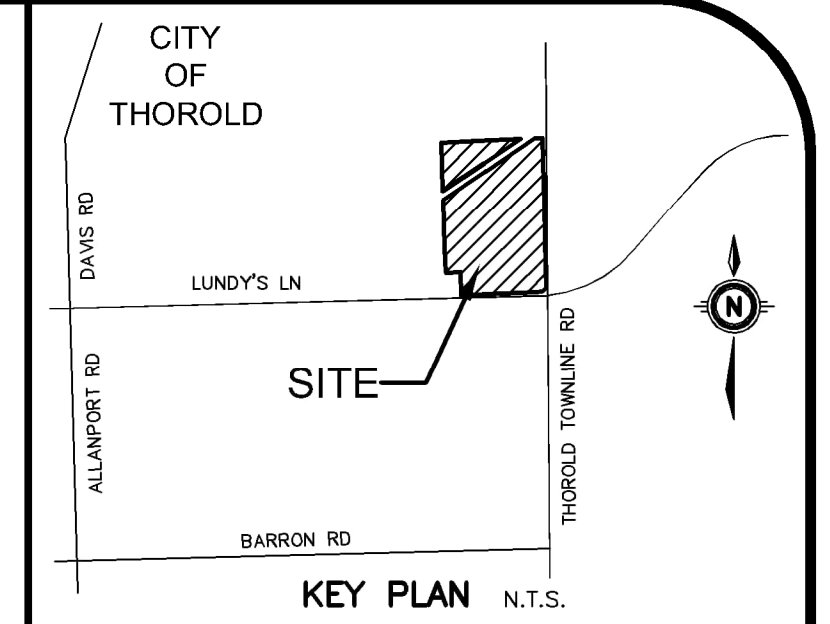
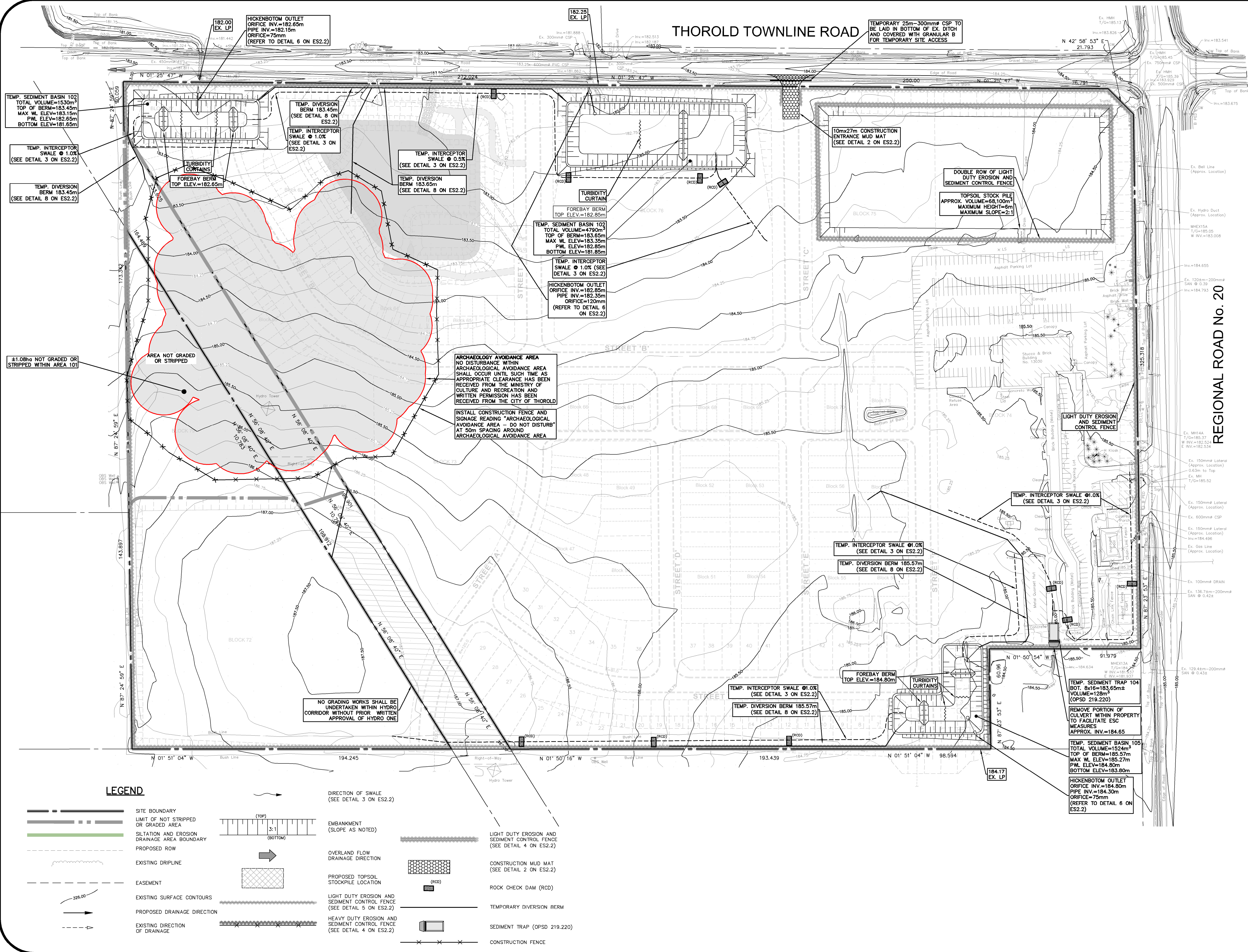


MTE FILE PATH: P:\P\49428\100\49428-100-ES2 - SAP
May 9, 2024 - 4:02:40 PM - Plotted By: Chirag Maniyaya

THOROLD TOWNLINE ROAD



GEODETIC BM	ELEV. =	NA m
SITE BENCHMARK	ELEV. =	NA m

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2.	ISSUED FOR SITE ALTERATION PERMIT	RSM 2024-05-10
1.	ISSUED FOR DRAFT PLAN APPROVAL	RSM 2023-12-13
No.	REVISION	BY YYYY-MM-DD


MTE
 Engineers, Scientists, Surveyors
 905-639-2552

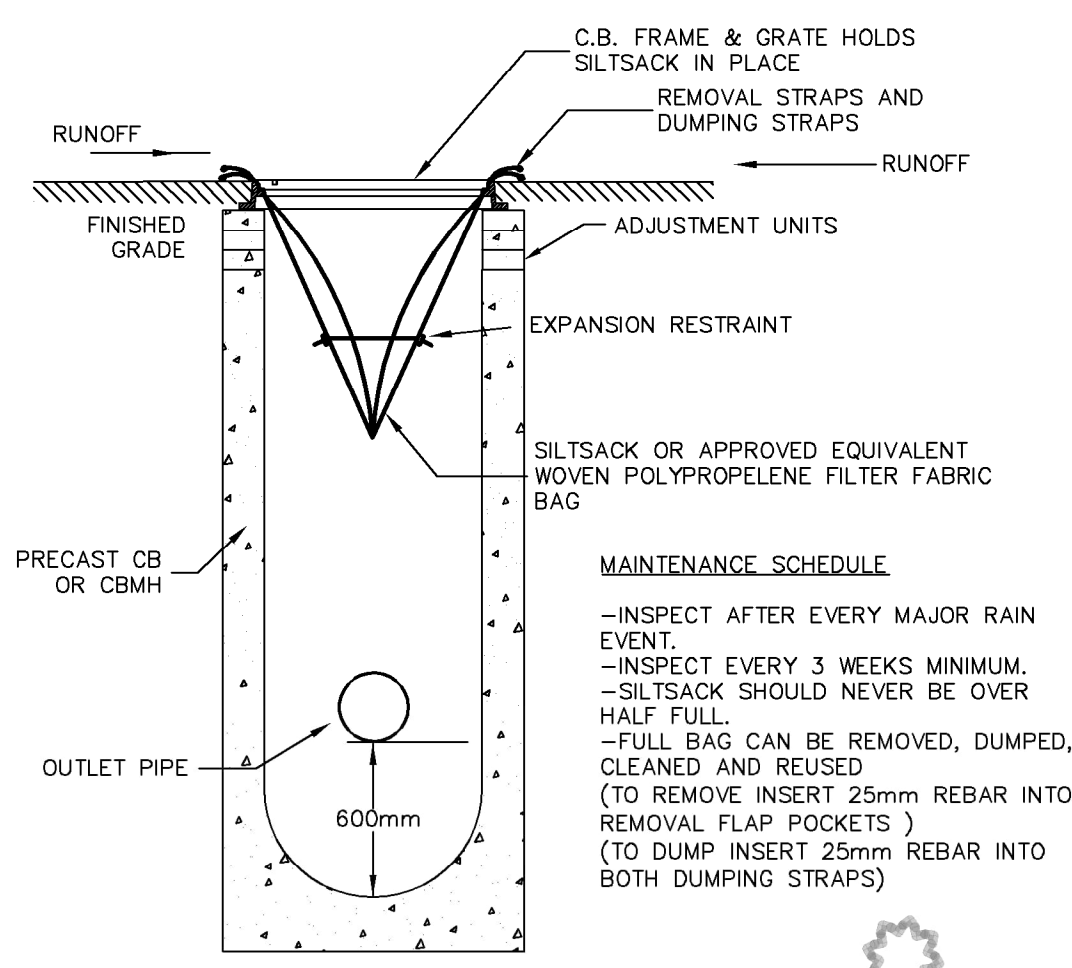
NOT FOR CONSTRUCTION

CLIENT
RUDANCO HOSPITALITY CORPORATION
 4728 DORCHESTER RD NAGARA FALLS, ON
 PROJECT
PROPOSED PLAN OF SUBDIVISION 13030 LUNDY'S LANE
 HIGHWAY 20 & THOROLD TOWNLINE RD THOROLD, ON

