



FUNCTIONAL SERVICING REPORT

Times Group Corp.

Type of Document:

Final Report

1544 & 1546 Four Mile Creek Road, Niagara on the Lake

Project Number:

ALL-24011473-A0

Prepared and Reviewed By:

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Approved By:

Scott Passmore, P.Eng.

Date Submitted:

04-21-2025

Table of Contents

1. Introduction	2
2. Proposed Development	2
3. Existing Topography and Site Grading	4
4. Water Servicing	6
5. Sanitary Servicing	8
6. Storm Servicing	9
7. Conclusions	11

List of Figures

Figure 1 – Location Plan

Figure 2 – Preliminary Grading Plan

Figure 3 - Preliminary Servicing Plan

List of Appendices

Appendix A – Background Information

Appendix B – Water Servicing Information

Appendix C – Sanitary Servicing Information

1. Introduction

EXP Services Inc. has been retained by Times Group Corp. (“Owner”) to prepare a Functional Servicing Report (FSR) (“Report”) in support of an application (ZBA) requesting the removal of the Holding Provision for the redevelopment of the site located at 1544 & 1546 Four-Mile Creek Road, (“site”) in the Town of Niagara-on-the-Lake.

The subject site is approximately 1.07 ha in area and is located on the west side of Four Mile Creek Road, just north of the Line 2 Road and Four Mile Creek Road intersection. The site is currently occupied with a residential home and commercial garage with driveway access to Four Mile Creek Road. The site is bound by Four Mile Creek Road to the east, existing residential homes to the south, woodlot lands and reservoir (Lower Virgil Reservoir) to the west and north. Finally, due to various hazards associated with the woodlot and reservoir lands to the west a small portion of the site is regulated by the Niagara Peninsula Conservation Authority (NPCA). Refer to Figure 1 for the Location Plan.

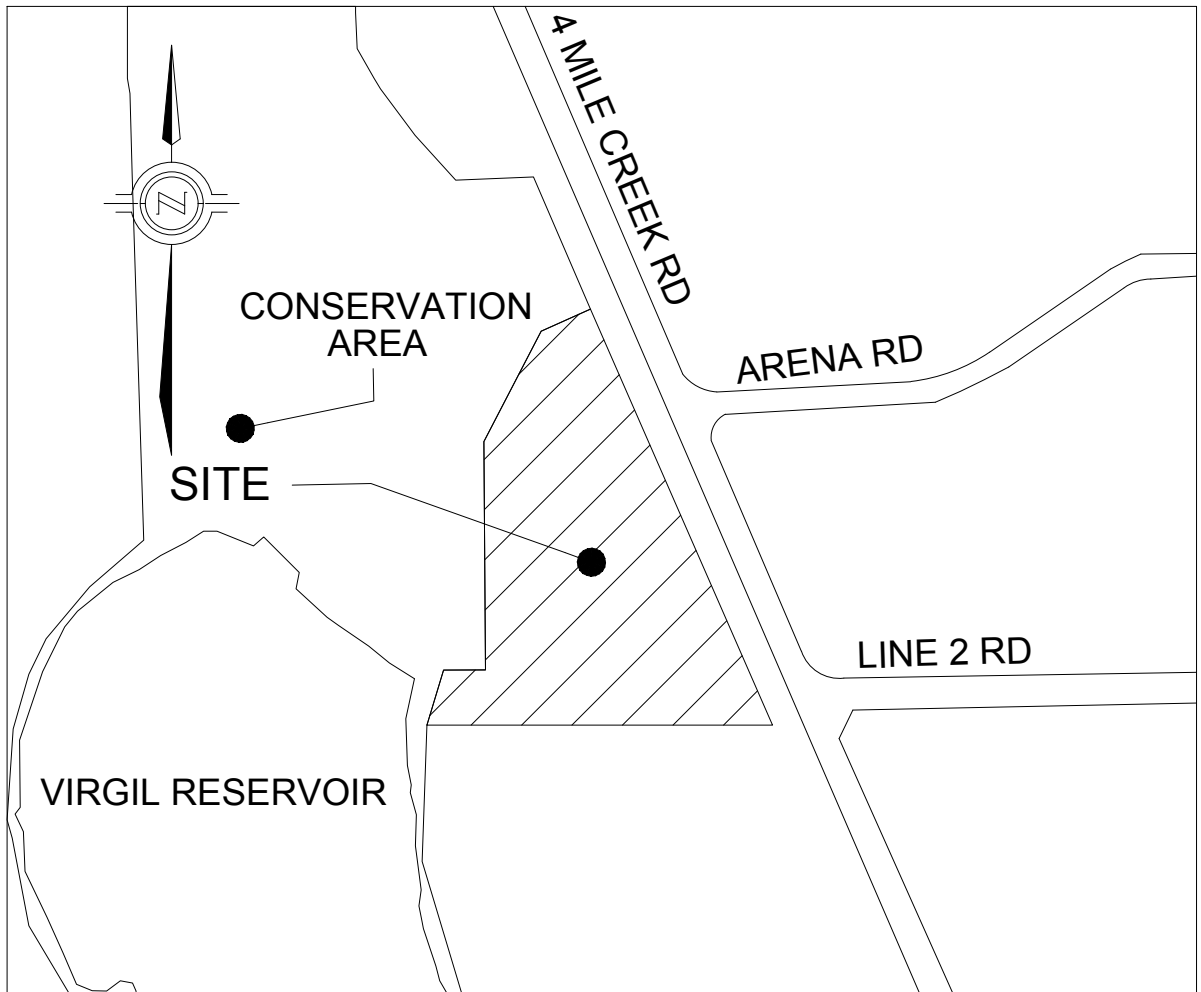
The objective of this FSR is to give an overview of the proposed servicing strategy for the site including outlining the required demands on the municipal system while addressing any corresponding capacity concerns.

2. Proposed Development

The proposed redevelopment of site includes mixed commercial and residential use with two (2) separate buildings as follows:

- One (1) 2-storey commercial building of 3,699 m² GFA on the east side of the site;
- One (1) 4-storey residential building of 3,718 m² GFA and 29 units on the west side of the site;
- An underground parking structure with an envelope of approx. 4,200 m²;
- Two (2) driveway access locations to Four Mile Creek Road; and,
- Various above ground parking and landscaping across the site including boulevard improvements along Four Mile Creek Road.

Each building is to be designed with separate servicing allowances and easements for separate ownership of each building. Finally, at the southwest corner of the site there is an existing irrigation pump house connected to the Lower Virgil Reservoir where an existing irrigation line spans the south side of the site across to Four Mile Creek Road which is to be maintained. For additional details refer to the Site Plan prepared by the Icke Brochu Architects Inc in Appendix A.



E:\MRKALL-24011473-A0\60 Execution\65 Drawings\Civil\24011473-FIG-01 LOCATION PLAN.dwg



Project: 1544 & 1546 FOUR MILE CREEK RD, NIAGARA-ON-THE-LAKE, ON			
Title: LOCATION PLAN			
Approved by:	S.P	Date:	FEB, 2025
Project No.:	ALL-24011473-A0		
Drawn by:	R.N	Scale:	N.T.S.
Figure no.:	FIG-01		

3. Existing Topography and Site Grading

To assess the existing site topography within and surrounding the site, EXP staff reviewed topographic survey information and Town record drawings for the surrounding municipal roads. A site visit was then completed by EXP staff on February 14th, 2025 to further review existing conditions. After the review, some of the key characteristics of the existing topography can be summarized as follows.

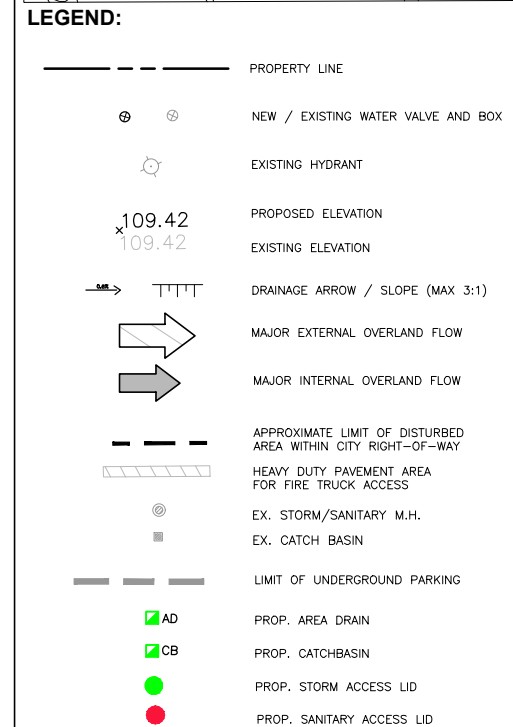
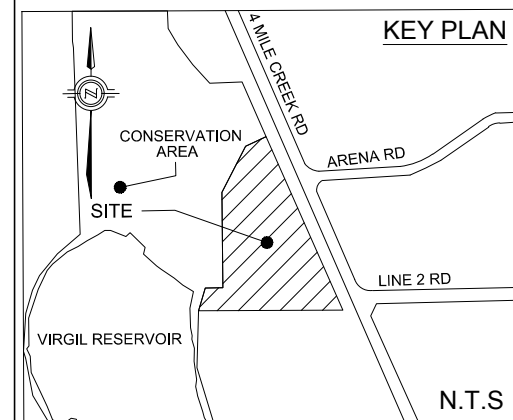
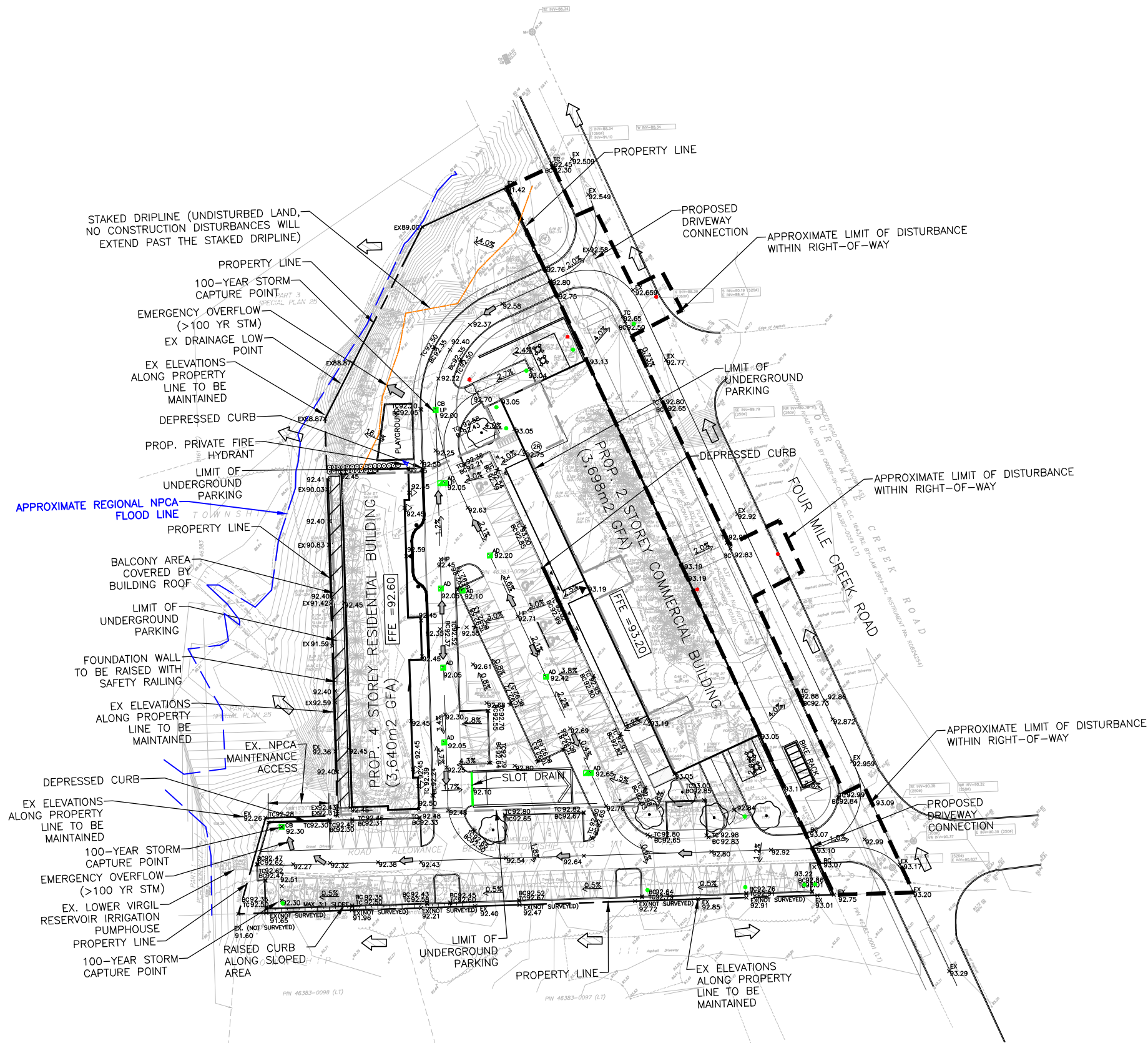
- The majority of the site shows existing elevations generally falling in the westerly and northwesterly direction where grades fall in the approx range of 1 to 3 m;
- Along the west side of the site there is an existing steep slope with a grade change in the range of 2 m;
- A small portion of the site shows existing elevations falling in the easterly direction towards Four Mile Creek Road with shallow slopes; and,
- There is very minimal to no external drainage is observed to be conveyed across the site.

