AT ALL BARRIER FREE PARKING SPACES AND DROP OFF AREA

**Permitted Uses**

- a) ASSEMBLY HALLS;
- b) AUTOMOTIVE USES, RESTRICTED;
- c) BAKE SHOPS;
- d) CLINICS;
- e) COMMERCIAL PARKING STRUCTURES AND/OR LOTS;
- f) COMMERCIAL RECREATION ESTABLISHMENTS;
- g) CONVENIENCE SERVICE ESTABLISHMENTS;
- h) DAY CARE CENTRES;
- i) DEPARTMENT STORES (DELETED BY Z.-1-964.35)
- j) DUPLICATING SHOPS;
- k) FINANCIAL INSTITUTIONS;
- l) HOME AND AUTO SUPPLY STORES;
- m) INSTITUTIONS;
- n) MEDICAL/DENTAL OFFICES;
- o) OFFICES;
- p) PATIENT TESTING CENTRE LABORATORIES;
- q) PERSONAL SERVICE ESTABLISHMENTS;
- r) PRIVATE CLUBS;
- a) RESTAURANTS;
- b) RETAIL STORES;
- c) SERVICE AND REPAIR ESTABLISHMENTS;
- d) STUDIOS;
- e) SUPERMARKETS;
- f) TAVERNS;
- g) THEATRES AND CINEMAS (DELETED BY Z.-1-964.58 - O.M.B. FILE NO. R 98004.6 - ORDER ISSUE DATE: JUNE 25, 1998)
- h) VIDEO RENTAL ESTABLISHMENTS;
- i) BREWING ON PREMISES ESTABLISHMENT; (Z.-1-95390)
- bb) CINEMAS (ADDED BY Z.-1-964.58 - O.M.B. FILE NO. R 98004.7 - ORDER



**Overall Site**  
 SCALE N.T.S.

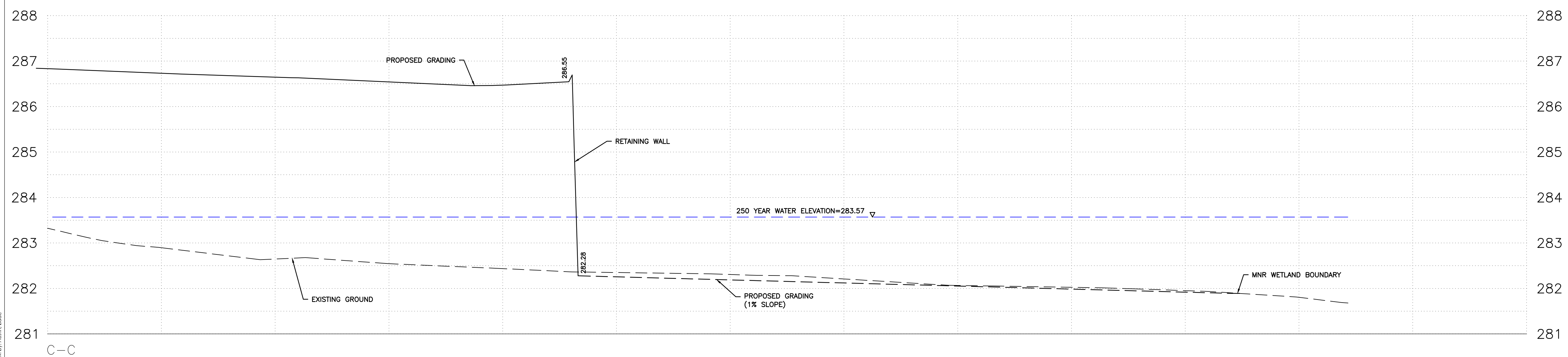
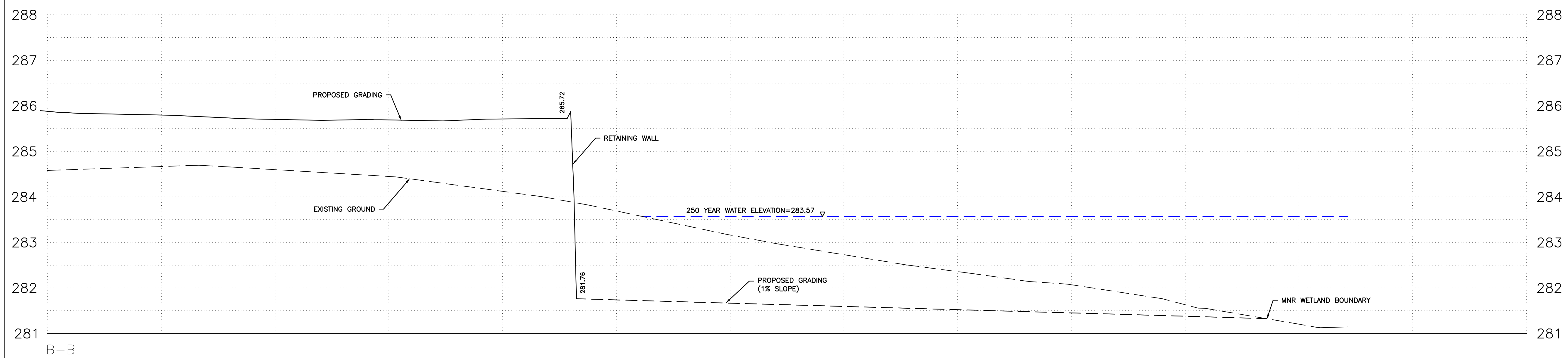
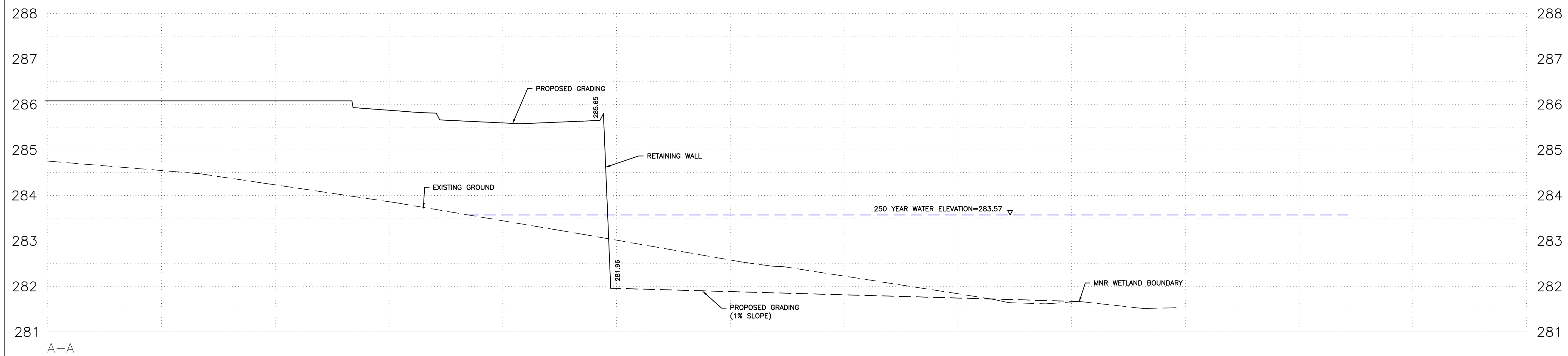




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Notes

Legend



REVISION	By	Appd.	YY.MM.DD
ISSUED FOR MNR REVIEW	IRA	DV	23.06.16
ISSUED FOR MNR REVIEW	IRA	DV	23.02.10
ISSUED	By	Appd.	YY.MM.DD
File Name:	JAC	AKK	JAC
	Dwn.	Chkd.	Desgn.
			23.02.10
			YY.MM.DD

Permit-Seal

Client/Project  
1739626 ONTARIO LIMITED  
952 SOUTHDALE ROAD WEST  
London, ON Canada

Title  
PROPOSED FLOODPLAIN ADJUSTMENT  
CROSS SECTIONS  
OPTION 1 - PROPOSED FLOODPLAIN GRADING

Project No. 161413826  
Drawing No. 161413826  
Scale: HORZ - 1 : 500  
Sheet: 1 of 3  
Revision: 1





## Kristoferson, Adam

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**From:** Dave Hayman <DHayman@mte85.com>  
**Sent:** Wednesday, June 21, 2023 10:16 AM  
**To:** Kristoferson, Adam  
**Cc:** imeddoui@westdellcorp.com; dtraher@westdellcorp.com;  
rebecca.walker@LDSConsultants.ca  
**Subject:** OZ- 9431 952 Southdale Road

Adam:

We have reviewed the cut and fill balance options that your team has generated to respond the UTRCA flood elevation discussions as part of the above noted permit application (Stantec Letter, June 14, 2023). Only Option 1 is doable under the current planning policies which restrict development in a PSW. If the wetland were considered locally significant, both could be considered. However, with grading right up next to the wetland edge in Option 1, the possibility of impacts to the wetland increase exponentially and we would feel more comfortable with a bit more space from the cut edge. This grading would also need to be staged in increments between the wetland and development to limit potential impacts.

As discussed today, your modelling has indicated that the current loss of storage will actually have no impact on the flood elevations and therefore not pose an increased hazard to the development or surrounding lands. As such, it would be our preference to simply acknowledge this minor loss of flood storage and to not balance that small amount of flood storage loss. This option poses no risk to hazard conditions and does not introduce undue risk to the wetland from storage balance construction activities.

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**Dave Hayman, M.Sc. | Senior Biologist**  
**MTE Consultants Inc.**

T: 519-204-6510 x2241 | [DHayman@mte85.com](mailto:DHayman@mte85.com)  
123 St George St., London, Ontario N6A 3A1  
[www.mte85.com](http://www.mte85.com) | [Twitter](#) | [LinkedIn](#) | [Instagram](#) | [Facebook](#)

**MTE's structural engineering team is growing again following the acquisition of Milman & Associates. Visit our [website](#) to learn more.**

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**Caution:** This email originated from outside of Stantec. Please take extra precaution.

**Attention:** Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

**Atención:** Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.

**ORIGINAL FLOOD PLAIN VOLUME SECTIONS**

JUNE 8,2023

ELEVATION	CUT FACTOR	FILL FACTOR	2-D AREA (m2)	FILL VOLUME (m3)	STORAGE VOLUME AT ELEVATION (m3)	STORAGE VOLUME FROM ELEVATION TO THE ELEVATION 0.1m BELOW
V-281.0	0.0000	1.0000	29888.09	0.00	0.00	0.00
V-281.1	0.0000	1.0000	29888.09	0.02	0.02	0.02
V-281.2	0.0000	1.0000	29888.09	9.57	9.57	9.55
V-281.3	0.0000	1.0000	29888.09	75.53	75.53	65.96
V-281.4	0.0000	1.0000	29888.09	298.79	298.79	223.26
V-281.5	0.0000	1.0000	29888.09	776.50	776.50	477.71
V-281.6	0.0000	1.0000	29888.09	1433.14	1433.14	656.64
V-281.7	0.0000	1.0000	29888.09	2236.98	2236.98	803.84
V-281.8	0.0000	1.0000	29888.09	3150.41	3150.41	913.43
V-281.9	0.0000	1.0000	29888.09	4228.55	4228.55	1078.14
V-282.0	0.0000	1.0000	29888.09	5431.17	5431.17	1202.62
V-282.1	0.0000	1.0000	29888.09	6729.79	6729.79	1298.62
V-282.2	0.0000	1.0000	29888.09	8116.36	8116.36	1386.57
V-282.3	0.0000	1.0000	29888.09	9597.34	9597.34	1480.98
V-282.4	0.0000	1.0000	29888.09	11177.10	11177.10	1579.76
V-282.5	0.0000	1.0000	29888.09	12853.45	12853.45	1676.35
V-282.6	0.0000	1.0000	29888.09	14619.45	14619.45	1766.00
V-282.7	0.0000	1.0000	29888.09	16468.68	16468.68	1849.23
V-282.8	0.0000	1.0000	29888.09	18395.22	18395.22	1926.54
V-282.9	0.0000	1.0000	29888.09	20393.88	20393.88	1998.66
V-283.0	0.0000	1.0000	29888.09	22459.82	22459.82	2065.94
V-283.1	0.0000	1.0000	29888.09	24585.36	24585.36	2125.54
V-283.2	0.0000	1.0000	29888.09	26764.97	26764.97	2179.61
V-283.3	0.0000	1.0000	29888.09	28994.98	28994.98	2230.01
V-283.4	0.0000	1.0000	29888.09	31274.98	31274.98	2280.00
V-283.50	0.0000	1.0000	29888.09	33602.95	33602.95	2327.97
V-283.571	0.0000	1.0000	29888.09	35259.89	35259.89	1656.94

**FLOOD PLAIN VOLUME SECTIONS AFTER SITE FILL & RETAINING WALL**

JUNE 8,2023

ELEVATION	CUT FACTOR	FILL FACTOR	2-D AREA (m2)	FILL VOLUME (m3)	STORAGE VOLUME AT ELEVATION (m3)	STORAGE VOLUME FROM ELEVATION TO THE ELEVATION 0.1m BELOW
V-281.0	0.0000	1.0000	21134.77	0.00	0	0
V-281.1	0.0000	1.0000	21134.77	0.02	0.02	0.02
V-281.2	0.0000	1.0000	21134.77	9.57	9.57	9.55
V-281.3	0.0000	1.0000	21134.77	75.53	75.53	65.96
V-281.4	0.0000	1.0000	21134.77	298.79	298.79	223.26
V-281.5	0.0000	1.0000	21134.77	776.50	776.5	477.71
V-281.6	0.0000	1.0000	21134.77	1433.14	1433.14	656.64
V-281.7	0.0000	1.0000	21134.77	2236.98	2236.98	803.84
V-281.8	0.0000	1.0000	21134.77	3150.41	3150.41	913.43
V-281.9	0.0000	1.0000	21134.77	4228.55	4228.55	1078.14
V-282.0	0.0000	1.0000	21134.77	5431.17	5431.17	1202.62
V-282.1	0.0000	1.0000	21134.77	6729.35	6729.35	1298.18
V-282.2	0.0000	1.0000	21134.77	8111.98	8111.98	1382.63
V-282.3	0.0000	1.0000	21134.77	9582.15	9582.15	1470.17
V-282.4	0.0000	1.0000	21134.77	11139.61	11139.61	1557.46
V-282.5	0.0000	1.0000	21134.77	12776.76	12776.76	1637.15
V-282.6	0.0000	1.0000	21134.77	14484.96	14484.96	1708.2
V-282.7	0.0000	1.0000	21134.77	16255.09	16255.09	1770.13
V-282.8	0.0000	1.0000	21134.77	18080.15	18080.15	1825.06
V-282.9	0.0000	1.0000	21134.77	19953.48	19953.48	1873.33
V-283.0	0.0000	1.0000	21134.77	21866.73	21866.73	1913.25
V-283.1	0.0000	1.0000	21134.77	23810.88	23810.88	1944.15
V-283.2	0.0000	1.0000	21134.77	25779.54	25779.54	1968.66
V-283.3	0.0000	1.0000	21134.77	27768.68	27768.68	1989.14
V-283.4	0.0000	1.0000	21134.77	29776.15	29776.15	2007.47
V-283.5	0.0000	1.0000	21134.77	31799.26	31799.26	2023.11
V-283.571	0.0000	1.0000	21134.77	33223.32	33223.32	1424.06