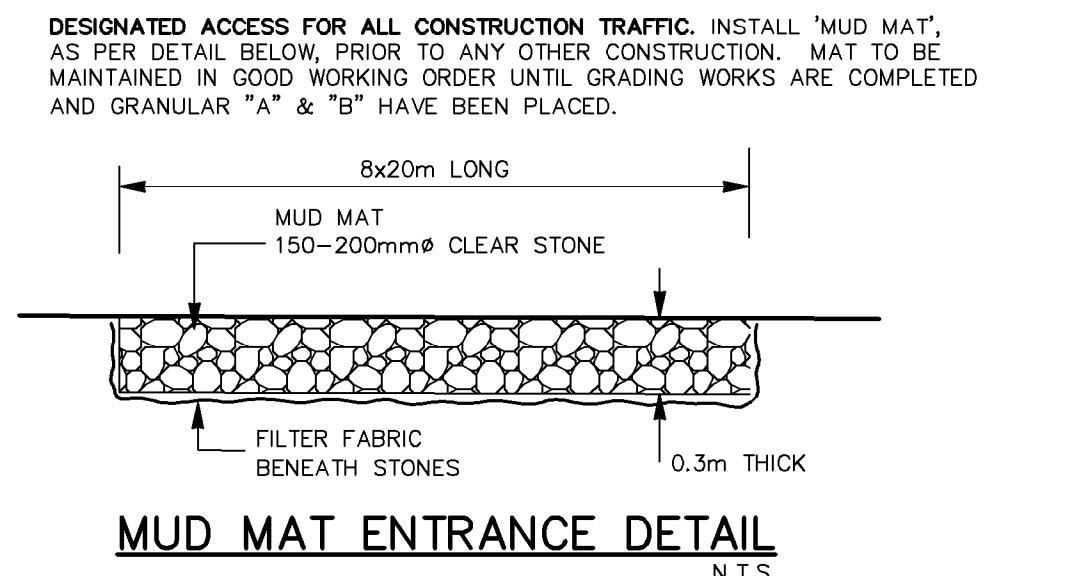
EROSION AND SEDIMENT CONTROL PLAN PRE-GRADING	
Project Manager	M.GOUSIC
Project No.	49428-100
Design By	CNF
Checked By	MJG
Drawn By	RXJ
Checked By	CNF
Surveyed By	OTHERS
Drawing No.	
Date	May.09/24
Scale	1:1000
Sheet	1 of 5

LEGEND

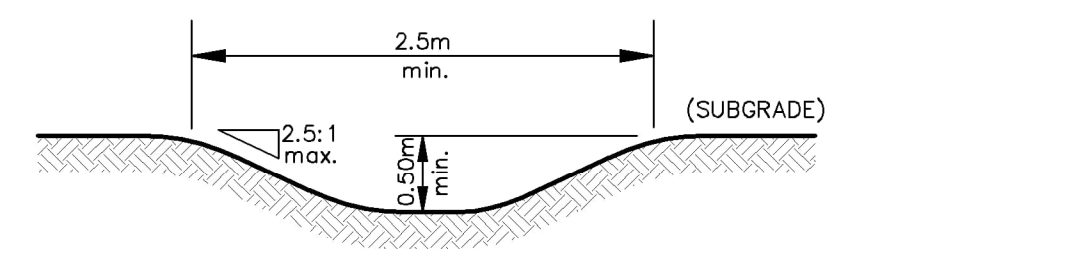
	SITE BOUNDARY		DIRECTION OF SWALE (SEE DETAIL 3 ON ES2.2)
	LIMIT OF NOT STRIPPED OR GRADED AREA		EMBANKMENT (SLOPE AS NOTED)
	SILTATION AND EROSION DRAINAGE AREA BOUNDARY		OVERLAND FLOW DRAINAGE DIRECTION
	PROPOSED ROW		PROPOSED TOPSOIL STOCKPILE LOCATION
	EXISTING DRIPLINE		LIGHT DUTY EROSION AND SEDIMENT CONTROL FENCE (SEE DETAIL 4 ON ES2.2)
	EASEMENT		CONSTRUCTION MUD MAT (SEE DETAIL 2 ON ES2.2)
	EXISTING SURFACE CONTOURS		ROCK CHECK DAM (RCD)
	PROPOSED DRAINAGE DIRECTION		TEMPORARY DIVERSION BERM
	EXISTING DIRECTION OF DRAINAGE		SEDIMENT TRAP (OPSD 219.220)
			CONSTRUCTION FENCE



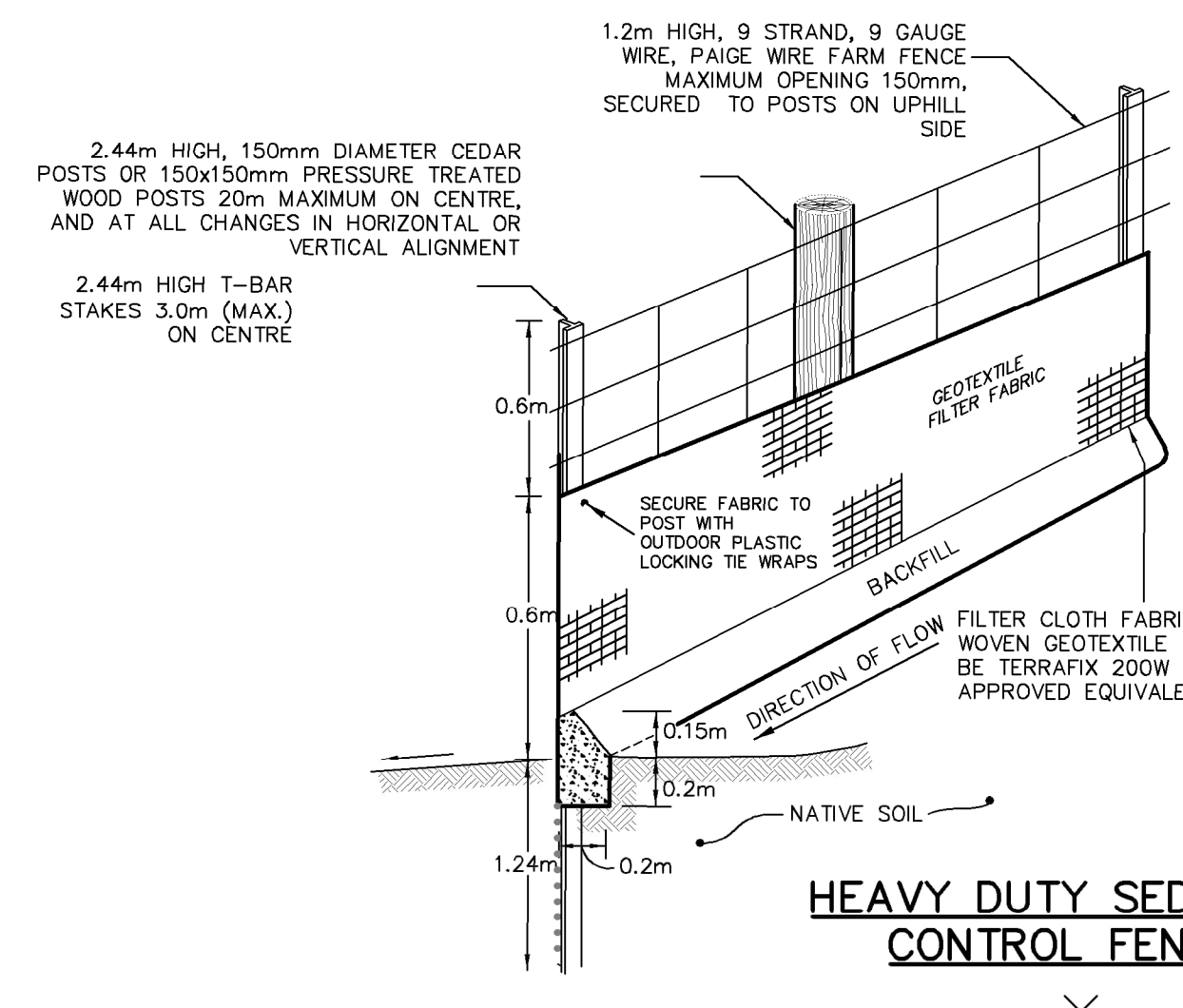
TEMPORARY SILTSACK SILTATION CONTROL IN CB
N.T.S.
DETAIL 1



