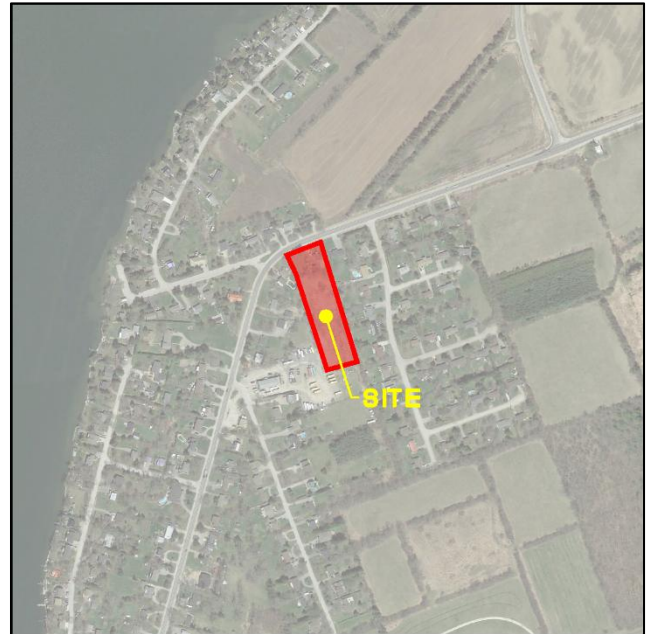


Servicing Options Report

**Bridgenorth Townhouse
Development
949 Eight Line (Smith)
Township of Selwyn, ON**

D.M. Wills Project No. 22-85260



D.M. Wills Associates Limited

Partners in Engineering, Planning and
Environmental Services
Peterborough

May 2026

**Prepared for:
Jeff Chesher, Proponent**



Summary of Revisions

Revision No.	Revision Title	Date of Release	Summary of Revisions
1	Technical Adequacy Review	April 2024	1 st Submission to Peterborough County
2	Zoning By-law Submission	May 2026	Updates for Zoning Submission

This report has been formatted considering the requirements of the Accessibility for Ontarians with Disabilities Act.

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1.0 Introduction

D.M. Wills Associates Limited (Wills) has been retained by Jeff Chesher (Client) to prepare a Servicing Options Report (SOR) for the property at 949 Eighth Line Smith (Site). The Site is located within the Township of Selwyn. The SOR is required as part of the zoning by-law amendment (ZBA) application and shall provide sufficient information to determine the feasibility of the proposed development while demonstrating no negative impacts to adjacent lands.

The Site currently has an existing gravel driveway and parking area, a single-family dwelling, and a detached garage. In addition to removing the existing buildings, the proposed development includes three triplex townhouse buildings with a separate driveway and entrance.

1.1 Site Description

The Site is legally defined as Part Lot 13 Concession 7 (Smith), Geographic Township of Selwyn within the Town of Bridgenorth. The Site is surrounded by neighbouring residential properties and a commercial property, H. Burley Truck and Bus Repair, located at the southwest. The Site location is shown in **Figure 1**.

Figure 1 – Site Location



2.0 Site Servicing

2.1 Sanitary Servicing

The proposed redevelopment of the Site will require three new on-site septic systems to service the three triplex townhouse buildings. The proposed sewage flow for the site as a whole is calculated at 9,750 L/day, refer to sizing calculations for each building (3,250 L/day per building) in **Appendix A** for more detail. The Nitrate Assessment was completed as part of the Development Impact Assessment, prepared by Wills, for the Site and is provided under separate cover.

Refer to the Hydrogeological Report, prepared by Wills, provided under separate cover, for the Water Resource Impact Assessment.

2.2 Water Servicing

The existing dwelling is serviced by an on-site well and shall be decommissioned according to the Ministry of the Environment, Conservation and Parks regulations. Three new wells have been drilled to service the proposed townhouses. The location of all wells is shown on the Engineering Drawings included in **Appendix C**.

As per the MOE Design Guidelines for Drinking-Water Systems (2008), the domestic water demand should be based on historical records, where available. Where no records are available, domestic water demand is assumed to range from 270 to 450 Liters per capita per day. Since no historical records are available for the proposed Site, the domestic water demand is assumed to be 450 Liters per capita per day.

The anticipated average day domestic water demand is 2700 Liters per day (0.03L/s) for each proposed townhouse. Refer to **Appendix B** for calculations.

The pump test results for each of the three wells confirmed sufficient water supply for the proposed development. Refer to the Hydrogeological Report, provided under separate cover, for the results of the well pump tests.

2.3 Storm Servicing

Drainage will be conveyed overland to the proposed stormwater facility while maintaining the existing outlet. Refer to the Stormwater Management (SWM) Brief, prepared by Wills, provided under separate cover, for details.

3.0 Site Grading

Proposed grading will maintain existing drainage patterns wherever possible. The proposed townhouses, associated driveway, and parking will be graded so the overall site will drain to the existing outlet and proposed SWM facility. A proposed swale will direct drainage around the building envelope from the southeast corner of the lot to the proposed SWM facility. Refer to **Appendix C** for the Grading and Servicing Plan.

4.0 Conclusion

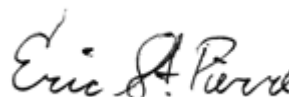
Based on the analysis of this Servicing Options Report there are no servicing or grading constraints identified that would preclude the proposed rezoning and development of the Site.

We trust the above is satisfactory for your purposes. Please feel free to contact our office if you have any questions pertaining to the above.

Respectfully submitted,



Jason Ryan
Project Manager
Land Development Engineering



Eric St. Pierre, P.Eng.
Project Engineer
Land Development Engineering

JR/jh

Statement of Limitations

This report has been prepared by D.M. Wills Associates Limited for Jeff Chesher to address the requirements of the Township of Selwyn.

The conclusions and recommendations in this report are based on available background documentation and discussions with applicable agencies at the time of preparation.

The report is intended to determine the feasibility of the proposed development with respect to servicing, grading, and stormwater management of the subject property. The design information provided in this report is preliminary in nature and should not be used for construction purposes.

Any use that a third party makes of this report other than a functional servicing report for the proposed development is the responsibility of such third parties. D.M. Wills Associates Limited accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or action taken based on using this report for purposes other than a servicing options report for the property located at 949 Eighth Line Smith, Township of Selwyn, Ontario.

Appendix A

Daily Sewage Flows



SEWAGE SYSTEM CALCULATION SHEET

Date: 3/11/2024

Name: Proposed Triplex

Location: 949 Eighth Line

1. SEWAGE FLOW

a) Number of bedrooms 4 = 2000 Litres (1) (max. 2500 litres)
 (1 bed = 750 2 bed = 1100 3 bed = 1600 4 bed = 2000 5 bed = 2500)

(If over 5 bedrooms, use 2,500 & add extra bedrooms below.)