STORAGES AFFECTED BY FILL

**FLOOD PLAIN VOLUME SECTIONS AFTER SITE FILL & RETAINING WALL & 1% CUT**

**- OPTION 1**

JUNE 12,2023

ELEVATION		CUT FACTOR	FILL FACTOR	2-D AREA (m2)		FILL VOLUME (m3)	STORAGE VOLUME AT ELEVATION (m3)	STORAGE VOLUME FROM ELEVATION TO THE ELEVATION 0.1m BELOW
V-281.0		0.0000	1.0000	21134.77		0.00	0	0
V-281.1		0.0000	1.0000	21134.77		0.02	0.02	0.02
V-281.2		0.0000	1.0000	21134.77		9.59	9.59	9.57
V-281.3		0.0000	1.0000	21134.77		78.68	78.68	69.09
V-281.4		0.0000	1.0000	21134.77		314.70	314.7	236.02
V-281.5		0.0000	1.0000	21134.77		828.58	828.58	513.88
V-281.6		0.0000	1.0000	21134.77		1560.07	1560.07	731.49
V-281.7		0.0000	1.0000	21134.77		2482.00	2482	921.93
V-281.8		0.0000	1.0000	21134.77		3543.06	3543.06	1061.06
V-281.9		0.0000	1.0000	21134.77		4788.14	4788.14	1245.08
V-282.0		0.0000	1.0000	21134.77		6180.07	6180.07	1391.93
V-282.1		0.0000	1.0000	21134.77		7668.05	7668.05	1487.98
V-282.2		0.0000	1.0000	21134.77		9241.46	9241.46	1573.41
V-282.3		0.0000	1.0000	21134.77		10899.84	10899.84	1658.38
V-282.4		0.0000	1.0000	21134.77		12617.99	12617.99	1718.15
V-282.5		0.0000	1.0000	21134.77		14386.23	14386.23	1768.24
V-282.6.1	bounded	0.0000	1.0000	21134.77	0.00*	16200.67	16200.67	1814.44
V-282.7.1	bounded	0.0000	1.0000	21134.77	0.00*	18054.49	18054.49	1853.82
V-282.8.1	bounded	0.0000	1.0000	21134.77	0.00*	19943.12	19943.12	1888.63
V-282.9.1	bounded	0.0000	1.0000	21134.77	0.00*	21861.70	21861.7	1918.58
V-283.0.1	bounded	0.0000	1.0000	21134.77	0.00*	23806.03	23806.03	1944.33
V-283.1.1	bounded	0.0000	1.0000	21134.77	0.00*	25772.27	25772.27	1966.24
V-283.2.1	bounded	0.0000	1.0000	21134.77	0.00*	27757.51	27757.51	1985.24
V-283.3.1	bounded	0.0000	1.0000	21134.77	0.00*	29759.63	29759.63	2002.12
V-283.4.1	bounded	0.0000	1.0000	21134.77	0.00*	31776.86	31776.86	2017.23
V-283.50.1	bounded	0.0000	1.0000	21134.77	0.00*	33806.88	33806.88	2030.02
V-283.57.1	bounded	0.0000	1.0000	21134.77	0.00*	35234.28	35234.28	1427.4



FLOOD PLAIN VOLUME SECTIONS AFTER SITE FILL & RETAINING WALL & NEW BASIN

- OPTION 2

JUNE 8,2023

ELEVATION	CUT FACTOR	FILL FACTOR	2-D AREA (m2)	FILL VOLUME (m3)	STORAGE VOLUME AT ELEVATION (m3)	STORAGE VOLUME FROM ELEVATION TO THE ELEVATION 0.1m BELOW
NV-281.0	0.0000	1.0000	22013.32	0.00	0	0
NV-281.1	0.0000	1.0000	22013.32	0.02	0.02	0.02
NV-281.2	0.0000	1.0000	22013.32	9.83	9.83	9.81
NV-281.3	0.0000	1.0000	22013.32	76.77	76.77	66.94
NV-281.4	0.0000	1.0000	22013.32	302.34	302.34	225.57
NV-281.5	0.0000	1.0000	22013.32	782.35	782.35	480.01
NV-281.6	0.0000	1.0000	22013.32	1440.42	1440.42	658.07
NV-281.7	0.0000	1.0000	22013.32	2245.34	2245.34	804.92
NV-281.8	0.0000	1.0000	22013.32	3158.94	3158.94	913.6
NV-281.9	0.0000	1.0000	22013.32	4237.49	4237.49	1078.55
NV-282.0	0.0000	1.0000	22013.32	5438.70	5438.7	1201.21
NV-282.1	0.0000	1.0000	22013.32	6734.17	6734.17	1295.47
NV-282.2	0.0000	1.0000	22013.32	8112.38	8112.38	1378.21
NV-282.3	0.0000	1.0000	22861.03	9593.80	9593.8	1481.42
NV-282.4	0.0000	1.0000	22013.32	11323.31	11323.31	1729.51
NV-282.5	0.0000	1.0000	22013.32	13102.99	13102.99	1779.68
NV-282.6	0.0000	1.0000	22013.32	14953.21	14953.21	1850.22
NV-282.7	0.0000	1.0000	22013.32	16865.04	16865.04	1911.83
NV-282.8	0.0000	1.0000	22013.32	18832.07	18832.07	1967.03
NV-282.9	0.0000	1.0000	22013.32	20848.37	20848.37	2016.3
NV-283.0	0.0000	1.0000	22013.32	22906.14	22906.14	2057.77
NV-283.1	0.0000	1.0000	22013.32	24996.78	24996.78	2090.64
NV-283.2	0.0000	1.0000	22013.32	27114.23	27114.23	2117.45
NV-283.3	0.0000	1.0000	22013.32	29254.87	29254.87	2140.64
NV-283.4	0.0000	1.0000	22013.32	31416.84	31416.84	2161.97
NV-283.5	0.0000	1.0000	22013.32	33597.65	33597.65	2180.81
NV-283.571	0.0000	1.0000	22013.32	35134.04	35134.04	1536.39

STORAGES AFFECTED BY FILL AND NEW BASIN

ELEVATION	Existing Stage Storage	Do Nothing Stage Storage	Do Nothing Difference	Option 1 Stage Storage	Option 1 Difference	Option 2 Stage Storage	Option 2 Difference
V-281.0	0	0	0	0	0	0	0
V-281.1	0	0	0	0	0	0	0
V-281.2	10	10	0	10	0	10	0
V-281.3	66	66	0	69	-3	67	-1
V-281.4	223	223	0	236	-13	226	-2
V-281.5	478	478	0	514	-36	480	-2
V-281.6	657	657	0	731	-75	658	-1
V-281.7	804	804	0	922	-118	805	-1
V-281.8	913	913	0	1061	-148	914	0
V-281.9	1078	1078	0	1245	-167	1079	0
V-282.0	1203	1203	0	1392	-189	1201	1
V-282.1	1299	1298	0	1488	-189	1295	3
V-282.2	1387	1383	4	1573	-187	1378	8
V-282.3	1481	1470	11	1658	-177	1481	0
V-282.4	1580	1557	22	1718	-138	1730	-150
V-282.5	1676	1637	39	1768	-92	1780	-103
V-282.6	1766	1708	58	1814	-48	1850	-84
V-282.7	1849	1770	79	1854	-5	1912	-63
V-282.8	1927	1825	101	1889	38	1967	-40
V-282.9	1999	1873	125	1919	80	2016	-18
V-283.0	2066	1913	153	1944	122	2058	8
V-283.1	2126	1944	181	1966	159	2091	35
V-283.2	2180	1969	211	1985	194	2117	62
V-283.3	2230	1989	241	2002	228	2141	89
V-283.4	2280	2007	273	2017	263	2162	118
V-283.50	2328	2023	305	2030	298	2181	147
V-283.571	1657	1424	233	1427	230	1536	121
	35260	33223	2037	35234	26	35134	126
					2011		1911

Upper Thames River Conservation Authority  
1424 Clarke Road London, Ontario N5V 5B9  
Tel. (519) 451-2800 Fax (519) 451-1188

Conservation Authorities Act - Ontario Regulation 157/06, under O.reg. 97/04

Application #

Name of Landowner: <u>Forest Edge Commons Inc.</u>		Tel. Home: <u>519-619-1913</u>
Address: <u>1701 Richmond St Unit 3B, London, ON</u>	Postal Code: <u>N5X 3Y2</u>	Tel. Business: <u>519-850-0000 #203</u>
Location of Project: <u>952 Southdale Rd W, London, ON N6P 0B3</u>		<u>London</u>
Street and Number, or Lot(s) and Concession Number/ 911 Address		Municipality

**DESCRIPTION OF PROJECT**

General description of project: Three Residential Stacked Townhomes - 30 units  
Commercial Plaza Development of Three New Commercial Retail Unit.

All applications must be accompanied by a detailed site plan, providing information on the following:

1. general location of property in relation to roads
2. location and dimensions of all existing structures on the property
3. location of any watercourse, wetland or steep slope on or near the subject property
4. intended location of all proposed work, including construction, filling/grading/excavation, wetland interference or watercourse alteration
5. location of septic system, if applicable and other property utilities, wells, etc.
6. cross-section of proposed work, showing existing and final grades and structure openings

Works including floodproofing of structures must be accompanied by detailed drawings, prepared by qualified professional engineers, with proper dates and stamps appearing on all plans. If filling is proposed, details on the type, area and volume of fill must be provided to the UTRCA, with existing and proposed grades clearly presented on plans.

UNLESS OTHERWISE REQUESTED, THE CONSERVATION AUTHORITY ONLY REQUIRES ONE COPY OF ALL PROJECT DRAWINGS. MULTI-PAGED ENGINEERING DRAWINGS MUST BE FOLDED OR REPRODUCED ON 11 x 17" SHEETS.

Dates of Commencement and Completion of Project: To be determined to To be determined

If other approvals required for this project please indicate

<input type="checkbox"/> Federal - Fisheries Act	<input checked="" type="checkbox"/> Other <u>Site Plan</u>
<input type="checkbox"/> Province - MNR Work Permit	<input type="checkbox"/> Permit to Take Water
<input checked="" type="checkbox"/> Municipal - Building Permit	<input type="checkbox"/> Zoning <input type="checkbox"/> Severance <input type="checkbox"/> OPA <input type="checkbox"/>

Name of Applicant if different than Landowner: Paul Kitson

Mailing Address if different than above: 1701 Richmond St Unit 3B, London, ON N5X 3Y2

Postal Code: N5X 3Y2      Phone Number: 519-850-0000 #203      Email Address: pkitson@westdellcorp.com

Applicant's Signature: [REDACTED]

Application Date Month: May Day: 08 Year: 2024

Agent for Applicant (if different from above): \_\_\_\_\_

Mailing Address: Same as above

Postal Code: Same as above      Phone Number: Same as above      Email Address: Same as above



**For UTRCA Completion Only**

Application fee: \_\_\_\_\_ Date received: \_\_\_\_\_ Received by: \_\_\_\_\_

Regulatory floodline elevation: \_\_\_\_\_ Typical ground elevation: \_\_\_\_\_

Other pertinent comments \_\_\_\_\_

Project-specific requirements (refer to page 2 for general conditions) \_\_\_\_\_

Approved by: \_\_\_\_\_ Date approved: \_\_\_\_\_

Site inspection: Date: \_\_\_\_\_ By: \_\_\_\_\_

**TERMS AND CONDITIONS**

The Owner and Applicant, by acceptance of and in consideration of the issuance of this permit, agree to the following terms and conditions:

1. Permission granted by the Upper Thames River Conservation Authority cannot be transferred without prior written approval from the Upper Thames River Conservation Authority.
2. Approvals may be required from other agencies prior to undertaking the work proposed. The Upper Thames River Conservation Authority does not exempt the Applicant from complying with any or all other approvals, laws, statutes, or regulations.
3. The Upper Thames River Conservation Authority may at any time withdraw any permission given if, in the opinion of the Conservation Authority, the representations contained in the application for permission are not carried out or the conditions/requirements of the permit are not complied with.
4. Authorized representatives of the Upper Thames River Conservation Authority may at any time enter onto the lands that are described herein, in order to make any surveys, examinations, investigations or inspections that are required for the purpose of insuring that the work(s) authorized by this permit are being carried out according to the terms of this permit.
5. The Owner and Applicant agree:
  - To indemnify and save harmless the Upper Thames River Conservation Authority and its officers, employees, or agents from and against all damage, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the Owner and/or Applicant or any of his agents, employees or contractors relating to any of the particulars, terms or conditions of this permit;
  - That this permit shall not release the Applicant from any legal liability or obligation and remains in force subject to all limitations, requirements and liabilities imposed by law;
  - That all complaints arising from the execution of the works authorized under this permit shall be reported immediately by the Applicant to the Upper Thames River Conservation Authority. The Applicant shall indicate any action that has been taken, or is planned to be taken, with regard to each complaint.
6. The project shall be carried out in full accordance with the plans submitted in support of the application.
7. The Applicant agrees to install and maintain all sedimentation controls until all disturbed areas have been stabilized.
8. All disturbed areas shall be seeded, sodded, or stabilized in some other manner acceptable to the Conservation Authority as soon as possible, and prior to the expiry of this permit.
9. The Applicant agrees to maintain all existing drainage patterns, and not to obstruct external drainage from other adjacent private lands.

NOTE: The information on this form is being collected for the purpose of administering a regulation made pursuant to Section 28, Conservation Authorities Act, R.S.O. 1990, Chapter 27. This application and supporting documents and any other documentation received relating to this application, may be released, in whole or in part, to other persons in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990c. M.56, as amended