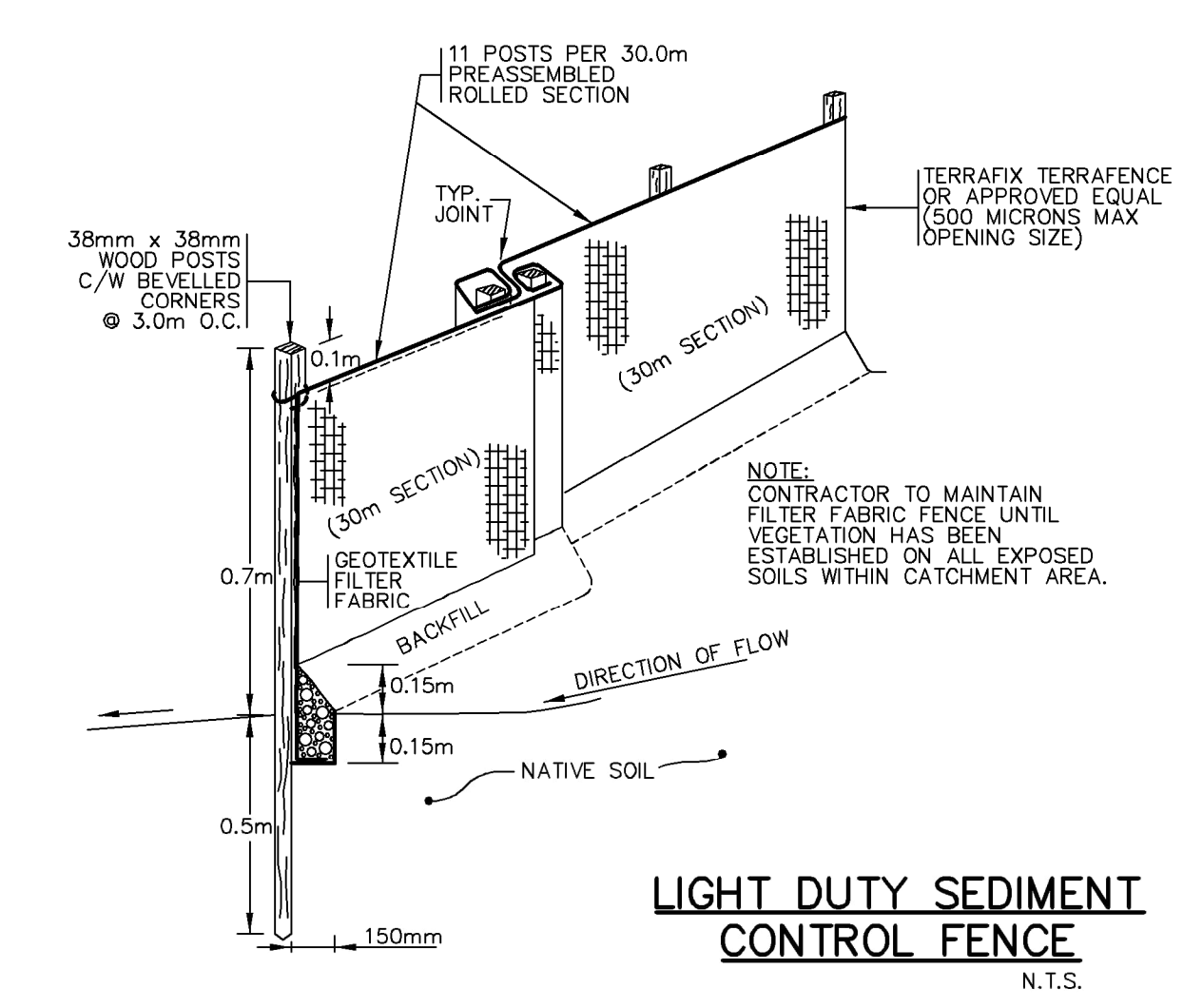
MUD MAT ENTRANCE DETAIL
N.T.S.
DETAIL 2



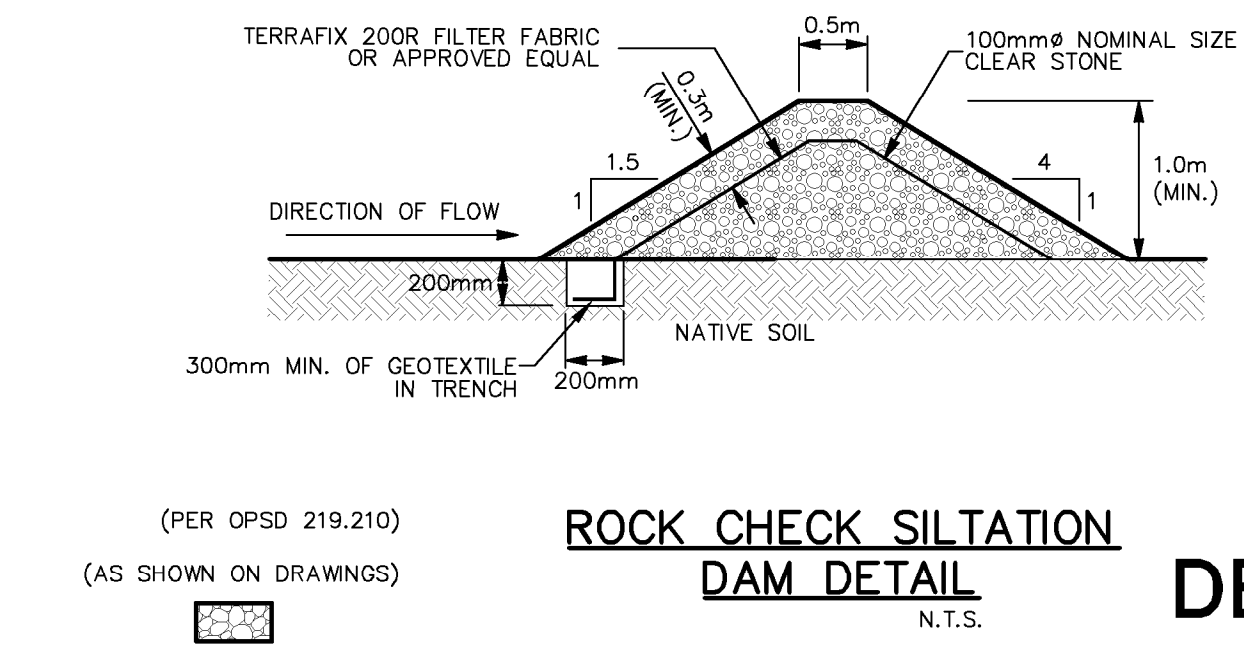
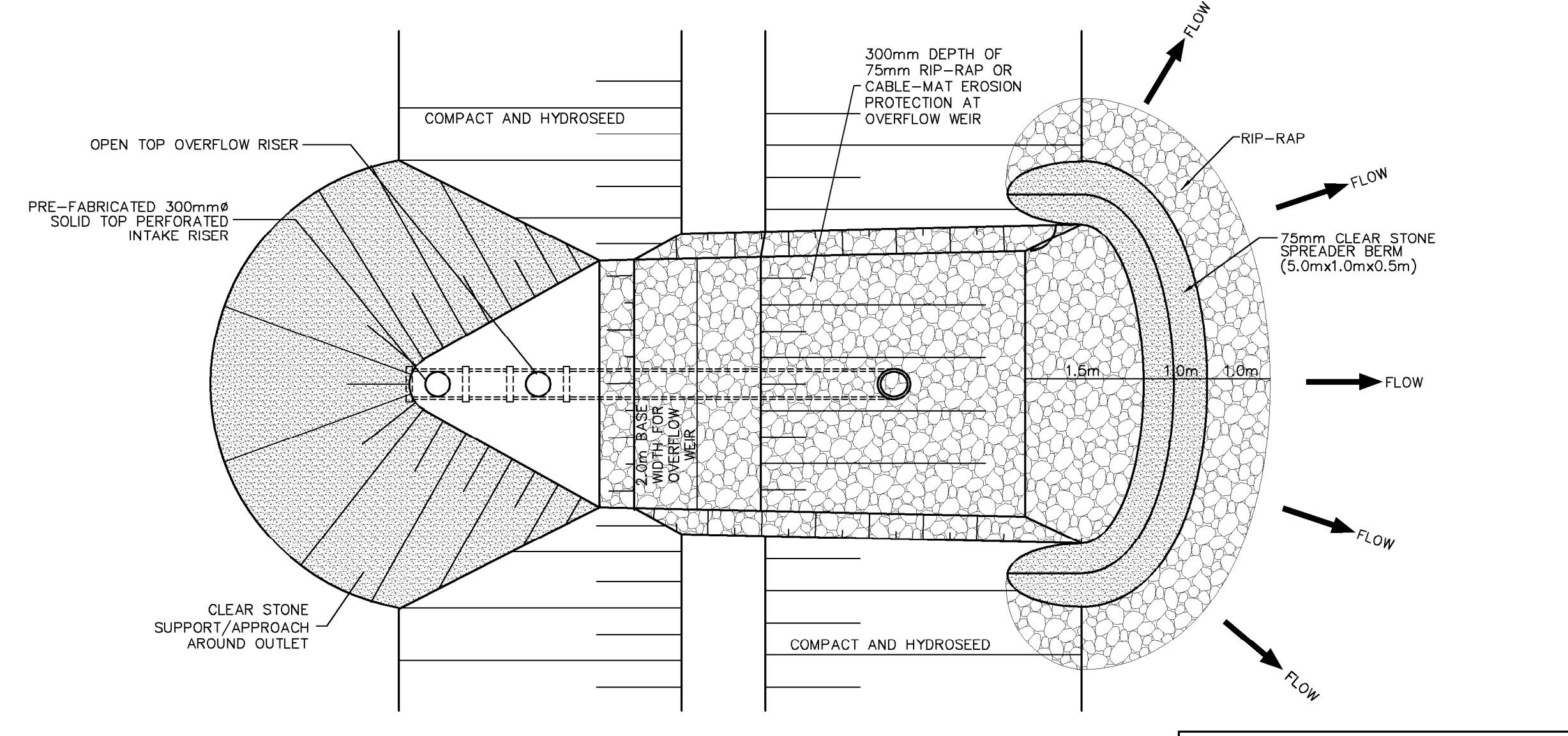
TEMPORARY INTERCEPTOR SWALE
N.T.S.
DETAIL 3