Total of all
bedrooms

Extra bedrooms _____ x 500 = _____ Litres (1-a) 2000 litres

b) Living Space 3096 Sq. Ft. = 288 m²

(Each 10 m² between 200 - 400 m²) 9 x 100 = 900 Litres

(Each 10 m² over 400 m²) _____ x 75 = 0 Litres

Total 900 Litres (2)

c) Total Fixture Units 45

Each fixture over 20 25 x 50 = 1250 Litres (3)

Add 1a plus the higher of 1b or 1c (except as noted below) 3250

* As of 2013, if over 5 bedrooms use 2500 plus extra bedrooms (at 500 each)
 or total living space (2) or total fixtures (3) which ever is higher.

Total Sewage Flow: (Q) 3250 Litres

2. SEPTIC TANK SIZE

Residential Occupancy:	Sewage Flow	<u>3250</u>	x 2	<u>6500</u> Litres
Commercial Occupancy:	Sewage Flow	_____	x 3	<u>0</u> Litres
Holding Tank:	Sewage Flow	_____	x 7	<u>0</u> Litres
				_____ Gallons

3. LOADING RATE

Percolation Time	Loading Rate			Loading Area
2 - 20	10			
20 - 35	8	<u>3250</u>	<u>8</u>	<u>406.3</u> m ²
35 - 50	6	Sewage Flow /	Loading Rate	<u>4372.9</u> Sq. Ft.
>50	4			

4. FILTER BED SIZE

Sewage Flow <3000 Litres/day _____ / 75 = 0.0 m² of filter bed 0.0 Sq. Ft.
 Sewage Flow >3000 Litres/day 3250 / 50 = 65.0 m² of filter bed 699.7 Sq. Ft.

5. FILTER BED CONTACT AREA

Sewage Flow 3250 _____ m² of contact area 1234.7 Sq. Ft.
 Percolation Rate 30 (Formula = Sewage flow x Perc. Rate / 850)

Appendix B

Domestic Water Demand



PROJECT INFORMATION			
PROJECT LOCATION:	949 Eighth Line, Selwyn		
DM WILLS PROJECT:	Lakefield Townhouse Development		
DM WILLS PROJECT No.:	22-85260		
DESIGNED BY:	Mitch Girard		
CHECKED BY:	Mark Spiers	Date:	05/05/23
PROPOSED DOMESTIC WATER DEMAND			
CRITERIA USED:	MOE Design Guidelines for Drinking-Water Systems (2008)		
Domestic Water Demand:	450	L/person/day	A
Max. Day Factor*	9.50		D
Peak Hour Factor*	14.30		E
*From Moe Guideline Table 3-3: Peaking Factors for Drinking Water Systems servicing fewer than 500 people			
TYPICAL TOWNHOUSE:			
No. of Units:	3	units	B
No. of Persons per Unit:	2	persons/unit	C
Average Day Demand:			
	$F_{AvgD} = A \times B \times C$		
	$F_{AvgD} = 2700 \text{ L/Day}$		
	$F_{AvgD} = 0.03 \text{ L/s}$		
Peak Hour Demand:			
	$F_{PeakH} = F_{AvgD} \times E$		
	$F_{PeakH} = 0.45 \text{ L/s}$		
Maximum Day Demand:			
	$F_{MaxD} = F_{AvgD} \times D$		
	$F_{MaxD} = 0.30 \text{ L/s}$		

Appendix C

Engineering Drawings



NOTES

1.0 SOURCE DATA

- 1.01 THE ENGINEERING DESIGN RELIES ON THE SURVEY PLAN DATED SEPTEMBER 7, 2022, PROJECT NUMBER 8529TOPO, PREPARED BY JBF SURVEYORS.
1.02 THE ENGINEERING DESIGN RELIES ON THE HYDROGEOLOGICAL REPORT DATED NOVEMBER 2023, PROJECT NUMBER 22-85260, PREPARED BY DM WILLS ASSOCIATES LIMITED.
1.03 THE LOCATION OF EXISTING UNDERGROUND ELECTRIC, GAS, DATA TRANSMISSION, TELEPHONE AND CABLE TELEVISION IDENTIFIED ON THE CONTRACT DRAWINGS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL LOCATE ALL UTILITIES HORIZONTALLY AND VERTICALLY PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH OPSS 100 GC 7.01.09.

2.0 GENERAL CONSTRUCTION

- 2.01 REFERENCES WITHIN THESE CONTRACT DOCUMENTS TO AN OPSS SHALL BE DEEMED TO MEAN OPSS/MUNI, UNLESS USE OF A PROVINCIAL-ORIENTED SPECIFICATION IS SPECIFIED IN THE CONTRACT DOCUMENTS. WHEN THERE IS NOT A CORRESPONDING MUNICIPAL ORIENTED SPECIFICATION, THE REFERENCES BELOW SHALL BE CONSIDERED TO BE THE OPSS.COMM.
2.02 THE WORK IS TO BE COMPLETED IN ACCORDANCE WITH OPSS MUNI 100 GENERAL CONDITIONS OF CONTRACT.
2.03 THE ENGINEERING DESIGN REFERENCES THE FOLLOWING BENCHMARK, PROVIDED BY JBF SURVEYORS:

BENCHMARK TABLE table with columns: BM#, ELEVATION, NORTHING, EASTING, DESCRIPTION. Row 1: BM#1, 264.03, 4919241.65m, 708746.11m, TOP OF IRON BAR IN NORTHWEST CORNER OF SITE

