

September 4, 2026

Lawrence Architects Inc.
18 Deakin Street, Suite 205
Nepean, Ontario
K2E 8B7

ATTENTION: BRANDON LAWRENCE, B.AS, M.ARCH, OAA, MRAIC, DIRECTOR

**SUBJECT: 125 DOVER COAST BLVD. - NORFOLK, ON
SOUTHBRIDGE PORT DOVER - LONG TERM CARE HOME
PROJECT NO. SPPL2026106
BUILDING PERMIT COMMENTS AUGUST 5, 2026
BUILDING APPLICATION NO. PRBD20260739
GWAL PROJECT NO. 2026-199**

Please find herewith our response based on the Norfolk County planning and development comments in their letter dated August 5, 2026, for Application to Construct a New long term care home at 125 Dover Coast Blvd.

General Comments

- Item 5: Civil and mechanical plans to be updated to provide a dedicated water connection to the fire protection and domestic services separately within the building.
- Item 8: The proposed mechanical room is adequately sized to accommodate the domestic water backflow preventor and meter.

We trust that the above comments are acceptable.

Yours very truly,

GWAL, a division of Englobe



Mark Sarasin, P.Eng., ing. | Director, Mechanical
Engineer

MS/po

e.c.: Eli Giaccone (GWAL - Mechanical)

Enclosures: Norfolk County Development Engineering Department Memo – Nine (9) pages
Drawings, M1.15, M2.1, M2.2, M2.9 and M2.18

Memo

To: Kendall Wharton, Planner
From: Development Engineering Department
Date: Aug 5, 2026
E-mail: developmentengineering@norfolkcounty.ca
Re: SPPL2026106 (125 Dover Coast Blvd, Port Dover)

Development Engineering has reviewed the **1st submission** for **SPPL2026106** and have the following Comments:

General Comments:

1. A Securities Estimate was not provided in the 1st submission. In your next submission please provide a security estimate in Norfolk County's standard Schedule H template. As the design approaches approval, the estimate will be reviewed in greater detail for final approval.
2. As per Norfolk County Design Criteria Section 16.4.01 (Requirements), Please include an Electrical Services Plan in a future submission.
3. As part of our review Norfolk County used our 3rd party reviewer to assist in the detailed engineering review. Joint comments are included in the table below.
4. In the GEI review, it is recognized there are several concerns with overall Lot Grading. In the County's review it appears this submission is attempting to match existing property line grades surrounding the development. However, some of the surrounding lands have only been rough graded after road construction. The existing lands have not been graded to the ultimate design. Please review the attached "Overall Grading Plan – Sheet M32" from the original Dover Coast Development drawings. In your next submission the Lot grading plan shall conform to the overall grading plan.

5. To be read in conjunction with GEI Comment 16, Norfolk County is attaching an example of standard domestic and fire water servicing. Please review Scenario 6.
6. As identified in Scenario 6 a Detector assembly will be required immediately past property line on the fire service.
7. As identified in Servicing and SWM report 2.2.2 Fire Protection system, the proposed building is to be sprinklered. As shown in Scenario 6 the Fire line into the building must be separated from the Domestic water service. Please review and provide a separate Domestic and Fire service into the proposed building.
8. In your next submission please confirm that the proposed Mechanical room will be adequately sized to provide both Backflow protection on the Domestic line and a water meter.
9. In your next submission please show the relocation of the existing Fire Hydrant OR adjust the proposed entrance to avoid the current Fire Hydrant location.
10. It is not desirable to have an existing CB in the middle of the proposed driveway. Please consider relocating the proposed driveway. An alternate option will be to relocate the existing CB beyond the limits of the driveway.
11. Please show the limits of all stormwater ponding on the grading plan.
12. Please Identify snow storage areas. Development Engineering is concerned about how these areas may impact Drainage and Stormwater performance.
13. On drawing 12612-GP under General Notes, 3 references Municipality of North Grenville. Please revise to say Norfolk County.
14. As mentioned in the Pre consultation notes,

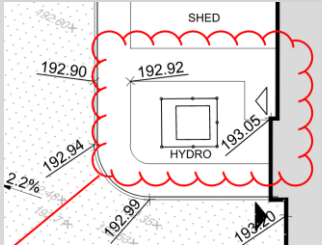
“Prior to Site Plan approval the Developer must confirm a Construction and Access Management Plan. Norfolk County will require that all heavy construction traffic must enter the subdivision from HWY 6 on to Dover Coast Blvd.
While the approval of Site Plan will not necessarily trigger the Roundabout construction the developer must be aware construction traffic will not be permitted to use any local residential roads or New Lakeshore Road.”

In your next submission please provide a Construction Management Plan. This plan must include a Construction access route drawing.
15. Please provide a Storm inspection manhole on Property line.

COUNTY / GEI COMMENTS:

County comments are in **BLUE**

Engineering Review Comments

Comment ID	County / GEI Comment	Applicant Response
General		
#1	Existing topographic plan to be included with application.	
Grading Plan, Drawing No. 126012-GR		
#2	In line with Section 16.5.01 Site Grading Design from the Norfolk County Design Criteria (February 2019), please address: a. Swales shall have a minimum slope of 1.5%. b. maximum depth of swale to be 0.5m c. the maximum length for any drainage swale shall be 90m.	
#3	Proposed Hydro transformer area does not consider proposed top of curb. Please amend to avoid trapped lowpoint. 	
#4	Proposed fill in adjacent boulevard of Dover Coast Boulevard to consider and capture existing infrastructure adjustments. Engineer to review the design to be revised so that infrastructure is not within a swale and can be accessed from Dover Coast Boulevard.	
#5	Existing water valve conflicting with proposed swale in site adjacent to Dover Coast Boulevard.	

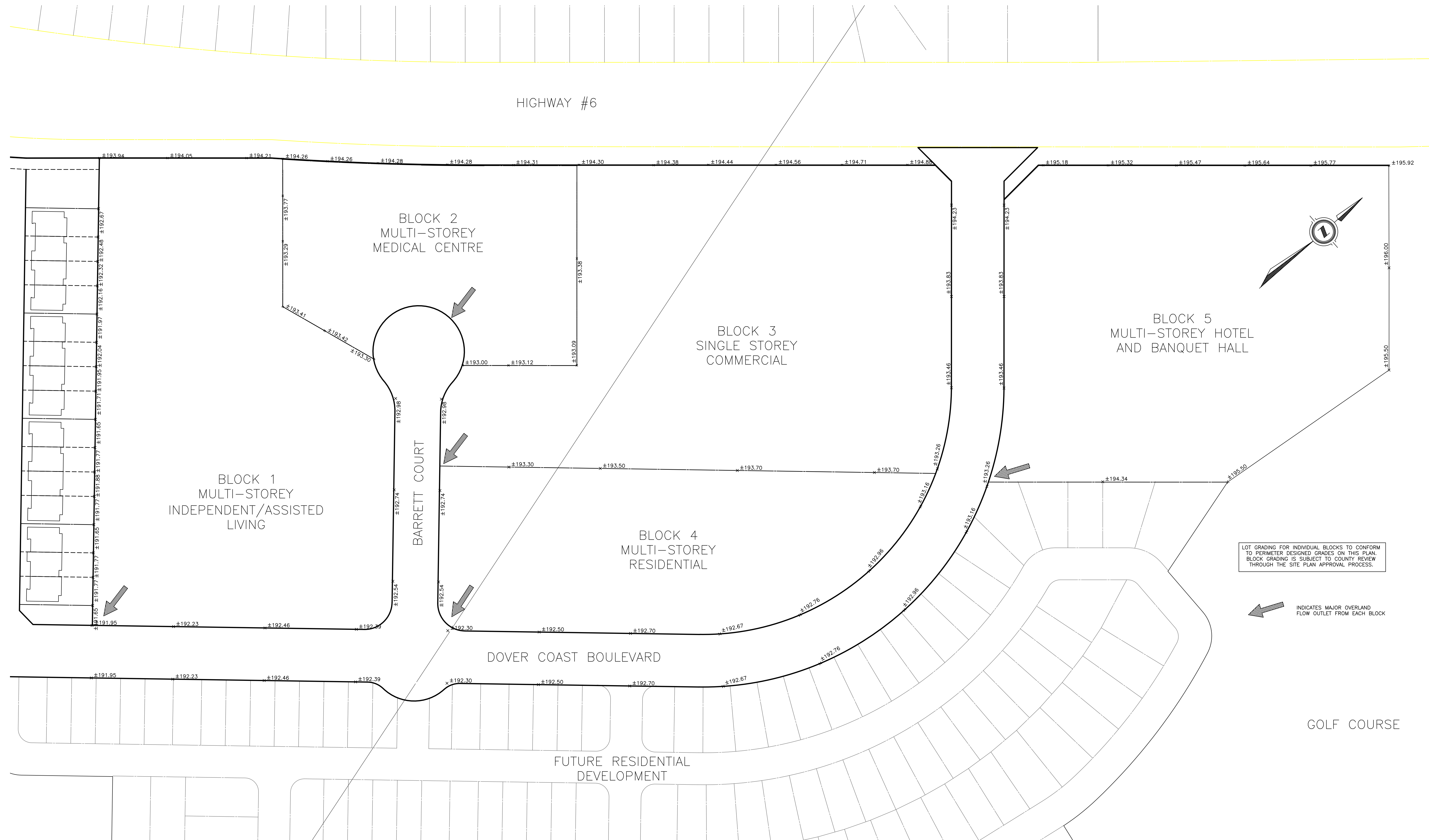
[illegible]

GEI Consultants Canada Ltd.

	The County is providing further criteria attached to these comments.	
#17	Please maintain horizontal separation of 2.5m from outside of pipe edge to pipe edge.	
Servicing and SWM Report		
#18	Please review FUS – Fire Flow Calculations in Appendix B. Building area to align with site plan. Proposal does not align with FUS Table 4 to provide NFPA 13 compliance. Please note that current Norfolk County criteria for required available Fire Flow for an institutional building is 150L/sec. FUS is only referenced if available fire flows do not meet Norfolk County criteria.	
#19	Stormwater quality control to be addressed prior to discharge to County infrastructure.	
#20	Please provide the pre-development drainage area plan in the report and ensure the SWM post-development strategy aligns with the pre-development rates. It is the opinion of Norfolk County that the downstream system is sized for minor storms. The ultimate release from the site cannot exceed the site allocation in the municipal storm sewer	
#21	Before implementing Lid measures, provide a water balance comparison table showing the pre- and post-development site-wide water balance, specifically addressing the impact of the Infiltration Basin. Norfolk County clears comment 21.	
#22	According to 7.3.02 Stormwater Management Quantity Criteria of the Norfolk County Design Criteria, peak flows discharged from the site shall not increase as a result of the proposed development. Please provide pre-development calculations for the 2-, 5-and 100-year storm events.	
#23	Provide detailed calculations for the imperviousness of each proposed catchment.	



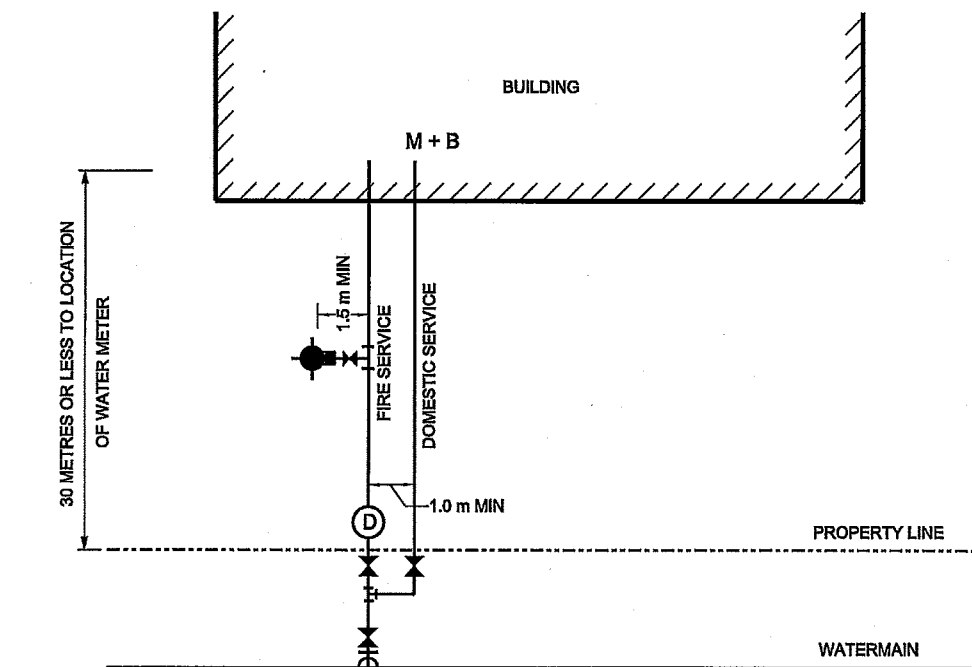
#24	Please support that the subject site will not negatively impact the downstream capacity of the sanitary sewers to the Port Dover Waste Water Treatment Plant.	This will be confirmed through the County's Wastewater model. Modelling is currently underway. While the County does not expect any concerns, the developer must be aware that they will be responsible for any upgrades if necessary.
#25	Please provide swept path plans as part of the Traffic assessment in consideration of the garbage pickup and fire access.	

[illegible]



Water Meter & Backflow Prevention Scenarios for Commercial Industrial and Institutional Buildings

Scenario #6:



LEGEND

	VALVE & BOX		DETECTOR ASSEMBLY IN CHAMBER
	FIRE HYDRANT CW VALVE & BOX		METER IN CHAMBER
	DIRECTION OF PUMPER NOZZLE	B	BACKFLOW PREVENTER
	TAPPING SLEEVE & VALVE & BOX	D	DETECTOR ASSEMBLY
	TEE	M	WATER METER

- NOTE : 1. The required detector assembly on the fire service is determined based on the fire sprinkler or standpipe classification as found in Section 7.6.2.4, Backflow from Fire Protection Systems, of the 2006 Ontario Building Code and Section 5.5 of the CSA B64.10 series standard. If the building code and CSA B64.10 requires a double check valve assembly for the fire service then the water supply bylaw requires it to be double check detector assembly. On the other hand, if the building code or CSA B64.10 requires a reduced pressure principal assembly, then it should be a reduced pressure detector assembly. It should be noted that a reduced pressure detector assembly cannot be installed below grade in a vault or chamber.
2. When a building requires a hydrant for fire protection make all attempts to locate proposed hydrant on private property.



Client

2026-09-04	ISSUED FOR PERMIT COMMENT RESPONSE	4
2026-06-29	ISSUED FOR BID CALL	3
2026-06-15	ISSUED FOR PERMIT	2
2026-05-28	ISSUED FOR PROGRESS SET	1
DATE	REVISION	RE

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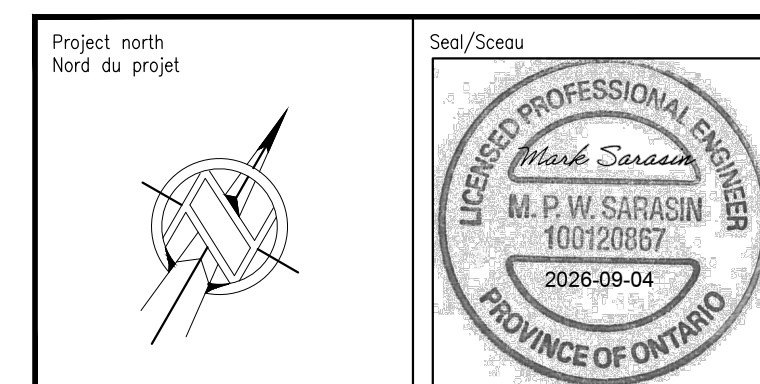
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Ottawa Ontario 613 727-5115 Fax
Canada K2C 3R8 www.gwal.com Web



Project/Projet
SOUTHBRIDGE PORT DOVER
LTC - 125 DOVER COAST
BLVD., NORFOLK, ON

Drawing title/Titre du dessin

FIRE PROTECTION SCHEMATIC

Scale	AS NOTED	Project no./No. du projet	2026-199
Échelle			
Design by	E. GIACCONE	Drawing/Dessin	
Conçu par		M1.5	OF 52
Drawn by	E. GIACCONE		
Dessiné par			
Reviewed by	M. SARASIN		
Examiné par			

NOTES:

- 1
M2.

1 : 150



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Project north:
Nord du projet:

Goal Score:



Drawing title/Titre du dessin

Scale	As indicated	Project no./No. du projet	2026-190
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Design by:	E. GIACCONE	Drawing/Dessin:	
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Compu per:	M2 1
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Drawn by: J.G.S. | MZ. I

Dessiné par:	
Reviewed by:	

Examiné par:	M.SARASIN	OF
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Date	2026.05.28	Revision No.	1	REVIT File:
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Date	2020-05-28		
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TYPICAL PLUMBING NOTES

NOTES:

1. PROVIDE ALL PLUMBING FIXTURES AND PIPING IN ACCORDANCE WITH OBC. PLUMBING PIPE SIZING TO BE AS INDICATED OR IN ACCORDANCE WITH OBC, WHICHEVER IS GREATER. ANY PROPOSED DEVIATIONS FROM STATED PIPE SIZING OR ROUTING MUST BE VERIFIED WITH ENGINEER PRIOR TO INSTALLATION.
2. VENTS ARE NOT SHOWN. PROVIDE SANITARY VENTS AS PER OBC FINAL ROUTING AND CONFIGURATION OF ALL VENTING TO BE DETERMINED BY PLUMBING CONTRACTOR IN ACCORDANCE WITH OBC AND TO APPROVAL OF AUTHORITY HAVING JURISDICTION.
3. CLEANOUTS TO BE WALL TYPE AND COORDINATED TO BE AT BASE OF RISERS AS PER DETAIL. UNLESS OTHERWISE INDICATED.
4. NOT ALL PLUMBING FIXTURE CONNECTIONS ARE SHOWN. REFER TO PLUMBING FIXTURE SCHEDULE FOR PIPE SIZES.
5. ALL TAKE-OFFS FROM MAINS TO BE EQUIPPED WITH ISOLATION VALVES.
6. ALL DOMESTIC HOT WATER RISER TO BE EQUIPPED WITH ISOLATION VALVE AND CIRCUIT BALANCING VALVE LOCATED IN ACCESSIBLE LOCATION. CIRCUIT BALANCING VALVES TO BE NORMALLY SET TO MINIMUM POSITION, AND ADJUSTED AT TIME OF BALANCING TO GET BALANCED FLOW THROUGH EACH RISER.
7. INSTALL ALL ABOVE GRADE PIPING PARALLEL AND CLOSE TO WALLS AND CEILINGS TO CONSERVE HEADROOM AND SPACE.
8. COORDINATE PIPING WITH OTHER TRADES (LIGHTING FIXTURES, SPRINKLER PIPING, DUCTWORK, ETC.).
9. PIPING OFFSETS ARE SHOWN FOR ILLUSTRATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE AMOUNT OF REQUIRED OFFSETS AS PER SITE CONDITIONS.
10. STORM PIPING AND FITTINGS TO BE INSULATED FROM ALL ROOF DRAIN BODIES TO STORM PIPING AT GRADE LEVEL.
11. CONTRACTOR TO PROVIDE ACOUSTIC INSULATION WHERE THE PIPING RUNS IN LIVING SPACES (BEDROOMS, LIVING AREA, ETC.).
12. DOMESTIC HOT, COLD AND RECIRC PIPING SHALL BE COMPLETELY THERMALLY INSULATED TO FIXTURES, EXCEPT EXPOSED SUPPLY ASSEMBLY AT FIXTURES.
13. ALL PIPING PASSING THROUGH EMERGENCY EXITS TO BE FIRE WRAPPED. CONFIRM WITH GENERAL CONTRACTOR OR CM AND THE BID SCOPE OF WORK.
14. ALL PIPING SHALL BE PROTECTED AGAINST DAMAGE. COORDINATE PIPING PROTECTION WITH ARCHITECTURAL DRAWINGS.
15. MECHANICAL CONTRACTOR TO COORDINATE PIPING ROUTING AND PENETRATIONS WITH ACOUSTICAL REQUIREMENTS. REFER TO THE ARCHITECTURAL DRAWINGS FOR DETAILS REGARDING LOCATION OF ACOUSTIC CEILINGS AND LIMITATIONS FOR PENETRATING ACOUSTIC ASSEMBLIES.
16. WATER DISTRIBUTION PIPING TO KITCHEN, LAUNDRY AND SERVERY EQUIPMENT IS INDICATED ON PART PLANS. CONTRACTOR TO PROVIDE PLUMBING SERVICES TO KITCHEN AND LAUNDRY EQUIPMENT FROM THE INDICATED SERVICE TAKEOFFS IN ACCORDANCE WITH OBC AND TO SUIT KITCHEN EQUIPMENT.
17. VERIFY ALL PLUMBING REQUIREMENTS FOR SPECIALTY FIXTURES AND KITCHEN EQUIPMENT WITH SUPPLIERS PRIOR TO INSTALL.
18. REFER TO SPECIFICATIONS FOR REQUIRED BEDDING, BACKFILL, PRESSURE TESTING, PIPE VIDEO SCANNING TO BE CARRIED OUT PRIOR TO CONCRETE POUR AND A FINAL COMPLETION OF PROJECT.
19. PROTECT ALL FLOOR DRAINS FROM DAMAGE AND CONSTRUCTION DEBRIS.

PROVIDE Ø50 VENT AT THE TOP AND BOTTOM OF THE SHAFT FOR GAS PIPING

CONTINUE IN FIRE PROTECTION DRAWINGS

PLUMBING - GROUND FLOOR

1 : 150



Client

2026-09-04	ISSUED FOR PERMIT COMMENT RESPONSE	5
2026-07-24	ISSUED FOR ADD-M1	4
2026-06-29	ISSUED FOR BID CALL	3
2026-06-15	ISSUED FOR PERMIT	2
2026-05-28	ISSUED FOR PROGRESS SET	1
DATE	REVISION	REF

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Project north:
Nord du projet

Seal/Scout:



Project/Projet:
SOUTHBRIDGE PORT DOVER LTC - 125 DOVER COAST BLVD., NORFOLK, ON

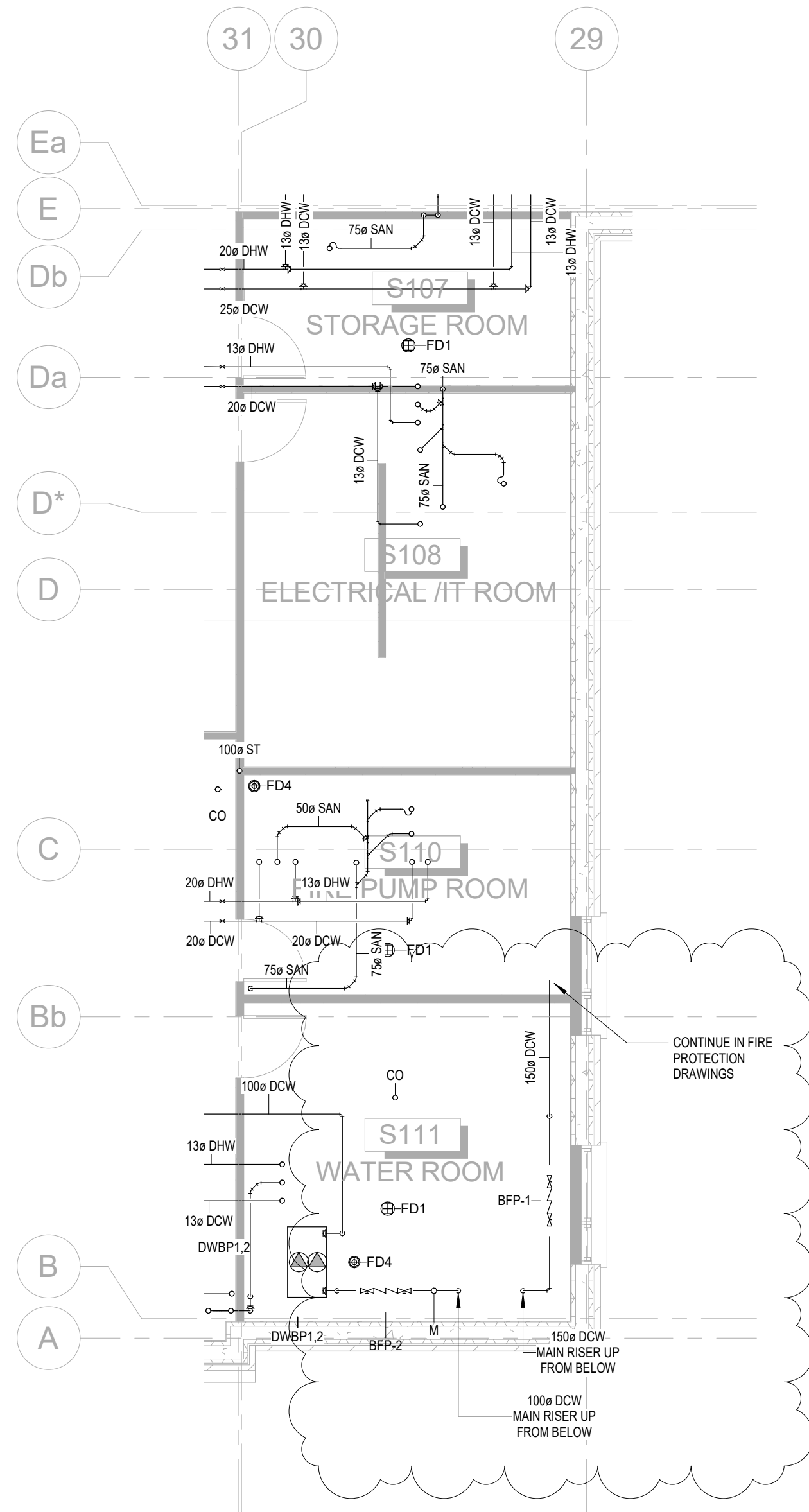
Drawing /Nbre du dessin:
PLUMBING - GROUND FLOOR

Scale Échelle	As indicated	Project no./Nro. du projet	2026-199
Design by: Conçu par:	E. GIACCONE	Drawing/Drawn: M2.2	
Drawn by: Dessiné par:	J.G.S.	Reviewed by: M.SARASIN	OF
Examined by: Date	2026-05-28	Revision No 1	REVIT File

NOTES:

- [illegible]

1
M2.9



2
M2.9



2026-09-04	ISSUED FOR PERMIT COMMENT RESPONSE	5
2026-06-29	ISSUED FOR BID CALL	3
2026-06-15	ISSUED FOR PERMIT	2
2026-05-28	ISSUED FOR PROGRESS SET	1
DATE	REVISION	REF

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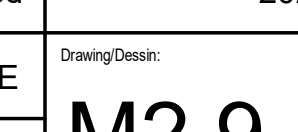
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Project north: Nord du projet	Seal/Scell: 
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Project/Project:
SOUTHBRIDGE PORT
DOVER
LTC - 125 DOVER COAST
BLVD., NORFOLK, ON

PLUMBING - MECHANICAL ROOMS

Scale	As indicated	Project no./No. du projet	2026-199
Echelle		Drawing/Dessein:	
Design by:	E. GIACCONE		
Conçu par:			
Drawn by:	J.G.S.		
Dessiné par:			
Reviewed by:	M.SARASIN		OF
Examiné par:			
Date	2026-05-28	Revision No:	1
Date			REVIT File

NOTES:
THERMAL EXPANSION CONTROLS ARE SHOWN ON THE SCHEMATICS FOR ILLUSTRATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RETAIN ENGINEERING SERVICES TO PROVIDE FINALIZED ENGINEERING OF THE THERMAL EXPANSION SYSTEM, INCLUDING SELECTION AND PLACEMENT OF ALL CONTROLS. ENGINEERING OF THE THERMAL EXPANSION SYSTEM, AND SUPPLY OF EXPANSION CONTROL SYSTEM IS TO BE PROVIDED BY A SINGLE PARTY.

Client

DATE	REVISION	REF
2026-09-04	ISSUED FOR PERMIT COMMENT RESPONSE	4
2026-06-29	ISSUED FOR BID CALL	3
2026-06-15	ISSUED FOR PERMIT	2
2026-05-28	ISSUED FOR PROGRESS SET	1

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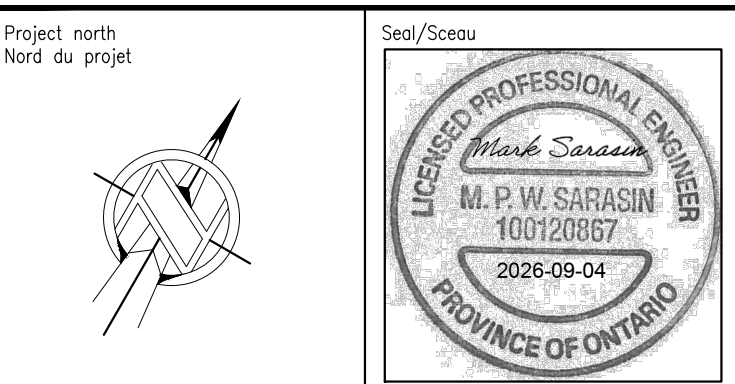
CE Dessin EST LA PROPRIÉTÉ LITTÉRAIRE DE GOODKEY WEEDMARK & ASSOCIATES LIMITED ET TOUS LES DROITS SONT RÉSERVÉS. L'UTILISATION EST INTERDITE SANS LE CONSENTEMENT ÉCRIT DE L'AUTEUR.

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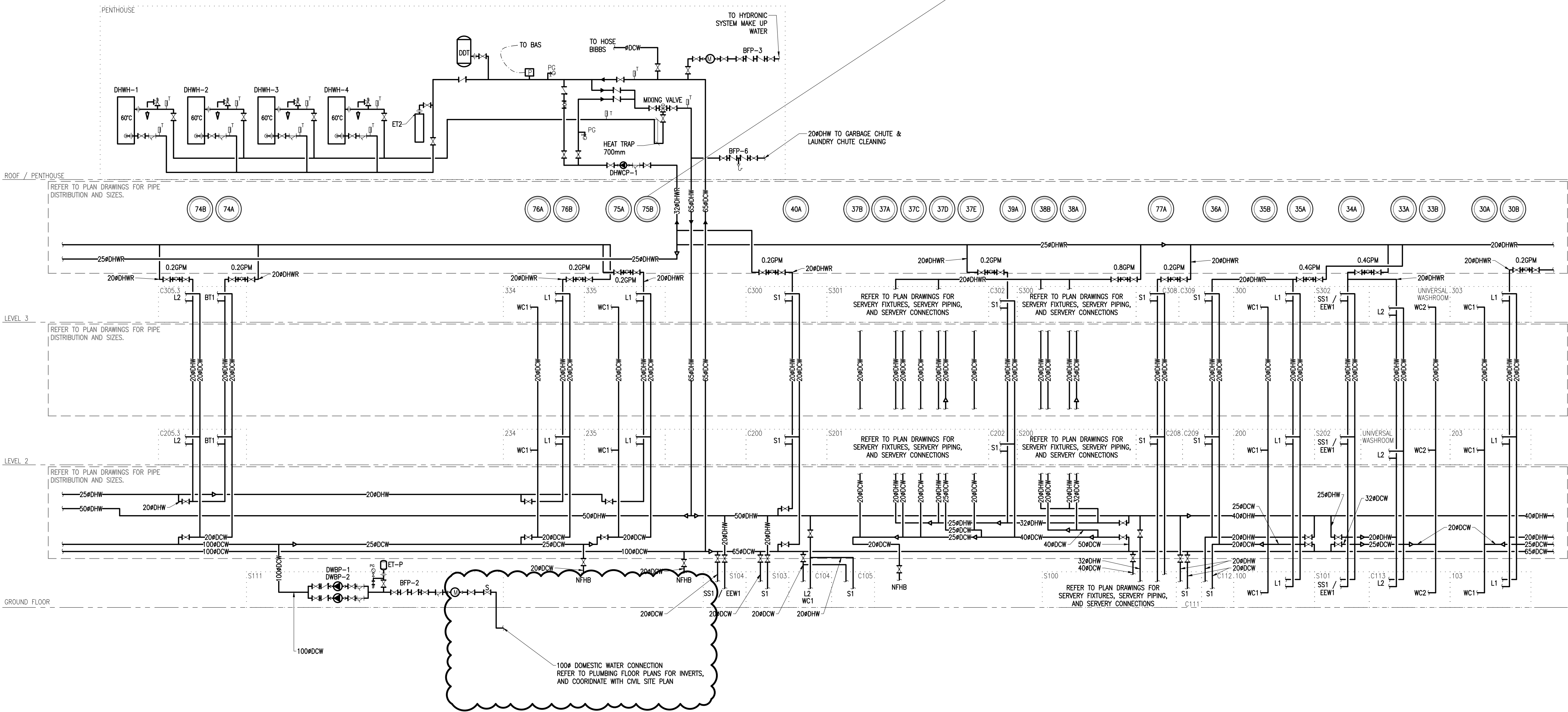
Project/Project
**SOUTHBRIDGE PORT DOVER
LTC - 125 DOVER COAST
BLVD., NORFOLK, ON**

Drawing title/Titre du dessin
**MECHANICAL - PLUMBING -
DOMESTIC WATER SCHEMATIC 3**

Scale Échelle	AS NOTED	Project no./No. du projet 2026-199
Design by Conçu par	E. GIACCONE	Drawing/Dessin
Drawn by Dessiné par	E. GIACCONE	M2.18
Reviewed by Examiné par	M. SARASIN	of 52

REFER TO DRAWING M2.16 FOR CONTINUATION

REFER TO DRAWING M2.18 FOR CONTINUATION



**MECHANICAL - PLUMBING -
DOMESTIC WATER SCHEMATIC 3**

1
M2.18
N.T.S.

Stage 1 Archaeological Assessment of 125 Dover Coast Boulevard, Part of Lot 15, Concession 1, Geographic Township of Woodhouse, now in the Town of Port Dover, Norfolk County

Original Report

Prepared for:

Southbridge Health Centre LP

766 Hespeler Road, Suite 301

Cambridge, Ontario, N3H 5L8

Archaeological Licence: P449 (Bhardwaj)

Project Information Form: P449-0891-2026

Archaeological Services Inc. File: 26PL-140

13 August 2026



Executive Summary

Archaeological Services Inc. was contracted by Southbridge Health Centre LP to undertake a Stage 1 Archaeological Assessment of 125 Dover Coast Boulevard, Part of Lot 15, Concession 1, Geographic Township of Woodhouse, now in the Town of Port Dover, Norfolk County. The subject property is approximately 2.26 hectares.

The Stage 1 background research entailed consideration of the proximity of previously registered archaeological sites and the original environmental setting of the subject property, along with nineteenth- and twentieth-century settlement trends and a review of available aerial imagery. This research indicated that the subject property would typically retain potential for the presence of archaeological resources; however, aerial imagery indicates extensive grading activities and land alteration has destroyed any archaeological resources that may have been present.

The site visit confirmed that the current subject property has been impacted by previous deep and extensive land alteration and does not retain archaeological potential. The subject property can, therefore, be considered clear of archaeological concern, in accordance with the Ministry of Citizenship and Multiculturalism's 2011 *Standards and Guidelines for Consultant Archaeologists*.



Project Personnel

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- **Project Manager:** Robb Bhardwaj, Master of Arts (P449), Associate Archaeologist, Project Manager, Planning Assessment
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1.0 Project Context

Archaeological Services Inc. was contracted by Southbridge Health Centre LP to undertake a Stage 1 Archaeological Assessment of 125 Dover Coast Boulevard, Part of Lot 15, Concession 1, Geographic Township of Woodhouse, now in the Town of Port Dover, Norfolk County. The subject property is approximately 2.26 hectares.

1.1 Development Context

This assessment was conducted under the senior project management of Jennifer Ley (R376), the project management and the project direction of Robb Bhardwaj (P449) under Ministry of Citizenship and Multiculturalism (hereafter “the Ministry”) Project Information Form P449-0891-2026. All activities carried out during this assessment were completed as part of a site plan application, as required by Norfolk County and the *Planning Act* (Ministry of Municipal Affairs and Housing, 1990). All work was completed in accordance with the *Ontario Heritage Act* (Ministry of Culture (now the Ministry), 1990) and the *Standards and Guidelines for Consultant Archaeologists* (hereafter “the Standards”) (Ministry of Tourism and Culture (now the Ministry), 2011).

The subject property was within the scope of work of a previous Stage 1 and 2 Archaeological Assessment of Stadler Farms Subdivision property, comprising approximately 37.85 acres, in 2004 (Contract Information Form Number P040-031). The Stage 1 and 2 Archaeological Assessment Report recommended no further work on the property (Mayer Heritage Consultants, 2004).

Permission to access the subject property and to carry out all activities necessary for the completion of the assessment was granted by the proponent on July 17, 2026.



1.2 Historical Context

1.2.1 Indigenous Land Use and Settlement

Current archaeological evidence indicates that humans were present in southern Ontario – ranging from Windsor in the west to the Quebec border in the east and to North Bay in the north – approximately 13,000 years ago (Ferris, 2013).¹ This deep history reflects a long and enduring relationship between people and the lands, waters, plants, and animals of this region.

During the Paleo period (circa 11,500-8,000 Before the Common Era (BCE)), populations were small and highly mobile, living within a boreal parkland similar to the modern sub-arctic. People relied on hunting, fishing, and gathering for sustenance, practices that required careful knowledge of seasonal patterns, animal movement, and the resources provided by the surrounding landscape. The fluted points, beaked scrapers, and gravers from this period are among the most significant artifacts found in southern Ontario, particularly along the shorelines of former glacial lakes (Ellis & Deller, 1990). While these artifacts are important archaeological evidence, they are also reminders of the depth of human experience in this place; generations of people moved through, learned from, and lived in relationship with the land long before settlers arrived.

By approximately 8,000 BCE, the environment had progressively warmed, contributing to the emergence of the Archaic period (circa 8,000 to 900 BCE). During this timeframe, groups were generally small and populations began to occupy less extensive territories. Seasonal rhythms shaped how people lived in and moved through the land. Groups tended to come together in the spring and summer and disperse in the fall and winter, with the seasons also guiding subsistence activities, including fishing, hunting, foraging, trapping, and food

¹ While many types of information can inform the precontact settlement of Ontario, such as oral traditions and histories, this summary provides information drawn from archaeological research conducted in southern Ontario over the last century.



storage and preparation. These practices reflect a close observation of the natural world and a deep practical knowledge of the lands, waters, plants, and animals that sustained life.

This period produced the earliest evidence of heavy wood working tools, suggesting a greater investment of labour in felling trees for fuel, building shelter, and producing watercraft. These activities suggest longer seasonal residency at occupation sites and a more sustained relationship with particular places. The Archaic period in southern Ontario also saw extensive trade networks between groups within and outside the region, involving the exchange of both raw materials and finished objects, including polished or ground stone tools, beads, copper implements, and cherts for the manufacture of notched or stemmed projectile points. The earliest archaeological evidence for cemeteries dates to approximately 2,500-1,000 BCE and is interpreted by archaeologists to be indicative of increased social organization, investment of labour in social infrastructure, and greater ritual activity (Brown, 1995; Edwards & Fritz, 1988; Ellis et al., 1990, 2009). These sites are also reminders that the land was not only a source of sustenance and material resources, but places where relationships were built and cultures were nurtured.

The Woodland period (circa 900 BCE to 1600 Common Era (CE)) saw several aspects of life continue from previous generations, including residential mobility and the seasonal or annual return to familiar landscapes to harvest available resources. These patterns reflect not only movement across the land, but an ongoing relationship with place, as people returned to areas where they knew the rhythms of the seasons, the availability of plants and animals, and the ways in which the land could sustain community life. Among the more notable changes during this period were the broadening of exchange and communication networks, the introduction of pottery, the establishment of larger occupations and territorial settlements, incipient horticulture, more complex social organization, and more elaborate burial practices. Later in this period, settlement patterns, foods, and socio-political systems continued to change. In some regions, a major shift to agriculture occurred, and the ability to grow vegetables and legumes such as maize, beans, and squash supported longer-term settlement and reduced dependence on hunting and fishing. This



development contributed to population growth as well as the emergence of semi-permanent and permanent settlements and special purpose sites that supported them. By the mid-sixteenth century, many small communities had coalesced into semi-permanent fortified settlements. The socio-political system also shifted from one that was strongly kinship based to one involving tribal differentiation and political alliances across and between regions (Birch et al., 2021; Dodd et al., 1990; Murphy & Ferris, 1990; Spence et al., 1990; Williamson, 1990).

In the early seventeenth century, the first Europeans encountered Indigenous peoples in southern Ontario. This marked the beginning of a period of profound disruption to Indigenous communities, territories, political relationships, and ways of life through disease, warfare, and increasing pressure on Indigenous territories. Research indicates that at the time of contact, southern Ontario was one of the most densely populated regions in Canada with an estimated population of 60,000 - 70,000 people (Warrick, 2008). France soon exercised the most influence in the area when compared with their European rivals as French voyageurs, explorers, and missionaries travelled into the *pays d'en haut* – French for “upper country” – a vast territory of New France that encompassed much of the Great Lakes region. The French were active in the fur trade and engaged in social, political, military, and religious exchanges with Indigenous peoples that were designed to advance their colonial ambitions. However, what is now southern Ontario was still dominated by Indigenous peoples, and the French presence in the area was primarily transient at this time (Ontario Heritage Trust, 2012; Trigger, 1985).

By the 1640s, many factors, particularly devastating epidemics, colonial expansionist pressures, and warfare led to the dispersal of the Wendat, Tionontaté (and their Algonquian allies such as the Nippissing and Odawa), and subsequently the Attawandaron from their respective territories. The profound impact these factors had on these communities cannot be understated. Shortly afterwards, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. As told in oral traditions, the Anishinaabeg also moved south and replaced the Haudenosaunee by force in the late seventeenth century (Bowman, 1975;



Copway, 1850; Johnson, 1986; Paudash, 1905; Schmalz, 1977, 1991; Smith, 1975; Tanner, 1987; von Gernet, 2002).

Peace was achieved between the Haudenosaunee and the Anishinaabeg Nations in July and August of 1701 when representatives from 39 nations assembled in Montreal to participate in peace negotiations. This agreement between the Haudenosaunee and Anishinaabeg Nations is referred to as the Dish with One Spoon treaty, reflecting an Indigenous framework for peace and responsibility for sharing the land and its resources (Glover, 2020; Jacobs & Lytwyn, 2020; Jaenen & McIntosh, 2019) .

