

# Schedule "A" to Bylaw No. 68-2022

## MUNICIPALITY OF WEST GREY SUBDIVISION AGREEMENT

This Agreement made in quadruplicate on this     day of     , 2022

**Between     TIFFANY DEVELOPMENT CORPORATION**

Hereinafter called the **DEVELOPER** of the FIRST PART

**And     THE CORPORATION OF THE MUNICIPALITY OF WEST GREY**

Hereinafter called WEST GREY of the SECOND PART

**WHEREAS** the DEVELOPER is the registered owner of the lands described in 'Schedule A' attached hereto (hereinafter referred to as the 'LANDS'), and proposes to subdivide it for the purpose of selling, conveying or leasing it in lots, by reference to a registered plan of subdivision;

**AND WHEREAS** the DEVELOPER warrants that they are the registered owner of the lands and has applied to the County of Grey for approval of 118 single detached dwelling units (lots 1-118), and a maximum of 87 townhouse units, or a minimum of 49 townhouse units in five multi-family block (blocks 119-123). The application includes the creation of four new streets (labelled as streets 'A' – 'D'), in addition to the extension of Jackson Street. One block will be provided for parkland dedication purposes (block 125) and one stormwater management block (block 124). Plan of Subdivision hereinafter called the 'PLAN', the draft of which is on file at the municipal offices of WEST GREY and is attached as 'Schedule B' to this agreement.

**AND WHEREAS** WEST GREY requires, prior to consenting to the release of the PLAN for registration, that the DEVELOPER enter this agreement to ensure, inter alia, that: the Road and any required lot drainage works, and other surface water management works are provided for.

**AND WHEREAS** WEST GREY requires that arrangements be made for the installation and approval of the necessary road network, utilities, internet and telephone services; (collectively hereinafter referred to as the 'WORKS').

**AND WHEREAS** WEST GREY further requires the DEVELOPER to make financial arrangements with WEST GREY for the installation and construction of the WORKS prior to the release of the PLAN for registration;

**AND WHEREAS** the DEVELOPER is desirous of placing a sign within the limits of the subdivision lots, the parties are in agreement that the DEVELOPER may erect the said sign within the limits and in the location at the discretion of the DEVELOPER;

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the good and valuable consideration and the sum of two dollars (\$2.00) of lawful money of Canada; now paid

by each of the parties hereto (the receipt of which is hereby acknowledged), the parties hereto hereby covenant, promise and agree with each other as follows:

1.0 ORDER OF PROCEDURE

- a) Upon application to WEST GREY for the preparation of this agreement the DEVELOPER shall:
- i) Deposit with WEST GREY the sum of five thousand (\$5,000.00) dollars to cover the initial costs of WEST GREY as detailed in section 3 a) and 3 b).
- b) Prior to the release of the PLAN by WEST GREY for registration the DEVELOPER shall:
- i) Pay in full any outstanding realty taxes on the LANDS in accordance with section 19 herein.
  - ii) Submit a general plan outlining the WORKS to be installed.
  - iii) Submit a detailed overall Lot Grading Plan (the 'GRADING PLAN') and a Surface Water Management Plan (the 'SURFACE WATER MANAGEMENT PLAN') for the entire subdivision acceptable to the Saugeen Valley Conservation Authority ('SVCA') and WEST GREY, showing existing and proposed final grades throughout the subdivision, showing elevations for lots and centreline of the road, the means whereby storm and surface water drainage will be accommodated and the means whereby erosion and siltation will be contained and minimized both during and after the construction period. These plans, once approved by the SVCA and WEST GREY, shall become part of the agreement.
  - iv) Indicate on the GRADING PLAN to the satisfaction of WEST GREY a building envelope and any proposed driveways, together with any notations on required filling or re-grading of the individual lots to accommodate same.
  - v) Submit to the County of Grey and the Municipality of WEST GREY a digitized copy of the final PLAN in a format acceptable to the County of Grey and the Municipality of WEST GREY.
  - vi) Prior to the final approval of the PLAN the developer shall, prior to any grading or construction on site, and prior to final approval of the PLAN by the County of Grey, the owner shall prepare the following studies / reports, completed to the satisfaction of the Saugeen Valley Conservation Authority (items a-e) and the Municipality of WEST GREY (items a-f):
    - a. Final Stormwater Management Report,
    - b. Lot Grading Plan,
    - c. Environmental Impact Study,

- d. Sediment and Erosion Control Plan,
  - e. Final Lighting Plan demonstrating efforts toward dark sky compliance;
  - f. Final Landscaping Plan including required tree planting and tree preservation, and
  - g. Final road design, including active transportation requirements, sidewalks, emergency access and phasing and other design considerations as required.
- vii) The DEVELOPER shall carry out or cause to be carried out the works recommended in the approved SURFACE WATER MANAGEMENT PLAN and GRADING PLAN to the satisfaction of the SVCA.
  - viii) Submit to the County of Grey a digitized copy of the final PLAN in a format acceptable to the County of Grey.
- c) Prior to starting construction of the WORKS the DEVELOPER shall have;
- i) Conveyed Block 125 as parkland dedication pursuant to Section 51.1(1) of the *Planning Act, R.S.O. 1990*, as amended.
  - ii) Conveyed Block 124 to WEST GREY at the time the PLAN is registered for stormwater management purposes.
  - iii) The DEVELOPER shall dedicate all road allowances on the PLAN as public highways to the Municipality of WEST GREY. This shall include areas to be set aside for daylighting triangles.
  - iv) The DEVELOPER shall agree that the internal streets dedicated in these conditions shall be named to the satisfaction of the MUNICIPALITY.
  - v) The DEVELOPER shall agree that all dead ends and open sides of road allowances created by this draft plan to be terminated in 0.3 metre reserves to be dedicated free and clear of encumbrances to the MUNICIPALITY.
  - vi) Engaged a Consulting Engineer to carry out the services set out in clause 4. DEVELOPER'S CONSULTING ENGINEERS.
  - vii) Submitted and obtained WEST GREY approval of the plans for road design, sidewalks, and lighting in accordance with clause 5. APPROVAL OF PLANS.
  - viii) That all light standards throughout the subdivision direct the light downwards to as to avoid creating a nuisance to adjacent landowners and / or passing motorists.
  - ix) At the time the PLAN is registered, provided security for any of the WORKS that are not yet completed equal to 40% of the uncompleted on-site WORKS,

and 100% of the off-site works, as estimated by Cobide Engineering Inc., and as shown on schedule 'H', which security may be in the form of cash or an irrevocable Letter of Credit from a Canadian Chartered Bank, Credit Union, or Caisse Populaire.

- d) Prior to offers of residential lots for sale, the DEVELOPER shall have:
  - i) The DEVELOPER shall ensure that provisions to satisfy subsection 59(4) of the Development Charges Act, 1997, R.S.O. 1997, as amended are included in all offers of purchase and sale.
- e) Prior to the issuance of building permits for the PLAN the DEVELOPER shall have:
  - i) Obtained final approval of the PLAN from the County of Grey and obtained Registration of the Plan of Subdivision;
  - ii) Obtained the approval of the Chief Building Official of the location on the lot of the proposed building and driveway servicing it;
  - iii) Constructed the road and surface drainage works, to base asphalt; and
  - iv) Arranged for and installed, if necessary, water, sanitary and storm sewers, hydro, telephone and internet services, which shall be available at the frontage of each subject lot.

## 2.0 ATTACHED SCHEDULES

The Engineering Standards of WEST GREY and the following Schedules are attached to and form a part of this Subdivision Agreement:

- Schedule 'A' – Description of lands being subdivided.
- Schedule 'B' – Identification of the Draft Plan of Subdivision.
- Schedule 'C' – Identification of the Works Plan.
- Schedule 'D' – General Servicing Plan.
- Schedule 'E' – Lot Grading Plan.
- Schedule 'F' – Identification of Final Stormwater Management Plan.
- Schedule 'G' – Conditions of Draft Plan Approval imposed by the County of Grey.
- Schedule 'H' – Identification of Engineering Standards
- Schedule 'I' – Engineering Estimate of the Cost of the WORKS.

## 3.0 WEST GREY'S LEGAL AND ENGINEERING COSTS

- a) The DEVELOPER agrees to pay WEST GREY the cost of WEST GREY'S Lawyer and Engineer for all costs involved in the processing of the Subdivision Agreement, registration of the agreement against the lands, for checking of Plans and Specifications and for inspection on behalf of WEST GREY, and in this regard to pay to WEST GREY the sum of five thousand (\$5,000.00) dollars upon applying for the preparation of a Subdivision Agreement to be applied to the account of such costs.
- b) As accounts are received from the WEST GREY'S Lawyer and / or Engineer they will be paid by WEST GREY and then submitted to the DEVELOPER for reimbursement, so that the \$5,000.00 initial deposit will again be built up to enable WEST GREY to pay the next accounts as they are received.

#### 4.0 DEVELOPER'S CONSULTING ENGINEERS

The DEVELOPER shall employ Engineers registered with the Association of Professional Engineers of Ontario to:

- a) Prepare designs of the WORKS, STORMWATER MANAGEMENT PLAN and the WORKS PLANS.
- b) Prepare and furnish all required drawings.
- c) Prepare necessary contract(s), if required.
- d) Obtain the required approvals from or in conjunction with WEST GREY and the SVCA, and any other applicable agencies.
- e) Provide the field layout, the contract administration, and the supervision of construction of the WORKS, if required.
- f) Maintain all records of construction of the WORKS and upon completion to advise WEST GREY'S Engineering of all construction changes and prepare as constructed drawings.
- g) Act as the Developer's representative where necessary in all matters pertaining to the construction of the WORKS.
- h) Provide co-ordination and scheduling to comply with the timing provisions of this agreement and the requirements of WEST GREY'S Engineer for all WORKS specified in this agreement.

#### 5.0 APPROVAL OF PLANS

- a) Prior to the signing of the Subdivision Agreement, the DEVELOPER shall have all Engineering Drawings, cost estimates and designs for the WORKS set out in Section 6 herein (WORKS TO BE INSTALLED) approved by WEST GREY'S Engineer, all in accordance with the current standards, requirements and specification of WEST GREY prior to issuance of the Building Permits.
- b) The approval(s) shall not absolve the DEVELOPER or its Consulting Engineer(s) of the responsibility for errors in, or omissions from, such Plans.
- c) Prior to the final approval of the PLAN, the developer shall submit detailed plans showing the proposed phasing plan for review and approval by WEST GREY.
- d) The registration of the plan may occur in phases, as approved by the Municipality, as laid out in the subdivision agreement. That the development and registration of the phases shall be in accordance with sound engineering principles, including servicing upgrades along Durham Road East to the satisfaction of the Municipality.

#### 6.0 WORKS TO BE INSTALLED

- a) The WORKS to be installed by the DEVELOPER are: the provision of the paved roads including curb and gutter, sidewalks, street lighting in accordance with international dark sky standards, watermain, storm and sanitary sewers and structures, water and sanitary services to property line, surface and stormwater management and grading works, hydro-electric services, cable TV, gas, telephone and internet services shall also be provided to the property lines. All services/utilities will be shown on the PLAN, WORKS PLANS and / or the STORMWATER MANAGEMENT PLAN, as applicable.
- b) The completion of the requirements of the individual lot, site plans and appropriate approval authorities, shall be the responsibility of the individual lot owners to ensure compliance with sections 15, 16, and 17 of this agreement (the 'LOT OWNERS' WORKS').

#### 7.0 WATER AND WASTEWATER ALLOCATION

- a) Sanitary sewer and water supply allocations shall be committed by the Municipality of West Grey for this development for a total of 205 residential units.

#### 8.0 INSPECTION AND ACCEPTANCE OF WORKS

- a) When the WORKS (excluding surface asphalt) of the PLAN have been substantially completed, WEST GREY'S Engineer, or Public Works Director, and the SVCA shall make an inspection with a view to acceptance of same. The DEVELOPER shall promptly make any required corrections whereupon; WEST GREY shall issue a Certificate of Substantial Completion and Acceptance, the date of which shall be deemed to be the 'DATE OF ACCEPTANCE' as performance securities.

- b) After the DATE OF ACCEPTANCE, and upon completion of final occupancy on 50% of the lots within the development, WEST GREY shall assume winter road maintenance and refuse collection. Any entry by WEST GREY prior to this period shall not be deemed an acceptance of the WORKS by WEST GREY.
- c) After the DATE OF ACCEPTANCE, and upon completion of home construction on 50% of the lots within the development, the Streets within Phase 1 on the Draft Plan of Subdivision dated May 25, 2021, which was given draft approval on August 19, 2021 shall be conveyed to the Municipality of WEST GREY.
- d) Easements and land dedication as may be required for access, gas, utilities, communications, telecommunications, servicing, drainage and construction purposes shall be granted to the Municipality of WEST GREY and appropriate agencies or authorities, to their satisfaction free and clear of all encumbrances.
- e) Upon installation of the sanitary and water services, the DEVELOPER shall complete the upgrades to the existing road base on Durham Road East and construct the balance of streets A through D and the extension of Jackson Street to the Municipality of WEST GREY standards ready for inspection by WEST GREY'S Engineer or Public Works Director and the SVCA for acceptance of same. Upon completion of the standard base course hot mix and all other services associated with this development, the Developer may request an inspection for Substantial Completion. Street A through D shall be named Blueberry Lane, Rustic Oak Street, Sugar Maple Boulevard, Elberry Drive and Forest Hill Road respectively.
- f) Upon such a request, WEST GREY'S Engineer or Public Works Director shall carry out an inspection of same. The DEVELOPER shall promptly make any required corrections. Once WEST GREY'S Engineer or Public Works Director has approved the WORKS; and the DEVELOPER has submitted a Statutory Declaration that all accounts have been paid in connection with the WORKS; and all financial obligations to WEST GREY have been met; a certificate of Final Acceptance will be issued and the remaining securities will be released, save and except the cost to complete the final surface lift of hot mix.
- g) Upon completion of eighty percent (80%) of the building lot development, or on the written mutual agreement of WEST GREY and the DEVELOPER, the DEVELOPER may complete the installation of the road with hot mix asphalt as detailed in Schedule 'I' hereto, or, in the alternative, the DEVELOPER may agree to pay to WEST GREY a sum of money equal to the estimated cost of doing so.
- h) Upon the acceptance of the WORKS by WEST GREY, the WORKS required by the STORMWATER MANAGEMENT PLAN including, without limitation, the detention and retention facilities and drainage easement shall be fully assumed by WEST GREY as to ownership, operation and maintenance, in perpetuity.

## 9.0 DEVELOPER'S LIABILITIES

Until assumption, the 'DEVELOPER' shall indemnify WEST GREY against all actions, causes of action, suits, claims and demands whatsoever which may arise either directly or indirectly by reason of the DEVELOPER undertaking the Plan.

## 9.0 UTILITY COSTS AND CHARGES

If required, the DEVELOPER shall deal directly with the hydro authority responsible, and all other utility companies. The DEVELOPER or its Consulting Engineer shall obtain all approvals and permits and pay all fees and charges directly to the hydro authority and all other utilities.

## 10.0 REPAIR OF DAMAGES

The DEVELOPER shall repair any damage caused to any existing road, or existing structure or works located on or under the existing road allowances, as a result of the installation and / or maintenance of the WORKS and shall pay for any costs involved in the relocation of existing services such as utility poles, etc., which may become necessary because of the Development.

## 11.0 REPLACEMENT OF SURVEY BARS

Prior to the issuance of the Certificate of Substantial Completion and Acceptance by WEST GREY, the DEVELOPER agrees to supply a statement from an Ontario Land Surveyor approved by WEST GREY that after the completion of the subdivision work they have found or replaced all survey monuments and iron bars which delineate the public road allowance and any necessary easements in favour of WEST GREY for any storm or surface management works as shown on the Registered Plan and / or any related Reference Plan(s).

## 12.0 INSURANCE

The DEVELOPER shall insure against all damages or claims for damage with an Insurance Company satisfactory to the Municipality. Such policy or policies shall be issued in the joint names of the DEVELOPER and the MUNICIPALITY and its agents and the form and content shall be subject to the approval of the MUNICIPALITY. The policy shall remain in the custody of the MUNICIPALITY during the life of this agreement. The minimum limits of such policies shall be \$5,000,000.00 all-inclusive but the MUNICIPALITY shall have the right to set higher amounts in its discretion.