- 2.04 THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS WITH THE CONTRACT ADMINISTRATOR IN A FORMAT AS PRESCRIBED BY THE CONTRACT ADMINISTRATOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2.05 THE CONTRACTOR SHALL UNDERTAKE ALL LAYOUT REQUIRED TO FACILITATE THE CONSTRUCTION OF THIS CONTRACT.
2.06 WITH THE EXCEPTION OF THE REFERENCED LOCAL CONTROL POINTS SPECIFICALLY PROVIDED IN THE CONTRACT DRAWINGS, NO ELEVATION WITHIN THE CONTRACT DRAWINGS ARE TO BE USED AS A REFERENCE FOR LAYOUT.
2.07 LOCAL CONTROL POINTS, MONUMENTS, PROPERTY MONUMENTS, AND BENCHMARKS SHALL BE INVENTORIED IN THE FORM PROVIDED IN IN A FORMAT AS PRESCRIBED BY THE CONTRACT ADMINISTRATOR.
2.08 DISTURBED OR OTHERWISE DAMAGED CONTROL POINTS SHALL BE REINSTATED BY AN OLS SURVEYOR AT THE SOLE EXPENSE OF THE CONTRACTOR.
2.09 THE CONTRACTOR SHALL USE THE LOCAL CONTROL POINTS AS SPECIFIED ON THE CONTRACT DRAWINGS. THE USE OF AN INCORRECT CONTROL POINT BY THE CONTRACTOR, THAT RESULTS IN DEFICIENT WORK, EITHER IN VERTICAL OR HORIZONTAL ALIGNMENT, SHALL BE CORRECTED BY THE CONTRACTOR AT THE SOLE EXPENSE OF THE CONTRACTOR.
2.10 ANY DISCREPANCY BETWEEN THE SITE CONDITIONS AND THE CONTRACT DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE CONTRACT ADMINISTRATOR.
2.11 THE CONTRACTOR SHALL OBTAIN AND MAINTAIN COPIES OF ALL REFERENCED STANDARD DOCUMENTS AND DRAWINGS ON SITE FOR THE DURATION OF THE WORK.
2.12 THE CONTRACTOR SHALL KEEP RECORDS AND SUPPLY THE CONTRACT ADMINISTRATOR WITH RED-LINED AS CONSTRUCTED DRAWINGS NOTING THAT ALL SITE SERVICE INSTALLATION WORKS WERE INSTALLED AS PER THE CONTRACT DOCUMENTS, OR OTHERWISE NOTING THE ACTUAL STRUCTURE LOCATIONS, PIPE DETAILS (LENGTH, SIZE AND / OR MATERIAL), AND INVERTS AND ANY OTHER DEVIATION FROM THE CONTRACT DOCUMENTS.
2.13 NO ADDITIONAL PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH THE SUPPORT, PRESERVATION AND / OR RELOCATION OF EXISTING UTILITIES IDENTIFIED IN THE CONTRACT DOCUMENTS, UNLESS SPECIFICALLY NOTED OTHERWISE.

3.0 EROSION AND SEDIMENT CONTROL

- 3.01 EROSION AND SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING CONSTRUCTION TO PREVENT ENTRY OF SEDIMENT LADEN WATER INTO EXISTING INFRASTRUCTURE, WATERBODIES OR ONTO ADJACENT LANDS. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF INSPECTION.
3.02 DISTURBANCE TO EXISTING VEGETATED AREAS WITHIN THE WORK AREA SHALL BE MINIMIZED TO THE EXTENT POSSIBLE. NO ADDITIONAL PAYMENT WILL BE MADE FOR RESTORATION OF AREAS DISTURBED BY CONSTRUCTION UNLESS NOTED IN THE CONTRACT DOCUMENTS.
3.03 THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED / AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREA. ADDITIONAL OR ALTERNATIVE CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY UPON DIRECTION FROM THE CONTRACT ADMINISTRATOR. ADDITIONAL MATERIALS SHALL BE KEPT ON SITE TO BE USED AS NECESSARY.
3.04 ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, SHALL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES ONTO ROADS OR ADJACENT PROPERTIES, OR INTO SEWERS OR ADJACENT WATERBODIES.
3.05 SILT SACKS SHALL BE PLACED UNDER GRATES ON ALL CATCHBASINS TO TRAP SEDIMENT. SILT SACKS ARE TO BE CLEANED REGULARLY, REPLACED AS NECESSARY AND ARE NOT TO BE SEALED IN PLACE DURING PAVING OPERATIONS.
3.06 ALL EROSION AND SEDIMENT CONTROL AND TREE PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE CONTRACT ADMINISTRATOR.
3.07 CONTRACTOR EQUIPMENT AND VEHICLES ARE NOT PERMITTED WITHIN THE DRIPLINE OF TREES NOT DESIGNATED FOR REMOVAL.
3.08 ALL COSTS ASSOCIATED WITH THE MAINTENANCE OF EROSION AND SEDIMENT CONTROLS, INCLUDING REMOVAL OF ACCUMULATED SEDIMENT AND REPAIR / REPLACEMENT OF DAMAGED MEASURES SHALL BE INCLUDED IN THE CONTRACT PRICE. NO ADDITIONAL PAYMENT WILL BE MADE.
3.09 SEED SHALL BE LOWLAND MIX.

4.0 GRADING / EARTHWORKS

- 4.01 MANAGEMENT OF EXCESS MATERIAL BY OPEN BURNING IS NOT PERMITTED.

5.0 REMOVALS

- 5.01 NATURAL WOOD SHALL BE MANAGED AS EXCESS MATERIAL AND MAY NOT BE MANAGED AS DISPOSABLE FILL WITHIN THE CONTRACT LIMITS.

6.0 STRIPPING, COMPACTION, AND DEWATERING

- 6.01 EXCAVATION OF THE SWM FACILITY AREA TO OCCUR TO THE ELEVATION OF THE BOTTOM OF THE CLAY LINER. THIS ELEVATION WOULD CORRESPOND TO 263.40 M PLUS THE THICKNESS OF CLAY LINER, WHICH IS TO BE SPECIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER.
6.02 ANY WATER PRESENT WITHIN THE EXCAVATED FOOTPRINT OF THE SWM FACILITY FOLLOWING STRIPPING SHALL BE DETERMINED PRIOR TO THE INSTALLATION OF THE CLAY LINER. THE CONTRACTOR SHALL DIRECT WATER TO A FILTER BAG (TERRAFIX ENVIROBAG OR SIMILAR) PRIOR TO OVERLAND DISCHARGE.
6.03 THE CLAY LINER SHALL BE INSTALLED IN DRY CONDITIONS AND AS PER THE SPECIFICATIONS SHOWN IN THE DRAWINGS. THE CLAY LINER SHALL BE COMPACTED TO A DENSITY RECOMMENDED BY A QUALIFIED GEOTECHNICAL ENGINEER.
6.04 RESTORE THE SWM FACILITY INSIDE AND OUTSIDE WITH 150 MM OF TOPSOIL AND SEED (LOWLAND MIX). WATER SEEDED AREAS AS REQUIRED TO ENSURE GERMINATION AND CONTINUOUS GROWTH.
6.05 THE IDENTICAL PROCESS IS TO BE FOLLOWED WHEN CONSTRUCTING THE ENHANCED GRASSED SWALES, HOWEVER ELEVATIONS WILL DIFFER. A QUALIFIED GEOTECHNICAL ENGINEER SHALL SPECIFY THE LENGTH AND DEPTH OF CLAY LINER REQUIRED FOR SWALE CONSTRUCTION.