In 1763, following the fall of Quebec to British forces at the conclusion of the Seven Years' War, New France – including its vast territorial claims in southern Ontario – was transferred to British control at the Treaty of Paris. That same year, the Royal Proclamation recognized First Nations' title to the land and established the framework by which treaties would be negotiated. This development was particularly important as an influx of Loyalists – those people who remained loyal to the British Crown during the American Revolution of 1775-1783 (including the Haudenosaunee) – settled in various areas within southern Ontario. These changes marked a significant shift in the political and territorial landscape, as treaty-making increasingly became a tool of colonial settlement, marked the expansion of British authority, and intensified pressure on Indigenous lands. This process contributed to the creation of Upper Canada as a British colony in 1791 (Hall et al., 2019; Laxer et al., 2018; Wilson et al., 2021).

1.2.2 Post-Contact Settlement

The Between the Lakes Purchase

The subject property is within Treaty 3, the Between the Lakes Purchase.

Following the American Revolutionary War, the British Crown needed to find lands on which to settle fleeing United Empire Loyalists, including approximately 2,000 members of the Six Nations confederacy who had fought alongside British troops. Due to their service to the Crown during this war and the dispossession



of Indigenous lands in New York State by American forces, the English colonial government offered to protect Six Nations peoples and give them land within the boundaries of English territory in Upper Canada. On August 8, 1783, Lord North instructed the Governor of Québec, Sir Frederick Haldimand, to set apart land for the Six Nations people and ensure that they carried on their hunting and fur trading with the British. The Crown initially planned to provide lands for Loyalist settlers in Québec and southeastern Ontario, including providing land in the Bay of Quinte region for Six Nations peoples. This was not suitable for many of the members of Six Nations and a contingent of approximately 1,800 community members, led by Joseph Brant, requested land north of Lake Erie along the Grand River. Brant felt that the location in the Bay of Quinte was too isolated and that they could be better served by being closer to the Six Nations communities that chose to remain in the United States in western New York (Surtees, 1984).

Recognizing that under the terms of the Royal Proclamation the land needed to be purchased prior to settlement, Colonel John Butler was sent to negotiate with the Mississaugas of the Credit for lands east of Lake Ontario and north of Lake Erie. On May 22, 1784, the Mississaugas of the Credit agreed to cede approximately 3,000,000 acres (1,214,056 hectares) of land containing all or part of what are now Brant, Elgin, Middlesex, Oxford, and Wellington counties as well as the regions of Haldimand-Norfolk, Halton, Hamilton-Wentworth, Niagara, and Waterloo. In exchange for these lands, the Mississaugas received £1,180.74 worth of trade goods (Government of Canada, 2016; Surtees, 1984). Of the 3,000,000 acres (1,214,056 hectares), approximately 650,000 acres (263,045 hectares) were set aside for the settlement of Six Nations people.

On October 25, 1784, Haldimand signed a proclamation that allotted land six miles (10 kilometres) on either side of the Grand River from its mouth at Lake Erie to its headwaters near Dundalk, Ontario. This land was to be used solely by the people of Six Nations, who were also granted the right to sell or lease the land within this territory providing the Crown was first offered to purchase the land (Filice, 2018; Surtees, 1984). Under the terms of the Haldimand Proclamation, Six Nations people were authorized to “settle upon the Banks of the River” and were allotted “for that Purpose six miles [10 kilometres] deep



from each Side of [its] beginning at Lake Erie, [and] extending in the Proportion to [its] Head” (Filice, 2016; Johnston, 1964).

Due to inconsistencies with the description of the lands in the original surrender, Treaty 3 was renegotiated on December 7, 1792, to clarify what was ceded. The inconsistencies largely revolved around the northern boundary of the Treaty area, and in particular the area set aside for Six Nations settlement along the Haldimand Tract. The signees of the treaty on the side of the British included Lieutenant Governor John Graves Simcoe, John Butler, Robert Kerr, Peter Russell, John McGill, and Davie William Smith. The signees of the Treaty on the side of the Mississauga included Chiefs Wabakyne, Wabanip, Kautabus, Wabaniship, and Mottotow (Government of Canada, 2016; Mississaugas of the Credit First Nation, 2017; Surtees, 1984).

The original text stipulated that the northwest boundary of the parcel was an imaginary line between Burlington Bay and the Thames River, which is inconsistent with the geography of the area. The boundaries of the parcel were corrected to create a polygon encompassing the Niagara peninsula up to Burlington Bay and then up north to the present-day town of Arthur then south to the present-day town of Woodstock to finally meet Lake Erie at Port Bruce. Treaty 3 lands exclude a corridor along the Grand River set aside for Six Nations (Crown-Indigenous Relations and Northern Affairs, 2016; Native Land Digital, 2018).

County of Norfolk

Historically, Norfolk County was located on the north shore of Lake Erie, between Elgin County to the west, Haldimand County to the east, and Oxford and Brant County to the north. The first Europeans to arrive in the region were a small party of French explorers, led by Recollet priest Joseph La Roche Daillon, in 1626, and Jesuit missionaries in the 1640s (Baird, 2022). Dollier de Casson and de Galinée, two French priests, wintered in the vicinity of Port Dover in 1669, describing the region as, “stately forests abounding with wild game of all descriptions, swirling streams teeming with fish, and a country laden with wild fruits of the finest quality” (Fothergill, 1954, p. 23).



Following its creation as a county, the first survey of was carried out in 1792 under the order of Governor Simcoe and it was named Norfolk after the county in England (Rayburn, 1997:xxiv). The first settler was William Smith, who settled near present-day Port Rowan in 1793, and other settlers – including United Empire Loyalists – joined him along Long Point, but the remaining parts of the county remained largely uninhabited by European settlers (Baird, 2022). For the first part of the nineteenth century, the main industry in Norfolk County was logging until enough land had been cleared for agriculture (Fothergill, 1954:24). In 1823, the Talbot Road was opened through the county, which encouraged settlement, as did the opening of the Hamilton-Port Dover Plank Road in 1844 (Roulston, 2022). While primarily agricultural throughout the nineteenth century, several communities emerged including Port Rowan, Port Dover, Teeterville, Waterford, and Simcoe, which became the county seat in 1850 (Baird, 2022).

By 1900, deforestation had led to the erosion of soils, which caused significant decline in agricultural productivity. Thus, during the first part of the twentieth century the Ontario government developed reforestation initiatives to replenish the soils, beginning with the first forest nursery in the province at St. Williams in 1908 (The Canadian Encyclopedia, 2022). Through the twentieth century, the county developed as a rural region focused on the cultivation of tobacco, and almost 110,000 acres were under cultivation by 1951 (Fothergill, 1954).

In 1974, Norfolk and Haldimand counties were amalgamated into the Regional Municipality of Haldimand-Norfolk, and then in 2001, they were divided again into two single-tier counties (The Canadian Encyclopedia, 2022).

Township of Woodhouse

Woodhouse Township was located in the former Talbot District, and was bounded by various townships, including Walpole to the east, Townsend to the north, and Charlotteville to the west, as well as by Lake Erie to the south. In 1846, 10,232 acres were under cultivation. Simcoe, the district town, Port Dover on Lake Erie, at the mouth of Patterson's Creek, and a small shipping centre named Port Ryerse, are long-established communities in the township. The historic plank road (now Highway 6) from Hamilton to Port Dover, passes



through the township. In 1846 there were three grist mills and eleven sawmills in the township (Smith, 1846).

The township's population was primarily of Irish, Scottish, English, and United Empire Loyalist background in the nineteenth century. It grew from approximately 3,000 in 1851 to almost 4,000 in 1871 but declined in the decades thereafter. But as farms' productivity declined because of the soil's inability to support regular cropping and the decline of soil from wind erosion, crop-based farmers began to leave or shift their emphasis to orchards or dairying, both of which flourished in Woodhouse Township during the late nineteenth century (Fothergill, 1954). In the twentieth century, the township remained in a rural-agricultural context, with an emphasis on reforestation as well as a shift to new specialized crops. The most successful of these was tobacco, which flourished within the township, jumping from 20 acres in 1923 to 60,000 acres in 1938. While remaining rural, the population did grow steadily during the first half of the twentieth century, from approximately 2,400 people in 1901 to approximately 3,400 in 1951 (Fothergill, 1954).

In 1974, the township ceased to exist as its own municipal entity. That year, it amalgamated with the towns of Port Dover and Waterford, the village of Jarvis, and portions of neighbouring townships to create the City of Nanticoke within the newly created Regional Municipality of Haldimand-Norfolk. In 2001, both the City of Nanticoke and the larger region were dissolved, and the former Woodhouse Township became part of a new single-tier municipality of Norfolk County (The Canadian Encyclopedia, 2022).

Port Dover

In the early 1800s, United Empire Loyalists began to settle this area. Among them was Daniel McQueen, who built a dam and mill close to the River Lynn which soon grew to become the community of Dover Mills, or just Dover, named after the English port. By the time of the War of 1812, Port Dover was an important supply centre for the British navy. However, in 1814, the village was destroyed by American forces, and only slowly recovered. (Baird, 2022; Macdonald & Francis, 2015; Mika & Mika, 1983).



As shipping increased on Lake Erie following the opening of the Erie and Welland ship canals in the late 1820s, harbour facilities were improved and the fortunes of the village were renewed. A post office was opened in 1832, and farmers and millers from nearby areas came to regard the village – which was officially incorporated in 1835 – as a key destination to get their goods to markets. Land-based connections to other communities emerged, including the Hamilton and Port Dover Plank Road (now Highway 6) and the Port Dover and Lake Huron Railway. As shipping declined in the late nineteenth century, the fishing industry took hold in the early twentieth century, with a growing fleet centred on the waterfront, along with freezing and processing plants. At the same time, it became an important hub for nearby farmers as well as a tourist destination (Mika & Mika, 1983).

In 1954, Port Dover incorporated as a town. However, only 20 years later, it amalgamated with the Town of Waterford, the village of Jarvis, and portions of neighbouring townships to create the City of Nanticoke within the newly created Regional Municipality of Haldimand-Norfolk. In 2001, both the City of Nanticoke and the larger region were dissolved, and Port Dover became an unincorporated community within the new single-tier municipality of Norfolk County (Macdonald & Francis, 2015; Mika & Mika, 1983).

1.2.3 Review of Map Sources

A review of nineteenth- and early twentieth-century mapping was completed to determine if these sources depict any nineteenth-century Euro-Canadian settlement features that may represent potential historical archaeological sites within or adjacent to the subject property. Historical map sources are used to reconstruct/predict the location of former features within the modern landscape by cross-referencing points between the various sources and then georeferencing them in order to provide the most accurate determination of the location of any property from historical mapping sources. The results can be imprecise (or even contradictory) because sources of error, such as the vagaries of map production, differences in scale or resolution, and distortions caused by the reproduction of the sources, introduce error into the process. The impacts of this error are dependent on the size of the feature in question, the constancy



of reference points on mapping, the distances between them, and the consistency with which both are depicted on historical mapping.

In addition, not all settlement features were depicted systematically in the compilation of these historical map sources, given that they were financed by subscription, and subscribers were given preference with regards to the level of detail provided. Thus, not every feature of interest from the perspective of archaeological resource management would have been within the scope of these sources.

The 1856 *Tremaine Map of Norfolk County* (Tremaine, 1856) depicts the subject property straddling the north and south halves of Lot 15, Concession 1 of Woodhouse Township, adjacent to the south side of the Hamilton-Port Dover Plank Road (now Highway 6). The south portion is on land under the ownership of J. Corbett Junior while the north portion only identifies “Corbett” as the owner, so it is most plausible that the north portion is on land belonging to him or his father, J. Corbett Senior, who also owned land nearby. There are no houses, other settlement features, or watercourses depicted within or in the immediate vicinity of the subject property (Figure 2).

The 1877 *Illustrated Historical Atlas of Norfolk County* (Page & Co., 1877) continues to depict the subject property on the south side of what is now Highway 6. The subject property is shown on land owned by Thomas Corbett, whose house and orchard are located further to the south on a roadway along the Lake Erie shoreline. A house belonging to J. Thurlough is shown on the north side of what is now Highway 6, but no other settlement features or watercourses are shown within or adjacent to the subject property (Figure 3).

Early topographic mapping was also reviewed for the presence of potential historical features. Land features such as waterways, wetlands, woodlots, and elevation are clearly illustrated on this series of mapping, along with roads and structure locations. The 1909 *Simcoe Topographic Map* (Department of Militia and Defence, 1909) illustrates the subject property fronting Highway 6, with seven structures shown within 500 metres to the east and west. As previously, there are no structures, settlement features, or watercourses within the limits of the property (Figure 4).



1.2.4 Review of Aerial Imagery

Three twenty-first century aerial images from were reviewed to better understand the more recent land use history of the area. Figure 5 displays the subject property on aerial imagery from 2013, 2016, and 2018 (Google Satellite Imagery, 2026).

In the 2013 image, the subject property is primarily within a cultivated field immediately south of Highway 6. No structures are visible within the subject property limits or in the immediate vicinity. The 2016 image shows extensive surface soil stripping related to preliminary grading for development. A haul road has been created through the subject property. The 2018 image continues to show the property with exposed glacial substrate with soil stockpiles visible near the southwest corner and along the Highway 6 frontage. New residential dwellings have been constructed on what is now Schooner Drive to the southwest, and the subject property is now bounded on the south by a paved roadway now known as Dover Coast Boulevard and on the northeast by a paved cul-de-sac now known as Barrett Court. Additional grading, land alteration, and roadworks extend beyond the southern and eastern limits of the subject property.

1.3 Archaeological Context

This section provides background research pertaining to previous archaeological fieldwork conducted within and in the vicinity of the subject property, its environment characteristics (including drainage, soils, surficial geology, and topography), and current land use and field conditions.

1.3.1 Registered Archaeological Sites

In order that an inventory of archaeological resources could be compiled for the subject property, three sources of information were consulted: the site record forms for registered sites housed at the Ministry, published and unpublished documentary sources, and the files of Archaeological Services Inc.

In Ontario, information concerning archaeological sites is stored in the Ontario Archaeological Sites Database, which is maintained by the Ministry. This



database contains archaeological sites registered within the Borden system. The Borden system was first proposed by Doctor Charles E. Borden and is based on a block of latitude and longitude. Each Borden block measures approximately 13 kilometres east-west by 18.5 kilometres north-south and is referenced by a four-letter designator. Sites within a block are numbered sequentially as they are found. The subject property is located in the AeHb Borden block.

According to the Ontario Archaeological Sites Database, 18 archaeological sites have been registered within a one-kilometre radius of the subject property (Ministry of Citizenship and Multiculturalism, 2026). A summary of these sites is provided in Appendix A. The nearest site is outhside 5 (AeHb-38), a precontact Indigenous and post-contact Euro-Canadian site located 55 metres northeast of the subject property on the opposite side of Barrett Court. No other registered archaeological sites are within 100 metres of the subject property.

1.3.2 Previous Assessments

During the course of the background research, it was determined that one previous archaeological assessment has been completed within the subject property. No further previous archaeological assessments have been completed within 50 metres of the project area.

In 2004, Mayer Heritage Consultants Inc. conducted a Stage 1 and 2 Archaeological Assessment of Stadler Farms Subdivision, Town of Port Dover, that includes the current subject property (Mayer Heritage Consultants Inc., 2004). The Stage 1 portion of the report indicated that the study area exhibited high potential for both Indigenous and Euro-Canadian archaeological resources. The Stage 2 pedestrian survey yielded no artifacts, and no further archaeological assessment was recommended. This assessment was undertaken to fulfill a condition of development approval in advance of the later preliminary grading of the property for development.

1.3.3 Physiography

The subject property is within the till moraines of the Haldimand Clay Plain physiographic region. The Haldimand Clay Plain (Chapman and Putnam,



1984:156–159) is among the largest of the 53 defined physiographic regions in southern Ontario, comprising approximately 3,500 square kilometres (MacDonald, 1980:3). Generally, this region is flat and poorly drained, although it includes several distinctive landforms including dunes, cobble, clay, and sand beaches, limestone pavements, and back-shore wetland basins. The Haldimand Clay Plain includes a number of environmental sub-regions, including the Niagara Slough Clay Plain, the Fort Erie Clay Plain, the Calcareous Rock Plain (Onondaga Escarpment), the Buried Moraines, the Lake Erie Coast, and the Niagara River Valley (MacDonald, 1980). The distribution and nature of these sub-regions, and the specific environmental features they contain, have influenced land use in the region throughout history and pre-history.

The surficial geology of the majority of the subject property is mapped as course-textured glaciolacustrine deposits including sand, gravel, minor silt, and clay. The southeast corner of the property is underlain with fine-textured glaciolacustrine deposits of silt and clay, minor sand and gravel that is massive to well-laminated (Ontario Geological Survey, 2025).

The nearest water source to the subject property is Black Creek, located approximately 90 metres to the northwest (Ministry of Natural Resources, 2023) (Figure 1).

1.3.4 Archaeological Potential

The *Standards*, Section 1.3.1, stipulates that primary water sources (such as, lakes, rivers, streams, and creeks), secondary water sources (intermittent streams and creeks, springs, marshes, and swamps), as well as ancient water sources (glacial lake shorelines indicated by the presence of raised sand or gravel beach ridges, relic river or stream channels indicated by clear dip or swale in the topography, shorelines of drained lakes or marshes, and cobble beaches) are characteristics that indicate archaeological potential. Geographic characteristics also indicate archaeological potential and include distinct topographic features and soils.

Potable water is the single most important resource necessary for any extended human occupation or settlement. Since water sources have remained relatively



stable in south central Ontario after the Pleistocene era, proximity to water can be regarded as a useful index for the evaluation of archaeological site potential. Indeed, distance from water has been one of the most used variables for predictive modelling of site location.

Other geographic characteristics can indicate pre-contact archaeological potential, including elevated topography (eskers, drumlins, large knolls, plateaux), pockets of well-drained sandy soil, especially near areas of heavy soil or rocky ground, and distinctive land formations that might have been special or spiritual places for indigenous populations, such as waterfalls, rock outcrops, caverns, mounds, and promontories and their bases. There may be physical indicators of their use by Indigenous peoples, such as burials, structures, offerings, rock paintings or carvings. Resource areas, including food or medicinal plants (migratory routes, spawning areas, prairie), and scarce raw materials (quartz, copper, ochre, or outcrops of chert) are also considered characteristics that indicate pre-contact archaeological potential.

For the post-contact period, Section 1.3.1 of the *Standards* stipulates that those areas of early Euro-Canadian settlement, including places of early military or pioneer settlement (pioneer homesteads, isolated cabins, farmstead complexes), early wharf or dock complexes, pioneer churches, and early cemeteries, are considered to have archaeological potential. There may be commemorative markers of their history, such as local, provincial, or federal monuments or heritage plaques. Early historical transportation routes (trails, passes, roads, railways, portage routes), properties listed on a municipal register or designated under the *Ontario Heritage Act* or a federal, provincial, or municipal historical landmark or site, and properties that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations are also considered to have archaeological potential.

The majority of early nineteenth century farmsteads, which are arguably the most potentially significant resources and whose locations are rarely recorded on nineteenth century maps, are likely to be captured by the basic proximity to water model, since these occupations were subject to similar environmental constraints. An added factor, however, is the development of the network of



concession roads and railroads through the course of the nineteenth century. These transportation routes frequently influenced the siting of farmsteads and businesses. Accordingly, undisturbed lands within 100 metres of an early historical transportation route are also considered to have potential for the presence of Euro-Canadian archaeological sites.

The *Standards* also define potential buffers of 300 metres around registered Indigenous and Euro-Canadian archaeological sites. The following archaeological sites are within 300 metres of the subject property: the Southside 5 site (AeHb-38), the Jason site (AeHb-43), the Rachel site (AeHb-41), the Stephie site (AeHb-45), the Southside 6 site (AeHb-39), and the Dale site (AeHb-47).

Due to the proximity of Highway 6, an early settlement road, a house depicted north of the subject property in the late nineteenth century, the presence of Black Creek within 250 metres, and six archaeological sites within 300 metres of the subject property, there is potential for the presence of archaeological resources remaining *in situ* within the project area, depending on the degree of subsequent land alteration.

1.3.5 Existing Conditions

The Stage 1 field review was conducted on August 3, 2026. The subject property, which is approximately 2.26 hectares, comprises relatively flat and graded lands bounded on the south by Dover Coast Boulevard, on the east by Barrett Court, on the north by Highway 6, and on the west by the rear property boundaries of residential dwellings on the east side of Schooner Drive (Figure 6).

2.0 Field Methods

The Stage 1 field review was conducted to assess the geography, topography, and current conditions of the subject property, as well as to evaluate and map archaeological potential. All fieldwork was conducted under the field direction of Robb Bhardwaj (P449) and was carried out in accordance with the *Standards*. The weather conditions were appropriate for the completion of fieldwork, permitting good visibility of the land features.



Representative photos documenting the field conditions during the Stage 1 fieldwork are presented in Section 7.0 of this report, and photo locations and field observations have been compiled on project mapping (Images 1-5; Figure 7).

2.1 Findings

In accordance with the *Standards*, the Stage 1 field review was conducted by means of a visual inspection across all accessible portions of the project area.

The project area comprises of level open scrub land (Images 1-4, Figures 7-8). A paved walkway extends along the south limit. The Stage 1 site visit confirmed that the entire project area retains no archaeological potential due to deep and extensive ground disturbance resulting from the 2016-2018 grading (Figure 5). In accordance with the *Standards*, Section 1.3.2, these disturbances are considered too deep and extensive to warrant further survey.

3.0 Analysis and Conclusions

Archaeological Services Inc. was contracted by Southbridge Health Centre LP to undertake a Stage 1 Archaeological Assessment of 125 Dover Coast Boulevard, Part of Lot 15, Concession 1, Geographic Township of Woodhouse, now in the Town of Port Dover, Norfolk County. The subject property is approximately 2.26 hectares.

The Stage 1 background research entailed consideration of the proximity of previously registered archaeological sites and the original environmental setting of the subject property, along with nineteenth- and twentieth-century settlement trends and a review of available aerial imagery. This research indicated that the subject property would typically retain potential for encountering archaeological resources; however, aerial imagery indicates extensive grading activities and land alteration took place with during preliminary grading prior to development that have destroyed any archaeological resources that may have been present.



The site visit confirmed that the current subject property has been impacted by previous deep and extensive land alteration and does not retain archaeological potential. The subject property can, therefore, be considered clear of archaeological concern, in accordance with the Ministry of Citizenship and Multiculturalism's 2011 *Standards and Guidelines for Consultant Archaeologists*.

4.0 Recommendations

In light of these results, the following recommendation is made, in accordance with the *Standards and Guidelines for Consultant Archaeologists* (2011):

1. No further archaeological assessment of the project area is required.

NOTWITHSTANDING the results and recommendations presented in this study, Archaeological Services Inc. notes that no archaeological assessment, no matter how thorough or carefully completed, can necessarily predict, account for, or identify every form of isolated or deeply buried archaeological deposit. In the event that archaeological remains are found during subsequent construction activities, the consultant archaeologist, approval authority, and the Archaeological Program Unit of the Ministry of Citizenship and Multiculturalism must be immediately notified.

The above recommendations are subject to Ministry approval, and it is an offence to alter any archaeological site without Ministry of Citizenship and Multiculturalism concurrence. No grading or other activities that may result in the destruction or disturbance of any archaeological sites are permitted until notice of Ministry of Citizenship and Multiculturalism approval has been received.

The documentation and materials related to this project will be curated by Archaeological Services Inc. until such a time that arrangements for their ultimate transfer to His Majesty the King in right of Ontario, or other public institution, can be made to the satisfaction of the project owner(s), the Ontario Ministry of Citizenship and Multiculturalism, and any other legitimate interest groups.



5.0 Advice on Compliance with Legislation

Archaeological Services Inc. advises compliance with the following legislation:

- This report is submitted to the Ministry of Citizenship and Multiculturalism as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological field work and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Citizenship and Multiculturalism, a letter will be issued by the Ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.
- It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the *Ontario Heritage Act*.
- Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the *Ontario Heritage Act*.
- The *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 (when proclaimed in force) requires that any person discovering human remains must notify the police or coroner and the Registrar, *Funeral*,



Burial and Cremation Services Act, Ministry of Public and Business Services Delivery.

- Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48 (1) of the *Ontario Heritage Act* and may not be altered, or have artifacts removed from them, except by a person holding an archaeological license.



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7.0 Images



Image 1: View northeast along the highway frontage of the subject property.



Image 2: View of south from the north-central part of the subject property.



Image 3: View north from the southeast corner of the subject property.



Image 4: View west from the southeast corner of the subject property.

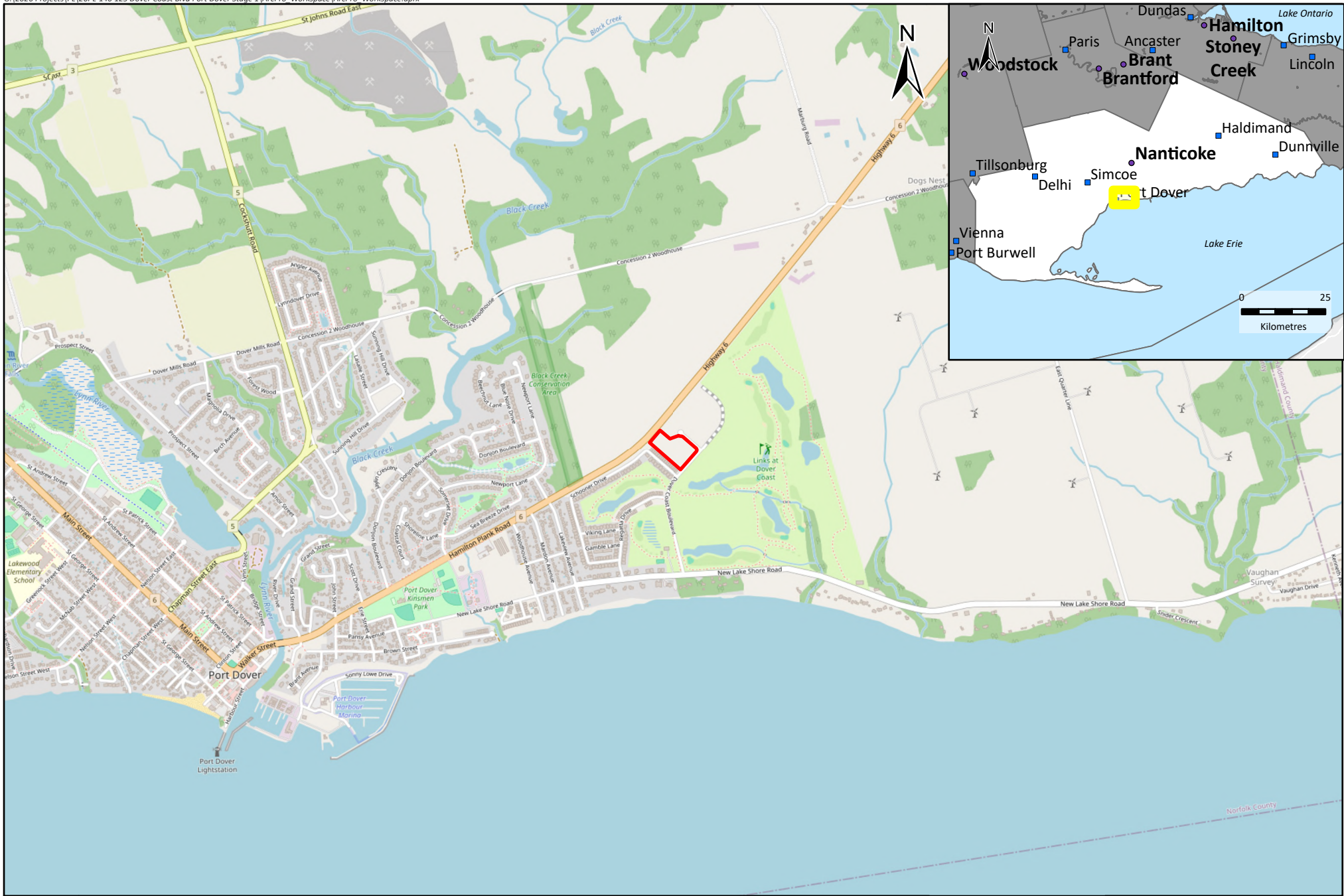


Image 5: View along the south limit of the project area.

8.0 Maps

See the following pages for detailed assessment mapping and figures.





	SUBJECT PROPERTY	Source: © OpenStreetMap (and) contributors, CC-BY-SA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community	0 1 Kilometres	
		Projection: NAD 1983 UTM Zone 17N Scale: 1:25,000 Inset Scale: 1:1,500,000 Page Size: 8.5x11	ASI Project No.: 26PL-140 Date: 7/22/2026	Drawn By: MNguyen File: 26PL140_Fig1

Figure 1: Location of Subject Property

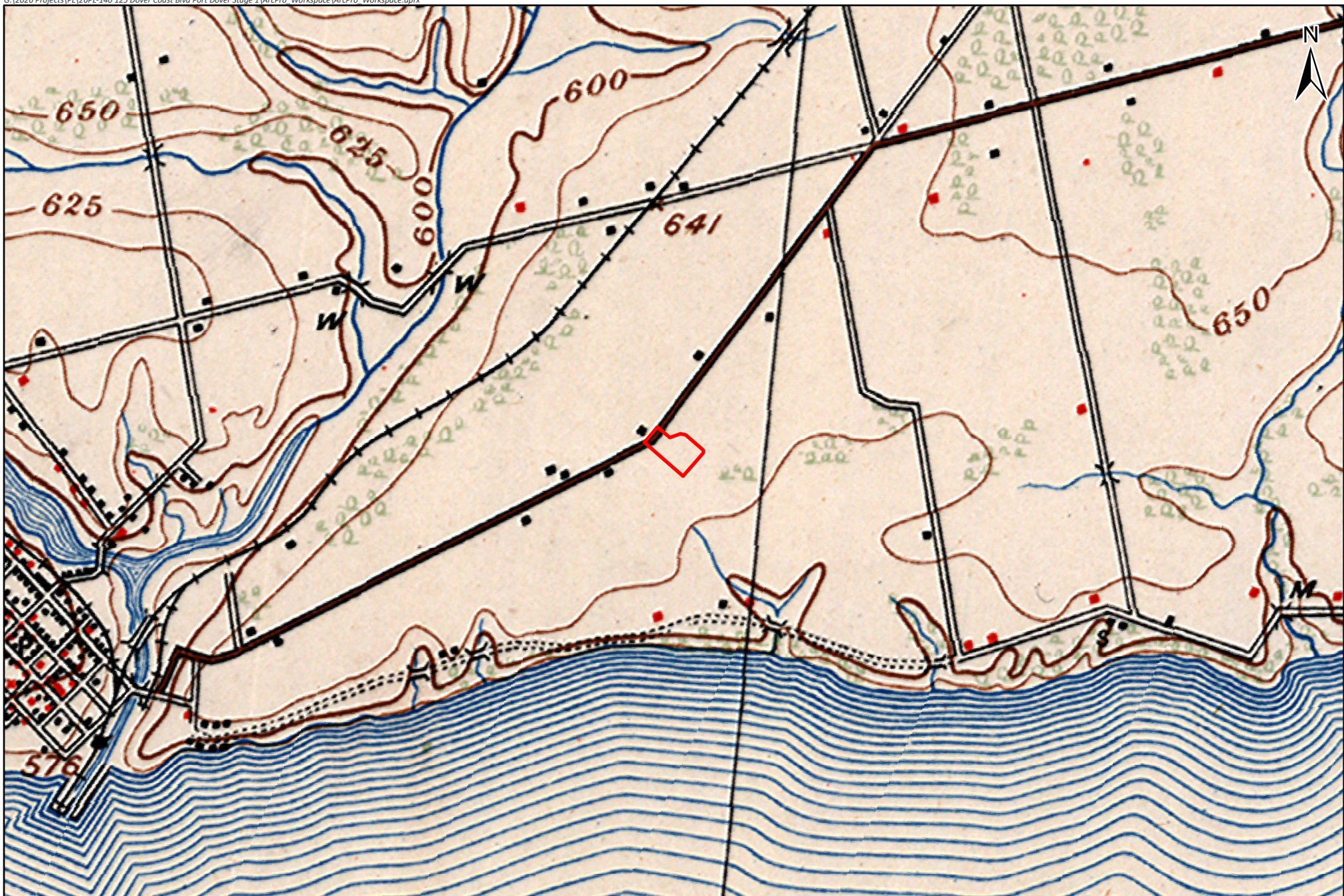


Figure 2: Subject Property on 1856 Tremaine Map of Norfolk County



Figure 3: Subject Property on 1877 Illustrated Historical Atlas of Norfolk County

	 SUBJECT PROPERTY	Source: Historical Map of Norfolk County, G. C. Tremaine, 1856 Illustrated Historical Atlas, Map of Norfolk County, 1878		0 500  Metres	
		Projection: NAD 1983 UTM Zone 17N Scale: 1:15,000 Page Size: 11 x 17		ASI Project No.: 26PL-140 Date: 7/22/2026 Drawn By: MNguyen File: 26PL140_1856_1878	



 SUBJECT PROPERTY

Source:
Department of Militia and Defence,
1909 (Simcoe Sheet)

Projection: NAD 1983 UTM Zone 17N
Scale: 1:20,000
Page Size: 8.5x11

0 500

Metres

ASI Project No.: 26PL-140
Date: 7/22/2026
Drawn By: MNguyen
File: 26PL140_1909

Figure 4: Subject Property Located on NTS Mapping



2013



2016



2018

	 SUBJECT PROPERTY	Source: Google Satellite Imagery, 2013, 2016, 2018	0100  Metres	
		Projection: NAD 1983 UTM Zone 17N Scale: 1:2,500 Page Size: 11 x 17	ASI Project No.: 26PL-140 Date: 7/28/2026 9:52 AM	Drawn By: MNguyen File: 26PL140_2013_2016_2018

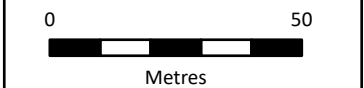
Figure 5: Subject Property on 2013, 2016, 2018 Satellite Imagery



-  SUBJECT PROPERTY
-  PROPERTY PARCEL BOUNDARY

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, © OpenStreetMap (and) contributors, CC-BY-SA
Google Satellite Imagery, 2023

Projection: NAD 1983 UTM Zone 17N
Scale: 1:1,500
Page Size: 8.5x11



ASI Project No.: 26PL-140 Date: 7/22/2026	Drawn By: MNguyen File: 26PL140_ExCon
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Figure 6: Existing Conditions of Subject Property



	 PHOTO LOCATION AND DIRECTION	Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor		0 50 Metres		
	 SUBJECT PROPERTY	 DISTURBED – LOW POTENTIAL	Projection: NAD 1983 UTM Zone 17N Scale: 1:2,000 Page Size: 8.5x11	ASI Project No.: 26PL-140 Date: 7/31/2026		

Figure 7: Stage 1 Archaeological Assessment Results

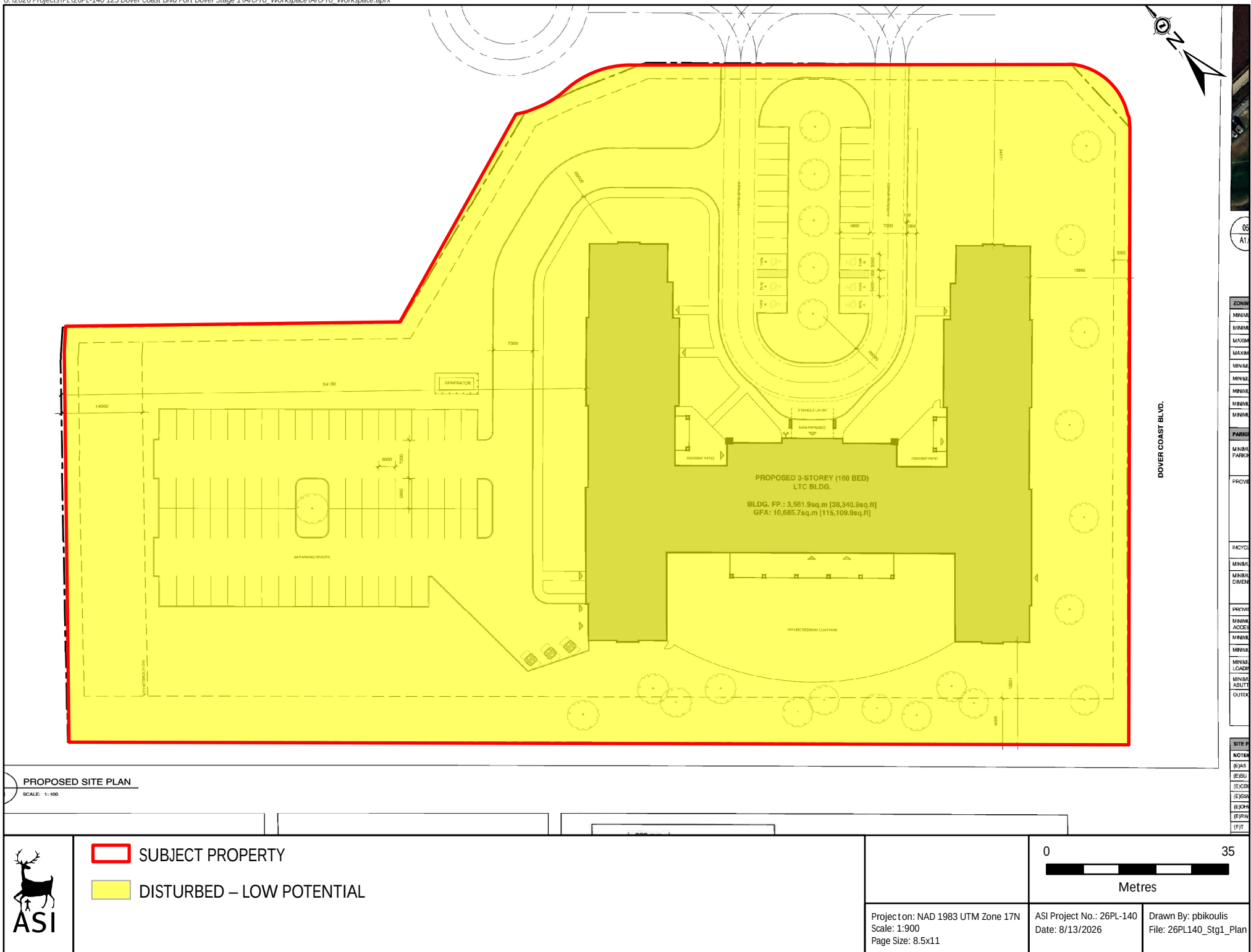


Figure 8: Stage 1 Archaeological Assessment Results on Site Plan

Appendix A: Registered Sites within a One-Kilometre Radius of Project Area

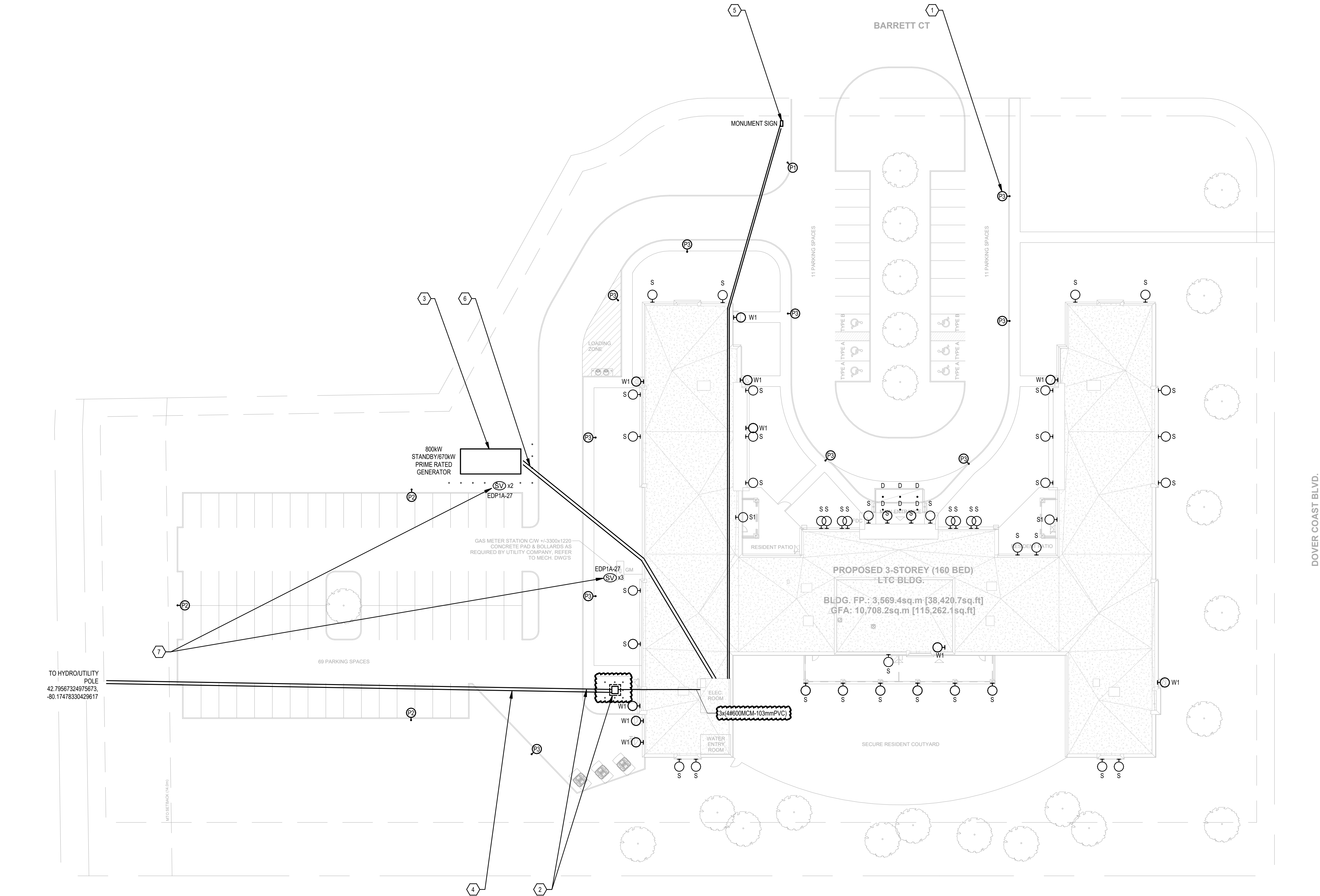
Borden Number	Site Name	Temporal/Cultural Affiliation	Site Type	Researcher
AeHa-173	PDN 5	Indigenous	Scatter	ARA 1986
AeHa-192	PDN 81	Indigenous; Middle Archaic	Scatter	ARA 1986
AeHb-32	Vallee 1	Indigenous	Unknown	ARA 2004
AeHb-34	Southside 1	Indigenous	Scatter	MHCI 2006
AeHb-35	Southside 3	Indigenous	Scatter	MHCI 2006
AeHb-36	Southside 2	Indigenous (Late Archaic)	Findspot	MHCI 2006
AeHb-37	Southside 4	Indigenous	Scatter	MHCI 2006
AeHb-38	Southside 5	Indigenous; Euro-Canadian	Scatter; Scatter	MHCI 2006
AeHb-39	Southside 6	Indigenous	Scatter	MHCI 2006
AeHb-40	Spencer	Indigenous	Scatter	MHCI 2006
AeHb-41	Rachel	Indigenous	Scatter	MHCI 2006
AeHb-42	Devin	Indigenous	Scatter	MHCI 2006
AeHb-43	Jason	Indigenous	Scatter	MHCI 2006

Borden Number	Site Name	Temporal/Cultural Affiliation	Site Type	Researcher
AeHb-44	John	Indigenous	Scatter	MHCI 2006
AeHb-45	Stephie	Indigenous	Scatter	MHCI 2006
AeHb-47	Dale	Indigenous	Findspot	MHCI 2006
AeHb-49	Kenneth	Indigenous	Scatter	MHCI 2006
AeHb-50	Gordon	Indigenous	Findspot	MHCI 2006

ARA – Archaeological Research Associates Ltd.

