



May 8, 2025
File: 160623065

Attention: Conor Warren – Development Services

City of Thorold
3540 Schmon Parkway,
PO Box 1044,
Thorold ON, L2V 4A7

Dear Mr. Warren,

**Reference: Upper's Grove Subdivision – Proposed Redline Revision
Engineering Technical Brief
Town File No's: D12-01-2019
City of Thorold, ON**

This Engineering technical letter has been prepared in support of the proposed redline revisions to the Upper's Grove Plan of Subdivision, hereafter referred to as the Site. These redline revisions are mainly required to address comments provided by the TransCanada Pipeline (TCPL) following their review of the detailed design drawing submission, as outlined in their letter submitted to the City of Thorold (City), via their planning consultant – MHBC, dated November 17, 2023. TCPL has requested the following revisions:

1. The Intersection of Street E and Street A be removed and/or relocated to be outside the TCPL easement plus a minimum 7m setback; and
2. Street B Cul-de-sac be shifted south to be outside the TCPL easement plus a minimum 7m setback.

As such, this letter provides an overview of the revisions required to the Stormwater Management (SWM), Servicing, and Grading design to accommodate the proposed redline revision.

Proposed Redline Revisions

The proposed redline revisions to the Site are described below and illustrated in the attached **Concept/Draft Plan of the Proposed Subdivision**:

- Street B Cul-De-Sac is moved 7.0m south to avoid the TCPL setback, thereby requiring the reconfiguration of lots 70 – 78.
- The Street E and Street A Intersection has been deleted, resulting in the need to:
 - Realign Street E to intersect with Street F.
 - Reduce the right-of-way width of Street E from 20m to 18m to be consistent with the balance of the Subdivision ROW widths.

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- Reconfiguration of lots fronting Streets A, B, E and F
- An increase in park space in Block 145
- Minor revisions to lots 27-30 fronting Street D and Street C
- An overall reduction in unit count from 328 units to 324 units, which includes the following:
 - A decrease in 11.6 m Singles from 34 to 30 units
 - A decrease in 10.7 m Singles from 69 to 61 units
 - An increase in 9.0 m Singles from 0 to 5 units
 - An increase in 6.0 m On Street Townhouses from 204 to 208 units

Servicing and Grading Revisions

Based on these changes, the following updates to the SWM, servicing and grading of the Site are proposed:

Stormwater

- An overall decrease in the unit count from 328 to 324 and a reduction of Street E width from 20 m to 18 m will result in a reduction of impervious roofs and paved areas. The reduction of impervious areas will reduce the overall runoff contributing flow to the proposed Interim Pond, and therefore, the pond will function as designed.
- Segments of storm sewers along Street E, Street F and Street A are to be upsized and realigned to accommodate the new alignment of Street E and the associated drainage.
- Given that the general drainage regime has not been altered, and with the reduction of impervious areas, there are no major changes to the stormwater servicing apart from minor upsizing and realignment of the storm sewer and no changes to the design of the interim pond.

Sanitary

- An overall decrease in the unit count from 328 to 324 will result in a reduction of sanitary flow contributing to the sanitary system.
- Segments of sanitary sewer pipes along Street E, Street F and Street A are to be realigned to accommodate the realignment of Street E and reconfiguration of units as illustrated on the attached **Drawing No. SS-1**.
- Given that the overall unit count has decreased, there are no major changes to the sanitary servicing apart from minor realignment of the sanitary sewer system along Street E, Street F, and Street A, due to the realignment of Street E and reconfiguration of units.

Water

May 8, 2025

Conor Warren – Development Services

Page 3 of 3

Reference: Upper's Grove Subdivision – Proposed Redline Revision Engineering Technical Brief Town File No's: D12-01-2019 City of Thorold, ON

- An overall decrease in the unit count from 328 to 324 will result in a minor reduction in the site's water demand.
- Segments of water pipes along Street E, Street F and Street A are to be realigned to accommodate the realignment of Street E and reconfiguration of the unit, as illustrated in the attached **Drawing No. SS-1**.
- Given that the overall unit count has decreased, there are no major changes to the water servicing apart from minor realignment of the water pipes along Street E, Street F, and Street A due to the realignment of Street E and reconfiguration of units.

Grading

- Minor revisions will be required to the proposed grading plan to accommodate the proposed lot line revisions.

Conclusions

As detailed above, the proposed redline revisions do not result in any major changes to the servicing, Stormwater, and grading design and do not change the overall approach or methodologies in the design of the site.