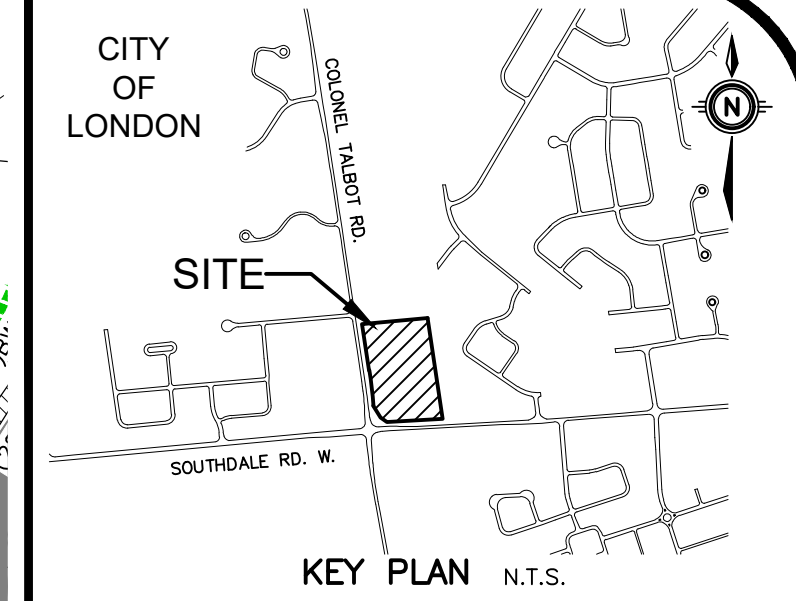
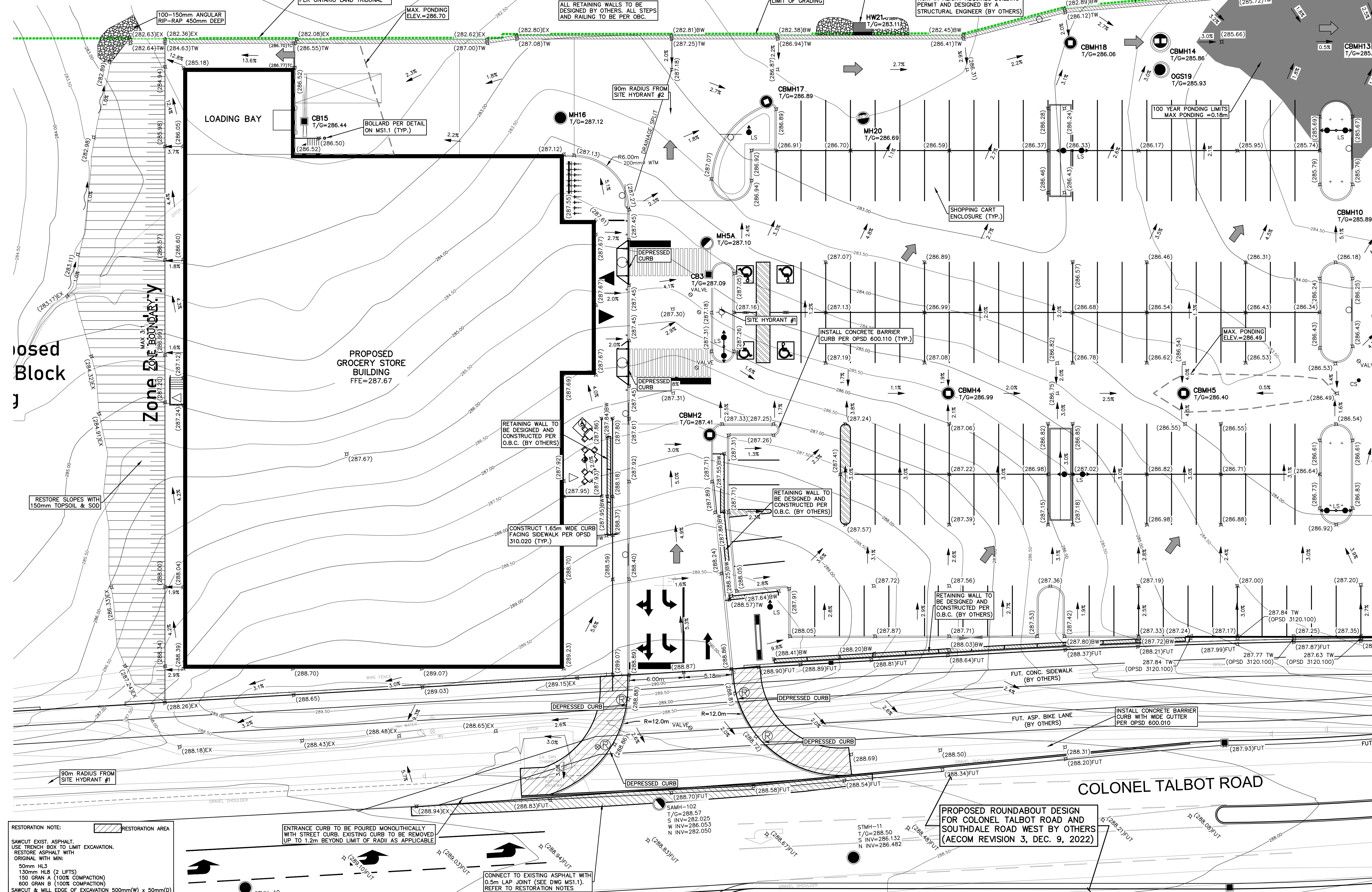
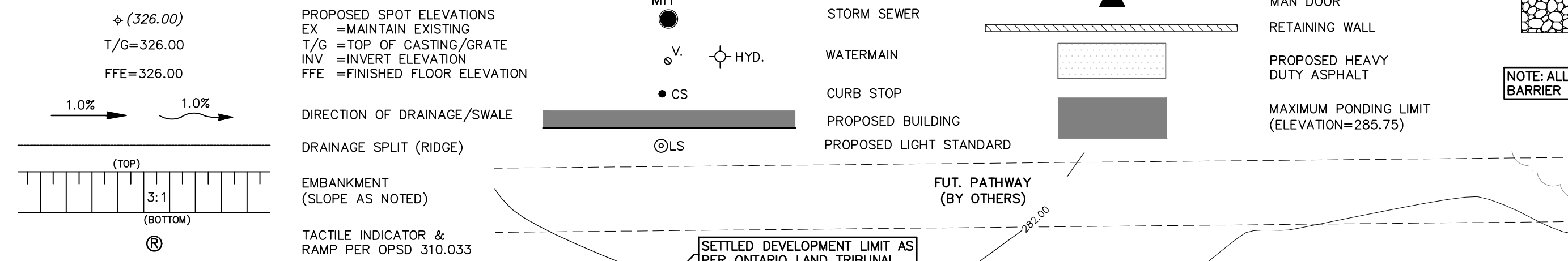






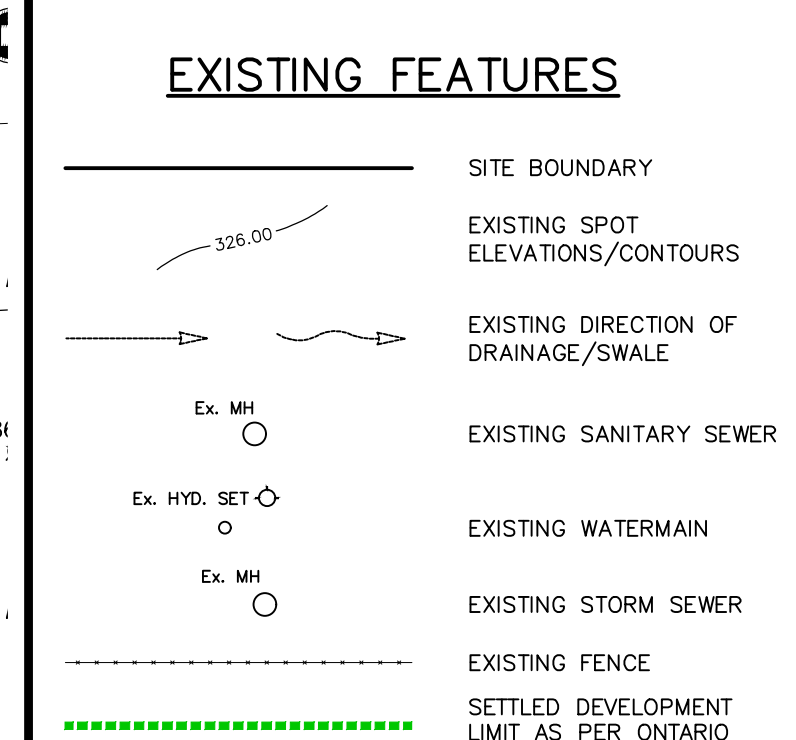
P:\P\52756\100.52756-100-C2.2-GRAD  
MTE FILE PATH:  
April 9, 2024 - 8:28:05 AM - Plotted By: Jason Childs

### LEGEND OF PROPOSED FEATURES



**GEODETC BM ELEV. = 286.036m**  
 ELEVATIONS ARE DERIVED FROM GEODETC DATUM AND ARE REFERRED TO CITY OF LONDON VERTICAL CONTROL MONUMENT NO. 01080945, BEING ON THE SOUTHDALE ROAD 8.7m WEST OF THE CENTRELINE OF SOUTHDALE ROAD SET IN CONC. CURB.  
**SITE BENCHMARK ELEV. = 286.14m**  
 TOP OF SPINDLE ON EXISTING FIRE HYDRANT ON THE SOUTH WEST CORNER OF THE SITE LOCATED ON THE MUNICIPAL RIGHT OF WAY FOR SOUTHDALE ROAD WEST AS SHOWN.

**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	DATE
8.			
7.			
6.			
5.			
4.	ISSUED FOR SITE PLAN APPROVAL	JAC	2024-04-09
3.	ISSUED FOR SITE PLAN APPROVAL	JAC	2024-01-12
2.	ISSUED FOR SITE PLAN APPROVAL	JAC	2023-12-08
1.	ISSUED FOR SITE PLAN APPROVAL	DMS	2023-03-08

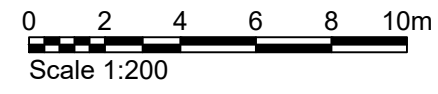


CLIENT  
**1739626 ONTARIO INC.**  
**C/O WESTDELL DEVELOPMENT CORP.**  
 1701 RICHMOND ST. LONDON, ON  
 PROJECT  
**952 SOUTHDALE ROAD W.**  
**COMMERCIAL DEVELOPMENT**  
 952 SOUTHDALE ROAD W. LONDON, ON  
 DRAWING

**SITE GRADING AND EROSION AND SEDIMENT CONTROL PLAN**

Project Manager	D. RICE	Project No.	52756-100
Design By	DMS	Checked By	JJM
Drawn By	DMS	Checked By	JJM
Surveyed By	AGM	Drawing No.	
Date	Jan.31/23	<b>C2.2</b>	
Scale	1:200	Sheet 2 of 8	

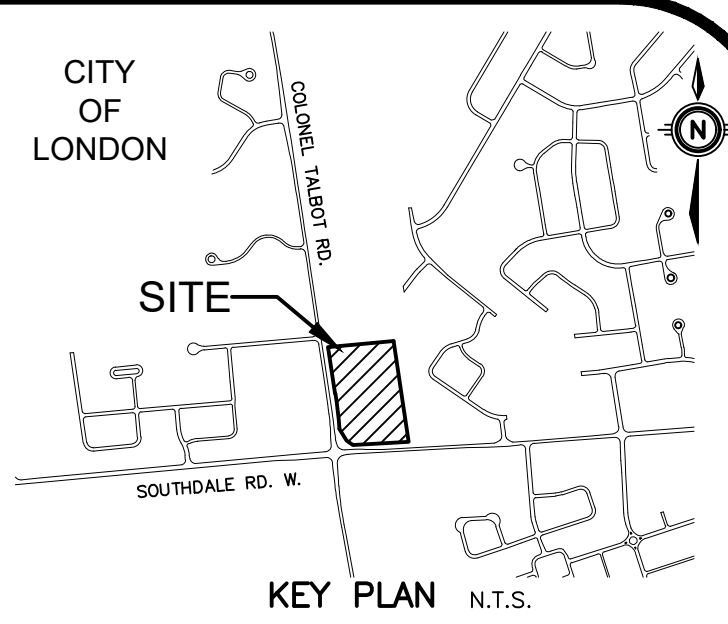
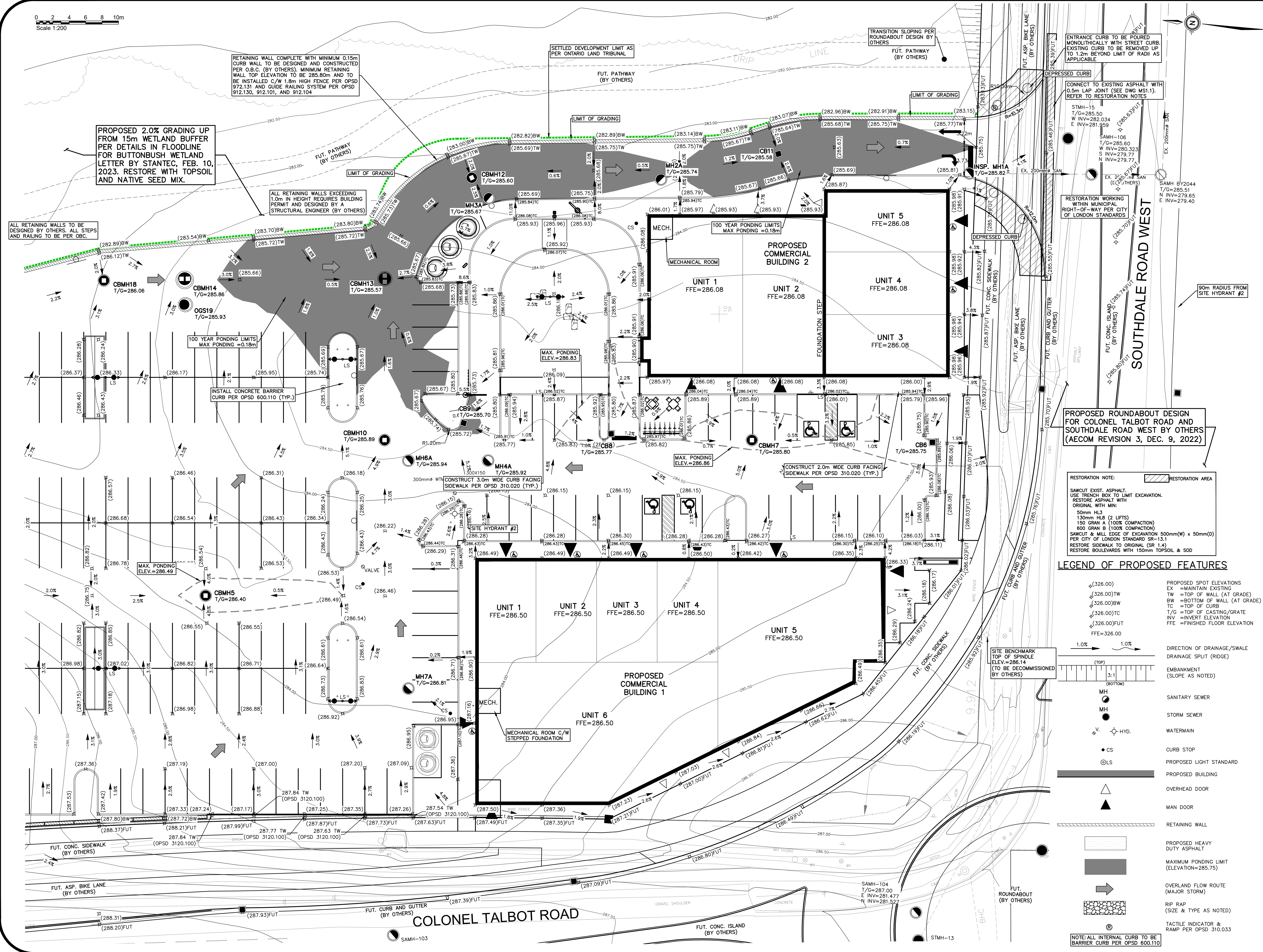




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April 9, 2024 - 8:28:09 AM - Plotted By: Jason Childs



**GEODETIC BM ELEV. = 286.036m**  
 ELEVATIONS ARE DERIVED FROM GEODETIC DATUM AND ARE REFERRED TO CITY OF LONDON VERTICAL CONTROL MONUMENT NO. 01080945, BEING ON THE SOUTHDALE ROAD 8.7m WEST OF THE CENTRELINE OF SOUTHDALE ROAD SET IN CONC. CURB

**SITE BENCHMARK ELEV. = 286.14m**  
 TOP OF SPINDLE ON EXISTING FIRE HYDRANT ON THE SOUTH WEST CORNER OF THE SITE LOCATED ON THE MUNICIPAL RIGHT OF WAY FOR SOUTHDALE ROAD WEST AS SHOWN.