## 13.0 LEGAL NOTICES TO DEVELOPER AND WEST GREY



Any notice required to be given hereunder may be given by registered mail addressed to the DEVELOPER at 836 Normandy Drive, Woodstock, ON N4T 0E6 and to WEST GREY at 402813 Grey Road 4, Durham, ON N0G 1R0 and shall be effective as of the fourth business day after the deposit thereof in the Post Office.

#### 14.0 REGISTERED

The DEVELOPER consents to the registration of the Subdivision Agreement by WEST GREY, and at the sole discretion of WEST GREY, upon title to the lands, at the expense of the DEVELOPER.

#### 15.0 REQUIREMENTS FOR BUILDING PERMITS

The approval of the plan by WEST GREY or the acceptance by WEST GREY of the WORKS shall not be deemed to give assurance that municipal building permits when applied for will be issued in respect of the lots shown on the plan. Notwithstanding the foregoing, no building permits will be issued until the owner of the lot has:

- a) Submitted a detailed site plan for the individual lot in compliance with the approved WORKS PLANS and STORMWATER MANAGEMENT PLAN, which shall be attached to and form part of the building permit application;
- b) Obtained any required approvals for sewage and water hookups; and
- c) Installed water services to the individual lots, a sanitary sewer collection system, and storm sewer and drainage works, and the Municipality's Engineer has issued a Certificate of Substantial Completion and Acceptance (underground services).

#### 16.0 REQUIREMENTS FOR OCCUPANCY

No building erected on any lot within the plan shall be occupied until:

- a) The driveway entrance to the lot has been construction to the satisfaction of WEST GREY Works Department and in accordance with the GRADING PLAN.
- b) Drainage works on that lot, if required, are substantially completed in accordance with the approved GRADING PLAN and STORMWATER MANAGEMENT PLAN.
- c) The remaining underground services such as telephone, internet, cable and gas have been installed.

#### 17.0 DISPLAY MAP

The DEVELOPER shall, prior to offering any of the residential lots for purchase, place a display map on the wall of the sales office within Phase 1 lands in a place visible to the public, which indicates the location and relevant details of all sidewalks, trails, bike lanes,

community mailboxes, parks, environmental protection areas, fencing, stormwater management area, landscaping, streetlights, roads, buffer areas, construction staging and adjacent land uses. All display maps shall be submitted to and approved by the MUNICIPALITY prior to their use.

#### 18.0 DRAINAGE – RESPONSIBILITY OF OWNER

It is understood and agreed by the parties hereto that the drainage of surface water on the lots in the plan is the sole responsibility of the individual lot owner and subsequent purchasers in order to provide and maintain adequate drainage of the surface waters and particularly as required by the approved STORMWATER MANAGEMENT PLAN.

#### 19.0 TAX ARREARS

The DEVELOPER agrees to pay for any arrears of realty taxes outstanding against the LANDS before the approval of the said PLAN is obtained. The DEVELOPER further undertakes and agrees to pay all such taxes levied on the LANDS on the basis of and in accordance with assessment and collectors roll entries until such time as the LANDS being subdivided have been assessed and entered on the collector's roll according to the registered plan.

#### 20.0 DEVELOPMENT CHARGES

The DEVELOPER agrees that Development Charges, processing, and administration fees be paid in accordance with the Municipal, County, and school board policies and by-laws.

The DEVELOPER shall include provisions whereby all offers of purchase and sale will include information that satisfies subsection 59(4) of the *Development Charges Act, 1997, SO 1997, c.27*.

#### 21.0 PARKLAND DEDICATION

The OWNER shall convey 5% of the land (which includes block 125 that shall be conveyed for parkland dedication purposes pursuant to this Agreement), and or cash-in-lieu for parkland dedication purposes to the MUNICIPALITY for parkland and / or trail purposes to the satisfaction of the MUNICIPALITY according to the Phasing Plan.

#### 22.0 DRAFT PLAN

The County of Grey Draft Plan Conditions shall form part of this Agreement and are referred to in the attached Schedule 'G'. The DEVELOPER undertakes to comply with all such conditions prior to release of the plan for registration.

### 23.0 DEFAULT AND RECOVERY OF WEST GREY EXPENSES

- a) The WORKS and other matters to be constructed, provided and maintained by the DEVELOPER pursuant to this agreement, shall be provided and maintained by the DEVELOPER at its sole risk and expense and to the satisfaction of WEST GREY. If, in the opinion of WEST GREY, based upon reasonable grounds, the DEVELOPER has defaulted in the construction, provision or maintenance of any of the WORKS or of any other matter required under this agreement, the DEVELOPER shall rectify such default to the satisfaction of WEST GREY after notification thereof. Any matter deemed by WEST GREY to be an emergency shall be rectified forthwith. Any other matters shall be rectified within thirty (30) days of receipt of notice unless a greater time period is provided by WEST GREY.
- b) If, in the reasonable opinion of WEST GREY, the DEVELOPER has not rectified all such matters and things as are in default after the stipulated time period for rectification, WEST GREY may, at the expense of the DEVELOPER, through its agents, employees and / or servants enter upon the lands and do all such matters and things required to rectify the default. Actual costs incurred by WEST GREY in carrying out such remedial work plus ten (10%) percent of such cost as a charge for overhead (and to be construed as a liquidated amount, not as a penalty) shall be paid by the DEVELOPER to WEST GREY within thirty (30) days of the mailing of or presentation of an invoice to the DEVELOPER.
- c) WEST GREY may utilize any securities deposited under this agreement by or on behalf of the DEVELOPER under the terms of this agreement in full or partial satisfaction of the costs associated with any default. Money owing by the DEVELOPER may be collected by WEST GREY in like manner as municipal taxes, or pursuant to provisions of the *Planning Act, R.S.O. 1990, as amended* and the Municipal Act, 2001, as amended, or by any other means legally available to WEST GREY.
- d) Whenever WEST GREY is authorized or permitted to enter onto the lands for purposes of inspecting or completing the WORKS, maintaining same or otherwise, WEST GREY, its agents, servants or employees shall not be considered to be trespassers, nor liable in any way for acts or omissions unless occasioned by gross negligence. It shall be WEST GREY'S sole discretion, acting reasonably, to determine when it should intervene with respect to the LANDS and it is hereby understood and agreed that any failure to intervene or delay in so doing shall not be grounds to condone or excuse the DEVELOPER from any default, WEST GREY remedies being cumulative. This section applies also the roads and road drainage.

**24.0 COPIES OF GRADING PLAN**

The DEVELOPER shall provide to each lot purchaser, a copy of the approved LOT GRADING PLAN and the STORMWATER MANAGEMENT PLAN in order that they may prepare their individual site plans in compliance with same.

**25.0 GENERAL PROVISIONS**

- a) The headings are for convenience of reference only and do not form part of this agreement and are not intended to interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.
- b) This agreement is governed by the laws of the Province of Ontario and the laws of Canada applicable therein.
- c) Failure by either party to exercise any of its rights, powers or remedies hereunder or its delay to do so does not constitute a waiver of those rights, powers, or remedies. The single or partial exercise or the exercise of any other right, power, or remedy.
- d) If any provision of this Agreement is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability attached only to such provision and everything else in this agreement continues to be in full force and effect.
- e) This agreement shall be binding upon and ensure to the benefit of both parties hereto and their respective heirs, estate trustees, successors and assigns.

IN WITNESS WHEREOF of the Party of the First Part and the Party of the Second Part have affixed their signatures attested of its duly authorized officers.

**TIFFANY DEVELOPMENT CORPORATION**

Per: \_\_\_\_\_  
Walter Broos, President

I have the authority to bind the corporation.

**THE CORPORATION OF THE MUNICIPALITY OF WEST GREY**

Per: \_\_\_\_\_  
Christine Robinson, Mayor

Per: \_\_\_\_\_  
Laura Johnson, Clerk / Deputy Clerk  
We have the authority to bind the corporation.

**SCHEDULE 'A'**

**DESCRIPTION OF THE LANDS BEING SUBDIVIDED**

**In the Municipality of West Grey (formerly in the Town of Durham) being composed of:**

Part of divisions 2 and 3, concession 1, part of lot 24 east of the Garafraxa road (EGR), geographic township of Glenelg, now in the Municipality of West Grey, County of Grey

## **SCHEDULE 'B'**

### **IDENTIFICATION OF THE DRAFT PLAN OF SUBDIVISION**

This approval applies to the draft Plan of Subdivision for the lands being part of divisions 2 and 3, concession 1, part of lot 24 east of the Garafraxa Road (EGR), geographic township of Glenelg, now in the Municipality of West Grey, County of Grey, prepared by Cobide Engineering Inc. (01840-DP-1) dated May 25, 2021 showing the following:

- a. 118 single detached dwelling units (lots 1-118)
- b. A maximum of 87 townhouse units, or a minimum of 49 townhouse units in five multi-family blocks (blocks 119-123)
- c. Four new streets (labelled as streets 'A' – 'D'), in addition to the extension of Jackson Street,
- d. One block for parkland dedication (block 125), and
- e. One stormwater management block (block 124).

## SCHEDULE 'C'

### IDENTIFICATION OF WORKS PLANS

<b>Drawing Name</b>	<b>Revision Date</b>	<b>Description</b>
01840-TS		Title Sheet
01840-C1		General Servicing Plan
08140-SAN1		Sanitary Sewer Catchment Areas
01840-STM1		Storm Sewer Drainage Areas
01840-C2		Street A Plan and Profile Sta. 0+000 to Sta. 0+220
01840-C3		Street A Plan and Profile Sta. 0+220 to Sta. 0+422.58
01840-C4		Street B Plan and Profile Sta. 2+000 to Sta. 2+314.56
01840-C5		Jackson Street Plan and Profile Sta. 1+000 to 1+200
01840-C6		Jackson Street Plan and Profile Sta. 1+200 to 1+369.41
01840-C7		Street C Plan and Profile Sta.3+000 to 3+169.51
01840-C8		Street D Plan and Profile Sta. 4+000 to Sta. 4+169.51
01840-C9		Street E Plan and Profile Sta. 5+000 to 5+280
01840-C10		Street E Plan and Profile Sta. 5+280 to Sta. 5+390
01840-C11		Street E Plan and Profile Sta. 5+390 to Sta. 5+654.19
01840-C12		Lot Grading Plan
01840-C13		Stormwater Management Pond Details
01840-DET1		Engineering Standards, Typical Street Cross-section and Misc. Details
01840-DET2		Miscellaneous Details 1
01840-DET3		Miscellaneous Details 2

# BROOS SUBDIVISION MUNICIPALITY OF WEST GREY

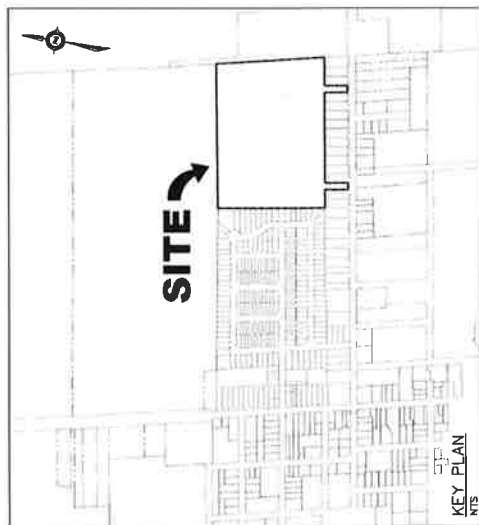
CONTRACT NO. 21-01840-01

INTERIM DIRECTOR OF INFRASTRUCTURE AND PUBLIC WORKS : MAYOR : MS. CHRISTINE ROBINSON  
 CHIEF ADMINISTRATIVE OFFICER : MS. LAURA JOHNSTON  
 MR. BRENT GLASIER

**OWNER :**  
SARAH PROPERTIES LTD.

index

SHEET No.	DESCRIPTION
01840-C1	GENERAL SERVICING PLAN
01840-SAN1	SANITARY DRAINAGE AREAS
01840-STM1	STORM SEWER DRAINAGE AREAS
01840-C2	STREET A STA. 0+000 TO STA. 0+200 PLAN AND PROFILE
01840-C3	STREET A STA. 0+200 TO STA. 0+422.38 PLAN AND PROFILE
01840-C4	STREET B STA. 2+000 TO STA. 2+314.55 PLAN AND PROFILE
01840-C5	JACKSON STREET STA. 1+000 TO STA. 1+200 PLAN AND PROFILE
01840-C6	JACKSON STREET STA. 1+200 TO STA. 1+589.41 PLAN AND PROFILE
01840-C7	STREET C STA. 3+000 TO STA. 3+168.51 PLAN AND PROFILE
01840-C8	STREET D STA. 4+000 TO STA. 4+169.51 PLAN AND PROFILE
01840-C9	STREET E STA. 5+000 TO STA. 5+280 PLAN AND PROFILE
01840-C10	STREET E STA. 5+280 TO STA. 5+380 PLAN AND PROFILE
01840-C11	STREET E STA. 5+380 TO STA. 5+654.19 PLAN AND PROFILE
01840-C12	LOT GRADING PLAN
01840-C13	STORMWATER MANAGEMENT POND DETAILS
01840-DET1	TYPICAL STREET CROSS-SECTION AND MISCELLANEOUS DETAILS
01840-DET2	MISCELLANEOUS DETAILS 1
01840-DET3	MISCELLANEOUS DETAILS 2



**CAREX:**  
 THE PROPRIETOR SHALL OBTAIN A CURRENTLY VALID CAREX REPORT FROM A QUALIFIED PROFESSIONAL ENGINEER AND PROVIDE A COPY OF THE REPORT TO THE MUNICIPALITY OF WEST GREY. THE PROPRIETOR SHALL OBTAIN A CURRENTLY VALID CAREX REPORT FROM A QUALIFIED PROFESSIONAL ENGINEER AND PROVIDE A COPY OF THE REPORT TO THE MUNICIPALITY OF WEST GREY. THE PROPRIETOR SHALL OBTAIN A CURRENTLY VALID CAREX REPORT FROM A QUALIFIED PROFESSIONAL ENGINEER AND PROVIDE A COPY OF THE REPORT TO THE MUNICIPALITY OF WEST GREY. THE PROPRIETOR SHALL OBTAIN A CURRENTLY VALID CAREX REPORT FROM A QUALIFIED PROFESSIONAL ENGINEER AND PROVIDE A COPY OF THE REPORT TO THE MUNICIPALITY OF WEST GREY.