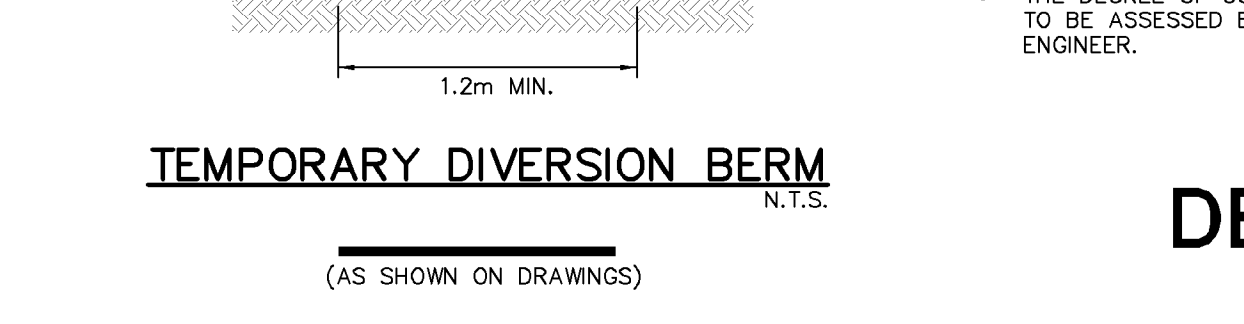
HEAVY DUTY SEDIMENT CONTROL FENCE
N.T.S.
DETAIL 4



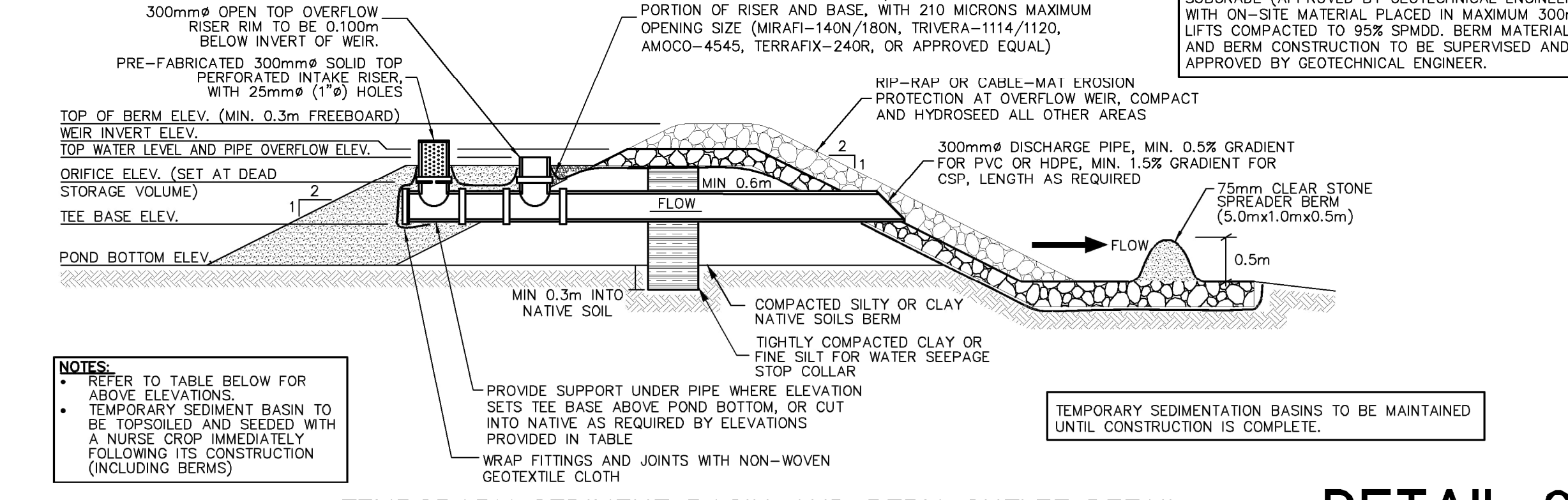
LIGHT DUTY SEDIMENT CONTROL FENCE
N.T.S.
DETAIL 5



ROCK CHECK SILTATION DAM DETAIL
N.T.S.
DETAIL 7



TEMPORARY DIVERSION BERM
N.T.S.
DETAIL 8



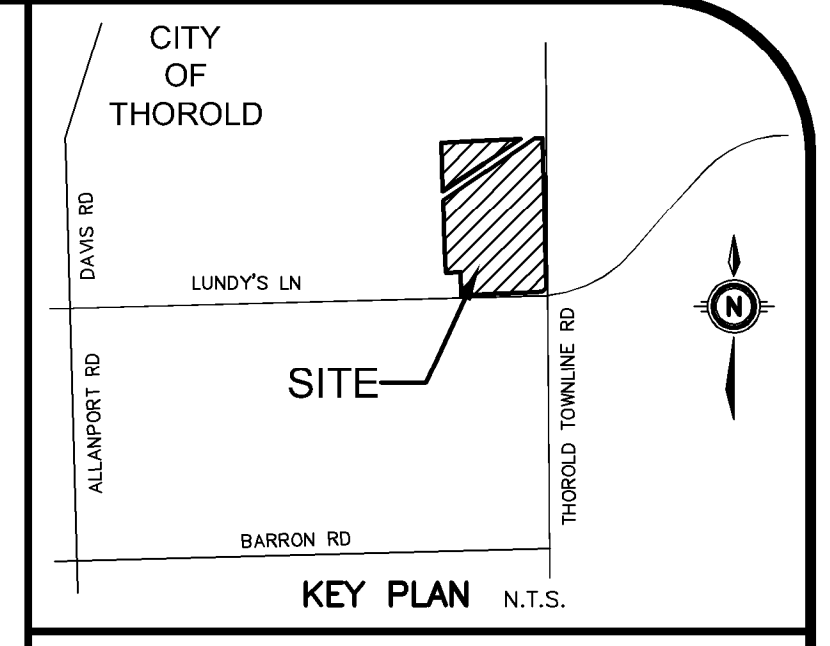
TEMPORARY SEDIMENT BASIN AND BERM OUTLET DETAIL
N.T.S.
DETAIL 6

