CJDL Consulting Engineers

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30 June 2026 19037

381 EDITH CAVELL BLVD
TOWNHOUSE INFILL DEVELOPMENT
MUNICIPALITY OF CENTRAL ELGIN
SERVICING BRIEF

1.0 INTRODUCTION

This Servicing Brief has been prepared to support the Zoning By-Law Amendment and future Consent Applications by Dom-Lin Investments Inc. to permit the creation of a four (4) unit freehold townhouse infill building at 381 Edith Cavell Boulevard in Port Stanley.

The subject land is approx. 0.09ha (0.2 ac), being Part of Lot 1, South of George Street, West of Sydenham Street and Part of Lot 25, North of Lake Erie, South of Front Street, Registered Plan No. 117, Geographic Township of Port Stanley (Central Elgin), and is located within the Community of Port Stanley. The property is bounded by an existing single-detached residential dwelling to the north and west, an existing residential townhouse condominium to the east, and Edith Cavell Boulevard to the south. The site is comprised of three (3) smaller parcels that are to be subdivided to form the four (4) proposed townhouse infill units through a future consent application, including associated access and servicing easements.

Existing contours on-site range in elevation from 176.0m – 177.0m ±, with an overall gradient of approx. 1.0% towards Edith Cavell Blvd. Lot grading of the new townhouse has been designed to keep all flows contained within the property before outletting to the proposed stormwater infiltration area and Edith Cavell Blvd.

The subject site is within Zone B of the Port Stanley Floodproofing & Development Guide (True Consulting, 2022). The associated floodproofing elevation is 177.10m (IGLD85 datum), which equates to 177.07m in the CGVD28 datum utilized on the enclosed preliminary grading & servicing plans. The site grading will ensure the proposed townhouse top of foundation and all openings are located above the floodproofing elevation. The garages for each unit are permissible below the floodproofing elevation, provided they are designed to wet passive floodproofing standards, as defined in the Floodproofing & Development Guide (True Consulting, 2022).

2.0 WATER SERVICING

There is an existing 250mmø PVC DR18 watermain on Edith Cavell Blvd across the frontage of the site. Each townhouse unit will be provided a 25mmø PEX DR9 water service connected to the existing watermain within Edith Cavell Blvd.

Based on existing service records provided by the Municipality, there is a decommissioned water service to the site from the west. As part of the site servicing and building construction, any portion of the decommissioned service found within the site limits will be removed.

3.0 SANITARY SEWAGE

There is an existing 250mmø AC sanitary sewer within Edith Cavell Blvd across the frontage of the site. There is also an existing 200mmø PVC sanitary sewer running along the east side of the site, servicing the adjacent townhouse condominium development.

The sanitary sewer invert in Edith Cavell Blvd, where it fronts the property, is approximately 3.0 metres BGS (elevation 173.30). Given the open graded sand native to the area, combined with the close proximity to Lake Erie, the groundwater table is highly influenced by the level of Lake Erie. On June 4, 2025, the elevation of Lake Erie was 174.45. The elevation of the existing sanitary sewer main is well into the groundwater table (1.1m ±), and with the close proximity to Lake Erie, it will be difficult to install a new service into the existing main, especially while trying to keep a lane open on Edith Cavell Blvd. This will be problematic since Edith Cavell to the west is a dead-end street with no other means of access for the residents or emergency services.

A connection to the easterly 1200mmø concrete manhole is proposed. This area is still within the Edith Cavell Boulevard Right-Of-Way (ROW). From this manhole, a new 150mmø service will be constructed across the frontage of the site, within a proposed sanitary sewer easement, providing each unit an individual 125mmø sanitary service. This approach was approved by the Municipality of Central Elgin for a similar situation at 517 Edith Cavell Blvd (West).

4.0 STORM DRAINAGE & STORMWATER MANAGEMENT

Within the subject site there is an existing underground stone infiltration pocket serving as a drainage outlet for a portion of the easterly adjacent townhouse condominium site. The existing stone pocket is central to the property and must be relocated to accommodate the proposed townhouse building on-site. The relocated stone infiltration pocket is proposed in the rear of the property, within a proposed storm servicing easement to serve both the subject site and the existing townhouse condominium.

The existing stone pocket provides 32.5m^3 of stormwater storage for the existing condominium. The relocated stone pocket will provide the same volume of storage, plus additional storage for the increased runoff from the proposed townhouse (41.7m^3 total storage volume). A stormwater quality control unit will be implemented upstream of the stone chamber to remove sediment from runoff prior to infiltrating. A similar approach to this proposed storm design was utilized by the Municipality of Central Elgin as recently as 2024 when an already existing Stormceptor unit located in Stanley Park was expanded to address increased runoff from Front Street to the north.