<p>3117 Main Street, Unit 104                  Toronto, Ontario M2H 1A4                  www.cobide.com</p>	
BROOS SUBDIVISION PROPOSED SUBDIVISION Municipality of West Grey TITLE SHEET	
SARAH PROPERTIES LTD.	
Date: _____ Drawn by: _____ Checked by: _____ Title: _____ Scale: _____ No. _____ Date: _____	01840-C13



THE OPINION OF ALL THE CONSULTANTS, MATERIALS, STRESS AND OTHER INFORMATION AND THE ASSUMPTIONS MADE IN THE DESIGN OF THE PROPOSED SUBDIVISION ARE BASED ON THE INFORMATION PROVIDED TO THE ENGINEER AND ARCHITECT BY THE PROPERTY OWNER AND THE ACCURACY OF THE INFORMATION IS NOT GUARANTEED. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SUBDIVISION AND THE PROPERITY OF THE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

- NOTES**
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**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2018-07-27	ISSUED FOR PERMIT		
2	2018-07-27	ISSUED FOR PERMIT		
3	2018-07-27	ISSUED FOR PERMIT		
4	2018-07-27	ISSUED FOR PERMIT		
5	2018-07-27	ISSUED FOR PERMIT		
6	2018-07-27	ISSUED FOR PERMIT		
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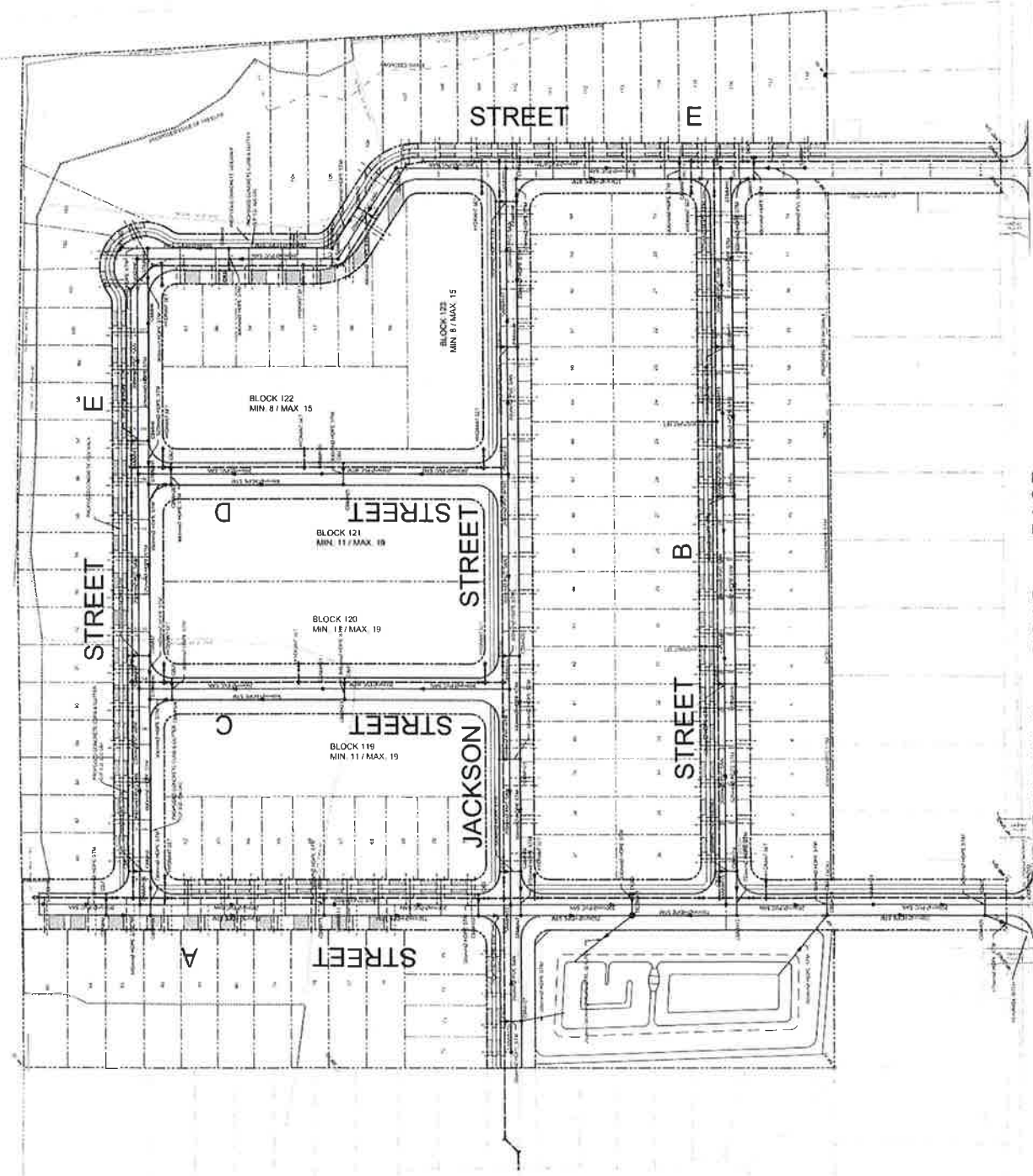


**COBIDE ENGINEERING INC.**  
 517, 10th Street, Toronto, Ontario M5T 1A4  
 Tel: (416) 593-8888  
 Fax: (416) 593-8889  
 Email: info@cobide.com

**BROOKS SUBDIVISION**  
 Municipality of West Grey  
**GENERAL SERVING PLAN**  
 SARAH PROPERTIES LTD.

DATE: July 2018  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

01846CCT



**NOTES**

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**REGULATIONS**

- 1. THIS PLAN HAS BEEN PREPARED AND CHECKED BY THE ENGINEER, CIVIL ENGINEER, PROFESSIONAL ENGINEER, NUMBER OF REGISTRATION: 123456789.
- 2. THE ENGINEER HAS BEEN ADVISED THAT THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECTS OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF COBIDE ENGINEERING INC.
- 3. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE LOCAL, PROVINCIAL AND FEDERAL AUTHORITIES AND FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	APP'D
1				
2				

**APPROVED FOR THE MUNICIPALITY**

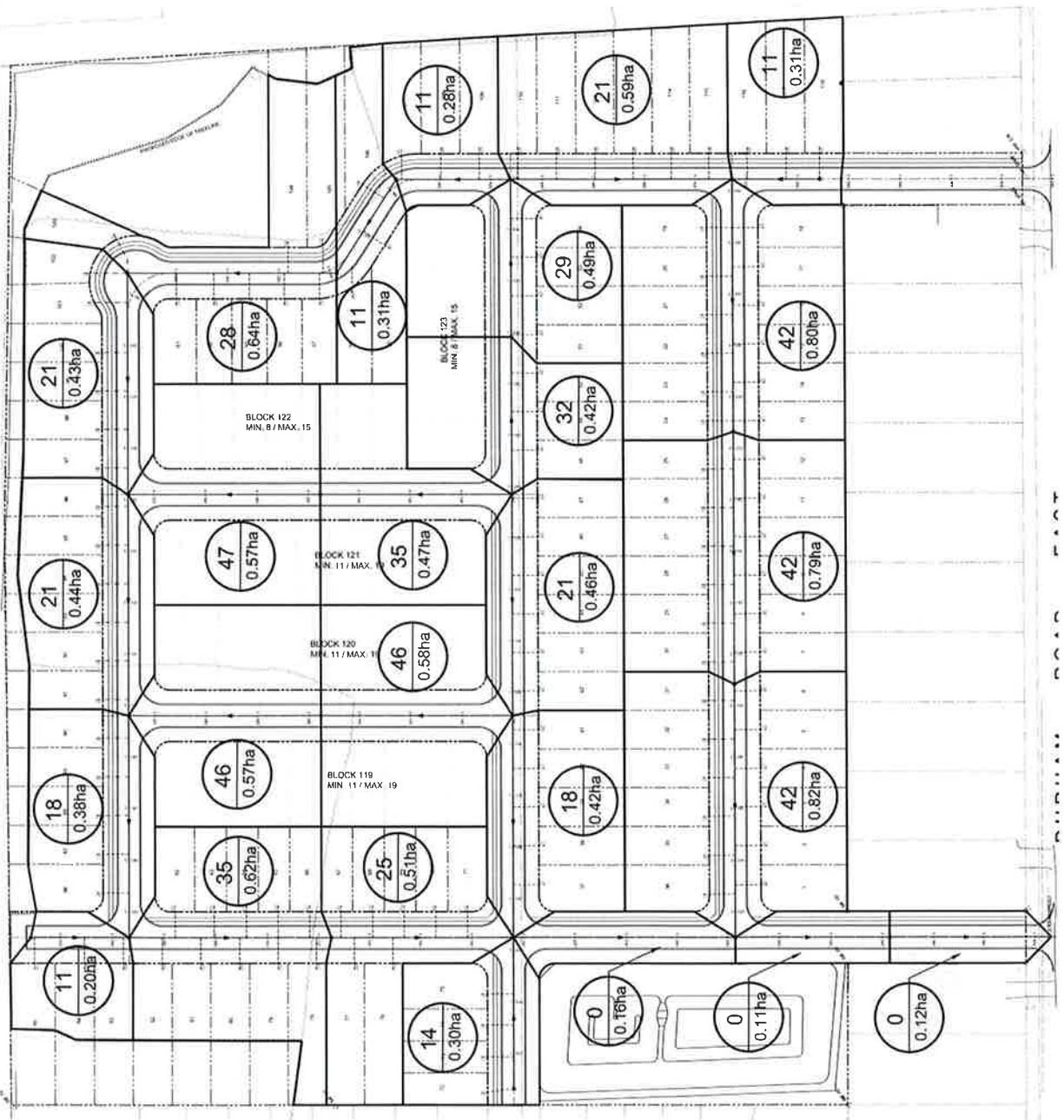
**CITY OF WEST GREY**  
MUNICIPALITY OF WEST GREY  
CLERK

**COBIDE ENGINEERING INC.**  
100 West Beaver Creek, Richmond Hill, Ontario L4B 3R7  
Tel: (905) 881-1111  
Fax: (905) 881-1112  
Email: info@cobide.com

**BROOS SUBDIVISION**  
Municipality of West Grey

**SANITARY SEWER CATCHMENT AREAS**  
SARAH PROPERTIES LTD.

DATE: AUG 2021  
DRAWING No: E1816-18011



**NOTES**

1. ALL SEWER LINES SHALL BE 15" DIA. UNLESS OTHERWISE SPECIFIED.
2. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE SPECIFIED.
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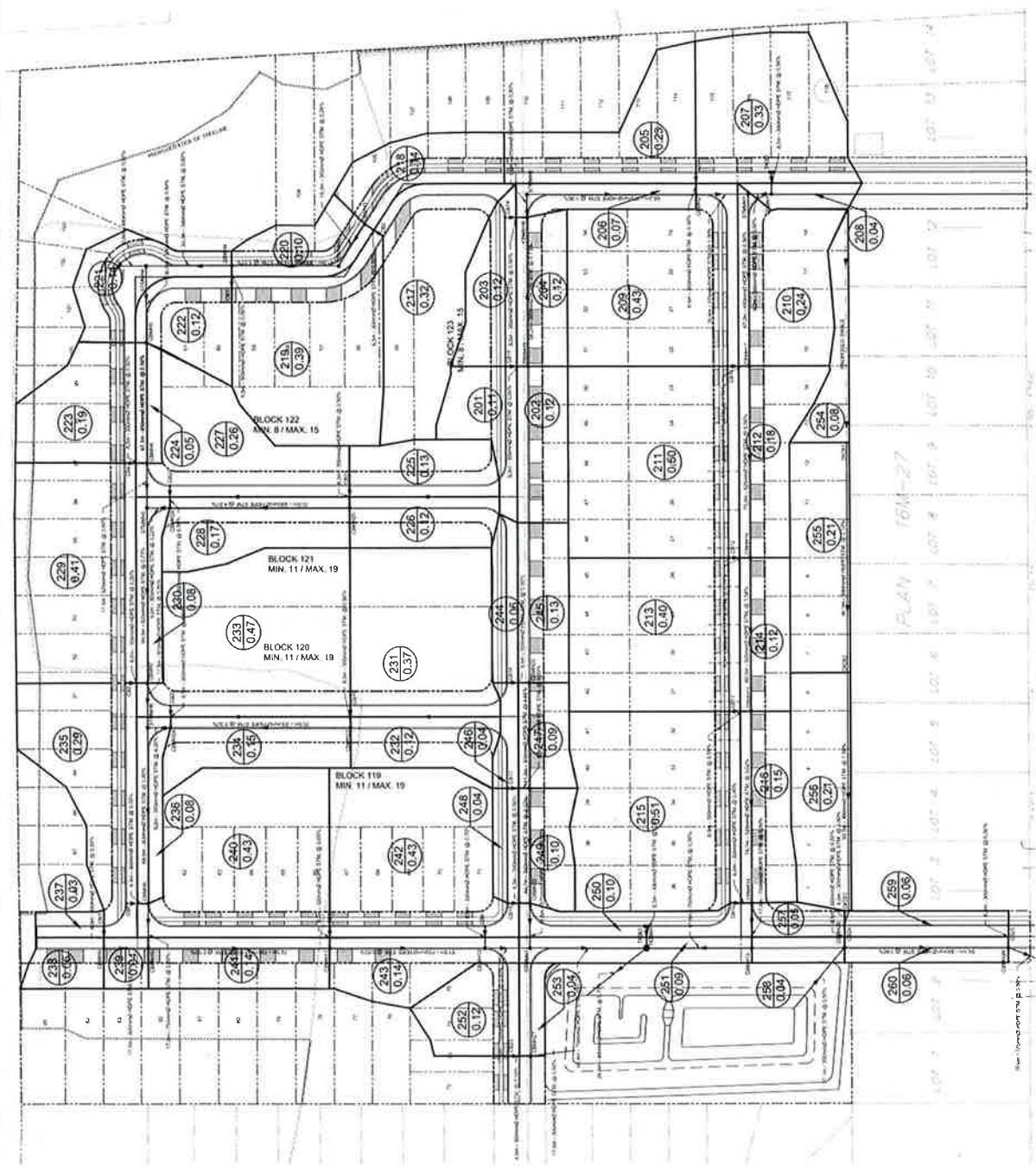
**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK
1				
2				
3				

**COBIDE ENGINEERING INC.**
  
 107 St. Charles Street, Suite 100, St. John's, NL A1B 2X6

**BROOKS SUBDIVISION**  
 Municipality of West Grey  
**STORM SEWER DRAINAGE AREAS**  
 SARAH PROPERTIES, LTD.

DRAWING NO. 0180-STM1

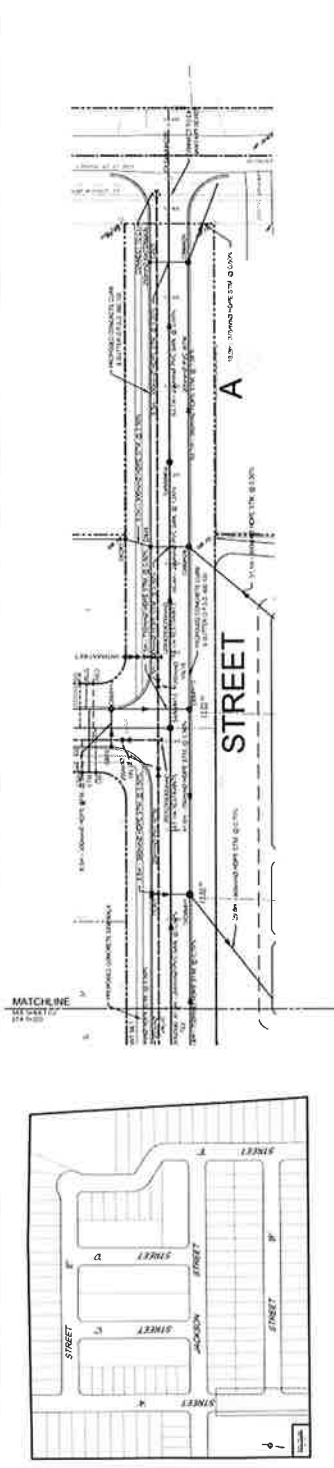


PLAN FORM-27  
 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14



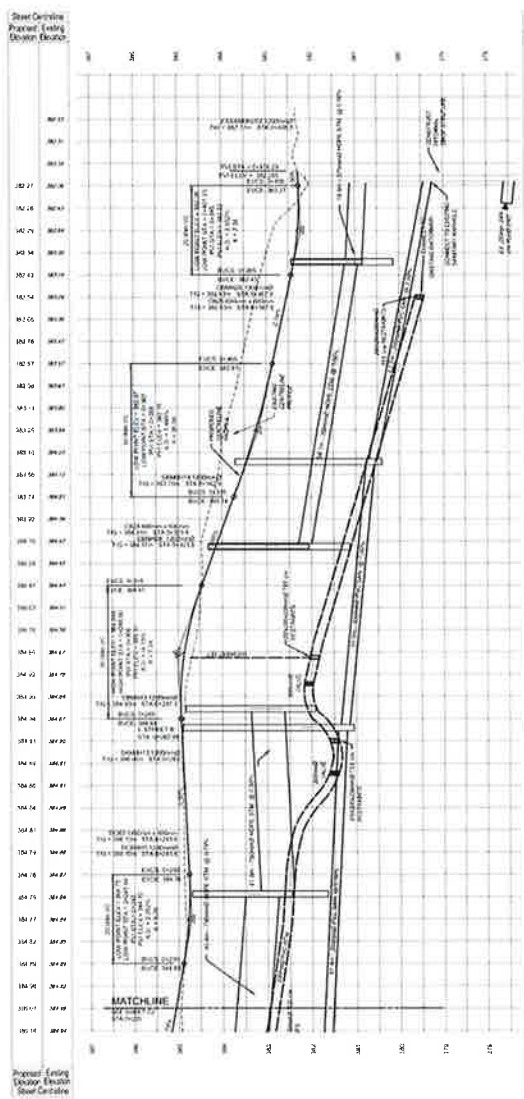
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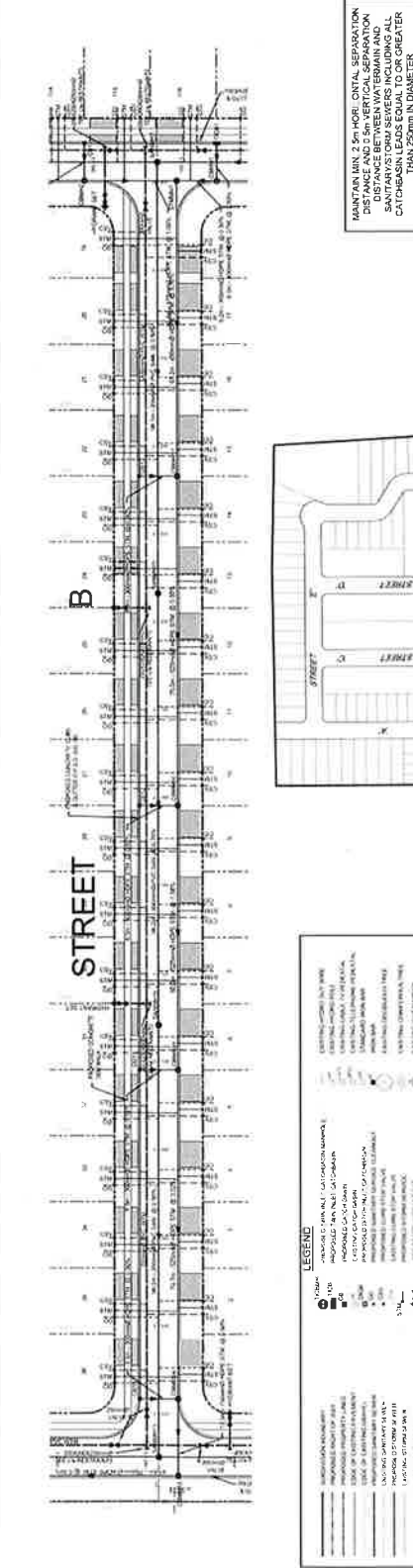
MAINTAIN MIN. 2.5M HORIZONTAL SEPARATION  
 DISTANCE TO ALL SEWERAGE AND SANITARY  
 SANITARY STORM SEWERS INCLUDING ALL  
 CATCH-BASIN LEADS EQUAL TO OR GREATER  
 THAN 228mm IN DIAMETER