**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.

**EXISTING FEATURES**

	SITE BOUNDARY
	EXISTING SPOT ELEVATIONS/CONTOURS
	EXISTING DIRECTION OF DRAINAGE/SWALE
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EXISTING FENCE
	SETTLED DEVELOPMENT LIMIT AS PER ONTARIO LAND TRIBUNAL

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2.	ISSUED FOR SITE PLAN APPROVAL	JAC	2023-12-08
1.	ISSUED FOR SITE PLAN APPROVAL	DMS	2023-03-08
No.	REVISION	BY	YYYY-MM-DD



519-204-6510

**PROFESSIONAL ENGINEER**  
 2024-04-11  
 J. J. MONSTER  
 100190548  
 PROVINCE OF ONTARIO

CLIENT  
**1739626 ONTARIO INC.**  
**C/O WESTDELL DEVELOPMENT CORP.**  
 1701 RICHMOND ST. LONDON, ON

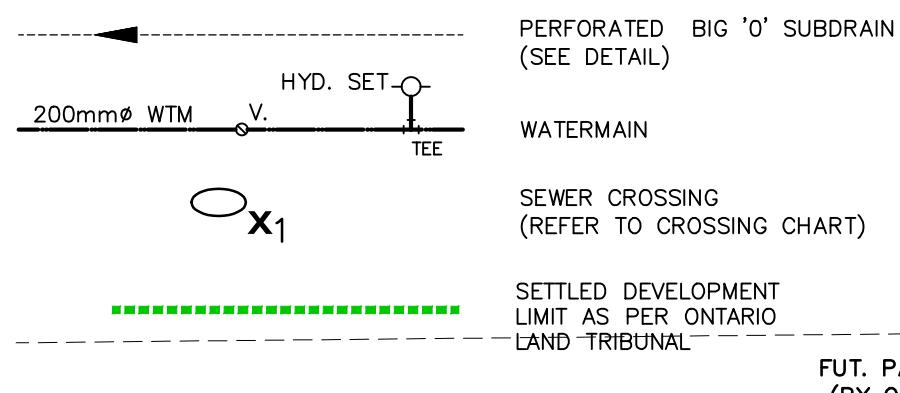
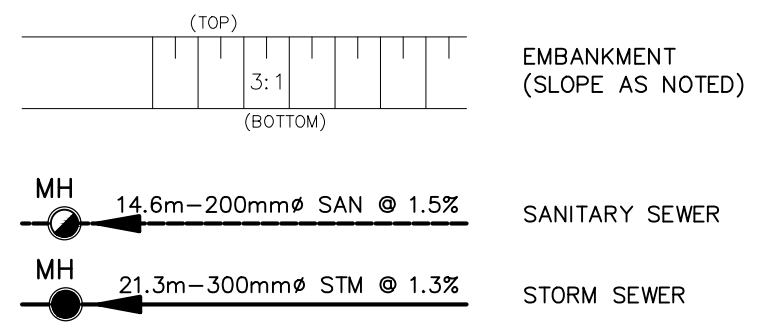
PROJECT  
**952 SOUTHDALE ROAD W.**  
**COMMERCIAL DEVELOPMENT**  
 952 SOUTHDALE ROAD W. LONDON, ON

**SITE GRADING AND EROSION AND SEDIMENT CONTROL PLAN**

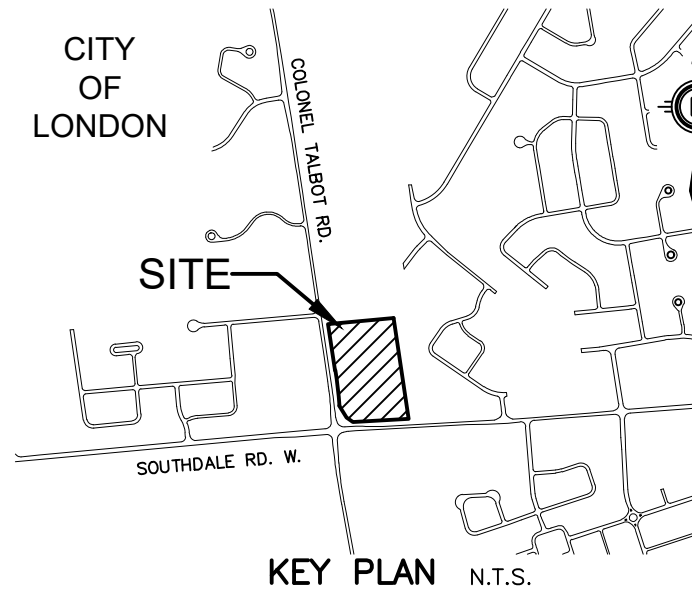
Project Manager	D. RICE	Project No.	52756-100
Design By	DMS	Checked By	JJM
Drawn By	DMS	Checked By	JJM
Surveyed By	AGM	Drawing No.	
Date	Jan.31/23	<b>C2.3</b>	
Scale	1:200	Sheet 3 of 8	



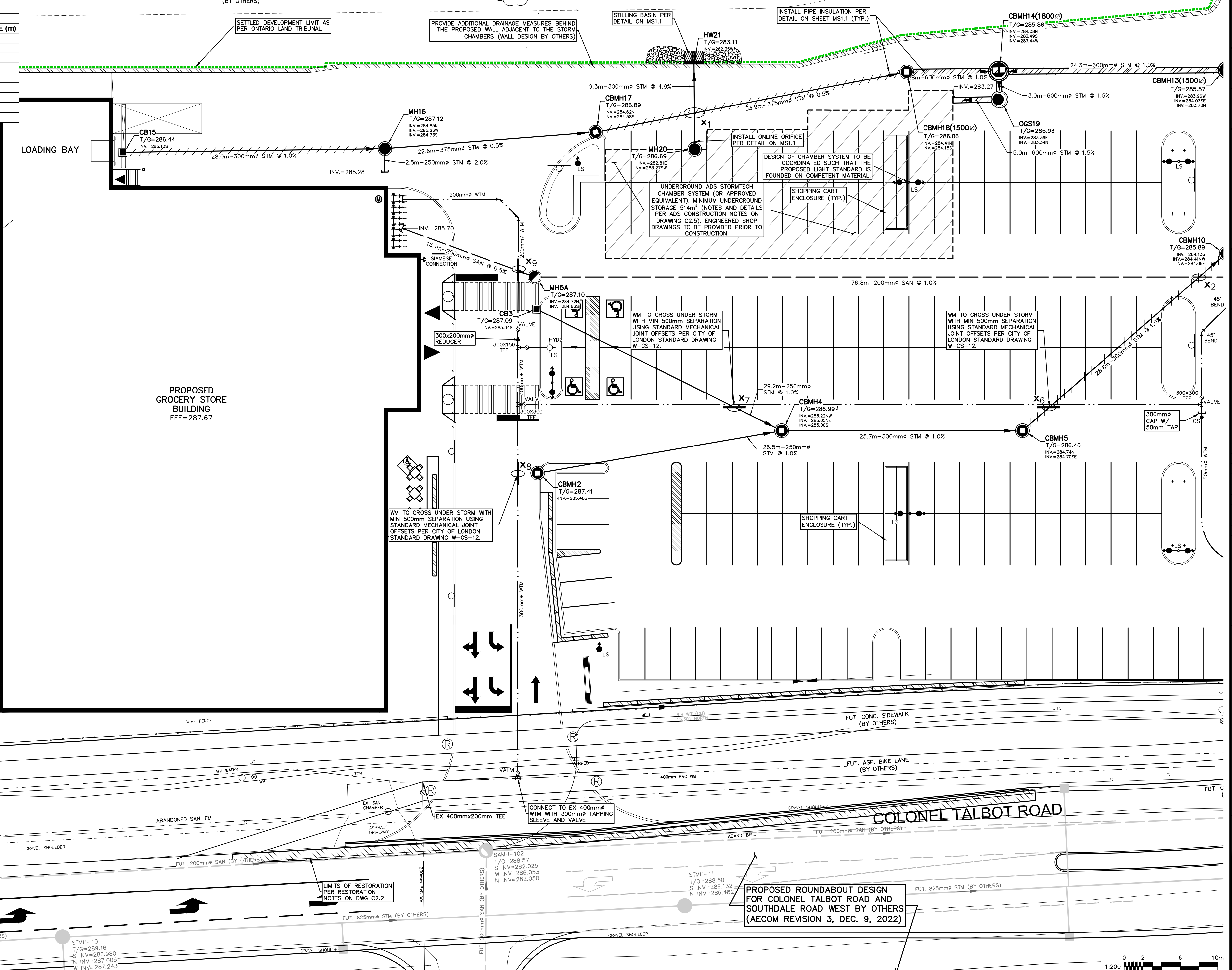
**PROPOSED FEATURES**



**GENERAL NOTES:**  
 - ALL MH'S TO BE 1200mm UNLESS OTHERWISE NOTED.  
 - ALL SANITARY MH'S TO HAVE PARSONS INSERTS AS PER COL STANDARDS.  
 - OGS SHALL BE AN ADS FIRST DEFENCE FD-6HC (OR APPROVED EQUIVALENT)



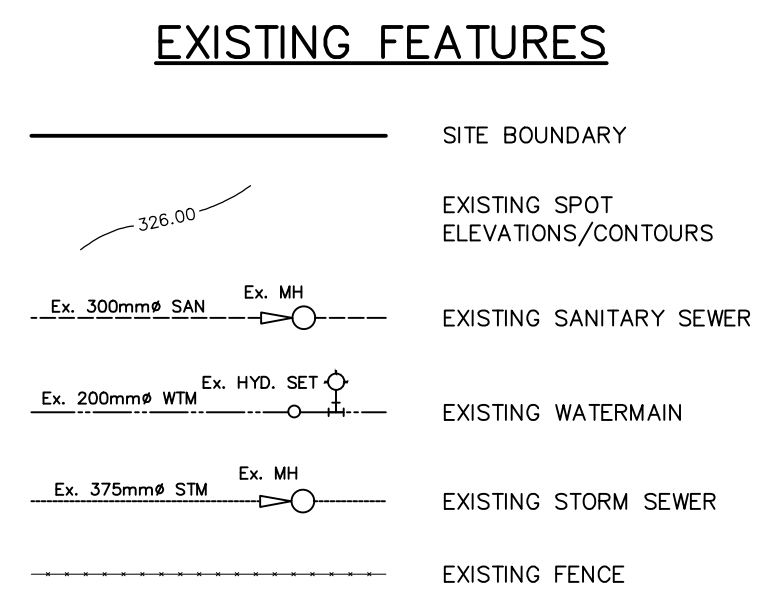
No.	OBVERT (m)	INVERT (m)	CLEARANCE (m)	
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2	284.15	284.45	STM	0.30
3	283.72	283.92	WTM	0.20
4	283.43	284.12	STM	0.69
5	283.72	284.22	STM	0.50
6	284.16	284.66	STM	0.50
7	284.85	285.35	STM	0.50
8	285.06	285.56	STM	0.50
9	285.05	285.28	WTM	0.23



**GEODETIC BM** ELEV. = 286.036m  
 ELEVATIONS ARE DERIVED FROM GEODETIC DATUM AND ARE REFERRED TO CITY OF LONDON VERTICAL CONTROL MONUMENT NO. 01088094S, BEING ON THE SOUTHDAL ROAD 8.7m WEST OF THE CENTRELINE OF SOUTHDAL ROAD SET IN CONC. CURB.

**SITE BENCHMARK** ELEV. = 286.14m  
 TOP OF SPINDLE ON EXISTING FIRE HYDRANT ON THE SOUTH WEST CORNER OF THE SITE LOCATED ON THE MUNICIPAL RIGHT OF WAY FOR SOUTHDAL ROAD WEST AS SHOWN.

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No.	REVISION	BY	DATE
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3.	ISSUED FOR SITE PLAN APPROVAL	JAC	2024-01-12
2.	ISSUED FOR SITE PLAN APPROVAL	JAC	2023-12-08
1.	ISSUED FOR SITE PLAN APPROVAL	DMS	2023-03-08



519-204-6510

CLIENT  
 1739626 ONTARIO INC.  
 C/O WESTDELL DEVELOPMENT CORP.  
 1701 RICHMOND ST. LONDON, ON

PROJECT  
 952 SOUTHDAL ROAD W.  
 COMMERCIAL DEVELOPMENT  
 952 SOUTHDAL ROAD W. LONDON, ON

**SITE SERVICING PLAN**

Project Manager	D. RICE	Project No.	52756-100
Design By	DMS	Checked By	JJM
Drawn By	DMS	Checked By	JJM
Surveyed By	AGM	Drawing No.	C2.4
Date	Feb.09/23	Scale	1:200
Sheet	4 of 8		

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 April 9, 2024 - 8:28:25 AM - Plotted By: Jason Childs

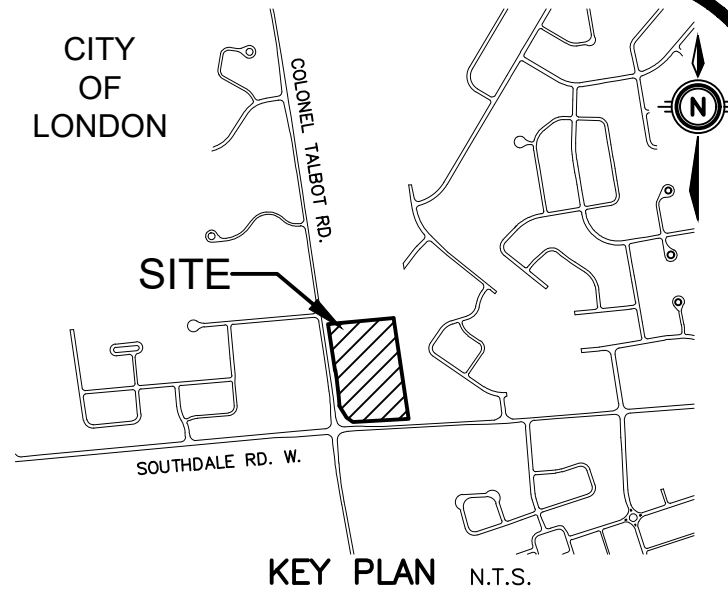
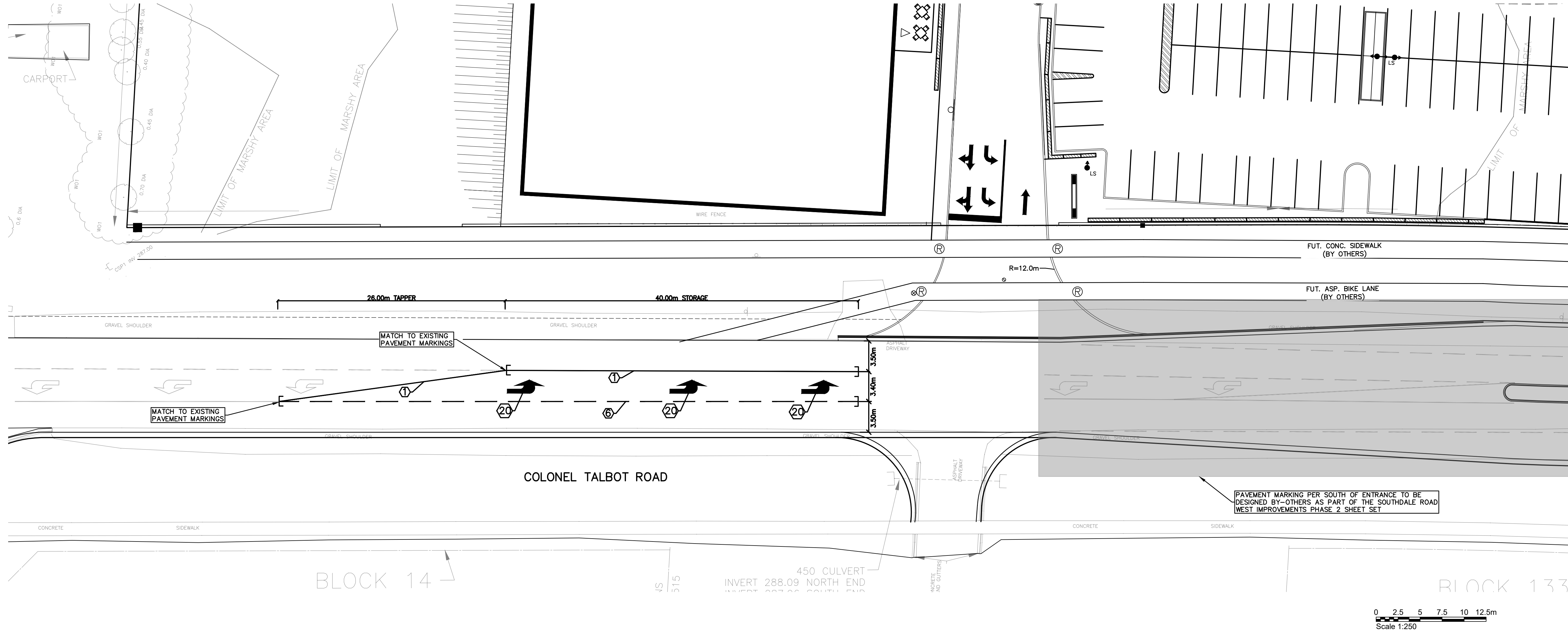