We trust that this letter is satisfactory for your review and approval of the proposed changes. Should you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Regards,

Stantec Consulting Ltd.



Shafqat Ali Khan

Senior Project Manager

Phone: 905 369 1035

Mobile: 437-997-5065

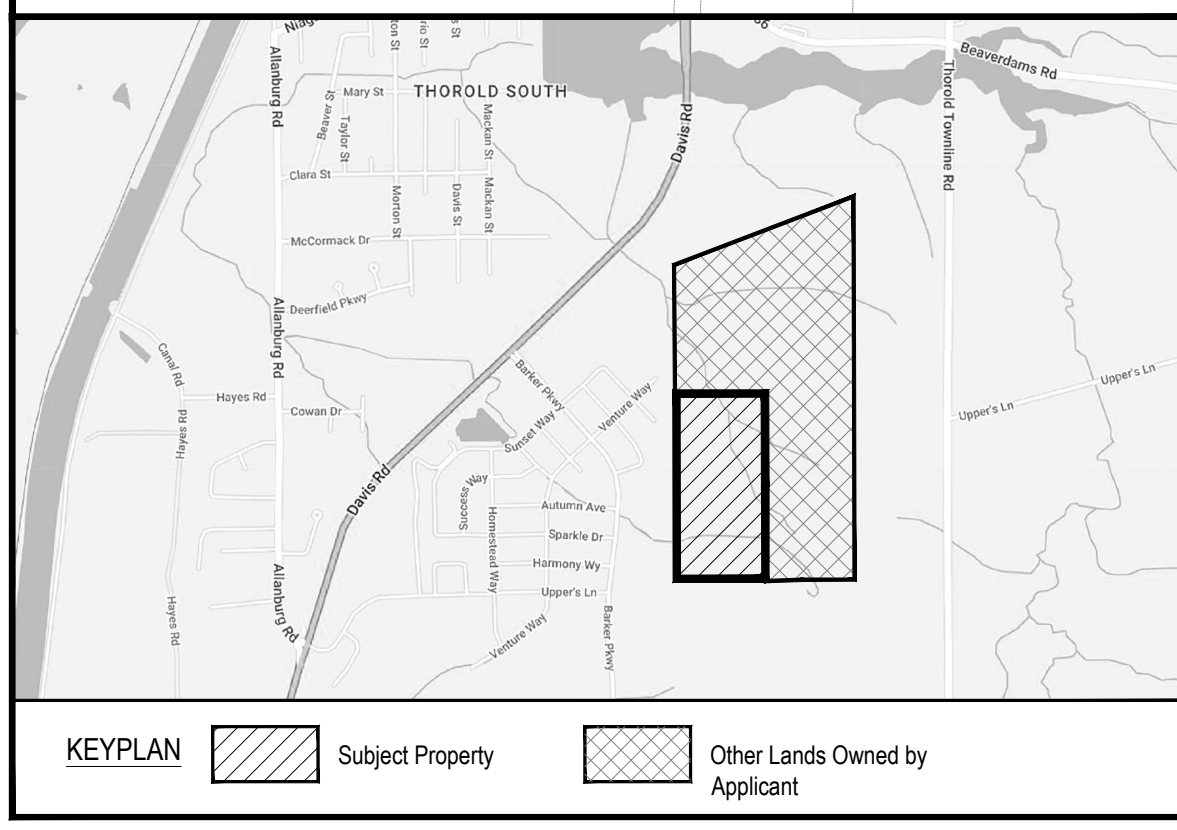
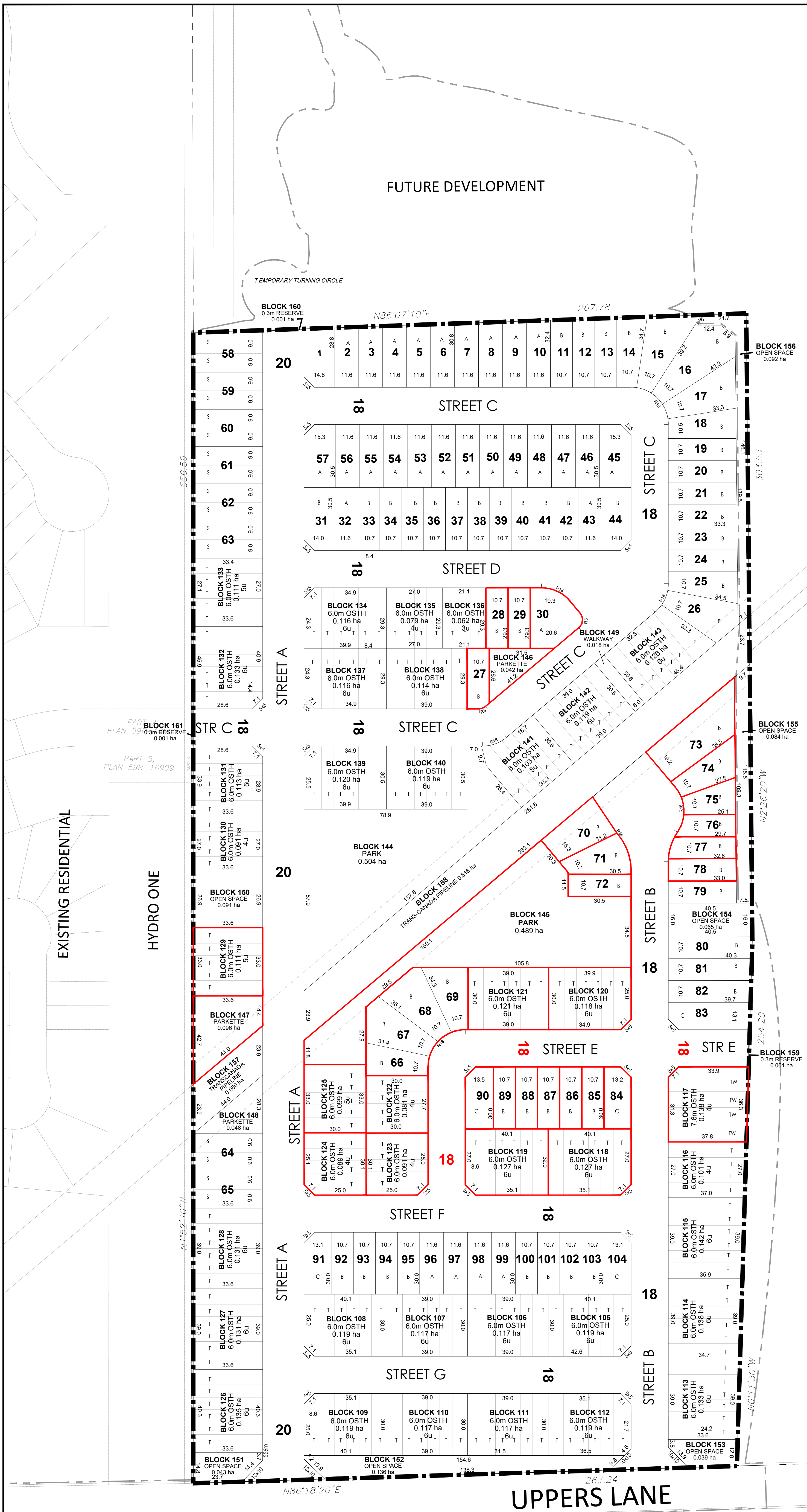
Ali.Khan@stantec.com