7.0 SEWERS

- 7.01 ALL NEW STORM SEWERS SHALL BE CCTV INSPECTED. IN ADDITION WHERE THE NEW SEWERS TIE INTO EXISTING STRUCTURES ONE ADDITIONAL LENGTH, TO THE NEXT STRUCTURE DOWNSTREAM, OF EXISTING SEWER SHALL BE CCTV INSPECTED. CCTV INSPECTION SHALL BE CONDUCTED AFTER ALL MATERIAL HAS BEEN POWER CLEANED FROM DOWNSTREAM MANHOLE AND PRIOR TO THE PLACEMENT OF ASPHALT, CURB OR CONCRETE SIDEWALK. CCTV CONTRACTOR SHALL BE PAID 6.0, OR ABOVE, CERTIFIED PER OPSS 409 AND PROVIDE THREE (3) COPIES OF THE VIDEOS AND REPORTS IN DIGITAL VIDEO AND PDF FORMATS TO THE ENGINEER FOR THEIR REVIEW AND APPROVAL PRIOR TO THE RELEASE OF SITE SECURITIES. ALL TIPPING FEES SHALL BE CARRIED BY THE CONTRACTOR.
7.02 A RESILIENT CONNECTOR (I.E. A FLEXIBLE, WATER TIGHT CONNECTOR) SHALL BE INSTALLED IN THE STRUCTURE OPENING FOR FLEXIBLE AND RIGID PIPE.
7.03 THERE SHALL BE NO CHANGES TO THE DESIGN ALIGNMENT AND GRADE OF SEWERS WITHOUT THE WRITTEN AUTHORIZATION OF THE CONTRACT ADMINISTRATOR.
7.04 LOW PRESSURE AIR TESTING IS PERMITTED FOR PIPE.
7.05 AIR TEST (WATER TEST) RESULTS SHALL BE SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS. THE TEST(S) SHALL BE DONE AFTER FINAL BACKFILL IS PLACED IN THE TRENCH AND BEFORE ASPHALT HAS BEEN PLACED. GENERAL SEQUENCE OF TESTING FOR SEWER SYSTEMS IS AS FOLLOWS (BUT NOT LIMITED TO):
7.05.01 CLEANING AND FLUSHING WITH HIGH-PRESSURE WATER BLASTING
7.05.02 WATER-TIGHTNESS (LEAKAGE) TESTING
7.05.03 CCTV (PHOTOGRAPHIC RECORD & INSPECTION FORM FOR MAINTENANCE HOLES) AFTER TESTING
7.05.04 DEFLECTION OR OUT OF ROUND TESTING (FOR THERMO-PLASTIC PIPES ONLY) IN ACCORDANCE WITH OPSS 410 MAY BE REQUIRED FOLLOWING THE REVIEW OF THE CCTV AS DIRECTED BY THE CONTRACT ADMINISTRATOR.

8.0 ROADWORKS / BOULEVARDS

- 8.01 THE CONTRACT ADMINISTRATOR MUST AUTHORIZE THE STOCKPILE LOCATIONS PROPOSED BY THE CONTRACTOR, PRIOR TO THE IMPORT OF ANY MATERIAL TO BE STOCKPILED.
8.02 ALL FORMWORK SHALL BE REVIEWED BY THE CONTRACT ADMINISTRATOR PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE CONTRACT ADMINISTRATOR A MINIMUM OF 2 BUSINESS DAYS PRIOR TO THE SCHEDULED CONCRETE POUR TO ALLOW TIME TO COORDINATE FORMWORK REVIEW. CONCRETE PLACED PRIOR TO THE REVIEW OF THE CONTRACT ADMINISTRATOR MAY BE REQUIRED TO BE REMOVED, DISPOSED OFF-SITE AND REPLACED AT THE SOLE EXPENSE OF THE CONTRACTOR.
8.03 DUMMY JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM SPACING OF 1.5 M BETWEEN CONTRACTION / EXPANSION JOINTS.
8.04 SEED SHALL BE LOWLAND MIX.
8.05 GEOTECHNICAL ENGINEER TO PROVIDE PAVEMENT STRUCTURE. ENTRANCE PAVEMENT TO CONSIST OF, AT A MINIMUM, 50mm HL4 FROM CURB TO PROPERTY LINE AS PER THE COUNTY BY-LAW.

9.0 INSPECTION AND DOCUMENTATION REQUIREMENTS

- 9.01 SUBMIT SHOP DRAWINGS TO THE CONTRACT ADMINISTRATOR PROMPTLY AND IN ORDERLY SEQUENCE TO NOT CAUSE DELAY IN WORK. FAILURE TO SUBMIT IN AMPLE TIME IS NOT CONSIDERED SUFFICIENT REASON FOR EXTENSION OF CONTRACT TIME AND NO CLAIM FOR EXTENSION BY REASON OF SUCH DEFAULT WILL BE ALLOWED. DO NOT PROCEED WITH WORK AFFECTED BY SUBMITTAL UNTIL REVIEW IS COMPLETE. REVIEW SHOP DRAWINGS PRIOR TO SUBMISSION. THIS REVIEW REPRESENTS THAT NECESSARY REQUIREMENTS HAVE BEEN DETERMINED AND VERIFIED, OR WILL BE, AND THAT EACH SUBMITTAL HAS BEEN CHECKED AND CO-ORDINATED WITH REQUIREMENTS OF WORK AND CONTRACT DOCUMENTS. SUBMITTALS NOT STAMPED, SIGNED, DATED AND IDENTIFIED AS TO SPECIFIC PROJECT WILL BE RETURNED WITHOUT BEING EXAMINED AND CONSIDERED REJECTED. ALLOW 5 BUSINESS DAYS FOR THE FIRST, AND 3 BUSINESS DAYS FOR RESUBMITTED SHOP DRAWING REVIEW.
9.02 THE CONTRACTOR SHALL CONTACT THE CONTRACT ADMINISTRATOR A MINIMUM OF 2 BUSINESS DAYS IN ADVANCE OF THE FOLLOWING ACTIVITIES IN ORDER FOR THE CONTRACT ADMINISTRATOR TO ARRANGE FOR THE PROPER INSPECTION OF THE RELATED CONSTRUCTION ACTIVITIES. IF THE REQUIRED NOTICE IS NOT PROVIDED, THE CONTRACTOR MAY BE REQUIRED TO UNDERTAKE ADDITIONAL WORKS, AT THE SOLE EXPENSE OF THE CONTRACTOR, TO PERMIT THE CONTRACT ADMINISTRATOR TO INSPECT AND / OR VERIFY THAT THE WORKS HAVE CONSTRUCTED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
9.02.01 MOBILIZATION DATE, PROPOSED CONSTRUCTION SCHEDULE AND CONTRACTOR CONTACT INFORMATION.
9.02.02 VERIFY SITE CONTROL POINTS PRIOR TO LAYOUT.
9.02.03 UPON COMPLETION OF ALL EROSION AND SEDIMENT CONTROL WORKS.
9.02.04 PRIOR TO THE PLACEMENT OF THE FIRST STORM AND SANITARY MANHOLES
9.02.05 PRIOR TO THE CONNECTION OF NEW WORKS TO EXISTING WORKS (STORM).
9.02.06 PRIOR TO AIR TESTING THE STORM SEWERS.
9.02.07 PRIOR TO THE PLACEMENT OF ANY GRANULAR ROAD OR PARKING LOT GRANULAR BASE.
9.02.08 PRIOR TO ASPHALT PLACEMENT.
9.02.09 PRIOR TO ANY CONCRETE POUR.
9.02.10 PRIOR TO THE DEMOBILIZATION OF THE SERVICING CONTRACTOR FROM THE SITE.