MHCI – Mayer Heritage Consultants Inc.

EXTERIOR LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	CATALOGUE NUMBER	TYPE	WATTS	COLOUR	VOLT	MOUNTING	REMARKS	
D	100MM RECESSED LED DOWNLIGHT	MODULYTE	LED	10W	3000K	120V	CEILING	-	
	-	MODULYTE 4IN RND DL 1000LM 90 CRI WID CL FINISH					RECESSED	-	
P1	LED POLE MOUNTED LUMINAIRE	GARDCO	LED	64W	3000K	347V	POLE	CW 20FT POLE AND BACKLIGHT SHIELD. DARK SKY COMPLIANT. 1000mA	
	TYPE T4W	OPF-S-A03-730-T4W					-	-	
P2	LED POLE MOUNTED LUMINAIRE	GARDCO	LED	91W	3000K	347V	POLE	CW 20FT POLE AND BACKLIGHT SHIELD. DARK SKY COMPLIANT. 2100mA	
	TYPE T4W	OPF-S-A07-730-T4W					-	-	
P3	LED POLE MOUNTED LUMINAIRE	GARDCO	LED	91W	3000K	347V	POLE	CW 20FT POLE AND BACKLIGHT SHIELD. DARK SKY COMPLIANT. 1000mA	
	TYPE BLC	OPF-S-A03-730-BLC					-	-	
W1	LED WALL PACK	GARDCO	LED	11W	3000K	120V	SURFACE	-	
	-	GWS-A01-830-T4M					WALL	-	
S	ARCHITECTURAL LED WALL SCONCE	BEGA	LED	20W	3000K	120V	SURFACE	INDEPENDENT DIRECTIONDIRECT DIMMING CONTROL	
	-	2453BK3					WALL	-	
S1	100MM LED ARCHITECTURAL WALL SCONCE	WAC	LED	21W	3000K	120V	CEILING	-	
	175MM H	W4R-FCS-WTWT-3000K					RECESSED	-	
NOTES: 1. PROVIDE ALL ANCILLARIES AND FIXINGS FOR A COMPLETE INSTALLATION. 2. EXTERIOR LIGHTING TO BE WET RATED. 3. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATIONS AND QUANTITIES OF BUILDING MOUNTED LIGHTING. 4. FINAL FIXTURE FINISHES AND COLOUR TEMPERATURES ARE TO BE CONFIRMED BY ARCHITECT.									



1

E2A

ELECTRICAL SITE PLAN

1 : 400

LINETYPE LEGEND	
LINETYPE	DESCRIPTION
————	EXISTING
————	NEW WORK
----	UNDERGROUND CONDUIT

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
①	CEILING MOUNTED LIGHT FIXTURE
②	WALL MOUNTED LIGHT FIXTURE
③	POLE MOUNTED LIGHT FIXTURE

DRAWING NOTES	
①	TYPICAL: PROVIDE NEW LIGHT FIXTURE, TYPE AS INDICATED. REFER TO LIGHTING FIXTURE SCHEDULE FOR FURTHER INFORMATION. REFER TO DETAIL 7/E2B FOR CONCRETE POLE BASE DETAIL. CONNECT TO BUILDING LIGHTING CONTROL SYSTEM FOR ASTRONOMICAL TIME/LOCK CONTROL. PROVIDE SEPARATE ZONES TO CONTROL EXTERIOR WALL SCONCES, CANOPY LIGHTING AND POLE MOUNTED LUMINAIRES. COORDINATE PLACEMENT OF BUILDING MOUNTED FIXTURES WITH ARCHITECTURAL ELEVATIONS.
②	NEW 500KVA TRANSFORMER AND PRIMARY FEEDERS TO BE PROVIDED AND INSTALLED BY HYDRO ONE. PROVIDE CONCRETE TRANSFORMER PAD C/W GROUNDING AND CONCRETE BOLLARDS. PROVIDE NEW CONCRETE ENCASED SECONDARY DUCT BANK TO POWER NEW BUILDING AS INDICATED. LEAVE 3M OF SPARE WIRING FOR HYDRO TO CONNECT TO TRANSFORMER. REFER TO DETAILS 1-3/E2B. COORDINATE ALL WORK WITH HYDRO AND CIVIL.
③	PROVIDE NEW NATURAL GAS GENERATOR. CONCRETE PAD AND BOLLARDS BY OTHER TRADES.
④	PROVIDE 1x53mm CONDUIT FOR BELL, 1x53mm CONDUIT FOR CABLE TV AND 1x53mm SPARE CONDUIT FROM RODGERS/BELL PEDESTAL TO BUILDING DEMARCATION POINT. COORDINATE ROUTE WITH CIVIL AND SERVICE PROVIDER. REFER TO DETAIL 5/E2A FOR FURTHER DETAIL.
⑤	PROVIDE 15A, 120V CONNECTION TO NEW MONUMENT SIGN. PROVIDE ONE (1) EMPTY 27mm CONDUIT FOR COMMUNICATIONS. PROVIDE RELAY AND CONNECT TO PHOTOCELL/TIME CLOCK FOR EXTERIOR LIGHTING. REFER TO DETAIL 6/E2B FOR FURTHER DETAIL.
⑥	PROVIDE DUCT BANK FROM GENERATOR TO PANEL 'GEN' LOCATED IN MAIN ELECTRICAL ROOM. PROVIDE WIRING IN CONCRETE ENCASED DUCT BANK FROM PANEL 'ENVA' TO GENERATOR BLOCK HEATER, FIRE ALARM, GENERATOR CONTROLS AND ONE (1) SPARE DUCT BANK FOR FUTURE USE. REFERENCE DETAIL 4/E2B FOR FURTHER DETAIL.
⑦	PROVIDE CONNECTION TO THREE (3) FIRE ALARM SUPERVISORY VALVES FOR THE GAS PAD AND TWO (2) FIRE ALARM SUPERVISORY VALVES FOR THE GENERATOR PAD AS INDICATED. PROVIDE CONNECTION TO FIRE ALARM CONTROL PANEL. COORDINATE EXACT LOCATION ON SITE WITH MECHANICAL DRAWINGS.



Client

2026/07/14	ISSUED FOR ADDENDUM E1	4	
2026/06/29	ISSUED FOR BID CALL	3	
2026/06/15	ISSUED FOR PERMIT/MoLTC WS SUBMISSION	2	
2026/05/15	ISSUED FOR SPC SUBMISSION	1	
DATE	REVISION		REF

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER FAILURE TO OBTAIN AND / OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

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a division of Englobe

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Ottawa Ontario
Canada K2C 3P8

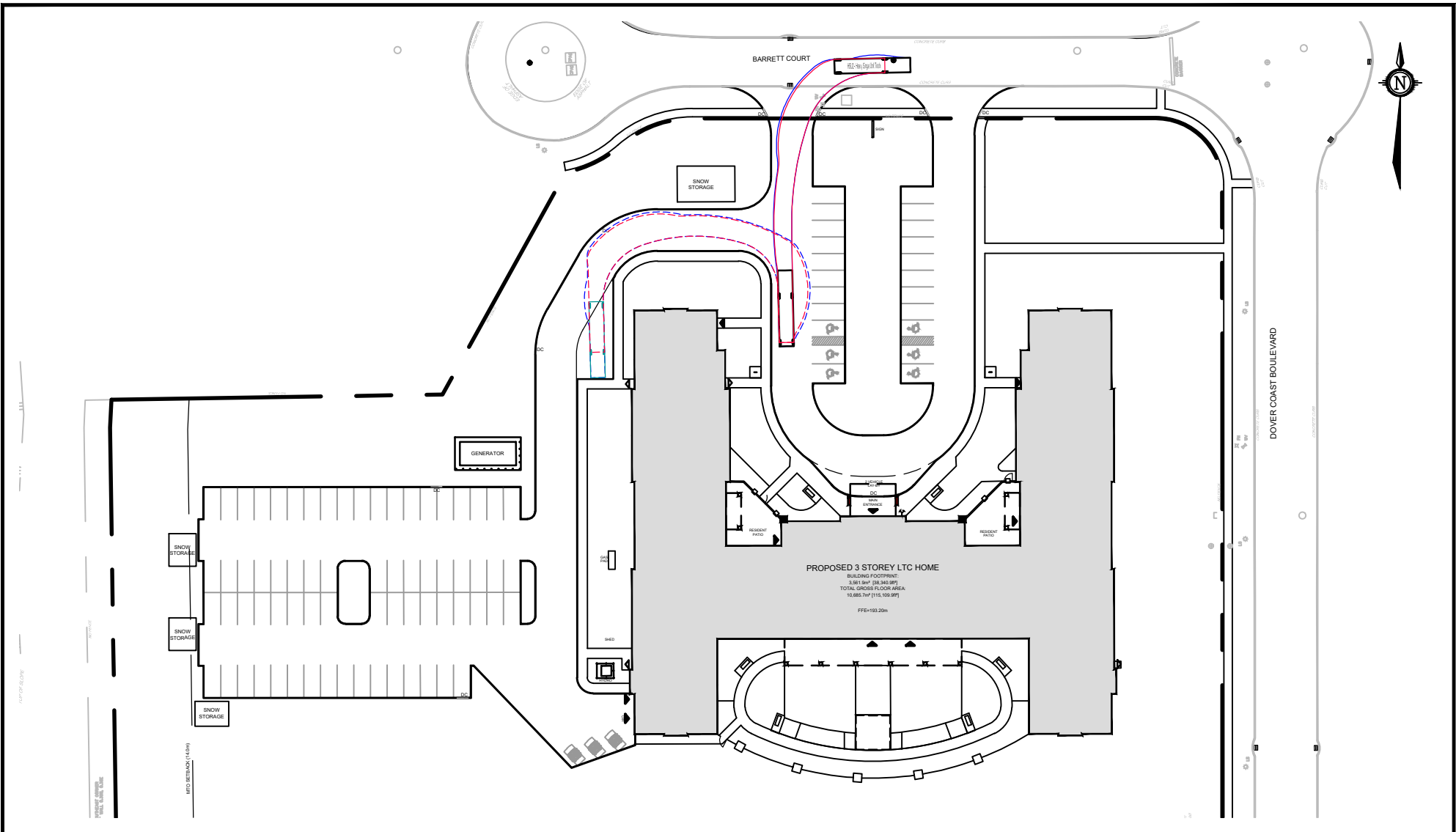
613 727-5111
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www.gwal.com

Voice
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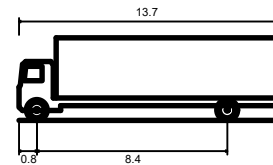
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Design by: Conçu par:	M.M.VASQUEZ	Drawing/Drawn: Dessiné par:	E2A
Drawn by: Dessiné par:	D.CHANDLER	Reviewed by: Examiné par:	
Reviewed by: Examiné par:	R. BOIVIN/E. DROUIN	Date	2026/05/28
Date	2026/05/28	Revision No:	REVIT File:



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HSU2 - Heavy Single Unit Truck

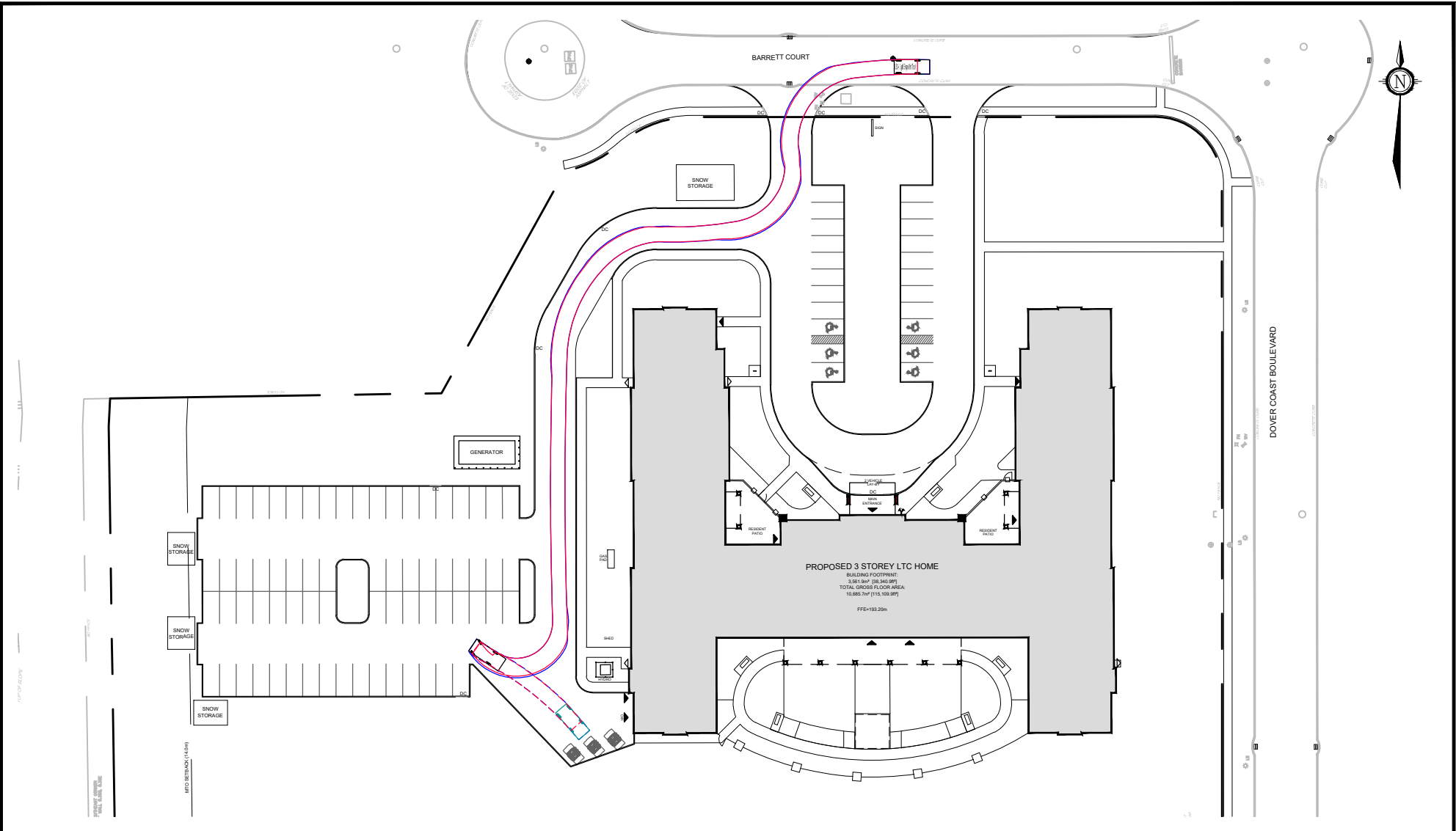
Overall Length	13.700m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	14.100m

125 DOVER COAST
BOULEVARD

TURNING MOVEMENT
(DELIVERY TRUCK)

SCALE 1 : 1000

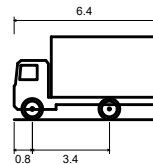
DATE AUG 2026 JOB 126012 FIGURE TM1



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LSU - Light Single Unit Truck

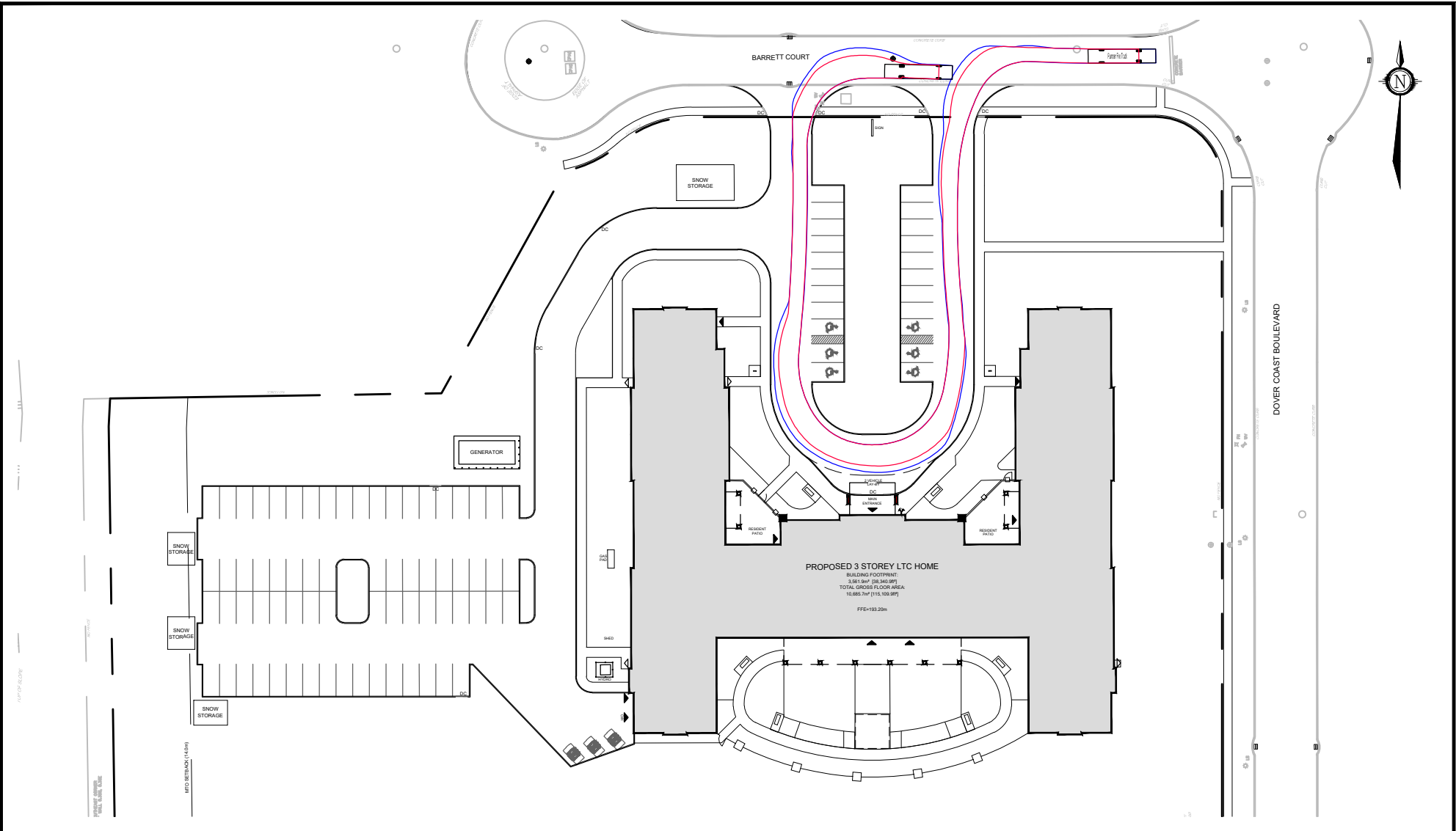
Overall Length	6.400m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.300m

125 DOVER COAST BOULEVARD

TURNING MOVEMENT (GARBAGE TRUCK)

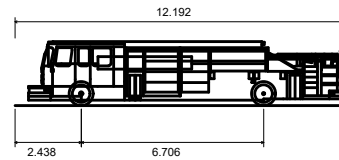
SCALE 1 : 1000

DATE AUG 2026 JOB 126012 FIGURE TM3



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Pumper Fire Truck

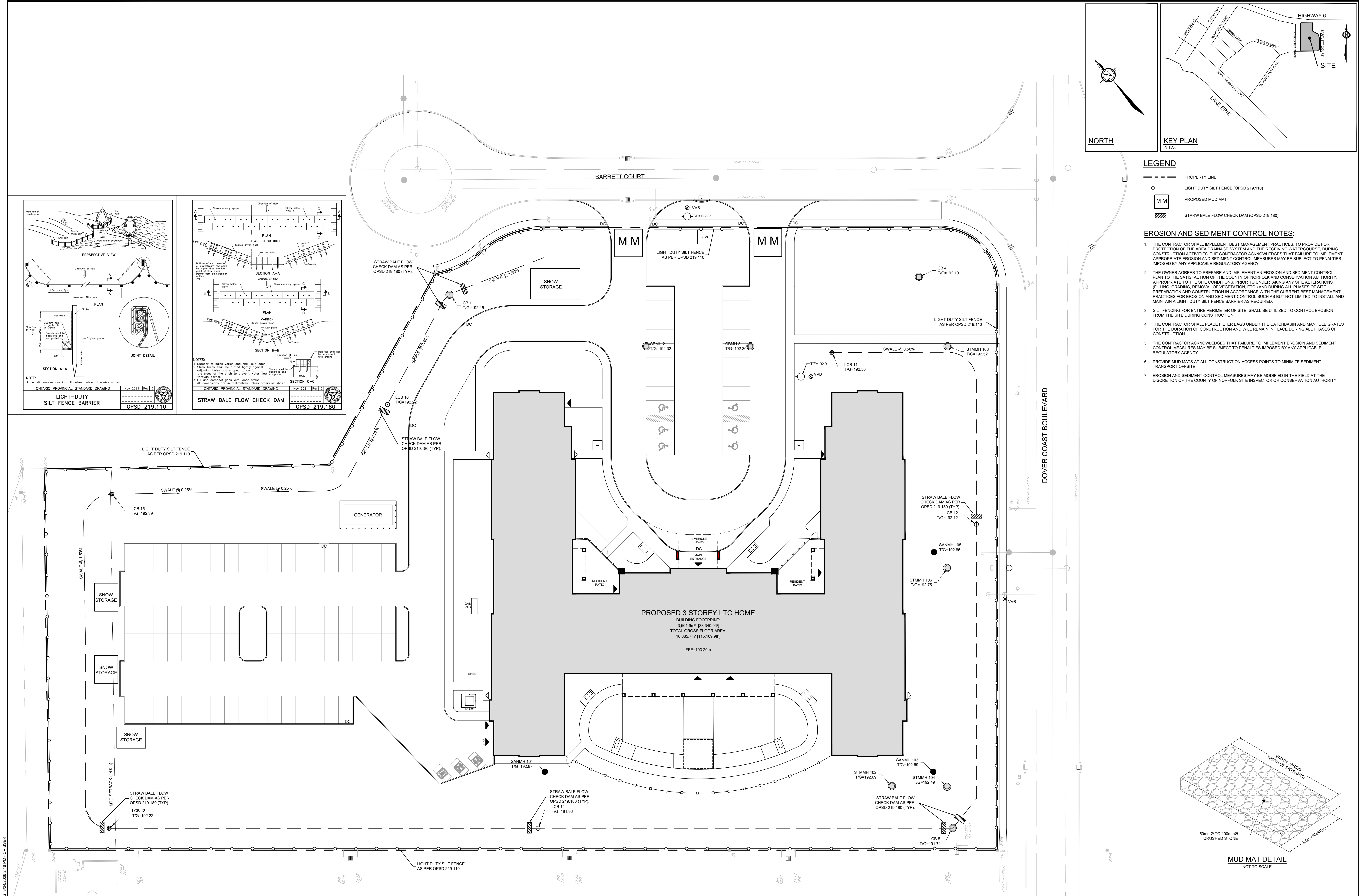
Overall Length	12.192m
Overall Width	2.489m
Overall Body Height	2.361m
Min Body Ground Clearance	0.200m
Track Width	2.489m
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

125 DOVER COAST
BOULEVARD

TURNING MOVEMENT
(FIRE TRUCK)

SCALE 1 : 1000

DATE AUG 2026 JOB 126012 FIGURE TM4



NOTE:
THE POSITION OF ALL 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, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	REVISION	DATE	BY
4.	REVISED PER COUNTY COMMENTS	AUG 24/26	CR
3.	ISSUED FOR BID CALL	JUN 29/26	CR
2.	ISSUED FOR PERMIT / LTC MINISTRY PACKAGE	JUN 15/26	CR
1.	ISSUED FOR SITE PLAN APPLICATION	MAY 15/26	MS

SCALE

1:300

0 3 6 9 12

DESIGN	MS/CV
CHECKED	MS
DRAWN	CV
CHECKED	MS
APPROVED	JLS

FOR REVIEW ONLY

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LOCATION
NORFOLK COUNTY
125 DOVER COAST BOULEVARD - PORT DOVER, ON

DRAWING NAME
SEDIMENT AND EROSION CONTROL PLAN

PROJECT No.	REV	REV #	DRAWING No.
126012-00			126012-ESC

V:\2026\126012\CD\CH\126012-ESC.DWG 8/24/2026 2:18 PM CVSSER

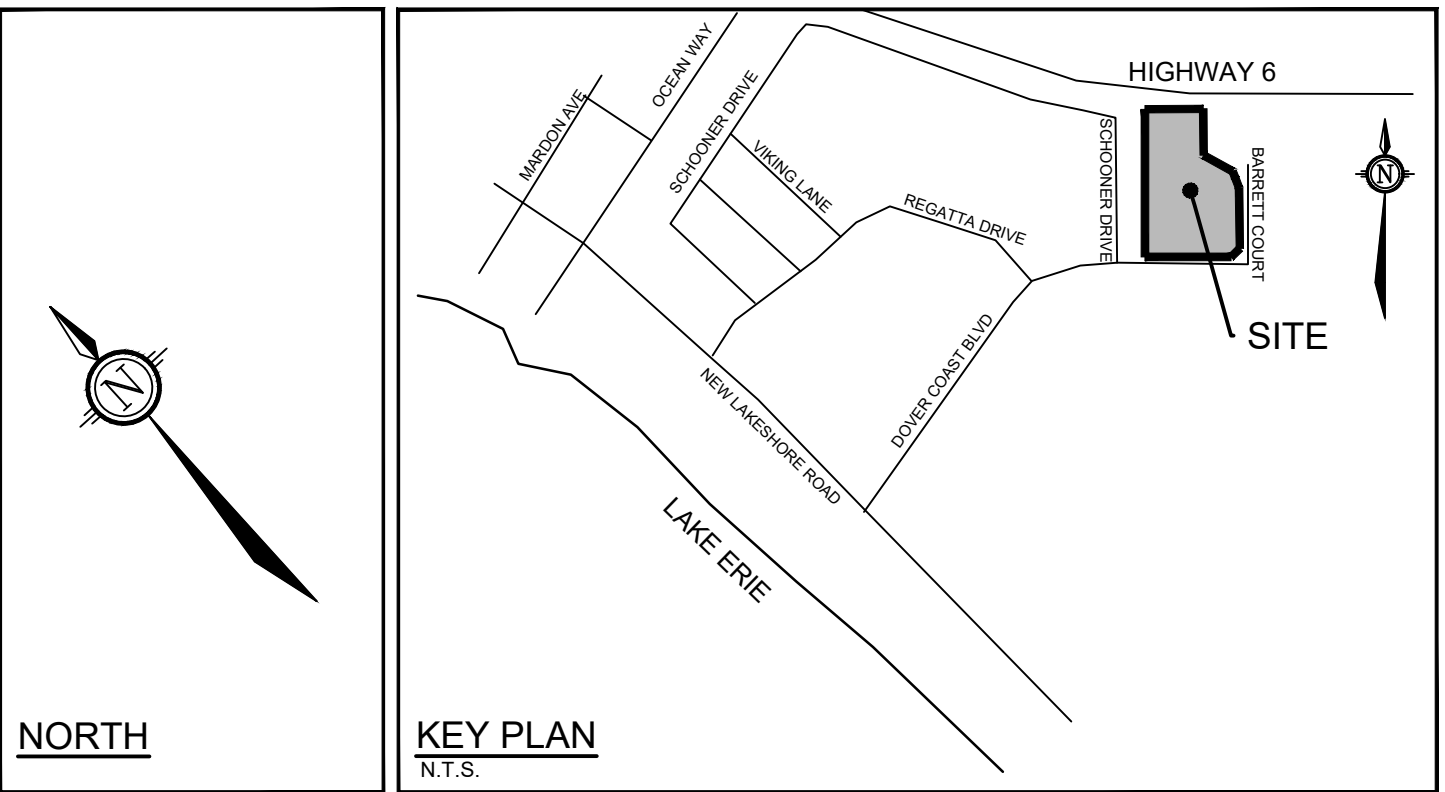
PLANSET 126012 - 126012.dwg 12/06/2026

PROPOSED WATERMAIN TABLE - 150mmØ FIRE SERVICE				
Station	P/G ELEVATION	TOP OF WATERMAIN	DESCRIPTION	
1+000.00	192.59	190.40	200mm x 200mm x 200mm TEE	
1+006.00	192.56	190.66	200mm x 150mm REDUCER	
1+040.50	192.35	190.65	45° VERTICAL BEND	
1+040.65	192.35	190.14	45° VERTICAL BEND	
1+041.65	192.33	190.08	45° HORIZONTAL BEND	
1+044.05	192.33	190.08	45° HORIZONTAL BEND	
1+046.16	192.41	190.71	45° VERTICAL BEND	
1+046.46	192.42	190.72	45° VERTICAL BEND	
1+125.02	192.63	190.91	45° HORIZONTAL BEND	
1+127.02	192.66	190.96	45° HORIZONTAL BEND	
1+134.10	192.89	191.20	WM CAP (1.0m FROM BUILDING)	

PROPOSED WATERMAIN TABLE - 100mmØ DOMESTIC SERVICE				
Station	P/G ELEVATION	TOP OF WATERMAIN	DESCRIPTION	
2+000.00	192.33	190.64	CONNECT TO EXISTING 200mm WATERMAIN	
2+000.85	192.32	190.68	90° HORIZONTAL BEND	
2+002.21	192.36	190.66	VALVE & VALVE BOX	
2+009.55	192.47	190.77	45° HORIZONTAL BEND	
2+010.56	192.54	190.84	45° HORIZONTAL BEND	
2+049.76	192.30	190.60	45° VERTICAL BEND	
2+049.91	192.30	190.14	45° VERTICAL BEND	
2+050.91	192.28	190.14	45° HORIZONTAL BEND	
2+054.14	192.28	190.30	45° HORIZONTAL BEND	
2+056.53	192.37	190.32	45° VERTICAL BEND	
2+056.83	192.38	190.68	45° VERTICAL BEND	
2+135.94	192.59	190.89	45° HORIZONTAL BEND	
2+138.76	192.65	190.95	45° HORIZONTAL BEND	
2+146.26	192.93	191.24	WM CAP (1.0m FROM BUILDING)	

PROPOSED WATERMAIN TABLE - 200mmØ FIRE SERVICE				
Station	P/G ELEVATION	TOP OF WATERMAIN	DESCRIPTION	
3+000.00	192.36	190.18	CONNECT TO EXISTING 200mm WATERMAIN	
3+005.53	192.59	190.34	200mm x 200mm x 200mm TEE	
3+008.78	192.61	190.40	45° VERTICAL BEND	
3+009.78	192.62	189.41	45° VERTICAL BEND	
3+012.38	192.63	189.41	45° VERTICAL BEND	
3+013.38	192.64	190.45	45° VERTICAL BEND	
3+046.11	192.79	190.66	45° HORIZONTAL BEND	
3+049.80	192.85	190.66	45° VERTICAL BEND	
3+050.80	192.87	189.70	45° VERTICAL BEND	
3+053.58	192.88	191.28	45° HORIZONTAL BEND	
3+076.13	192.94	191.25	200mm x 150mm REDUCER	
3+080.05	192.88	191.18	HYDRANT VALVE	
3+082.13	192.81	191.11	FIRE HYDRANT	

PIPE CROSSINGS				
CROSSING NO.	SANITARY	STORM	WATERMAIN	CLEARANCE
①	190.37(OBV)	-	190.90 (INV)	0.53m
②	189.95 (OBV)	190.49 (INV)	-	0.54m
③	-	190.25 (INV)	189.75 (TWM)	0.50m
④	-	189.87 (INV)	189.35 (TWM)	0.52m
⑤	189.28 (OBV)	-	189.99 (BWM)	0.71m
⑥	189.30 (OBV)	-	190.03 (BWM)	0.73m
⑦	-	190.14 (INV)	189.60 (TWM)	0.54m
⑧	-	190.25 (INV)	189.75 (TWM)	0.50m
⑨	190.37(OBV)	-	190.90 (INV)	0.53m



- LEGEND**
- PROPERTY LINE
 - PROPOSED CURB
 - PROPOSED DEPRESSED CURB
 - PROPOSED WATER SERVICE
 - PROPOSED VALVE AND VALVE BOX
 - PROPOSED CAP
 - PROPOSED FIRE HYDRANT
 - PROPOSED DETECTOR ASSEMBLY IN CHAMBER
 - PROPOSED SIAMSE CONNECTION
 - PROPOSED SANITARY SERVICE c/w MANHOLE
 - PROPOSED STORM SEWER AND MANHOLE
 - PROPOSED BUILDING ENTRANCE
 - PROPOSED BUILDING EXIT
 - DIRECTION OF FLOW
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED CATCHBASIN
 - PROPOSED LANDSCAPE CATCHBASIN TEE
 - PROPOSED LANDSCAPE CATCHBASIN ELBOW
 - PROPOSED STORM SEWER WITH INSULATION
 - PROPOSED WATER METER
 - EXISTING WATERMAIN c/w VALVE & VALVE CHAMBER
 - EXISTING HYDRANT c/w VALVE & LEAD
 - EXISTING SANITARY MANHOLE & SEWER
 - EXISTING STORM MANHOLE & SEWER
 - EXISTING CATCHBASIN
 - EXISTING SWALE

- WATERMAIN NOTES:**
- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	701	OPSS
THERMAL INSULATION IN SHALLOW TRENCHES	1109.030	OPSS
HYDRANT INSTALLATION	1105.010	OPSS
WATERMAIN	PVC DR 18	
 - SUPPLY AND CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH THE COUNTY OF NORFOLK AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL, RESTORATION, CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY THE CONTRACTOR.
 - WATERMAIN SHALL BE MINIMUM 1.7m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. WHERE THE DEPTH OF COVER IS LESS THAN 1.7m, WATERMAIN SHALL BE INSULATED AS PER OPSD 1109.030.
 - PROVIDE MINIMUM 0.5m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.
 - WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.
- GENERAL NOTES:**
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
 - DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
 - OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF NORFOLK BEFORE COMMENCING CONSTRUCTION. AN EXCAVATION PERMIT WILL BE REQUIRED FROM THE MUNICIPALITY PRIOR TO ANY WORKS ON PUBLIC PROPERTY.
 - BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED AND THE COUNTY OF NORFOLK AS THIRD PARTY.
 - RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD. ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE COUNTY OF NORFOLK.
 - REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ALL ORGANIC MATERIAL AND DEBRIS. ALL CONTAMINATED MATERIAL (IF ANY) SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
 - REFER TO ARCHITECTS AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
 - SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS.
 - CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVING AS-BUILT INFORMATION SHOWN ON THIS PLAN, AS BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/O ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS BUILT GRADES.
 - ALL ELEVATIONS ARE GEODETIC.
 - REFER TO GEOTECHNICAL INFORMATION PROVIDED BY MTE CONSULTANTS INC. DATED MAY 8, 2026, FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
 - REFER TO THE SERVING STUDY AND STORMWATER MANAGEMENT REPORT NO. R-2026-041, PREPARED BY NOVATECH.