- GENERAL NOTES :**
- EROSION AND SEDIMENTATION FACILITIES TO BE INSTALLED PRIOR TO ANY AREA GRADING OPERATIONS.
 - SITE INSPECTIONS OF THE EROSION CONTROL MEASURES BY THE DEVELOPER'S CONSULTANT ARE TO BE CONDUCTED WEEKLY OR AFTER ANY STORM EVENT GREATER THAN 15mm. INSPECTIONS MUST INCLUDE AN ASSESSMENT OF THE PROPOSED FACILITIES/CONTROLS AND RECOMMENDED CORRECTIVE MEASURES (IF REQUIRED). REPORTS ARE TO BE SUBMITTED MONTHLY TO THE NIAGARA PENINSULA CONSERVATION AUTHORITY AND CITY OF THOROLD.
 - ALL EROSION CONTROL MEASURES (INCLUDING SILT FENCE, TEMPORARY SEDIMENT BASINS, INTERCEPTOR SWALES AND STORM STRUCTURE CONTROL MEASURES) ARE TO BE MONITORED BY THE DEVELOPER'S CONSULTANT AND REPAIRS COMMISSIONED AS REQUIRED.
 - THE MEASURES AS PROPOSED MAY BE MODIFIED AT THE DISCRETION OF THE ENGINEER TO SUIT THE PROPOSED CONSTRUCTION PROGRAMS. THE GENERAL INTENT OF THE PROPOSED EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.
 - UPON COMPLETION OF THE GRADING OPERATION ALL DISTURBED AREAS SHALL BE RESTORED WITH MULCH AND TREFOIL MIX SEED PER OPS-804 UNLESS FINAL CONSTRUCTION IS SCHEDULED TO COMMENCE WITHIN 1 MONTH OF THE GRADING OPERATION.
 - CONTRACTOR AND DEVELOPER'S CONSULTANT TO REVIEW SITE PRIOR TO CONSTRUCTION TO DETERMINE THE NEED FOR MODIFICATIONS TO THIS SCHEDULE. CONTRACTOR IS NOT TO REMOVE ANY EROSION OR SEDIMENT CONTROL FACILITIES UNTIL DIRECTED TO DO SO BY THE ENGINEER.

- SCHEDULE FOR CONSTRUCTION OF EROSION CONTROL MEASURES :**
- INSTALL SEDIMENT FENCE AS ILLUSTRATED. CONSTRUCT SEDIMENT BASINS c/w OUTLET STRUCTURES. INSTALL CONSTRUCTION ACCESS.
 - INSTALL "NO DUMPING OR REMOVAL OF TREES" SIGNS.
 - CONSTRUCT TEMPORARY INTERCEPTOR SWALES c/w ROCK CHECK DAMS WHERE GRADES PERMIT.
 - ROUGH GRADE SUBDIVISION AS FOLLOWS:
 - GRADE AREAS DIRECTING DRAINAGE TO TEMPORARY SEDIMENT BASIN 101, 102, AND 105, AND TO SEDIMENT TRAP 104.
 - SEDIMENT BASINS TO REMAIN IN PLACE UNTIL VEGETATIVE COVER IS ESTABLISHED.
 - ESTABLISH VEGETATIVE COVER TO ALL GRADED AREAS.
 - AS SERVICING OF EACH PHASE IS COMPLETED, CATCHBASINS OR OTHER POTENTIAL INLET TO THE STORM SEWER SYSTEM SHALL BE PROTECTED WITH SILTSACKS, SILT FENCE, OR STRAW BALE FILTERS (OR COMBINATION THERE OF) AS DIRECTED BY THE ENGINEER TO PREVENT ENTRY OF SEDIMENT TO THE STORM SEWER SYSTEM.

- MAINTENANCE RECOMMENDATIONS :**
- EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY AND ANY DAMAGE REPAIRED IMMEDIATELY.
 - SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 THE HEIGHT OF THE FABRIC ON THE LIGHT DUTY TYPE FENCE AND 2/3 THE HEIGHT OF THE FABRIC ON THE HEAVY DUTY FENCE TYPE.
 - OWNER'S REPRESENTATIVE TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY OF THOROLD REQUIREMENTS.

- EROSION AND SEDIMENT CONTROL STRATEGY :**
- ALL MATERIALS AND EQUIPMENT USED FOR THE PURPOSE OF SITE PREPARATION AND PROJECT COMPLETION SHOULD BE OPERATED AND STORED IN A MANNER THAT PREVENTS ANY DELETERIOUS SUBSTANCE (E.G. PETROLEUM PRODUCTS, SILT, DEBRIS, ETC) FROM REACHING GROUND SURFACE OR ENTERING GROUNDWATER.
 - ANY STOCKPILED MATERIALS SHOULD BE STORED AND STABILIZED AWAY FROM THE SEDIMENT BASINS.
 - VEHICLE AND EQUIPMENT REFUELLING AND MAINTENANCE SHOULD BE CONDUCTED AWAY FROM THE SEDIMENT BASINS.
 - ANY PART OF EQUIPMENT ENTERING OPEN WATER OR GROUNDWATER SHOULD BE FREE OF FLUID LEAKS AND EXTERNALLY CLEANED/DEGREASED TO PREVENT ANY DELETERIOUS SUBSTANCES FROM ENTERING THE WATER OR GROUNDWATER.



KEY PLAN N.T.S.

GEODETIC BM ELEV. = **NA**m

SITE BENCHMARK ELEV. = **NA**m

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No.	REVISION	BY	DATE
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2.	ISSUED FOR SITE ALTERATION PERMIT	RSM	2024-05-10
1.	ISSUED FOR DRAFT PLAN APPROVAL	RSM	2023-12-13
No.	REVISION	BY	DATE

RUDANCO HOSPITALITY CORPORATION
4728 DORCHESTER RD. NIAGARA FALLS, ON

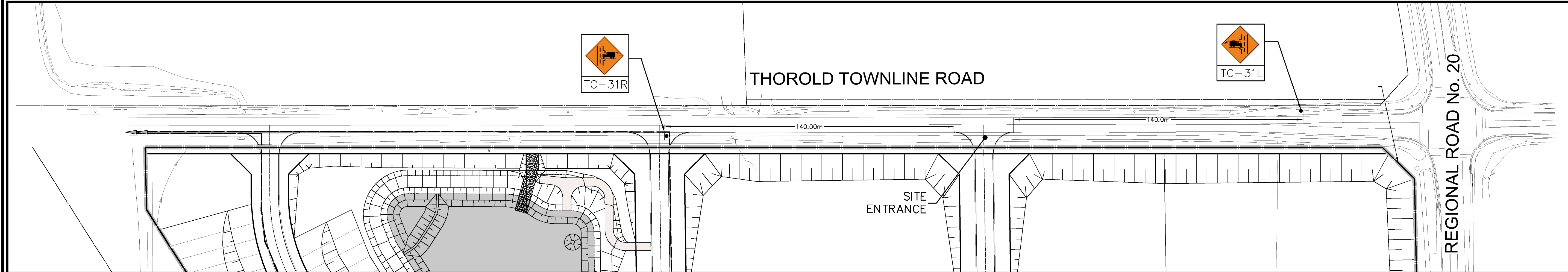
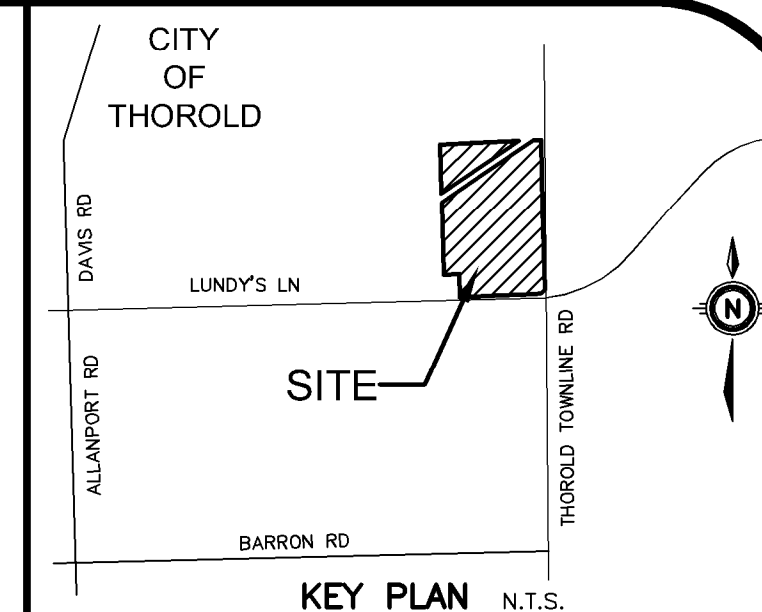
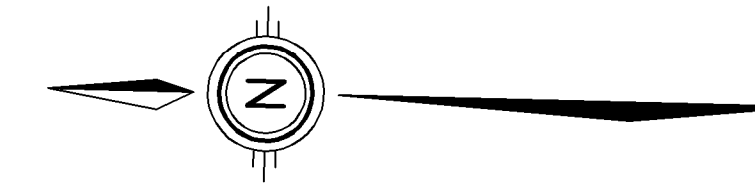
PROPOSED PLAN OF SUBDIVISION
13030 LUNDY'S LANE
HIGHWAY 20 & THOROLD TOWNLINE RD. THOROLD, ON