As previously mentioned, a small portion of the west side of the site is regulated by the NPCA for various hazards including floodplain and erosion setback requirements. EXP staff contacted the NPCA to obtain the most current floodplain mapping and flood elevations and transposed the elevations against the actual topographic survey completed for the site. The floodplain mapping review showed that all flood elevations (and 7.5 m development setbacks) were clear of the proposed building locations. Finally, as part of the various studies prepared by the owner a slope stability study was completed by EXP to ensure the appropriate setbacks are maintained. For NPCA background information refer to Appendix A.

The proposed preliminary grading design for the site was completed in concert with the proposed stormwater management strategy for the site which included various pre-consultations with the owner. Some of the key features of the preliminary grading design can be summarized as follows:

- Meeting all existing elevations along the south, west and north property lines adjacent to the site;
- Modifying existing elevations along the east side of the site adjacent to the Four Mile Creek Road right of way to ensure positive drainage as part of boulevard improvement works;
- Maintaining maintenance access to the existing Lower Virgil Reservoir gates and irrigation pumphouse located at the southwest corner of the site;
- Incorporating a network of high and low points with various inlets designed to capture and convey the 100-year storm event; and,
- Grading such that major overland flow is directed away from the buildings to the Four Mile Creek Road right of way or NPCA lands in accordance to allowable release rates ensuring positive drainage across the site.

For additional grading details refer to the Preliminary Grading Plan in Figure 2.



NOTES

- TOPOGRAPHIC SURVEY PROVIDED BY BARICH GRENKIE SURVEYING LTD. COMPLETED ON JANUARY 25, 2024.
- SITE PLAN PROVIDED BY ICKE BROCHU ARCHITECTS INC

SCALE: 1:1000

	DRAWN BY	CHECKED BY
	R.N	S.P.

PRELIMINARY SITE GRADING PLAN	FIGURE 2
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4. Water Servicing

Available record drawings show the following existing municipal watermain adjacent to the site:

- 250 mm diameter watermain on the east side of Four Mile Creek Road

The Town's record drawings also show two existing fire hydrants on the east side of Four Mile Creek Road adjacent to the northerly and southerly limits of the site. It is believed that there are two existing water service connections to the existing 250 mm diameter watermain on Four Mile Creek Road for each of the properties within the site. The Town's record drawings showing the watermain information can be found in Appendix A for reference.

Based on the Owner's site plan, it is confirmed that the site will proceed in a single phase with each building under separate ownership. Therefore, the proposed preliminary water servicing design is to consist of the following:

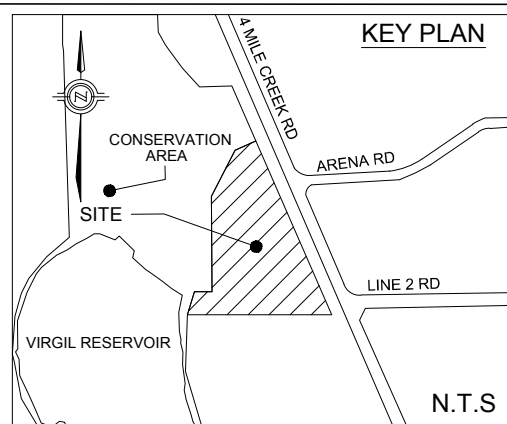
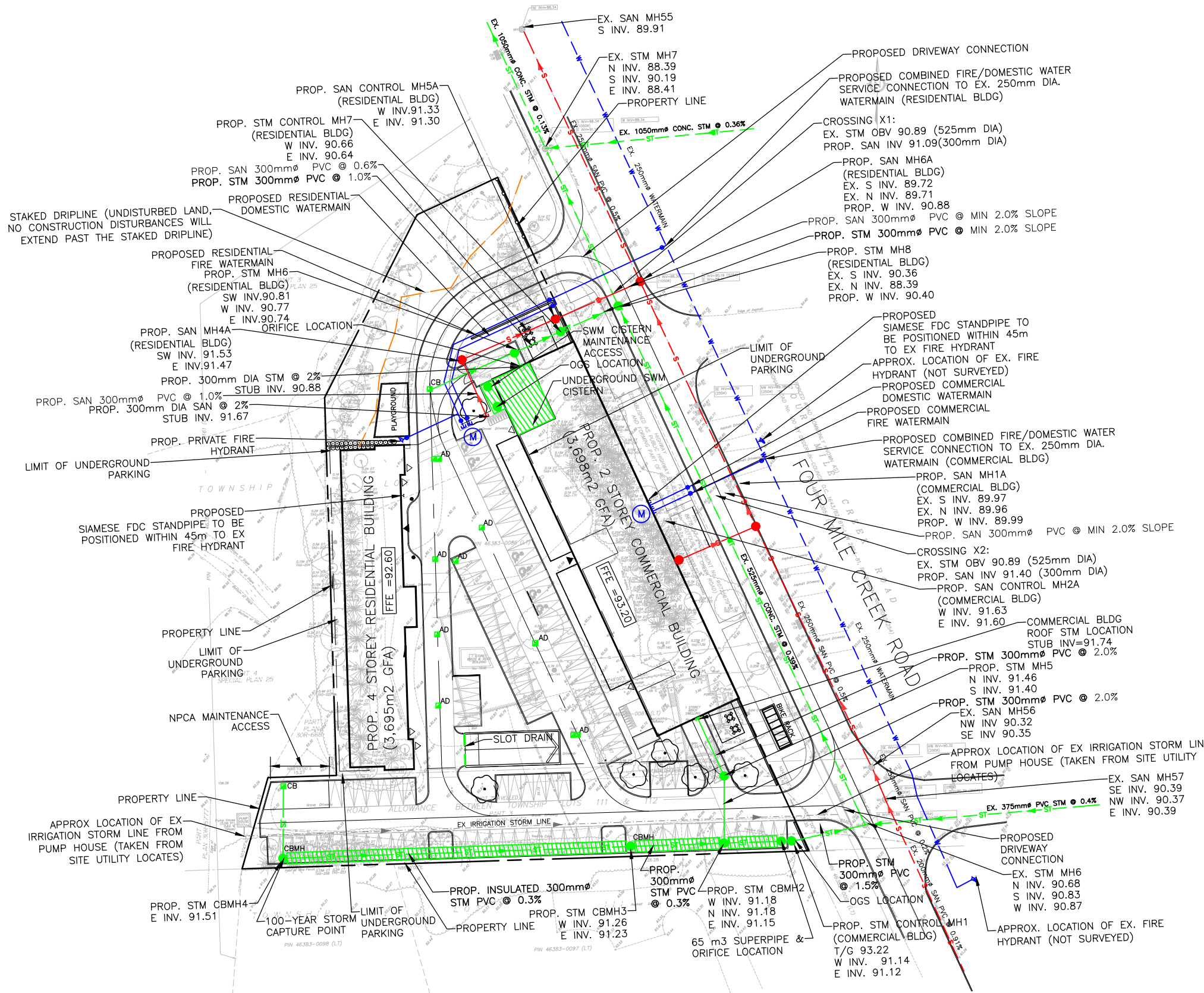
- One (1) new combined fire/domestic water service connection for the commercial building to the existing 250 mm diameter watermain on Four Mile Creek Road;
- One (1) new combined fire/domestic water service connection for the residential building to the existing 250 mm diameter watermain on Four Mile Creek Road;
- One (1) new private hydrant adjacent to the residential building within the site; and,
- Abandoning any existing water services in accordance to municipal standards.

For additional details regarding the proposed preliminary water servicing strategy refer to the Preliminary Servicing Plan in Figure 3.

To determine the domestic water demand for the proposed development, the water consumption calculations were prepared in accordance with the standards outlined within the Niagara Region 2021 Master Servicing Plan. The calculations showed that under maximum day demand conditions, a demand of 0.4 L/s should be considered for the commercial Building, and 0.19 L/s for the residential building for a total site demand of 0.23 L/s for the site. For the water demand calculations please refer to Appendix B.

For calculating the required fire protection requirements, the Fire Underwriter's Survey (FUS) was used where the theoretical demand was determined to be governed by the commercial building and calculated to be 250 L/s. Therefore, for the purposes of assessing the proposed water demand calculations for the site, a maximum day demand plus fire demand of 250.22 L/s should be considered for the site. For additional details on the proposed fire demands refer to calculations provided in Appendix B.

Finally, to verify existing flows and pressures within the municipal watermain against the proposed demands, EXP staff coordinated a hydrant flow test on the closest hydrants on Four Mile Creek Road. The flow test results showed that adequate flows and pressures can be obtained to meet the FUS requirements while still maintaining the minimum required 20 psi for the surrounding system. Refer to Appendix B for the hydrant flow test results completed on November 8th, 2024.



LEGEND:

	PROPERTY LINE
	NEW / EXISTING WATER VALVE AND BOX
	EXISTING HYDRANT
	PROPOSED ELEVATION
	EXISTING ELEVATION
	DRAINAGE ARROW / SLOPE (MAX 3:1)
	MAJOR INTERNAL OVERLAND FLOW
	MAJOR EXTERNAL OVERLAND FLOW
	EX. STORM/SANITARY M.H.
	EX. CATCH BASIN
	PROP. CATCHBASIN
	PROP. STORM M.H.
	PROP. SANITARY M.H.
	EX. STORM SEWER
	PROP. STORM SEWER
	EX. SAN SEWER
	PROP. SANITARY SEWER
	EX. WATERMAIN
	PROP. WATERMAIN
	PROP. SWM QUANTITY STORAGE FACILITY
	WATER METER LOCATION
	EXISTING IRRIGATION LINE

NOTES

- TOPOGRAPHIC SURVEY PROVIDED BY BARICH GRENNIE SURVEYING LTD. COMPLETED ON JANUARY 25, 2024.
- SITE PLAN PROVIDED BY ICKE BROCHU ARCHITECTS INC

SCALE: 1:1000

	DRAWN BY	CHECKED BY
	R.N	S.P.

PRELIMINARY SITE SERVICING PLAN

FIGURE 3

1544 & 1546 FOUR MILE CREEK RD
NIAGARA ON THE LAKE, ONTARIO

5. Sanitary Servicing

Available record drawings show the following existing municipal sanitary sewer adjacent to the site:

- 250 mm diameter sanitary sewer located on the east side of Four Mile Creek Road flowing in the northerly direction

Based on the review of the available records, it is believed that there is only one existing sanitary service connection to the existing 250 mm diameter sanitary sewer on Four Mile Creek Road for the residential home (1544 Four Mile Creek Road property). The Town's record drawings showing the sanitary information can be found in Appendix A for reference.

Based on the Owner's site plan, it is confirmed that the site will proceed in a single phase with each building under separate ownership. Therefore, the proposed preliminary sanitary servicing design is to consist of the following:

- One (1) new sanitary service connection for the commercial building to the existing 250 mm diameter sanitary sewer on Four Mile Creek Road;
- One (1) new sanitary service connection for the residential building to the existing 250 mm diameter sanitary sewer on Four Mile Creek Road; and,
- Abandoning any existing sanitary services in accordance to municipal standards.

For additional details regarding the proposed preliminary sanitary servicing strategy refer to the Preliminary Servicing Plan in Figure 3.

In order to determine the existing sanitary demand for the site, the standards outlined within the Niagara Region 2021 Master Servicing Plan were referenced to determine the estimated equivalent population for the residential home (1544 Four Mile Creek Road property). Based on the total estimated population of 3 persons the peak sanitary flow for the site under existing conditions was calculated to be 0.06 L/s including infiltration.

For calculating the peak sanitary demand for the site under proposed development conditions, a similar approach was taken using the Niagara Region standards where the total estimated equivalent population was calculated to be 80 persons for the commercial building and 53 persons for the residential building. After applying the infiltration rates and peaking factors, a peak sanitary demand of 1.29 L/s was calculated for the commercial building and 0.80 L/s for the residential building. Therefore, the overall post development peak sanitary demand was calculated to be 2.03 L/s (2.09 L/s – 0.06 L/s) for the site. Refer to Appendix C for the sanitary demand calculations.

As per the municipal standards for new developments, any post development increases on the municipal sanitary system must assess the available capacity in the downstream system. EXP staff were then in contact with Town engineering staff to confirm the terms of reference for the required downstream sanitary analysis where the findings are discussed further below.

Downstream Sanitary Capacity Analysis

To commence the downstream sanitary capacity analysis of the municipal system, EXP first reviewed all publicly available reports and drawings in regards to the existing sanitary system and the corresponding demands. After

consulting with Town of Niagara on the Lake Engineering Staff, it was confirmed that the termination point for the analysis is to be located at the intersection of Four Mile Creek Road and Niagara Stone Road, and any other capacity reviews are to be completed separately through the Town's ongoing infrastructure studies. The results from the analysis showed that the most critical section of the existing municipal sanitary sewer was running at approximately 58% full flow capacity including the existing demand (0.06 L/s) from the site. Under post development conditions, the post development increase of 2.03 L/s was included and the capacity was decreased to 63% flowing full at the critical section. Typical industry standards require that any municipal sanitary sewer system run below 80% of the full flow capacity to ensure safe conveyance of flows while not backing up connecting private sanitary service connections during peak conditions. Therefore, after reviewing the results from the analysis, the post development increase can easily be accommodated within the downstream municipal system to the termination point without any required infrastructure upgrades. For the downstream sanitary capacity analysis calculations please refer to Appendix C.

6. Storm Servicing

Available record drawings showing the following existing municipal storm sewers and drainage features surrounding the site:

- 525 to 1050 mm diameter storm sewers located on the west side of Four Mile Creek Road flowing in the northerly direction;
- Various roadside ditches and culverts under driveways within the Four Mile Creek Road right of way conveying flows in the northerly direction; and,
- An existing storm sewer concrete headwall outlet located within the NPCA lands adjacent to the north side of the site discharging the flows from the municipal storm sewer system on Four Mile Creek Road.