GEOTEXTILE CLOTH TO BE INSTALLED UNDER  
 ALL CB AND CBM GRATES AND TO REMAIN IN  
 PLACE UNTIL ROAD PAVING IS COMPLETED



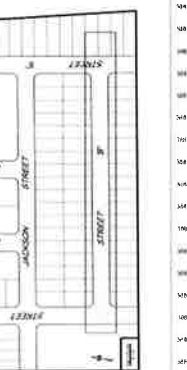
Station	Spot Elevation	Profile Elevation
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- NOTES**
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  20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



MANHOLE UNITS SHALL BE INSTALLED WITH A MINIMUM COVER AND 100mm CLEARANCE FROM THE SURFACE. THE MINIMUM COVER SHALL BE 150mm FOR ALL MANHOLES. THE MINIMUM CLEARANCE SHALL BE 150mm FOR ALL MANHOLES.

GEOTEXTILE CLOTH TO BE INSTALLED UNDER ALL CEILING GIRDERS AND SPACING SHALL BE 250mm. GEOTEXTILE CLOTH SHALL BE INSTALLED UNDER ALL CEILING GIRDERS AND SPACING SHALL BE 250mm.



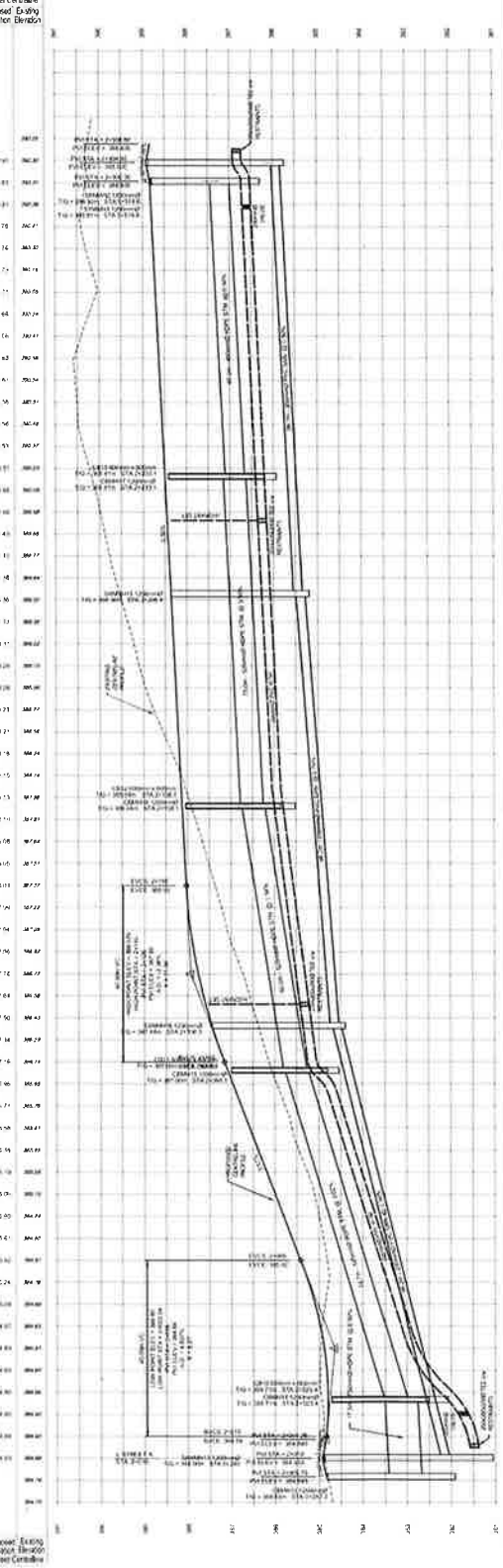
- LEGEND**
- 1. 150mm DIA. MANHOLE
  - 2. 150mm DIA. MANHOLE
  - 3. 150mm DIA. MANHOLE
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  - 18. 150mm DIA. MANHOLE
  - 19. 150mm DIA. MANHOLE
  - 20. 150mm DIA. MANHOLE

**COBIDE ENGINEERING INC.**  
 1111 The Square, Toronto, Ontario M5G 1K4  
 Telephone: (416) 291-2222  
 Fax: (416) 291-2223  
 E-mail: info@cobide.com  
 Website: www.cobide.com

**BROOKS SUBDIVISION**  
 Municipality of West Grey  
 STREET B PLAN AND PROFILE  
 STA 2+000 TO STA 2+314.35

**SARAH PROPERTIES LTD.**

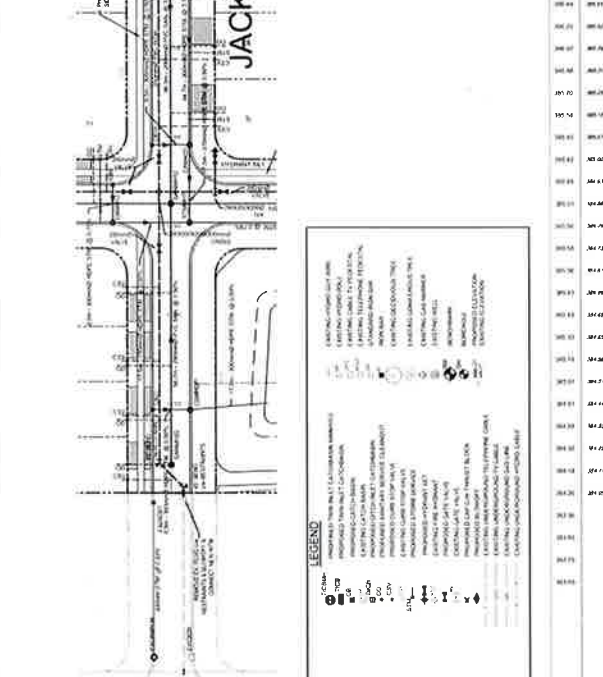
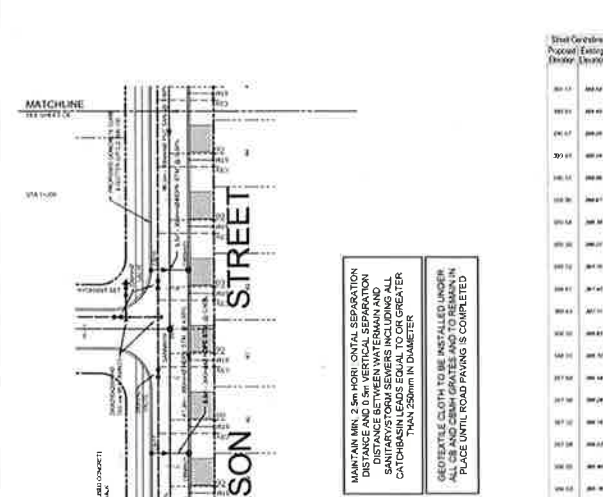
DATE: AUG 2021  
 DRAWING NO: 018A-02A



Station	Spot Elevation	Profile Level	Remarks
2+000	100.50	100.50	MANHOLE 1
2+050	100.80	100.80	MANHOLE 2
2+100	101.20	101.20	MANHOLE 3
2+150	101.50	101.50	MANHOLE 4
2+200	101.80	101.80	MANHOLE 5
2+250	102.10	102.10	MANHOLE 6
2+300	102.40	102.40	MANHOLE 7
2+314.35	102.70	102.70	MANHOLE 8

NOTES:

1. THE LOCATION OF ALL LINES, CONDUITS, UTILITIES, SEWER MAINS AND MANHOLES SHALL BE AS SHOWN ON THESE DRAWINGS. THE ASSUMPTIONS MADE IN THE DESIGN ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE GUARANTEED BY THE MUNICIPALITY.
2. ALL LINES, CONDUITS, UTILITIES, SEWER MAINS AND MANHOLES SHALL BE INSTALLED AS SHOWN ON THESE DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPALITY AND ALL AFFECTED AGENCIES.
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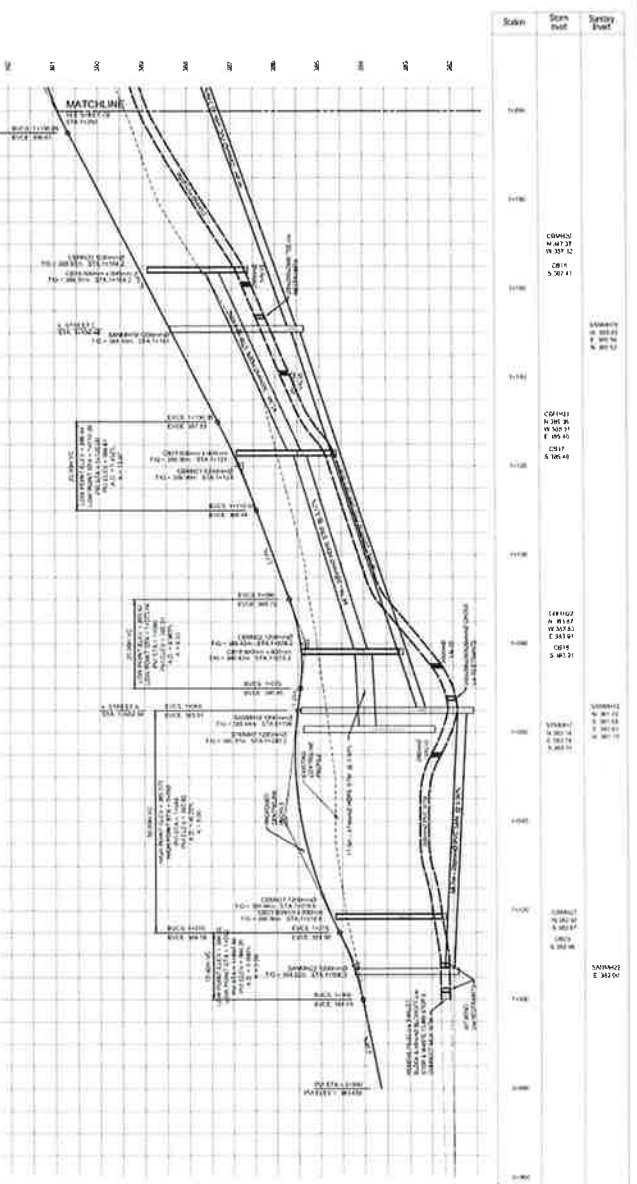
**COBIDE ENGINEERING INC.**  
1011 10th Street, Toronto, Ontario M4W 1B4  
 Phone: (416) 464-4100  
 Fax: (416) 464-4101  
 Email: info@cobide.com

**BROOKS SUBDIVISION**  
 Municipality of West Grey  
**JACKSON STREET PLAN AND PROFILE**  
 STA 1+000 TO STA 1+200

**DATE:** \_\_\_\_\_  
**SCALE:** \_\_\_\_\_  
**BY:** \_\_\_\_\_  
**CHECKED BY:** \_\_\_\_\_  
**APPROVED BY:** \_\_\_\_\_

DATE PLOTTED: \_\_\_\_\_  
 PLOT BY: \_\_\_\_\_  
 PLOT SCALE: \_\_\_\_\_

DRAWING NO. 018405-C2



**LEGEND**

- PROPOSED 100mm DIA. DRAIN
- EXISTING 100mm DIA. DRAIN
- PROPOSED 150mm DIA. DRAIN
- EXISTING 150mm DIA. DRAIN
- PROPOSED 200mm DIA. DRAIN
- EXISTING 200mm DIA. DRAIN
- PROPOSED 250mm DIA. DRAIN
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- EXISTING 1350mm DIA. DRAIN
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- EXISTING 1400mm DIA. DRAIN
- PROPOSED 1450mm DIA. DRAIN
- EXISTING 1450mm DIA. DRAIN
- PROPOSED 1500mm DIA. DRAIN
- EXISTING 1500mm DIA. DRAIN

- NOTES:**
1. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY THE ENGINEER.
  2. THE POSITION OF POLES, LIGHTS, MASTHEADS, SIGNAGE AND OTHER STRUCTURES SHALL BE SHOWN AS APPROXIMATE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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  20. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



PROPOSED ELEVATION LOCATED AT THE GUTTER  
EXISTING ELEVATION  
PROPOSED ELEVATION LOCATED AT THE GUTTER  
EXISTING ELEVATION

NO.	DATE	REVISIONS/ISSUE
1	2011	ISSUED FOR PERMIT
2	2011	ISSUED FOR PERMIT
3	2011	ISSUED FOR PERMIT
4	2011	ISSUED FOR PERMIT
5	2011	ISSUED FOR PERMIT
6	2011	ISSUED FOR PERMIT
7	2011	ISSUED FOR PERMIT
8	2011	ISSUED FOR PERMIT
9	2011	ISSUED FOR PERMIT
10	2011	ISSUED FOR PERMIT
11	2011	ISSUED FOR PERMIT
12	2011	ISSUED FOR PERMIT
13	2011	ISSUED FOR PERMIT
14	2011	ISSUED FOR PERMIT
15	2011	ISSUED FOR PERMIT
16	2011	ISSUED FOR PERMIT
17	2011	ISSUED FOR PERMIT
18	2011	ISSUED FOR PERMIT
19	2011	ISSUED FOR PERMIT
20	2011	ISSUED FOR PERMIT

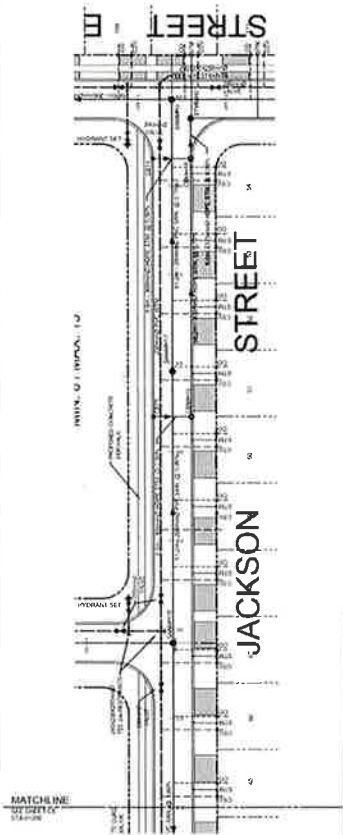


**BROOS SUBDIVISION**  
Municipality of West Grey  
**JACKSON STREET PLAN AND PROFILE**  
STA 1+200 TO STA 1+989.41

SARAH PROPERTIES LTD

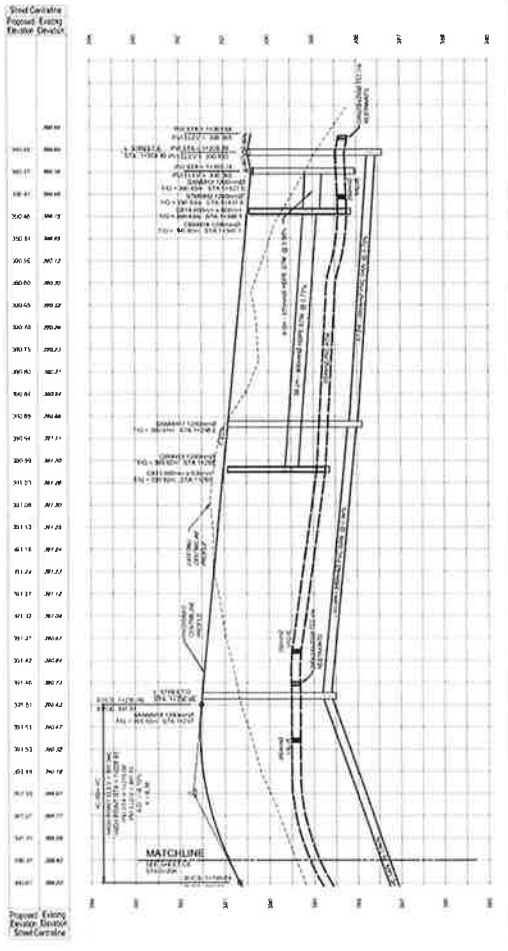
DATE: 2011  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