EROSION AND SEDIMENT CONTROL PLAN
NOTES AND DETAILS

Project Manager: M.GOUSIC, Project No: 49428-100
Design By: CNF, Checked By: MJG
Drawn By: RXJ, Checked By: CNF
Surveyed By: OTHERS, Drawing No.
Date: May.09/24, **P-ES2.2**
Scale: N.T.S., Sheet 2 of 5

EROSION & SEDIMENT CONTROL												13030 Lundy's Lane		Date: November 01, 2023					
SEDIMENT BASIN SIZING & CONSTRUCTION INFORMATION												City of Thorold, Ontario		Project Number: 49428-100					
ID Tag	Basin Area	Sediment Basin Design Volume			Bottom Area	Bottom of Basin	Bottom Elevation	Tee Base Elevation	Orifice Plate		Top Water Level & Overflow Pipe		Weir Invert	Top Berm Elevation	Orifice Diameter	Maximum Orifice Flow	Live Storage Drawdown Time	Error Report	
		Dead	Live	Total					Elevation	Dead Volume	Elevation	Total Volume						Dead Volume	Total Volume
	ha	m ³	m ³	m ³	m ²	flat/sloped	m	m	m	m	m	m ³	m	m	m ³ /s	hrs	OK	OK	
101	2.07	383 (2)	259	642	570	flat	181.65	182.15	182.65	670	183.15	1,530	183.25	183.45	75	0.0087	48.4	OK	OK
102	14.73	2725 (2)	1,841	4,566	2423	flat	181.85	182.35	182.85	2926	183.35	4,790	183.45	183.65	120	0.0223	50.0	OK	OK
105	3.55	444 (1)	444	888	644	flat	183.80	184.30	184.80	869	185.27	1,524	185.37	185.57	76	0.0086	48.7	OK	OK

(1) Dead Storage is based upon minimum 125m³ volume per ha drainage area; Live Storage is based upon minimum 125m³ volume per ha drainage area.
(2) Dead Storage is based upon minimum 185m³ volume per ha drainage area; Live Storage is based upon minimum 125m³ volume per ha drainage area.



GEODETIC BM ELEV. = NAm

SITE BENCHMARK ELEV. = NAm

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1.	ISSUED FOR DRAFT PLAN APPROVAL	RSM 2023-12-13
No.	REVISION	BY YYYY-MM-DD



Engineers, Scientists, Surveyors

905-639-2552

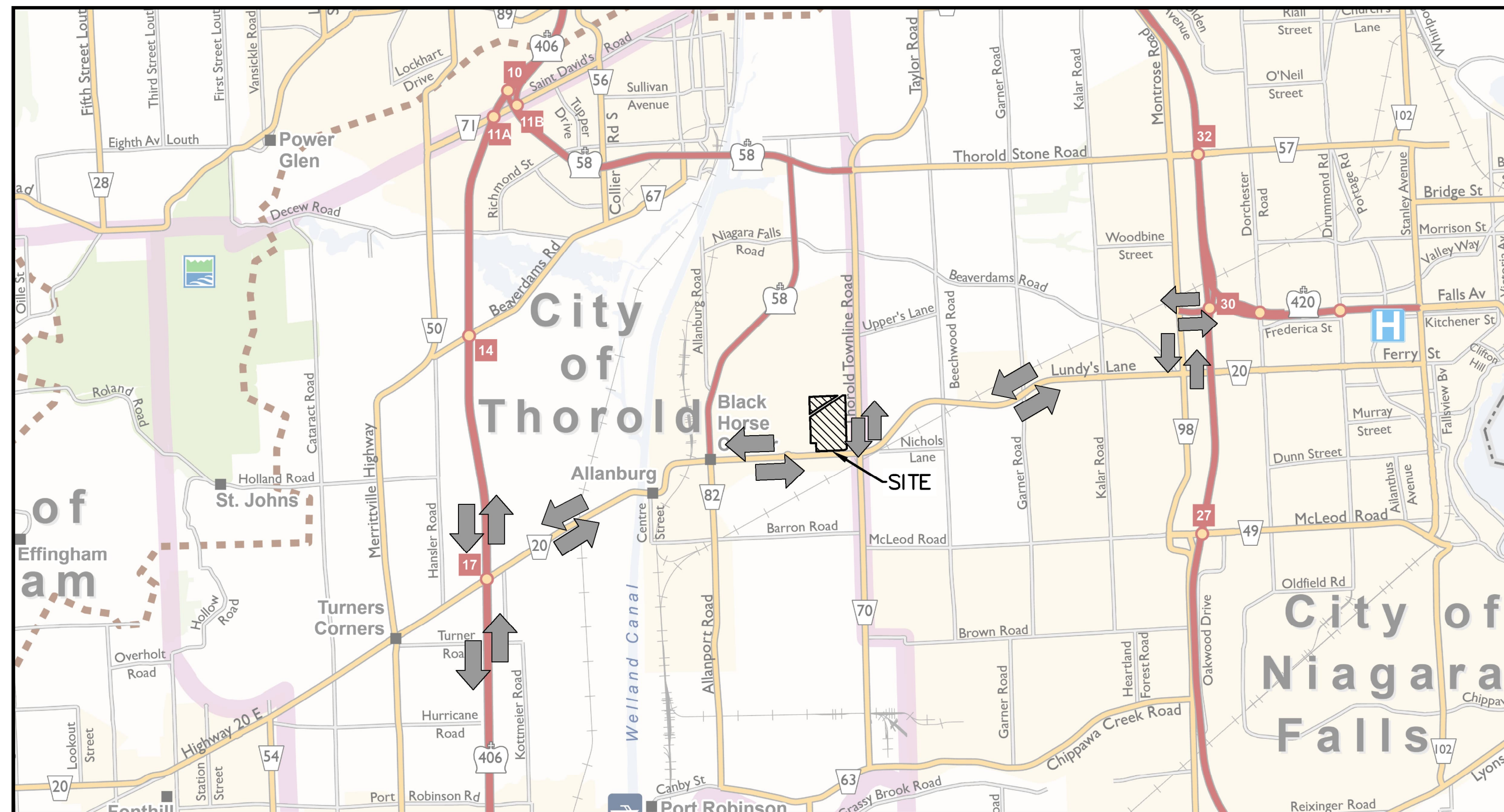


NOT FOR CONSTRUCTION

CLIENT
RUDANCO HOSPITALITY CORPORATION
 4728 DORCHESTER RD NIAGARA FALLS, ON
 PROJECT
PROPOSED PLAN OF SUBDIVISION
13030 LUNDY'S LANE
 HIGHWAY 20 & THOROLD TOWNLINE RD THOROLD, ON
 DRAWING

THOROLD TOWNLINE ROAD TRAFFIC CONTROL PLAN

Project Manager	M.GOJSIC	Project No.	49428-100
Design By	CKM	Checked By	RSM
Drawn By	CKM	Checked By	RSM
Surveyed By	OTHERS	Drawing No.	P-TC1.1
Date	May,08/24	Scale	1:1000
Sheet	3 of 5		

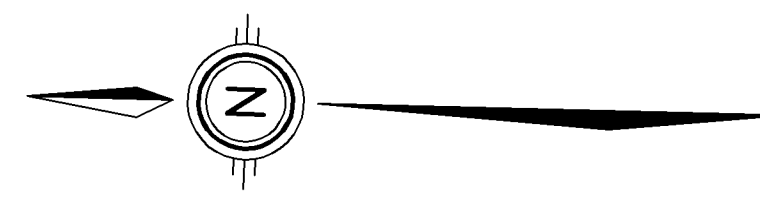


CONSTRUCTION ROUTE KEY MAP
 LEGEND: TRUCK ROUTE

ME\MTE\8910\CAL\MTE DWG\100\49428-100-AG1 - SAP

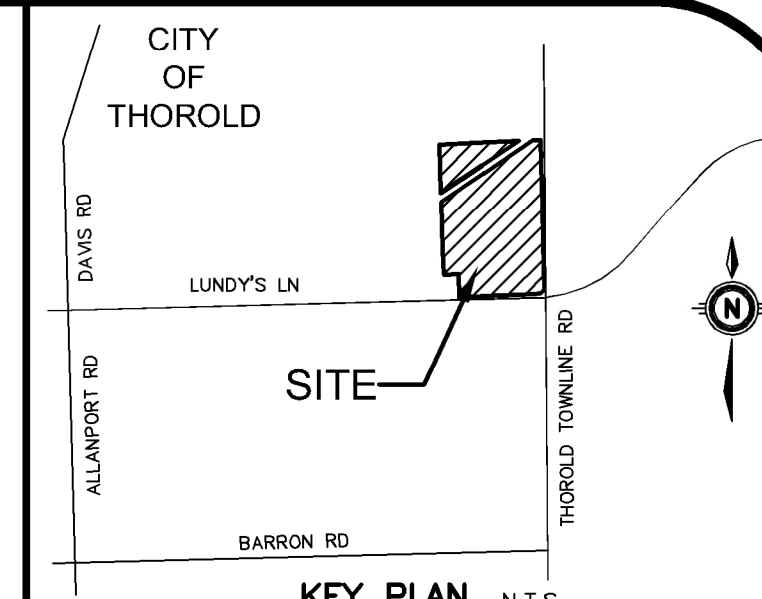
May 9, 2024 - 3:57:24 PM - Plotted By: Ching Maniya