Attachment: Concept/Draft Plan of the Subdivision prepared by Bousfields
SS-1 Preliminary Servicing Plan prepared by Stantec

- c. Phil Bugsby – Parkbridge
David Milano – Bousfields

kp v:\01606\active\160623065\correspondence\memos\2024-01-09_memo_th1updates\2025-05-08_servicing memo\2025-05-08_servicing memo1.docx

AREA TABLE				2291-1 38dp	April 28, 2025
Residential Singles & Semis	Lots	1-104	4.181	ha±	
Townhouses	Blocks	105-143	4.476		
Park	Blocks	144-145	0.993		
Parkette	Blocks	146-148	0.186		
Walkway	Block	149	0.018		
Open Space	Blocks	150-156	0.550		
TransCanada Pipeline	Blocks	157-158	0.596		
0.3m Reserve Blocks	Blocks	159-161	0.003		
Roads			3.929		
Total			14.933	ha±	
ROADS					
18.0m R.O.W.		1,485 m	2.804		
20.0m R.O.W.		556 m	1.125		
Total		2,041 m	3.929	ha	
UNIT COUNT					
11.6 m Singles (38')	A		30		
10.7 m Singles (35')	B		61		
9.0m Singles (30")	C		5		
9.0m Semi-Detached (30')	S		16		
7.6m On St. Townhouse (27')	TW		4		
6.0m On St. Townhouse (20')	T		208		
Total			324	u	



LEGEND

--- Subject Property

NOTES

All dimensions are in metres.
 All area measurements are computer generated.
 All elevations refer to Geodetic Datum.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

A. B, E, F, G, J, L - As Shown on Plan
 C. Additional lands owned by the applicant as shown on the key plan.
 D. Residential Singles and Semis, On-Street Townhouses, Park, Parkette, Walkway, Open Space, Trans-Canada Pipeline, Reserves and Roads.
 H. Piped water to be provided.
 I. Clay loam soil.
 K. Sanitary & storm sewers to be provided.