- SEWER NOTES:**
- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
STORM / SANITARY MANHOLE (12000)	701.010	OPSS
STORM / SANITARY MANHOLE (15000)	701.011	OPSS
CATCHBASIN (600x600mm)	705.010	OPSS
CB. FRAME & COVER	400.020	OPSS
STORM / SANITARY MH FRAME & COVER	401.010	OPSS
SANITARY COVER	401.020	OPSS
SEWER TRENCH	410	OPSS
SANITARY SEWER	PVC SDR 35	
STORM SEWER (<450mmØ)	PVC SDR 35	
SEWER SEWER (450mmØ +)	CONC CLASS 650	
SEWER INSULATION SHALLOW TRENCH	1109.030	OPSS
 - SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
 - FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES FOR EXAMPLE KORU-SEAL, PSX POSITIVE SEAL AND DURASEAL. THE CONCRETE GRADE FOR THE PIPE CAN BE ELIMINATED.
 - DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN.
 - STORM MANHOLES AND CBMHs ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
 - SUBRAIN INVERTS SHOULD BE APPROXIMATELY 300mm BELOW SUBGRADE LEVEL. THE SUBGRADE SURFACE SHOULD BE SHAPED TO PROMOTE WATER FLOW TO THE DRAINAGE LINES.
 - CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
 - THE OWNER SHALL REQUIRE THAT THE SITE SERVING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.18.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

REVISION			
No.	REVISION	DATE	BY
5.	REVISED PER COUNTY COMMENTS	AUG 24/26	CR
4.	REVISED WATER AND SANITARY LOCATIONS	JULY 28/26	CR
3.	ISSUED FOR BID CALL	JUN 29/26	CR
2.	ISSUED FOR PERMIT / LTC MINISTRY PACKAGE	JUN 15/26	CR
1.	ISSUED FOR SITE PLAN APPLICATION	MAY 15/26	MS

SCALE	
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DESIGN	
MS/CV	
CHECKED	MS
DRAWN	CV
CHECKED	MS
APPROVED	JLS

FOR REVIEW ONLY

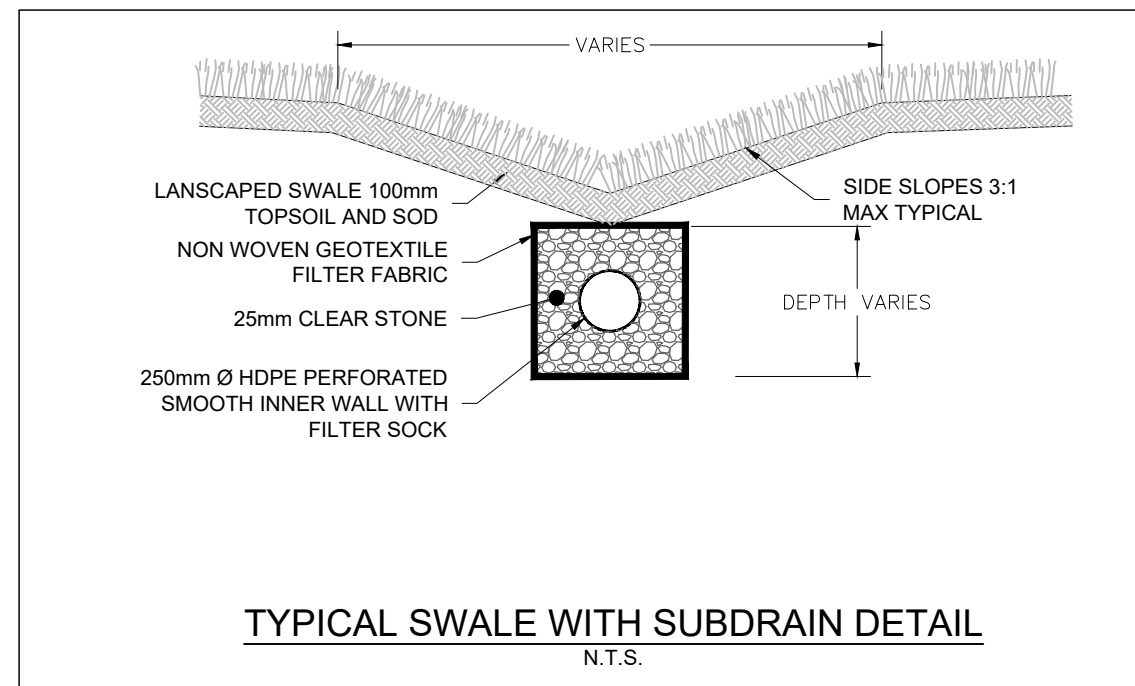


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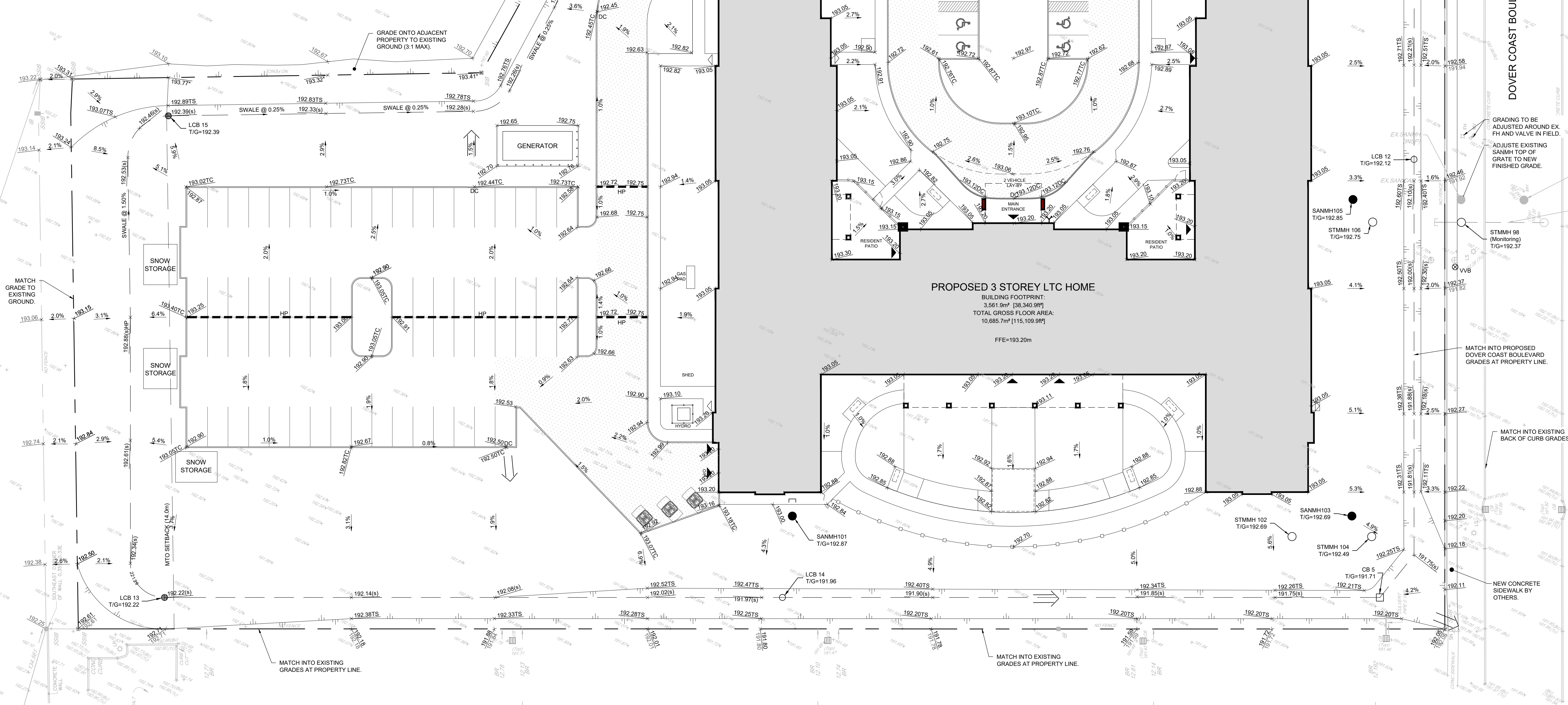
LOCATION NORFOLK COUNTY 125 DOVER COAST BOULEVARD - PORT DOVER, ON	
DRAWING NAME GENERAL PLAN OF SERVICES	PROJECT No. 126012-00
REV REV # 5	DRAWING No. 126012-GP

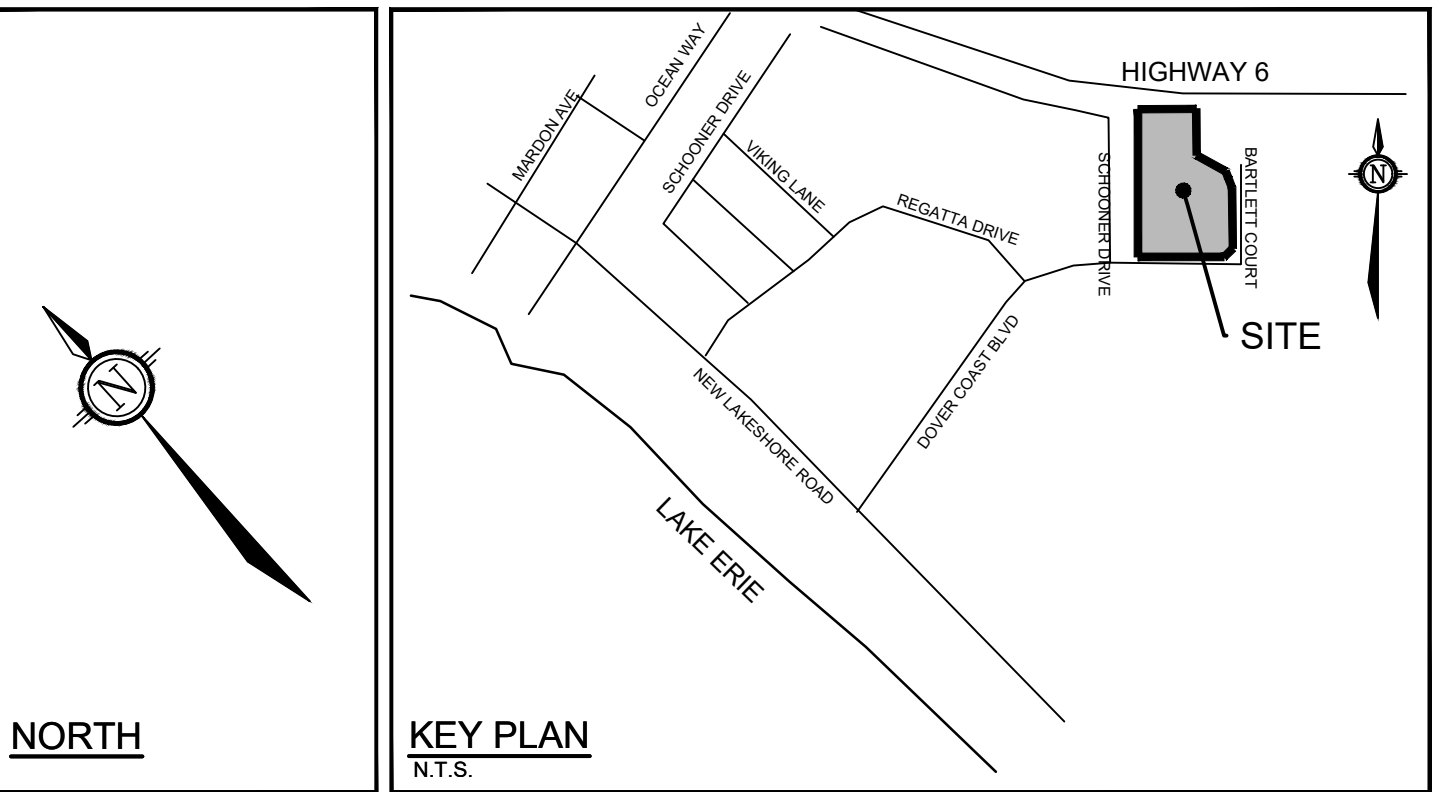
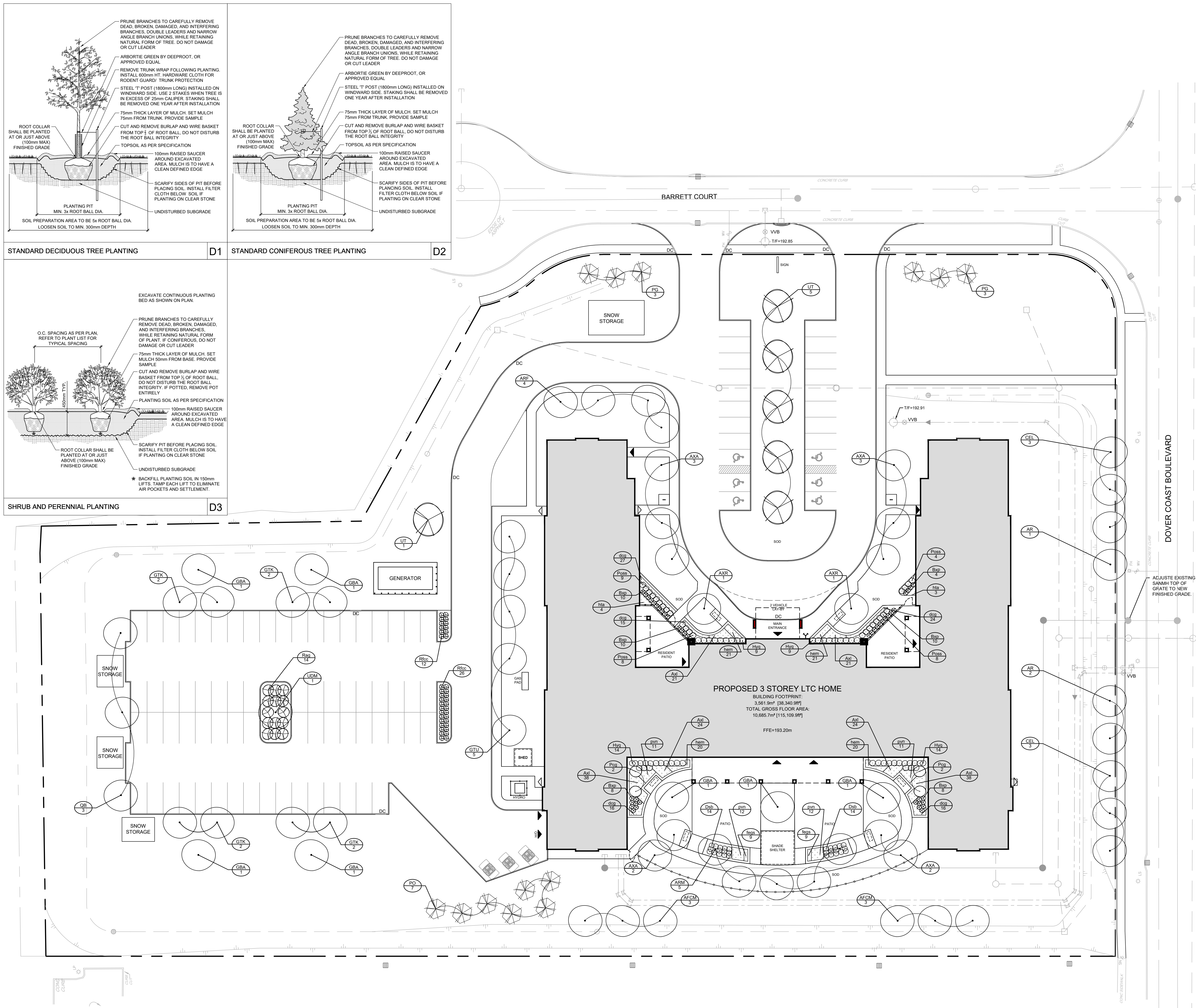
LEGEND

PROPERTY LINE PROPOSED ELEVATION EXISTING ELEVATION PROPOSED TOP OF CURB ELEVATION PROPOSED SWALE ELEVATION ULTIMATE FINISHED GRADE (AS PER OVERALL GRADING PLAN) PROPOSED TOP OF SWALE PROPOSED BARRIER CURB (OPSD 600.110) SLOPE AND DIRECTION SWALE PROPOSED BUILDING ENTRANCE PROPOSED BUILDING EXIT TACTILE WALKING SURFACE INDICATOR GRADING HIGH POINT	HP DC CBMH 1 CB 1 LCB 11 SAN MH PROPOSED HIGH POINT PROPOSED BARRIER DEPRESSED CURB (OPSD 600.110) PROPOSED CATCHBASIN MANHOLE PROPOSED CATCHBASIN PROPOSED LANDSCAPE CATCH BASIN PROPOSED SANITARY MANHOLE PROPOSED TERRACE (3:1 MAX) OVER LAND FLOW DIRECTION SWALE SILT FENCE BARRIER PER OPSD 219.110 STRAW BALE FLOW CHECK DAM PER OPSD 219.180
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TYPICAL SWALE WITH SUBDRAIN DETAIL
N.T.S.





GENERAL

- Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
- The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protect and assume responsibility for all existing utilities regardless of being shown on the drawings.
- It is essential to use the plans and details in conjunction with the specifications and notes.
- Do not scale drawings. Work to dimensions only.
- Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
- Reinstate all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpile areas, etc. to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstate all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

PRODUCT INFORMATION

Install products as per manufacturer specifications. Shop drawings required. Fasten bike racks and benches with stainless steel anti-vandal anchors.

BIKE RACK

- MBR-0100-00003 by Maglin
Fixture: Surface Mount
Powder Coat colour: Gunmetal

BENCH

- Wood: Thermally Modified Ash
Option: c/w two end arms and one centre arm.
Powder Coat colour: Gunmetal

FENCE

- Silver Eagle II by Iron Eagle Industries
Panel Height: 1.8m
Colour: Black
Frames: Galvalume

SHADE SHELTER

- 20' x 20' Echo shelter 0125 by Shadeview Structures
Roof Colour: QC 28013 (Slate grey)
Column Colour: RAL 7004 (Medium grey)
Roof Material: Metal Cladding
Ceiling Material: Wood tongue and groove
Provisional: Cupola
Column: Single Post w/ masonry base

PLANTING

- Plant material to be No. 1 Grade and is to comply with Canadian Standards for Nursery Stock (latest edition) published by the Canadian Nursery Landscape Association.
- Use structurally sound plant material with strong fibrous root system free of disease, defects, and injuries. Use trees with straight trunks, well and characteristically branched for species. Obtain approval from consultant of plant material at source prior to digging. All trees and shrubs to be container grown, potted, W/B or B/B, as indicated on Plant List. Bare root plants are only acceptable for certain species and as approved by the Landscape Architect.
- Plant material substitutions are not permitted without the written approval from the Consultant, with 48 hours notice, prior to shipping plant material.
- Plant locations are schematic / approximate only. Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation.
- The illustrated number of plants shown in the Planting Plan supersedes the estimated number in the Plant List. Contractor to report any discrepancies to the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
- Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
- In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
- Approved topsoil depths are as follows:
 - Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
 - Sod Seed Areas - 100mm depth.
- Sod to be No. 1 Kentucky Bluegrass Sod grown from minimum mixture of 3 Kentucky Bluegrass cultivars. Quality and source are to comply with Canadian Standards for Nursery Stock, Section 17, (latest edition) published by the Canadian Nursery Landscape Association.
 - Plant Beds - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications.
 - Sod Areas - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350kg/ha.
- Where applicable, for any plant areas with a mix of species/ cultivars notes, Contractor is to cluster like plants in groups of 3-5 and evenly distribute these in the noted area.

LEGEND

- PROPERTY LIMIT
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS
- PERENNIALS
- BENCH ON CONCRETE PAD
- BIKE RACK ON CONCRETE PAD
- DECORATIVE METAL FENCE

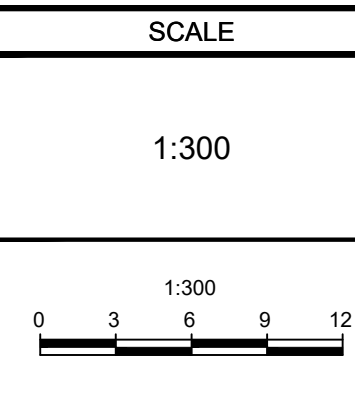
- SPECIES (SEE PLANT LIST)
- QUANTITY

PLANT LIST

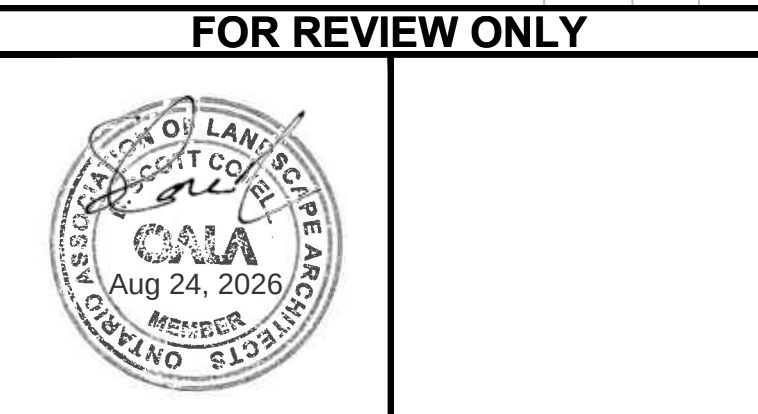
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Trees						
AFCM	6	Acer x freemanii 'Celzam'	Coloration Maple	50cm Cal	WB	As Shown
AR	3	Acer rubrum	Red Maple	50cm Cal	WB	As Shown
ARF	4	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	50cm Cal	WB	As Shown
ARM	5	Acer rubrum 'Armstrong Gold'	Armstrong Gold Red Maple	50cm Cal	WB	As Shown
AXA	10	Autumn Brilliance x grandiflora 'Autumn Brilliance'	Autumn Brilliance Silverberry	50cm Cal	WB	As Shown
AXR	2	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Silverberry	50cm Cal	WB	As Shown
CEL	6	Celtis occidentalis	Hackberry	50cm Cal	WB	As Shown
GBA	7	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	50cm Cal	WB	As Shown
GTK	8	Gleditsia triacanthos var. 'inermis' 'Shynole'	Shynole Honeylocust	50cm Cal	WB	As Shown
GTU	5	Gleditsia triacanthos var. 'inermis' 'Sunburst'	Sunburst Honeylocust	50cm Cal	WB	As Shown
GB	3	Quercus bicolor	Swamp Oak	50cm Cal	WB	As Shown
UDM	1	Ulmus davidiana var. japonica 'Accolade' (Morton)	Accolade Elm	50cm Cal	WB	As Shown
UT	6	Ulmus villosus x U. japon x U. pum. 'Morton Glossy'	Thunberg Elm	50cm Cal	WB	As Shown
Coniferous Trees						
PG	6	Picea glauca	White Spruce	200cm H	WB	As Shown
PO	7	Picea canadica	Swamp Spruce	200cm H	WB	As Shown
Deciduous Shrubs						
AXI	100	Aronia x Low Scape Mound (LCCNMM165)	Low Scape Mound Chokeberry	40cm H	PT	50cm O.C.
Bsp	50	Betula x Platyloca 'Cesky Gold'	Cesky Gold Birch	50cm H	PT	80cm O.C.
Dsh	20	Desmodium illinoense 'Firefly' (BDOFIRE)	Firefly Bush	50cm H	PT	70cm O.C.
Hys	40	Hydrangea paniculata 'SAPHIRE'	Little Quick Fire Hydrangea	60cm H	PT	70cm O.C.
Rg	4	Physocarpus opulifolius 'Centre Glow'	Centre Glow Ninebark	60cm H	PT	100cm O.C.
Pss	20	Physocarpus opulifolius 'Savannah Sunset' (LPH)	Savannah Sunset Ninebark	60cm H	PT	100cm O.C.
Rsp	14	Rosa pratincola 'Sno-Low'	Sno-Low Fragrant Rose	60cm H	PT	100cm O.C.
Rcc	38	Rosa Flower Carpet Coral' (NGALA)	Coral Carpet Rose	60cm H	PT	80cm O.C.
Perennial / Ornamental Grass						
sg	98	Stipa tenuifolia 'Goldilocks'	Gold Dew Tufted Hair Grass	1g	PT	50cm O.C.
legn	18	Festuca arundinacea 'Glow Sticks'	Glow Sticks Tall Fescue	1g	PT	45cm O.C.
hem	82	Hemerocallis - Random mix	Random Daylily	1g	PT	45cm O.C.
hta	13	Hosta August Moon'	August Moon Hosta	1g	PT	60cm O.C.
pvn	40	Panicum virgatum 'Northland'	Northwind Switch Grass	1g	PT	70cm O.C.

NOTE:
THE POSITION OF ALL 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, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No	REVISION	DATE	BY
5.	REVISED PER COUNTY COMMENTS	AUG 24/26	RGJ
4.	ISSUED FOR ADDENDUM L1	JUL 17/26	RGJ
3.	ISSUED FOR BID CALL	JUN 29/26	RGJ
2.	ISSUED FOR BUILDING PERMIT / M/LTC	JUN 15/26	RGJ
1.	ISSUED FOR SITE PLAN APPLICATION	MAY 15/26	RGJ



DESIGN	RGJ/TK
CHECKED	MEL
DRAWN	TK
CHECKED	RGJ
APPROVED	SC



LOCATION NORFOLK COUNTY 125 DOVER COAST BOULEVARD - PORT DOVER, ON	PROJECT No. 126012-00
DRAWING NAME LANDSCAPE PLAN	REV REV # 5
DRAWING No. 126012-L	



Engineers, Planners & Landscape Architects

Engineering

- Land/Site Development
- Municipal Infrastructure
- Environmental/Water Resources
- Traffic/Transportation
- Recreational

Planning

- Land/Site Development
- Planning Application Management
- Municipal Planning
- Urban Design
- Expert Witness (LPAT)
- Wireless Industry

Landscape Architecture

- Streetscapes & Public Amenities
- Open Space, Parks & Recreation
- Community & Residential
- Commercial & Institutional
- Environmental Restoration

Southbridge Port Dover LTC

125 Dover Coast Boulevard

Servicing and Stormwater Management Report

Engineering excellence.

Planning progress.

Liveable landscapes.

SOUTHBRIDGE PORT DOVER LTC

**125 DOVER COAST BOULEVARD
PORT DOVER, ONTARIO**

SERVICING AND STORMWATER MANAGEMENT REPORT

Prepared By:

NOVATECH

Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario
K2M 1P6

Issued: May 15, 2026

Revised: August 24, 2026

Novatech File: 126012
Report Ref: R-2026-041

August 24, 2026

Norfolk County
12 Gilbertson Drive, Ontario, N3Y 4N5
Simcoe, ON
N3Y 4N5

Attention: Stephen Gradish

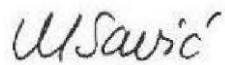
**Reference: Servicing and Stormwater Management Report
Southbridge Port Dover Long Term Care Home
125 Dover Coast Boulevard, Port Dover, Ontario
Novatech File No.: 126012**

Enclosed is a copy of the revised 'Servicing and Stormwater Management Report' for the proposed long term care home located at 125 Dover Coast Boulevard, in Port Dover, ON. This report addresses the approach to site servicing and stormwater management and is submitted in support of the Site Plan Control application.

Please contact the undersigned, should you have any questions or require additional information.

Yours truly,

NOVATECH



Miroslav Savic, P.Eng.
Senior Project Manager | Land Development Engineering

cc: Brandon Lawrence (S.J. Lawrence Architect Inc.)

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Appendix B Water Demands, FUS Calculations, Watermain Model, Hydrant Test Data
Appendix C Sanitary Flow Calculations
 Dover Coast Development Master Sanitary Area Plan and Sanitary Sewer Design Sheet
Appendix D Storm Sewer Design Sheet and Storm Drainage Area Plan
 Dover Coast Development Master Storm Area Plan and Storm Sewer Design Sheet
Appendix E Drawings

LIST OF DRAWINGS

General Plan of Services	(126012-GP)
Grading Plan	(126012-GR)
Erosion & Sediment Control Plan	(126012-ESC)
Storm Drainage Area Plan	(126012-STM)

1.0 INTRODUCTION

Novatech has been retained to complete the site servicing and stormwater management design for the proposed Southbridge Long Term Care Home at 125 Dover Coast Boulevard, in Port Dover. This report addresses the approach to servicing and stormwater management and is being submitted in support of the Site Plan Control application.

1.1 Site Description and Location

The subject site is a parcel of land within the Dover Coast Development and is located on the west side of Dover Coast Boulevard. The site is currently undeveloped green field and is bordered by residential homes to the south, Barrett Court and an undeveloped parcel of land to the north, and Highway 6 to the west. **Figure 1** provides an aerial view of the site.



Figure 1 – Aerial View of the Subject Site

1.2 Proposed Development

The development proposal a three-storey, 10,685 m² (38,341 ft²) long-term care home. The development will include paved parking lot, access driveways, loading areas, and associated landscaped areas. The site will have two access driveways off Barrett Court.

Refer to **Appendix A.** for the proposed Site Plan.

1.3 Background Documents

The following documents were reviewed in preparation of the report:

- Port Dover LTC Facility Geotechnical Investigation Report, prepared by MTE Consultants Inc. (67157_001, May 8, 2026).
- Norfolk County Design Criteria (February 2019).
- Dover Coast Development – Phase 2, Port Dover, Ontario, Water Servicing Report
- Dover Coast Condominium Development – Phase 2, Port Dover, Ontario, Stormwater Management Report
- Sanitary Flows and Sewer Capacity Review Memo, prepared by Development Engineering (December 23, 2014).
- Port Dover LTC Facility, Functional Servicing and Stormwater Management Report, prepared by MTE Consultants (February 28, 2022)
- Dover Coast Development subdivision drawings

1.4 Site Servicing

The objective of the site servicing design is to provide proper sewage outlets, a suitable domestic water supply and to ensure that appropriate fire protection is provided for the proposed development. The servicing criteria, the expected sewage flows, and the water demands are to conform to the Norfolk County Design Criteria. Refer to the subsequent sections of the report for further details.

2.0 WATER SERVICING

2.1 Existing Water Servicing

Based on the Dover Court Development subdivision drawings, there is a 300mm diameter watermain in Dover Coast Boulevard in front of the site. A 200mm diameter water service stub has been provided to the property limit as part of the subdivision works.

2.2 Proposed Water Servicing

The proposed development will be serviced by a 200mm diameter watermain connected to the existing 200mm diameter service stub. A 150mm diameter fire service line and a separate 100mm diameter domestic service line will be provided to the building as per the Norfolk County standards. A new fire hydrant will be installed on site within a 45m unobstructed path of the building siamese connection.

2.2.1 Domestic Water Demands

The domestic water demands for the proposed long term care home were calculated based on the following criteria from Section 8 of the Ontario Building Code and the Norfolk County Design Criteria:

- Long Term Care Home Average Day Demand
 - 450L/bed/day
- Peaking Factor
 - Maximum Day = 2.25
 - Peak Hour = 4.0

The calculated water demands are summarized in **Table 2.1** below. Detailed calculations are included in **Appendix B**.

Table 2.1: Domestic Water Demand Summary

Proposed Development	Avg. Daily Demand (L/s)	Max. Daily Demand (L/s)	Peak Hour Demand (L/s)
Long Term Care Facility	0.83	1.88	3.33

2.2.2 Fire Protection System

The proposed building will be fully sprinklered. Water supply for fire protection will be provided from the proposed on-site hydrant located within 45m unobstructed path from the fire department siamese connection location.

The Fire Underwriters Survey (FUS) was used to estimate fire flow requirements for the proposed development. The fire flow calculations are based on the building information provided by the architect (Type I Fire-Resistive Construction with protected vertical openings between floors, and fully sprinklered building).

The fire flow demand is estimated to be 67 L/s (4,000 L/min). The detailed FUS fire flow calculations are included in **Appendix B**.

Based on the Dover Coast Development – Phase 2 Water Servicing Report, the water distribution system was modeled using 76 L/s fire flow from the subject site confirming adequate fire water supply to meet the FUS fire flow demand for the proposed long term care home. Refer to excerpt from the Dover Coast Subdivision Water Servicing Report enclosed in **Appendix B**.

Based on the hydrant test results (April 4, 2026, see **Appendix B**), the existing hydrant in Dover Coast Boulevard can provide approximately 187 L/s (2971 USGPM) at a residual pressure of 20psi. This hydrant flow exceeds the 150 L/s fire flow target for commercial developments as per the updated Norfolk County Design Criteria. Refer to email correspondence with the Norfolk County engineering and asset management enclosed in **Appendix B**.

2.2.3 Watermain Hydraulic Analysis

The following design criteria are provided in the Norfolk County Design Criteria, Section 10 - Watermains:

- During normal operating conditions, system pressures shall not be less than 280 kPa (40.6 psi).

- During the Maximum Day + Fire Flow demand, system pressures shall less than 140 kPa (20 psi).
- Maximum working pressure in the distribution system should not exceed 690 kPa (100 psi).

The hydraulic model EPANET was used for the purpose of analysing the performance of the proposed on-site watermain system. The model is based on hydrant test data. A pump/reservoir combination is included in the model, with the pump curve being representative of the hydrant test results.

A schematic representation of the hydraulic network is enclosed in **Appendix B**. The schematic depicts the junction and pipe numbers used in the model. The modelling highlights the system pressures during 1) Maximum Day + Fire Flow Demand, 2) Peak Hour Demand, and 3) Average Day Demand Conditions. The domestic water demands are applied at the building service (J3) and the fire flow demand is applied at the proposed fire hydrant location (J5).

Tables 2.2, 2.3, and 2.4 summarize the demands and hydraulic model results under the various operating conditions. Refer to **Appendix B** for detailed modelling results.

Table 2.2: Hydraulic Model Results – Maximum Day + Fire Flow Demand

Operating Condition	Minimum Pressure
Max Day + Fire Flow Demand (1.88L/s +122 L/s)	142.0 kPa (20.6 psi)

Table 2.3: Hydraulic Model Results – Peak Hour Demand

Operating Condition	Minimum Pressure
Peak Hour Demand (3.33 L/s)	345.6 kPa (50.1 psi)

Table 2.4: Hydraulic Model Results – Average Day Demand

Operating Condition	Maximum Pressure
Average Day Demand (0.83 L/s)	359.6 kPa (52.2 psi)

Based on the preceding analysis, the watermain system will provide adequate system pressures to the proposed long term care home.

The new on-site hydrant can provide approximately 122 L/s fire flow at a residual pressure of 20 psi, well exceeding the FUS fire flow requirements. Additional fire flow if required can be provided from the existing municipal hydrant in Dover Coast Boulevard in front of the site.

3.0 SANITARY SERVICING

3.1 Existing Sanitary Services

Based on the Dover Coast Development subdivision drawings, there is a 200mm diameter sanitary sewer in Dover Coast Boulevard in front of the site. A 200mm diameter service stub has been provided to the property limit as part of the subdivision works.

3.2 Proposed Sanitary Services

The proposed development will be serviced by a 200mm diameter sanitary sewer connected to the existing 200mm diameter service stub.

3.2.1 Peak Sanitary Flows

The theoretical peak sanitary flow for the existing and proposed long term care home was calculated based on the following criteria from Section 8 of the Ontario Building Code and the Norfolk County Design Criteria.

- Long Term Care Homes Sanitary Volume
 - per bed = 450L/bed/day
- Peaking Factor Harmon Formula
- Infiltration Rate = 0.28 L/s/ha

The peak sanitary flow calculations are summarized below in **Table 3.1**. Detailed calculations are included in **Appendix C**.

Table 3.1: Peak Sanitary Flow Summary

Development	Peak Flow (L/s)	Infiltration Flow (L/s)	Total Peak Flow (L/s)
Proposed Long Term Care Home	3.48	0.62	4.10

The proposed 200mm diameter sanitary service at 1.0% slope has a full flow capacity of 34.2 L/s.

The Dover Coast Development sanitary sewers were sized to accommodate flows from a 160 bed long term care home from this site. Therefore, there should be adequate capacity within the existing sanitary infrastructure to service the proposed development.

A copy of the Dover Coast Development sanitary drainage area plan and sanitary sewer design sheet for are provided in **Appendix C** for reference.

4.0 STORM SERVICING AND STORMWATER MANAGEMENT

4.1 Existing Conditions

The existing site is an undeveloped green field. The site generally drains from north to south towards Dover Coast Boulevard.

Based on the Dover Coast Development subdivision drawings, there is an existing 1050mm diameter storm sewer in Dover Coast Boulevard in front of the site. A 600mm diameter storm stub has been provided to the property limit as part of the subdivision works. The site generally drains from north to south towards Dover Coast Boulevard.

4.2 Proposed Conditions

The proposed development will be serviced by on-site storm sewer systems connected to the existing 600mm diameter storm stub. The on-site storm sewer systems will include drainage swales and storm sewers ranging in size from 300 mm to 600 mm in diameter.

The on-site storm sewer system has been designed for the 1:5 year storm design event as per the Norfolk County Design Criteria. Refer to Storm Sewer Design Sheet in **Appendix C** and Storm Drainage Area Plan in **Appendix E**.

4.3 Stormwater Management

The site is part of the overall Dover Coast Development which consist of the subject site, residential blocks, commercial block, roadways, and stormwater management (SWM) facilities.

Development Engineering (London) Limited has completed the engineering design for the proposed Dover Coast Development and have prepared a SWM report for Phase 2 of the Dover Coast Development where the subject site is located.

4.3.1 Stormwater Quantity Control

The subject site is part of the upstream catchment area of the SWM Facility B which forms part of the overall Dover Coast Development. Based on the Dover Coast Development – Phase 2 SWM report, the SWM Facility B and municipal storm sewer system have been designed with adequate capacity to service the site with a composite runoff coefficient of 0.73.

A copy of the storm drainage area plana and storm sewer design sheet for the Dover Coast Development are provided in **Appendix D** for reference. As shown on the Master Storm Area Plan, the subject site is labeled as catchment A32 (Future Retirement Home) with a total area of 2.208ha and a run-off coefficient “C” of 0.73.

Under post development conditions, the site will drain to the SWM facility at a composite run-off coefficient of 0.54. Since the proposed runoff coefficient is lower than what the downstream design contemplated, on-site stormwater quantity controls are not required.

4.3.2 Stormwater Quality Control

Stormwater quality control for the subject site is provided in the downstream receiving stormwater management pond (SWMF B). This pond has been designed to provide the MOECC's Enhanced Level of water quality protection (80% TSS removal). Therefore, on-site stormwater quality measures are not required.

4.4 Site Grading and Emergency Overland Flow Route

The intent of the grading design was to propose the building finished floor elevation to best tie into the elevations along the existing adjacent roadways and surrounding property lines, and to provide major overland flow route towards Dover Coast Boulevard and Barrett Court. The proposed grading design provides positive drainage away from the building and towards the on-site stormwater drainage structures.

In the case of a major rainfall event exceeding the design storms provided for, the stormwater located within the subject site will overflow towards Dover Coast Boulevard and Barrett Court. The floor elevation of the proposed building will be a minimum of 0.55m above the major system overflow points. The emergency overland flow route is shown on the enclosed Grading Plan.

5.0 GEOTECHNICAL INVESTIGATIONS

A geotechnical Investigation report has been prepared by MTE Consultants Inc. for the proposed development. Refer to the Port Dover LTC Facility Geotechnical Investigation Report (67157_001, May 8, 2026).

6.0 EROSION AND SEDIMENT CONTROL

Temporary erosion and sediment control measures will be implemented on-site during construction in accordance with the Best Management Practices for Erosion and Sediment Control. This includes the following temporary measures:

- Filter socks (catch basin inserts) will be placed in existing and proposed catch basins and catch basin manholes, and will remain in place until vegetation has been established and construction is completed,
- Silt fencing will be placed along the surrounding construction limits,
- Mud mat will be installed at the site entrance,
- Strawbale check dams will be installed in swales,
- The contractor will be required to perform regular street sweeping and cleaning as required, to suppress dust and to provide safe and clean roadways adjacent to the construction site.

Erosion and sediment control measures should be inspected daily and after every rain event to determine maintenance, repair, or replacement requirements. These measures will be implemented prior to the commencement of construction and maintained in good order until vegetation has been established.

7.0 CONCLUSIONS AND RECOMMENDATIONS

This report has been prepared in support of the Site Plan Control application for the proposed long term care home. The conclusions are as follows:

Watermain

- The proposed development will be serviced by 200mm diameter watermain connected to the existing 300mm diameter watermain in Dover Coast Boulevard. A 150mm diameter water service will be provided.
- The water supply for fire protection will be provided from the new private fire hydrant located within 45m from the building siamese connection.
- The existing municipal watermain will provide adequate water supply and system pressures to the proposed development.

Sanitary Servicing

- The proposed development will be serviced by 200mm diameter sanitary service connected to the existing 300mm diameter watermain in Dover Coast Boulevard.
- There is adequate capacity within the proposed sanitary service and existing sanitary infrastructure to service the proposed development.

Stormwater Management

- The proposed development will be serviced by on-site storm sewer systems outletting to the existing municipal storm sewer in Dover Coast Boulevard.
- Stormwater quantity control and an enhanced level of stormwater quality control are provided in the receiving stormwater pond (SWM Facility B)
- The site has been graded to prevent overland flow from leaving the property and entering neighbouring properties.

It is recommended that the proposed site servicing and stormwater management design be approved for implementation.

NOVATECH

Prepared by:



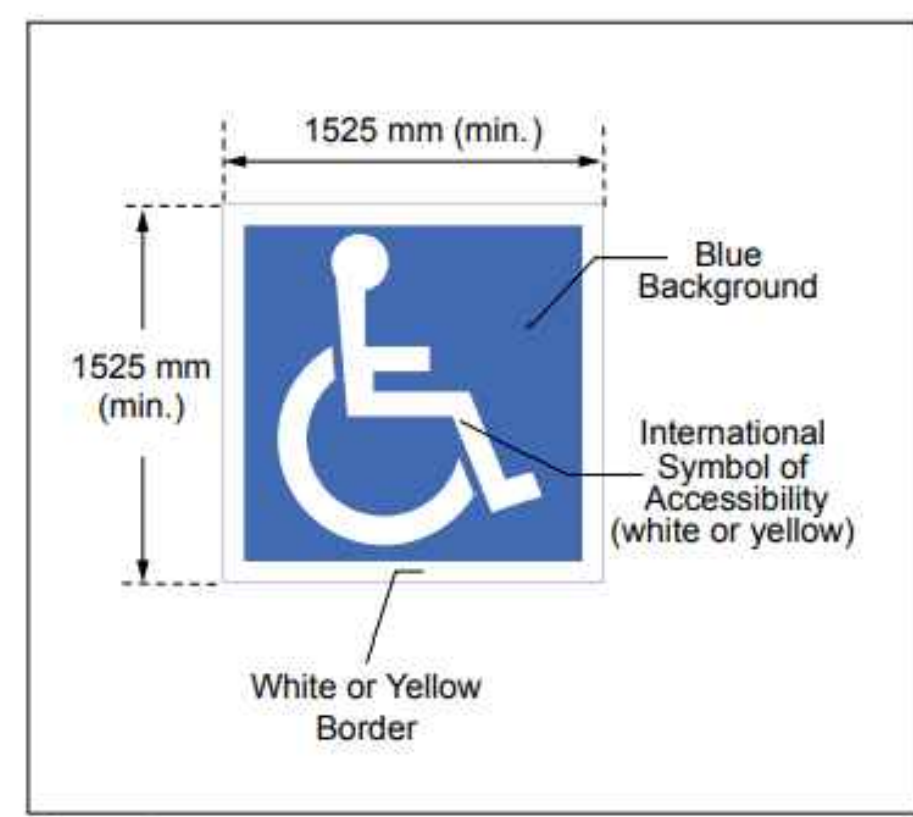
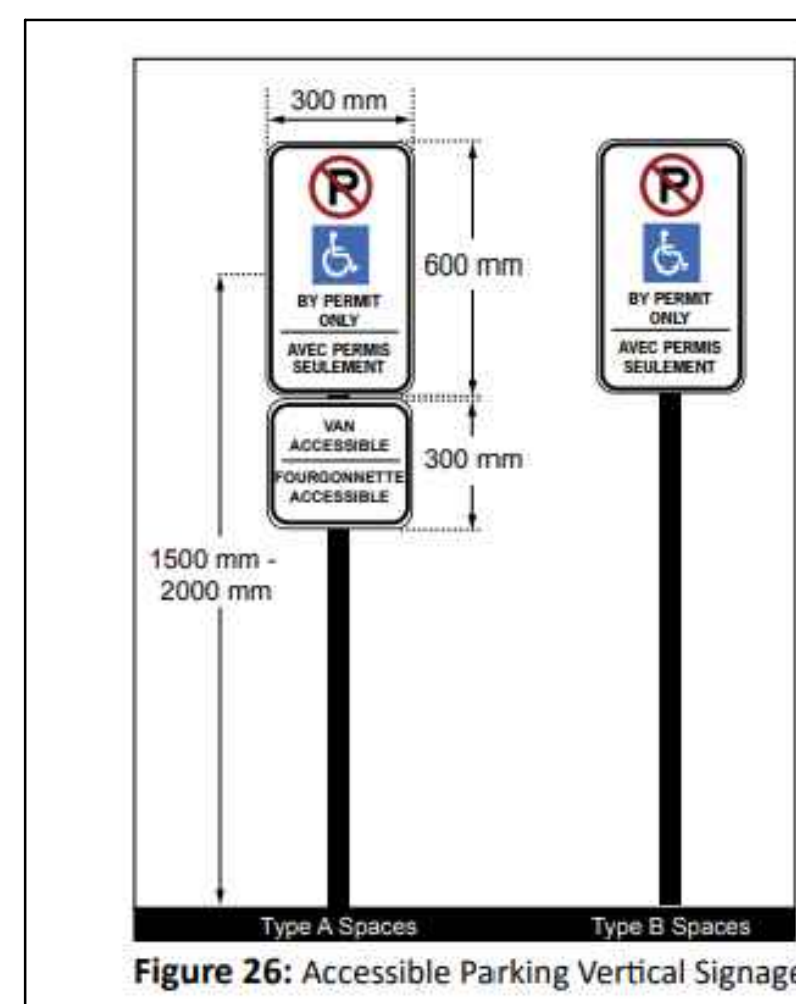
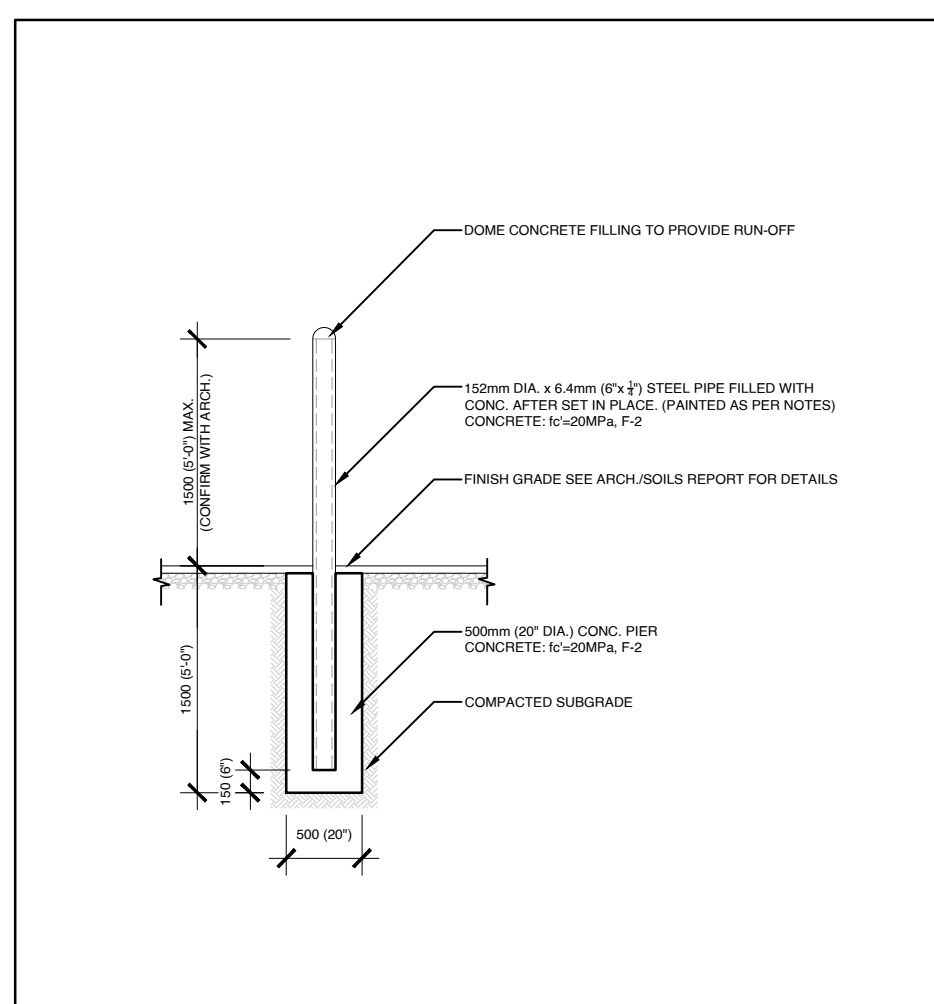
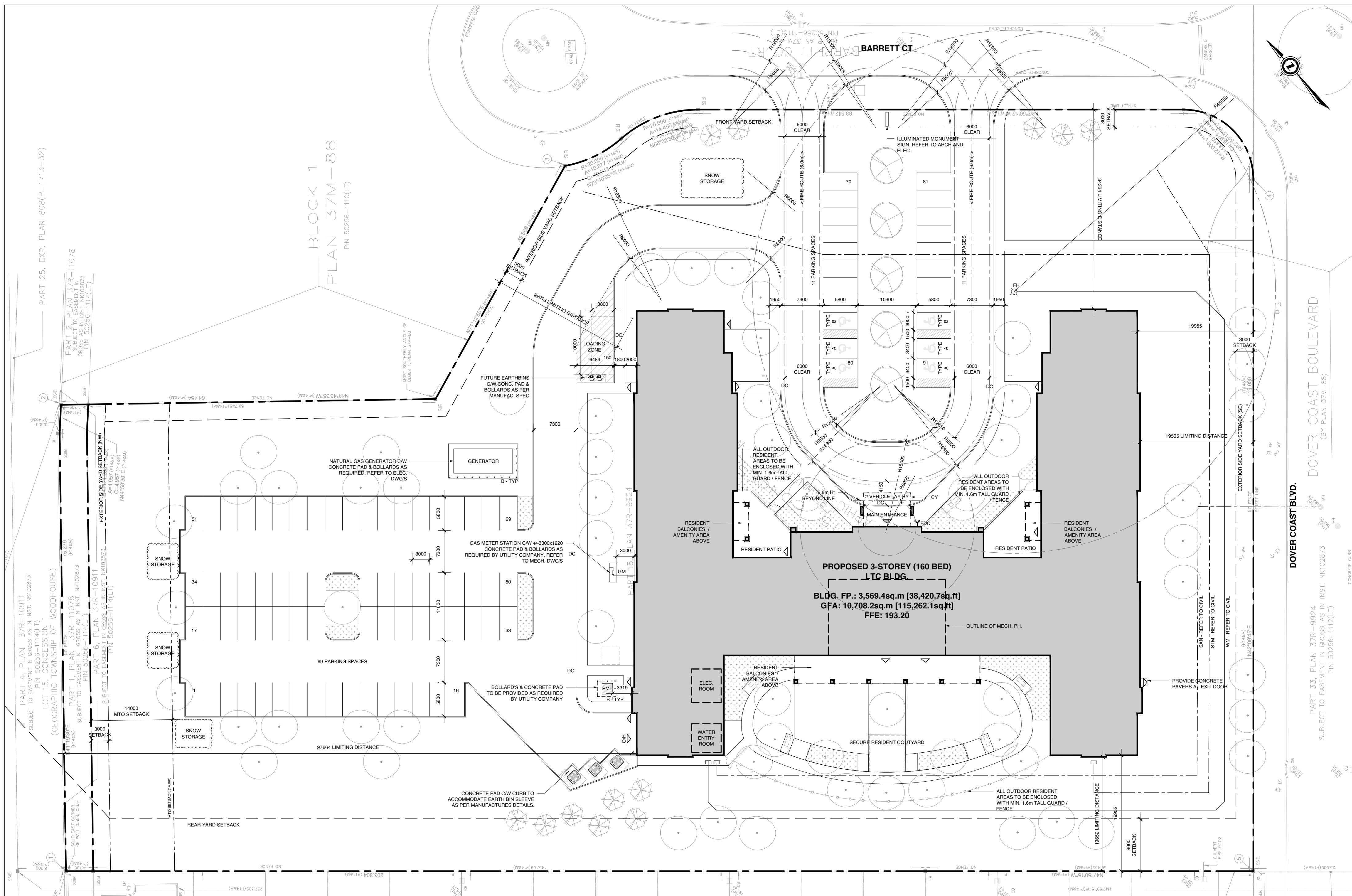
Miroslav Savic, P.Eng.
Senior Project Manager
Land Development Engineering

Reviewed by:

A handwritten signature in cursive, appearing to read "J. Lee Sheets".