01846-05



MAINTAIN MIN. 2.5m HORIZONTAL SEPARATION  
DISTANCE AND 0.6m VERTICAL SEPARATION  
DISTANCE FROM ALL SANITARY SEWERS INCLUDING ALL  
CATCHBASIN LEADS EQUAL TO OR GREATER  
THAN 250mm IN DIAMETER

GEOTECHNICAL DATA TO BE INSTALLED UNDER  
ALL CB AND GSBH GRATES AND TO REMAIN IN  
PLACE UNTIL ROAD PAVING IS COMPLETED



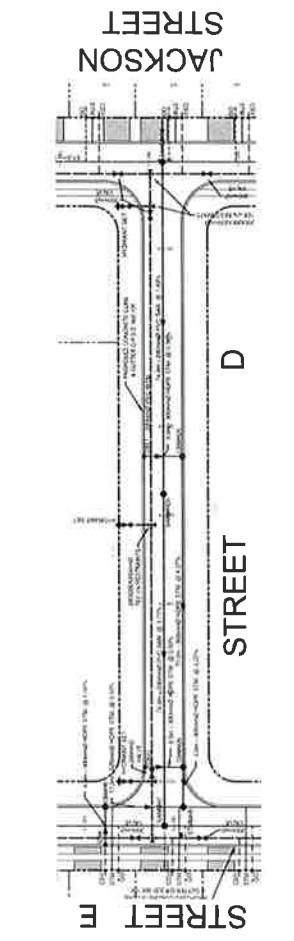
Station	Sheet Foot	Sanitary Foot
1+200		
1+250	STATION W 200.00 E 200.00 S 200.00 N 200.00	STATION W 200.00 E 200.00 S 200.00 N 200.00
1+300		
1+350		
1+400		
1+450		
1+500		
1+550		
1+600		
1+650		
1+700		
1+750		
1+800		
1+850		
1+900		
1+950		
1+989.41		





**CAUTION**  
 THE LOCATION OF THESE LINES, CURBSETS, INTERSECTIONS, DRIVEWAYS AND DRIVEWAYS ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES AND SHALL MAINTAIN ALL UTILITIES TO REMAIN UNHARMED THROUGHOUT THE PROJECT.

- NOTES**
1. MAINTAIN MINIMUM 2.5M HORIZONTAL SEPARATION BETWEEN ALL UTILITIES AND STRUCTURES.
  2. MAINTAIN MINIMUM 2.5M HORIZONTAL SEPARATION BETWEEN ALL UTILITIES AND STRUCTURES.
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  20. MAINTAIN MINIMUM 2.5M HORIZONTAL SEPARATION BETWEEN ALL UTILITIES AND STRUCTURES.



**MAINTAIN MINIMUM 2.5M HORIZONTAL SEPARATION BETWEEN ALL UTILITIES AND STRUCTURES. MAINTAIN MINIMUM 2.5M HORIZONTAL SEPARATION BETWEEN ALL UTILITIES AND STRUCTURES. MAINTAIN MINIMUM 2.5M HORIZONTAL SEPARATION BETWEEN ALL UTILITIES AND STRUCTURES.**

**GEOTEXTILE CLOTH TO BE INSTALLED UNDER ALL CB AND CRASH GRATES AND TO REMAIN IN PLACE UNTIL ROAD PAVING IS COMPLETED.**

**LEGEND**

**UTILITIES**

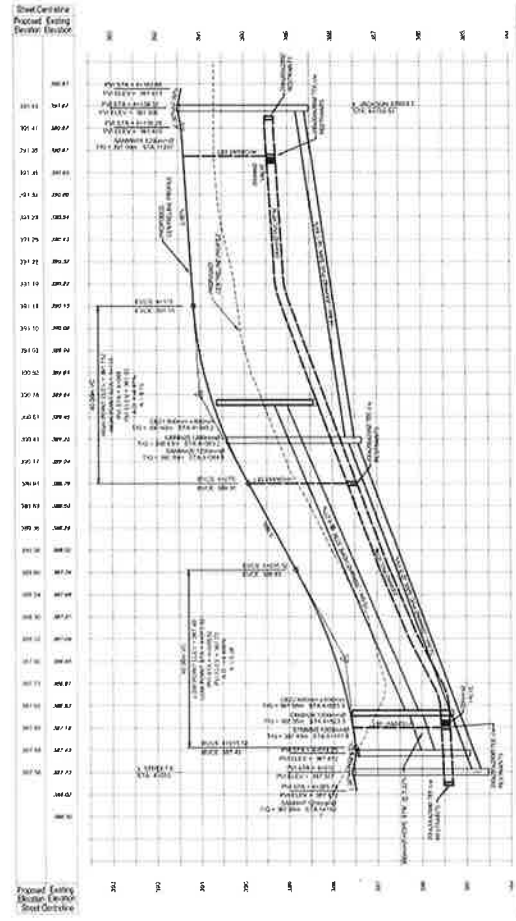
- Water Main
- Gas Main
- Sanitary Sewer
- Storm Sewer
- Electric
- Telephone
- Optical Fiber

**STRUCTURES**

- Manhole
- Catch Basin
- Valve
- Structure

**OTHER**

- Proposed
- Existing
- As Shown
- Not Shown



Station	Spot Elevation	Proposed Elevation
0+00	101.85	101.85
0+05	101.90	101.90
0+10	101.95	101.95
0+15	102.00	102.00
0+20	101.98	101.98
0+25	101.95	101.95
0+30	101.92	101.92
0+35	101.88	101.88
0+40	101.85	101.85
0+45	101.82	101.82
0+50	101.80	101.80

**COBIDE ENGINEERING INC.**  
 517 7th Street, Newmarket, Ontario M3Y 1Y4  
 www.cobide.com

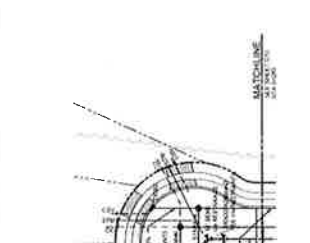
**BROOKS SUBDIVISION**  
 Municipality of West Grey  
 STREET D PLAN AND PROFILE  
 STA 4+000 TO STA 4+189.51

**SARAH PROPERTIES LTD.**

**DATE:** AUG 2021  
**SCALE:** 1:100  
**PROJECT NO.:** 01940-CB

**NOTES**

1. THIS DRAWING IS PART OF A PROJECT AND SHALL BE USED ONLY FOR THE PURPOSES AND SCOPE OF THE PROJECT. ANY OTHER USE IS UNAUTHORIZED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES AND SHALL MAINTAIN ALL ACCESS TO ADJACENT PROPERTIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY RECORDS AND DOCUMENTATION FOR THIS PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL WORK AS SHOWN ON THIS DRAWING AND SHALL BE RESPONSIBLE FOR THE QUALITY AND DURABILITY OF THE WORK.
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**MAINTAIN MIN. 2.5m HORIZONTAL SEPARATION DISTANCE AND 0.5m VERTICAL SEPARATION DISTANCE FROM ALL EXISTING UTILITIES INCLUDING ALL SANITARY/STORM SEWERS INCLUDING ALL CATCHBASIN LEADS EQUAL TO OR GREATER THAN 200mm IN DIAMETER.**

**GEOTEXTILE CLOTH TO BE INSTALLED UNDER ALL CB AND CBM GRATES AND TO REMAIN IN PLACE UNTIL ROAD PAVING IS COMPLETED.**



**LEGEND**

EXISTING STRUCTURE: (Symbol)

PROPOSED STRUCTURE: (Symbol)

EXISTING UTILITY: (Symbol)

PROPOSED UTILITY: (Symbol)

EXISTING ROAD: (Symbol)

PROPOSED ROAD: (Symbol)

EXISTING GROUND SURFACE: (Symbol)

PROPOSED GROUND SURFACE: (Symbol)

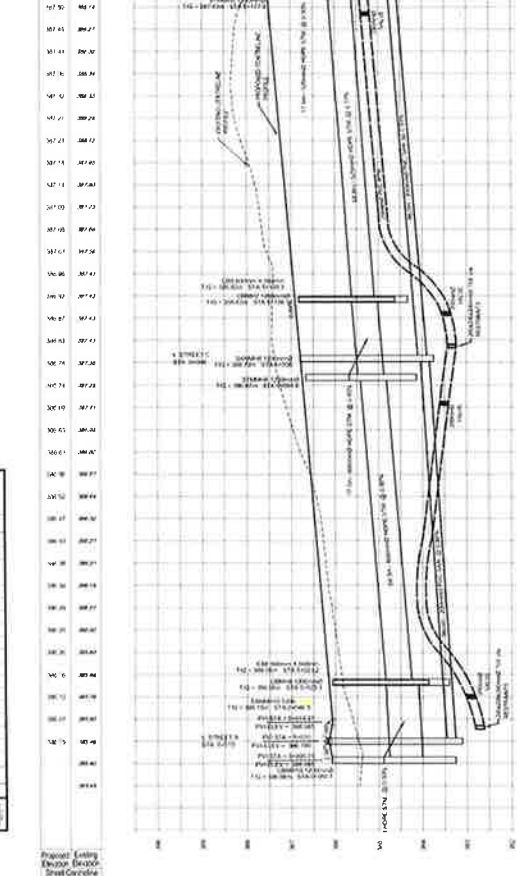


**Site/Project Information**

Client: Municipality of West Grey  
 Project Name: Street E Plan and Profile  
 Drawing No: 01B66C9

**Sheet Schedule**

Sheet No.	Description
01	Street E Plan and Profile
02	Street F Plan and Profile
03	Street G Plan and Profile
04	Street H Plan and Profile



**COBIDE ENGINEERING**  
 117 Glen Street, Toronto, Ontario, Canada M5H 1S4  
 Telephone: (416) 393-3333  
 Fax: (416) 393-3334  
 Email: info@cobide.com

**BROOS SUBDIVISION**  
 Municipality of West Grey  
 STREET E PLAN AND PROFILE  
 STA 5+400 TO STA 5+280

**Sheet Schedule**

Sheet No.	Description
01	Street E Plan and Profile
02	Street F Plan and Profile
03	Street G Plan and Profile
04	Street H Plan and Profile

**Sheet Schedule**

Station	Proposed (m)	Existing (m)
0+00	100.00	100.00
0+10	100.50	100.50
0+20	101.00	101.00
0+30	101.50	101.50
0+40	102.00	102.00
0+50	102.50	102.50
0+60	103.00	103.00
0+70	103.50	103.50
0+80	104.00	104.00
0+90	104.50	104.50
1+00	105.00	105.00

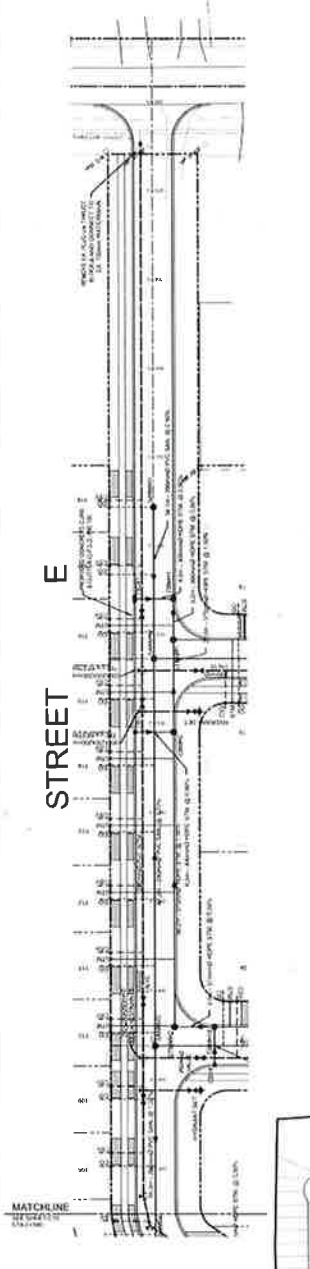


**NOTES**

1. THE LOCATION OF ALL LINES, CONDITIONS, UTILITIES, MATERIALS AND CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND MATERIALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. ANY OBSTRUCTIONS SHALL BE REMOVED OR PROTECTED AS NECESSARY.
3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURB AND GUTTER LINES UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIDEWALK LINES UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROADWAY LINES UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES UNLESS OTHERWISE NOTED.
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**NOTES**

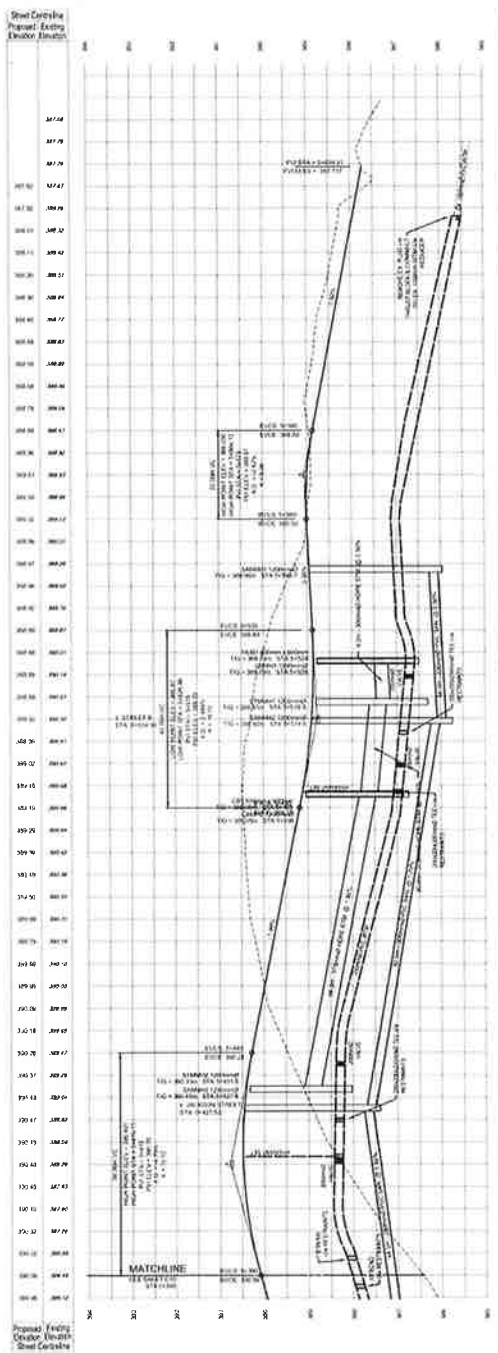
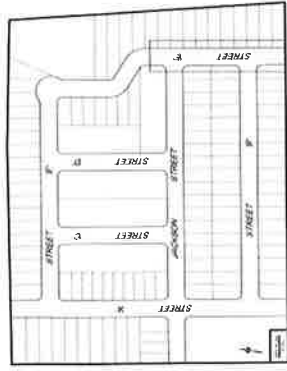
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**MAINTAIN 15' MIN. OVERLAP SEPARATION DISTANCE BETWEEN WATER MAIN AND SANITARY SEWER LINES. ALL SANITARY SEWER LINES TO BE INSTALLED UNDER GEOTEXTILE CLOTH TO BE INSTALLED UNDER ALL EXISTING AND PROPOSED PAVEMENT SURFACES. ALL SANITARY SEWER LINES TO BE INSTALLED UNDER GEOTEXTILE CLOTH TO BE INSTALLED UNDER ALL EXISTING AND PROPOSED PAVEMENT SURFACES.**

**LEGEND**

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- EXISTING SANITARY SEWER
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED ELECTRIC
- EXISTING ELECTRIC
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED ROADWAY
- EXISTING ROADWAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED UTILITIES
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Station	Sum level	Sanitary level
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1+10	101.50	100.50
1+20	101.50	100.50
1+30	101.50	100.50
1+40	101.50	100.50
1+50	101.50	100.50

**COBIDE ENGINEERING**  
 117 The Square, Toronto, Ontario M5H 1A4  
 Telephone: (416) 593-8888  
 Fax: (416) 593-8889

**BROOKS SUBDIVISION**  
 Municipality of West Grey  
 STREET E PLAN AND PROFILE  
 STA 8+90 TO STA 8+684.19  
 SARAH PROPERTIES LTD.