- 8.03 THE CONTRACTOR SHALL SUPPLY THE CONTRACT ADMINISTRATOR WITH COPIES OF ALL TESTING AND INSPECTION REPORTS RELATED TO THE WORK WITHIN 4 BUSINESS DAYS OF THE REPORTING.

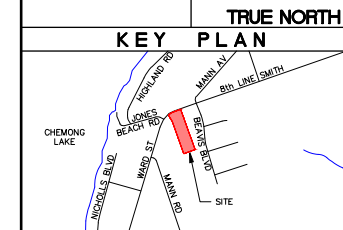
OPSS INDEX

Table with columns: NUMBER, REV., DATE, DESCRIPTION. Lists various OPSS items such as GENERAL SPECIFICATION FOR THE MANAGEMENT OF EXCESS MATERIALS, CLEARING, CLOST CUT CLEARING, GRUBBING AND REMOVAL OF SURFACE AND PILED BOULDERS, etc.

OPSD INDEX

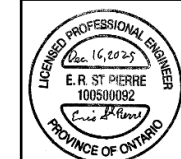
Table with columns: NUMBER, REV., DATE, DESCRIPTION. Lists OPSD items such as REMOVALS, LEGEND, EARTH/SHALE GRADING - UNDIVIDED RURAL, TRANSITION TREATMENT - EARTH CUT TO EARTH FILL, etc.

BM1 - ELEV. 264.03 TOP OF IRON BAR IN NORTHWEST CORNER OF SITE.



REVISIONS table with columns: No., Description, Date. Lists revisions such as ISSUED FOR ZONING BY-LAW AMENDMENT - 2ND SUBMISSION.

METRIC Legend: Dimensions are in METRES and/or MILLIMETRES unless otherwise shown TO BE READ IN CONJUNCTION WITH OPSS 100 SERIES



WILLS logo and contact information for D.M. Wills Associates Limited, 150 Jameson Drive, Peterborough, Ontario, Canada K9J 0B9.

Project Name/Location: BRIDGENORTH TOWNHOUSE DEVELOPMENT BRIDGENORTH, ONTARIO

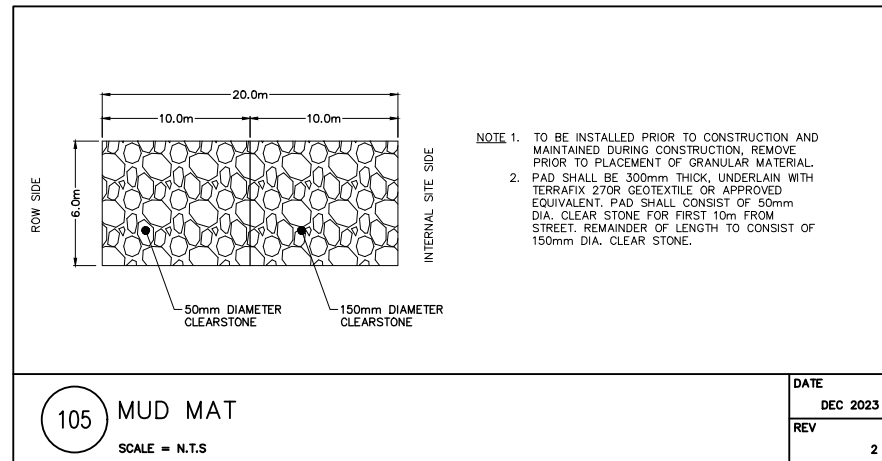
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NOT FOR CONSTRUCTION

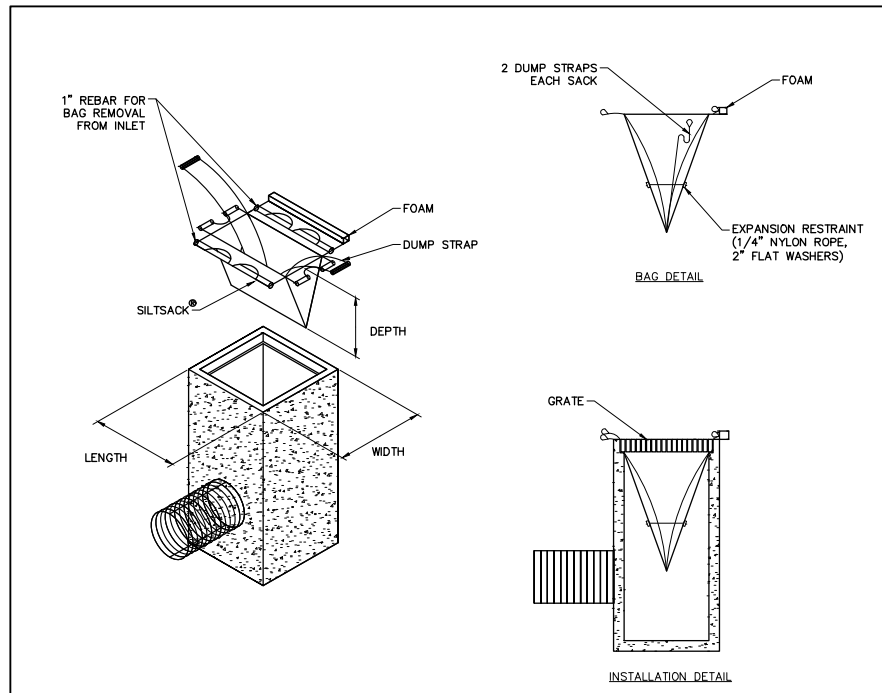
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Printed By: Jhon - December 16, 2025
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105 MUD MAT
SCALE = N.T.S.