J. Lee Sheets, C.E.T.
Director
Land Development & Public Sector Infrastructure

APPENDIX A
Site Plan



PROPERTY LEGAL DESCRIPTION		
PLAN OF SURVEY OF		
PART OF LOT 15, CONCESSION 1		
GEOGRAPHIC TOWNSHIP OF SHEDDEN NORFOLK COUNTY		
Prepared by KRCMAR Surveyors Ltd. Dated August 29, 2022		

BUILDING AREAS	SQ. M.	SQ. FT.
BUILDING FOOTPRINT	3,569.4m ²	38,420.7ft ²
GROSS FLOOR AREA:		
GROUND FLOOR	3,569.4m ²	38,420.7ft ²
SECOND FLOOR	3,569.4m ²	38,420.7ft ²
THIRD FLOOR	3,569.4m ²	38,420.7ft ²
TOTAL	10,708.2m ²	115,262.1ft ²

PROJECT ZONING REVIEW/STATISTICS	
MUNICIPALITY:	NORFOLK COUNTY
MUNICIPAL ADDRESS:	125 DOVER COURT BLVD., PORT DOVER, ON
REGISTERED OWNER:	SOUTHERBROOK CARE HOMES
LOT AREA:	22,382.1m ² (5.5 ACRES)
ZONING ANALYSIS	
NORFOLK COUNTY ZONE:	R5 - URBAN RESIDENTIAL TYPE 5 ZONE (14.886)
PROPOSED USE:	3-STORY LTC HOME (160 BEDS)

ZONING MECHANISM (ILS)	REQUIRED	PROVIDED
MINIMUM LOT AREA	N/A	22,382.1m ²
MINIMUM LOT FRONTAGE	30.0m	83.7m
MAXIMUM BUILDING HEIGHT	3-STORY'S	3-STORY'S (13.0m)
MINIMUM FRONT YARD SETBACK	3.0m	34.3m
MINIMUM REAR YARD SETBACK	9.0m	19.6m
MINIMUM INTERIOR SIDE YARD SETBACK	3.0m	22.9m
MINIMUM EXTERIOR SIDE YARD SETBACK (NW)	3.0m	97.6m
MINIMUM EXTERIOR SIDE YARD SETBACK (SE)	3.0m	19.5m
% OF SOFT LANDSCAPING	-	58%
PARKING & LOADING SPACE PROVISIONS		
MINIMUM REQUIRED VEHICLE PARKING SPACES	LONG-TERM CARE FACILITY (160 BEDS) = 40 SPACES 1 PER 4 BEDS	40 SPACES
PROVIDED PARKING	REGULAR SPACES (NEW)	85 SPACES
	ACCESSIBLE SPACE (TYPE A)	4 SPACE
	ACCESSIBLE SPACE (TYPE B)	2 SPACE
	MINIMUM VISITOR PARKING	0 SPACES
	TOTAL	91 SPACES
MINIMUM AISLE WIDTH	PARKING LOT: 7.3m	7.3m
MINIMUM PARKING SPACE DIMENSIONS	LENGTH: 5.8m WIDTH: 3.0m	LENGTH: 5.8m WIDTH: 3.0m
MINIMUM WIDTH OF DRIVEWAY ACCESSING LOADING SPACE	SINGLE TRAFFIC LANE - 7.3m	7.3m
MINIMUM WIDTH OF LOADING SPACE	3.0m	3.8m
MINIMUM LENGTH OF LOADING SPACE	10.0m	10.0m

APPENDIX B

Water Demands, FUS Calculations, Watermain Model, Hydrant Test Results

SOUTHBRIDGE PORT DOVER LTC WATER DEMAND

Number of Beds	160
Average Day Demand	450 L/bed/day
Maximum Day Peak Factor	2.25
Peak Hour Peak Factor	4.00
Average Day Demand	0.83 L/s
Maximum Day Demand	1.88 L/s
Peak Hour Demand	3.33 L/s

FUS - Fire Flow Calculations

Novatech Project #: 126012
Project Name: Southbridge Port Dover LTC
Date: 8/20/2026
Input By: MS
Reviewed By:
Drawing Reference:

Legend: Input by User

No Input Required

Reference: Fire Underwriter's Survey Guideline (2020)
Formula Method

Building Description: 3-Storey Long Term Care Home
Type I - Fire resistive construction (2 hrs)

Step		Choose		Value Used	Total Fire Flow (L/min)
Base Fire Flow					
1	Construction Material		Multiplier		0.6
	Coefficient related to type of construction C	Type V - Wood frame		1.5	
		Type IV - Mass Timber		Varies	
		Type III - Ordinary construction		1	
		Type II - Non-combustible construction		0.8	
		Type I - Fire resistive construction (2 hrs)	Yes	0.6	
2	Floor Area				
	A	Building Footprint (m ²)	3569		
		Number of Floors/Storeys	3		
		Protected Openings (1 hr) if C<1.0	Yes		
		Area of structure considered (m ²)		5,354	
	F	Base fire flow without reductions F = 220 C (A)^{0.5}			10,000
Reductions or Surcharges					
3	Occupancy hazard reduction or surcharge		FUS Table 3	Reduction/Surcharge	8,500
	(1)	Non-combustible		-25%	
		Limited combustible	Yes	-15%	
		Combustible		0%	
		Free burning		15%	
		Rapid burning		25%	
4	Sprinkler Reduction		FUS Table 4	Reduction	-4,250
	(2)	Adequately Designed System (NFPA 13)	Yes	-30%	
		Standard Water Supply	Yes	-10%	
		Fully Supervised System	Yes	-10%	
		Cumulative Sub-Total		-50%	
5	Exposure Surcharge		FUS Table 5	Surcharge	0
	(3)	North Side	>30m	0%	
		East Side	>30m	0%	
		South Side	>30m	0%	
		West Side	>30m	0%	
	Cumulative Total			0%	
Results					
6	(1) + (2) + (3)	Total Required Fire Flow, rounded to nearest 1000L/min		L/min	4,000
		(2,000 L/min < Fire Flow < 45,000 L/min)		or L/s	67
				or USGPM	1,057

SOUTHBRIDGE PORT DOVER LTC WATERMAIN MODELING RESULTS

Maximum Day + Fire Flow Demand

Network Table - Nodes

Node ID	Elevation m	Demand LPS	Head m	Pressure m	kPa	psi
Junc J1	192.18	0	219.78	27.6	270.8	39.3
Junc J2	192.08	0	218.58	26.5	260.0	37.7
Junc J3	192.95	0	218.58	25.63	251.4	36.5
Junc J4	192.67	0	209.78	17.11	167.8	24.3
Junc J5	192.65	122	207.13	14.48	142.0	20.6
Junc J6	192.1	0	219.21	27.11	265.9	38.6
Junc J7	192.95	1.88	219.02	26.07	255.7	37.1
Resvr R1	192.18	-123.88	192.18	0	0.0	0.0

Maximum Day + Fire Flow Demand

Network Table - Links

Link ID	Length m	Diameter mm	Roughness	Flow LPS	Velocity m/s	Unit Headloss m/km
Pipe P2	139	150	100	0	0.0	0.0
Pipe P3	96.4	200	110	122	3.9	91.2
Pipe P4	6	150	100	122	6.9	441.8
Pipe P1	6	200	110	123.88	3.9	93.8
Pipe P5	7	200	110	122	3.9	91.2
Pipe P6	140	100	100	1.88	0.2	1.4
Pump 1	#N/A	#N/A	#N/A	123.88	0.0	-27.6

Peak Hour Demand

Network Table - Nodes

Node ID	Elevation m	Demand LPS	Head m	Pressure m	kPa	psi
Junc J1	192.18	0	228.74	36.56	358.7	52.0
Junc J2	192.08	0	228.74	36.66	359.6	52.2
Junc J3	192.95	0	228.74	35.79	351.1	50.9
Junc J4	192.67	0	228.74	36.07	353.8	51.3
Junc J5	192.65	0	228.74	36.09	354.0	51.3
Junc J6	192.1	0	228.74	36.64	359.4	52.1
Junc J7	192.95	3.3	228.18	35.23	345.6	50.1
Resvr R1	192.18	-3.3	192.18	0	0.0	0.0

Peak Hour Demand

Network Table - Links

Link ID	Length m	Diameter mm	Roughness	Flow LPS	Velocity m/s	Unit Headloss m/km
Pipe P2	139	150	100	0	0.0	0.0
Pipe P3	96.4	200	110	0	0.0	0.0
Pipe P4	6	150	100	0	0.0	0.0
Pipe P1	6	200	110	3.3	0.1	0.1
Pipe P5	7	200	110	0	0.0	0.0
Pipe P6	140	100	100	3.3	0.4	4.0
Pump 1	#N/A	#N/A	#N/A	3.3	0.0	-36.6

SOUTHBRIDGE PORT DOVER LTC WATERMAIN MODELING RESULTS

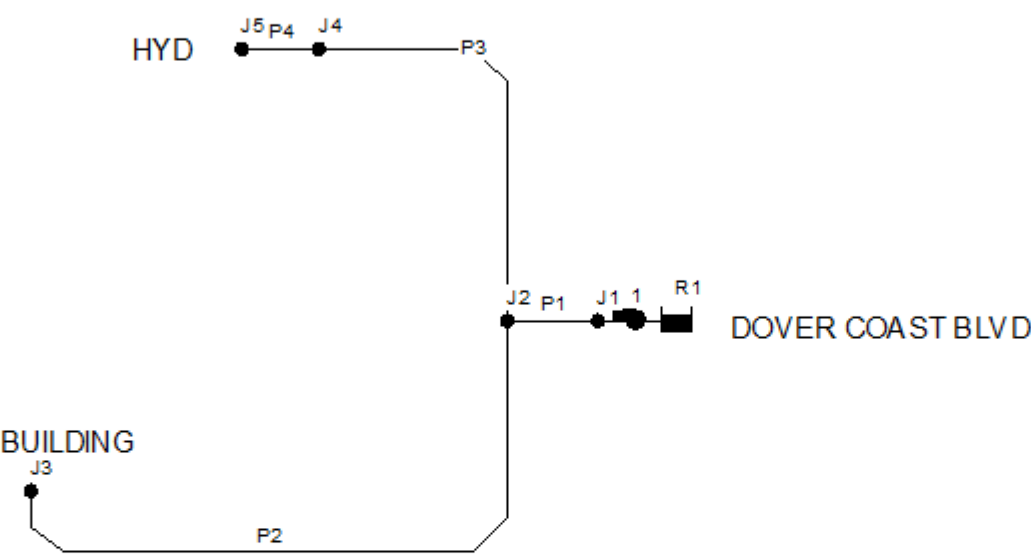
Average Day Demand Network Table - Nodes

Node ID	Elevation m	Demand LPS	Head m	Pressure m	kPa	psi
Junc J1	192.18	0	228.74	36.56	358.7	52.0
Junc J2	192.08	0	228.74	36.66	359.6	52.2
Junc J3	192.95	0	228.74	35.79	351.1	50.9
Junc J4	192.67	0	228.74	36.07	353.8	51.3
Junc J5	192.65	0	228.74	36.09	354.0	51.3
Junc J6	192.1	0	228.74	36.64	359.4	52.1
Junc J7	192.95	0.83	228.7	35.75	350.7	50.9
Resvr R1	192.18	-0.83	192.18	0	0.0	0.0

Average Day Demand Network Table - Links

Link ID	Length m	Diameter mm	Roughness	Flow LPS	Velocity m/s	Unit Headloss m/km
Pipe P2	139	150	100	0	0.0	0.0
Pipe P3	96.4	200	110	0	0.0	0.0
Pipe P4	6	150	100	0	0.0	0.0
Pipe P1	6	200	110	0.83	0.0	0.0
Pipe P5	7	200	110	0	0.0	0.0
Pipe P6	140	100	100	0.83	0.1	0.3
Pump 1	#N/A	#N/A	#N/A	0.83	0.0	-36.6

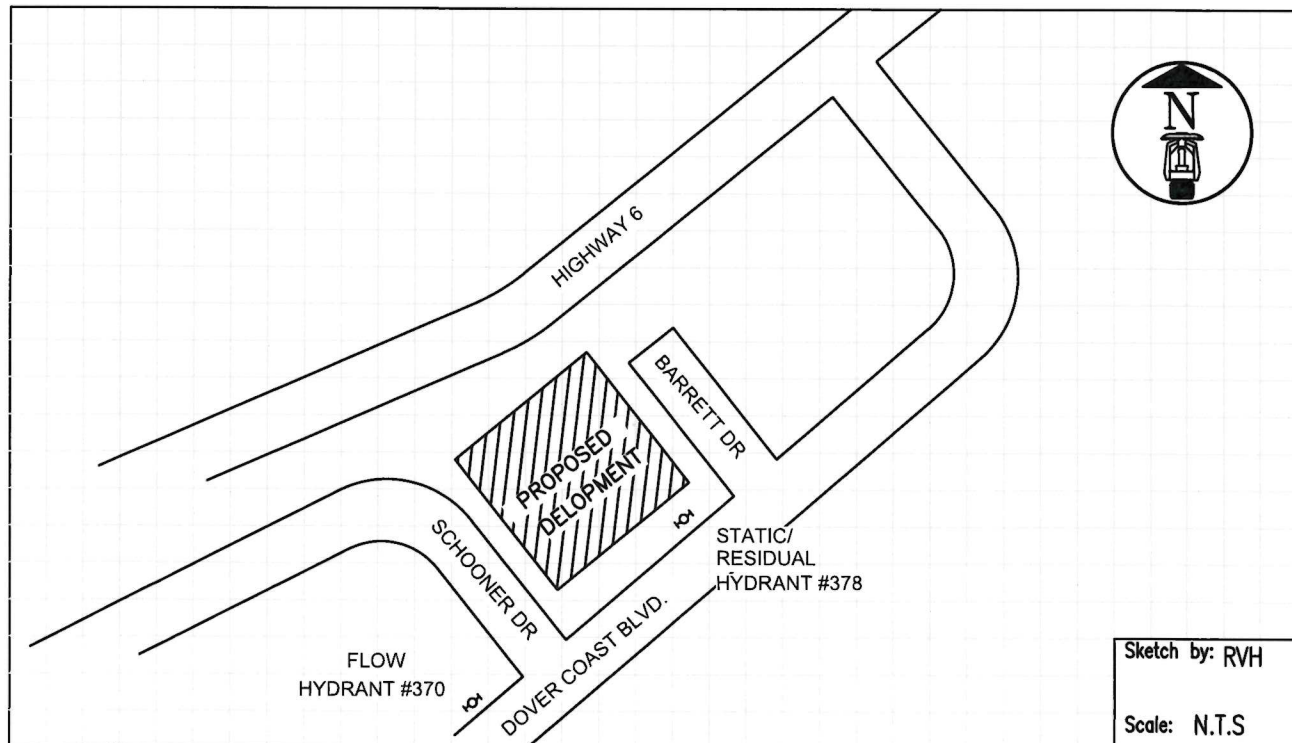
SOUTHBRIDGE PORT DOVER LTC



WATER SUPPLY TEST

Facility Name: Proposed Development				File/Project #: 60322			
Facility Address: 125 Dover Coast Boulevard, Port Dover, Ontario							
Tested by: Ron Van Hulst				Witnessed by: Norfolk County Waterworks			
Size of Main: ø8"		Comments:					
☐ Dead End							
☒ Two Ways							
☐ Loop							
Flow Hydrant Location: Hydrant Located On North Side Of Dover Coast Blvd West Of Schooner Dr							
Residual Hydrant Location: Hydrant Located On North Side Of Dover Coast Blvd West Of Barrett Dr							
Static Pressure: 52 psi				Date: Apr 24 2026		Time: 10:00 ☒ AM ☐ PM	
Test No.	No. of Outlets	Orifice Size (in.)	Pitot Reading (psi)	Equivalent Flow gpm (U.S.)	Total Flow gpm (U.S.)	Residual Pressure (psi)	Comments
1	1	2½"	30	1022	1022	49	
2	2	2½"	2(22)	2(875)	1750	40	
3							
4							

Site Map:



Name and Address of authority who should receive a copy.

Norfolk County Waterworks Att: Theo Karagias

SPIRA

FIRE PROTECTION LTD.

31 HAYES AVE., GUELPH, ONTARIO N1E 5V6 Phone: (519) 823-1150 Fax: (519) 822-7752

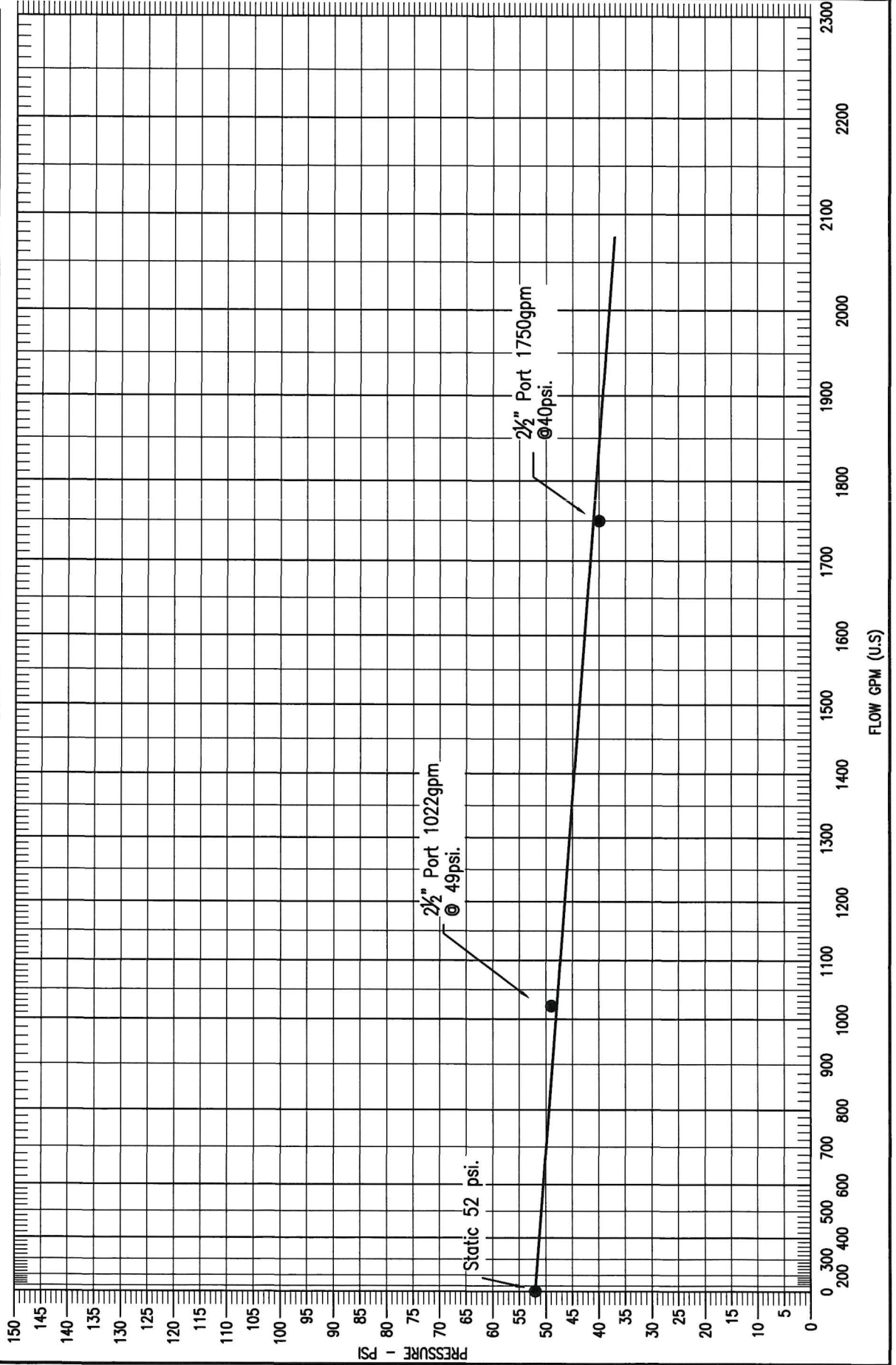
Facility Name: Proposed Development

File/Project # 60322

Facility Address: 125 Dover Coast Boulevard, Port Dover, Ontario

Tested by: Ron Van Hulst/Norfolk County

Date: Apr 24 2026



Hydrant Testing Summary

Hydrant Test Summary

Novatech Project #: 126012
Project Name: Southbridge Port Dover LTC
Date: 5/12/2026
Input By: MS

Legend: Input by User
Reference: NFPA 291 - 2022
Testing Contractor: Spira Fire Protection Ltd.
Testing Date / Time: 4/19/2023

Calculated Cells

Hydrant Test Data

Flow Hydrant	No. of Outlets	Orifice Size d (inch)	Coefficient of Discharge c (unitless)	Static Hydrant Pressure (psi)	Residual Hydrant Pressure (psi)	Pitot Hydrant Pressure p (psi)	Desired Flow at Residual Pressure		Configuration
							20	psi	
Flow Hydrant	No. of Outlets	Orifice Size d (inch)	Coefficient of Discharge c (unitless)	Static Hydrant Pressure (psi)	Residual Hydrant Pressure (psi)	Pitot Hydrant Pressure p (psi)	Flow Hydrant Test Flow at Residual Qf (Usgpm) ¹	Flow Hydrant Desired Flow QDesired (Usgpm) ²	Configuration
1	1	2.50	1.00	52	49	30	1022	3668	Looped
2	2	2.50	1.00	52	40	22	1750	2971	Looped

Testing Equations / Parameters

- $Q_f = 29.84 \times c \times d^2 \times (p^{0.5})$
- $Q_{Desired} = Q_f \times \frac{(Static - 20 \text{ psi})^{0.54}}{(Static - Residual)^{0.54}}$

Miro Savic

From: Cara Ruddle
Sent: Monday, May 11, 2026 3:23 PM
To: Miro Savic
Subject: FW: Southbridge Port Dover (126012) - existing info
Attachments: Norfolk Design Criteria February 2019.pdf

Cara Ruddle, P.Eng., Senior Project Manager | Land Development Engineering

NOVATECH

Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 | Tel: 613.254.9643 Ext: 220 | Cell: 613.261.7719

The information contained in this email message is confidential and is for exclusive use of the addressee.

From: Stephen Gradish <Stephen.Gradish@norfolkcounty.ca>
Sent: Monday, May 11, 2026 3:21 PM
To: Cara Ruddle <c.ruddle@novatech-eng.com>; DCS Developments <developmentengineering@norfolkcounty.ca>
Cc: 'Kathy Kakish' <kkakish@southbridgcare.com>; Lee Sheets <l.sheets@novatech-eng.com>
Subject: RE: Southbridge Port Dover (126012) - existing info

Hello Cara

Please find attached the Norfolk County Design Criteria.

You must also be aware that the design criteria is undergoing review and an updated version will be released at a future date. Please note the updated servicing requirements based on the new implemented criteria are below:

- **Fire Flow:** Design flow is now set at 150 L/s, with no reductions permitted based on construction material type.
- **Sanitary:** Design flow has been updated to 285 L/capita/day.
- **Water Service:** Standard water services is now 25mm PEX.
- **Sanitary Service:** Minimum sanitary service size has been revised to 100mm.

Table 5 – Recommended Land Use Fire Flow System Targets

Land Use	Applicable Community	Proposed Land Use Fire Flow Target
Industrial	All communities	150
Institutional	All communities	150
Commercial	All communities	150
Small ICI (<1,800m³)*	All communities	100
Residential (Single)**	Simcoe, Delhi, Port Dover	85
	Waterford, Port Rowan, Courtland	50
Residential – Multi > 3 units	Simcoe, Delhi, Port Dover	150
	Waterford, Port Rowan, Courtland	90
Residential – Multi <3 units (i.e. Semi-detach dwellings)	Simcoe, Delhi, Port Dover	125
	Waterford, Port Rowan, Courtland	70

*- This target level has been set for smaller forms of stand alone ICI structures.

**- For isolated cases of small scale Residential - Single development located where looping is not a realistic solution to achieving the target, a lower target may be reasonable at the discretion of Norfolk County

Table 3 - New Water and Wastewater Design Values

Parameter	Norfolk County Current Design Value
Water Consumption	285 L/p/d
Wastewater Output	285 L/p/d

Table 5: Recommended housing density and PPU Values for Norfolk County

Population Density	Norfolk County Current Density / PPU Values
On Development Zone Basis (Housing Density + PPU)	
Low Density Residential	25 units/ha @3.0 persons/unit
Medium Density Residential	75 units/ha @2.4 persons/unit
High Density Residential	150 units/ha @1.6 persons/unit
On Lot Basis (PPU)	
Single and Semi-Detached Residential	3.0
Townhouse/ Rowhomes	2.4
Apartments and ADU's (2+ bedroom)	2.0
Apartments and ADU's (1-2 bedroom)	1.6

I have also found the most recent version of the SWM report. The copy I have is quite large (24mb). Please let me know if your email system can accept something that large or if you have a secure file transfer system I can use.

I have not had much luck finding an original FSR however given the changes to our design criteria above and the requirement to model both Water and Wastewater flows through the County's modelling software I believe you can produce a separate FSR and that is specific to your proposal and will not need to reference the original subdivision reports.

If you have any questions, please do not hesitate to contact me.

Regards,
Stephen

Stephen Gradish

Development Technologist
Gilbertson Administration Building
Engineering and Asset Management
Public Works
12 Gilbertson Drive, Simcoe, Ontario, N3Y 4N5
519-426-5870 x8015 | 226-NORFOLK



Providing valued public services that are responsive to our community's needs



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We are committed to providing high-quality customer service and a safe and respectful environment for all. Read our Respect and Responsibilities Policy at norfolkCounty.ca/RR.

From: Cara Ruddle <c.ruddle@novatech-eng.com>

Sent: Monday, May 4, 2026 1:33 PM

To: DCS Developments <developmentengineering@norfolkcounty.ca>

Cc: 'Kathy Kakish' <kkakish@southbridgecare.com>; Lee Sheets <l.sheets@novatech-eng.com>

Subject: RE: Southbridge Port Dover (126012) - existing info

You don't often get email from c.ruddle@novatech-eng.com. [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.

Hello,

I don't believe I got a response to my email below. Can you please provide the requested information as soon as possible so that we can complete the detailed design for the above noted development?

Thanks.

Cara Ruddle, P.Eng., Senior Project Manager | Land Development Engineering

NOVATECH

Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 | Tel: 613.254.9643 Ext: 220 | Cell: 613.261.7719

The information contained in this email message is confidential and is for exclusive use of the addressee.

From: Cara Ruddle
Sent: Wednesday, April 8, 2026 9:33 AM
To: 'developmentengineering@norfolkcounty.ca' <developmentengineering@norfolkcounty.ca>
Cc: Kathy Kakish <kkakish@southbridgecare.com>; Lee Sheets <l.sheets@novatech-eng.com>
Subject: Southbridge Port Dover (126012) - existing info

Hello,

I am working on the detailed design of the Southbridge Long Term Care Facility in the Dover Coast Subdivision in Port Dover. I understand from the pre-consultation notes from Norfolk County that I can email for information such as the Norfolk County Design Criteria as well as an original report on the servicing of the Dover Coast Subdivision. I also understand that further information on the subdivision design should be obtained directly from the Developer. Please provide any information you can so that I can proceed with the detailed design of the proposed development in preparation of submitting the site plan application package.

Thanks.

Cara Ruddle, P.Eng., Senior Project Manager | Land Development Engineering

NOVATECH

Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 | Tel: 613.254.9643 Ext: 220 | Cell: 613.261.7719

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4. DESIGN CRITERIA & SYSTEM DEMANDS

4.1 NORFOLK COUNTY DESIGN CRITERIA

Water distribution system performance criteria and required demand conditions are provided in the Norfolk County Design Criteria, Section 10 – Watermains (May 2009).

This report aims to demonstrate the water distribution network proposed for this development satisfies the County requirements as follows:

- Maximum working pressure should not be more than 690 kPa (100 psi or 70 m H₂O);
- During the Maximum Day + Fire demand, system pressures shall not be less than 140 kPa (20 psi or 14.28 m H₂O);
- During normal operating conditions, system pressures shall not be less than 280 kPa (40.6 PSI or 28.4 m H₂O);

4.2 AVERAGE DAY DEMANDS

Norfolk County Design Criteria specifies the average day water demand as 450 L/capita/day. The population was estimated by assuming 2.75 people per unit as specified in the Norfolk County Design Criteria, Section 9 – Sanitary Sewers. The number of units was counted based on the number of lots.

The commercial developments assumed 90 people/hectare as specified in the Norfolk County Design Criteria, Section 9 – Sanitary Sewers.

4.3 MAXIMUM DAY AND PEAK HOUR DEMANDS

The County Design Criteria specify the maximum daily demand factor as 2.25, and the maximum hourly demand factor as 4.00 for residential and 2.00 for commercial.

4.4 FIRE FLOW REQUIREMENTS

The County Design Criteria specifies fire flows should be considered in accordance with the requirements of the latest edition of “Water Supply for Public Fire Protection – A Guide to Recommended Practice” by Fire Underwriters Survey (FUS). Use of the FUS requires that certain information about the building be known including the gross floor area, the type of construction, and setback from other structures. Past experience with this method has demonstrated the calculated fire demand is usually overly conservative which can result in misleading conclusions that a system is not adequate for fire protection when in fact it is sufficient. Note ‘J’ of FUS

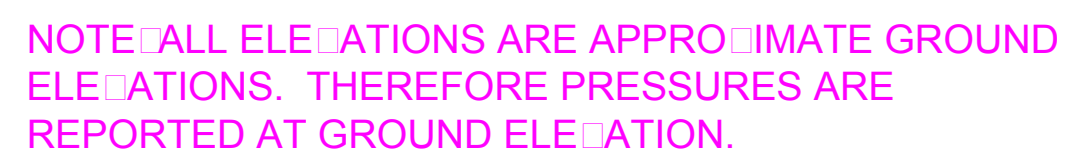
states “for groupings of detached one family and small two family dwellings not exceeding 2 stories in height, the following short method may be used:

Exposure Distance	Suggested required Fire Flow	
	Wood Frame	Masonry or Brick
Less than 3 m	Should be considered one area	6,000 L/min
3 to 10 m	4,000 L/min	4,000 L/min
10.1 to 30 m	3,000 L/min	3,000 L/min
Over 30 m	2,000 L/min	2,000 L/min

Assuming the units will generally be approximately 3-10 m apart, this method provides a reasonable fire demand of 4,000 L/min, equivalent to 66.7 L/s or 1057 usgpm. Based on previous experience, we have decided to use a more conservative fire demand of 76 L/s (1205 usgpm). This number is accepted in other municipalities and is considered conservative yet reasonable.

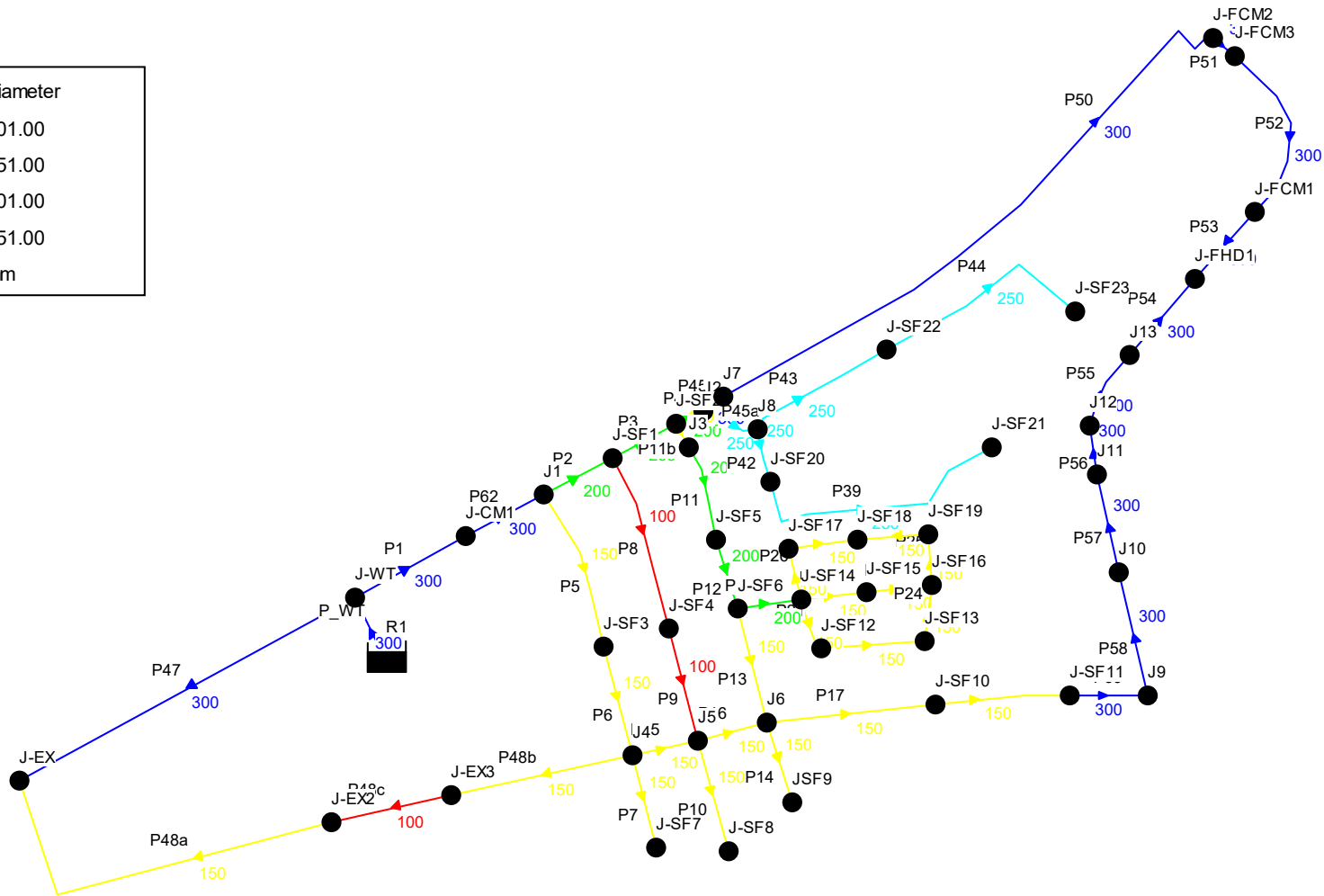
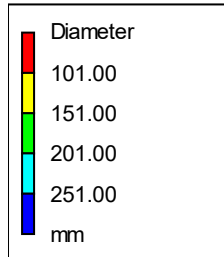
The same fire demand of 76 L/s will be used for commercial and high density residential developments. If the commercial or high density building is small enough not to require automatic sprinklers, then it is anticipated the fire demand would be similar to a house. Larger commercial or high density buildings that require a sprinkler system often use less water for fire protection due to the effectiveness of the sprinkler design. Therefore 76 L/s is considered conservative for sprinklered buildings as well.