Based on the review of the available records, it is believed that there aren't any existing storm sewer service connections to the existing storm sewer on Four Mile Creek Road for each of the properties within the site. The Town's record drawings showing the storm sewer information can be found in Appendix A for reference.

Based on the Owner's site plan, it is confirmed that the site will proceed in a single phase with each building under separate ownership. Therefore, the proposed preliminary storm servicing design is to consist of the following:

- One (1) new storm service connection for the commercial building to the existing 525 mm diameter storm sewer on Four Mile Creek Road;
- One (1) new storm service connection for the residential building to the existing 525 mm diameter storm sewer on Four Mile Creek Road;
- One (1) underground stormwater management (SWM) cistern as part of the underground parking structure design for SWM quantity controls;
- One (1) oversized superpipe system along the south side of the site as part of the commercial building site storm sewer system for SWM quantity controls;
- A network of various area drains and catchbasin inlets design to capture and convey the 100-year storm event;
- Two (2) oil and grit separators within the site storm servicing design for SWM quality controls; and,

- Abandoning any existing storm services (should they existing) in accordance to municipal standards.

For additional details regarding the proposed preliminary storm servicing strategy refer to the Preliminary Servicing Plan in Figure 3. For additional details regarding the proposed SWM measures, please refer to the separate SWM Report prepared by EXP.

7. Conclusions

In summary, based on the findings outlined in this report the proposed development can be adequately serviced where some of the key results can be summarized as follows:

- Proposed grading can be accommodated to generally maintain the existing drainage patterns for the site and perimeter elevations without any negative impact to neighbouring properties
- Adequate flood protection can be provided to the proposed buildings based on the proposed preliminary grading design all in accordance with NPCA standards and MNRF technical guidelines
- Domestic water servicing for each building can be provided with the two (2) proposed water service connections to the existing 250 mm diameter municipal watermain on Four Mile Creek Road
- Fire protection for each building can be provided based on the calculated maximum day plus fire flow demands and the completed hydrant flow testing results dated November 2024
- Sanitary servicing for each building can be provided with the two (2) proposed sanitary service connections to the existing 250 mm diameter municipal sanitary sewer system on Four Mile Creek Road
- Based on the completed external sanitary capacity analysis the proposed demand from the site can be accommodated within the downstream municipal sanitary system without any infrastructure upgrades pending the review by Town staff
- Storm servicing can be provided with the two (2) proposed storm service connections to the existing 525 mm diameter municipal storm sewer on Four Mile Creek Road
- Stormwater management can be provided with the proposed SWM measures outlined within the SWM Report prepared by EXP

Sincerely,

EXP Services Inc.

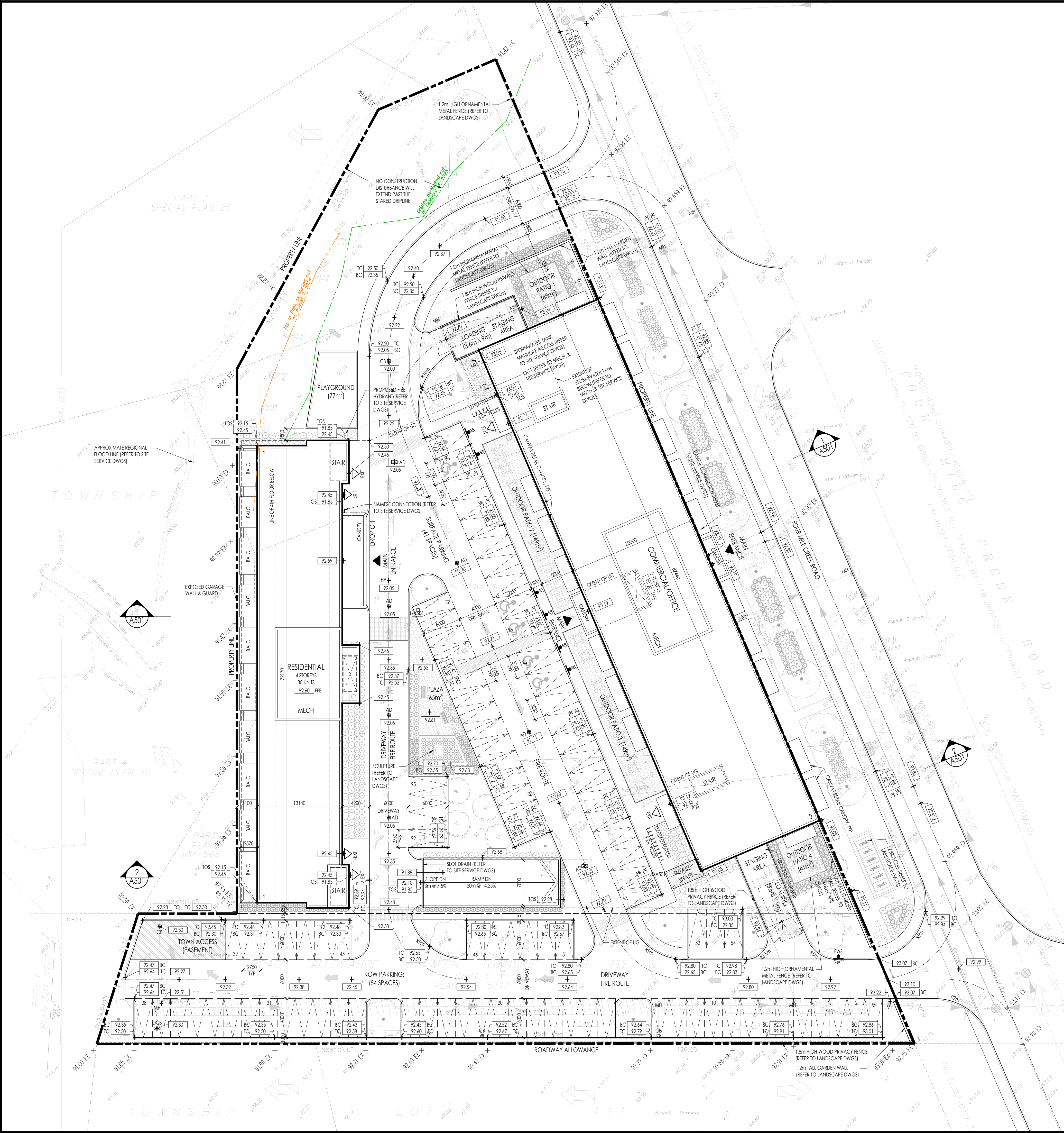


Scott Passmore, P.Eng.
Vice President, Land Development

A handwritten signature in black ink, appearing to read "R. Nunes", with a long horizontal flourish extending to the right.

Roshawn Nunes
Project Designer, Land Development

Appendix A – Background Information



1. ZONING				
ZONING				
2. SITE AREA				
SUBJECT PROPERTY	SQ. FEET (ft²)	SQ. METER (m²)	ACRES (ac)	HECTARES (ha)
ROAD ALLOWANCE	25,732.2ft²	2,390.6m²	0.59 ac	0.24 ha
TOTAL	115,049.0ft²	10,688.4m²	2.44 ac	1.07 ha

3. UNIT MIX						
	STUDIO	1B	1B+D	2B	2B+D	3B/3B+D
GROUND FLOOR	-	-	2	5	-	0
2ND FLOOR	-	-	4	6	-	0
3RD FLOOR	-	-	-	4	-	2
4TH FLOOR	-	-	-	4	-	2
TOTAL	-	-	6	19	-	4
* OF WHICH 13% ARE BARRIER FREE						

4. BUILDING HEIGHT		OVERALL HEIGHT MEASURED FROM MEASURED FROM GF TO MAIN ROOF
PROPOSED RESIDENTIAL BUILDING HEIGHT:		4 STOREY
PROPOSED COMMERCIAL & OFFICE BUILDING HEIGHT:		2 STOREY

5. FLOOR AREA			
FLOOR AREA - MEANS THE AGGREGATE AREA OF A BUILDING CONTAINED WITHIN THE EXTERIOR WALLS, BUT DOES NOT INCLUDE ATTIC OR BASEMENT SPACE UNLESS OTHERWISE SPECIFIED BY THIS BY-LAW.			
	NO. FLS x SQ METER (m²)	SQ METER (m²)	SQ FEET (ft²)
RESIDENTIAL			
GROUND FLOOR		974m²	
2ND FLOOR		974m²	
3RD-4TH FLOOR	2 FLS x 778m²	1,556m²	
MECH PENTHOUSE/STAIR		195m²	
TOTAL		* 3,699m²	39,816ft²
COMMERCIAL & OFFICE			
GROUND FLOOR		1,749m²	
COMMERCIAL		1,670m²	
SERVICE SPACE		79m²	
2ND FLOOR (OFFICE)		1,749m²	
MECH PENTHOUSE/STAIR		220m²	
TOTAL		3,718m²	40,020ft²
TOTAL		7,417m²	79,836ft²
* OF WHICH 85m² IS INDOOR AMENITY			

6. DENSITY		
GROSS FLOOR AREA / LOT AREA	7,417m² / 10,688.4m²	0.69

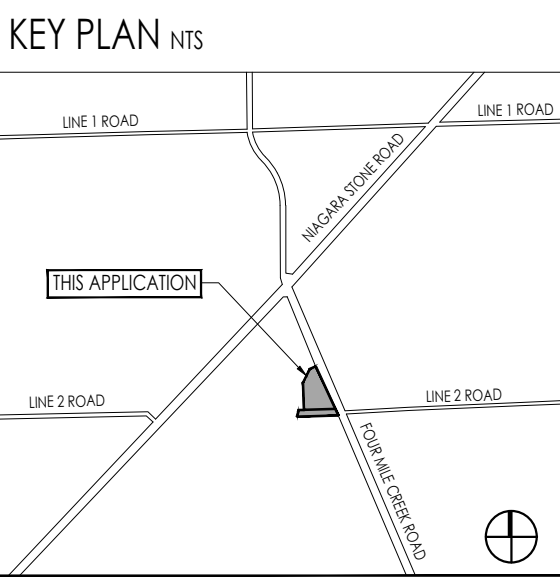
7. PARKING				
TOTAL PARKING REQUIRED:	90 (1/118.5m²)	63 (1/128m²)	13 (1/130m²)	29 (1 SP/1U)
	COMMERCIAL (GF)	OFFICE (2ND FL)	OUTDOOR PATIO	RESIDENTIAL TOTAL
SURFACE	82	0	13	0
PI UNDERGROUND	0	63	0	42
TOTAL PROVIDED	82 (1/121m²)	63 (1/128m²)	13 (1/130m²)	42 (1.44 SP/1U)
* OF WHICH 4 ARE REQUIRED TO BE BARRIER-FREE (CITY BY-LAW REQUIREMENTS)				

8. LOCKER STORAGE	
PI UNDERGROUND	29 (1 LOCKER/1U)

9. BICYCLE PARKING	
REQUIRED BICYCLE PARKING:	PROVIDED BICYCLE PARKING:
COMMERCIAL (REQUIRE MIN. 8 @ 1/200m²)	8 (8 SURFACE)
OFFICE (REQUIRE MIN. 7 @ 1/250m²)	7 (UNDERGROUND)
OUTDOOR PATIO (REQUIRE MIN. 8 @ 2/100m²)	21 (8 SURFACE)
TOTAL PROVIDED	36

10. INDOOR & OUTDOOR AREA		
	SQ METER (m²)	SQ FEET (ft²)
RESIDENTIAL		
INDOOR AMENITY	85m²	
OUTDOOR AMENITY TERRACE	77m²	
PLAYGROUND	43m²	
PLAZA	65m²	
TOTAL	270m²	2,906ft²
COMMERCIAL		
OUTDOOR PATIO 1	48m²	
OUTDOOR PATIO 2	149m²	
OUTDOOR PATIO 3	44m²	
OUTDOOR PATIO 4	44m²	
TOTAL	390m²	4,798ft²

11. COVERAGE			
	SQ. METER (m²)	SQ. FEET (ft²)	%
BUILDING	2,904m²		27%
LANDSCAPED AREAS	3,508.4m²		33%
DRIVEWAY AREAS	4,276m²		40%
TOTAL	10,688.4m²		100%



SURVEY INFORMATION	
PLAN OF SURVEY (DATE: FEB 18, 2025)	PART OF TOWNSHIP LOT 112 & PART OF ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 111 & 112 IN THE TOWNSHIP OF NIAGARA-ON-THE-LAKE, REGIONAL MUNICIPALITY OF NIAGARA
NOTES	DISTANCES, ELEVATION AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048 ELEVATIONS ARE GEODETIC ORIGIN (CGVD 1928-78), AND ARE DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL HT2.0 REVISED TO SHOW REMOVED BERM & CURBS ON EAST SIDE OF FOUR MILE CREEK ROAD & NEW DRIPLINE AS MARKED OUT THIS PLAN WAS PREPARED FOR REZEN HOLDING CORPORATION AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
SURVEYOR CONTACT INFORMATION	BARICH GRENKIE SURVEYING LTD. 301 HWY NO.8 (2ND FLOOR) - STONEY CREEK, ON L8G 1B5 TEL: (905) 642-6747