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_  
 SHEET NO.: \_\_\_\_\_

DATE: \_\_\_\_\_



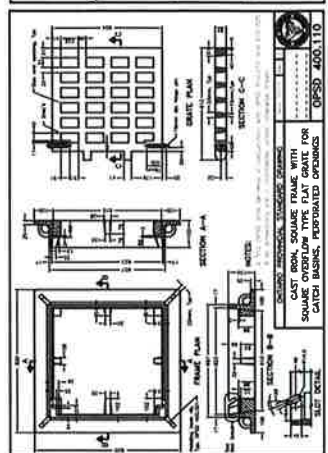
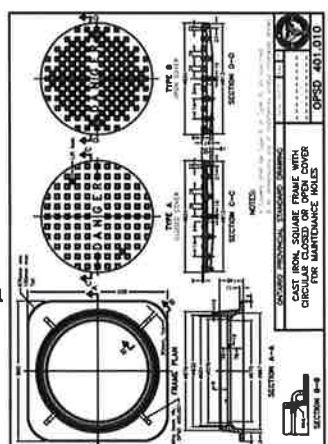
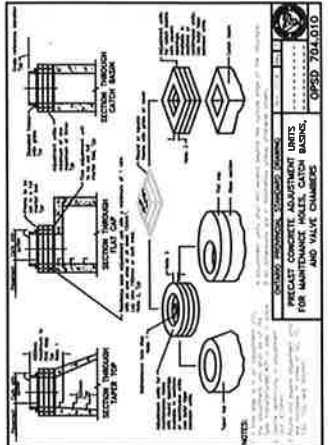
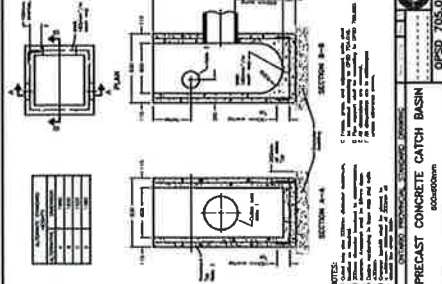
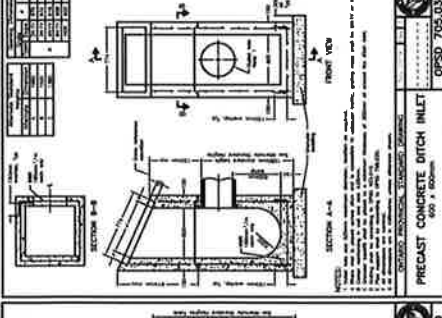
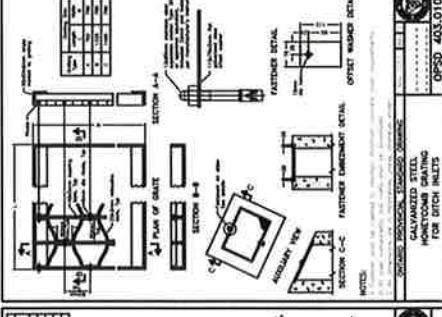
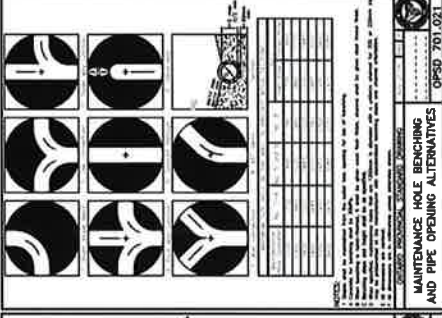
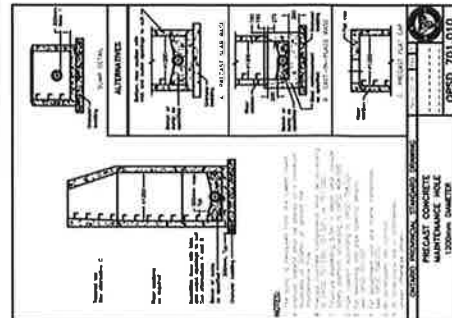
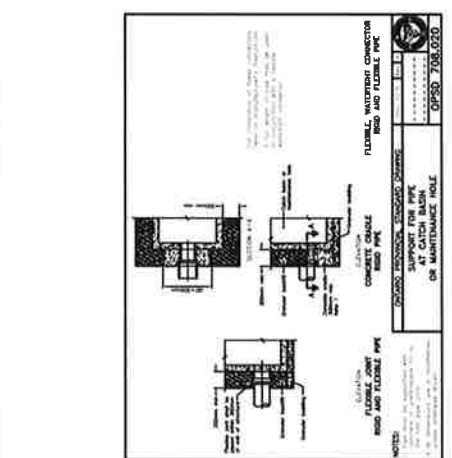
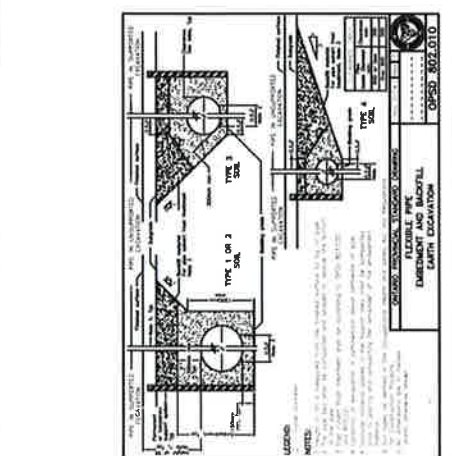
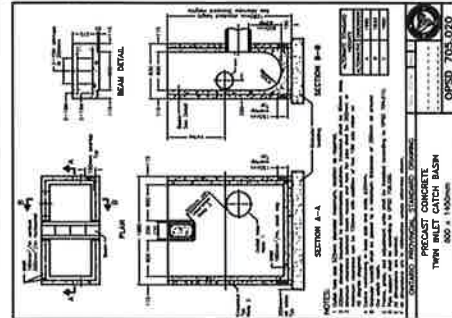






**NOTES:**

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**COBIDE ENGINEERS INC**  
 11111 16th Avenue S.W.  
 Surrey, B.C. V3R 5M9  
 Phone: (604) 273-8888  
 Fax: (604) 273-8889

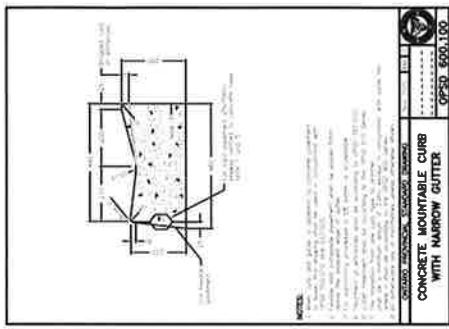
**BROOKS SUBDIVISION**  
 Municipality of West Grey

**MISCELLANEOUS DETAILS**  
 SARAH PROPERTIES LTD.

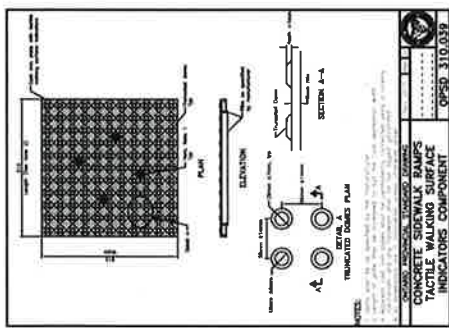
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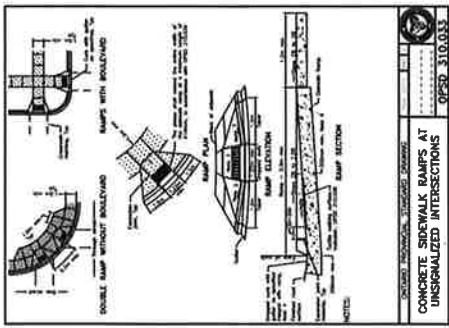
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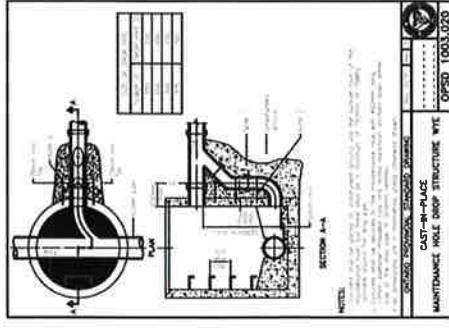
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 OPSD - 608.1109



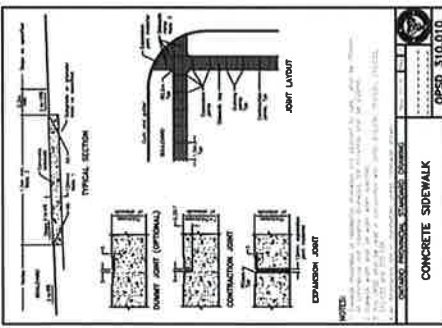
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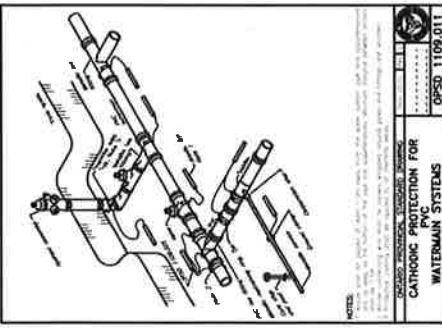
**CONCRETE SIDEWALK RAMPS AT UNSIGNALIZED INTERSECTIONS**  
 OPSD - 310.0333



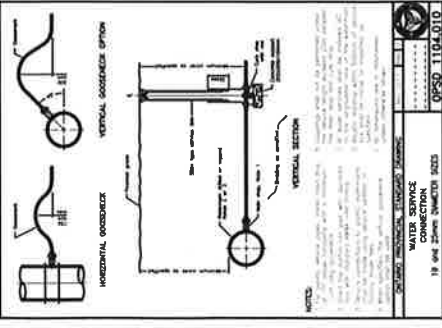
**CAST-IN-PLACE MAINTENANCE HOLE DROP STRUCTURE**  
 OPSD - 1093.0920



**CONCRETE SIDEWALK**  
 OPSD - 310.0110



**CATHODIC PROTECTION FOR WATERMAIN SYSTEMS**  
 OPSD - 1109.0111



**MANHOLE STRUCTURE CONNECTION**  
 OPSD - 1104.0110

<b>COBIDE ENGINEERING INC.</b> 107 10th Street, Toronto, Ontario, M5H 1K4 Telephone: (416) 608-0099 Fax: (416) 608-0098	
BRODS SUBDIVISION Municipality of West Grey MISCELLANEOUS DETAILS 2 SARAH PROPERTIES LTD.	
DATE: _____ DRAWN BY: _____ CHECKED BY: _____ PROJECT NO.: _____ SHEET NO.: _____ OF _____	DRAWING No. 0160-C023

**SCHEDULE 'D'**

**GENERAL SERVICING PLAN**

**CAUTION**  
 THE REVISIONS TO THESE PLANS, CONDITIONS, SPECIFICATIONS AND NOTES ARE THE PROPERTY OF COBIDE ENGINEERING INC. AND WILL BE MAINTAINED IN CONFIDENCE. ANY REVISIONS TO THESE PLANS, CONDITIONS, SPECIFICATIONS AND NOTES MUST BE APPROVED BY COBIDE ENGINEERING INC. IN WRITING. THE USER OF THESE PLANS, CONDITIONS, SPECIFICATIONS AND NOTES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

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**Blockchain Information**

TOPIC: [REDACTED] LOCATION: [REDACTED]

DATE: [REDACTED]

BY: [REDACTED]

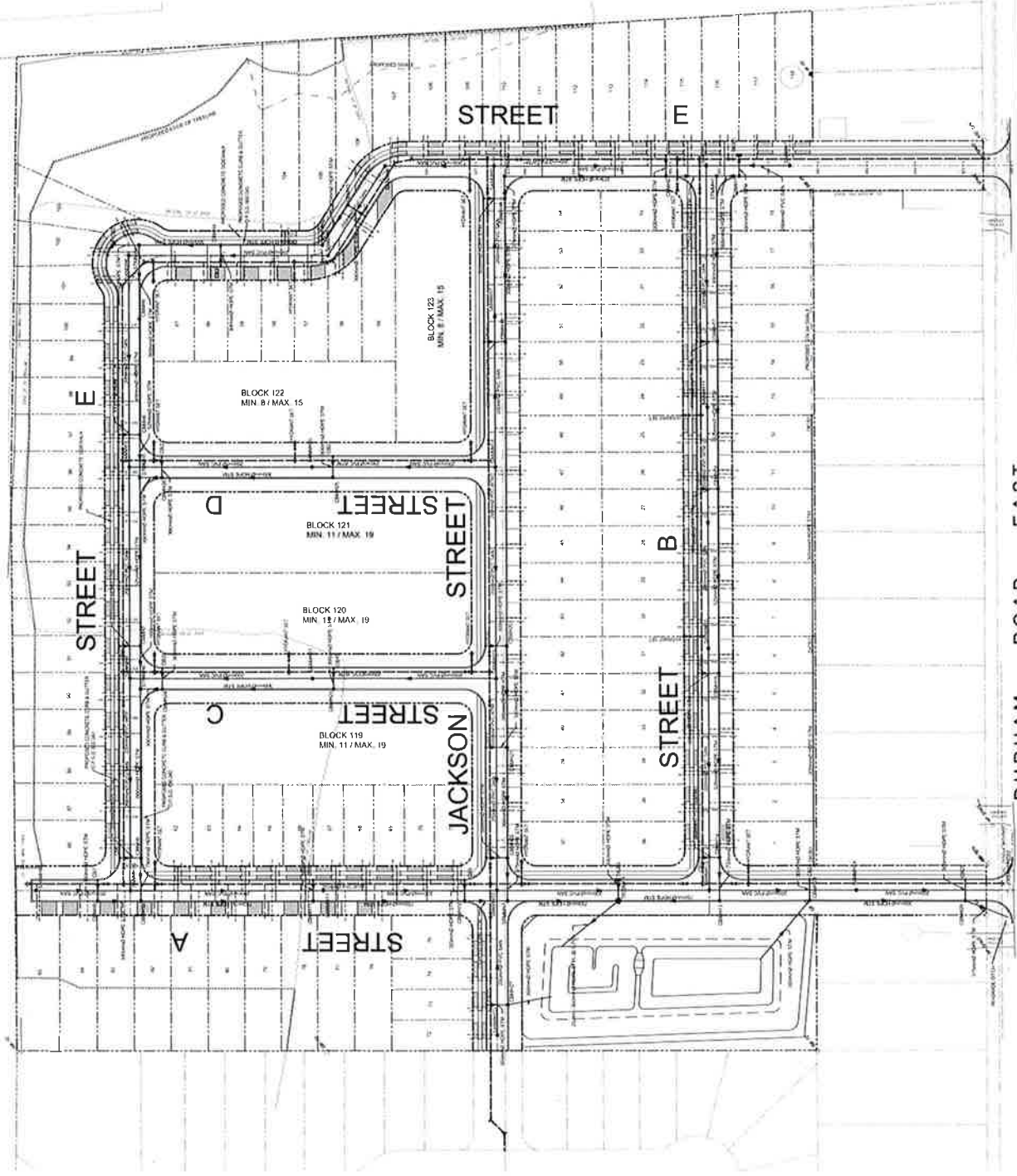
FOR: [REDACTED]

NO.	DATE	DESCRIPTION	BY	CHK
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2	2011	ISSUED FOR PERMIT	[REDACTED]	[REDACTED]
3	2011	ISSUED FOR PERMIT	[REDACTED]	[REDACTED]
4	2011	ISSUED FOR PERMIT	[REDACTED]	[REDACTED]
5	2011	ISSUED FOR PERMIT	[REDACTED]	[REDACTED]
6	2011	ISSUED FOR PERMIT	[REDACTED]	[REDACTED]
7	2011	ISSUED FOR PERMIT	[REDACTED]	[REDACTED]
8	2011	ISSUED FOR PERMIT	[REDACTED]	[REDACTED]
9	2011	ISSUED FOR PERMIT	[REDACTED]	[REDACTED]
10	2011	ISSUED FOR PERMIT	[REDACTED]	[REDACTED]

**COBIDE ENGINEERING INC.**  
 117 Glen Street, West Grey, Ontario N6A 1K6  
 Phone: (519) 875-1177  
 Fax: (519) 875-1178  
 Email: info@cobide.com

**BROOS SUBDIVISION**  
 Municipality of West Grey  
 GENERAL SERVING PLAN  
 SARAH PROPERTIES LTD.

DATE: [REDACTED]  
 DRAWING NO.: [REDACTED]



**SCHEDULE 'E'**

**LOT GRADING PLAN**

**CAUTION:** THIS PLAN IS THE PROPERTY OF COBIDE ENGINEERING, SARAH PROPERTIES LTD. ANY REPRODUCTION OR TRANSMISSION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF COBIDE ENGINEERING, SARAH PROPERTIES LTD. IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED HEREON.