NOTE:  
3-3-3 DENOTES PAVEMENT MARKING SPACING  
(i.e. 3m LINE, 3m GAP, 3m LINE)

- ① - SOLID YELLOW, 10cm
- ② - DOUBLE SOLID, 10cm PAINT, 10cm GAP
- ③ - 3-6-3 YELLOW, 10cm
- ④ - SOLID WHITE, 10cm
- ⑤ - 3-3-3 WHITE, 10cm
- ⑥ - SOLID WHITE, 40cm
- ⑦ - SOLID WHITE DIRECTIONAL ARROWS



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1.	ISSUED FOR SITE PLAN APPROVAL	DMS 2023-03-08
No.	REVISION	BY YYYY-MM-DD

**MTE**  
Engineers, Scientists, Surveyors  
519-204-6510

CLIENT  
1739626 ONTARIO INC.  
C/O WESTDELL DEVELOPMENT CORP.  
1701 RICHMOND ST. LONDON, ON

PROJECT  
952 SOUTHDAL ROAD W.  
COMMERCIAL DEVELOPMENT  
952 SOUTHDAL ROAD W. LONDON, ON

**EXTERNAL PAVEMENT MARKING PLAN**

Project Manager	D. RICE	Project No.	52756-100
Design By	DMS	Checked By	JJM
Drawn By	DMS	Checked By	JJM
Surveyed By	AGM	Drawing No.	C2.6
Date	Jan.31/23	Scale	1:200
Sheet	6 of 8		