DATE	DEC 2023
REV	2

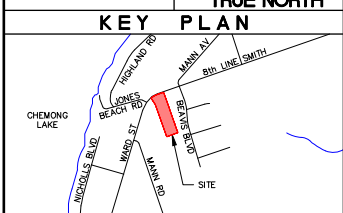
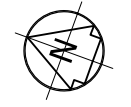


- NOTES:
- SILTSACK MANUFACTURED BY ACF ENVIRONMENTAL AND SI GEOSOLUTIONS. CONTRACTOR MAY SUBSTITUTE APPROVED EQUAL.
 - CONTRACTOR TO FOLLOW MANUFACTURERS INSTRUCTION FOR INSTALLATION AND MAINTENANCE.
 - CONTRACTOR TO INSTALL SILTSACK IN ALL CATCH BASINS OR CATCH BASIN MANHOLES IDENTIFIED ON THE SITE SERVING OR SITE GRADING PLANS OR AS DIRECTED BY THE CONTRACT ADMINISTRATOR.

110 TYPICAL SILTSACK CONSTRUCTION
SCALE = N.T.S.

DATE	MAR 2020
REV	1

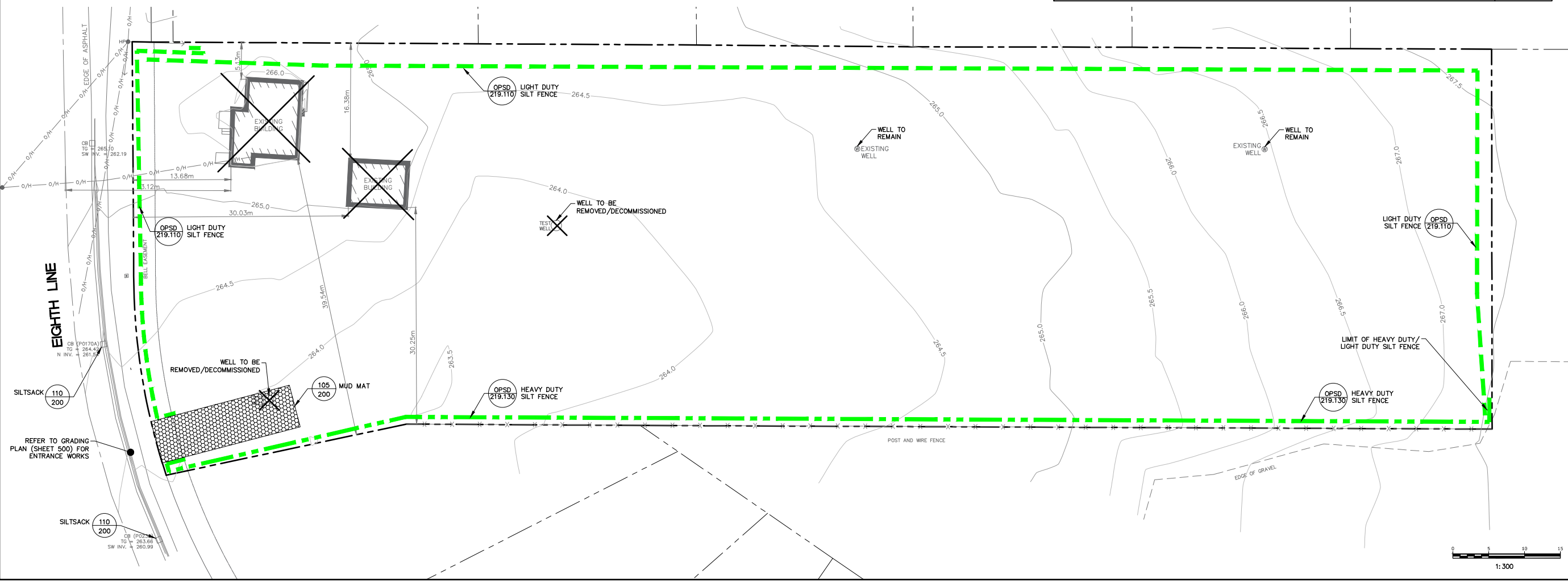
BM1 - ELEV. 264.03
TOP OF IRON BAR IN
NORTHWEST CORNER OF SITE.



No.	Description	Date
2	ISSUED FOR ZONING BY-LAW AMENDMENT - 2ND SUBMISSION	12/16/25
1	ISSUED FOR ZONING BY-LAW AMENDMENT - 1ST SUBMISSION	04/04/24

METRIC Dimensions are in METRES and/or MILLIMETRES unless otherwise shown TO BE READ IN CONJUNCTION WITH OPSD 100 SERIES

LEGEND	DESCRIPTION
	TYPICAL ILLUSTRATION FOR REMOVAL
	TYPICAL ILLUSTRATION FOR REMOVAL
	EX. BUILDING
	EX. EDGE OF PAVEMENT
	EX. CURB
	EX. ROAD CENTERLINE
	EX./PR. CATCH BASIN
	EXISTING FENCE
	PROPERTY LINE
	EXISTING SIGN
	LIGHT DUTY SILT FENCE
	HEAVY DUTY SILT FENCE