A summary of the domestic and fire protection demands is provided in the table below. The units/lots are grouped to simplify the model. Each group is identified as SF# in the table. Refer to the Figures in Appendix C, D, and E for the lot groupings.

smith Mar.05/15-5:27pm DEL13-124 - WM Model.dwg

DEL13-124 - Dover Coast - Future

Day 1, 12:00



```

*****
*                               E P A N E T                               *
*                               Hydraulic and Water Quality                 *
*                               Analysis for Pipe Networks                   *
*                               Version 2.0                                *
*****

```

Input File: DEL13-124 - WM Model - FUT.NET

MAX DAY + FIRE AT FHD1 (Future Dover Coast)

Link - Node Table:

Link ID	Start Node	End Node	Length m	Diameter mm
P1	J-WT	J-CM1	182	300
P2	J1	J-SF1	113	200
P3	J-SF1	J-SF2	104	200
P4	J-SF2	J2	43	200
P5	J1	J-SF3	239	150
P6	J-SF3	J4	160	150
P7	J4	J-SF7	135	150
P8	J-SF1	J-SF4	260	100
P9	J-SF4	J5	165	100
P10	J5	J-SF8	167	150
P11	J3	J-SF5	139	200
P12	J-SF5	J-SF6	101	200
P13	J-SF6	J6	173	150
P14	J6	J-SF9	121	150
P15	J4	J5	96	150
P16	J5	J6	101	150
P17	J6	J-SF10	240	150
P18	J-SF10	J-SF11	198	150
P20	J-SF13	J-SF12	149	150
P21	J-SF12	J-SF14	81	150
P22	J-SF14	J-SF15	92	150
P23	J-SF15	J-SF16	92	150
P24	J-SF16	J-SF13	77	150
P25	J-SF16	J-SF19	76	150
P26	J-SF14	J-SF17	77	150
P27	J-SF17	J-SF18	101	150
P28	J-SF18	J-SF19	101	150
P47	J-WT	J-EX	549	300
P48a	J-EX2	J-EX	579	150
P_WT	R1	J-WT	106	300
P62	J-CM1	J1	127	300
P48c	J-EX2	J-EX3	177	100
P48b	J-EX3	J4	272	150
P19b	J-SF6	J-SF14	94	200
P11b	J-SF2	J3	37	150
P45	J2	J7	35	300
P45a	J7	J8	78	250

Link - Node Table: (continued)

Link ID	Start Node	End Node	Length m	Diameter mm
P42	J8	J-SF20	79	250
P39	J-SF20	J-SF21	397	250
P43	J8	J-SF22	217	250
P44	J-SF22	J-SF23	341	250
P50	J7	J-FCM2	912	300
P51	J-FCM2	J-FCM3	41	300
P52	J-FCM3	J-FCM1	269	300
P53	J-FCM1	J-FHD1	129	300
P54	J-FHD1	J13	144	300
P55	J13	J12	118	300
P56	J12	J11	68	300
P57	J11	J10	145	300
P58	J10	J9	180	300
P59	J9	J-SF11	106	300

Node Results:

Node ID	Demand LPS	Head m	Pressure m	Quality hours
J1	0.00	225.83	34.73	0.00
J2	0.00	218.77	27.47	0.00
J4	0.00	222.72	33.42	0.00
J5	0.00	221.46	31.56	0.00
J6	0.00	219.90	30.70	0.00
J-SF1	0.26	222.56	32.06	0.00
J-SF2	0.13	219.85	28.95	0.00
J-SF3	1.10	223.88	33.98	0.00
J-SF4	1.14	221.73	31.83	0.00
J-SF5	0.55	219.84	30.04	0.00
J-SF6	0.64	219.84	30.04	0.00
J-SF7	0.46	222.72	35.12	0.00
J-SF8	0.46	221.46	33.06	0.00
J-SF9	0.39	219.90	31.00	0.00
J-SF10	0.49	217.08	27.08	0.00
J-SF11	0.46	214.85	25.25	0.00
J-SF12	0.62	219.83	29.03	0.00
J-SF13	0.20	219.83	29.13	0.00
J-SF14	0.36	219.84	29.04	0.00
J-SF15	0.55	219.83	29.03	0.00
J-SF16	0.29	219.83	29.13	0.00
J-SF17	0.26	219.83	29.03	0.00
J-SF18	0.62	219.83	29.03	0.00
J-SF19	0.20	219.83	29.23	0.00
J-WT	0.00	227.71	36.71	0.00
J-EX	65.67	225.63	34.63	0.00
J-CM1	2.14	226.58	35.58	0.00

Node Results: (continued)

Node ID	Demand LPS	Head m	Pressure m	Quality hours
J-EX2	0.00	224.83	35.53	0.00
J-EX3	0.00	223.09	33.79	0.00
J3	0.00	219.85	29.85	0.00
J7	0.00	218.64	27.14	0.00
J8	0.00	218.64	26.94	0.00
J-SF20	0.64	218.64	27.44	0.00
J-SF21	1.07	218.64	27.54	0.00
J-SF22	0.90	218.64	26.54	0.00
J-SF23	0.77	218.64	26.14	0.00
J9	0.00	214.81	25.11	0.00
J10	0.00	214.74	24.34	0.00
J11	0.00	214.69	23.59	0.00
J12	0.00	214.66	22.86	0.00
J13	0.00	214.62	21.62	0.00
J-FHD1	79.05	214.57	21.57	0.00
J-FCM1	1.52	214.90	21.90	0.00
J-FCM2	2.43	215.74	22.74	0.00
J-FCM3	3.36	215.62	22.62	0.00
R1	-166.74	229.60	0.00	0.00 Reservoir

Link Results:

Link ID	Flow LPS	Velocity m/s	Headloss m/km	Status
P1	94.33	1.33	6.20	Open
P2	74.52	2.37	28.88	Open
P3	70.57	2.25	26.12	Open
P4	69.18	2.20	25.17	Open
P5	17.67	1.00	8.16	Open
P6	16.57	0.94	7.24	Open
P7	0.46	0.03	0.01	Open
P8	3.68	0.47	3.22	Open
P9	2.55	0.32	1.63	Open
P10	0.46	0.03	0.01	Open
P11	1.26	0.04	0.02	Open
P12	0.71	0.02	0.01	Open
P13	-3.04	0.17	0.31	Open
P14	0.39	0.02	0.01	Open
P15	22.85	1.29	13.13	Open
P16	24.94	1.41	15.45	Open
P17	21.51	1.22	11.75	Open
P18	21.02	1.19	11.26	Open
P20	-0.33	0.02	0.00	Open
P21	-0.95	0.05	0.04	Open
P22	0.92	0.05	0.03	Open
P23	0.37	0.02	0.01	Open

Link Results: (continued)

Link ID	Flow LPS	VelocityUnit m/s	Headloss m/km	Status
P24	-0.13	0.01	0.00	Open
P25	0.21	0.01	0.00	Open
P26	0.86	0.05	0.03	Open
P27	0.61	0.03	0.02	Open
P28	-0.01	0.00	0.00	Open
P47	72.41	1.02	3.80	Open
P48a	-6.73	0.38	1.37	Open
P_WT	166.74	2.36	17.81	Open
P62	92.19	1.30	5.94	Open
P48c	6.73	0.86	9.85	Open
P48b	6.73	0.38	1.37	Open
P19b	3.11	0.10	0.08	Open
P11b	1.26	0.07	0.06	Open
P45	69.18	0.98	3.49	Open
P45a	3.39	0.07	0.03	Open
P42	1.71	0.03	0.01	Open
P39	1.07	0.02	0.00	Open
P43	1.68	0.03	0.01	Open
P44	0.77	0.02	0.00	Open
P50	65.79	0.93	3.18	Open
P51	63.37	0.90	2.97	Open
P52	60.01	0.85	2.68	Open
P53	58.48	0.83	2.56	Open
P54	-20.57	0.29	0.37	Open
P55	-20.57	0.29	0.37	Open
P56	-20.57	0.29	0.37	Open
P57	-20.57	0.29	0.37	Open
P58	-20.57	0.29	0.37	Open
P59	-20.57	0.29	0.37	Open

```

*****
*                               E P A N E T                               *
*                               Hydraulic and Water Quality                 *
*                               Analysis for Pipe Networks                   *
*                               Version 2.0                                 *
*****

```

Input File: DEL13-124 - WM Model - FUT.NET

Peak Hour (Future Dover Coast)

Link - Node Table:

Link ID	Start Node	End Node	Length m	Diameter mm
P1	J-WT	J-CM1	182	300
P2	J1	J-SF1	113	200
P3	J-SF1	J-SF2	104	200
P4	J-SF2	J2	43	200
P5	J1	J-SF3	239	150
P6	J-SF3	J4	160	150
P7	J4	J-SF7	135	150
P8	J-SF1	J-SF4	260	100
P9	J-SF4	J5	165	100
P10	J5	J-SF8	167	150
P11	J3	J-SF5	139	200
P12	J-SF5	J-SF6	101	200
P13	J-SF6	J6	173	150
P14	J6	J-SF9	121	150
P15	J4	J5	96	150
P16	J5	J6	101	150
P17	J6	J-SF10	240	150
P18	J-SF10	J-SF11	198	150
P20	J-SF13	J-SF12	149	150
P21	J-SF12	J-SF14	81	150
P22	J-SF14	J-SF15	92	150
P23	J-SF15	J-SF16	92	150
P24	J-SF16	J-SF13	77	150
P25	J-SF16	J-SF19	76	150
P26	J-SF14	J-SF17	77	150
P27	J-SF17	J-SF18	101	150
P28	J-SF18	J-SF19	101	150
P47	J-WT	J-EX	549	300
P48a	J-EX2	J-EX	579	150
P_WT	R1	J-WT	106	300
P62	J-CM1	J1	127	300
P48c	J-EX2	J-EX3	177	100
P48b	J-EX3	J4	272	150
P19b	J-SF6	J-SF14	94	200
P11b	J-SF2	J3	37	150
P45	J2	J7	35	300
P45a	J7	J8	78	250

Link - Node Table: (continued)

Link ID	Start Node	End Node	Length m	Diameter mm
P42	J8	J-SF20	79	250
P39	J-SF20	J-SF21	397	250
P43	J8	J-SF22	217	250
P44	J-SF22	J-SF23	341	250
P50	J7	J-FCM2	912	300
P51	J-FCM2	J-FCM3	41	300
P52	J-FCM3	J-FCM1	269	300
P53	J-FCM1	J-FHD1	129	300
P54	J-FHD1	J13	144	300
P55	J13	J12	118	300
P56	J12	J11	68	300
P57	J11	J10	145	300
P58	J10	J9	180	300
P59	J9	J-SF11	106	300

Node Results:

Node ID	Demand LPS	Head m	Pressure m	Quality hours
J1	0.00	227.25	36.15	0.00
J2	0.00	225.74	34.44	0.00
J4	0.00	225.76	36.46	0.00
J5	0.00	225.72	35.82	0.00
J6	0.00	225.68	36.48	0.00
J-SF1	0.46	226.46	35.96	0.00
J-SF2	0.23	225.87	34.97	0.00
J-SF3	1.96	226.25	36.35	0.00
J-SF4	2.02	225.79	35.89	0.00
J-SF5	0.98	225.72	35.92	0.00
J-SF6	1.15	225.68	35.88	0.00
J-SF7	0.81	225.76	38.16	0.00
J-SF8	0.81	225.72	37.32	0.00
J-SF9	0.69	225.67	36.77	0.00
J-SF10	0.88	225.56	35.56	0.00
J-SF11	0.81	225.50	35.90	0.00
J-SF12	1.10	225.65	34.85	0.00
J-SF13	0.35	225.65	34.95	0.00
J-SF14	0.65	225.66	34.86	0.00
J-SF15	0.98	225.65	34.85	0.00
J-SF16	0.52	225.65	34.95	0.00
J-SF17	0.46	225.65	34.85	0.00
J-SF18	1.10	225.65	34.85	0.00
J-SF19	0.35	225.65	35.05	0.00
J-WT	0.00	227.82	36.82	0.00
J-EX	116.75	223.26	32.26	0.00
J-CM1	3.81	227.47	36.47	0.00

Node Results: (continued)

Node ID	Demand LPS	Head m	Pressure m	Quality hours
J-EX2	0.00	223.94	34.64	0.00
J-EX3	0.00	225.44	36.14	0.00
J3	0.00	225.79	35.79	0.00
J7	0.00	225.72	34.22	0.00
J8	0.00	225.72	34.02	0.00
J-SF20	1.15	225.71	34.51	0.00
J-SF21	1.90	225.71	34.61	0.00
J-SF22	1.60	225.71	33.61	0.00
J-SF23	1.38	225.71	33.21	0.00
J9	0.00	225.49	35.79	0.00
J10	0.00	225.49	35.09	0.00
J11	0.00	225.49	34.39	0.00
J12	0.00	225.49	33.69	0.00
J13	0.00	225.49	32.49	0.00
J-FHD1	5.42	225.49	32.49	0.00
J-FCM1	2.71	225.49	32.49	0.00
J-FCM2	4.31	225.51	32.51	0.00
J-FCM3	5.98	225.50	32.50	0.00
R1	-161.31	229.60	0.00	0.00 Reservoir

Link Results:

Link ID	Flow LPS	Velocity m/s	Unit Headloss m/km	Status
P1	50.77	0.72	1.97	Open
P2	34.63	1.10	6.99	Open
P3	30.91	0.98	5.66	Open
P4	22.22	0.71	3.07	Open
P5	12.34	0.70	4.19	Open
P6	10.38	0.59	3.05	Open
P7	0.81	0.05	0.03	Open
P8	3.25	0.41	2.56	Open
P9	1.23	0.16	0.43	Open
P10	0.81	0.05	0.03	Open
P11	8.46	0.27	0.51	Open
P12	7.48	0.24	0.41	Open
P13	0.82	0.05	0.03	Open
P14	0.69	0.04	0.02	Open
P15	3.35	0.19	0.38	Open
P16	3.78	0.21	0.47	Open
P17	3.90	0.22	0.50	Open
P18	3.03	0.17	0.31	Open
P20	-0.59	0.03	0.01	Open
P21	-1.69	0.10	0.11	Open
P22	1.65	0.09	0.10	Open
P23	0.67	0.04	0.02	Open

Link Results: (continued)

Link ID	Flow LPS	VelocityUnit m/s	Headloss m/km	Status
P24	-0.23	0.01	0.00	Open
P25	0.38	0.02	0.01	Open
P26	1.54	0.09	0.09	Open
P27	1.08	0.06	0.05	Open
P28	-0.02	0.00	0.00	Open
P47	110.54	1.56	8.32	Open
P48a	6.21	0.35	1.18	Open
P_WT	161.31	2.28	16.75	Open
P62	46.96	0.66	1.70	Open
P48c	-6.21	0.79	8.48	Open
P48b	-6.21	0.35	1.18	Open
P19b	5.52	0.18	0.23	Open
P11b	8.46	0.48	2.09	Open
P45	22.22	0.31	0.43	Open
P45a	6.02	0.12	0.09	Open
P42	3.04	0.06	0.03	Open
P39	1.90	0.04	0.01	Open
P43	2.98	0.06	0.03	Open
P44	1.38	0.03	0.01	Open
P50	16.20	0.23	0.24	Open
P51	11.89	0.17	0.13	Open
P52	5.91	0.08	0.04	Open
P53	3.20	0.05	0.01	Open
P54	-2.22	0.03	0.01	Open
P55	-2.22	0.03	0.01	Open
P56	-2.22	0.03	0.01	Open
P57	-2.22	0.03	0.01	Open
P58	-2.22	0.03	0.01	Open
P59	-2.22	0.03	0.01	Open

APPENDIX C

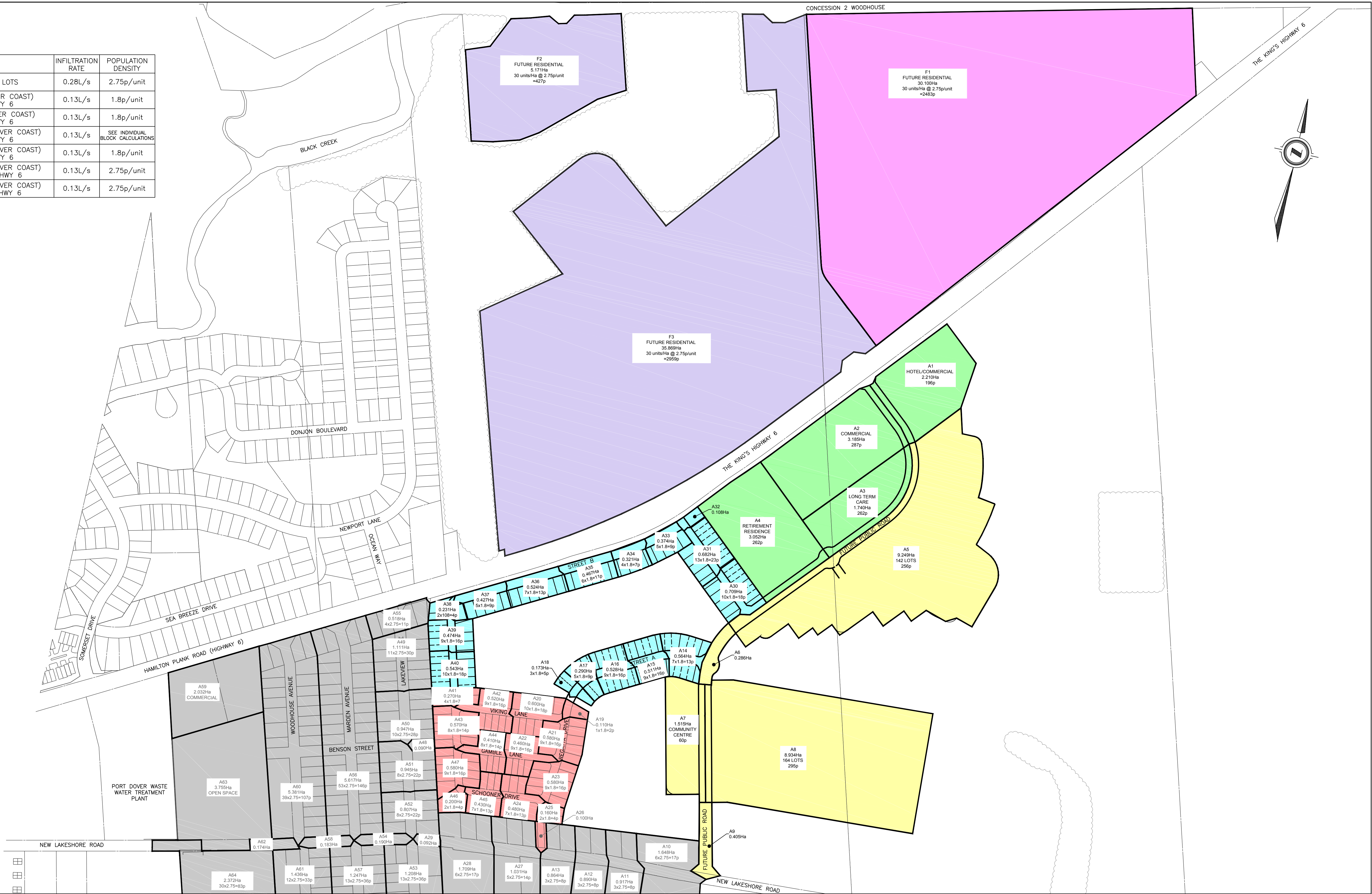
Sanitary Flow Calculations

Dover Coast Development Master Sanitary Area Plan and Sanitary Sewer Design Sheet

SOUTHBRIDGE PORT DOVER LTC SANITARY FLOW

Number of Beds	160
Average Daily Flow	450 L/bed/day
Peak Factor (Harmon Formula)	4.18
Peak Sanitary Flow	3.48 L/s
Site Area	2.2 ha
Infiltration Allowance	0.28 L/s/ha
Peak Extraneous Flow	0.62 L/s
Total Peak Sanitary Flow	4.10 L/s

	AREA	INFILTRATION RATE	POPULATION DENSITY
	EXISTING RESIDENTIAL LOTS	0.28L/s	2.75p/unit
	STAGE 1 (EX. DOVER COAST) SOUTH OF HWY 6	0.13L/s	1.8p/unit
	STAGE 2 (PH2 DOVER COAST) SOUTH OF HWY 6	0.13L/s	1.8p/unit
	STAGE 3 (FUTURE DOVER COAST) SOUTH OF HWY 6	0.13L/s	SEE INDIVIDUAL BLOCK CALCULATIONS
	STAGE 4 (FUTURE DOVER COAST) SOUTH OF HWY 6	0.13L/s	1.8p/unit
	STAGE 5 (FUTURE DOVER COAST) NORTHWEST OF HWY 6	0.13L/s	2.75p/unit
	STAGE 6 (FUTURE DOVER COAST) NORTHEAST OF HWY 6	0.13L/s	2.75p/unit



Final Dec.23/14-11:03am DEL13-124 Sanitary area plan figure.dwg

CONSULTANT OR DIVISION Consulting Civil Engineers 41 Adelaide St. N., Unit 71 London, Ontario N6B 3P4 Phone (519) 672-8310 Fax (519) 672-4182 e-mail: deveng@deveng.net	 CONSULTING CIVIL ENGINEERS	SCALE SCALE -- 1:4000 40 0 80m	TITLE DOVER COAST DEVELOPMENT PORT DOVER, ONTARIO MASTER SANITARY AREA PLAN	PROJECT No. DEL13-124 SHEET No. SAN 1 PLAN FILE No.

THE FOLLOWING POPULATION ALLOWANCES HAVE BEEN USED TO DESIGN THE SANITARY SEWERS:													SANITARY SEWER DESIGN SHEET NORFOLK COUNTY													DESIGN CRITERIA SEWAGE = $\frac{300 \times M \times POP.}{86.400}$ INFILTRATION (DOVER COAST) = 0.13 L/s/ha INFILTRATION (EXISTING) = 0.28 L/s/ha PEAKING FACTOR (M) = $1 + \frac{14}{4 + \sqrt{P}}$													DATE: DEC.20/2014 DESIGNED BY: JR/LM CHECKED BY: LM/JF PROJECT FILE NO. DEL13-124												
RESIDENTIAL (EXISTING TOWN) =2.75 PEOPLE / UNIT RESIDENTIAL (UNCERTAIN DEVELOPMENT) = 30 UNITS / HECTARE @ 2.75 PEOPLE / UNIT RESIDENTIAL (DOVER COAST) = 1.8 PEOPLE / UNIT (SOUTH OF HWY. 6) RESIDENTIAL (DOVER COAST) = 2.75 PEOPLE / UNIT (NORTH OF HWY. 6) COMMERCIAL = 90 PEOPLE / HECTARE PER CAPITA DESIGN SEWAGE (L / PERSON / DAY) = 300													PROJECT NAME: DOVER COAST DEVELOPMENT ULTIMATE BUILD OUT																																						
LOCATION				AREA			POPULATION						SEWAGE FLOWS			SEWER DESIGN						PROFILE																													
AREA No.	STREET	FROM MANHOLE	TO MANHOLE	NET OR GROSS	DELTA HECTARES	TOTAL HECTARES	PER HECTARE	PER LOT	NO. OF LOTS	DELTA POP.	TOTAL POP.	PEAKING FACTOR	INFILT L / s	SEWAGE L / s	Q TOTAL L / s	n	PIPE SIZE mm	SLOPE %	CAP L / s	VELOCITY m / s	LENGTH m	FALL IN SEWER	HEADLOSS IN U.S. MH	DROP IN MANHOLE	INVERT ELEVATION																										
																									U.S.	D.S.																									
DOVER COAST - NORTH																																																			
F1	FUTURE				30.100	30.100	30	2.75		2483	2483	3.51	3.91	30.27	34.18	0.013	300	0.3	52.96	0.81																															
F2	FUTURE				5.171	5.171	30	2.75		427	427	4.01	0.67	5.94	6.61	0.013	300	0.3	52.96	0.52																															
F3	FUTURE				35.869	71.140	30	2.75		2959	5869	3.18	9.25	64.80	74.05	0.013	375	0.3	96.03	0.96																															
awings\2013\DEL13-124 - Dover Coast Subdivision\Distribution\141224 NC-SAN PS & Trunk Sewer Memo																																																			
DOVER COAST - SOUTH																																																			
A1 (HOTEL/COMM.)	PUBLIC ROAD			N	2.210	2.210	120	(Rooms)		200	200	3.32	0.29	2.30	2.59	0.013	200	0.50	23.19	0.49																															
A2 (COMMERCIAL)	PUBLIC ROAD			N	3.185	5.395	100,000	(Sq.Ft)		287	487	3.18	0.70	5.38	6.08	0.013	200	0.50	23.19	0.61																															
A3 (LTC FACILITY)	PUBLIC ROAD			N	1.740	7.135	160	(Beds)		240	727	3.89	0.93	9.80	10.73	0.013	200	0.50	23.19	0.72																															
A4 (RETIREMENT RESIDENCE)	PUBLIC ROAD			N	3.052	10.187	160	(Beds)		240	967	3.81	1.32	12.79	14.11	0.013	200	0.50	23.19	0.79																															
A31	STREET B			N	0.682	0.682		1.80	13	23	23	4.37	0.09	0.36	0.44	0.013	200	1.00	32.80	0.25	92.5																														
A30	STREET B			N	0.709	1.391		1.80	10	18	41	4.33	0.18	0.62	0.80	0.013	200	0.50	23.19	0.28	94.2																														
A5	PUBLIC ROAD			N	9.249	20.827		1.80	142	256	1264	3.73	2.71	16.38	19.08	0.013	250	0.30	32.57	0.70																															
A6	PUBLIC ROAD			N	0.286	21.113				0	1264	3.73	2.74	16.38	19.12	0.013	250	0.30	32.57	0.70																															
A7 (COMMUNITY CENTRE)	PUBLIC ROAD			N	1.515	22.628				60	1324	3.72	2.94	17.09	20.03	0.013	250	0.30	32.57	0.71																															
A8	PUBLIC ROAD			N	8.934	31.562		1.80	164	295	1619	3.66	4.10	20.55	24.65	0.013	250	0.30	32.57	0.73																															
A9	PUBLIC ROAD			N	0.405	31.967				0	1619	3.66	4.16	20.55	24.70	0.013	250	0.30	32.57	0.73																															
A10	NEW LAKESHORE			N	1.648	33.615		2.75	6	17	1635	3.65	4.62	20.74	25.35	0.013	300	0.22	45.36	0.00																															
A11	NEW LAKESHORE			N	0.917	34.532		2.75	3	8	1644	3.65	4.87	20.83	25.71	0.013	300	0.22	45.36	0.67																															
A12	NEW LAKESHORE			N	0.890	35.422		2.75	3	8	1652	3.65	5.12	20.93	26.05	0.013	300	0.23	46.37	0.69																															
A13	NEW LAKESHORE			N	0.864	36.286		2.75	3	8	1660	3.65	5.37	21.02	26.39	0.013	300	0.24	47.37	0.70																															
A14	STREET A			N	0.564	0.564		1.80	7	13	13	4.40	0.07	0.19	0.27	0.013	200	1.00	32.80	0.21																															
A15	STREET A			N	0.511	1.075		1.80	9	16	29	4.36	0.14	0.44	0.58	0.013	200	1.00	32.80	0.28																															
A16	STREET A			N	0.528	1.603		1.80	9	16	45	4.32	0.21	0.68	0.88	0.013	200	0.40	20.74	0.27																															
A17	STREET A			N	0.290	1.893		1.80	5	9	54	4.31	0.25	0.81	1.05	0.013	200	0.40	20.74	0.30																															
A18	STREET A			N	0.173	2.066		1.80	3	5	59	4.30	0.27	0.89	1.16	0.013	200	0.40	20.74	0.32																															
A19	STREET A			N	0.110	2.176		1.80	1	2	61	4.30	0.28	0.91	1.20	0.013	200	0.40	20.74	0.32																															
A20	VIKING LANE			N	0.600	0.600		1.80	10	18	18	4.39	0.08	0.27	0.35	0.013	200	0.40	20.74	0.17																															
A21	STREET A			N	0.580	3.356		1.80	9	16	95	4.25	0.44	1.41	1.84	0.013	200	0.40	20.74	0.40																															
A22	GAMBLE			N	0.460	0.460		1.80	9	16	16	4.39	0.06	0.25	0.31	0.013	200	0.40	20.74	0.16																															
A23	STREET A			N	0.580	4.396		1.80	9	16	128	4.21	0.57	1.87	2.44	0.013	200	0.40	20.74	0.44																															
A24	SCHOONER			N	0.480	0.480		1.80	7	13	13	4.40	0.06	0.19	0.26	0.013	200	0.40	20.74	0.15																															
A25	STREET A			N	0.160	5.036		1.80	2	4	144	4.20	0.65	2.10	2.75	0.013	200	0.40	20.74	0.46																															
A26	STREET A			N	0.100	5.136		1.80	0	0	144	4.20	0.67	2.10	2.77	0.013	200	0.40	20.74	0.46																															
A27	NEW LAKESHORE			N	1.031	42.453		2.75	5	14	1818	3.62	6.32	22.83	29.16	0.013	300	0.27	50.25	0.75																															
A28	NEW LAKESHORE			N	1.709	44.162		2.75	6	17	1834	3.61	6.80	23.02	29.82	0.013	300	0.22	45.36	0.70																															
A29	NEW LAKESHORE			N	0.092	44.254		2.75	0	0	1834	3.61	6.83	23.02	29.85	0.013	300	0.25	48.35	0.73																															
A32	STREET B			N	0.108	0.108		1.80	0	0	0	4.50	0.01	0.00	0.01	0.013	200	0.40	20.74	0.09																															
A33	STREET B			N	0.374	0.482		1.80	5	9	9	4.42	0.06	0.14	0.20	0.013	200	0.40	20.74	0.14																															

APPENDIX D

Storm Sewer Design Sheet and Storm Drainage Area Plan Dover Coast Development Master Storm Area Plan and Storm Sewer Design Sheet

Southbridge Port Dover
1:5 yr Storm Design Sheet



PROJECT NO: 126012
DESIGNED BY: LSC
CHECKED BY: MS
DATE: May 13, 2026

AREA	FROM MH	TO MH	AREA (ha)			Runoff Coefficient	INDIV 2.78 AC	ACCUM 2.78 AC	TIME OF CONC. (min)	RAINFALL INTENSITY (mm/hr)	CONTROLLED FLOW* Q (L/s)	PEAK FLOW Q (L/s)	PROPOSED SEWER								
			Total Area	C= 0.20	C = 0.95								TYPE OF PIPE	PIPE SIZE (mm)	PIPE ID (mm)	GRADE (%)	LENGTH (m)	CAPACITY (L/s)	FULL FLOW VELOCITY (m/s)	TIME OF FLOW (min)	PERCENTAGE OF CAPACITY
A1	CB 1	CBMH 2	0.502	0.309	0.193	0.49	0.68	0.68	10.00	96.03		65.4	PVC	375	381.0	0.40	42.8	115.7	1.01	0.70	57%
A2	CBMH 2	CBMH 3	0.182	0.074	0.108	0.65	0.33	1.01	10.70	92.54		93.3	PVC	450	457.2	0.30	21.9	162.9	0.99	0.37	57%
A3	CBMH 3	STMMH 108	0.179	0.076	0.103	0.63	0.31	1.32	11.07	90.84		120.1	PVC	450	457.2	0.30	44.5	162.9	0.99	0.75	74%
A4	CB 4	STMMH 108	0.101	0.093	0.008	0.26	0.07	0.07	10.00	96.03		7.0	PVC	300	304.8	1.00	17.2	100.9	1.38	0.21	7%
	STMMH 108	STMMH 106						1.40	11.82	87.59		122.2	PVC	450	457.2	0.30	46.7	162.9	0.99	0.78	75%
A5	CB 5	STMMH 104	0.925	0.666	0.259	0.41	1.05	1.05	10.00	96.03		101.2	PVC	375	381.0	0.50	9.0	129.3	1.13	0.13	78%
A6	BUILDING	STMMH 102	0.356		0.356	0.95	0.94	0.94	10.00	96.03		90.3	PVC	375	381.0	1.00	5.5	182.9	1.60	0.06	49%
	STMMH 102	STMMH 104						0.94	10.06	95.74		90.0	PVC	375	381.0	1.00	19.8	182.9	1.60	0.21	49%
	STMMH 104	STMMH 106						1.99	10.26	94.69		188.9	PVC	525	533.4	0.30	45.9	245.7	1.10	0.70	77%
	STMMH 106	EX STM CAP						3.39	12.60	84.47		286.3	PVC	600	609.6	0.50	6.1	452.9	1.55	0.07	63%
			2.245	1.218	1.027	0.543															
NOTES: 1) Refer to Novatech Drawing 126012-GP for storm structure designations, storm pipe details and control structure tables. 2) Refer to Novatech Drawing 126012-SWM for the on-site tributary drainage areas											Definitions Q = 2.78 AIR Q = Peak Flow, in Litres per second (L/s) A = Area in hectares (ha) I = Rainfall Intensity (mm/h) R = Runoff Coefficient				Notes: 1) Norfolk County Rainfall-Intensity Curve 2) Min Velocity = 0.75 m/sec. 3) 5 year Intensity = 583.017 / (Time in min + 3.007) ^{0.703}						



COEFFICIENT 'C'		FLOW Q = 2.78 ACl PARKS & PLAYGROUNDS WHERE Q = PEAK FLOW IN LITRES PER SECOND (l/s) RESIDENTIAL - SINGLE/SEMI A = AREA IN HECTARES (ha) COMMERCIAL & INDUSTRIAL C = RUNOFF COEFFICIENT i = RAINFALL INTENSITY IN MILLIMETERS PER HOUR (mm/hr) RETURN PERIOD 5 YEARS										STORM SEWER DESIGN SHEET NORFOLK COUNTY (BASED ON NORFOLK COUNTY 5-YR STORM)										PROJECT: Dover Coast FILE No. DEL13-124 DESIGNED BY: JR CHECKED BY: LML/J DATE: June 20, 2017																
SEWER LOCATION		AREA				A X C						RAINFALL INTENSITY										PROFILE				VELOCITY (BASED ON ACTUAL FLOWS)												
STREET	FROM	TO	AREA NUMBER	AREA ha.	TOTAL AREA ha.	RUNOFF COEFF.	INCR AxC	TOTAL SECTION AxC A X C	TOTAL LAT. A X C	TOTAL SEWER A x C	TOTAL SEW. 2.78 x AxC	TIME ENT. SECT. min.	MIN. ACCUM. min.	INTENS. 'i' mm/hr	TOTAL Q l/s	PIPE Dia mm	SLOPE			FINAL SLOPE	N	ACTUAL CAP. l/s	VELOCITY m/s.	LENGTH m	TIME OF FLOW minutes	MANHOLE LOSSES m	SEWER FALL m	INVERT U.S. m	ELEV. D.S. m	Q _{ACT} (m³/s)	Pipe Dia. (mm)	Pipe Slope %	Q _{FULL} (m³/s)	V _{FULL} (m/s)	Q _{ACT} / Q _{FULL}	V _{ACT} (m/s)		
																	FRICTION %	ENERGY																			E + F %	
Regatta Drive	ST36	ST35	A1	0.649	0.649	0.45	0.292	0.000		0.292	0.812	0.00	15.00	76.40	62.04	300	0.412	0.000	0.000	0.412	0.50	0.013	68.38	1.110	47.50	0.71		0.238	189.272	189.035	0.062	300	0.500	0.068	0.967	0.907	1.110	
Regatta Drive	ST35	ST34	A2	0.358	1.007	0.45	0.161	0.292		0.453	1.260	0.71	15.71	74.35	93.68	300	0.939	0.000	0.000	0.939	0.95	0.013	94.25	1.569	44.00	0.47		0.418	189.005	188.587	0.094	300	0.950	0.094	1.333	0.994	1.569	
Regatta Drive	ST34	ST33	A3	0.268	1.275	0.45	0.121	0.453		0.574	1.595	0.47	16.18	73.07	116.54	375	0.442	0.000	0.000	0.442	0.50	0.013	123.96	1.303	33.00	0.42		0.165	188.512	188.347	0.117	375	0.500	0.124	1.122	0.940	1.303	
Regatta Drive	ST33	EX. STMH	A4	0.171	1.446	0.45	0.077	0.574		0.651	1.809	0.42	16.60	71.96	130.18	375	0.552	0.000	0.000	0.552	0.60	0.013	135.79	1.436	30.10	0.35	0.326	0.181	188.317	188.136	0.130	375	0.600	0.136	1.230	0.959	1.436	
*(includes 453.5 l/s from Phase 1, 289 l/s from SWMF C & 170 l/s (100yr from SWMF C) ref. Vallee design)																																						
Schooner Drive	ST10	ST9	A5	0.675	0.675	0.45	0.304			0.304	0.844	0.00	15.00	76.40	64.48	300	0.445	0.000	0.000	0.445	0.50	0.013	68.38	1.124	42.60	0.63		0.213	189.743	189.530	0.064	300	0.500	0.068	0.967	0.943	1.124	
Schooner Drive	ST9	ST8	A6	0.528	1.203	0.45	0.238	0.304		0.541	1.505	0.63	15.63	74.58	112.24	375	0.410	0.000	0.000	0.410	0.40	0.013	110.87	1.182	80.00	1.13		0.320	189.460	189.140	0.112	375	0.400	0.111	1.004	1.012	1.182	
Storm Outlet - SWMF D	EX. STMH	SWMF D			1.446			0.651		0.651	1.809	0.35	16.95	71.07	1041.07	900	0.331	0.000	0.000	0.331	0.40	0.013	1144.93	2.066	113.10	0.91		0.452	187.611	187.130	1.041	900	0.400	1.145	1.800	0.909	2.066	
Schooner Drive	ST13	ST12	A7	0.820	0.820	0.45	0.369			0.369	1.026	0.00	15.00	76.40	78.39	300	0.657	0.000	0.000	0.657	0.66	0.013	78.56	1.308	58.20	0.74		0.384	190.311	189.926	0.078	300	0.660	0.079	1.111	0.998	1.308	
Schooner Drive	ST12	ST11	A8	0.273	1.093	0.45	0.123	0.369		0.492	1.367	0.74	15.74	74.27	101.53	375	0.335	0.000	0.000	0.335	0.40	0.013	110.87	1.155	58.20	0.84		0.233	189.851	189.618	0.102	375	0.400	0.111	1.004	0.916	1.155	
Schooner Drive	ST14	ST11	A9	0.928	0.928	0.45	0.418			0.418	1.161	0.00	15.00	76.40	88.70	375	0.256	0.000	0.000	0.256	0.60	0.013	135.79	1.331	88.10	1.10	0.279	0.529	190.225	189.696	0.089	375	0.600	0.136	1.230	0.653	1.331	
EXTERNAL	EXT.	ST11	EXT.1	6.570	6.570	0.28	1.840			1.840	5.114	45.00	45.00	38.35	196.10	450	0.473	0.000	0.000	0.473	0.50	0.013	201.60	1.486	10.00	0.11	0.279	0.050	189.850	189.800	0.196	450	0.500	0.202	1.267	0.973	1.486	
Storm Outlet - SWMF C	ST11	HW1			8.591					2.749	7.642	0.11	35.38	44.88	342.99	675	0.166	0.000	0.000	0.166	0.65	0.013	677.71	1.911	106.70	0.93		0.694	189.390	188.700	0.343	675	0.650	0.678	1.894	0.506	1.911	
DOVER COAST BOULEVARD	ST7	ST6	A10	0.916	0.916	0.50	0.458			0.458	1.273	0.00	15.00	76.40	97.26	375	0.308	0.000	0.000	0.308	0.50	0.013	123.96	1.245	43.90	0.59		0.220	189.680	189.460	0.097	375	0.500	0.124	1.122	0.785	1.245	
DOVER COAST BOULEVARD	ST6	ST5	A11	0.088	1.004	0.50	0.044	0.458		0.502	1.396	0.59	15.59	74.69	104.27	375	0.354	0.000	0.000	0.354	0.50	0.013	123.96	1.260	39.90	0.53		0.200	189.430	189.231	0.104	375	0.500	0.124	1.122	0.841	1.260	
DOVER COAST BOULEVARD	STUB	ST5	A12	4.454	4.454	0.45	2.004			2.004	5.572	0.00	20.00	64.31	358.35	600	0.341	0.000	0.000	0.341	0.50	0.013	434.16	1.717	11.10	0.11		0.056	189.065	189.009	0.358	600	0.500	0.434	1.535	0.825	1.717	
DOVER COAST BOULEVARD	ST5	ST4	A13	0.167	5.625	0.50	0.084	2.004	0.502	2.590	7.200	0.11	20.11	64.10	461.50	675	0.301	0.000	0.000	0.301	0.50	0.013	594.39	1.839	72.40	0.66		0.362	188.934	188.572	0.461	675	0.500	0.594	1.661	0.776	1.839	
DOVER COAST BOULEVARD	ST4	ST3	A14	0.165	5.790	0.50	0.083	2.590		2.672	7.429	0.66	20.77	62.84	466.85	675	0.308	0.000	0.000	0.308	0.60	0.013	651.13	1.996	72.40	0.60		0.434	188.542	188.105	0.467	675	0.600	0.651	1.819	0.717	1.996	
DOVER COAST BOULEVARD	STUB	ST3	A15	4.224	4.224	0.45	1.901			1.901	5.284	0.00	20.00	64.31	339.83	600	0.306	0.000	0.000	0.306	0.50	0.013	434.16	1.702	11.10	0.11		0.056	188.236	188.180	0.340	600	0.500	0.434	1.535	0.783	1.702	
DOVER COAST BOULEVARD	STUB	ST3	A16	1.260	1.260	0.73	0.920			0.920	2.557	0.00	15.00	76.40	195.36	450	0.470	0.000	0.000	0.470	1.00	0.013	285.10	1.955	15.40	0.13		0.154	188.484	188.330	0.195	450	1.000	0.285	1.793	0.685	1.955	
DOVER COAST BOULEVARD	ST3	ST1	A17	0.169	11.443	0.50	0.085	0.920	4.573	5.577	15.505	0.11	20.11	64.10	993.82	825	0.480	0.000	0.000	0.480	0.70	0.013	1200.61	2.514	71.10	0.47	0.349	0.498	187.960	187.461	0.994	825	0.700	1.201	2.247	0.828	2.514	
DOVER COAST BOULEVARD	ST2	ST1	A18	0.255	0.255	0.50	0.128			0.128	0.354	0.00	15.00	76.40	27.05	300	0.078	0.000	0.000	0.078	0.50	0.013	68.38	0.892	25.40	0.47	0.349	0.127	187.853	187.726	0.027	300	0.500	0.068	0.967	0.396	0.892	
Storm Outlet - SWMF E	ST1	HW3			11.698			5.577	0.128	5.705	15.860	0.47	20.44	63.46	1006.50	900	0.309	0.000	0.000	0.309	0.45	0.013	1214.39	2.136	15.40	0.12		0.069	187.169	187.100	1.006	900	0.450	1.214	1.909	0.829	2.136	
Schooner Drive	ST20	ST19	A19	0.633	0.633	0.45	0.285			0.285	0.792	0.00	15.00	76.40	60.51	300	0.392	0.000	0.000	0.392	0.50	0.013	68.38	1.101	46.10	0.70		0.231	190.360	190.130	0.061	300	0.500	0.068	0.967	0.885	1.101	
Schooner Drive	ST19	ST16	A20	0.371	1.004	0.45	0.167	0.285		0.452	1.256	0.70	15.70	74.38	93.42	450	0.107	0.000	0.000	0.107	0.50	0.013	201.60	1.239	46.10	0.62		0.231	189.980	189.751	0.093	450	0.500	0.202	1.267	0.463	1.239	
Schooner Drive	ST16	ST18	A20a	0.367	1.371	0.45	0.165	0.452		0.617	1.715	0.62	16.32	72.70	124.67	450	0.191	0.000	0.000	0.191	0.50	0.013	201.60	1.358	58.00	0.71												

APPENDIX E

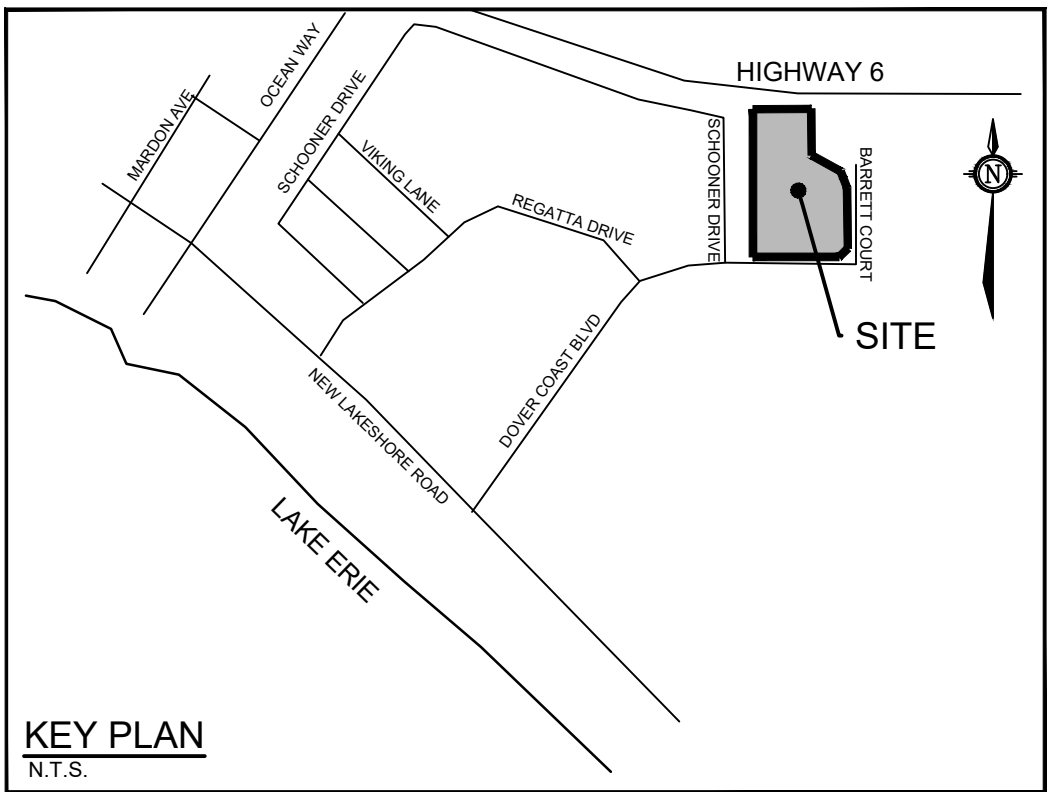
Drawings

PROPOSED WATERMAIN TABLE - 150mmØ FIRE SERVICE				
Station	P/G ELEVATION	TOP OF WATERMAIN	DESCRIPTION	
1+000.00	192.59	190.40	200mm x 200mm x 200mm TEE	
1+006.00	192.56	190.66	200mm x 150mm REDUCER	
1+040.50	192.35	190.65	45° VERTICAL BEND	
1+040.65	192.35	190.14	45° VERTICAL BEND	
1+041.65	192.33	190.08	45° HORIZONTAL BEND	
1+044.05	192.34	190.09	45° HORIZONTAL BEND	
1+046.16	192.43	190.71	45° VERTICAL BEND	
1+046.46	192.44	190.74	45° VERTICAL BEND	
1+125.02	192.63	190.91	45° HORIZONTAL BEND	
1+127.02	192.66	190.96	45° HORIZONTAL BEND	
1+134.10	192.89	191.20	WM CAP (1.0m FROM BUILDING)	