THOROLD TOWNLINE ROAD



N 42° 58' 53" E
21.793

REGIONAL ROAD No. 20



GEODETIC BM ELEV. = NAm

SITE BENCHMARK ELEV. = NAm

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1.	ISSUED FOR DRAFT PLAN APPROVAL	RSM 2023-12-13
No.	REVISION	BY YYYY-MM-DD



Engineers, Scientists, Surveyors

905-639-2552

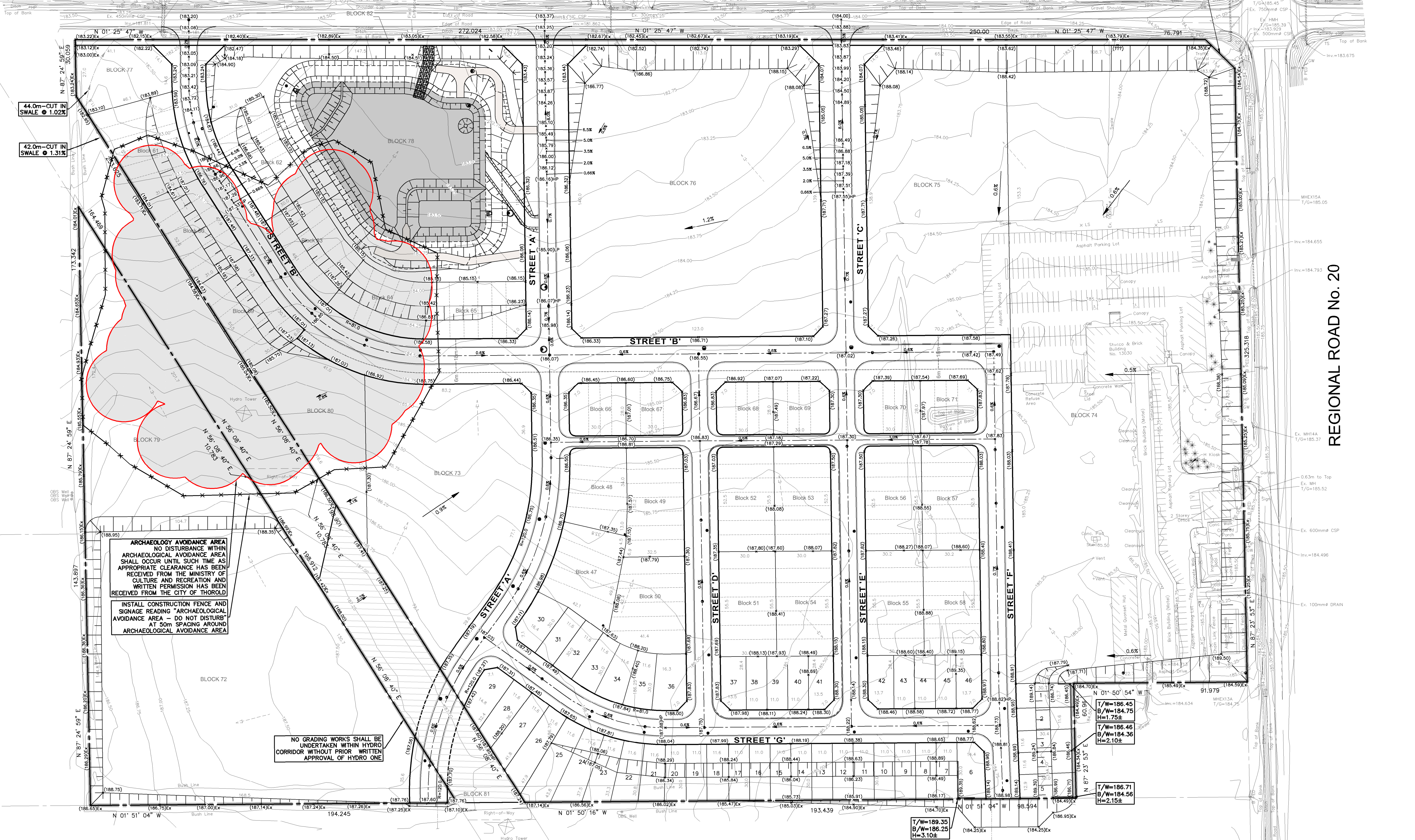


NOT FOR CONSTRUCTION

CLIENT
RUDANCO HOSPITALITY CORPORATION
4728 DORCHESTER RD. NIAGARA FALLS, ON
PROJECT
PROPOSED PLAN OF SUBDIVISION 13030 LUNDY'S LANE
HIGHWAY 20 & THOROLD TOWNLINE RD THOROLD, ON
DRAWING

PRELIMINARY GRADING PLAN

Project Manager	M.GOJSIC	Project No.	49428-100
Design By	CNF	Checked By	RSM
Drawn By	LXQ	Checked By	CNF
Surveyed By	OTHERS	Drawn No.	
Date	May,09/24		P-AG1.1
Scale	1:1000	Sheet	4 of 5



ARCHAEOLOGY AVOIDANCE AREA
NO DISTURBANCE WITHIN ARCHAEOLOGICAL AVOIDANCE AREA SHALL OCCUR UNTIL SUCH TIME AS APPROPRIATE CLEARANCE HAS BEEN RECEIVED FROM THE MINISTRY OF CULTURE AND RECREATION AND WRITTEN PERMISSION HAS BEEN RECEIVED FROM THE CITY OF THOROLD

INSTALL CONSTRUCTION FENCE AND SIGNAGE READING "ARCHAEOLOGICAL AVOIDANCE AREA - DO NOT DISTURB" AT 50m SPACING AROUND ARCHAEOLOGICAL AVOIDANCE AREA

NO GRADING WORKS SHALL BE UNDERTAKEN WITHIN HYDRO CORRIDOR WITHOUT PRIOR WRITTEN APPROVAL OF HYDRO ONE

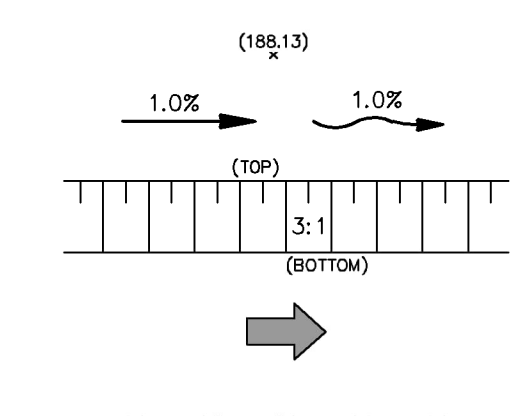
NOTES:
1. GRADES SHOWN ARE PROPOSED FINISHED GRADE.
2. AREA GRADING WORKS ARE TO BE DONE TO ACHIEVE SITE PREGRADE. REFER TO MTE DRAWING Q01.1 FOR PREGRADE DEPTHS BELOW FINISHED GRADE.

LEGEND OF EXISTING FEATURES

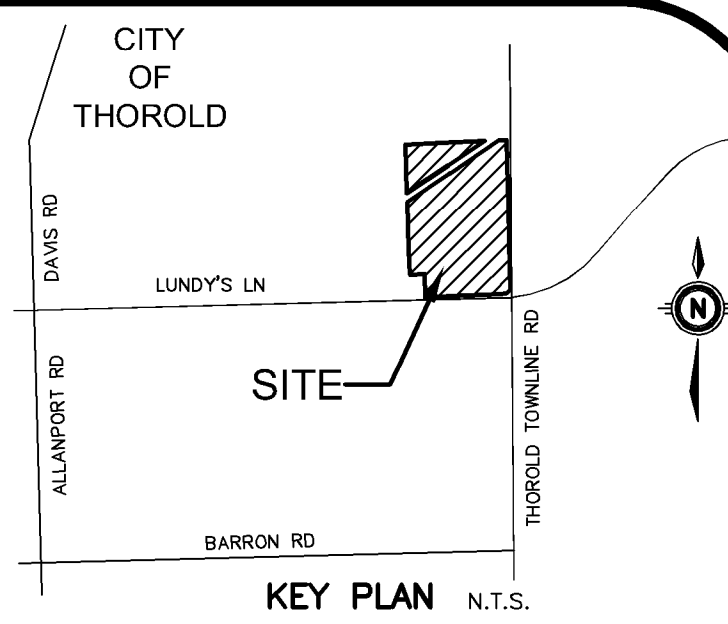
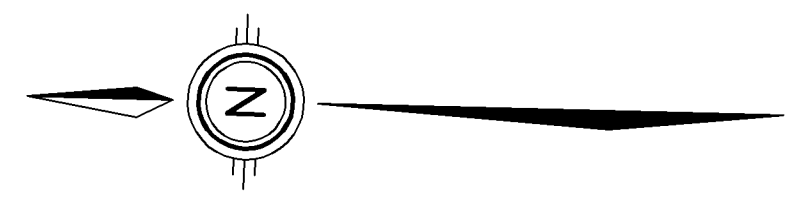
- SITE BOUNDARY
- EASEMENT
- EXISTING CONTOURS
- EXISTING DIRECTION OF DRAINAGE
- EXISTING CURB
- EXISTING BUILDING
- EXISTING BRICK WALL