SURVEYOR'S CERTIFICATE

I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

Grant Bennett, O.L.S. Day Month Year
 Stantec Geomatics Ltd.
 Ontario Land Surveyors

OWNER'S AUTHORIZATION

I/we, _____
 being the registered owner(s) of the subject lands hereby authorize
 BOUSFIELDS INC. to prepare and submit a
 draft plan of subdivision for approval.

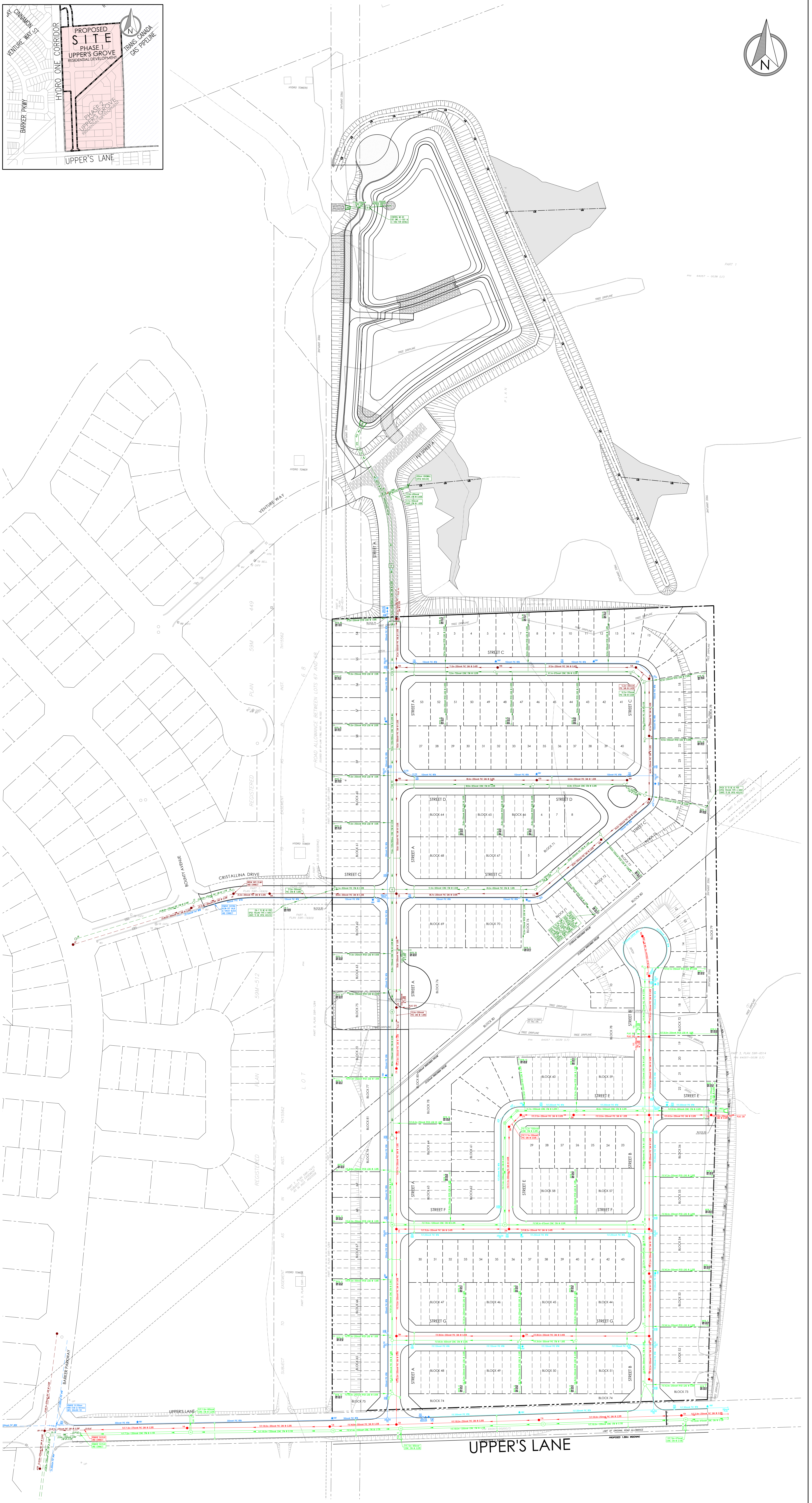
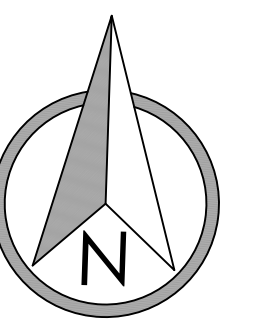
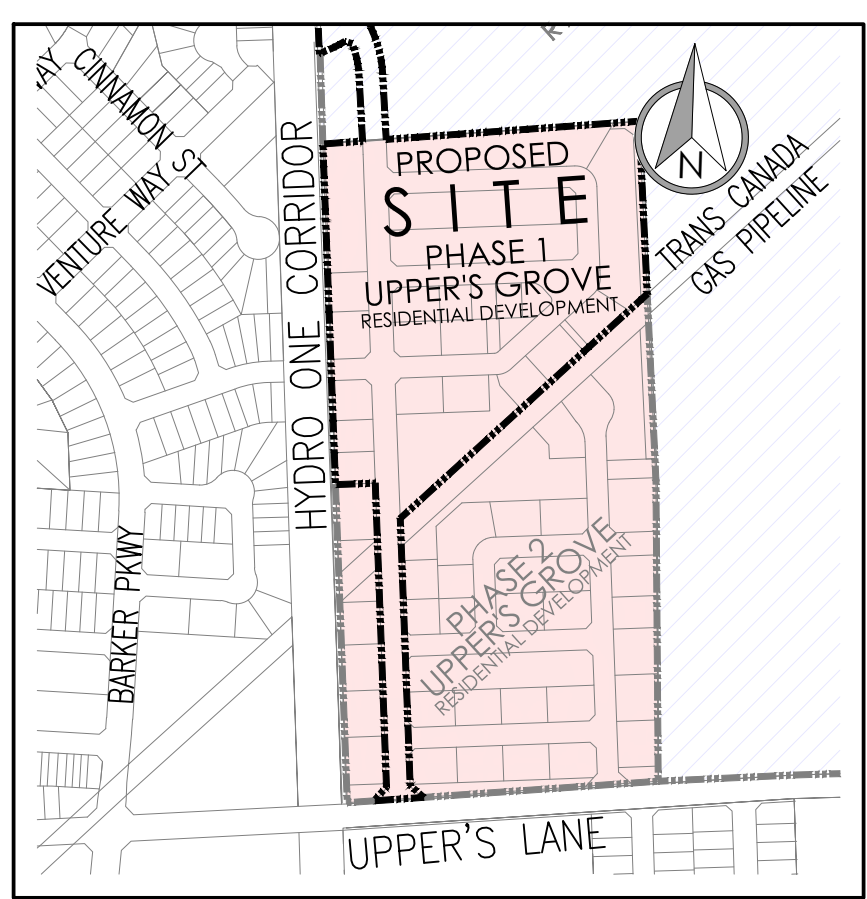
Director, Development Day Month Year