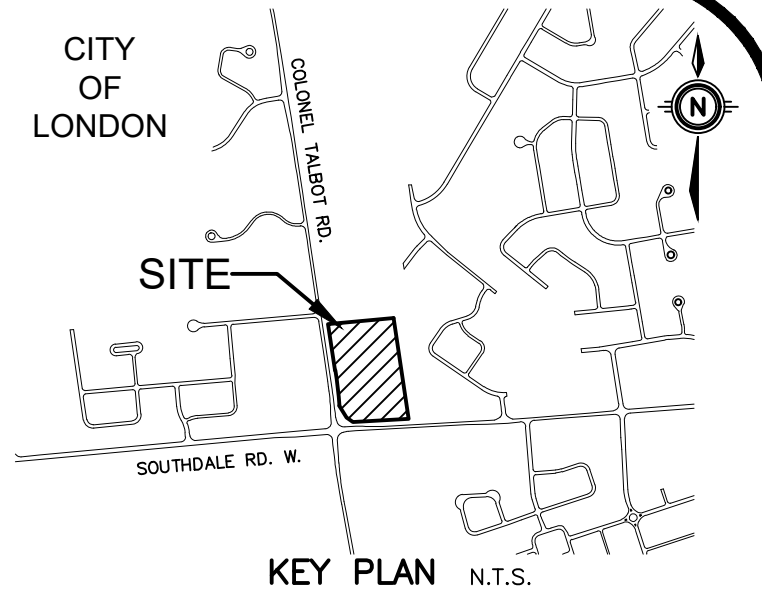
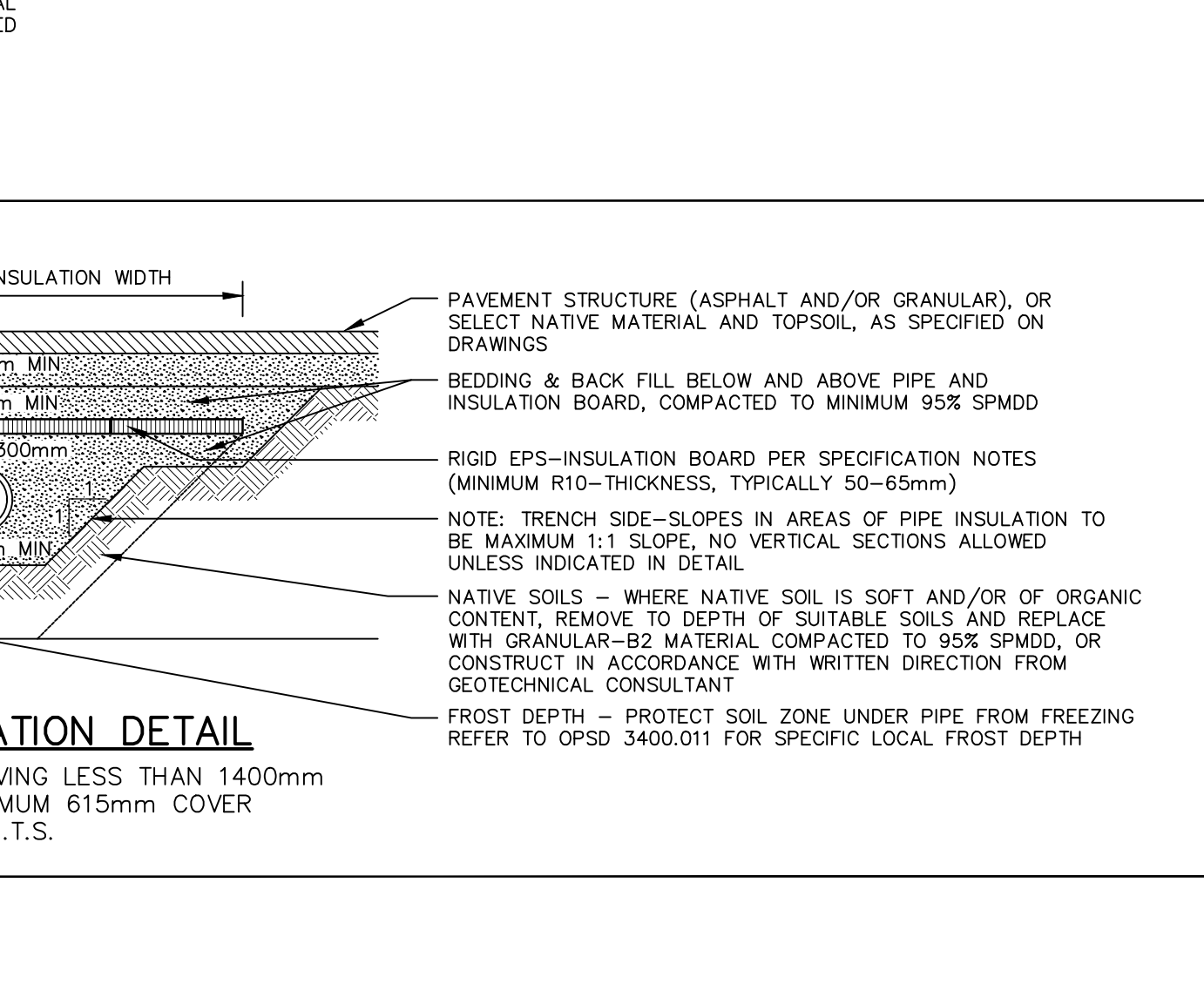
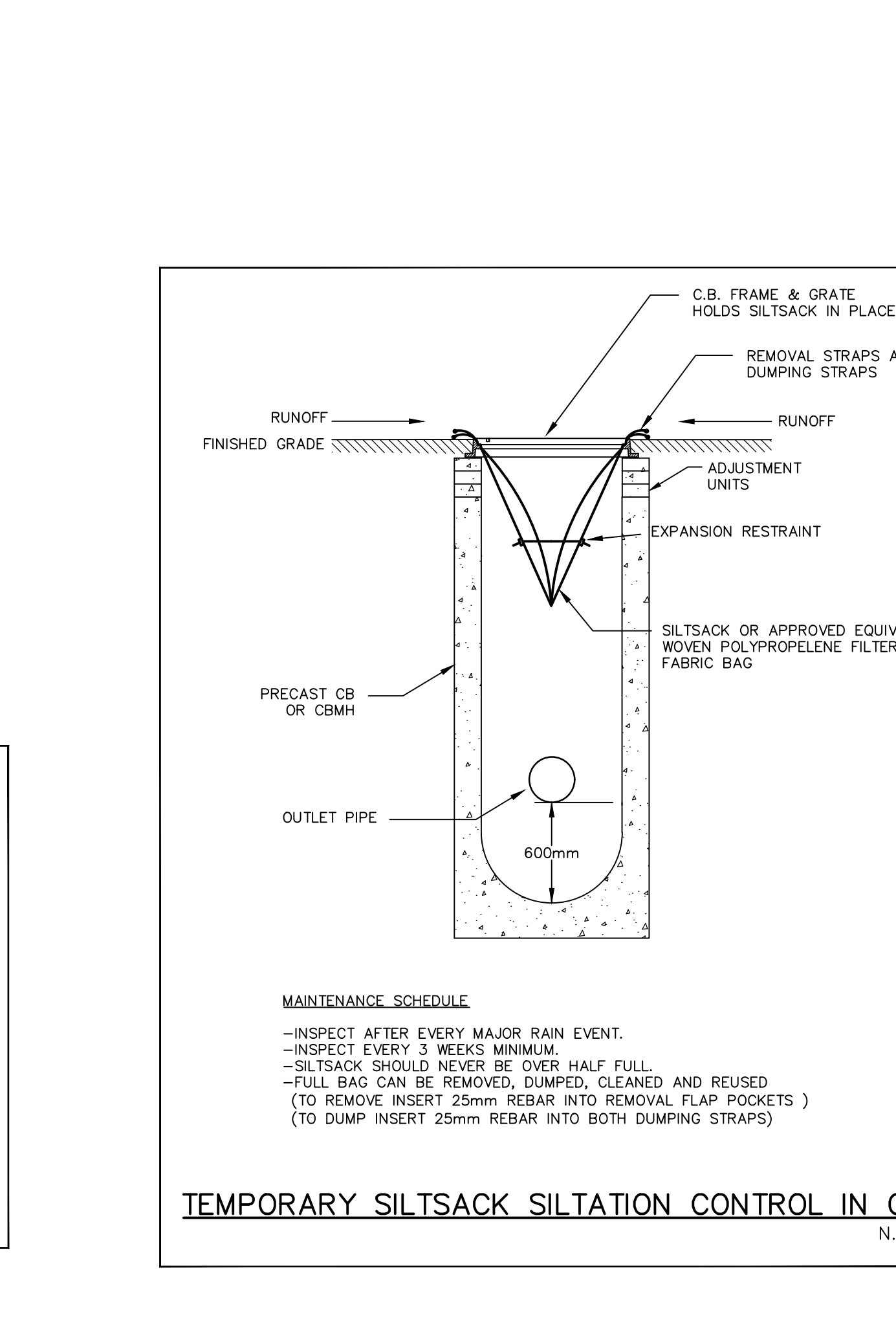
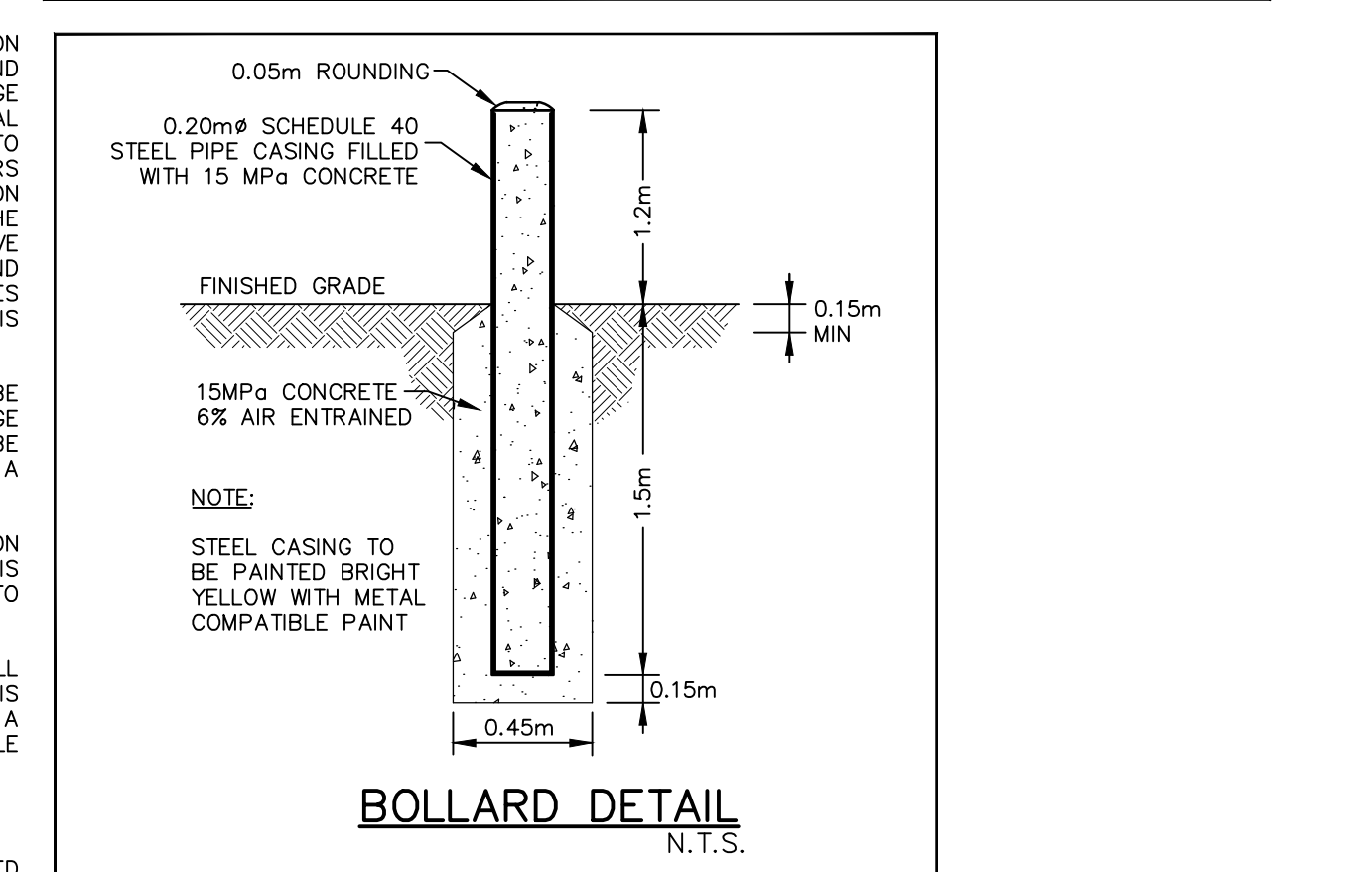
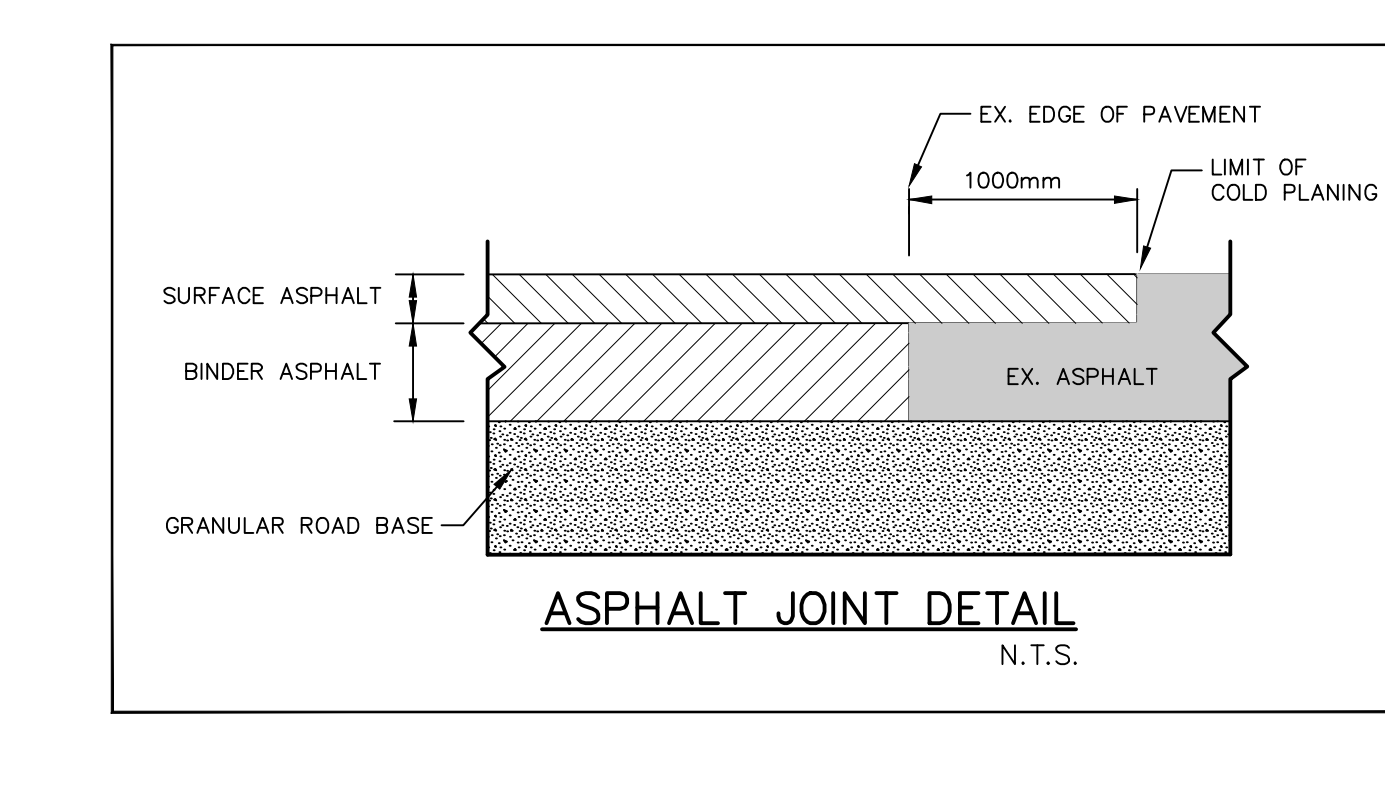
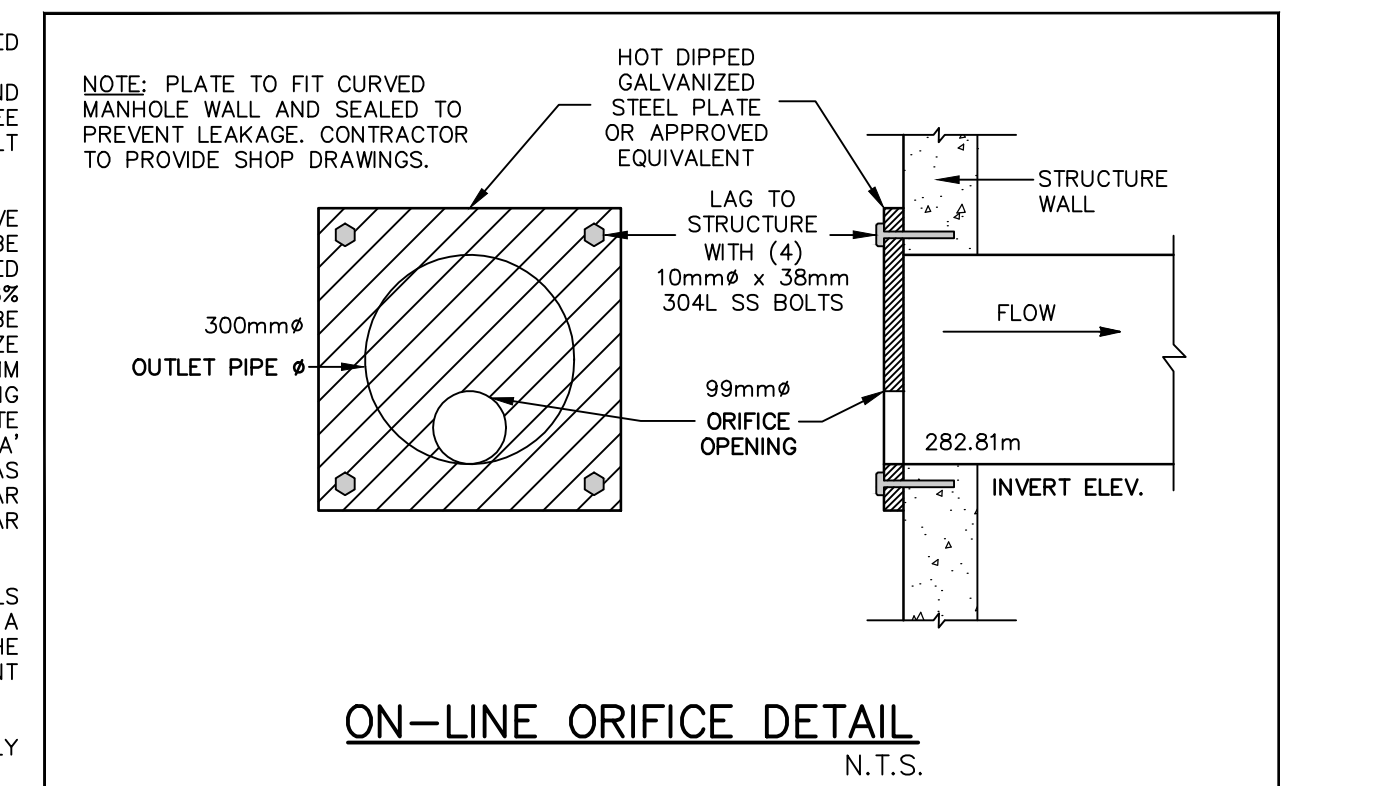
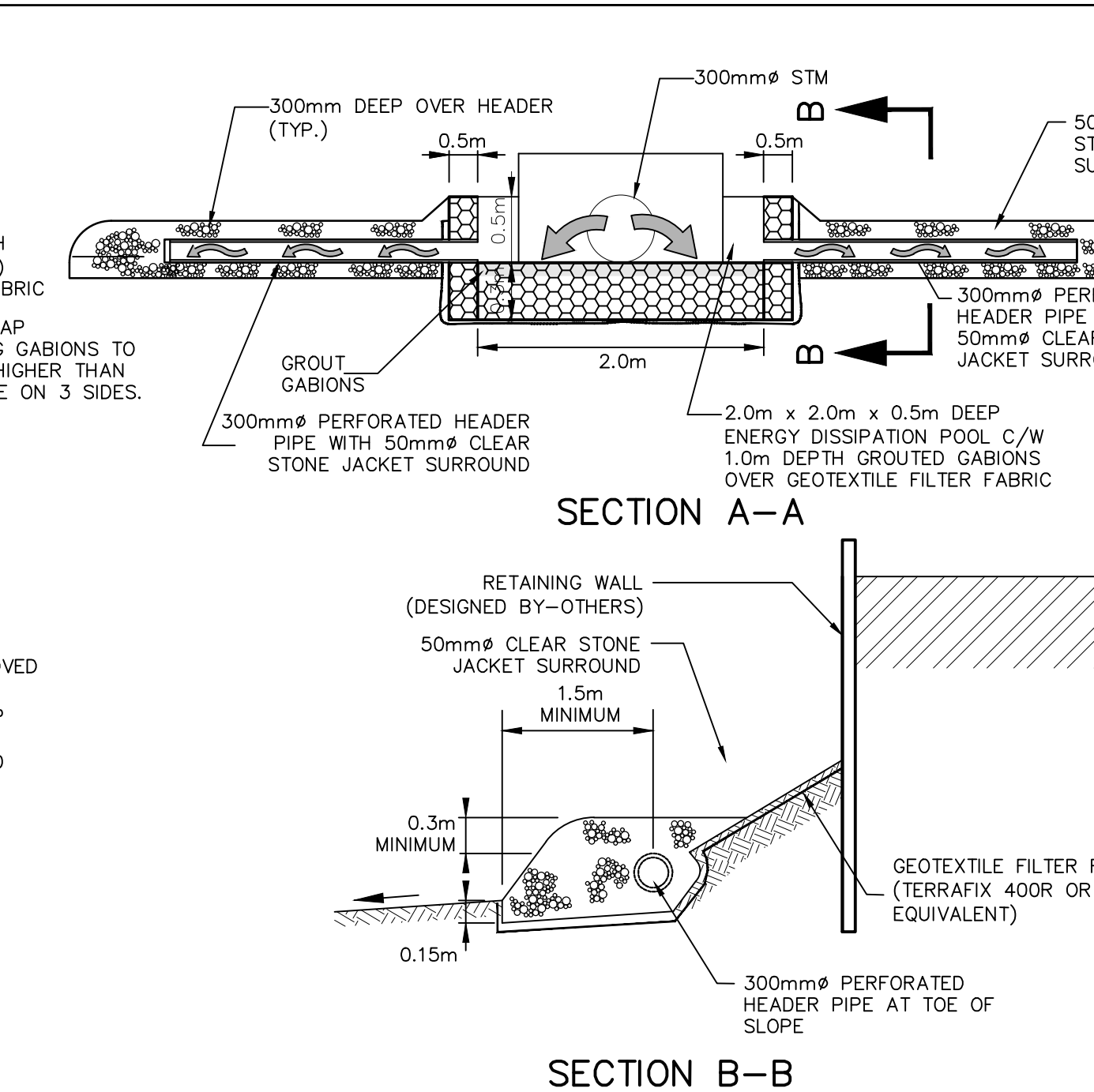
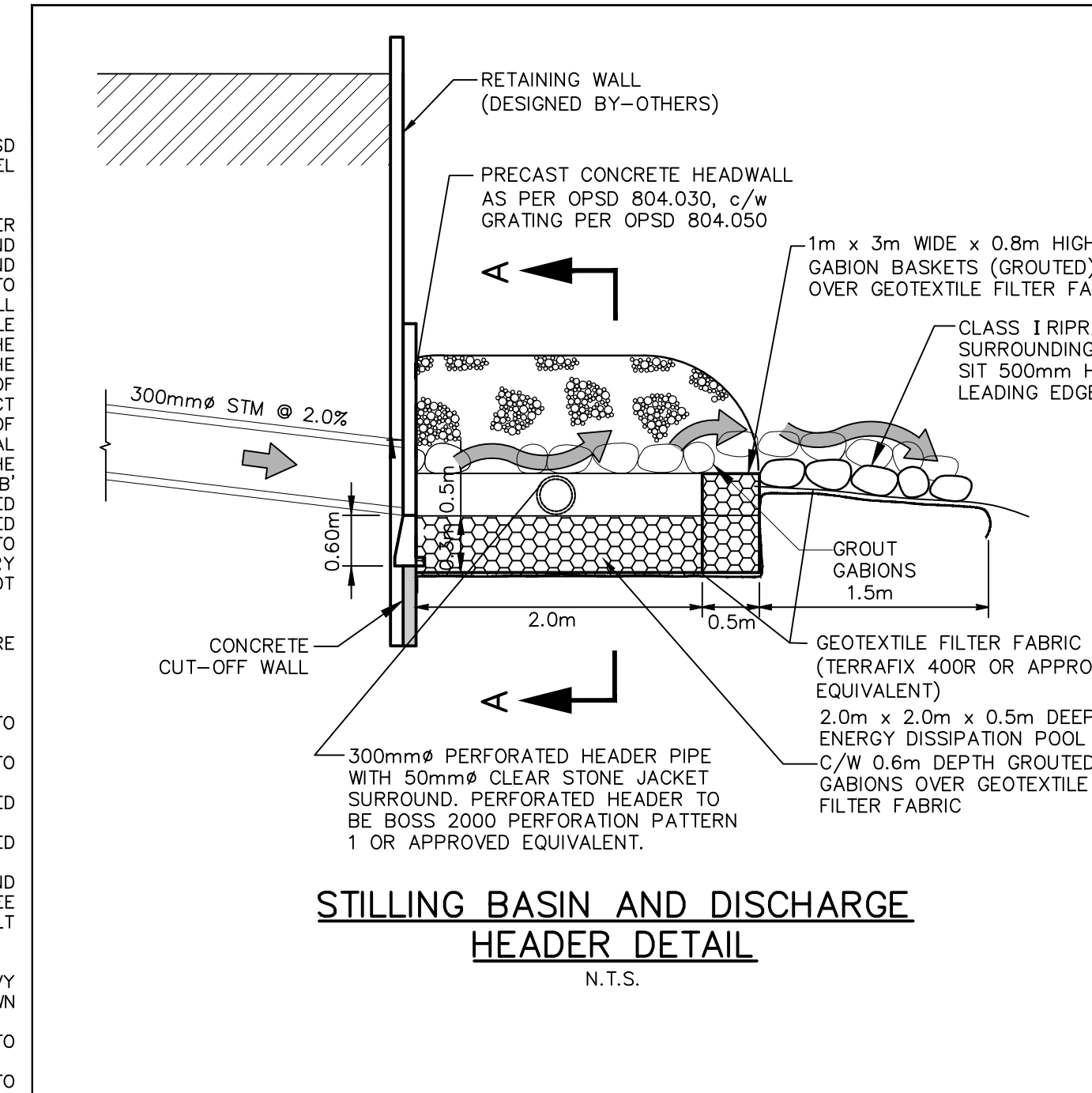