PROPOSED WATERMAIN TABLE - 100mmØ DOMESTIC SERVICE				
Station	P/G ELEVATION	TOP OF WATERMAIN	DESCRIPTION	
2+000.00	192.33	190.64	CONNECT TO EXISTING 200mm WATERMAIN	
2+000.85	192.32	190.68	90° HORIZONTAL BEND	
2+002.21	192.36	190.66	VALVE & VALVE BOX	
2+009.55	192.47	190.77	45° HORIZONTAL BEND	
2+010.56	192.54	190.84	45° HORIZONTAL BEND	
2+049.76	192.30	190.60	45° VERTICAL BEND	
2+049.91	192.30	190.14	45° VERTICAL BEND	
2+050.91	192.28	190.14	45° HORIZONTAL BEND	
2+054.14	192.30	190.30	45° HORIZONTAL BEND	
2+056.53	192.39	190.32	45° VERTICAL BEND	
2+056.83	192.40	190.70	45° VERTICAL BEND	
2+135.94	192.59	190.89	45° HORIZONTAL BEND	
2+138.76	192.65	190.95	45° HORIZONTAL BEND	
2+146.26	192.93	191.24	WM CAP (1.0m FROM BUILDING)	

PROPOSED WATERMAIN TABLE - 200mmØ FIRE SERVICE				
Station	P/G ELEVATION	TOP OF WATERMAIN	DESCRIPTION	
3+000.00	192.36	190.18	CONNECT TO EXISTING 200mm WATERMAIN	
3+005.53	192.59	190.34	200mm x 200mm x 200mm TEE	
3+008.78	192.61	190.40	45° VERTICAL BEND	
3+009.78	192.62	189.41	45° VERTICAL BEND	
3+012.38	192.63	189.41	45° VERTICAL BEND	
3+013.38	192.64	190.45	45° VERTICAL BEND	
3+046.11	192.79	190.66	45° HORIZONTAL BEND	
3+049.80	192.85	190.66	45° VERTICAL BEND	
3+050.80	192.87	189.70	45° VERTICAL BEND	
3+053.58	192.88	191.28	45° HORIZONTAL BEND	
3+076.13	192.94	191.25	200mm x 150mm REDUCER	
3+080.05	192.88	191.18	HYDRANT VALVE	
3+082.13	192.81	191.11	FIRE HYDRANT	

PIPE CROSSINGS				
CROSSING NO.	SANITARY	STORM	WATERMAIN	CLEARANCE
①	190.37(OBV)	-	190.90 (INV)	0.53m
②	189.95 (OBV)	190.49 (INV)	-	0.54m
③	-	190.25 (INV)	189.75 (TWM)	0.50m
④	-	189.87 (INV)	189.35 (TWM)	0.52m
⑤	189.28 (OBV)	-	189.99 (BWM)	0.71m
⑥	189.30 (OBV)	-	190.03 (BWM)	0.73m
⑦	-	190.14 (INV)	189.60 (TWM)	0.54m
⑧	-	190.25 (INV)	189.75 (TWM)	0.50m
⑨	190.37(OBV)	-	190.90 (INV)	0.53m



- LEGEND**
- PROPERTY LINE
 - PROPOSED CURB
 - PROPOSED DEPRESSED CURB
 - PROPOSED WATER SERVICE
 - PROPOSED VALVE AND VALVE BOX
 - PROPOSED CAP
 - PROPOSED FIRE HYDRANT
 - PROPOSED DETECTOR ASSEMBLY IN CHAMBER
 - PROPOSED SIAMSE CONNECTION
 - PROPOSED SANITARY SERVICE c/w MANHOLE
 - PROPOSED STORM SEWER AND MANHOLE
 - PROPOSED BUILDING ENTRANCE
 - PROPOSED BUILDING EXIT
 - DIRECTION OF FLOW
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED CATCHBASIN
 - PROPOSED LANDSCAPE CATCHBASIN TEE
 - PROPOSED LANDSCAPE CATCHBASIN ELBOW
 - PROPOSED STORM SEWER WITH INSULATION
 - PROPOSED WATER METER
 - EXISTING WATERMAIN c/w VALVE & VALVE CHAMBER
 - EXISTING HYDRANT c/w VALVE & LEAD
 - EXISTING SANITARY MANHOLE & SEWER
 - EXISTING STORM MANHOLE & SEWER
 - EXISTING CATCHBASIN
 - EXISTING SWALE

- WATERMAIN NOTES:**
- SPECIFICATIONS:

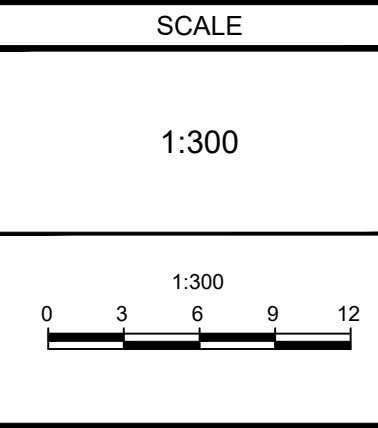
ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	701	OPSS
THERMAL INSULATION IN SHALLOW TRENCHES	1109.030	OPSD
HYDRANT INSTALLATION	1105.010	OPSD
WATERMAIN	PVC DR 18	
 - SUPPLY AND CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH THE COUNTY OF NORFOLK AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL, RESTORATION, CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY THE CONTRACTOR.
 - WATERMAIN SHALL BE MINIMUM 1.7m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. WHERE THE DEPTH OF COVER IS LESS THAN 1.7m, WATERMAIN SHALL BE INSULATED AS PER OPSD 1109.030.
 - PROVIDE MINIMUM 0.5m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.
 - WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.
- GENERAL NOTES:**
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
 - DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
 - OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF NORFOLK BEFORE COMMENCING CONSTRUCTION. AN EXCAVATION PERMIT WILL BE REQUIRED FROM THE MUNICIPALITY PRIOR TO ANY WORKS ON PUBLIC PROPERTY.
 - BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED AND THE COUNTY OF NORFOLK AS THIRD PARTY.
 - RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD. ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE COUNTY OF NORFOLK.
 - REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ALL ORGANIC MATERIAL AND DEBRIS. ALL CONTAMINATED MATERIAL (IF ANY) SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
 - REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS' DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
 - SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS.
 - CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVING AS-BUILT INFORMATION SHOWN ON THIS PLAN, AS BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/O ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS BUILT GRADES.
 - ALL ELEVATIONS ARE GEODETIC.
 - REFER TO GEOTECHNICAL INFORMATION PROVIDED BY MTE CONSULTANTS INC. DATED MAY 8, 2026, FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
 - REFER TO THE SERVING STUDY AND STORMWATER MANAGEMENT REPORT NO. R-2026-041, PREPARED BY NOVATECH.

- SEWER NOTES:**
- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
STORM / SANITARY MANHOLE (1200mm)	701.010	OPSD
STORM / SANITARY MANHOLE (1500mm)	701.011	OPSD
CATCHBASIN (600x600mm)	705.010	OPSD
CB. FRAME & COVER	400.020	OPSD
STORM / SANITARY MH FRAME & COVER	401.010	OPSD
SANITARY COVER	401.020	OPSD
SEWER TRENCH	410	OPSS
SANITARY SEWER	PVC SDR 35	
STORM SEWER (<450mmØ)	PVC SDR 35	
STORM SEWER (450mmØ +)	CONC CLASS 650	
SEWER INSULATION SHALLOW TRENCH	1109.030	OPSD
 - SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
 - FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES FOR EXAMPLE KOR-SEAL, PSK, POSITIVE SEAL AND DURASEAL. THE CONCRETE GRADE FOR THE PIPE CAN BE ELIMINATED.
 - DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN.
 - STORM MANHOLES AND CBHMS ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
 - SUBRAIN INVERTS SHOULD BE APPROXIMATELY 300mm BELOW SUBGRADE LEVEL. THE SUBGRADE SURFACE SHOULD BE SHAPED TO PROMOTE WATER FLOW TO THE DRAINAGE LINES.
 - CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
 - THE OWNER SHALL REQUIRE THAT THE SITE SERVING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.18.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.

NOTE:
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REVISION			
No.	REVISION	DATE	BY
5.	REVISED PER COUNTY COMMENTS	AUG 24/26	CR
4.	REVISED WATER AND SANITARY LOCATIONS	JULY 28/26	CR
3.	ISSUED FOR BID CALL	JUN 29/26	CR
2.	ISSUED FOR PERMIT / LTC MINISTRY PACKAGE	JUN 15/26	CR
1.	ISSUED FOR SITE PLAN APPLICATION	MAY 15/26	MS



DESIGN

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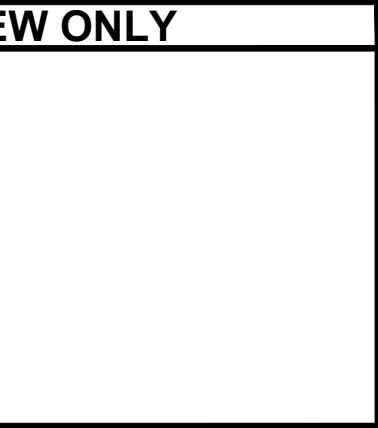
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CHECKED

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APPROVED

JLS



NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
NORFOLK COUNTY
125 DOVER COAST BOULEVARD - PORT DOVER, ON

DRAWING NAME
GENERAL PLAN OF SERVICES

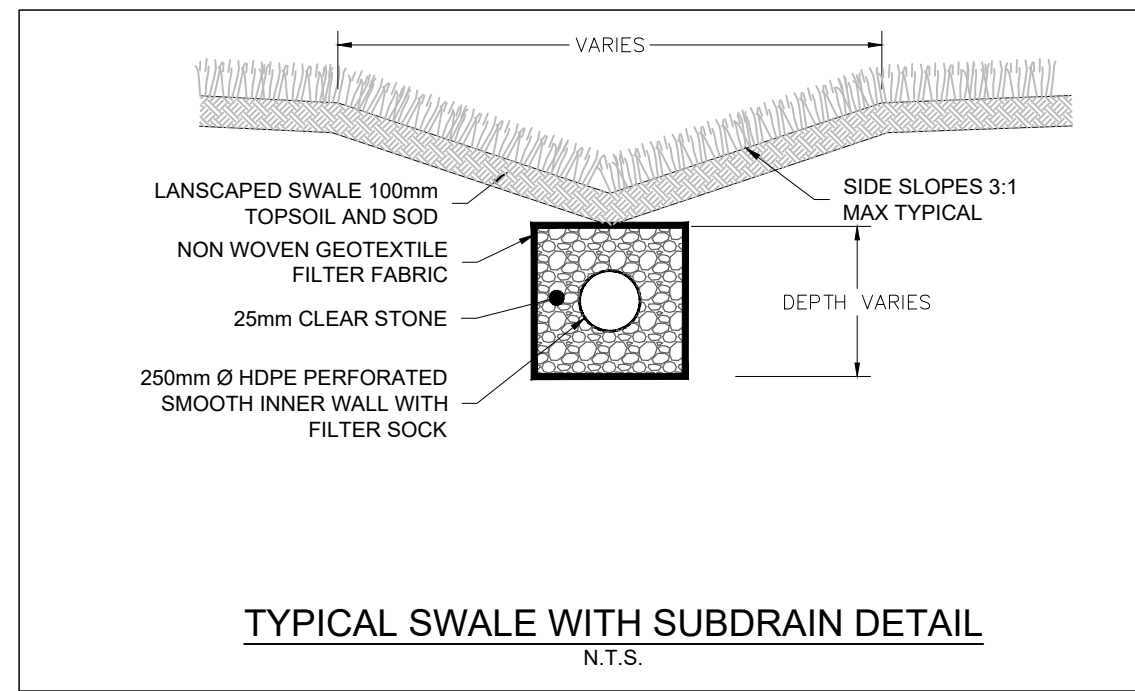
PROJECT No.
126012-00

REV
REV # 5

DRAWING No.
126012-GP

LEGEND

PROPERTY LINE PROPOSED ELEVATION EXISTING ELEVATION PROPOSED TOP OF CURB ELEVATION PROPOSED SWALE ELEVATION ULTIMATE FINISHED GRADE (AS PER OVERALL GRADING PLAN) PROPOSED TOP OF SWALE PROPOSED BARRIER CURB (OPSD 600.110) SLOPE AND DIRECTION SWALE PROPOSED BUILDING ENTRANCE PROPOSED BUILDING EXIT TACTILE WALKING SURFACE INDICATOR GRADING HIGH POINT	HP DC CBMH 1 CB 1 LCB 11 SAN MH PROPOSED HIGH POINT PROPOSED BARRIER DEPRESSED CURB (OPSD 600.110) PROPOSED CATCHBASIN MANHOLE PROPOSED CATCHBASIN PROPOSED LANDSCAPE CATCH BASIN PROPOSED SANITARY MANHOLE PROPOSED TERRACE (3:1 MAX) OVER LAND FLOW DIRECTION SWALE SILT FENCE BARRIER PER OPSD 219.110 STRAW BALE FLOW CHECK DAM PER OPSD 219.180
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PROPOSED GRADES ALONG ADJACENT PROPERTY LINE AS PER DOVER COAST DEVELOPMENT OVERALL GRADING PLAN (M-32, DATED JUNE 20, 2017).

GRADE ONTO ADJACENT PROPERTY TO EXISTING GROUND (3:1 MAX).

EROSION AND SEDIMENT CONTROL NOTES:

1. THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE COUNTY OF NORFOLK APPROPRIATE TO THE SITE CONDITIONS. PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL, SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
2. THE CONTRACTOR SHALL PLACE FILTER SOCKS UNDER THE EXISTING AND PROPOSED CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
3. LIGHT DUTY SILT FENCE AS PER OPSD 219.110 SHALL BE INSTALLED FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
4. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
5. PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.

GENERAL NOTES:

1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF NORFOLK BEFORE COMMENCING CONSTRUCTION. AN EXCAVATION PERMIT WILL BE REQUIRED FROM THE MUNICIPALITY PRIOR TO ANY WORKS ON PUBLIC PROPERTY.
4. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED AND THE MUNICIPALITY OF NORTH GRENVILLE AS THIRD PARTY.
5. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD. ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE MUNICIPALITY OF NORTH GRENVILLE.
6. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ALL ORGANIC MATERIAL AND DEBRIS. ALL CONTAMINATED MATERIAL (IF ANY) SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
7. REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
8. SAW CUT AND KEY/GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS.
9. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS BUILT GRADES.
10. REFER TO GEOTECHNICAL INFORMATION PROVIDED BY MTE CONSULTANTS INC. DATED MAY 8, 2026. FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
11. REFER TO THE DEVELOPMENT SERVING STUDY AND STORMWATER MANAGEMENT REPORT NO. R-2026-041, PREPARED BY NOVATECH.

GRADING NOTES:

1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS.
2. EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL CONSULTANT.
3. ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS.
4. THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 96% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
5. GRADE AND/OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
6. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
7. ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER OPSD 600.110.

PAVEMENT STRUCTURE:

LIGHT DUTY PAVEMENT 40mm HL3 BINDER 50mm HL4 OR HL5 150mm GRANULAR "A" 350mm OPSS GRANULAR "B" TYPE II	HEAVY DUTY PAVEMENT 40mm HL3 BINDER 80mm HL4 OR HL5 150mm GRANULAR "A" 400mm OPSS GRANULAR "B" TYPE II
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NOTE:
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NO.	REVISION	DATE	BY
4.	REVISED PER COUNTY COMMENTS	AUG 24/26	CR
3.	ISSUED FOR BID CALL	JUN 29/26	CR
2.	ISSUED FOR PERMIT / LTC MINISTRY PACKAGE	JUN 15/26	CR
1.	ISSUED FOR SITE PLAN APPLICATION	MAY 15/26	MS

SCALE

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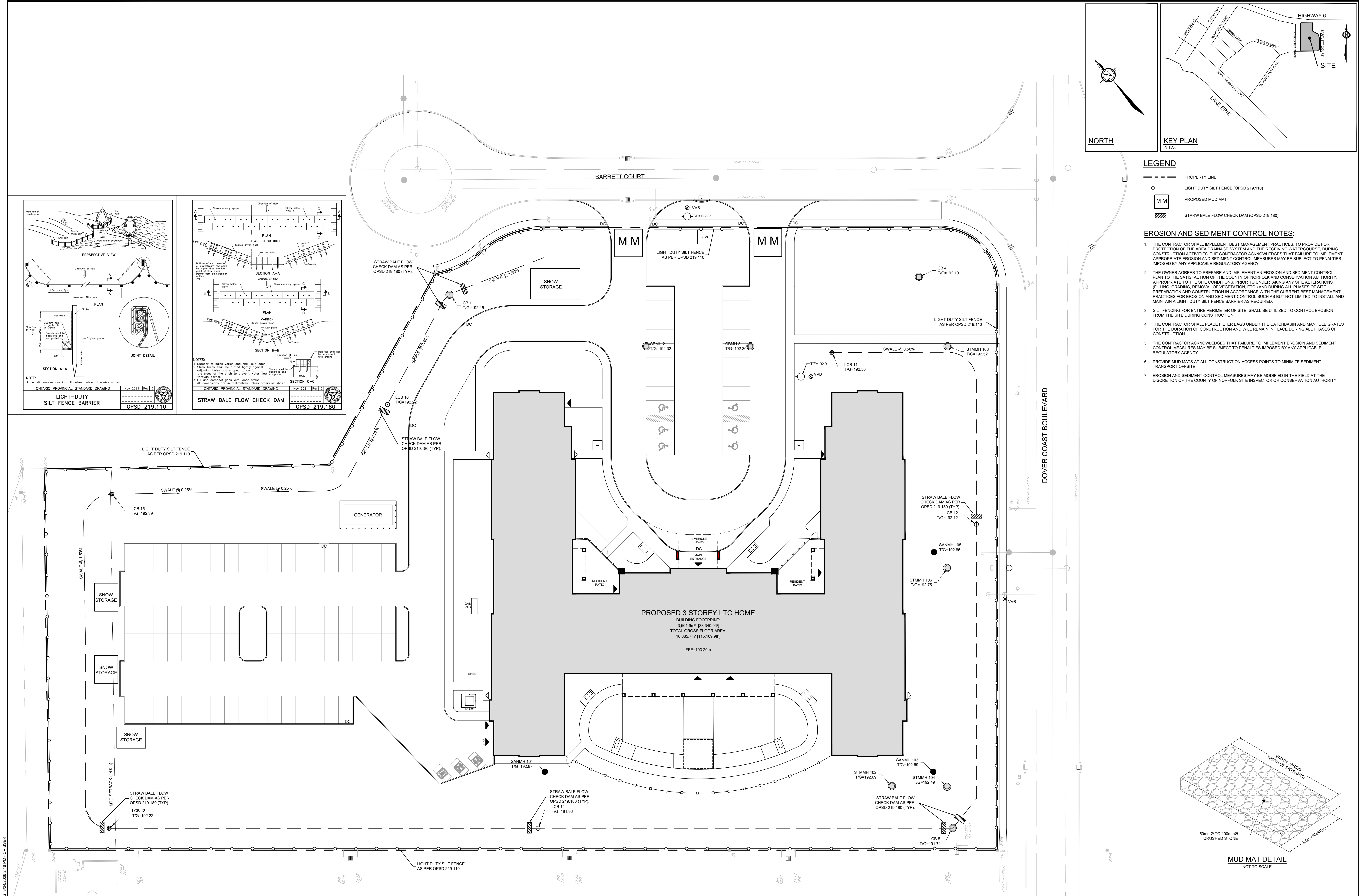
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DRAWN	CV
CHECKED	MS
APPROVED	JLS

FOR REVIEW ONLY



LOCATION
NORFOLK COUNTY
125 DOVER COAST BOULEVARD - PORT DOVER, ON

DRAWING NAME	PROJECT NO.
GRADING PLAN	126012-00
REV # 4	DRAWING NO.
126012-GR	



NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS,
WATERMANS, SEWERS AND OTHER
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THE ACCURACY OF THE POSITION OF SUCH
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BEFORE STARTING WORK, DETERMINE THE EXACT
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No	REVISION	DATE	BY
4.	REVISED PER COUNTY COMMENTS	AUG 24/26	CR
3.	ISSUED FOR BID CALL	JUN 29/26	CR
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SCALE

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CHECKED	MS
DRAWN	CV
CHECKED	MS
APPROVED	JLS

FOR REVIEW ONLY

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
NORFOLK COUNTY
125 DOVER COAST BOULEVARD - PORT DOVER, ON

DRAWING NAME
SEDIMENT AND EROSION
CONTROL PLAN

PROJECT No.
126012-00

REV
REV #4

DRAWING No.
126012-ESC

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PLANSET 126012 - 126012-00.dwg



NOTE: THE POSITION OF ALL POLE LINES, CONDUITS, WIRE MAINS, 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, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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		MS
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LOCATION
NORFOLK COUNTY
125 DOVER COAST BOULEVARD - PORT DOVER, ON

DRAWING NAME	PROJECT No.
	126012
	REV
	REV # 3
STORM DRAINAGE AREA PLAN	DRAWING No.
	126012-STM

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NOTE:
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WATERMAINS, SEWERS AND OTHER
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THE ACCURACY OF THE POSITION OF SUCH
UTILITIES AND STRUCTURES IS NOT GUARANTEED.
BEFORE STARTING WORK, DETERMINE THE EXACT
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STRUCTURES AND ASSUME ALL LIABILITY FOR
DAMAGE TO THEM.

No.	REVISION	DATE	BY
3.	REVISED PER COUNTY COMMENTS	AUG 24/26	CR
2.	ISSUED FOR PERMIT / LTC MINISTRY PACKAGE	JUN 15/26	CR
1.	ISSUED FOR SITE PLAN APPLICATION	MAY 15/26	MS

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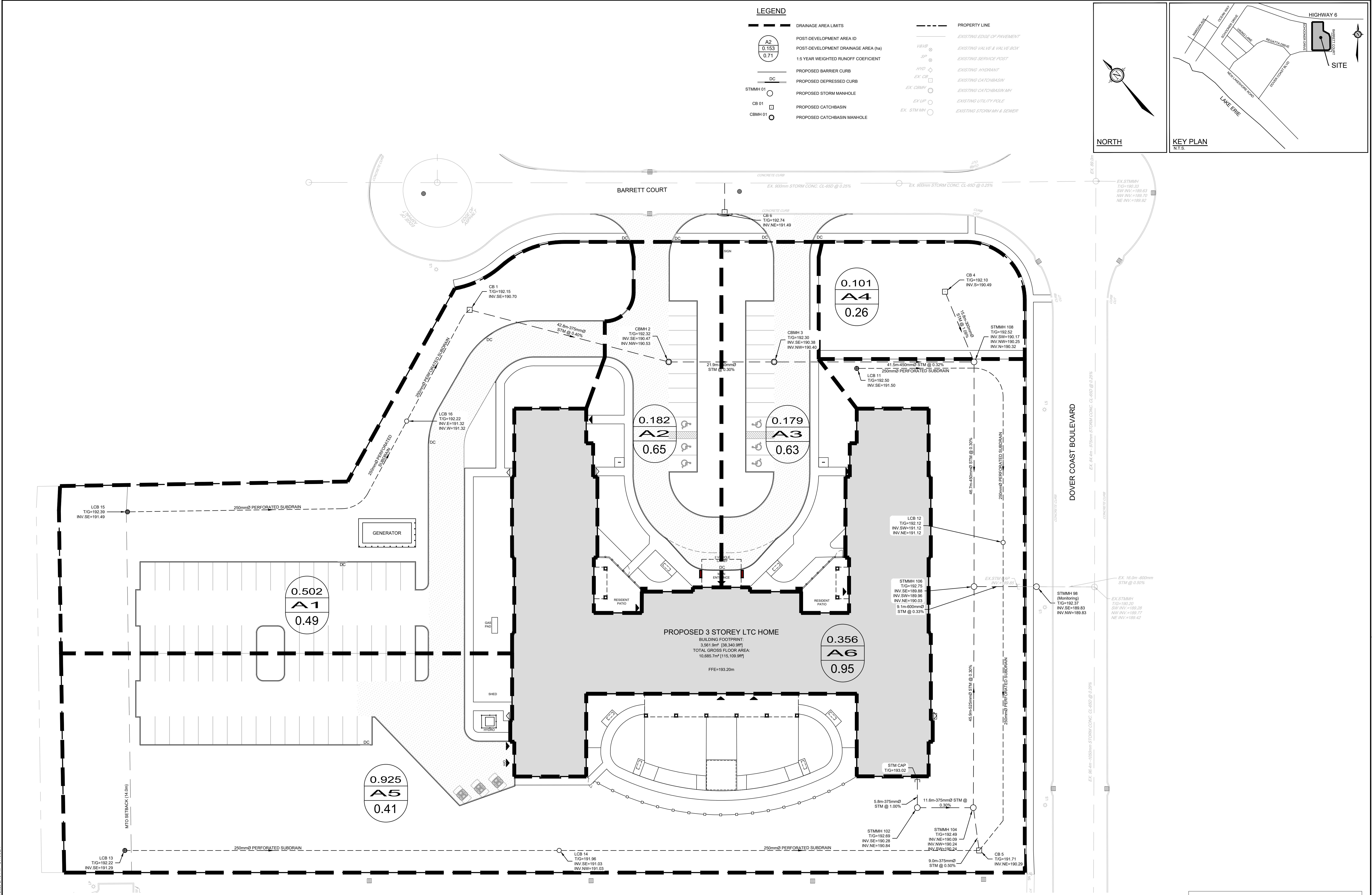
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Ottawa, Ontario, Canada K2M 1P6
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Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION NORFOLK COUNTY 125 DOVER COAST BOULEVARD - PORT DOVER, ON	PROJECT No. 126012
DRAWING NAME STORM DRAINAGE AREA PLAN	REV # 3
	DRAWING No. 126012-STM

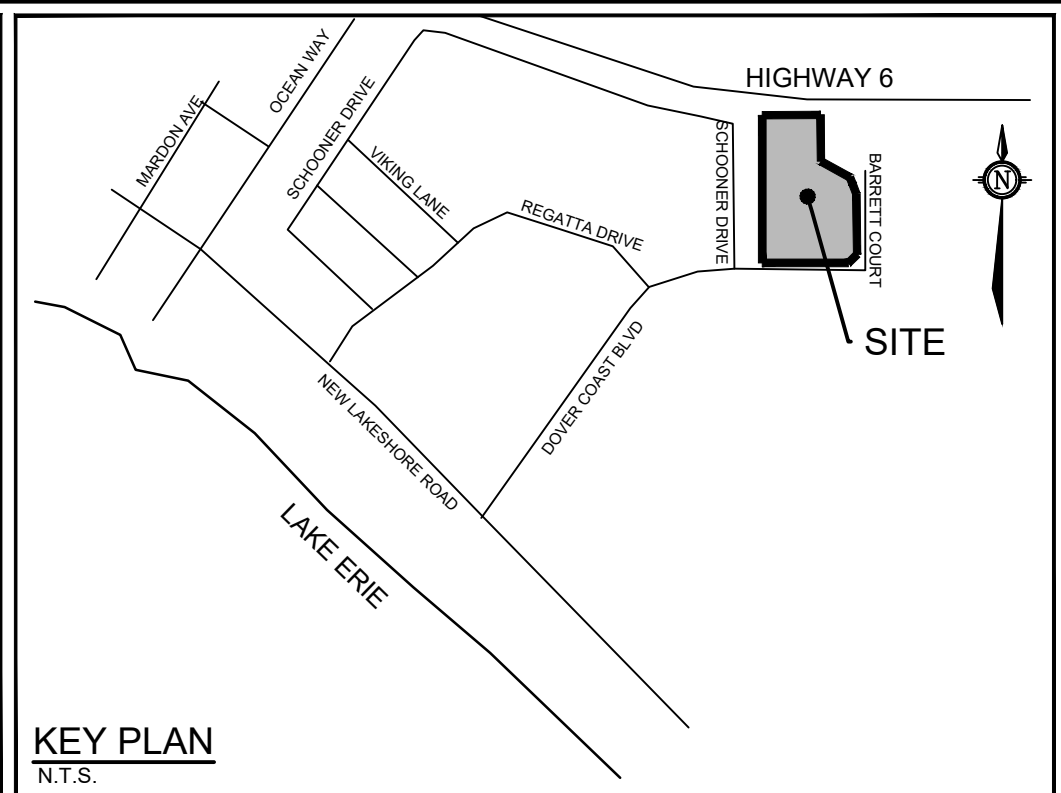


LEGEND

DRAINAGE AREA LIMITS	PROPERTY LINE
POST-DEVELOPMENT AREA ID	EXISTING EDGE OF PAVEMENT
POST-DEVELOPMENT DRAINAGE AREA (ha)	EXISTING VALVE & VALVE BOX
1.5 YEAR WEIGHTED RUNOFF COEFFICIENT	EXISTING SERVICE POST
PROPOSED BARRIER CURB	EXISTING HYDRANT
PROPOSED DEPRESSED CURB	EXISTING CATCH-BASIN
PROPOSED STORM MANHOLE	EXISTING CATCH-BASIN MH
PROPOSED CATCHBASIN	EXISTING UTILITY POLE
PROPOSED CATCHBASIN MANHOLE	EXISTING STORM MH & SEWER

NORTH

KEY PLAN
N.T.S.



4/13/2023

The template located within this workbook is to be completed by the Owner's

The template:

Is not a comprehensive list of required infrastructure and works required for you
Does not contain current costs, all costs should be based on engineered estimates
Minimum securities are required in event of emergency to ensure development :

Performance Securities for Site Plan Approvals are to be:

10% of all on site works including screening (private lands)
10% of all internal construction (street furniture, planters, decorative lighting and
100% of all off site works (public lands)
100% of all regulatory signage and lighting
100% of all landscaping
100% of all required fencing, retaining walls
100% of the cost of an air treatment control system (the odor control portion)
100% of the cost of an internal light shading system (unless subject building has
100% for as constructed (record) engineered drawings

PLEASE CHOOSE EITHER 10% OR 100% FOR EACH LINE

All items may not be relevant and others may need to be added based on your

s Professional Engineer and Landscape Architect

125 Dover Coast Boulevard Long Term Care Home

NORFOLK COUNTY - LOCATION SECURITIES AND CONSTRUCTION ESTIMATES

REVISION
August 24 2026 - PRELIMINARY FOR APPROVAL
DATE - COLLECTED AT REGISTRATION
DATE - HELD AFTER ACCEPTANCE

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL COST	Sec
						10%

BELOW GROUND

SANITARY SEWERS

Sanitary Sewer (Private)						
a) 200mm Diameter	M	140.3	\$300	\$42,090	\$4,209	
1200mm Diameter Manholes (Private)	EA	3	\$7,500	\$22,500	\$2,250	
Connection to Existing (c/w reinstatement & reconnection)	EA	1	\$2,500	\$2,500	\$250	
Video Inspection and Report	L.S.	1	\$2,000	\$2,000		
TOTAL SANITARY SEWERS				\$69,090	\$6,709	

WATERMAIN

Watermain (Private)						
a) 200mm Diameter	M	76.1	\$300	\$22,830	\$2,283	
b) 150mm Diameter	M	138.6	\$250	\$34,650	\$3,465	
c) 100 mm Diameter	M	146.6	\$200	\$29,320	\$2,932	
Watermain (Public)						
a) 150mm Diameter	M	4.5	\$300	\$1,350		
Watervalves (Public)						
a) 100mm Diameter	EA	1	\$3,500	\$3,500		
Hydrant Sets (c/w 150mm Ø lead & valve) (Public)	EA	1	\$8,500	\$8,500	\$850	
Hydrant Sets (c/w 150mm Ø lead & valve) (Private)	EA	1	\$8,500	\$8,500		
Connection to Existing (c/w reinstatement & reconnection) (Private)	EA	1	\$2,500	\$2,500	\$250	
Connection to Existing (c/w reinstatement & reconnection) (Public)	EA	2	\$2,500	\$5,000		
TOTAL WATERMAIN				\$116,150	\$9,780	

STORM SEWERS

Storm Sewer						
a) 300mm Diameter	M	15.8	\$300	\$4,740	\$474	
b) 375mm Diameter	M	68.7	\$350	\$24,045	\$2,405	
c) 450mm Diameter	M	110.1	\$400	\$44,040	\$4,404	
d) 525mm Diameter	M	45.9	\$475	\$21,803	\$2,180	
e) 600mm Diameter	M	9.1	\$425	\$3,868	\$387	
1200mm Diameter Manholes	EA	4	\$7,500	\$30,000	\$3,000	
1500mm Diameter Manholes	EA	1	\$10,000	\$10,000	\$1,000	
Catch basin Manholes (600x600 grate)	EA	2	\$7,500	\$15,000	\$1,500	
Connection to Existing (c/w reinstatement & reconnection)	EA	1	\$2,500	\$2,500	\$250	
Video Inspection and Report	L.S.	1	\$3,000	\$3,000		
TOTAL BELOW STORM SEWER				\$158,995	\$15,600	

TOTAL BELOW GROUND	\$344,235	\$32,089
--------------------	-----------	----------

ABOVE GROUND

						10%
--	--	--	--	--	--	-----

BELOW GROUND

GENERAL & EARTHWORKS

As-Built Drawings	L.S.	1	\$3,000	\$3,000	
Erosion and Sediment Control					
a) Light Duty Silt Fence	m	603.5	\$15	\$9,053	\$905
b) Mud Mat	L.S.	2	\$2,500	\$5,000	\$500
c) Straw bale check dam	EA	4	\$350	\$1,400	\$140
d) Filter Bags	EA	9	\$145	\$1,305	\$131
Swale c/w subdrain	m	500.2	\$65	\$32,513	\$3,251
TOTAL GENERAL & EARTHWORKS				\$52,271	\$4,927

STORM SEWERS

CB (600mm x 600mm) c/w lead & subdrain (Private)	EA	3	\$4,000	\$12,000	\$1,200
CB (600mm x 600mm) c/w lead & subdrain (Public)	EA	1	\$4,000	\$4,000	
Landscape CB	EA	6	\$1,500	\$9,000	\$900
TOTAL ABOVE STORM SEWER				\$25,000	\$2,100

ROAD CONSTRUCTION

Heavy Duty Pavement (40mm HL3 Binder, 80mm HL4 or HL8, 150mm OPSS Granular A, 350mm OPSS Granular B Type II) incl. site entrances up to property line (Private)	M²	2289	\$65	\$148,785	\$14,879
Heavy Duty Pavement (40mm HL3 Binder, 80mm HL4 or HL8, 150mm OPSS Granular A, 350mm OPSS Granular B Type II) (Public)	M²	153	\$45	\$6,885	
Light Duty Pavement (40mm HL3 Binder, 50mm HL4 or HL8, 150mm OPSS Granular A, 350mm OPSS Granular B Type II) (Private)	M²	2391	\$45	\$107,595	\$10,760
Curb (incl. depressed curbs) (Private)	M	765	\$90	\$68,850	\$6,885
Curb (incl. depressed curbs) (Public)	M	44	\$90	\$3,960	
2.0m Concrete Sidewalk (Private)	M²	846	\$75	\$63,450	\$6,345
2.0m Concrete Sidewalk (Public)	M²	383	\$75	\$28,725	
Tie into Existing (incl. sawcutting, grinding and removals)	EA	2	\$4,500	\$9,000	
TOTAL ROAD CONSTRUCTION				\$437,250	\$38,868

LANDSCAPING AND ON SITE WORKS

Coniferous trees- 2.0 m ht	EA	13	\$550	\$7,150	
Deciduous trees - 50mm cal	EA	66	\$600	\$39,600	
Topsoil (150mm, Imported) and Sod	M²	2426	\$16	\$38,816	
Topsoil (150mm, Imported) - Hydraulic Seeding and Mulch (Seed Mix)	M²	9516	\$6	\$57,096	
Perennials and Ornamentals Grass	EA	257	\$22	\$5,654	
Bicycle Rack	EA	2	\$500	\$1,000	
Bench	EA	6	\$1,500	\$9,000	

						10%
BELOW GROUND						
Shade Shelter	EA	1	\$50,000	\$50,000		
TOTAL LANDSCAPING AND ON SITE WORKS				\$208,316	\$0	
TOTAL ABOVE GROUND				\$722,837	\$45,895	
SUMMARY						
BELOW GROUND				\$344,235	\$32,089	
ABOVE GROUND				\$722,837	\$45,895	
TOTAL SECURITIES REQUIRED AT REGISTRATION						

Utilities
100%

\$2,000

\$2,000

\$1,350

\$3,500

\$8,500

\$5,000

\$18,350

\$3,000

\$3,000

\$23,350

--

100%

\$3,000

\$3,000

\$4,000

\$4,000

\$6,885

\$3,960

\$28,725

\$9,000

\$48,570

\$7,150

\$39,600

\$38,816

\$57,096

\$5,654

\$1,000

\$9,000

100%
\$50,000
\$208,316
\$263,886
\$23,350
\$263,886
\$365,220

Aug 25, 2026

By Email

Norfolk County
12 Gilbertson Drive
Simcoe, Ontario
N7A 2K5

Attention: Ms. Kendall Wharton, Planner

Dear Ms. Wharton,

**Reference: Port Dover Long Term Care
Site Plan Application
Our File No.: 126012**

Novatech has filed a site plan application to allow the development of the above-noted site. This letter, along with the revised documents listed below, respond to Town comments which were received in relation to the first submission. Please see the responses below for each of the comments in *italicised blue text*.

The following documents are included with this submission:

- Site Plan (Issued for SPC Response 01) prepared by Lawrence Architects dated August 20, 2026
- General Plan of Services (Rev No. 5 – Revised per County Comments) prepared by Novatech dated August 24, 2026
- Landscape Plan (Rev No.5 – Revised per County Comments) prepared by Novatech dated August 21, 2026
- Securities and Construction Estimates prepared by Novatech dated August 24, 2026
- Grading Plan (Rev No. 4 – Revised per County Comments) prepared by Novatech dated August 24, 2026
- Storm Drainage Area Plan prepared by Novatech dated August 24, 2026
- Erosion and Sediment Control Plan (Rev No.4 – Revised per County Comments) prepared by Novatech dated August 24, 2026
- Construction Management Plan prepared by Novatech dated August 2026
- Topographic Plan of Survey prepared by KRCMAR Surveyors Ltd. dated March 16, 2026
- Electrical Addendum Site Plan (Issued for Addendum E1) (No. E2A) prepared by GWAL dated July 14, 2026
- Servicing and Stormwater Management Report (Revised: August 24, 2026) prepared by Novatech
- Stage 1 Archaeological Assessment prepared by Archaeological Services Inc., dated August 13, 2026
- Turning Movement Drawings prepared by Novatech dated August 2026

Agency comments, dated July 14, 2026

Agreement Administrator

Wonderful to hear about your proposal in Port Dover.

A condition of your site plan approval will be to enter into a development agreement with the County. The agreement will be registered on title at the owner's expense. If there are any mortgage holders they will be required to postpone their interest to the development agreement. The County will collect and hold your performance securities for infrastructure and landscaping works until the end of your maintenance period. The owner will also be required to secure commercial general liability insurance coverage. The coverage must be kept in force during the duration of construction until after a successful site inspection and release of the performance securities. The attached information sheet includes a checklist for supporting documents and user fees that will be required to provide a complete submission. I am looking forward to working with you to register your agreement.

All the best with this much needed development.

Novatech Response: Thank you and noted to these requirements.

Building:

Comments:

1) Civil plan to show location of tactile attention indicators at curb cuts and areas between vehicular route and pedestrian route where no other element is present. [OBC 3.8.3.2.(1)(h)] These should be location at depress curb at the front entrances. Curb ramps to provide access to barrier free parking. This can be provided at the building permit application stage of this project.

2) Ground signs to be located 1.0m minimum from property lines. [Norfolk County sign by-law 2009-66] A separate sign permit is required. This can be provided at the sign permit application stage of this project.

Novatech Response: Noted. Tactile indicators will be added to the site plan for building permit application. Sign location will be added for the sign permit application.

Development Engineering:

General Comments:

1. A Securities Estimate was not provided in the 1st submission. In your next submission please provide a security estimate in Norfolk County's standard Schedule H template. As the design approaches approval, the estimate will be reviewed in greater detail for final approval.

Novatech Response: A Securities and Construction Estimate prepared by Novatech dated August 2026 has been provided with this submission.

2. As per Norfolk County Design Criteria Section 16.4.01 (Requirements), Please

include an Electrical Services Plan in a future submission.

Novatech Response: An Electrical Addendum Site Plan prepared by Lawrence Architects dated July 14, 2026, has been included with this submission.

3. As part of our review Norfolk County used our 3rd party reviewer to assist in the detailed engineering review. Joint comments are included in the table below.

Novatech Response: Noted. Our response to joint comments is included below under GEI Consultants Review comments.

4. In the GEI review, it is recognized there are several concerns with overall Lot Grading. In the County's review it appears this submission is attempting to match existing property line grades surrounding the development. However, some of the surrounding lands have only been rough graded after road construction. The existing lands have not been graded to the ultimate design. Please review the attached "Overall Grading Plan – Sheet M32" from the original Dover Coast Development drawings. In your next submission the Lot grading plan shall conform to the overall grading plan.