**NOTE:**

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**BENCHMARK INFORMATION**

LOCATED TO THE ADJACENT LOCATION OF THE ADJACENT LOT

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

REVISION: \_\_\_\_\_

**COBIDE ENGINEERING INC.**  
 877 Pine Street, Toronto, Ontario M6H 1Y4  
 Telephone: (416) 593-8888

**BROOKS SUBDIVISION**  
 Municipality of West Grey

**LOT GRADING PLAN**

SARAH PROPERTIES LTD.

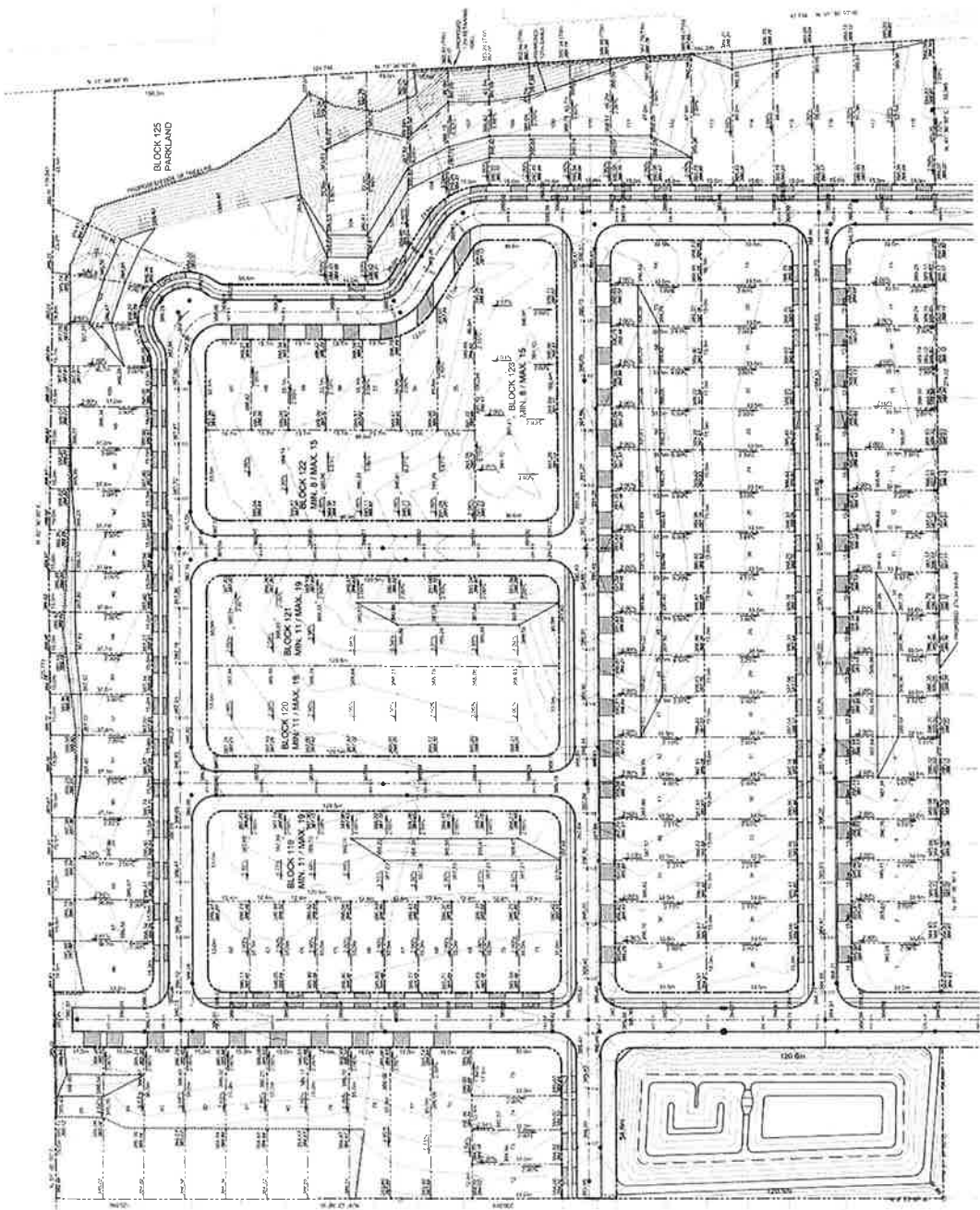
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SCALE: 1:100

ALSO SEE: \_\_\_\_\_

DRAWING NO. 01562-C17



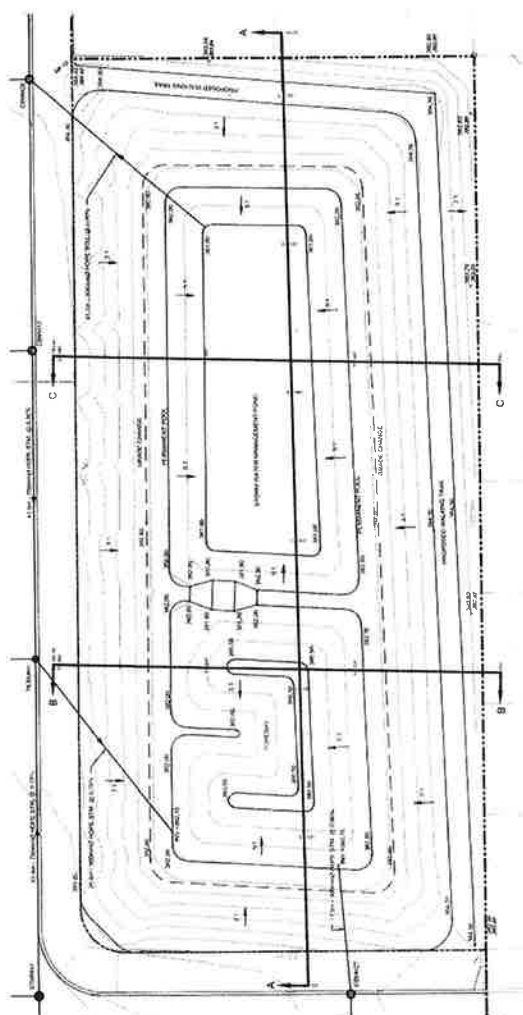
**SCHEDULE 'F'**

**IDENTIFICATION OF FINAL STORMWATER MANAGEMENT PLAN**

**CAUTION:** ALL FIELD SURVEY DATA, CALCULATIONS, DIMENSIONS, DISTANCES AND ANGLES SHOWN ON THIS DRAWING ARE THE PROPERTY OF SARAH PROPERTIES LTD. THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING IS GUARANTEED TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION SHOWN ON THIS DRAWING.

**NOTES:**

1. THE INFORMATION ON THIS DRAWING IS FOR THE PURPOSES OF THE PROJECT ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE INFORMATION ON THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.
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**Benchmark Information**

BM 1: 100' HIGH SPOT AT THE CORNER OF THE BUILDING AT THE CORNER OF THE BUILDING

BM 2: 100' HIGH SPOT AT THE CORNER OF THE BUILDING AT THE CORNER OF THE BUILDING

**COBIDE ENGINEERING INC.**  
117 West Street, Toronto, Ontario M5H 1A4  
Telephone: (416) 929-8990

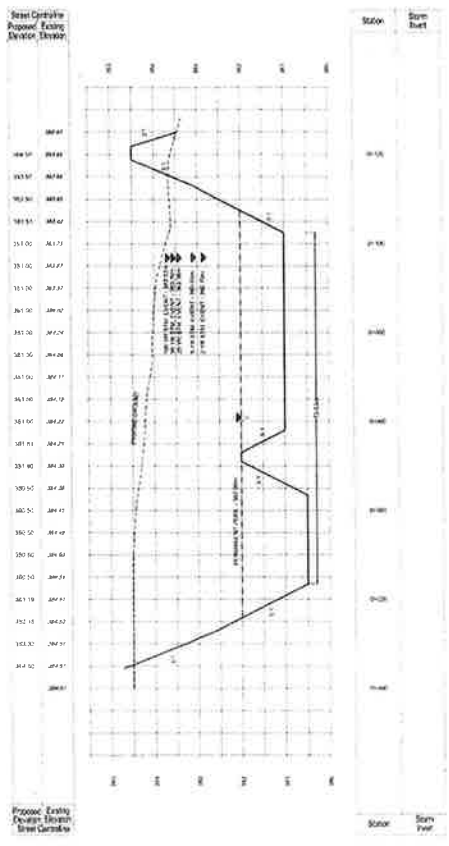
**BROOS SUBDIVISION**  
Municipality of West Grey  
STORMWATER MANAGEMENT POND  
DETAILS

**SARAH PROPERTIES LTD.**

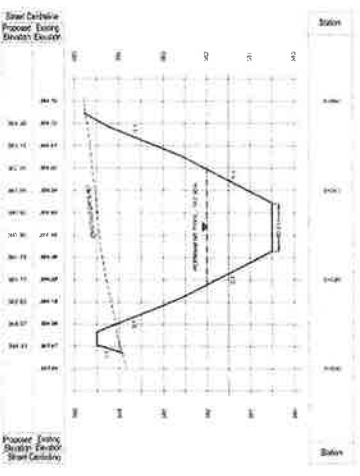
DATE: AUG 2021

DESIGNED BY: SARAH PROPERTIES LTD.

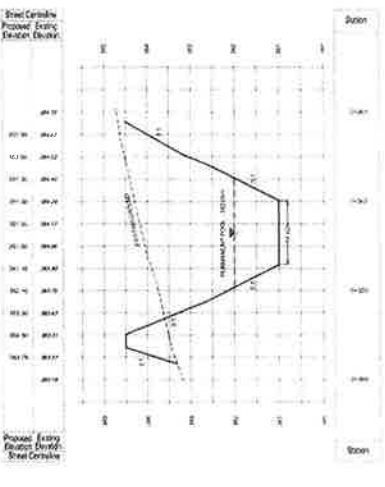
**SWMP - SECTION A-A**



**SWMP - SECTION B-B**



**SWMP - SECTION C-C**





**SCHEDULE 'G'**

**IDENTIFICATION OF CONDITIONS OF DRAFT PLAN APPROVAL  
IMPOSED BY THE COUNTY OF GREY**

Owner: Tiffany Development Corporation

File No.: 42T-2020-01

Municipality: Municipality of West Grey (geographic township of Glenelg)

Location: Part of Divisions 2 and 3 of Lot 24, Concession 1 EGR,

Date of Decision:

Date of Notice:

Last Date of Appeal:

Plan of Subdivision File No. 42T-2020-01 has been granted draft approval. The County's conditions of final approval for registration of this draft plan of subdivision are as follows:

### Draft Plan

1. That this approval applies to the draft Plan of Subdivision for the lands being part of divisions 2 and 3, concession 1, part of lot 24 east of the Garafraxa Road (EGR), geographic township of Glenelg, now in the Municipality of West Grey, County of Grey, prepared by Cobide Engineering Inc. (01840-DP-1) dated May 25, 2021 showing the following:
  - a. 118 single detached dwelling units (lots 1 – 118),
  - b. A maximum of 87 townhouse units, or a minimum of 49 townhouse units in five multi-family blocks (blocks 119 – 123),
  - c. Four new streets (labelled as streets 'A' – 'D'), in addition to an extension of Jackson Street,
  - d. One block for parkland dedication (block 125), and
  - e. One stormwater management block (block 124).

### Subdivision Agreement

2. The developer shall enter into a subdivision agreement with the Municipality agreeing to satisfy all requirements and conditions, financial and otherwise with respect to the provisions of the roads, sidewalks, streetlights, drainage, installation of services, upgrade of services along Durham Road East, amenities, stormwater management, including the landscaping and fencing of the stormwater management block, and other municipal requirements.
3. The developer shall agree in the subdivision agreement that prior to any grading or construction on site, and prior to final approval of the subdivision by the County, the owner shall prepare the following studies / reports, completed to the satisfaction of the Saugeen Valley Conservation Authority (items a – e) and Municipality of West Grey (items a – f):
  - a. Final Stormwater Management Report,
  - b. Lot Grading Plan,
  - c. Environmental Impact Study,
  - d. Sediment and Erosion Control Plan,
  - e. Final Landscaping Plan including required tree planting and tree preservation, and
  - f. Final road design, including active transportation requirements, sidewalks, emergency access and phasing and other design considerations as required.

### Registration of Subdivision Agreement

4. The subdivision agreement shall be registered by the Municipality against the lands to which it applies as provided under the *Planning Act, R.S.O., 1990, as amended* in conjunction with the registration of this plan. A copy of the executed subdivision agreement shall be provided by the Municipality to the developer. The registration of the agreement shall be at the sole cost of the developer.

**Owner: Tiffany Development Corporation**

**File No.: 42T-2020-01**

**Municipality: Municipality of West Grey (geographic township of Glenelg)**

**Location: Part of Divisions 2 and 3 of Lot 24, Concession 1 EGR,**

**Date of Decision:**

**Date of Notice:**

**Last Date of Appeal:**

5. The developer shall, prior to the final approval, submit detailed plans showing the proposed phasing plan for review and approval by the Municipality.
6. The registration of the plan may occur in phases, as approved by the Municipality, as laid out in the subdivision agreement. That the development and registration of the phases shall be in accordance with sound engineering principles, including servicing upgrades along Durham Road east, to the satisfaction of the Municipality.

### **Water / Wastewater Allocation**

7. Sanitary sewer and water supply allocations shall be committed by the Municipality of West Grey for this development for a total of 205 residential units at the time of draft approval of the plan of subdivision. Through this draft approval the Municipality confirms that such allocations are available for such purposes.

### **Road Names / Road Dedication Reserves**

8. The developer shall agree in the subdivision agreement that all road allowances included on this plan shall be shown and dedicated as public highways to the Municipality of West Grey. This shall include areas to be set aside for daylighting triangles.
9. The developer shall agree that the internal streets dedicated in these conditions shall be named to the satisfaction of the Municipality.
10. The developer shall agree in the subdivision agreement to construct all roads to municipal standards in effect at the time of construction to the satisfaction of the Municipality.
11. The developer shall agree in the subdivision agreement to construct all temporary cul-de-sacs as required by the Municipality and in accordance with municipal standards.
12. That any dead ends and open sides of road allowances created by this draft plan shall be terminated in 0.3 metre reserves to be dedicated free and clear of encumbrances to the Municipality.

### **Walkways and Pedestrian Paths**

13. The developer shall agree in the subdivision agreement that sidewalks are to be developed in accordance with municipal standards at the time of the construction, to the satisfaction of the Municipality.

### **Zoning**

14. Prior to final approval and registration of any phase of this plan, the subject lands shall be appropriately zoned by a zoning by-law that has come into effect in accordance with

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the provisions of the *Planning Act, R.S.O. 1990 as amended*, and to the satisfaction of the Municipality.

15. The developer shall, prior to final approval, submit a schedule certified by an Ontario land surveyor indicating the areas and frontages of the lots and blocks within the plan, to the satisfaction of the Municipality.