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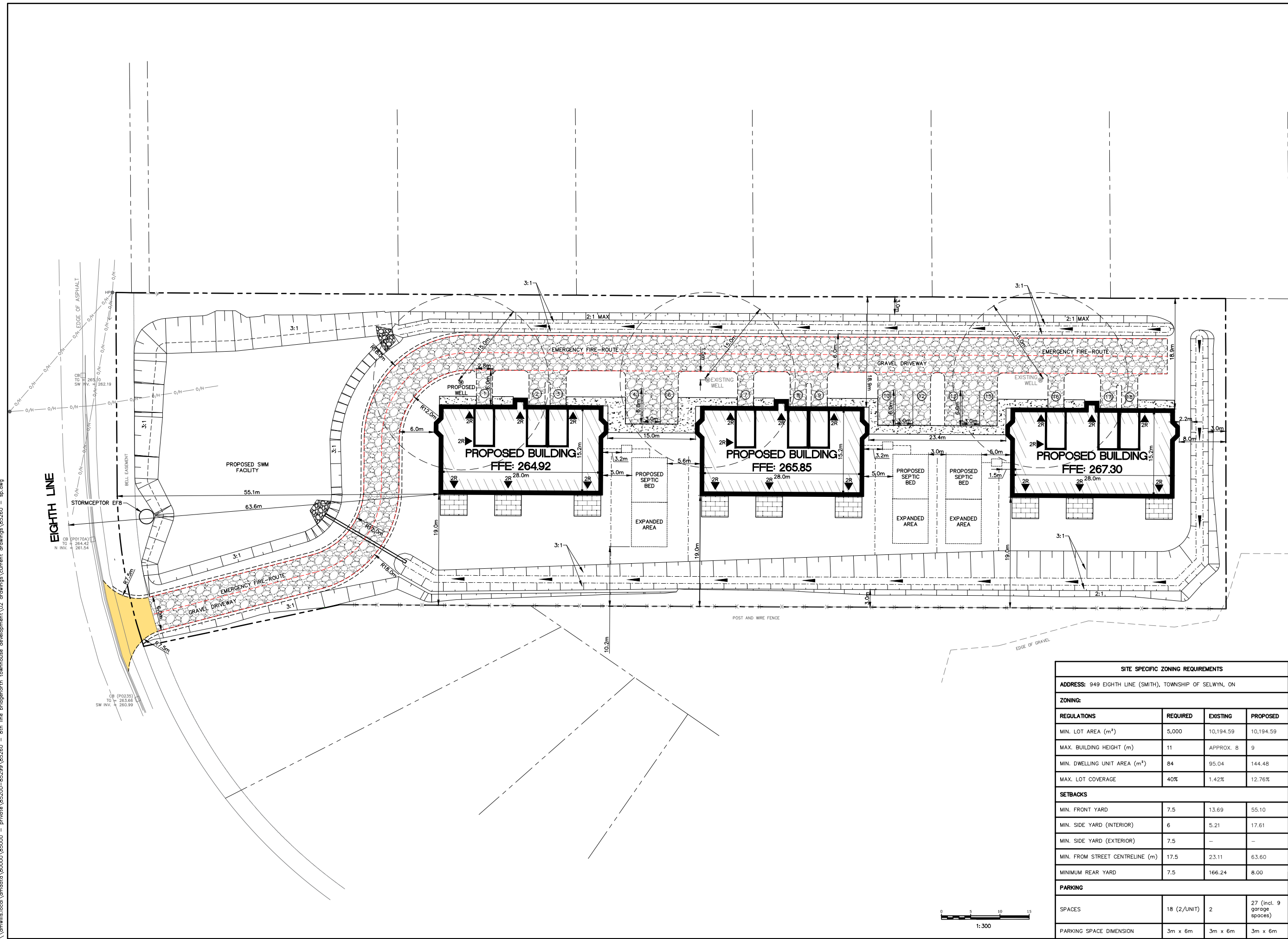
Project Name/Location
BRIDGENORTH TOWNHOUSE DEVELOPMENT
BRIDGENORTH, ONTARIO

Drawing Title
EROSION AND SEDIMENT CONTROL

Drawn By: M.G.	SCALE: Horiz. 1:300	Vert. -
Designed By: M.G./S.R.	Plot Date: DECEMBER 16, 2025	
Checked By: J.F.	Project No.: 22-85260	Sht. No.:
Engineer: K.S.	Dwg File No.: 85260 - ESC	200

NOT FOR CONSTRUCTION

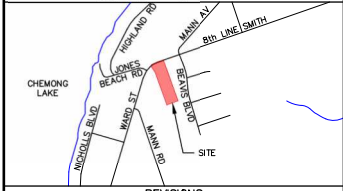
Printed By: J.F. / J.R. / E.S.P. / December 16, 2025
 \\dmw\local\dmwdata\80000\85260 - private\85200-85299\85260 - 8th line bridgenorth townhouse development\02 drawings\current drawings\85260 - sp.dwg



BM1 - ELEV. 264.03
 TOP OF IRON BAR IN
 NORTHWEST CORNER OF SITE.



KEY PLAN



No.	Description	Date
2	ISSUED FOR ZONING BY-LAW AMENDMENT - 2ND SUBMISSION	12/16/25
1	ISSUED FOR ZONING BY-LAW AMENDMENT - 1ST SUBMISSION	04/04/24

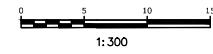
METRIC Dimensions are in METRES and/or MILLIMETRES unless otherwise shown
LEGEND TO BE READ IN CONJUNCTION WITH OPSD 100 SERIES

	PR. ASPHALT
	PR. GRAVEL
	PR. CONCRETE
	PR. INTERLOCK
	EX./PR. BUILDING
	EX./PR. EDGE OF PAVEMENT
	EX./PR. CURB
	EX. ROAD CENTERLINE
	EX. EDGE OF SHOULDER
	EX. CATCH BASIN
	EX. STORM SEWER
	PR. DITCH
	PR. CULVERT
	EX. HYDRO POLE
	EX. OVERHEAD HYDRO
	EX. BELL PEDESTAL
	EX./PR. CONTOUR
	EX. FENCE
	R.O.W.
	PROPERTY LINE



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SITE SPECIFIC ZONING REQUIREMENTS			
ADDRESS: 949 EIGHTH LINE (SMITH), TOWNSHIP OF SELWYN, ON			
ZONING:			
REGULATIONS	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (m ²)	5,000	10,194.59	10,194.59
MAX. BUILDING HEIGHT (m)	11	APPROX. 8	9
MIN. DWELLING UNIT AREA (m ²)	84	95.04	144.48
MAX. LOT COVERAGE	40%	1.42%	12.76%
SETBACKS			
MIN. FRONT YARD	7.5	13.69	55.10
MIN. SIDE YARD (INTERIOR)	6	5.21	17.61
MIN. SIDE YARD (EXTERIOR)	7.5	-	-
MIN. FROM STREET CENTRELINE (m)	17.5	23.11	63.60
MINIMUM REAR YARD	7.5	166.24	8.00
PARKING			
SPACES	18 (2/UNIT)	2	27 (incl. 9 garage spaces)
PARKING SPACE DIMENSION	3m x 6m	3m x 6m	3m x 6m