SITE PLAN LEGEND NTS	
MAIN ENTRANCE	
EXISTING GRADE DATUM	
FINISH FLOOR ELEVATION	
ESTABLISHED GRADE	
PROPOSED GRADE DATUM	
EXISTING TREE (REFER TO SURVEY)	
CANOPY NOT TO SCALE	
PROPOSED TREE (REFER TO LANDSCAPE DWGS)	
EXISTING HYDRANT (REFER TO SURVEY)	
SIAMENSE CONNECTION (REFER TO MECH/CIVIL DWGS)	
SANITARY MANHOLE (REFER TO CIVIL DWGS)	
STORM SEWER MANHOLE (REFER TO CIVIL DWGS)	
CATCHBASIN SEDIMENT TRAP (REFER TO CIVIL DWGS)	
CATCHBASIN (REFER TO CIVIL DWGS)	
EXISTING STREET LIGHT (REFER TO SURVEY/ELEC)	
EXISTING UTILITY POLE (REFER TO SURVEY/ELEC)	
EXISTING GUY WIRE (REFER TO SURVEY/ELEC)	
AREA DRAIN	
HOSE RIB (REFER TO MECH/CIVIL DWGS)	
SIGNAGE (REFER TO TRAFFIC REPORT)	
BF = BARRIER FREE PARKING	
FWS = FLASHING WARNING SYSTEM	
CM = WALL MOUNTED CONVEX MIRROR	

PARKING LEGEND NTS	
DRIVE ISLE - 6M MINIMUM	
PROPOSED HORIZONTAL BICYCLE PARKING (600X1800) - ALSO REFER TO LANDSCAPE DWGS	
PROPOSED PARKING SPACE (2750X6000) - TYPICAL PARKING SPACE	
PROPOSED VISITOR PARKING SPACE (2750X6000) - TYPICAL PARKING SPACE	
PROPOSED BARRIER-FREE PARKING SPACE (3700X6000) PARKING SPACE	
PROPOSED LOADING SPACE (3600X9000)	

- GENERAL NOTES
- LOADING SPACE AND STAGING PAD TO BE LEVEL (+/- 2%) AND CONSTRUCTED OF MINIMUM 200mm REINFORCED CONCRETE. MINIMUM 6.1m UNBULKED VERTICAL CLEARANCE REQUIRED
 - ACCESS DRIVEWAYS TO BE USED BY COLLECTION VEHICLES TO HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4m THROUGHOUT
 - ANY DRIVEWAY OR COLLECTION AREA REQUIRING A COLLECTION VEHICLE TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE TO BE RATED TO SAFELY SUPPORT THE REQUIRED LOADS

12. LOT FRONTAGE	
LOT FRONTAGE (FOUR MILE CREEK DRIVE)	87.44m

13. LOADING AREA	
LOADING AREAS (3.6m x 9m)	2

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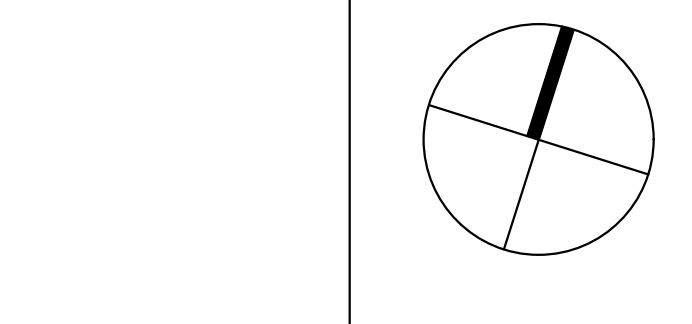
ANDRE BROCHU
DPL ARCH, OAA MRAC

DATE

NO. DATE ISSUE BY

Issued

ICBE | BROCHU ARCHITECTS INC.
517 Wellington St W., Suite 201, Toronto, Ontario, M5V 1G1
1.647.288.1800 | ibarchitects.net



1544 & 1546
FOUR MILE CREEK RD
RESIDENTIAL DEVELOPMENT

FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO

Drawing title
SITE PLAN

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:300	Reviewed By	AB
Project No.	23.11	Drawing No.	A102
Plot Date	April 02, 2025		



PLAN OF SURVEY
(WITH TOPOGRAPHIC DETAIL) OF
PART OF TOWNSHIP LOT 112
& PART OF ROAD ALLOWANCE
BETWEEN TOWNSHIP LOTS 111 & 112
(GEOGRAPHIC TOWNSHIP OF NIAGARA)
IN THE
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE & NOTES
Scale 1:300

METRIC
DISTANCES, ELEVATIONS AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION NOTE
ELEVATIONS ARE GEODETIC ORIGIN (CGVD-1928:78), AND ARE DERIVED FROM
REAL TIME NETWORK (RTN) OBSERVATIONS AND NATURAL RESOURCES
CANADA'S GEOD MODEL HT2.0

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVED REFERENCE POINTS
A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17 (81°
00' WEST LONGITUDE) NAD83 (CSRS) (2010.0).

HORIZONTAL DATUM NOTE
PROJECTION: UNIVERSAL TRANSVERSE MERCATOR
(UTM, ZONE 17, CM 81°00'W)

DATUM: NAD83 (CSRS) (2010.0)

GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999872.

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK (RTN) OBSERVATIONS UTM ZONE 17, NAD83 (CSRS) (2010.0) OF 0.999872		
OBSERVED REFERENCE POINTS		
MONUMENT ID	NORTHING	EASTING
① IB	4788944.165	652494.398
② IB	4786733.649	652592.005
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

- LEGEND
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - OU DENOTES ORIGIN UNKNOWN
 - 530 DENOTES D. G. URE, O.L.S.
 - 567 DENOTES R. B. ERWIN, O.L.S.
 - 744 DENOTES R. J. MATTHEWS, O.L.S.
 - 1497 DENOTES J. P. NOUWENS, O.L.S.
 - JOB DENOTES J. D. BARNES, O.L.S.
 - P1 DENOTES PLAN BY J. D. BARNES LTD., DATED JULY 19, 2022, SPECIAL PLAN 85
 - P2 DENOTES DENOTES
 - MH DENOTES MANHOLE
 - CB DENOTES CATCHBASIN
 - LS DENOTES LIGHT STANDARD
 - TC DENOTES TOP OF CURB ELEVATION
 - QUT DENOTES GUTTER ELEVATION
 - OH DENOTES OVERHEAD UTILITY CABLES
 - DT DENOTES DECIDUOUS TREE
 - CT DENOTES CONIFEROUS TREE
 - UP DENOTES UTILITY POLE
 - FF DENOTES FINISHED FLOOR ELEVATION
 - GF DENOTES GARAGE FLOOR ELEVATION
 - OLF DENOTES CHAIN LINK FENCE
 - PWF DENOTES POST & WIRE FENCE
 - GL DENOTES REMAINS OF POST & WIRE FENCE
 - BRK DENOTES GASLINE
 - BNFH DENOTES BRICK
 - CRW DENOTES TOP NUT OF FIRE HYDRANT
 - CONCRETE RETAINING WALL

REVISED NOTE
REVISED TO SHOW REMOVED BERM & CURBS ON EAST SIDE OF FOUR MILE CREEK ROAD
& NEW DRIPLINE AS MARKED OUT

FEBRUARY 19, 2025

ERIC G. SALZER
O.L.S., O.L.I.P.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JANUARY 25, 2024.

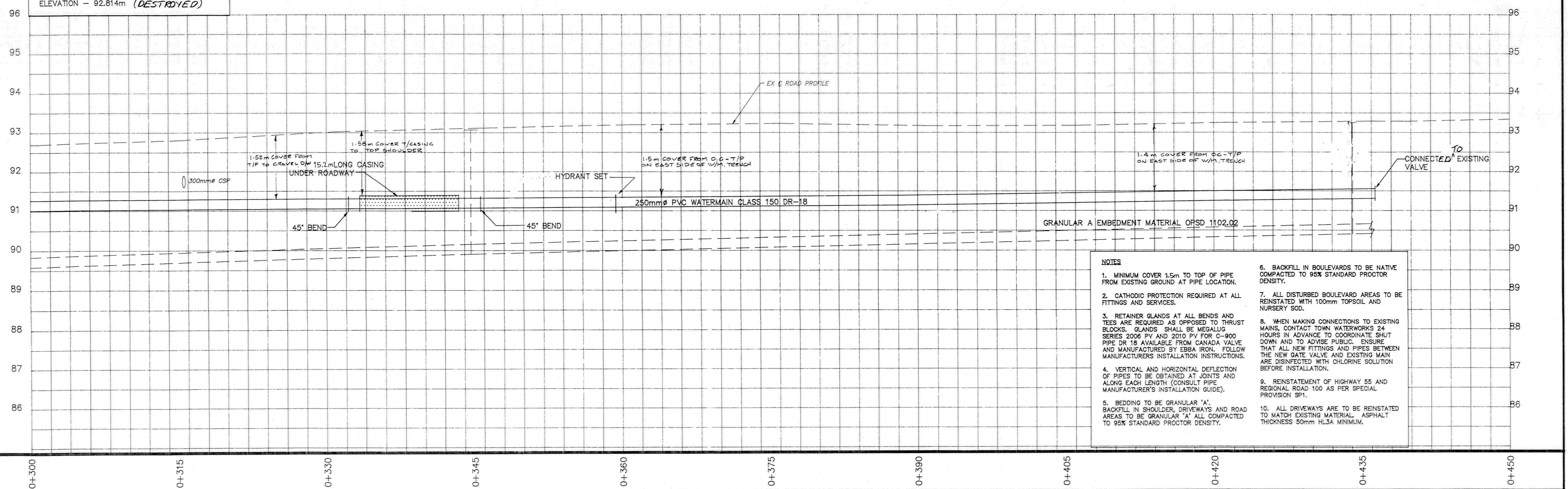
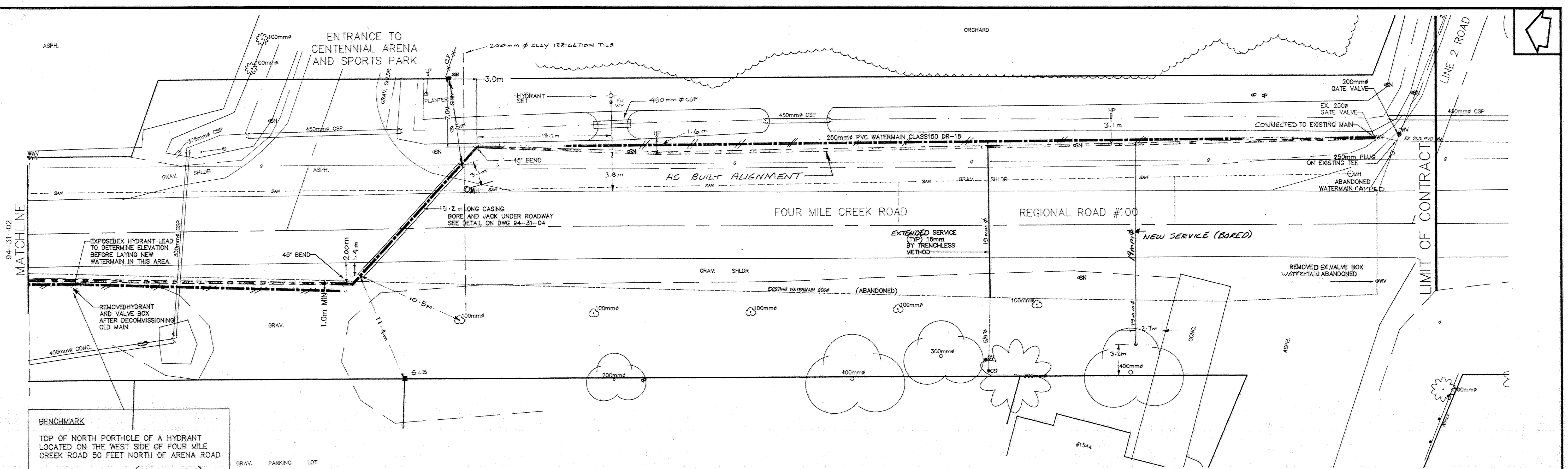
JANUARY 26, 2024

ERIC G. SALZER
O.L.S., O.L.I.P.

Barich Grenkie
Surveying Ltd.
301 HWY No. 8 (2ND FLOOR) - STONEY CREEK, ON
L8G 1E5 (416) 662-6767

DWN BY: EGS
CHK BY: EWA
JOB NO. 23-3200

THIS PLAN WAS PREPARED FOR REZEN HOLDING CORPORATION AND THE
UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.



- NOTES**
1. MINIMUM COVER 1.5m TO TOP OF PIPE FROM EXISTING GROUND AT PIPE LOCATION.
 2. CATHODIC PROTECTION REQUIRED AT ALL FITTINGS AND SERVICES.
 3. RETAINER GLANDS AT ALL BENDS AND TEES ARE REQUIRED AS OPPOSED TO THRUST BLOCKS. GLANDS SHALL BE MEGALUG SERIES 2006 PV AND 2010 PV FOR C-900 PIPE DR 18 AVAILABLE FROM CANADA VALVE AND MANUFACTURED BY EBBA IRON. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.
 4. VERTICAL AND HORIZONTAL DEFLECTION OF PIPES TO BE OBTAINED AT JOINTS AND ALONG EACH LENGTH (CONSULT PIPE MANUFACTURER'S INSTALLATION GUIDE).
 5. BEDDING TO BE GRANULAR 'A'. BACKFILL IN SHOULDER, DRIVEWAYS AND ROAD AREAS TO BE GRANULAR 'A' ALL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 6. BACKFILL IN BOULEVARDS TO BE NATIVE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 7. ALL DISTURBED BOULEVARD AREAS TO BE REINSTATED WITH 100mm TOPSOIL AND NURSERY SOD.
 8. WHEN MAKING CONNECTIONS TO EXISTING MAINS, CONTACT TOWN WATERWORKS 24 HOURS IN ADVANCE TO COORDINATE SHUT DOWN AND TO ADVISE PUBLIC. ENSURE THAT ALL NEW FITTINGS AND PIPES BETWEEN THE NEW GATE VALVE AND EXISTING MAIN ARE DISINFECTED WITH CHLORINE SOLUTION BEFORE INSTALLATION.
 9. REINSTATEMENT OF HIGHWAY 55 AND REGIONAL ROAD 100 AS PER SPECIAL PROVISION SP1.
 10. ALL DRIVEWAYS ARE TO BE REINSTATED TO MATCH EXISTING MATERIAL. ASPHALT THICKNESS 50mm HL3A MINIMUM.