**CONSTRUCTION NOTES AND SPECIFICATIONS**

- GENERAL
  - THIS(THOSE) PLAN(S) NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY ENGINEER AND APPROVED BY THE CITY OF LONDON.
  - THIS(THOSE) PLAN(S) IS(ARE) TO BE USED FOR SERVING AND GRADING ONLY; ANY OTHER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. THIS(THOSE) PLAN(S) MUST NOT BE USED TO SITE THE PROPOSED BUILDING.
  - NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
  - THIS(THOSE) PLAN(S) IS(ARE) NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MTE CONSULTANTS INC.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
    - CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS WHICH INCLUDES BUT IS NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING CONNECTIONS AND EXISTING INVERTS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
    - OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
    - VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS (WHICH MAY APPEAR ON THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
    - CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
  - THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO EXISTING WORKS, ANY UTILITIES, DAMAGED OR DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE GOVERNING BODY AT THE CONTRACTOR'S EXPENSE.
  - ALL WORKS ON A MUNICIPAL RIGHT-OF-WAY WILL BE INSTALLED BY CITY OF LONDON UPON APPLICATION BY OWNER AT OWNER'S EXPENSE OR OWNER'S CONTRACTOR MAY INSTALL WORKS IN RIGHT OF WAY UPON APPLICATION AND APPROPRIATE PAYMENT TO CITY. THE CONTRACTOR IS TO MAKE CONNECTION TO THE SERVICES AND RESTORE ALL AFFECTED PROPERTY TO ORIGINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL BOULEVARD AREAS.
  - THE DEVELOPER'S CONSULTING ENGINEER SHALL PROVIDE FULL-TIME INSPECTION AND A CERTIFICATE OF COMPLETION UPON COMPLETION FOR ALL WORKS TO BE CONSTRUCTED ON EXISTING CITY STREETS AND CITY EASEMENTS.
  - ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE ONTARIO PROVINCIAL BUILDING CODE (PART 7, PLUMBING), THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND IN COMPLIANCE WITH LOCAL APPLICABLE CODES AND REGULATIONS; WHICH CODES AND REGULATIONS SHALL SUPERSEDE ALL OTHERS.
  - THE UTILITIES CO-ORDINATING COMMITTEE MUST BE INFORMED AT LEAST TWO WEEKS PRIOR TO COMMENCING CONSTRUCTION ON ANY EXISTING CITY ROAD ALLOWANCE
  - THE CONTRACTOR IS RESPONSIBLE FOR:
    - CONNECTING ANY EXISTING SEWER OR DRAIN ENCOUNTERED DURING CONSTRUCTION TO A NEW SEWER OR INTO ANOTHER EXISTING SEWER;
    - ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBORING PROPERTIES.
    - CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE, DIVISION C, PART 1, SECTION 1.2.2. GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.
    - PLAN TO BE READ IN CONJUNCTION WITH SERVING REPORT PREPARED BY MTE CONSULTANTS INC.
    - SITE PLAN INFORMATION TAKEN FROM PLAN PREPARED BY R.TOME & ASSOCIATE INC./MARSH KATSIOS ARCHITECT INC, DATED JAN 1, 2023.
    - LEGAL INFORMATION TAKEN FROM PLAN PREPARED BY ARCHIBALD, GRAY AND MCKAY LTD., DATED JUNE 12, 2009. ROAD WIDENING LEGAL INFORMATION TAKEN FROM PLAN PREPARED BY STANTEC GEOMATICS LTD., DATED DECEMBER 4, 2020.
    - EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM PLAN PREPARED BY ARCHIBALD, GRAY AND MCKAY LTD., DATED JUNE 12, 2009.
    - CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND VEGETATIVE COVER IS ESTABLISHED.
    - RETAINING WALLS TO BE DESIGNED BY OTHERS. FOR WALLS EXCEEDING 1.0m IN HEIGHT SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW AND APPROVAL AND BUILDING PERMIT MUST BE OBTAINED. WALLS OVER 0.9m IN HEIGHT REQUIRE GUARDS. HIGH SIDE OF RETAINING WALLS TO BE BACKFILLED WITH FREE DRAINING MATERIAL.
    - SITE SERVING CONTRACTOR TO TERMINATE ALL SERVICES 1.0 METER FROM FOUNDATION WALL.
    - FILTER FABRIC TO BE TERRAFIX 200R OR APPROVED EQUIVALENT.
    - MAXIMUM GRASSED SLOPE TO BE 3:1. SLOPES GREATER THAN 3:1 TO BE LANDSCAPED WITH LOW MAINTENANCE GROUND COVER.
    - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS, AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS OF THE CITY OF LONDON AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
    - THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY 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

- THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- CONTRACTOR TO MAINTAIN A "CONFINED TRENCH CONDITION" IN ALL SEWER AND SERVICE TRENCHES.
- FOLLOWING COMPLETION OF PROPOSED WORKS AND PRIOR TO OCCUPANCY INSPECTION, ALL STORM AND SANITARY SEWERS ARE TO BE FLUSHED, AND ALL CATCHBASIN AND CATCHBASIN MANHOLE SLUMPS ARE TO BE CLEANED OF DEBRIS AND SILT.
- STORM SEWERS
  - PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.030, 802.031, OR 802.032. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. BEDDING MATERIAL AND COVER MATERIAL TO BE COARSE SAND COMPACTED TO 95% STANDARD PROCTOR DENSITY. TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - STORM SEWERS, 150mm AND SMALLER, SHALL BE POLYVINYL CHLORIDE (PVC) PIPE DR28 ASTM-D3034 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS.
  - STORM SEWERS 200mm TO 375mm SHALL BE POLYVINYL CHLORIDE (PVC) PIPE DR35 ASTM-D3034 OR RIBBED PVC SEWER PIPE CSA B182.4-M90 ASTM-F794 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS. RIBBED PVC NOT TO BE USED WITHIN RIGHT-OF-WAY.
  - STORM SEWERS, 450mm AND LARGER, SHALL BE CONCRETE PIPE, CSA-A257.2 65-ID WITH RUBBER GASKET JOINT OR RIBBED PVC SEWER PIPE CSA B182.4-M90 ASTM-F794 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS. RIBBED PVC NOT TO BE USED WITHIN RIGHT-OF-WAY.
  - FACTORY FABRICATED WYES SHALL BE USED FOR ALL SERVICE CONNECTIONS.
  - MANHOLES AND MANHOLE CATCHBASINS 1200mm DIAMETER PRECAST WITH ALUMINUM STEPS AT 300mm CENTRES AS PER OPSD 701.010 UNLESS OTHERWISE SPECIFIED.
  - MANHOLES AND MANHOLE CATCHBASINS 1500mm DIAMETER PRECAST WITH ALUMINUM STEPS AT 300mm CENTRES AS PER OPSD 701.011 UNLESS OTHERWISE SPECIFIED.
  - MANHOLES AND MANHOLE CATCHBASINS 1800mm DIAMETER PRECAST WITH ALUMINUM STEPS AT 300mm CENTRES AS PER OPSD 701.012 UNLESS OTHERWISE SPECIFIED.
  - CATCHBASINS TO BE 600mm SQUARE PRECAST AS PER OPSD 705.010.
  - ALL STORM STRUCTURES TO HAVE A MINIMUM 600mm DEEP SUMP.
  - MANHOLE AND CATCHBASIN, FRAMES, GRATES, CASTINGS AND LIDS TO BE QUALITY GREY IRON ASTM A48 CLASS 30B.
  - STORM MANHOLE LIDS TO BE PER OPSD 401.010 - TYPE "B" CATCHBASIN AND CATCHBASIN MANHOLE GRATES TO BE PER OPSD 400.100.
  - ADJUSTMENT UNITS FOR STORM STRUCTURES TO BE IN ACCORDANCE WITH OPSD 704.010 OR 704.011.
  - STORM SEWERS AND SERVICES TO HAVE MINIMUM 1.4m COVER TO TOP OF PIPE WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED SEWER PIPE IN ACCORDANCE WITH APPLICABLE "WATER PIPE INSULATION DETAIL" INDICATED IN DRAWING DETAILS. INSULATION SHALL BE RIGID EXTRUDED POLYSTYRENE (EPS) BOARD, WITH A THICKNESS SUFFICIENT TO PROVIDE AN RSI-1.76 (R10) INSULATING FACTOR (TYPICALLY 50-65mm). INSULATION BOARD WIDTH SHALL BE 1.8m FOR UP TO 200mm NOMINAL PIPE DIAMETER, 2.4m FOR 201mm-800mm DIAMETER AND 3.0m FOR 801mm-1400mm. ALL JOINTS SHALL BE TIGHTLY BUTTED TOGETHER (TAPE OR OTHERWISE SECURE JOINTS TO RESIST MOVEMENT DURING BACKFILL COVER). RIGID EPS BOARD SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 140kPa (20psi) AND A MAXIMUM WATER ABSORPTION RATE OF 2.0% BY VOLUME. ACCEPTABLE PRODUCTS ARE DOW STYROFOAM-SM OR -HI (FULL LINE), OWENS CORNING FOAMULAR (200, 250, OR HIGHER), PLASTISPAN HD-M28 OR OTHER ENGINEER-APPROVED EQUIVALENT.
  - UPON FULL COMPLETION OF ALL CONSTRUCTION, THE CONTRACTOR SHALL FLUSH ALL SEWERS OF ANY DEBRIS AND PULL A MANDEL THROUGH ALL SEWER PIPE LEADS. THIS DEFLECTION TESTING SHALL BE DONE AS PER OPS SPECIFICATIONS (410.07.01.16.05). THE COST OF THIS WORK SHALL BE INCLUDED IN THE COST OF THE SEWER CONSTRUCTION. ANY DEBRIS FLUSHED FROM THE SEWERS SHALL BE COLLECTED PRIOR TO IT LEAVING THE SITE.
  - ALL WEeping TILE DRAINAGE TO BE PUMPED TO THE STORM SEWER SYSTEM.
- SANITARY SEWERS
  - PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.030. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. BEDDING MATERIAL AND COVER MATERIAL TO BE COARSE SAND COMPACTED TO 95% STANDARD PROCTOR DENSITY. TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - SANITARY SEWERS 150mm AND SMALLER SHALL BE POLYVINYL CHLORIDE (PVC) PIPE DR28 ASTM-D3034 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS.
  - SANITARY SEWERS 200mm TO 600mm INCLUSIVE SHALL BE POLYVINYL CHLORIDE (PVC) PIPE DR35 ASTM-D3034 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS.
  - MANHOLES TO BE 1200mm DIAMETER PRECAST WITH ALUMINUM STEPS AT 300mm CENTRES AS PER OPSD 701.010 UNLESS OTHERWISE SPECIFIED.
  - MANHOLES TO BENCHED PER OPSD 701.021.
  - SANITARY MANHOLE LIDS TO BE PER OPSD 401.010 - TYPE "A".
  - MANHOLE FRAMES, CASTINGS AND LIDS TO BE QUALITY GREY IRON ASTM A48 CLASS 30B.
  - ADJUSTMENT UNITS FOR SANITARY STRUCTURES TO BE IN ACCORDANCE WITH OPSD 704.010 OR 704.011.
  - SANITARY SEWERS AND SERVICES TO HAVE MINIMUM 1.4m COVER ON TOP OF PIPE WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED SEWER PIPE IN ACCORDANCE WITH APPLICABLE "SEWER PIPE INSULATION DETAIL" INDICATED IN DRAWING DETAILS. INSULATION SHALL BE RIGID EXTRUDED POLYSTYRENE (EPS) BOARD, WITH A THICKNESS SUFFICIENT TO PROVIDE AN RSI-1.76 (R10) INSULATING FACTOR (TYPICALLY 50-65mm). INSULATION BOARD WIDTH SHALL BE 1.8m FOR UP TO 200mm NOMINAL PIPE DIAMETER, 2.4m FOR 201mm-800mm DIAMETER AND 3.0m FOR 801mm-1400mm. ALL JOINTS SHALL BE TIGHTLY BUTTED TOGETHER (TAPE OR OTHERWISE SECURE JOINTS TO RESIST MOVEMENT DURING BACKFILL COVER). RIGID EPS BOARD SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 140kPa (20psi) AND A MAXIMUM WATER ABSORPTION RATE OF 2.0% BY VOLUME. ACCEPTABLE PRODUCTS ARE DOW STYROFOAM-SM OR -HI (FULL LINE), OWENS CORNING FOAMULAR (200, 250, OR HIGHER), PLASTISPAN HD-M28 OR OTHER ENGINEER-APPROVED EQUIVALENT.
  - CITY OF LONDON TO SUPPLY WATER METER. CONTRACTOR TO INSTALL CHAMBER, METER, ALL VALVES, PIPING AND REMOTE METER READOUT AT CONTRACTOR'S RISK. INSTALL SHALLOW BURIED PREVENTOR AND 24 HOUR DUPLICATE SAMPLING. ALL TESTING AND DISINFECTION TO BE COMPLETED UNDER THE SUPERVISION OF THE ENGINEER (CONTRACTOR TO SUBMIT WATER COMMISSIONING PLAN IN ACCORDANCE WITH DOSSMS. THIS PLAN MUST BE APPROVED BY THE CITY OF LONDON PRIOR TO ANY WATERMAIN WORK).

- GRADING
  - CURB TO BE INSTALLED ON SITE AS PER OPSD 600.110. CURB TO BE INSTALLED ON COLONEL TALBOT ROAD AS PER OPSD 600.400.
  - BACKFILL FOR SERVICE TRENCHES AND UNDER AREAS TO BE PAVED MUST BE CLEAN AND COMPACTABLE AND FREE FROM ORGANICS AND BUTTER TOGETHER (TAPE OR OTHERWISE SECURE JOINTS TO RESIST MOVEMENT DURING BACKFILL PLACEMENT). RIGID EPS BOARD SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 140kPa (20psi) AND A MAXIMUM WATER ABSORPTION RATE OF 2.0% BY VOLUME. ACCEPTABLE PRODUCTS ARE DOW STYROFOAM-SM OR -HI (FULL LINE), OWENS CORNING FOAMULAR (200, 250, OR HIGHER), PLASTISPAN HD-M28 OR OTHER ENGINEER-APPROVED EQUIVALENT.
  - RECOMMENDED MINIMUM PAVEMENT STRUCTURE FOR PARKING/DRIVEWAY AREAS:
    - LIGHT DUTY ASPHALT STRUCTURE:
      - 300mm GRANULAR 'B' COMPACTED TO 100% SPMD.
      - 150mm GRANULAR 'A' COMPACTED TO 100% SPMD
      - 40mm HL3 SURFACE ASPHALT COMPACTED TO 97% MARSHALL
      - 50mm HL8 BINDER ASPHALT COMPACTED TO 97% MARSHALL
      - SANICUT ASPHALT, CURB & GUTTER AND SIDEWALK PRIOR TO RESTORATION. (SEE MILLING DETAIL FOR ASPHALT RESTORATION)
    - HEAVY DUTY ASPHALT STRUCTURE (HEAVY DUTY TO BE USED FOR ALL AREAS AS SHOWN ON DETAIL ON C2.7):
      - 450mm GRANULAR 'B' COMPACTED TO 100% SPMD
      - 150mm GRANULAR 'A' COMPACTED TO 100% SPMD
      - 40mm HL3 SURFACE ASPHALT COMPACTED TO 97% MARSHALL
      - 60mm HL8 BINDER ASPHALT COMPACTED TO 97% MARSHALL
      - SANICUT ASPHALT, CURB & GUTTER AND SIDEWALK PRIOR TO RESTORATION. (SEE MILLING DETAIL FOR ASPHALT RESTORATION)
  - FILL MATERIAL (IF REQUIRED) BETWEEN NATIVE SUBGRADE AND GRANULAR BASE TO BE IMPORTED GRANULAR MATERIAL OR APPROVED LOCAL SAND MATERIALS COMPACTED TO 98% S.P.M.D.D. GRANULAR 'B' AND 'A' TO BE COMPACTED TO 100% S.P.M.D.D. PULVERIZE EXISTING ASPHALT TO A DEPTH OF 250MM (±70MM EXISTING ASPHALT AND 180MM EXISTING GRANULAR MATERIAL) TO ENSURE ADEQUATE GRADATION TO ALLOW RE-USE AS GRANULAR 'A' MATERIAL. GRADE GRANULAR MATERIAL AS REQUIRED TO OBTAIN THE DESIGN GRANULAR STRUCTURE INCLUDING 150MM (MIN.) GRANULAR 'A' UNDER NEW ASPHALT IS ACHIEVED.
  - IT IS RECOMMENDED THAT SUBGRADE MATERIALS BE INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO THE INSTALLATION OF ANY SERVICES OR PAVEMENT ON THIS SITE.
  - ALL ROOF RUNOFF TO BE DIRECTED INTERNALLY TO CONTROLLED AREAS.
- MAINTENANCE RECOMMENDATIONS
  - DURING THE COURSE OF CONSTRUCTION CONTRACTOR TO REMOVE SEDIMENT AND CONTAMINANTS FROM THE SUBSURFACE STORAGE CHAMBERS. CONTRACTOR TO COMPLETE FINAL CLEANING IMMEDIATELY PRIOR TO TURN OVER TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. FOLLOWING CONSTRUCTION CONTRACT COMPLETION, IT IS RECOMMENDED THE OWNER HIRE QUALIFIED CONTRACTOR TO REMOVE SEDIMENT AND CONTAMINANTS ANNUALLY AND REINSTATE STORMWATER MANAGEMENT FACILITIES ACCORDING TO THE DESIGN OUTLINED ON THIS PLAN, AS REQUIRED.
  - EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 THE HEIGHT OF THE FENCE.
  - OWNER'S REPRESENTATIVE TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.
  - THE PROPOSED OIL-GRIT SEPARATOR (OGS) WILL REQUIRE REGULAR ANNUAL MAINTENANCE. IT IS RECOMMENDED, OWNER TO ENTER INTO A MAINTENANCE AGREEMENT WITH A SUITABLE CONTRACTOR TO COMPLETE THIS WORK.
  - HYDROGEOLOGICAL CONSIDERATION
    - FOR CONSTRUCTION RECOMMENDATIONS RELATED TO THE HYDROGEOLOGICAL CONDITION OF THE SITE, REFER TO THE HYDROGEOLOGICAL ASSESSMENT REPORT FOR THE SITE PREPARED BY LIDS.