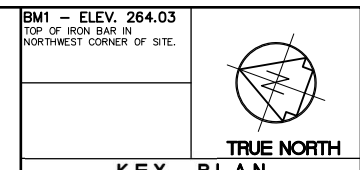
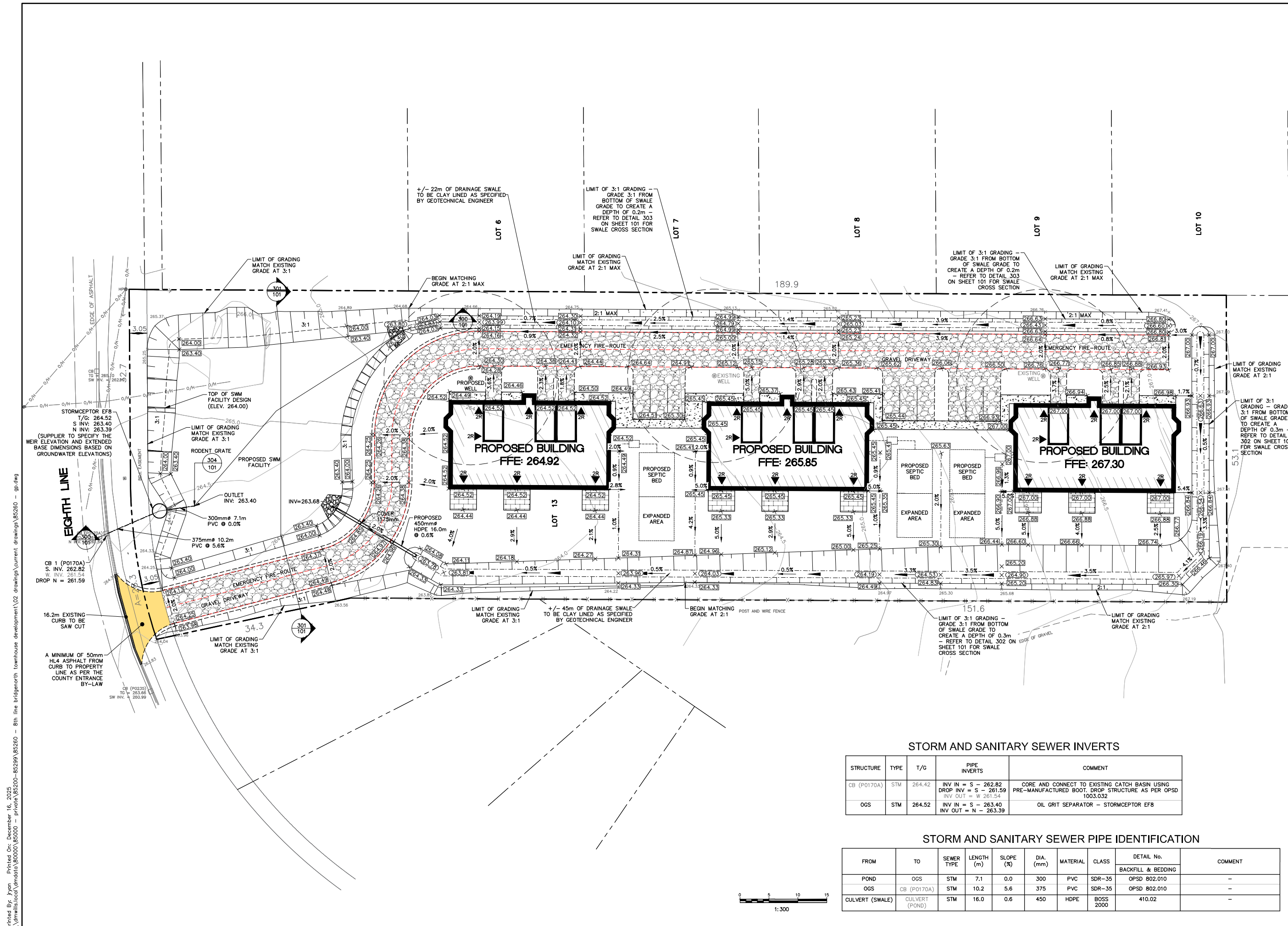


Project Name/Location
BRIDGENORTH TOWNHOUSE DEVELOPMENT
 BRIDGENORTH, ONTARIO

Drawing Title
SITE PLAN

Drawn By: M.G.	SCALE: Horz. 1:300	Vert. -
Designed By: M.G.	Plot Date: DECEMBER 16, 2025	
Checked By: J.F./J.R.	Project No: 22-85260	Sht. No:
Engineer: E.S.P.	Dwg File No: 85260 - SP	400

NOT FOR CONSTRUCTION



No.	Description	Date
2	ISSUED FOR ZONING BY-LAW AMENDMENT - 2ND SUBMISSION	12/16/25
1	ISSUED FOR ZONING BY-LAW AMENDMENT - 1ST SUBMISSION	04/04/24

METRIC
 Dimensions are in METRES and/or MILLIMETRES unless otherwise shown TO BE READ IN CONJUNCTION WITH OPSD 100 SERIES

LEGEND

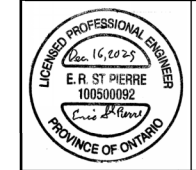
- PR. ASPHALT
- PR. GRAVEL
- PR. CONCRETE
- PR. INTERLOCK
- EX./PR. BUILDING
- EX./PR. EDGE OF PAVEMENT
- EX./PR. CURB
- EX. ROAD CENTERLINE
- EX. EDGE OF SHOULDER
- EX. CATCH BASIN
- EX. STORM SEWER
- PR. DITCH
- PR. CULVERT
- EX. HYDRO POLE
- EX. OVERHEAD HYDRO
- EX. BELL PEDESTAL
- EX./PR. ELEVATION
- PR. GRADE
- EX./PR. CONTOUR
- EX. FENCE
- R.O.W.
- PROPERTY LINE

STORM AND SANITARY SEWER INVERTS

STRUCTURE	TYPE	T/G	PIPE INVERTS	COMMENT
CB (P0170A)	STM	264.42	INV IN = S - 262.82 DROP INV = S - 261.59 INV OUT = W - 261.54	CORE AND CONNECT TO EXISTING CATCH BASIN USING PRE-MANUFACTURED BOOT, DROP STRUCTURE AS PER OPSD 1003.032
OGS	STM	264.52	INV IN = S - 263.40 INV OUT = N - 263.39	OIL GRIT SEPARATOR - STORMCEPTOR EF8

STORM AND SANITARY SEWER PIPE IDENTIFICATION

FROM	TO	SEWER TYPE	LENGTH (m)	SLOPE (%)	DIA. (mm)	MATERIAL	CLASS	DETAIL No.	COMMENT
POND	OGS	STM	7.1	0.0	300	PVC	SDR-35	OPSD 802.010	-
OGS	CB (P0170A)	STM	10.2	5.6	375	PVC	SDR-35	OPSD 802.010	-
CULVERT (SWALE)	CULVERT (POND)	STM	16.0	0.6	450	HDPE	BOSS 2000	410.02	-



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Project Name/Location
BRIDGENORTH TOWNHOUSE DEVELOPMENT
 BRIDGENORTH, ONTARIO

Drawing Title
GRADING AND SERVICES PLAN

Drawn By: M.G./C.M. SCALE: Horiz. 1:300 Vert. -
 Designed By: M.G. Plot Date: DECEMBER 16, 2025
 Checked By: J.D.F./J.R. Project No.: 22-85260 Sht. No.:
 Engineer: E.S.P. Dwg File No.: 85260 - GP 500

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Printed By: Jhon - December 16, 2025
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