GENERAL NOTES:

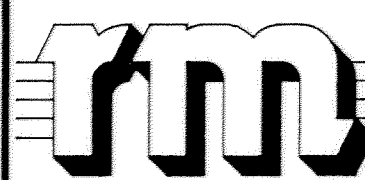
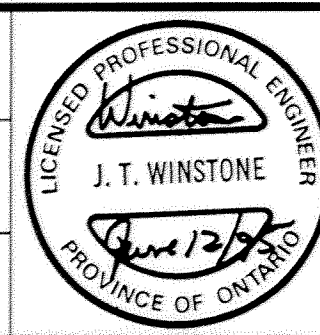
- 1) THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVE-GROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK THE CONTRACTOR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

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

DRAFTING
AK

DESIGN
TW

CHECKED BY
TW

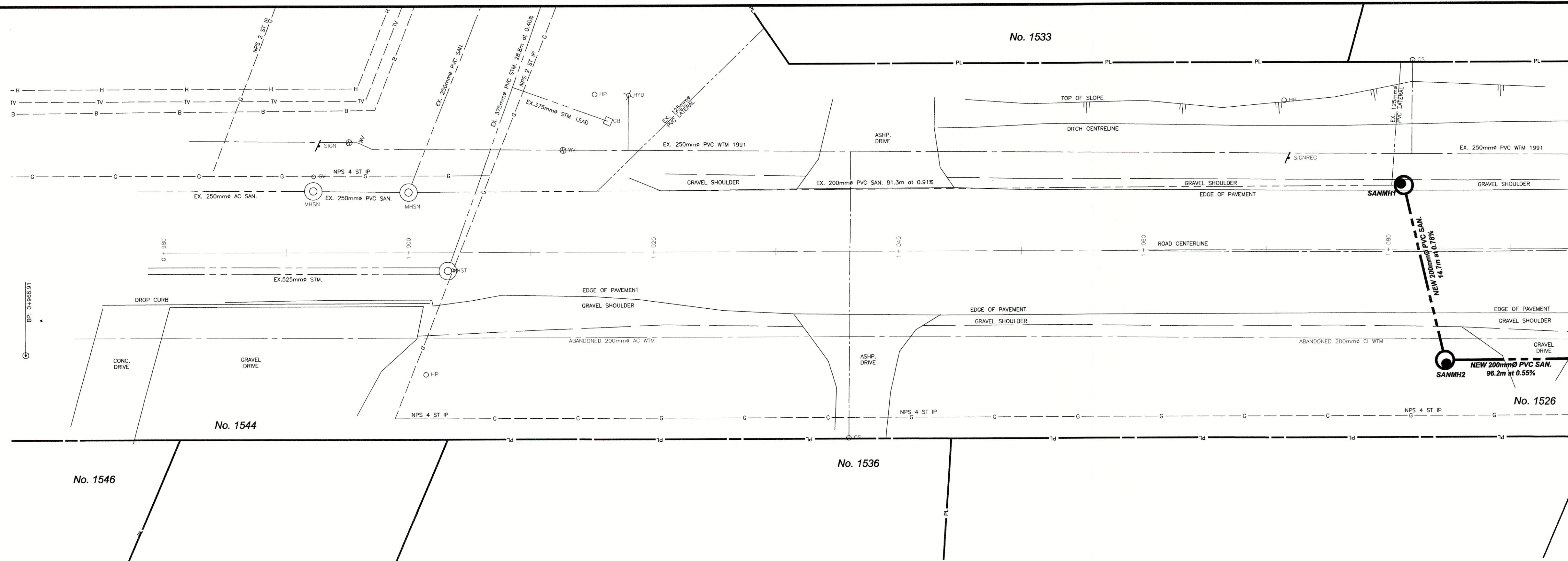


Robert M. Martin Engineering & Project Management Inc.
8 Centre Street, St. Catharines
Ontario. L2R 3A7
Phone (905) 687-4020
Fax (905) 687-4164

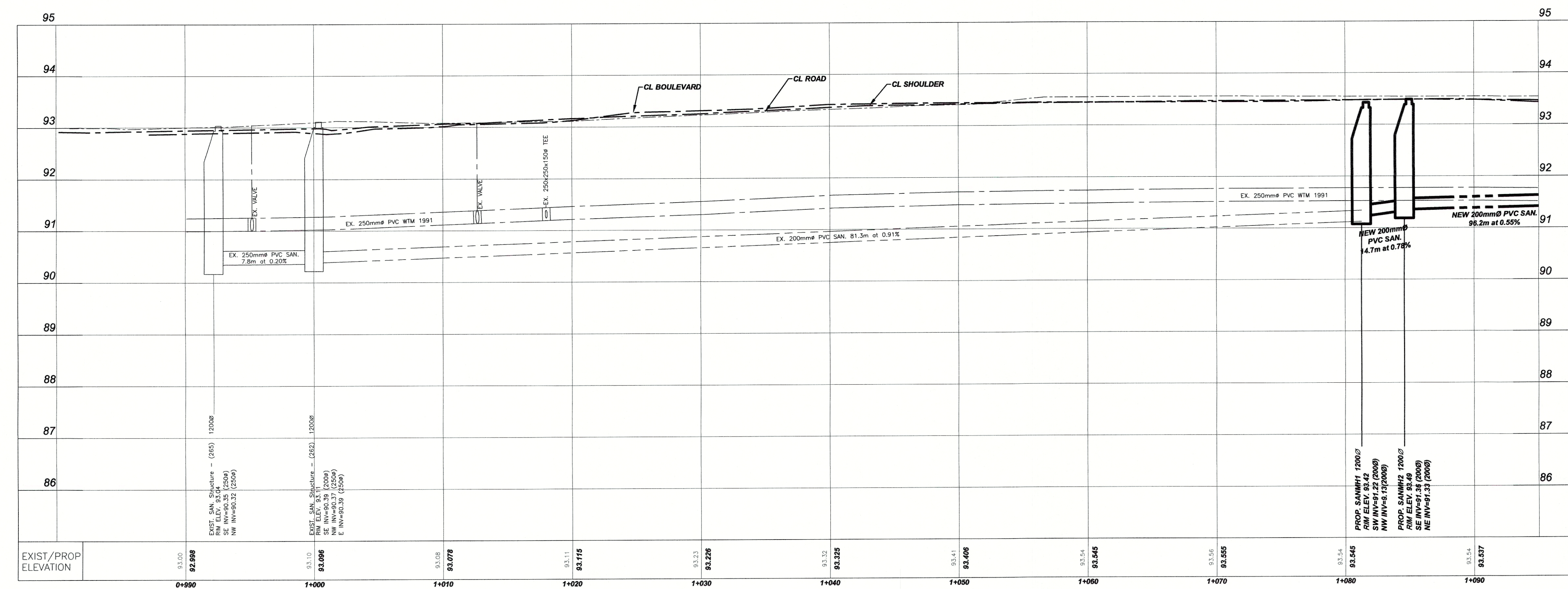
TOWN OF NIAGARA ON THE LAKE

FOUR MILE CREEK ROAD
WATERMAIN REPLACEMENT
VIRGIL

FILENAME	94-31\NOTL-3
DATE	JUNE 1995
SCALE	1:200 1:50
DWG. No.	94-31-03
MUN. REF. No.	
REV.	1



FOUR MILE CREEK ROAD (RR NO. 100)



NO.	REVISION	DATE	INIT.
6	RECORD OF CONSTRUCTION	JULY/15	LB
5	ISSUED FOR TENDER	APR/15	LB
4	REISSUED FOR MOE	MAR/15	JH
3	REISSUED FOR MOE	MAR/15	LB
2	ISSUED FOR MOE	JAN/15	LB
1	ISSUED FOR REVIEW	NOV/14	LB

NOTES/LEGEND

1 THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER 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 HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2 PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

BENCHMARK

VERTICAL MONUMENT: ---- ELEV. ----

DATUM: ----

GEOGRAPHIC PROJECTION: U.T.M. NAD 83 ZONE 17

DRAFTING
LB/JH

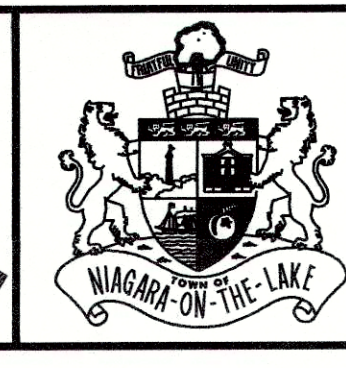
DESIGN
KH

CHECKED BY
SK

APPROVED BY
KH



KERRY T. HOWE ENGINEERING LTD.
Civil/Struct. Engineers
28 Church Street St.
Niagara Falls, Ontario
(905) 688-0550