**GEODETTIC BM** ELEV. = 286.036m  
ELEVATIONS ARE DERIVED FROM GEODETTIC DATUM AND ARE REFERRED TO CITY OF LONDON VERTICAL CONTROL MONUMENT NO. 01080945, BEING ON THE SOUTHDAL ROAD 8.7m WEST OF THE CENTRELINE OF SOUTHDAL ROAD SET IN CONC. CURB.

**SITE BENCHMARK** ELEV. = 286.14m  
TOP OF SPINDLE ON EXISTING FIRE HYDRANT ON THE SOUTH WEST CORNER OF THE SITE LOCATED ON THE MUNICIPAL RIGHT OF WAY FOR SOUTHDAL ROAD WEST AS SHOWN.

**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	DATE
8.			
7.			
6.			
5.			
4.	ISSUED FOR SITE PLAN APPROVAL	JAC	2024-04-09
3.	ISSUED FOR SITE PLAN APPROVAL	JAC	2024-01-12
2.	ISSUED FOR SITE PLAN APPROVAL	JAC	2023-12-08
1.	ISSUED FOR SITE PLAN APPROVAL	DMS	2023-03-08
No.	REVISION	BY	DATE



519-204-6510



CLIENT  
**1739626 ONTARIO INC.**  
**C/O WESTDELL DEVELOPMENT CORP.**  
1701 RICHMOND ST. LONDON, ON  
PROJECT  
**952 SOUTHDAL ROAD W.**  
**COMMERCIAL DEVELOPMENT**  
952 SOUTHDAL ROAD W. LONDON, ON  
DRAWING

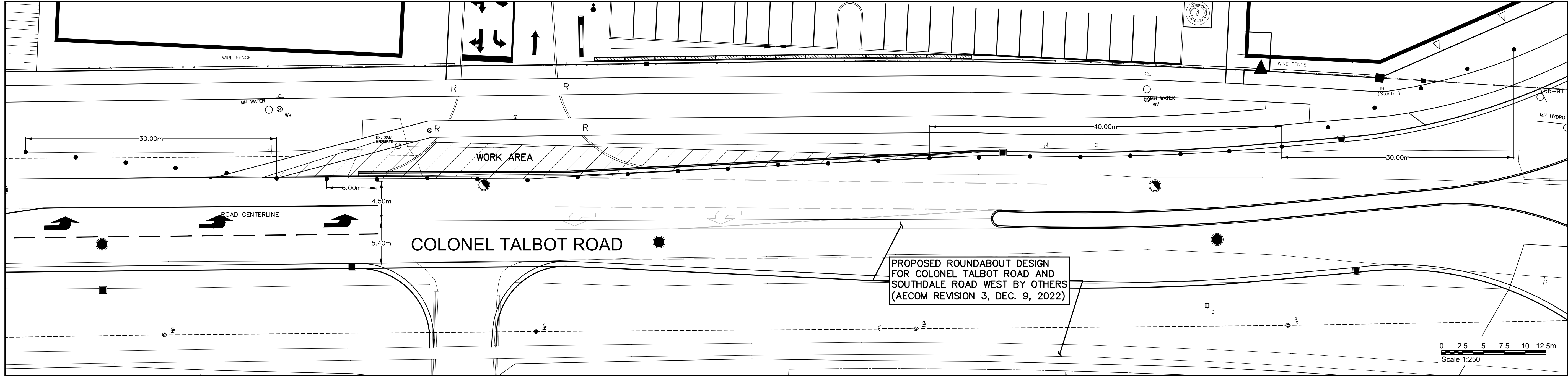
**NOTES AND DETAILS**

Project Manager	D. RICE	Project No.	52756-100
Design By	DMS	Checked By	JJM
Drawn By	DMS	Checked By	JJM
Surveyed By	AGM	Drawing No.	
Date	Feb.15/23	<b>MS1.1</b>	
Scale	AS SHOWN	Sheet 7 of 8	

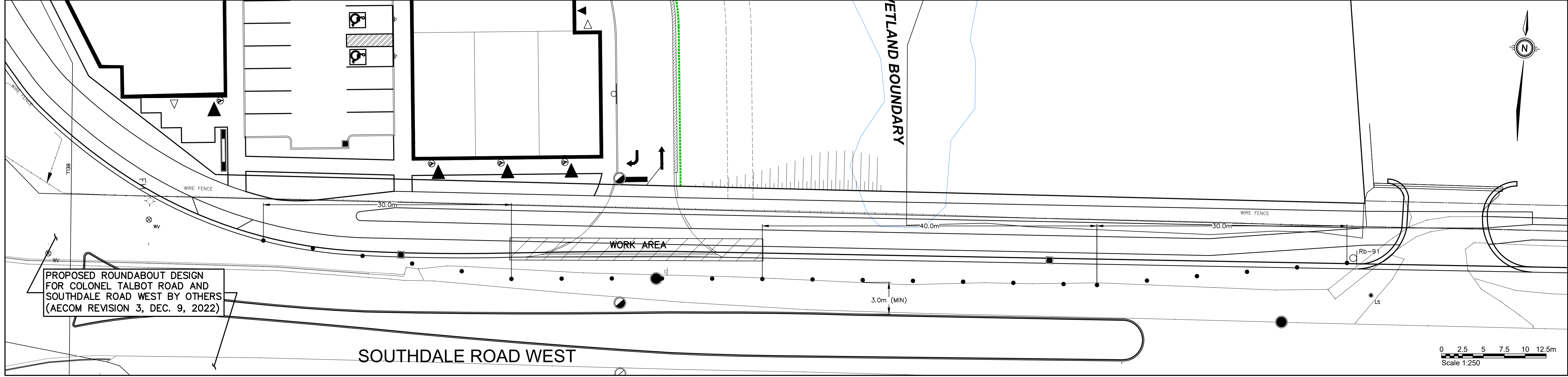


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TRAFFIC MANAGEMENT PLAN AS PER FIGURE TS-6 IN THE ONTARIO TRAFFIC MANUAL BOOK 7



TRAFFIC MANAGEMENT PLAN AS PER FIGURE TS-6 IN THE ONTARIO TRAFFIC MANUAL BOOK 7

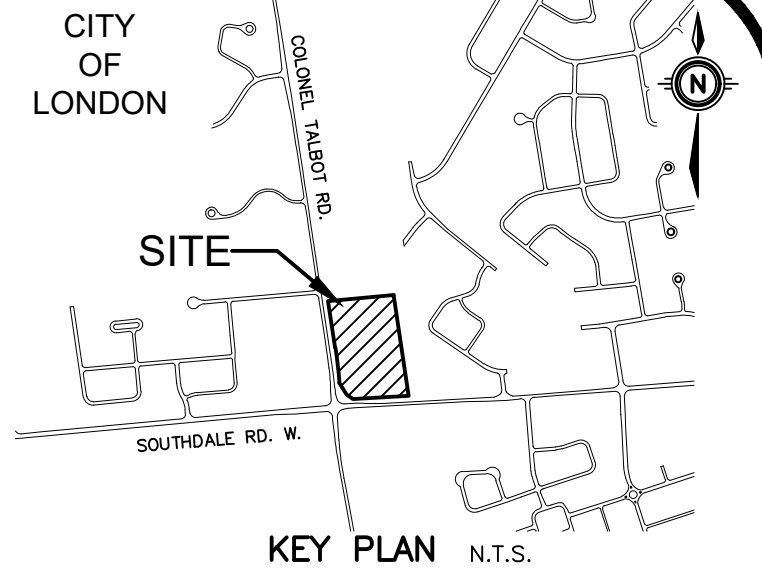
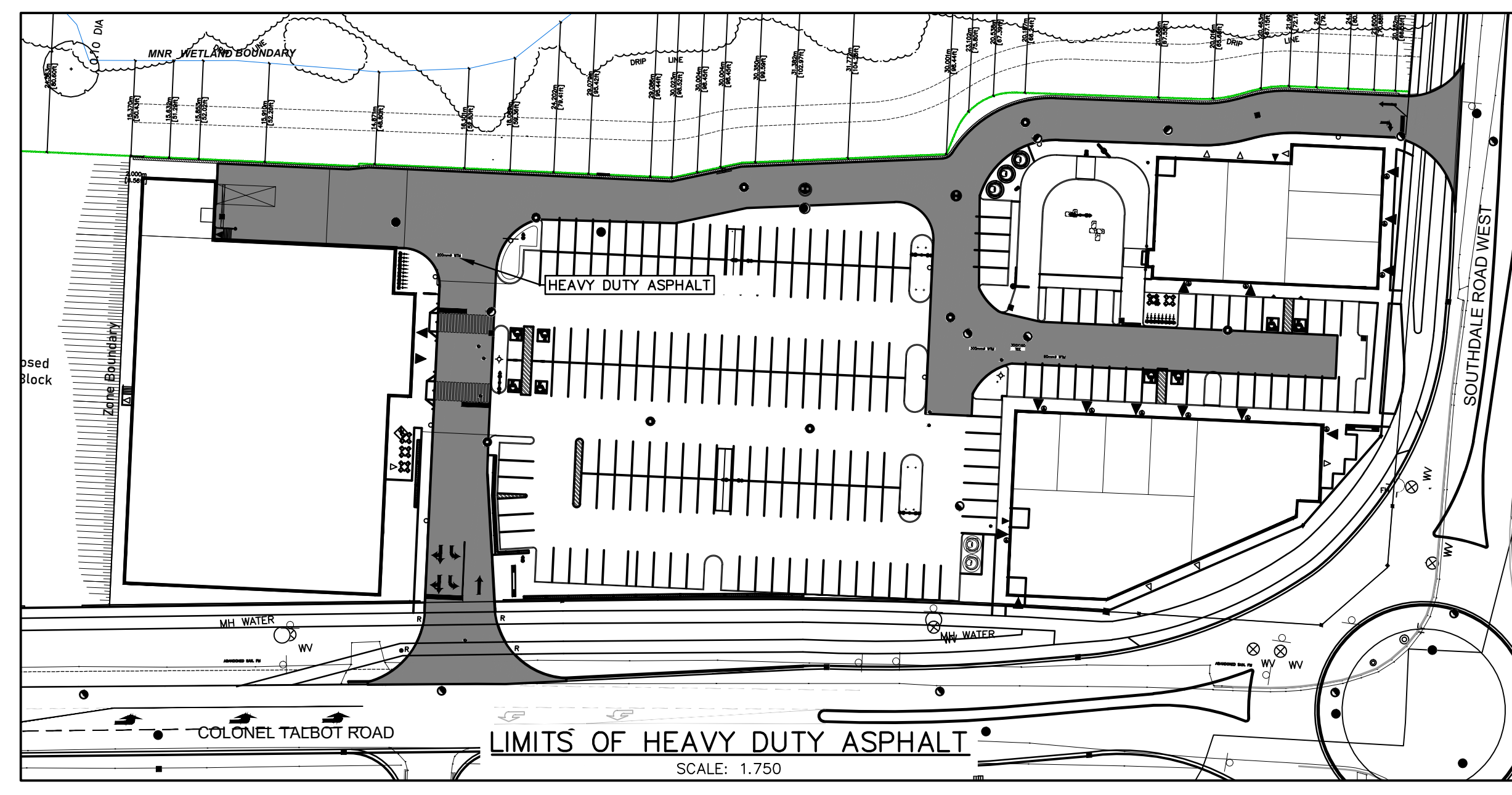


- LEGEND**
- BARREL PYLON (TC-54)
  - ▨ WORK AREA
  - Rb-91 SIGN AND TYPE SEE OTM BOOK 7 FIELD EDITION FOR SIGN TYPES

NOTE: TEMPORARY LANE WIDTHS TO BE A MINIMUM 3.0m WIDE.

**TRAFFIC MANAGEMENT NOTES:**

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUALS.
2. ANY MODIFICATIONS TO THIS PLAN SHALL RECEIVE PRIOR APPROVAL OF THE CONTRACT ADMINISTRATOR.
3. CONTRACTOR TO PROVIDE DETAILED PLAN TO THE CONTRACT ADMINISTRATOR SHOWING SIGNAGE, FLAGGING AND TRAFFIC BARRIER LAYOUT FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.
4. ADVANCED SIGNING SHALL BE POSTED 2 WEEKS PRIOR TO CONSTRUCTION.
5. ANY CHANGES TO THIS PLAN SHALL BE APPROVED BY THE CONTRACT ADMINISTRATOR
6. CONTRACTOR SHALL POST ADVANCE SIGNAGE "LANE REDUCTIONS DUE TO CONSTRUCTION ON COLONEL TALBOT ROAD" 2 WEEKS PRIOR TO CONSTRUCTION.



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**SITE BENCHMARK** ELEV. = 286.14m  
 TOP OF SPINDLE ON EXISTING FIRE HYDRANT ON THE SOUTH WEST CORNER OF THE SITE LOCATED ON THE MUNICIPAL RIGHT OF WAY FOR SOUTHDAL ROAD WEST AS SHOWN.

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- EXISTING FEATURES**
- SITE BOUNDARY
  - 326.00' EXISTING SPOT ELEVATIONS/CONTOURS
  - Ex. MH EXISTING SANITARY SEWER
  - Ex. HYD. SET EXISTING WATERMAIN
  - Ex. MH EXISTING STORM SEWER
  - - - EXISTING FENCE

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3.	ISSUED FOR SITE PLAN APPROVAL	JAC 2024-01-12
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1.	ISSUED FOR SITE PLAN APPROVAL	DMS 2023-03-08
No.	REVISION	BY YYYY-MM-DD



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PROJECT  
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 COMMERCIAL DEVELOPMENT  
 952 SOUTHDAL ROAD W. LONDON, ON

**TRAFFIC MANAGEMENT PLAN**

Project Manager	D. RICE	Project No.	52756-100
Design By	DMS	Checked By	JJM
Drawn By	DMS	Checked By	JJM
Surveyed By	AGM	Drawing No.	
Date	Feb.21/23	<b>C2.7</b>	
Scale	AS NOTED	Sheet 7 of 8	

April 9, 2024 - 8:29:02 AM - Plotted By: Jason Childs