Scale 1 : 2000 **Date** April 28, 2025 **Drawing Number** 2299 - 1 38dp

DRAFT PLAN OF PROPOSED SUBDIVISION
PART OF LOT 67 AND
PART OF ROAD ALLOWANCE
BETWEEN 67 AND 68
 (GEOGRAPHIC TOWNSHIP OF THOROLD)
CITY OF THOROLD
 REGIONAL MUNICIPALITY OF NIAGARA

BOUSFIELDS INC.
 3 Church Street, Suite 200
 Toronto, Ontario M5E 1M2
 P (416) 947-9744
 F (416) 947-0781
 Redline revision to Draft Approved Plan

0 10 25 50 100 m



PAGE 1
 PLAN 6457 - 0004 (1/1)



- Legend**
- LIMIT OF SUBDIVISION
 - PROPOSED STORM
 - PROPOSED SANITARY
 - FUTURE STORM
 - FUTURE SANITARY
 - SINGLE/DOUBLE CATCHBASIN

- PROPOSED WATERMAIN
- FUTURE WATERMAIN
- HYDRANT & VALVE
- VALVE & BOX

FUNCTIONAL SERVICING AND
 STORMWATER MANAGEMENT REPORT
 UPPER'S GROVE
 RESIDENTIAL DEVELOPMENT
 CITY OF ENDBURGH, ONTARIO
SS-1
PRELIMINARY
SERVICING PLAN
 May 2025