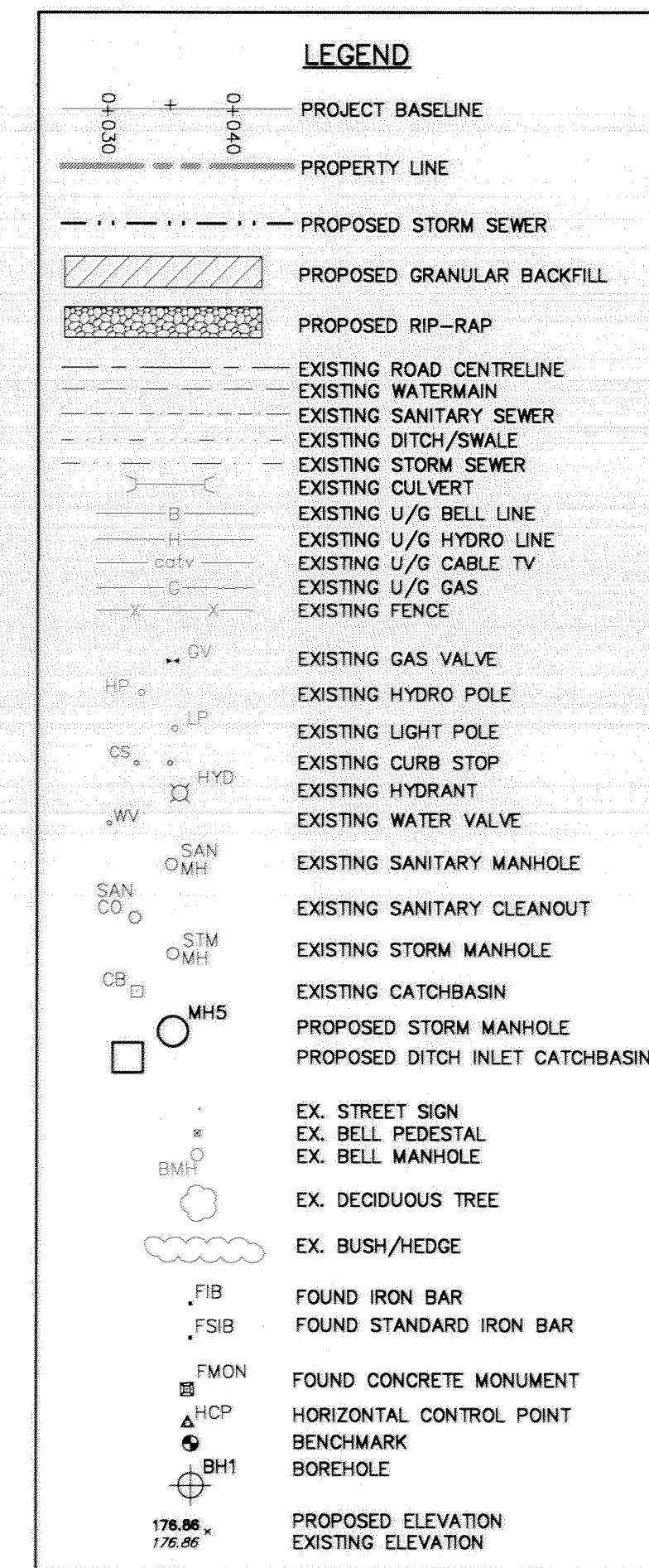
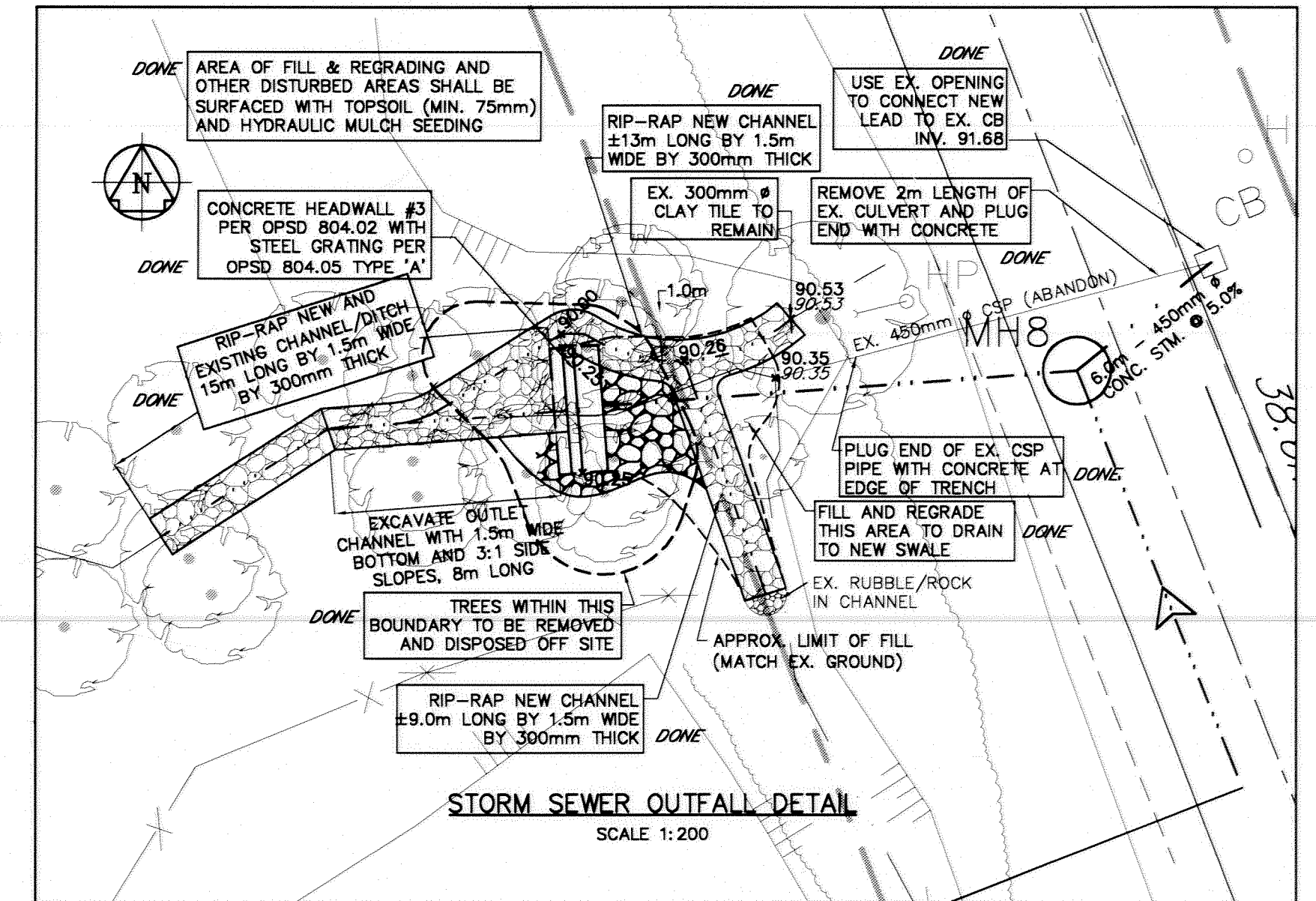
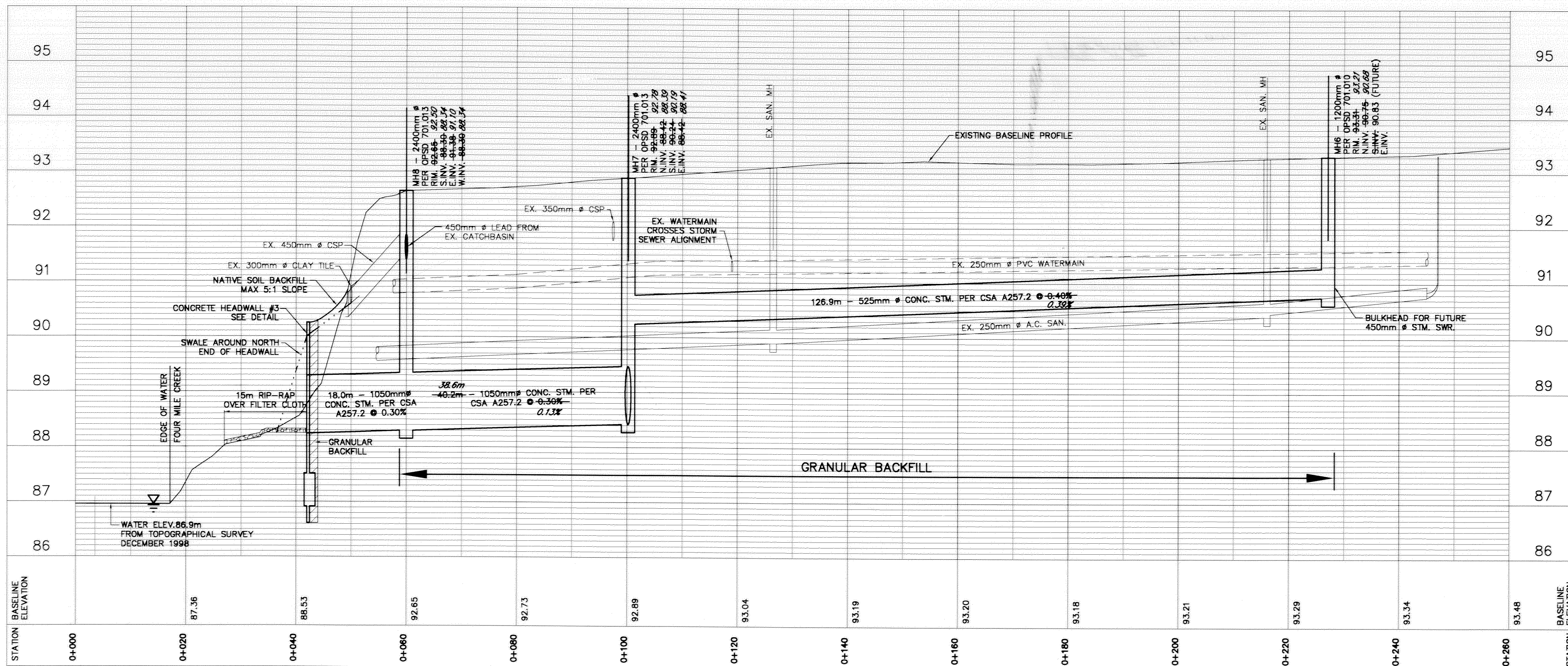
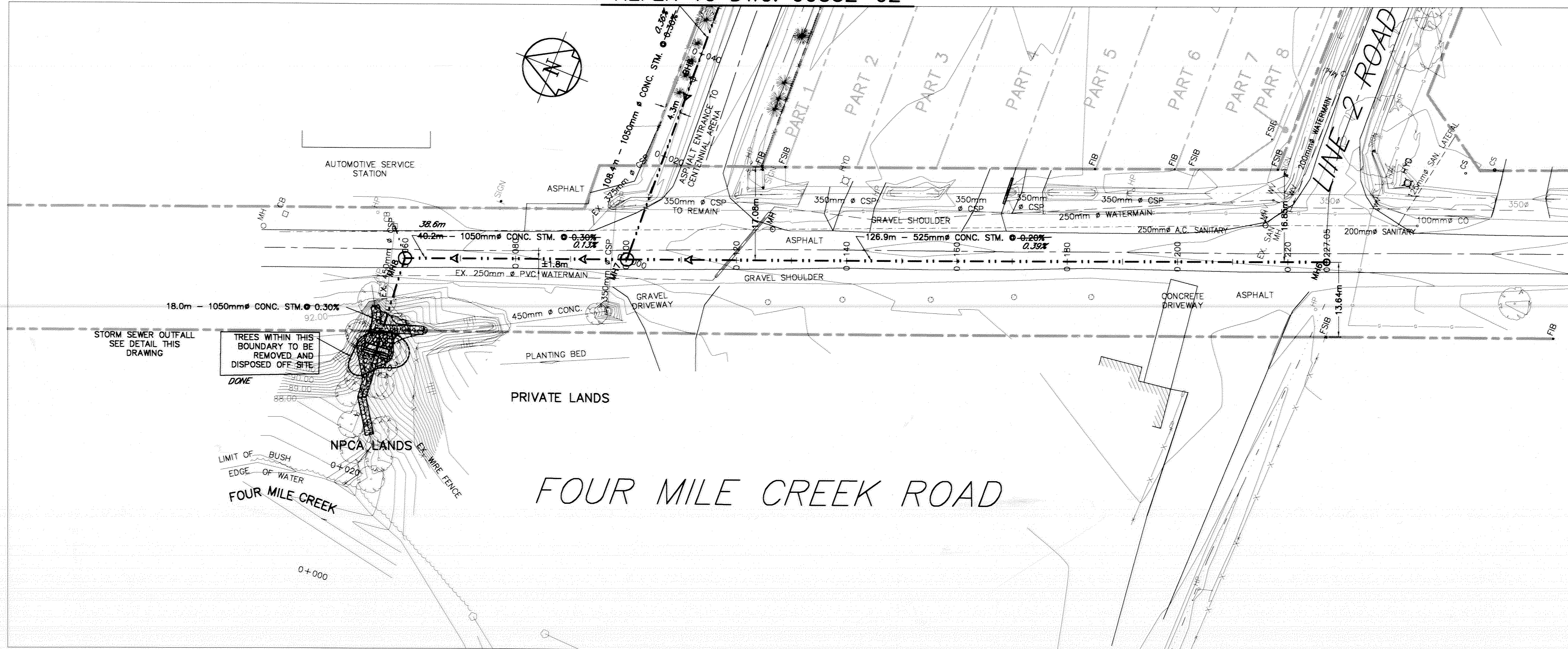


FOUR MILE CREEK ROAD (RR NO. 100)

SANITARY SEWER EXTENSION
TOWN OF NIAGARA-ON-THE-LAKE
PLAN AND PROFILE

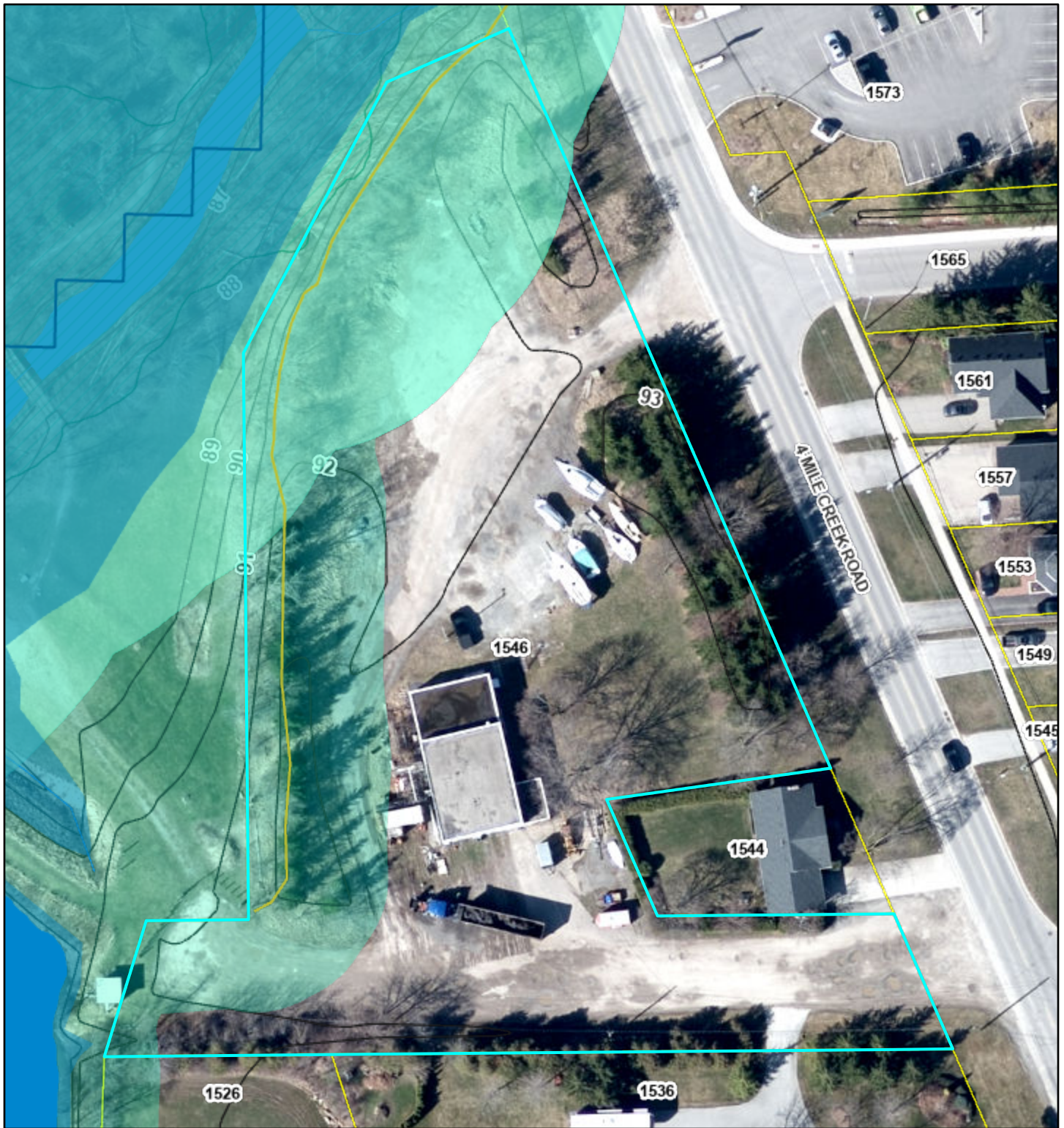
CONSULTANT FILE No. 14-030	
DATE JULY 24, 2015	REV.
SCALE HOR 1:200 VER: 1:50	6
REF. No. ---	
DWG No. 14-030-PP1	