### **Display Map**

16. The developer shall agree in the subdivision agreement, prior to offering any of the residential lots for purchase, to place a display map on the wall of the sales office in a place visible to the public, which indicates the location and relevant details of all sidewalks, trails, bike lanes, community mailboxes, parks, environmental protections areas, storm water management area, landscaping, streetlights, buffer areas, fencing, roads, construction staging and adjacent land uses. All display maps shall be submitted to and approved by the Municipality prior to their use.

### **Development Charges**

17. The developer shall agree in the subdivision agreement that development charges, processing, and administration fees be paid in accordance with the Municipal, County, and school board policies and by-laws.
18. The subdivision agreement between the developer and the Municipality shall include provisions whereby all offers of purchase and sale will include information that satisfies subsection 59(4) of the *Development Charges Act, 1997, R S.O. 1997, as amended*.

### **External Servicing**

19. Prior to final approval and registration of the plan by the County, the developer will contribute funds towards the upgrades on Durham Road East and construct works required to connect the subdivision to the existing infrastructure. This should be defined as a monetary figure based on a current cost estimate with the extent of the works defined by motion of West Grey Council.

### **Easements, Conveyances, and Parkland Dedication**

20. The developer shall agree in the subdivision agreement that such easements and land dedication as may be required for access, gas, utilities, communications, telecommunications, servicing, drainage and construction purposes shall be granted to the Municipality and appropriate agencies or authorities, to their satisfaction free and clear of all encumbrances.
21. The developer shall agree in the subdivision agreement in words satisfactory to the Municipality, to grant to the communications / telecommunications service providers any easement that may be required for communication / telecommunication services. Easements may be required subject to final servicing decisions.

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22. The developer shall agree in the subdivision agreement to the satisfaction of the Municipality that prior to commencing any work within the plan, the developer shall confirm that sufficient wire-line communication / telecommunication / fibre optics infrastructure is currently available within the proposed development to provide communication / telecommunication / fibre-optics service to the proposed development.
23. The developer shall agree in the subdivision agreement that they are responsible for the maintenance of roadways and sidewalks until the Municipality assumes the roads within the subdivision or 50% of phase one has received occupancy permits. The developer shall agree that the same requirement shall apply to each phase of the subdivision.
24. The developer shall agree in the subdivision agreement to the satisfaction of the Municipality that the developer is solely responsible for the disposal of refuse and collection of recycling within the subdivision until roads are assumed. The removal will be at the sole cost of the developer.
25. That the developer shall convey 5% of the land and/or cash in lieu for parkland dedication purposes to the Municipality for parkland and/or trail purposes to the satisfaction of the Municipality. The majority of this parkland dedication is proposed through dedicating block 125 to the Municipality.

### **Archaeological Assessment**

26. The developer shall agree to the following in the subdivision agreement:
  - a. Should previously unknown or unassessed deeply buried archaeological resources be uncovered during development, such resources 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 archaeologist to carry out archaeological fieldwork, in compliance with Sect 48 (1) of the Ontario Heritage Act.
  - b. That anyone working on the subject lands who uncovers a burial site containing human remains shall cease fieldwork or construction activities and immediately report the discovery to the police or coroner in accordance with the Funeral, Burial and Cremation Services Act.

### **Agency Requirements**

#### **Saugeen Valley Conservation Authority**

27. That prior to any grading or construction on site, and prior to final approval of the subdivision by the County, the owner shall prepare the following studies and reports, completed to the satisfaction of the Saugeen Valley Conservation Authority, and the Municipality of West Grey:
  - a. Final Stormwater Management Plan;
  - b. Lot Grading Plan;
  - c. Environmental Impact Study;

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- d. Final Landscaping Plan including required tree planting and tree preservation, and
- e. Sediment and Erosion Control Plan.

28. That the subdivision agreement between the owner and the Municipality of West Grey contain provisions with wording acceptable to the Saugeen Valley Conservation and the Municipality of West Grey relating to the implementation of the Final Stormwater Report, Lot Grading Plan, Environmental Impact Study, the Final Landscaping Plan including required tree planting and tree preservation, and the Sediment and Erosion Control Plan.

### **Canada Post**

- 29. The developer will consult with Canada Post to determine suitable permanent locations for the placement of community mailboxes and to indicate these locations on appropriate servicing plans, and include them in the subdivision agreement.
- 30. The developer will confirm to Canada Post that the final secured permanent locations for the community mailboxes will not be in conflict with any other utility including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- 31. The developer will install concrete pads at each of the community mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- 32. The developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary community mailbox location. This location will be in a safe area away from construction activity in order that community mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- 33. The developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- 34. The developer agrees, prior to offering any of the residential units for sale, to place a 'Display Map' on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post community mailbox site locations, as approved by Canada Post and the Municipality of West Grey.
- 35. The developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated community mailbox, and to include the exact locations (list of lots #s) of each of these community mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

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36. The developer will be responsible for officially notifying the purchasers of the exact community mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
37. Canada Post further requests the owner/developer be notified of the following;
  - a. The developer of any condominiums will be required to provide signature(s) for a license to occupy land agreement and provide winter snow clearance at the community mailbox locations.
  - b. Enhanced community mailbox sites with roof structures will require additional documentation as per Canada Post policy.
  - c. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
  - d. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.

### **Administration**

38. Prior to the signing of the final plan by the County of Grey, the applicant is to provide to the County written correspondence from the Saugeen Valley Conservation Authority how draft plan conditions 3, 27, and 28 have been addressed to SVCA's satisfaction.
39. Prior to the signing of the final plan by the County of Grey, the County is to be advised by the applicant in writing from Canada Post how draft plan conditions 29 – 37 have been addressed to the Canada Post's satisfaction.
40. Prior to the signing of the final plan by the County of Grey, the applicant is to provide to the County written correspondence from the Municipality of West Grey indicating that all the draft plan conditions have been carried out to the Municipality's satisfaction.
41. If final approval is not given to this plan within three (3) years of the draft approval date, and no extensions have been granted, draft approval shall lapse under Subsection 51(32) of the *Planning Act, RSO 1990, as amended*. If the owner wishes to request an extension to draft approval, a written explanation along with the applicable application fee and a resolution from the Municipality must be received.
42. That the Owner shall provide the Municipality of West Grey and County of Grey with digital copies of the Final Plan in a format acceptable to the Municipality and the County.

### **NOTES TO DRAFT APPROVAL**

1. It is the applicant's responsibility to fulfil the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Grey, quoting the County file number 42T-2020-01.
2. An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the Occupational Health and Safety Act, requires that no object be brought closer than 3 metres (10 feet) to

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the energized conductor. It is proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating "**DANGER - Overhead Electrical Wires**" in all locations where personnel and construction vehicles might come in close proximity to the conductors.

3. Clearances or consultations are required from the following agencies, as well as the appropriate agency or authority providing utilities or services:

Municipality of West Grey  
402813 Grey Road 4, Rural Route # 2  
Durham, ON, N0G 1R0

Saugeen Valley Conservation Authority  
1078 Bruce Road 12, Box 150  
Formosa, ON, N0G 1W0

Canada Post Corporation  
300 Wellington Street  
London, ON, N6B 3P2

4. We suggest you make yourself aware of the following subsections of the Land Titles Act:
  - a) subsection 144(1) requires all new plans to be registered in a Land Titles system if the land is situated in a land titles division; and
  - b) subsection 144(2) allows certain exceptions.

The subdivision plan for Registration must be in conformity with the applicable Ontario Regulation under The Registry Act.

5. Inauguration or extension of a piped water supply, a sewage system, or a storm drainage system, is subject to the approval of the Ministry of the Environment Conservation and Parks under the Ontario Water Resources Act, RSO 1990, as amended.
6. That any tree removal on-site shall be done only in accordance with approved vegetation preservation or tree management plans, as well as the County's Forest Management By-law.
7. All measurements in subdivision final plans must be presented in metric units.
8. The final plan approved by the County must be registered within thirty (30) days or the County may withdraw its approval under subsection 51(32) of the Planning Act RSO 1990, as amended.




**SCHEDULE 'H'**

**IDENTIFICATION OF ENGINEERING STANDARDS**

**The current Municipal Servicing Standards of the Corporation of the Municipality of WEST GREY, as amended,  
from time to time.**

## SCHEDULE 'I'

### ENGINEERING ESTIMATE OF THE COST OF THE WORKS

Project No. 01840		April 1, 2022			
		Broos Subdivision - Durham Phase I - Construction Cost Estimate Municipality of West Grey			
<b>Item</b>	<b>Tender Cost Summary</b>	<b>Total</b>			
1.0	General Construction Items and Removals	\$434,875.00			
2.0	Sanitary Sewers	\$494,375.00			
3.0	Watermain and Appurtenances	\$494,900.00			
4.0	Storm Works/Sewers	\$725,640.00			
5.0	Road Works	\$1,405,611.25			
6.0	Contingency Allowance	\$200,000.00			
<b>Total Preliminary Cost</b>		<b>\$3,755,401.25</b>			
<b>Section 1.0</b>					
<b>1.0</b>	<b>General Construction Items and Removals</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
1.01	Mobilization/Demobilization	100%	LS	\$7,500.00	\$7,500.00
1.02	Materials Renting	100%	LS	\$14,500.00	\$14,500.00
1.03	Supply, Install, Maintain and Remove Temporary Mud Mat (Provisional)	2	Each	\$2,875.00	\$5,750.00
1.04	Area Grading	67,000	m <sup>2</sup>	\$5.00	\$335,000.00
1.05	Remove and Relocate Existing Hydro Pole at Easterly Street 'A' Entrance	100%	LS	\$20,000.00	\$20,000.00
1.06	Supply, Install, Maintain and Remove Light-Duty Sill Fence (OPSD 219,110)	1,450	m	\$17.50	\$25,375.00
1.07	Clearing and Grubbing	100%	LS	\$25,000.00	\$25,000.00
1.08	Traffic Control	100%	LS	\$1,750.00	\$1,750.00
<b>Total Section 1.0</b>					<b>\$434,875.00</b>
<b>Section 2.0</b>					
<b>2.0</b>	<b>Sanitary Sewers</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
2.01	Connect to Existing Sanitary Sewer	1	Each	\$4,050.00	\$4,050.00
2.02	200 mm dia. PVC SDR-35 Sanitary Sewer	1,040	m	\$230.00	\$239,200.00
2.03	155 mm dia. Sanitary Service	83	Each	\$1,725.00	\$143,175.00
2.04	1200 mm dia. Sanitary Maintenance Hole	15	Each	\$6,350.00	\$95,250.00
2.05	Video Inspection of Sewer - Substantial Performance	100%	LS	\$6,350.00	\$6,350.00
2.06	Video Inspection of Sewer - 3 Months Prior to End of Warranty Period	100%	LS	\$8,350.00	\$8,350.00
<b>Total Section 2.0</b>					<b>\$494,375.00</b>
<b>Section 3.0</b>					
<b>3.0</b>	<b>Watermain and Appurtenances</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
3.01	200 mm PVC DR18 Watermain	1,010	m	\$185.00	\$186,850.00
3.02	200 mm dia. Gate Valve	19	Each	\$3,450.00	\$65,550.00
3.03	Supply & Install 19mm dia. Municipex Water Service	83	Each	\$1,500.00	\$124,500.00
3.04	Supply & Install Fire Hydrant c/w Hydrant Sign and Test Box	8	Each	\$12,050.00	\$101,200.00
3.05	Supply & Install 50mm dia. Blow-Off c/w Stop and Waste Curb Stop	2	Each	\$3,500.00	\$7,000.00
3.06	Commission Watermain	100%	LS	\$5,200.00	\$5,200.00
3.07	Connect to Existing Watermain	1	Each	\$4,600.00	\$4,600.00
<b>Total Section 3.0</b>					<b>\$494,900.00</b>
<b>Section 4.0</b>					
<b>4.0</b>	<b>Storm Works/Sewers</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
4.01	300 mm dia. HDPE Storm Sewer	600	m	\$190.00	\$114,000.00
4.02	375 mm dia. HDPE Storm Sewer	133	m	\$220.00	\$29,260.00
4.03	450 mm dia. HDPE Storm Sewer	70	m	\$260.00	\$18,200.00
4.04	525 mm dia. HDPE Storm Sewer	208	m	\$290.00	\$60,320.00
4.05	750 mm dia. HDPE Storm Sewer	122	m	\$390.00	\$47,580.00
4.06	900 mm dia. HDPE Storm Sewer	30	m	\$450.00	\$13,500.00
4.07	Supply & Install 600 x 600 mm Precast Concrete Catchbasin	14	Each	\$2,875.00	\$40,250.00
4.08	Supply & Install 600 x 600 mm Ditch Inlet Catchbasin	3	Each	\$4,000.00	\$12,000.00
4.09	Supply & Install 600 x 1450 mm Precast Concrete Twin-Inlet Catchbasin	2	Each	\$6,000.00	\$12,000.00
4.10	Supply & Install 1200 mm dia. Storm Maintenance Hole	2	Each	\$5,200.00	\$10,400.00
4.11	Supply & Install 1200 mm dia. Catchbasin Maintenance Hole	13	Each	\$4,900.00	\$63,700.00
4.12	Supply & Install 1500 mm dia. Catchbasin Maintenance Hole	2	Each	\$7,000.00	\$14,000.00
4.13	Supply & Install 1800 mm dia. Storm Maintenance Hole	1	Each	\$9,200.00	\$9,200.00
4.14	Supply & Install 1800 mm dia. Catchbasin Maintenance Hole	1	Each	\$9,000.00	\$9,000.00
4.15	Supply & Install 2400 mm dia. Twin-Inlet Catchbasin Maintenance Hole	1	Each	\$14,750.00	\$14,750.00
4.16	150 mm dia. Storm Sewer Lateral	75	Each	\$1,725.00	\$131,100.00
4.17	150 mm dia. Perforated Subdrain	2,040	m	\$34.50	\$70,380.00
4.18	Supply & Place Rip-Rap c/w Geotextile	100	m <sup>2</sup>	\$75.00	\$7,500.00
4.19	Supply & Install Precast Concrete Headwall c/w Handrail	1	Each	\$26,000.00	\$26,000.00
4.20	Supply & Install Chain Link Fencing around Perimeter of SWM Pond	300	m	\$75.00	\$22,500.00
<b>Total Section 4.0</b>					<b>\$725,640.00</b>
<b>Section 5.0</b>					
<b>5.0</b>	<b>Road Works</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
5.01	Granular 'B' (400 mm Depth)	12,000	Tonne	\$16.00	\$192,000.00
5.02	Granular 'A' (150 mm Depth)	4,700	Tonne	\$19.50	\$91,650.00
5.03	HL-4 Hot Mix Asphalt (50mm Base Course)	1,310	Tonne	\$126.50	\$166,715.00
5.04	HL-3 Hot Mix Asphalt (40mm Surface Course)	1,050	Tonne	\$138.00	\$144,900.00
5.05	Imported Granular Fill (Provisional)	1,000	Tonne	\$13.80	\$13,800.00
5.06	Supply & Install Concrete Mountable Curb w/ Narrow Gutter (OPSD 600,100)	2,040	m	\$63.50	\$129,540.00
5.07	Supply & Install 1.5m Concrete Sidewalk	1,485	m <sup>2</sup>	\$86.25	\$128,081.25
5.08	Supply & Install Tactile Plates	46	Each	\$400.00	\$18,400.00
5.09	Dust Control	100%	LS	\$3,000.00	\$3,000.00
5.10	Supply & Install Traffic Signs	6	Each	\$575.00	\$3,450.00
5.11	Topsoil Stripping (Dispose of Off-Site)	116,450	m <sup>2</sup>	\$3.00	\$349,350.00
5.12	Topsoil Stripping (Stockpile On-Site)	12,950	m <sup>2</sup>	\$1.50	\$19,425.00
5.13	Subgrade & Boulevard Preparation	100%	LS	\$15,000.00	\$15,000.00
5.14	Supply & Install Electrical Duct Crossings	100%	LS	\$20,000.00	\$20,000.00
5.15	Topsoil, Seed & Mulch for SWM Pond (Provisional)	3,000	m <sup>2</sup>	\$8.00	\$28,800.00
5.16	Retaining Wall c/w Handrail (Back of Lots 106 to 112) - PHASE 1 SECTION	55	m	\$1,500.00	\$82,500.00
<b>Total Section 5.0</b>					<b>\$1,405,611.25</b>
<b>Notes:</b>					
1. The Estimate of Construction costs is provide for budgetary purposes only. This is not to be interpreted as a guarantee by Cobide Engineering Inc. as a guaranteee of actual construction costs					