Novatech Response: We have reviewed Overall Grading Plan – Sheet M32" from the original Dover Coast Development drawings. The revised Grading Plan aligns with the ultimate design grades along the future development to the north. The proposed grades along the existing residential houses to the south match into the existing. The proposed grades along Dover Coast Boulevard and Barrett Court match the design cross sections with a 2% slope from property to top to top of curb. The proposed grades along Highway 6 have been designed to assure no water from the highway flow towards the site.

5. To be read in conjunction with GEI Comment 16, Norfolk County is attaching an example of standard domestic and fire water servicing. Please review Scenario 6.

Novatech Response: Separate domestic and fire services have been provided to the building as per Scenario 6.

6. As identified in Scenario 6 a Detector assembly will be required immediately past property line on the fire service.

Novatech Response: Detector assembly has been added the fire service past the property line.

7. As identified in Servicing and SWM report 2.2.2 Fire Protection system, the proposed building is to be sprinklered. As shown in Scenario 6 the Fire line into the building must be separated from the Domestic water service. Please review and provide a separate Domestic and Fire service into the proposed building.

Novatech Response: Separate domestic and fire services have been provided to the building as per Scenario 6

8. In your next submission please confirm that the proposed Mechanical room will be

adequately sized to provide both Backflow protection on the Domestic line and a water meter.

Novatech Response: The mechanical room will be adequately sized to provide both Backflow protection on the Domestic line and a water meter.

9. In your next submission please show the relocation of the existing Fire Hydrant OR adjust the proposed entrance to avoid the current Fire Hydrant location.

Novatech Response: Relocation of the existing hydrant relocation has been shown on the revised drawings.

10. It is not desirable to have an existing CB in the middle of the proposed driveway. Please consider relocating the proposed driveway. An alternate option will be to relocate the existing CB beyond the limits of the driveway.

Novatech Response: Relocation of the existing CB has been shown on the revised drawings.

11. Please show the limits of all stormwater ponding on the grading plan.

Novatech Response: In the case of a major storm event, the stormwater located within the paved parking north of the building will pond to a maximum depth of 0.30 m before overflowing to a lower subcatchment drainage area and will ultimately overflow towards Barrett Court. The parking lot west of the building will experience no ponding during major storm events.

12. Please Identify snow storage areas. Development Engineering is concerned about how these areas may impact Drainage and Stormwater performance.

Novatech Response: A revised Site Plan (Issued for SPC Response 01) prepared by Lawrence Architects dated August 20, 2026, that identifies snow storage areas has been included with this submission.

13. On drawing 12612-GP under General Notes, 3 references Municipality of North Grenville. Please revise to say Norfolk County.

Novatech Response: General Note 3 has been corrected.

14. As mentioned in the Pre consultation notes,

“Prior to Site Plan approval the Developer must confirm a Construction and Access Management Plan. Norfolk County will require that all heavy construction traffic must enter the subdivision from HWY 6 on to Dover Coast Blvd.

While the approval of Site Plan will not necessarily trigger the Roundabout construction the developer must be aware construction traffic will not be permitted to use any local residential roads or New Lakeshore Road.”

In your next submission please provide a Construction Management Plan. This plan must include a Construction access route drawing.

Novatech Response: Refer to Construction Management Plan included in the submission. The construction access is proposed from HWY 6.

15. Please provide a Storm inspection manhole on Property line.

Novatech Response: The storm inspection manhole has been added to the revised drawings.

GEI Engineering Review Comments:

1. Existing topographic plan to be included with application.

Novatech Response: Refer to the enclosed topographic survey prepared by Krcmar Surveyors Ltd., dated March 16, 2023.

2. In line with Section 16.5.01 Site Grading Design from the Norfolk County Design Criteria (February 2019), please address:

- a. Swales shall have a minimum slope of 1.5%.
- b. maximum depth of swale to be 0.5m
- c. the maximum length for any drainage swale shall be 90m.

Novatech Response: Landscape drains have been added in the swales to limit maximum length to 90m. Perforated subdrains surrounded by clear stone wrapped in geotextile are proposed under the swales with less than 1.5% slope.

3. Proposed Hydro transformer area does not consider proposed top of curb. Please amend to avoid trapped low point.

Novatech Response: The grading has been revised to account for the top of curb elevations and avoid low point.

4. Proposed fill in adjacent boulevard of Dover Coast Boulevard to consider and capture existing infrastructure adjustments. Engineer to review the design to be revised so that infrastructure is not within a swale and can be accessed from Dover Coast Boulevard.

Novatech Response: The existing infrastructure adjustment requirements have been noted on the revised drawings. There is no municipal infrastructure under the proposed swale. All municipal infrastructure can be accessed from Dover Coast Boulevard.

5. Existing water valves conflict with proposed swale in site adjacent to Dover Coast Boulevard.

Novatech Response: There is no existing water valve in the proposed swale. The symbol on the plan represents watermain cap and 50mm blowoff that will be removed.

6. Please complete design calculations and determine the extent of the major 100-year storm event.

Novatech Response: In the case of a major storm event exceeding the design storms provided for, the stormwater located within the paved parking north of the building will pond to a maximum depth of 0.30 m before overflowing to a lower subcatchment drainage area and will ultimately overflow

towards Barrett Court. The parking lot west of the building will experience no ponding during major storm events.

7. Proposed 3:1 grading encroaches into neighboring property. Please include owners consent to accompany application.

Novatech Response: It is our understanding that the surrounding land to the north have only been rough graded after road construction and have not been graded to the ultimate design. The revised grading plan conforms with the ultimate design grades shown on the Overall Grading Plan – Sheet M32 for the original Dover Coast Development.

8. Proposed entrance access conflicts with existing water valve and fire hydrant. Please address.

Novatech Response: The existing hydrant and water valve have been relocated to avoid conflict with the proposed entrance.

9. Existing sidewalk to be extended to include site frontage on Dover Coast Boulevard and Barrett Court.

Novatech Response: Existing sidewalk extension by others has been added to the revised drawings.

10. Please include all proposed hydrant and all proposed surface features on the grading plan.

Novatech Response: All the proposed surface features have been shown on the revised grading plan.

11. Please correct elevation drafting error at northern parking area curb:

Novatech Response: The drafting error has been corrected.

12. Potential trapped low point created on neighboring property impeding upstream flows and creating ponding on neighboring property. External drainage to be considered and interim solution to be provided:

Novatech Response: It is our understanding that the surrounding lands have only been rough graded after road construction and have not been graded to the ultimate design. The revised grading plan conforms with the Overall Grading Plan – Sheet M32 for the original Dover Coast Development drawings. The ultimate grading for the adjacent lot should not have low point.

12. Minor error in Location Plan (Barrett)

Novatech Response: The error in the key plan has been corrected.

13. Stormwater quality treatment is not being proposed however drainage will be conveyed through municipal infrastructure prior to reaching downstream ponds for treatment. Debris and sediment buildup to occur and diminish longevity of County infrastructure. Please include

stormwater treatment before discharge to County infrastructure. Stormwater treatment is a requirement of Norfolk County's Consolidated Linear Infrastructure Environmental Compliance Approval (CLI-ECA)

Novatech Response: Stormwater quality control for the subject site is provided in the downstream receiving stormwater management pond (SWMF B). This pond has been designed to provide the MOECC's Enhanced Level of water quality protection (80% TSS removal). Given that the subject site under post development conditions has a runoff coefficient less than the drainage area for which the SWM facility has been designed, no stormwater quality controls are proposed for the subject property.

14. Please include Pre-Development Drainage Area Plan. Plan to include relevant external catchments conveyed through the site.

Novatech Response: We are not aware of any external catchment conveyed through the site. It is our understanding that the surrounding lands have only been rough graded after road construction and have not been graded to the ultimate design. The revised grading plan conforms with the Overall Grading Plan – Sheet M32 from the original Dover Coast Development drawings. The ultimate grading for the adjacent lands should not have catchments draining through the site.

15. Please include calculations and design sheets for the minor and major storm events for both pre and post-development conditions.

Novatech Response: The post development storm sewer design for the minor event (5-year storm) is included in the report. Normally, the storm sewer design sheet for major storm events is not provided. Given that stormwater quantity control is not required (see response to comment #19), the calculations for the pre-development conditions are not required.

Please refer to Dover Coast Development – Phase 2, Stormwater Management Design Report for the subdivision, prepared by Development Engineering (London) Limited.

16. Please refer to Norfolk County Design Criteria 10.9.2 Fire Lines: All private fire service lines shall be individually valved at the property line and shall be used for the purpose of fire protection. No domestic services shall be connected to a fire line. The County is providing further criteria attached to these comments.

Novatech Response: Separate domestic and fire services are provided to the building. Both the fire service line and the domestic line are individually valve at the property line.

17. Please maintain horizontal separation of 2.5m from outside of pipe edge to pipe edge.

Novatech Response: Minimum 2.5m horizontal separation has been maintained between all pipes.

18. Please review FUS – Fire Flow Calculations in Appendix B. Building area to align with site plan. Proposal does not align with FUS Table 4 to provide NFPA 13 compliance.

Please note that current Norfolk County criteria for required available Fire Flow for an institutional

building is 150L/sec. FUS is only referenced if available fire flows do not meet Norfolk County criteria.

Novatech Response: Notwithstanding that the municipal watermain can provide 150 L/s fire flow, the existing on-site hydrant cannot. The FUS fire flow calculations are referenced to confirm that the existing on-site hydrant meets the FUS requirements. Based on hydraulic model included in Appendix B can provide 122 L/s well exceeding the FUS fire flow.

The building area in the FUS calculation has been revised to match with the Site Plan. The difference in the area did not affect the required fire flow.

The fire flow calculations include Sprinkler Reduction based on Table 4 in the FUS document.

19. Stormwater quality control to be addressed prior to discharge to County infrastructure.

Novatech Response: Stormwater quality control for the subject site is provided in the downstream receiving stormwater management pond (SWMF B). This pond has been designed to provide the MOECC's Enhanced Level of water quality protection (80% TSS removal). Given that the subject site under post development conditions has a runoff coefficient less than the drainage area for which the SWM facility has been designed, no stormwater quality controls are proposed for the subject property.

Please refer to Dover Coast Development – Phase 2, Stormwater Management Design Report for the subdivision, prepared by Development Engineering (London) Limited.

20. Please provide the pre-development drainage area plan in the report and ensure the SWM post-development strategy aligns with the pre-development rates.

It is the opinion of Norfolk County that the downstream system is sized for minor storms. The ultimate release from the site cannot exceed the site allocation in the municipal storm sewer

Novatech Response: The subject site is a part of the approved subdivision. The downstream system is sized to include 0.73 runoff coefficient from the site. Under post development conditions, the site will drain to the downstream system at a composite run-off coefficient of 0.54. Since the proposed runoff coefficient is lower than what the downstream design contemplated, on-site stormwater quantity controls are not required.

Please refer to Dover Coast Development – Phase 2, Stormwater Management Design Report for the subdivision, prepared by Development Engineering (London) Limited

21. Before implementing Lid measures, provide a water balance comparison table showing the pre- and post-development site-wide water balance, specifically addressing the impact of the Infiltration Basin.

Novatech Response: Noted that Norfolk County has cleared Comment #21.

22. According to 7.3.02 Stormwater Management Quantity Criteria of the Norfolk County Design Criteria, peak flows discharged from the site shall not increase as a result of the proposed

development. Please provide pre-development calculations for the 2-, 5-and 100-year storm events.

Novatech Response: The subject site is a part of the approved subdivision. The downstream system is sized to include 0.73 runoff coefficient from the site. Under post development conditions, the site will drain to the downstream system at a composite run-off coefficient of 0.54. Since the proposed runoff coefficient is lower than what the downstream design contemplated, on-site stormwater quantity controls are not required. Therefore, pre-development calculations are not required.

Please refer to Dover Coast Development – Phase 2, Stormwater Management Design Report for the subdivision, prepared by Development Engineering (London) Limited

23. Provide detailed calculations for the imperviousness of each proposed catchment.

Novatech Response: The detailed calculations for each catchment have been included in Storm Sewer Design Sheet included in Appendix D of the report.

24. Please support that the subject site will not negatively impact the downstream capacity of the sanitary sewers to the Port Dover Waste Water Treatment Plant.

Novatech Response: This will be confirmed through the County's Wastewater model. Modelling is currently underway. While the County does not expect any concerns, the developer must be aware that they will be responsible for any upgrades if necessary.

25. Please provide swept path plans as part of the Traffic assessment in consideration of the garbage pickup and fire access.

Novatech Response: Turning movement drawings prepared by Novatech dated Aug 2026 have been included with this submission.

Finance:

Finance has no comments at this time.

Novatech Response: Noted.

GIS:

Norfolk GIS has no requirements at this time.

Novatech Response: Noted.

Fire:

Norfolk Fire has the following comments for this proposal:

Ensure adequate fire department access is provided and maintained with signage posted

Siamese connection to be located where it is easily accessible and functions appropriately for fire department operations

Fire hydrants to be kept accessible at all times

A Fire Safety Plan is required and shall be submitted to the Fire Prevention Officer for review and approval prior to occupancy

If electric vehicle charging or battery storage (ex. Tesla wall) infrastructure is being provided, please notify NFCD

Novatech Response: Noted.

Ministry of Transportation:

Comments pending from Ministry of Transportation and will be provided once available.

Novatech Response: A response to Ministry of Transportation comments will be provided once the comments are received.

Mississaugas of the Credit:

This letter is to confirm receipt of the project-related correspondence sent by Norfolk County, on March 10, 2026, regarding 125 Dover Coast Boulevard, Port Dover. The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, the Between the Lakes Treaty No. 3, of 1792. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has filed the project-related correspondence identified above. Upon our review, we have determined that the project should be proceeded by, at minimum, a Stage 1 archaeological assessment to determine the location's archaeological potential. DOCA must be notified of, invited to participate in, and provided the opportunity to review this archaeological assessment, as well as any environmental assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.

DOCA expects to be notified of any and all future project updates and/or changes. If you have any questions for the DOCA consultation team, please feel free to contact us.

Novatech Response: A Stage 1 Archaeological Assessment of 125 Dover Coast Boulevard has been prepared by Archaeological Services Inc., dated August 13, 2026. The assessment concludes that no further archaeological assessment of the project is required. The assessment is included with this submission.

Planning:

No comments.

Novatech Response: Noted.

Zoning:

Zoning has reviewed the site plan application and has no further comments.

Novatech Response: Noted.

We trust this re-submission adequately responds to your comments. If you have any questions please contact me.

Sincerely,

NOVATECH

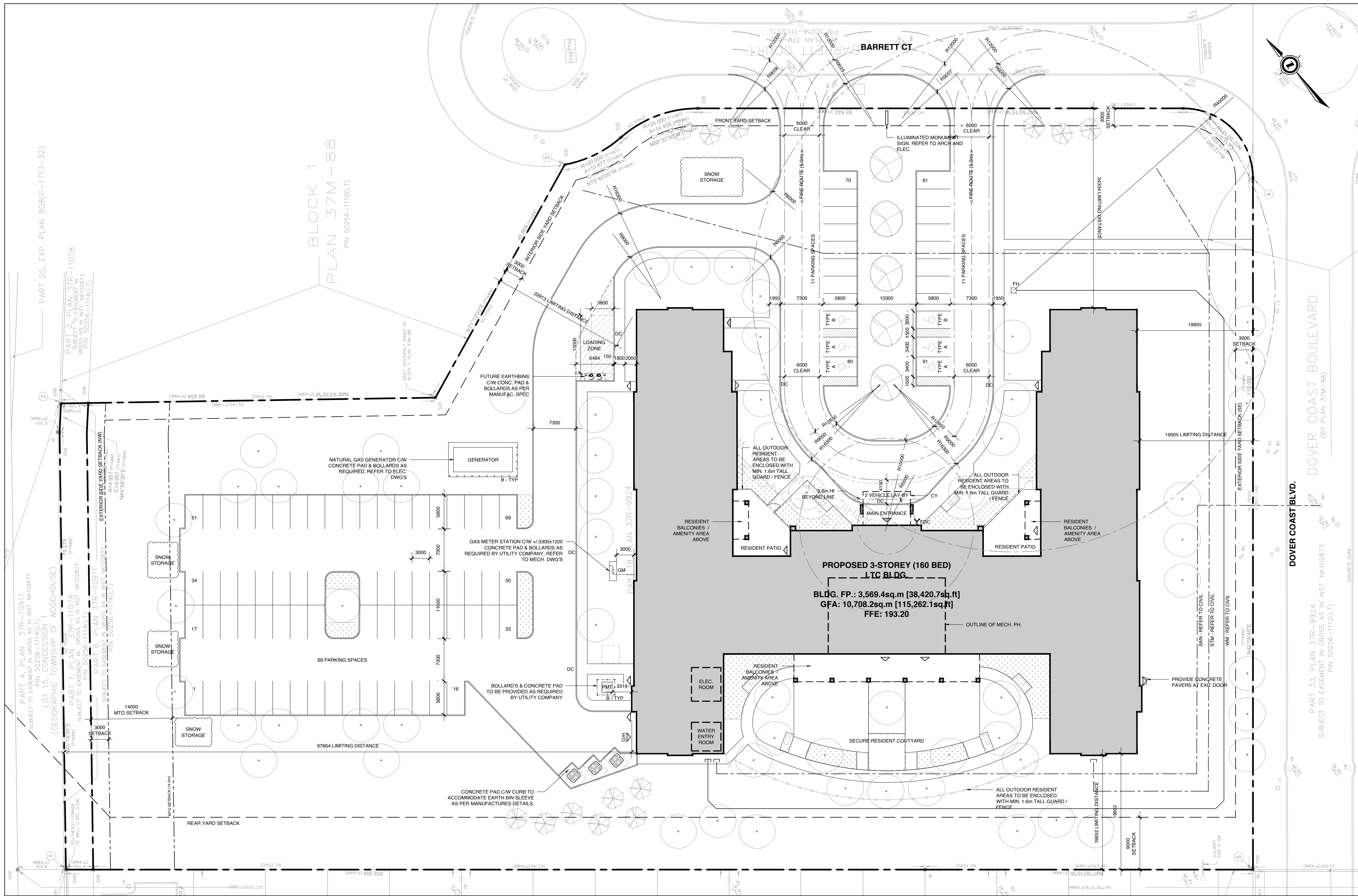


Devin Rajala,
Planner

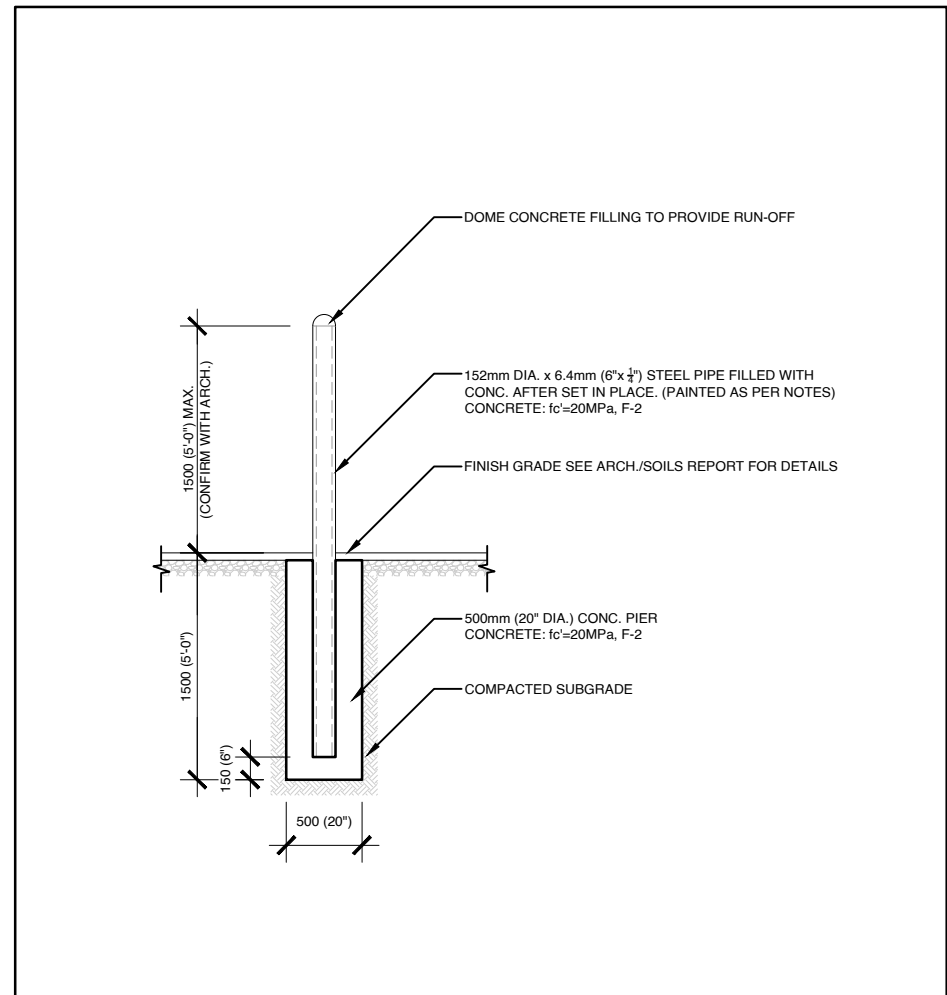


Steve Pentz, MCIP, RPP
Senior Project Manager

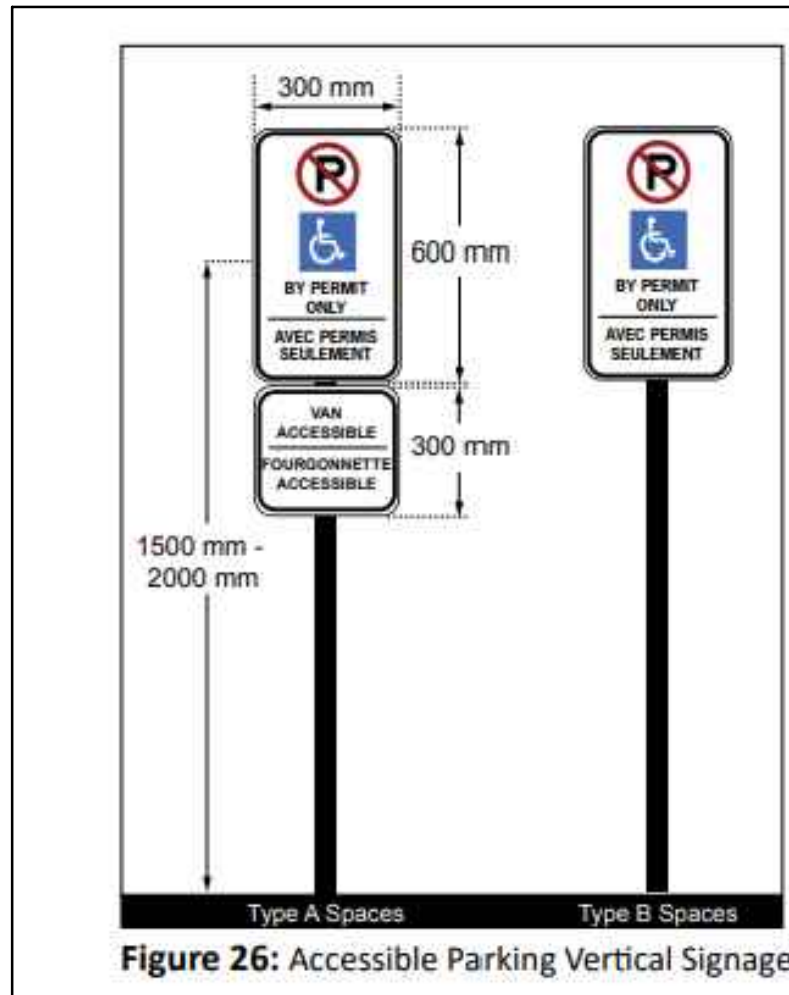
cc: Kathy Kakish – Planning and Real Estate Southbridge Health Care LP
Brandon Lawrence, Director – Lawrence Architects



01 PROPOSED SITE PLAN
A1.0 SCALE: 1:400



02 TYPICAL BOLLARD @ GRADE DETAIL
A1.0 SCALE: 1:50



03 ACCESSIBLE PARKING SIGNAGE DETAIL
A1.0 SCALE: NTS

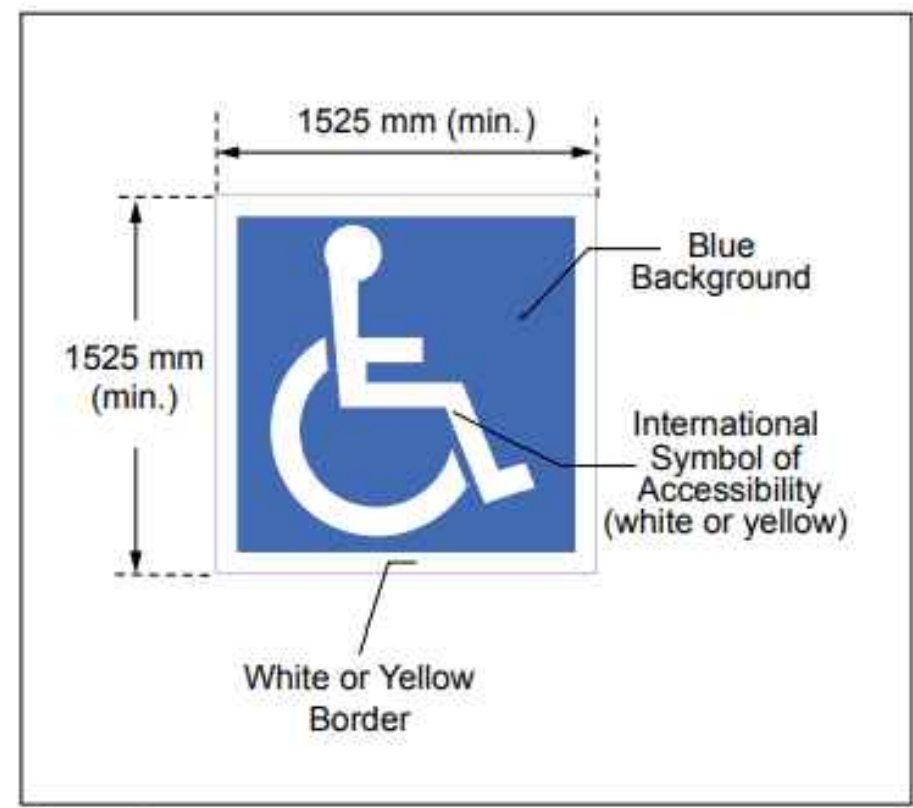


Figure 27: Accessible Parking Pavement Marking



04 KEY PLAN
A1.0 SCALE: N.T.S.

PROPERTY LEGAL DESCRIPTION		
PLAN OF SURVEY OF PART OF LOT 15, CONCESSION 1		
GEOGRAPHIC TOWNSHIP OF WOODHOUSE NORFOLK COUNTY		
Prepared by KRCMAR Surveyors Ltd. Dated August 29, 2022		
BUILDING AREAS	SQ.M.	SQ.FT.
BUILDING FOOTPRINT	3,569.4m ²	38,420.7ft ²
GROSS FLOOR AREA:		
GROUND FLOOR	3,569.4m ²	38,420.7ft ²
SECOND FLOOR	3,569.4m ²	38,420.7ft ²
THIRD FLOOR	3,569.4m ²	38,420.7ft ²
TOTAL	10,708.2m ²	115,262.1ft ²
PROJECT ZONING REVIEW/STATISTICS		
MUNICIPALITY:	NORFOLK COUNTY	
MUNICIPAL ADDRESS:	125 DOVER COAST BLVD., PORT DOVER, ON	
REGISTERED OWNER:	SOUTHBRIDGE CARE HOMES	
LOT AREA:	22,382.1m ² (5.5 ACRES)	
ZONING ANALYSIS	R5 - URBAN RESIDENTIAL TYPE 5 ZONE (14,880)	
NORFOLK COUNTY	3-STORY LTC HOME (160 BEDS)	
ZONE:		
PROPOSED USE:		

ZONING MECHANISM (IL9)	REQUIRED	PROVIDED
MINIMUM LOT AREA	N/A	22,382.1m ²
MINIMUM LOT FRONTAGE	30.0m	83.7m
MAXIMUM BUILDING HEIGHT	3-STORY'S	3-STORY'S (13.0m)
MINIMUM FRONT YARD SETBACK	3.0m	34.3m
MINIMUM REAR YARD SETBACK	9.0m	19.6m
MINIMUM INTERIOR SIDE YARD SETBACK	3.0m	22.9m
MINIMUM EXTERIOR SIDE YARD SETBACK (NW)	3.0m	97.6m
MINIMUM EXTERIOR SIDE YARD SETBACK (SE)	3.0m	19.5m
% OF SOFT LANDSCAPING	-	58%
PARKING & LOADING SPACE PROVISIONS		
MINIMUM REQUIRED VEHICLE PARKING SPACES	LONG-TERM CARE FACILITY (160 BEDS) = 40 SPACES 1 PER 4 BEDS	40 SPACES
PROVIDED PARKING	REGULAR SPACES (NEW) = 40 SPACES ACCESSIBLE SPACE (TYPE A) = 1 SPACE ACCESSIBLE SPACE (TYPE B) = 1 SPACE MINIMUM VISITOR PARKING = 0 SPACES TOTAL = 42 SPACES	85 SPACES 4 SPACE 2 SPACE 0 SPACES 91 SPACES
MINIMUM AISLE WIDTH	PARKING LOT: 7.3m	7.3m
MINIMUM PARKING SPACE DIMENSIONS	LENGTH: 5.8m WIDTH: 3.0m	LENGTH: 5.8m WIDTH: 3.0m
MINIMUM WIDTH OF DRIVEWAY ACCESSING LOADING SPACE	SINGLE TRAFFIC LANE - 7.3m	7.3m
MINIMUM WIDTH OF LOADING SPACE	3.0m	3.8m
MINIMUM LENGTH OF LOADING SPACE	10.0m	10.0m

SITE PLAN NOTES	NOTE
(E)AS	EXISTING ASPHALT SURFACE - REFER TO SURVEY
(E)BU	EXISTING BUSHES - REFER TO SURVEY
(E)CSW	EXISTING CONCRETE CURB - REFER TO SURVEY
(E)GSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
(E)OHW	EXISTING OVERHEAD UTILITY WIRES - REFER TO SURVEY
(E)RW	EXISTING RETAINING WALL - REFER TO SURVEY
(E)T	EXISTING TREE - REFER TO SURVEY
(E)TR	EXISTING TREE TO BE REMOVED - REFER TO SURVEY
B	BOLLARD, 6MM X 125MM DIA. X 1050MM PAINTED GALVANIZED STEEL BOLLARD C/W WELDED CAP AND (6MM X 150MM BASE PLATE WITH 4 BOLT HOLES, SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 16MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION.
BFPS	PROVIDE VERTICALLY-MOUNTED SIGN, MINIMUM 300MM WIDE X 600MM HIGH, MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY, MOUNT NOT LESS THAN 150MM ABOVE GRADE AND NOT MORE THAN 200MM ABOVE GRADE. ENSURE TONAL CONTRAST BETWEEN BP PARKING SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE "A" SPACES AS "VAN ACCESSIBLE/ FOURGONNETTE ACCESSIBLE".
BR	BIKE RACK - REFER TO LANDSCAPE
CC	CONCRETE CURB - REFER TO CIVIL
CP	CONCRETE PAD - REFER TO CIVIL
CSW	CONCRETE SIDEWALK - REFER TO CIVIL
CY	CANOPY C/W RECESSED POT LIGHTS - REFER TO ELECTRICAL
DC	DEPRESSED CONCRETE CURB - REFER TO CIVIL
FDC	FIRE DEPARTMENT CONNECTION / SIAMESE CONNECTION - REFER TO CIVIL & MECH.
FH	FIRE HYDRANT - REFER TO CIVIL
GM	GAS METER - REFER TO SITE SERVICING
PMT	PAD MOUNT TRANSFORMER - REFER TO ELEC.
PP	PAINTED PARKING LINES, TYP. - REFER TO CIVIL
RSI	ROOF STORM LINE - REFER TO CIVIL
RW	RETAINING WALL - REFER TO CIVIL
SL	SANITARY LINE - REFER TO CIVIL
STL	STORM LINE - REFER TO CIVIL
SW	SWALE - REFER TO CIVIL
TWSI	TACTILE WALKING SURFACE INDICATOR (TWSI), FULL WIDTH OF CURB RAMP, RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE - REFER TO CIVIL
WTS	WATER SERVICE - REFER TO CIVIL
WTL	WEAVING TILE STORM LINE - REFER TO CIVIL

SITE PLAN SYMBOLS	
NEW OVERHEAD DOOR	
NEW DOOR / ENTRANCE	
NEW EXIT	
BICYCLE PARKING SPACE (1.8m x 0.6m)	
NO PARKING LINES	
PARKING STALL COUNT PER ROW	
NEW SIGN, REFER TO SIGN LEGEND	
FIRE ROUTE SIGN	
STREET LIGHT	
DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS	
VISITOR PARKING	
TWO WAY TRAFFIC	
DEPRESSED CURB (DC)	
TACTILE WALKING SURFACE INDICATORS (TWSI)	
PROPERTY LINE	
MINIMUM SETBACKS (ZONING)	
NEW CONSTRUCTION	
EXISTING BUILDINGS	
SOFT LANDSCAPING	
CONCRETE SIDEWALK	
BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGS	
INDICATION OF COMPACT PARKING SPACES	

CLIENT:

SOUTHBRIDGE
CARE HOMES

NOTES:

- ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
- ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
- DO NOT SCALE DRAWINGS.
- ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
- NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

SEAL:

OF
ARCHITECTS

BRANDON G. LAWRENCE
LICENCE
9082

NORTH ARROW:

N

07	2026.08.20	ISSUED FOR SPC RESPONSE 01
06	2026.08.29	ISSUED FOR BID CALL
05	2026.08.16	ISSUED FOR BUILDING PERMIT / MOLTC WD SUBMISSION
04	2026.05.13	ISSUED FOR SPC
03	2026.03.06	ISSUED FOR LTC PRELIMINARY PLAN SUBMISSION
02	2026.02.13	ISSUED PRE-CONSULTATION
01	2026.02.10	ISSUED FOR REVIEW
No.	DATE	REVISION

LAWRENCE
ARCHITECTS

205-18 DEWAIN STREET
OTTAWA, ONTARIO
K2E 8B7

T: 613.739.7770
E: INFO@LAWRENCEARC.COM

THIS DRAWING IS THE SOLE PROPERTY OF
LAWRENCE ARCHITECTS INCORPORATED
REPRODUCTION IS NOT PERMITTED

**SOUTHBRIDGE PORT DOVER
LTC**

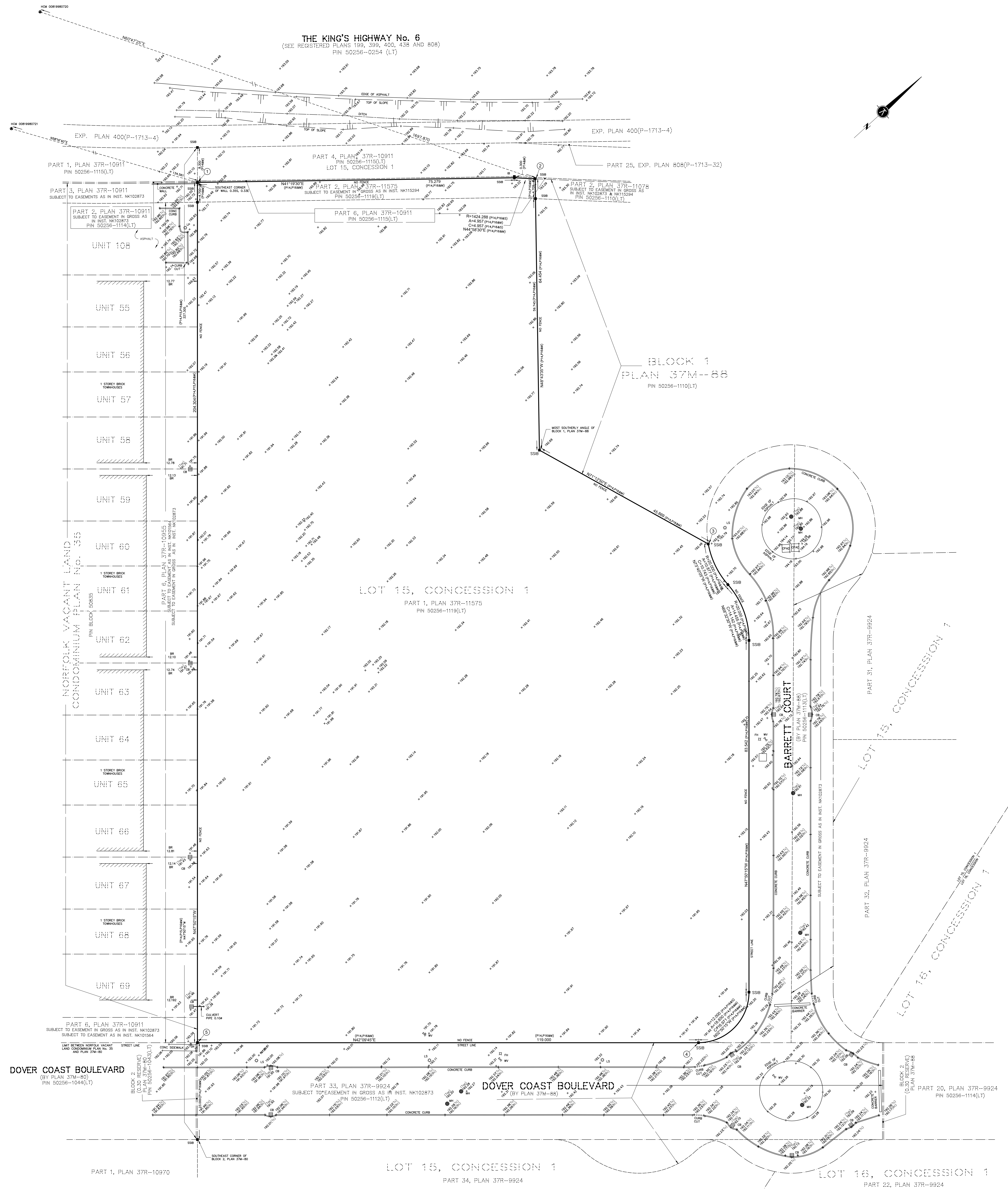
125 DOVER COAST BLVD., NORFOLK, ON

SITE PLAN

DRAWN BY:	CHECKED BY:
PLOT DATE:	PROJECT DATE:
JOB NUMBER:	SCALE:
SHEET NUMBER:	AS SHOWN

A1.0
PLAN #

APPLICATION #



PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF
PART OF LOT 15
CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF WOODHOUSE)
NORFOLK COUNTY

SCALE 1:300

1 5 10 15 20 25m

KROMAR SURVEYORS LTD. 2026

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM HORIZONTAL
CONTROL MONUMENTS NO. 00819980720 AND NO. 00819980721, AND ARE
REFERRED TO THE 2° NAD COORDINATE SYSTEM, ZONE 10, CENTRAL
MERIDIAN 79°30' WEST LONGITUDE.
(3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS)(2010)).
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE
CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE
FACTOR OF 0.99991413.

INTEGRATION DATA

3° MTM ZONE 10 COORDINATES
NAD 83 (CSRS)(2010) CENTRAL MERIDIAN 79°30' WEST LONGITUDE
THE GRID COORDINATES LISTED BELOW ARE TO 10MM ACCURACY AND COMPLY WITH
SUBSECTION 143.0 OF THE REGULATION 1916/70 FILED UNDER THE SURVEYORS ACT.

SPECIFIED CONTROL POINTS		
MONUMENT ID.	NORTHING	EASTING
HCM 00819980720	4 738 903.217	248 142.495
HCM 00819980721	4 739 601.181	249 457.016

REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 739 671.93	249 571.46
2	4 739 731.84	249 624.65
3	4 739 704.21	249 716.47
4	4 739 623.02	249 802.67
5	4 739 534.85	249 722.83

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY.
COORDINATES CANNOT BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO MINISTRY
OF NATURAL RESOURCES BENCHMARK NO. 20098001, HAVING AN ELEVATION
OF 190.651 METRES. (VERTICAL DATUM: CGVD28-78)

NOTES
ALL FOUND MONUMENTS ARE BY KROMAR SURVEYORS LTD. (1370).
UNLESS NOTED OTHERWISE.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - HCM DENOTES HORIZONTAL CONTROL MONUMENT
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IR DENOTES IRON BAR
 - (M) DENOTES MEASURED
 - (S) DENOTES SET
 - (P14) DENOTES PLAN 37M-88
 - (P15) DENOTES NORFOLK VACANT LAND CONDOMINIUM PLAN No. 35
 - (P16) DENOTES PLAN 37R-11575
 - (1370) DENOTES KROMAR SURVEYORS LTD. O.L.S.
 - (TC) DENOTES TOP OF CURB
 - (BC) DENOTES BOTTOM OF CURB
 - (TW) DENOTES TOP OF WALL
 - 192.45 DENOTES EXISTING GRADE ELEVATION
 - DENOTES CATCH BASIN
 - DENOTES LAMP STANDARD
 - DENOTES MANHOLE
 - DENOTES SIGN
 - DENOTES FIRE HYDRANT
 - DENOTES WATER VALVE
 - DENOTES FENCE
 - BR DENOTES BRICK
 - CONC DENOTES CONCRETE
 - CPAD DENOTES CONCRETE PAD
 - (INV) DENOTES INVERT

- SURVEY REPORT**
1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
 2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC. ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
 3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
 4. SUBJECT LANDS COMPRISE ALL PIN 50256-1119(LT).
 5. SUBJECT TO EASEMENT IN GROSS AS IN INST. NK115294, AFFECTS PART 2, PLAN 37R-11575.

TOTAL SITE AREA = 2.2823 ha

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF MARCH, 2026

DATE MARCH 16, 2026

STUART M. MOORE
CHIEF LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER V-126554

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MUNICIPAL ADDRESS: WEST CORNER OF DOVER COAST BOULEVARD AND BARRETT COURT, PORT DOVER
FIELD: DL | DRAWN: SD | CHECKED: SJAM | JOB NO: 05-213

DWG NAME: 05-213R01 | PLOT INFO: 15-05-16/Mar/2026 | WORK ORDER NO: 40737
1137 Centre Street, Thornhill, ON L4J 3M6 | 905.738.0053 | F 905.738.0221 | www.kromar.ca
PLAN AVAILABLE AT: www.ProtectYourBoundaries.ca

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