REFER TO DWG. 99532-02



- GENERAL NOTES:**
- 1) THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN AND WHERE SHOWN, THE ACCURACY OF THE LOCATION SHOWN OF SUCH UTILITIES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL CONTACT ALL SUCH UTILITIES INVOLVED AND INFORM HIMSELF AS TO THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME LIABILITY FOR DAMAGE TO THEM.
 - 2) ALL MEASUREMENTS ARE IN METRES UNLESS OTHERWISE NOTED.
 - 3) ALL WORK SHALL BE IN ACCORDANCE WITH THE RELEVANT SECTIONS OF THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS AND THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS.
 - 4) COMPUTER DRAWING FILE CO-ORDINATES FOR THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION LAYOUT.
 - 5) ALL GRANULAR MATERIAL SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY (SPD) AND ALL NATIVE BACKFILL SHALL BE COMPACTED TO 95% SPD UNLESS OTHERWISE NOTED.
 - 6) ALL CONSTRUCTION SHALL BE CARRIED OUT IN SUCH A WAY THAT SILTATION OR OTHER DAMAGE TO WATERCOURSES DOES NOT OCCUR. THE REQUIREMENTS, REGULATIONS AND GUIDELINES OF THE MINISTRY OF NATURAL RESOURCES ARE TO BE ADHERED TO IN THIS RESPECT.
 - 7) CONTRACTOR SHALL EXPOSE EXISTING WATERMAIN AND SANITARY SEWER IN VICINITY OF PROPOSED STORM SEWER CROSSING AND VERIFY EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - 8) ALL TRENCHES, EXCEPT IN DRIVEWAYS, ROADWAYS OR PARKING AREAS, SHALL BE BACKFILLED WITH SELECT NATIVE MATERIAL UNLESS OTHERWISE NOTED. ALL TRENCHES IN DRIVEWAYS, ROADWAYS AND PARKING AREAS SHALL BE BACKFILLED WITH GRANULAR 'A'.
 - 9) A MINIMUM CLEAR VERTICAL SEPARATION OF 0.5m SHALL BE MAINTAINED AT CROSSINGS OF THE STORM SEWER OVER WATERMAINS.
 - 10) REMOVE AND REINSTATE STREET FURNITURE, SIGNS, MAIL BOXES, GUIDE RAILS, CULVERTS, HEADWALLS ETC. AS NECESSARY. REINSTATEMENT TO BE TO EXISTING CONDITION OR BETTER, AND TO THE SATISFACTION OF THE ENGINEER AND THE PROPERTY OWNER.
 - 11) PIPE BEDDING FOR ALL CONCRETE PIPE SHALL BE GRANULAR 'A', CLASS 'B' PER OPSD 802.030. PIPE BEDDING AND COVER FOR ALL PVC PIPE SHALL BE GRANULAR 'A' PER OPSD 802.010.
 - 12) ALL MAINTENANCE HOLES SHALL BE BENCHED PER OPSD 701.021 UNLESS OTHERWISE NOTED. CATCHBASIN MAINTENANCE HOLE #4 SHALL HAVE 300mm DEEP SWAMP PER OPSD 701.01.
 - 13) ALL MAINTENANCE HOLES SHALL HAVE FRAME & COVER PER OPSD-401.01 TYPE 'A' UNLESS OTHERWISE NOTED.

1544 & 1546 Four Mile Creek Road - Regulated Features Map



12/15/2023, 11:23:02 AM

1:1,128

SWOOP 2020 NPCA

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Roads

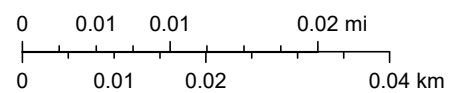
NPCA APPROXIMATE REGULATION LANDS

Top of Slope Features

Unstable

Regulated Floodplain Extent

Regulated



NPCA, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

City of Welland, Niagara Region, Regional Municipality of Niagara, Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, AAFC, NRCAN | Niagara

From: Nicholas Bradley <nbradley@npca.ca>
Sent: Thursday, October 17, 2024 12:04 PM
To: Roshawn Nunes
Subject: 1544 & 1546 Four Mile Creek Road
Attachments: [1544 & 1546 Four Mile Creek Road - Regulated Features Map.pdf](#)

You don't often get email from nbradley@npca.ca. [Learn why this is important](#)



CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Thank you for reaching out. The mapping of the two subject properties has been attached to this email. Please note that 1544 Four Mile Creek Road is not impacted by any NPCA regulated features. The information provided below only pertains to 1546 Four Mile Creek Road.

With reference to the attached mapping, part of 1546 Four Mile Creek Road is impacted by a Non-Provincially Significant Wetland Complex known as the Virgil Conservation Area Wetland Complex (seen in light green in the attached map). As such, new development and/or site alterations on 1546 Four Mile Creek Road would be subject to the policies under **Ontario Regulation 41/24**. Wetlands provide for natural flood attenuation during storm events and, as such, it is important to maintain the hydrologic function of wetlands to assist in minimizing flooding impacts downstream. In accordance with NPCA policies and regulations, no new development or site alterations are permitted within a wetland. Also, the NPCA uses a 30-meter buffer in which new development and site alterations may be permitted in accordance with NPCA Policies on development within the wetland buffer.

Additionally, given the topography of 1546 Four Mile Creek Road, the west side of the property would be subject to the NPCA's Valleyland Policies. The NPCA regulates all development and site alterations within 15 meters of a steep riverine valley for slope stability purposes. In accordance with current NPCA policies, new buildings and structures, accessory buildings and additions to existing buildings and structures shall provide an appropriate setback from the stable top of slope to ensure the long-term stability of the valley slope and safety of buildings or structures. This setback shall be based on a geotechnical study, approved by the NPCA. In no case shall any portion of a building or structure extend beyond the physical or stable top of slope (whichever is more restrictive).

Further, the Four Mile Creek flows adjacent to 1546 Four Mile Creek Road. This creek has an associated 1-in-100-year floodplain (seen in blue in the attached map). Current NPCA policies prohibit the placement of new structural development or fill within riverine floodplain areas. The regulatory floodplain elevation for this section of the creek is 88.78m CGVD28:78 on the north side of the property and 90.22m CGVD28:78 on the south side of the subject property. All new structures and site alterations must take place above these respective elevations to be located outside of the riverine flood hazard.

Finally, any work that encroaches on the areas of the properties that have regulated features, would fall within the jurisdiction of the NPCA and be subject to the policies under O. Reg. 41/24. Following the permitting process, applicable policies and fees would apply. Please note that depending on the scope, nature, and location of any proposed works, further supporting studies and/or plans may be required.

Thank you,
Nick



Nicholas Bradley

Planning Technician

Niagara Peninsula Conservation Authority (NPCA)

3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

905.788.3135 ext. 279

www.npca.ca

nbradley@npca.ca

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Appendix B – Water Servicing Information



Domestic Water Demand Calculations

PROJECT: 1544 & 1546 Four mile Creek Road
PROJECT No: ALL-24011473-A0
CREATED BY: R.N
CHECKED BY: S.P
Date: 21-Apr-25

Residential Building

Average Day & Max Day Flow

Niagara Region 2021 Master Servicing Plan Update Volume 3 Pg.15

Residential Average Day Demand 198 L/cap/day 0.00229 L/cap/s

Niagara Region 2021 Master Servicing Plan Update Volume 3 Table 3.4

Max Day Peaking Factor 1.6

Development Charges Background Study Regional Municipality of Niagara (2022)

Equivalent population for 1 Bedroom or less 1.214 persons per unit

Equivalent population for 2 Bedroom or more 1.991 persons per unit

Type of Development	No. of Units	Population per unit	Population	Avg Flow (L/s)	Max. Day Flow (L/s)
1 Bedroom or less	6	1.214	7	0.02	0.03
2 Bedroom or more	23	1.991	46	0.10	0.17
TOTAL	29	-	53	0.12	0.19



Domestic Water Demand Calculations

PROJECT: 1544 & 1546 Four mile Creek Road
PROJECT No: ALL-24011473-A0
CREATED BY: R.N
CHECKED BY: S.P
Date: 21-Apr-25

Commercial Building

Average Day & Max Day Flow

Niagara Region 2021 Master Servicing Plan Update Volume 3 Pg.15

Employment Average Day Demand 266 L/emp/day 0.00308 L/emp/s

Niagara Region 2021 Master Servicing Plan Update Volume 3 Table 3.4

Max Day Peaking Factor 1.6

Development Charges Backgroud Study Regional Municipality of Niagara (2022)

Equivalent population project for commercial 500 Sqft per person

Type of Development	GFA Sqft	Sqft per person	Population	Avg Flow (L/s)	Max. Day Flow (L/s)
Commercial Building	40,020	500	80	0.2	0.4
TOTAL	40020	-	80	0.2	0.4



**Fire Flow Calculation
Residential Building**

PROJECT: 1544 & 1546 Four mile Creek Road

PROJECT No: ALL-24011473-A0

CREATED BY: R.N

CHECKED BY S.P

DATE: 21-Apr-25

Fire Underwriters Survey 2020 Water Supply for Public Fire Protection - Page 23

- 1 **Estimate of the required fire flow for a given area can be determined by the formula:**

$$F = 220C\sqrt{A}$$

Where F = required fire flow in litres/minute
C = coefficient related to the type of construction
A = total floor area in square meters

Type of Construction & Coefficient: C =

0.8 Non-Combustible

Considered Openings protected

Single Largest Floor Area plus 25% of each adjoining floor

Area =

1412 m²

974m²+(25%*974)+(25%*778)

Therefore F = 220 x 0.8 x (A)^{1/2} =

6,613 L/m

Fire Underwriters Survey 2020 Water Supply for Public Fire Protection - Page 25

- 2 **Occupancy and Contents Adjustment Factor**

Free Burning Contents

15%

(1) *15% =

992 L/m

- 3 **Automated Sprinkler Protection Adjustment Factor**

Automatic Sprinkler Protection

-30%

Standard Water Supply

-10%

Fully Supervised

-10%

(496) L/m

- 4 **Exposure Adjustment Charge**

East: 20.1 to 30m

10%

West:

0%

North:

0%

South:

0%

99 L/m

- 5 **Total Estimated Fire flow**

7,209 L/m

(1)+(2)+(3)+(4)

Total Flow Required

7,000 L/m

117 L/s



**Fire Flow Calculation
Commercial Building**

PROJECT: 1544 & 1546 Four mile Creek Road

PROJECT No: ALL-24011473-A0

CREATED BY: R.N

CHECKED BY S.P

DATE:

21-Apr-25

Fire Underwriters Survey 2020 Water Supply for Public Fire Protection - Page 23

- 1 **Estimate of the required fire flow for a given area can be determined by the formula:**

$$F = 220C\sqrt{A}$$

Where F = required fire flow in litres/minute

C = coefficient related to the type of construction

A = total floor area in square meters

Type of Construction & Coefficient: C =

1 Ordinary Construction

Area =

3699 m²

Therefore $F = 220 \times 1 \times (A)^{\frac{1}{2}} =$

13,380 L/m

Fire Underwriters Survey 2020 Water Supply for Public Fire Protection - Page 25

- 2 **Occupancy and Contents Adjustment Factor**

Free Burning Contents

15%

(1) *15% =

2,007 L/m

- 3 **Automated Sprinkler Protection Adjustment Factor**

Automatic Sprinkler Protection

-30%

Standard Water Supply

-10%

Fully Supervised

0%

(803) L/m

- 4 **Exposure Adjustment Charge**

West: 20.1 to 30m

10%

East:

0%

North:

0%

South:

0%

201 L/m

- 5 **Total Estimated Fire flow**

14,785 L/m

(1)+(2)+(3)+(4)

Total Flow Required

15,000 L/m

250 L/s

Hydrant Flow Test Report

SITE ADDRESS / MUNICIPALITY: **1544 Four Mile Creek Road Niagara on the Lake, ON**

Nov 08 2024

TEST HYDRANT LOCATION : **1561 Four Mile Creek Road**
(Municipal ID: 0819)

BASE HYDRANT LOCATION: **Across from 1579 Four Mile Creek Road**
(Municipal ID: 0414)

TEST TIME:
9:50AM

TEST BY: Luzia Wood

TEST DATA

FLOW HYDRANT

Pipe Diam.
(in / mm) **250mm**

PITOT 1

PITOT 2

SIZE OPENING (inches): 2.5

2.5

COEFFICIENT (**note 1**): 0.90

0.90

PITOT READING (psi): 52

34 / 34

FLOW (usgpm): **1210**

1957

THEORETICAL FLOW @ 20 PSI **6655**

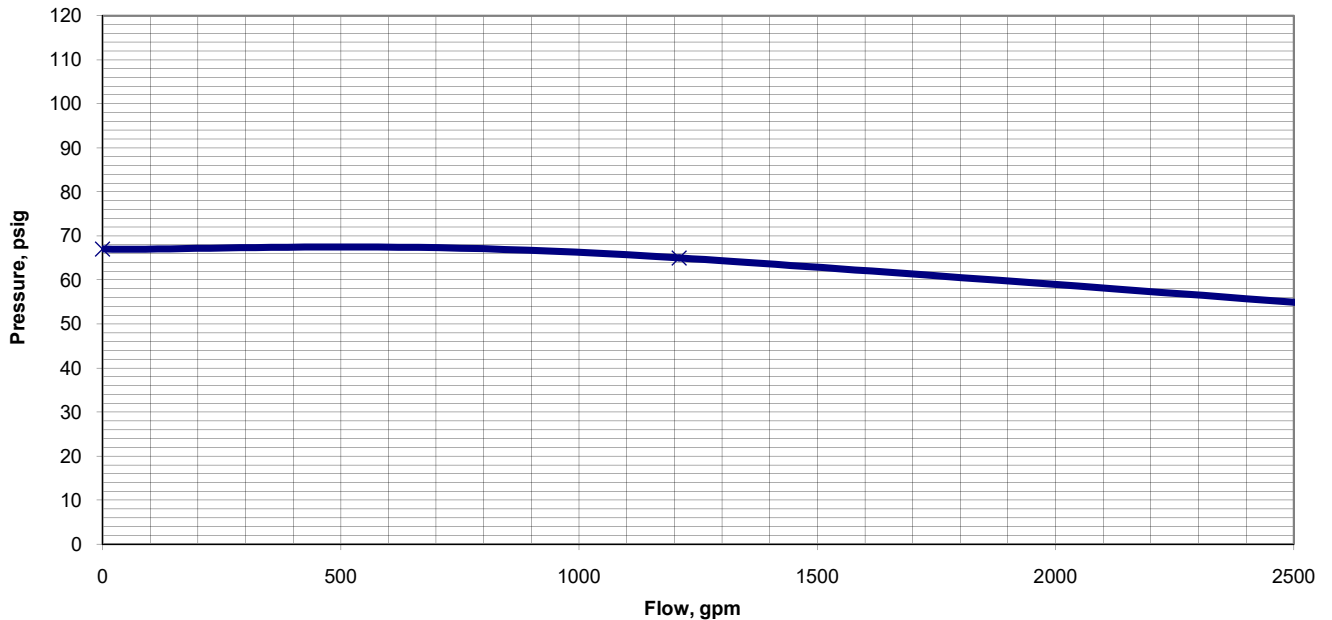
BASE HYDRANT

Pipe Diam.
(in / mm) **250mm**

STATIC READING (psi): **67** RESIDUAL 1 (psi): **65** RESIDUAL 2 (psi): **62**

REMARKS:

NOTE 1: Conversion factor of .90 used for flow calculation based on rounded and flush internal nozzle configuration. No appreciable difference in pipe invert between flow and base hydrants.