LEGEND OF PROPOSED FEATURES

- PROPOSED SPOT ELEVATIONS
Ex = MAINTAIN EXISTING
- DIRECTION OF DRAINAGE/SWALE
- EMBANKMENT (SLOPE AS NOTED)
- OVERLAND FLOW ROUTE (MAJOR STORM)
- CONSTRUCTION FENCE

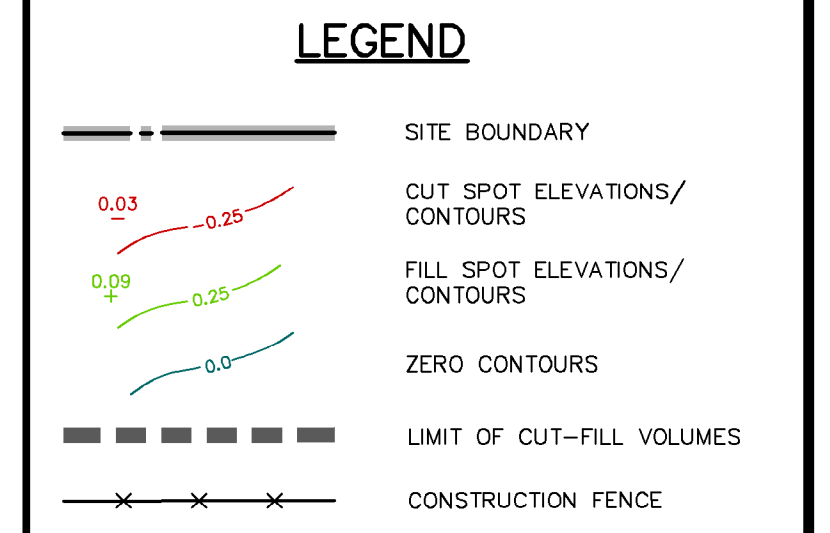


THOROLD TOWNLINE ROAD



GEODETIC BM ELEV. = Nam
SITE BENCHMARK ELEV. = Nam

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2.	ISSUED FOR SITE ALTERATION PERMIT	RSM 2025-05-10
1.	ISSUED FOR COORDINATION	MIG 2024-01-22
No.	REVISION	BY YYYY-MM-DD



905-639-2552

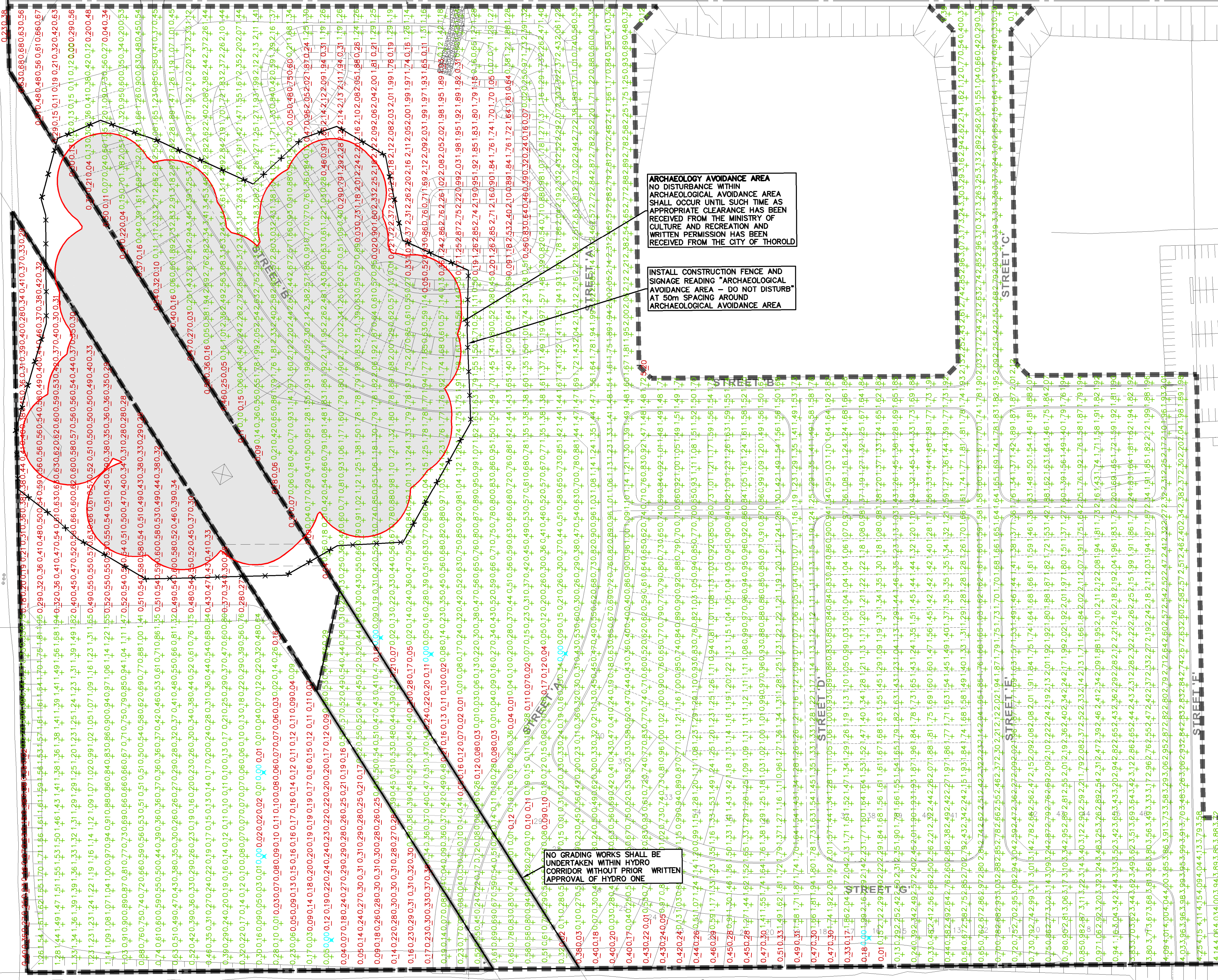
CLIENT
RUDANCO HOSPITALITY CORPORATION
4728 DORCHESTER RD NAGARA FALLS, ON
PROJECT
PROPOSED PLAN OF SUBDIVISION 13030 LUNDY'S LANE
HIGHWAY 20 & THOROLD TOWNLINE RD THOROLD, ON
DRAWING

PRELIMINARY CUT-FILL PLAN 1	
Project Manager	M.GOUJIC
Design By	CNF
Drawn By	AXC
Surveyed By	OTHERS
Date	May,09/24
Scale	1:1000
Project No.	49428-100
Checked By	RSM
Checked By	CNF
Drawing No.	
P-QU1.1	
Sheet 5 of 5	

49428-100 PROPOSED PLAN OF SUBDIVISION 13030 LUNDY'S LANE					
DATE:	January 19, 2024				
CALCULATED BY:	AXG	Shrinkage Factor =	5%		
FILE:	P:\P\49428\100\IVOLUMES\2024-01-18\49428-100-Cut-Fill Chart-2024-01-18.xlsx				
Parcels / Areas	Parcel Area (ha)	Stripped Topsoil Volume (m ³)	Cut Volume (m ³)	Fill Volume (m ³)	Net Cut/Fill Volume (m ³)
SITE	15.982	35,160	19,262	178,823	187,764
Total	15.982	35,160	19,262	178,823	187,764

Assumptions used for FGSub Depths:
Single Detached Lots=0.80m Street Townhouse and Condo Blocks=0.90m
Assumptions used for EXSub Depths:
Roads ROW=0.455m Park Block=0.50m SWM Block=0.30m Hydro Easement=0.22m

Assumed 0.22m Topsoil thickness for entire site based on Borehole data in Geotech Report by Soil-Mat dated July 23, 2021
P:\P\49428\100\IVOLUMES\2024-01-18\49428-100-Cut-Fill Chart-2024-01-18.xlsx



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REGIONAL ROAD No. 20

STREET 'C'

STREET 'D'

STREET 'E'

STREET 'F'