L & D Waterworks Inc.

491 Port Maitland Rd
Dunnville, ON N1A 2W6
Ph: 289.684.6747



Appendix C – Sanitary Servicing Information



Sanitary Flow Calculations

PROJECT: 1544 & 1546 Four mile Creek Road

PROJECT No: ALL-24011473-A0

CREATED BY: R.N

CHECKED BY: S.P

Date: 21-Apr-25

Existing Residential Building

1 Average Day

Niagara Region - 2021 Master Servicing Plan Update Volume IV page 12

Residential Average Day Demand=

255 L/cap/d

0.00295 L/cap/s

Development Charges Background Study Regional Municipality of Niagara (2022)

Equivalent population for Single & Semi Detached

2.929 persons per unit

Phase	Type of Development	Units	Population per unit	Population	Avg Flow (L/s)
1	Singles & Semi Detached	1	2.929	3	0.01
TOTAL		1	-	3	0.01

2 Peaking Factor

Ontario Ministry of the Environment and Climate Control's Design Guidelines for Sewage Works

Peaking Factor = $1 + (14 / (4 + (P / 1000)^{1/2}))$

Cumulative Population =

3

Peaking Factor =

4.00

3 Infiltration allowance

Niagara Region - 2021 Master Servicing Plan Update Volume IV page 15

Infiltration allowance 0.286 L/s/ha

Total Area 0.07 ha

Infiltration 0.020 L/s

New Developments

Portion of site allocated to Residential Building

4 Design Flow

Design Flow = average flow x peaking factor + infiltration allowance

Design Flow = 0.055 L/s



Sanitary Flow Calculations

PROJECT: 1544 & 1546 Four mile Creek Road
PROJECT No: ALL-24011473-A0
CREATED BY: R.N
CHECKED BY: S.P
Date: 21-Apr-25

Residential Building

1 Average Day

Niagara Region - 2021 Master Servicing Plan Update Volume IV page 12

Residential Average Day Demand=

255 L/cap/d
0.00295 L/cap/s

Development Charges Background Study Regional Municipality of Niagara (2022)

Equivalent population for 1 Bedroom or less

1.214 persons per unit

Equivalent population for 2 Bedroom or more

1.991 persons per unit

Phase	Type of Development	Units	Population per unit	Population	Avg Flow (L/s)
1	1 Bedroom or less	6	1.214	7	0.02
2	2 Bedroom or more	23	1.991	46	0.14
TOTAL		29	-	53	0.16

2 Peaking Factor

Ontario Ministry of the Environment and Climate Control's Design Guidelines for Sewage Works

Peaking Factor = $1 + (14 / (4 + (P / 1000)^{1/2}))$

Cumulative Population =

53

Peaking Factor =

4.00

3 Infiltration allowance

Niagara Region - 2021 Master Servicing Plan Update Volume IV page 15

Infiltration allowance 0.286 L/s/ha

New Developments

Total Area 0.58 ha

Portion of site allocated to Residential Building

Infiltration 0.166 L/s

4 Design Flow

Design Flow = average flow x peaking factor + infiltration allowance

Design Flow = 0.8 L/s



Sanitary Flow Calculations

PROJECT: 1544 & 1546 Four mile Creek Road
PROJECT No: ALL-24011473-A0
CREATED BY: R.N
CHECKED BY: S.P
Date: 21-Apr-25

Commercial Building

1 Average Day

Niagara Region - 2021 Master Servicing Plan Update Volume IV page 12
Commercial Average Day Demand=

310 L/cap/d
0.00359 L/cap/s

Development Charges Backgroud Study Regional Municipality of Niagara (2022)
Equivalent population project for commercial

500 Sqft per Person

Phase	Type of Development	GFA Sqft	Sqft per person	Population	Avg Flow (L/s)
1	Commercial/Office	40020	500	80	0.3
TOTAL		40020	-	80	0.3

2 Peaking Factor

Ontario Ministry of the Environment and Climate Control's Design Guidelines for Sewage Works

Peaking Factor = $1 + (14 / (4 + (P / 1000)^{1/2}))$

Cumulative Population =

80

Peaking Factor =

4.00

3 Infiltration allowance

Niagara Region - 2021 Master Servicing Plan Update Volume IV page 15

Infiltration allowance 0.286 L/s/ha

Total Area 0.49 ha

Infiltration 0.140 L/s

New Developments

Portion of site allocated to Commercial Building

4 Design Flow

Design Flow = average flow x peaking factor + infiltration allowance

Design Flow = 1.29 L/s

Roshawn Nunes

From: Mike Komljenovic <Mike.Komljenovic@notl.com>
Sent: Monday, January 13, 2025 10:42 AM
To: Scott Passmore
Cc: Roshawn Nunes; Walter Toth; Stephen; Robert Alguire; Kiefer Paton, C.Tech.; Darrin Wills, C.Tech., rcji, mii; Darren MacKenzie, C.Tech., rcsi; Mike Komljenovic
Subject: RE: 1544 - 1546 Four Mile Creek Rd, NOTL - Sanitary Capacity Analysis

Some people who received this message don't often get email from mike.komljenovic@notl.com. [Learn why this is important](#)



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Hi Scott,

Thanks for your response and the additional information/clarity regarding the proposed submission. I've spoken with the Director and we don't have any concerns with the approach at this time and will provide formal comments as part of the future submission when circulated.

Thanks

Mike Komljenovic
Engineering Supervisor

Mike.Komljenovic@notl.com

Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
Telephone: (905) 468-3266
Website: www.notl.com

From: Scott Passmore <Scott.Passmore@exp.com>
Sent: Friday, January 10, 2025 3:18 PM
To: Mike Komljenovic <Mike.Komljenovic@notl.com>
Cc: Roshawn Nunes <Roshawn.Nunes@exp.com>; Walter Toth <Walter.Toth@exp.com>; Stephen <stephen@timesgroup.ca>; Robert Alguire <robert.alguire@notl.com>; Kiefer Paton, C.Tech. <Kiefer.Paton@notl.com>; Darrin Wills, C.Tech., rcji, mii <Darrin.Wills@notl.com>; Darren MacKenzie, C.Tech., rcsi <darren.mackenzie@notl.com>
Subject: RE: 1544 - 1546 Four Mile Creek Rd, NOTL - Sanitary Capacity Analysis

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CAUTION: This email originated from outside the Town of Niagara-on-the-Lake. Use caution when clicking on a link or opening an attachment unless you know that the content is safe. If unsure, forward the email to IT to validate.

Hi Mike,

We had a team meeting on our end to discuss your suggestions below.

First, we want to thank you for your suggestion regarding this project. It is much appreciated and was carefully considered. In regard to the downstream municipal sanitary capacity analysis, we have already spent a significant amount of time, effort and client resources on completing the calculations to address the request outlined in the original pre-consultation meeting with municipal staff. Therefore, we seek to submit our completed analysis within our FSR as part of our client's application consistent with what City staff set out in the pre-consultation meeting. We think this analysis will be of assistance to the Town in understanding the merits of our client's development application from a sanitary capacity perspective, and since its almost ready to go, we think it makes sense to complete it and provide it to the Town.

It is notable that our client has lowered the density of its proposed development for the original pre-consultation concept of 149 residential units to 30 residential units. With this reduction, the proposed density of the subject site matches the permissible density for the subject site outlined in the Town's official plan. Given this change in density for the subject site, we don't think there is any need for a broad-based sanitary capacity analysis. The sanitary analysis that we will include in our FSR will show the calculations to the Niagara Stone Road termination point, which we believe is a reasonable termination point given that the proposed development now consists of 30 units, and is at the planned density for the subject site.

Overall, we believe this approach is appropriate, and believe our analysis will assist GM Blue Plan's work on the MSP.

If you have any concerns with what we have noted above, please let us know. Otherwise, we look forward to working with you, including addressing any comments you might have on our forthcoming FSR.

Thanks again,

Scott Passmore, P.Eng.

EXP | Vice President, Land Development, Central Canada E&E

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[keep it green, read from the screen](#)

From: Scott Passmore

Sent: Friday, January 3, 2025 11:29 AM

To: Mike Komljenovic <Mike.Komljenovic@notl.com>

Cc: Roshawn Nunes <Roshawn.Nunes@exp.com>; Walter Toth <Walter.Toth@exp.com>; Stephen <stephen@timesgroup.ca>; Robert Alguire <robert.alguire@notl.com>; Kiefer Paton, C.Tech. <Kiefer.Paton@notl.com>; Darrin Wills, C.Tech., rcji, mii <Darrin.Wills@notl.com>; Darren MacKenzie, C.Tech., rcsi <darren.mackenzie@notl.com>

Subject: RE: 1544 - 1546 Four Mile Creek Rd, NOTL - Sanitary Capacity Analysis

Hi Mike, Happy New Year to you as well. Thank you for this feedback. I will speak to the team and get back to you. Much appreciated.

Scott Passmore, P.Eng.

EXP | Vice President, Land Development, Central Canada E&E

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[keep it green, read from the screen](#)

From: Mike Komljenovic <Mike.Komljenovic@notl.com>

Sent: Friday, January 3, 2025 10:26 AM

Town of Niagara-on-the-Lake
Project: 1544 & 1546 Four Mile Creek Rd
EXP Project No: ALL-24011473-A0

$n \geq 0.013$	Numbers in blue or text in red are equations
$M = 1 + (14 / (4 + (P / 1000)^{0.3}))$	(Harmon peaking factor Min = 2; Max = 4)
Population density (from 2022 niagara region dev. charges background study)	2.929 persons/unit (Singles)
$Q_p = P^*q^*M/86400$	Peak population flow 310 litres/person/day (Industrial)
$Q_i = I^*A$	Peak extraneous flow: 0.4 litres/second/hectare (Existing)
$Q_{tot} = Q_p + Q_i$	Total peak flow as the sum of peak population flow and peak extraneous flow

7.3 L/s plug flow from Line 2 SPS
55 persons/ha (EXTERNAL FLOW AREAS ONLY)
90 persons/ha (industrial based on 1200sq ft per employee - BUILDING AREA)
255 litres/person/day (Residential)
0.286 litres/second/hectare (New)

[illegible]

Town of Niagara-on-the-Lake
Project: 1544 & 1546 Four Mile Creek Rd
EXP Project No: ALL-24011473-A0

Town of Niagara-on-the-Lake
Project: 1544 & 1546 Four Mile Creek Rd
EXP Project No: ALL-24011473-A0

7.3 L/s plug flow from Line 2 SPS
55 persons/ha (EXTERNAL FLOW AREAS ONLY)
90 persons/ha (industrial based on 1200sq ft per employee - BUILDING AREA)
255 litres/person/day (Residential)
0.286 litres/second/hectare (New)

[illegible]

E:\MRK\ALL-24011473-A0\60 Execution\65 Drawings\Civil\24011473-SAN-DAP_Kik.dwg



KEYPLAN

LEGEND:

- PROPERTY LINE
- EX. SANITARY SEWER
- SANITARY DRAINAGE BOUNDARY
- EX. SANITARY M.H.

CATCHMENT ID#

DRAINAGE AREA (ha)

ESTIMATED POPULATION (PERSONS)

NOTES

- TOPOGRAPHIC SURVEY PROVIDED BY BARICH GRENNIE SURVEYING LTD. COMPLETED ON JANUARY 25, 2024.
- SITE PLAN PROVIDED BY ICKE BROCHU ARCHITECTS INC

SCALE: N.T.S

	DRAWN BY	CHECKED BY
	R.N	S.P.

DOWNSTREAM SANITARY ANALYSIS CATCHMENT PLAN	FIGURE 3
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1544 & 1546 FOUR MILE CREEK RD
NIAGARA ON THE LAKE, ONTARIO

PROJECT NUMBER: ALL-24011473-A0	DATE: APRIL 2025
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