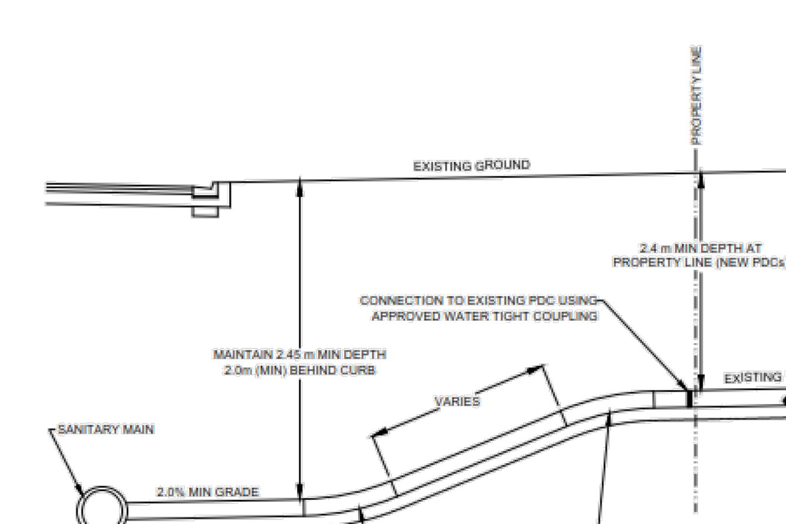
All of which is respectfully submitted by,

Alex Muirhead, P. Eng.

AVM/kc

Encl. Preliminary Servicing & Grading Plan (30-June-2026)

SUPPLEMENTAL SPECIFICATIONS — SEWERS



NOTES:

1. SANITARY SEWER SERVICE CONNECTIONS (PDC) SHALL BE ~~150mm~~ 125mm DIAMETER MINIMUM.
2. SEWER SERVICE CONNECTIONS FOR RIGID PIPE - REFER TO OPS 1006.01.
3. SEWER SERVICE CONNECTIONS FOR FLEXIBLE PIPE - REFER TO OPS 1006.02.

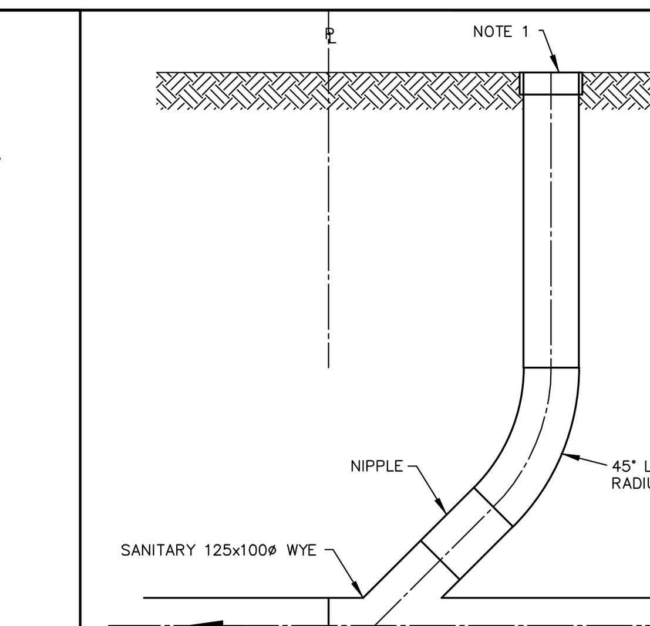
NOT TO SCALE
ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED

STANDARD DRAWING

TYPICAL SANITARY SEWER SERVICE CONNECTION

REVISION DATE: 26 NOV 2021
DRAWING #: S-01

STEAMSS | 2022 EDITION — 26



NOTE 1

a) CLEANOUT HARD (RIGID) SURFACE INSTALLATION: USE CAST IRON CAP AND INSTALL FLUSH WITH SURFACE.

b) CLEANOUT SOFT SURFACE (GRASS) INSTALLATION: USE STANDARD PLASTIC CAP, WITH PEAK FLUSH WITH GRASS SURFACE.

INSPECTION/ CLEANOUT DETAIL
SCALE N.T.S.
INSTALLED BY BUILDER

SOAK–AWAY PIT CALCULATIONS

DWELLINGS AND DRIVEWAYS = 459.1m²

EXISTING SOAK–AWAY PIT VOLUME = 32.5m³ (ABOVE GWL)

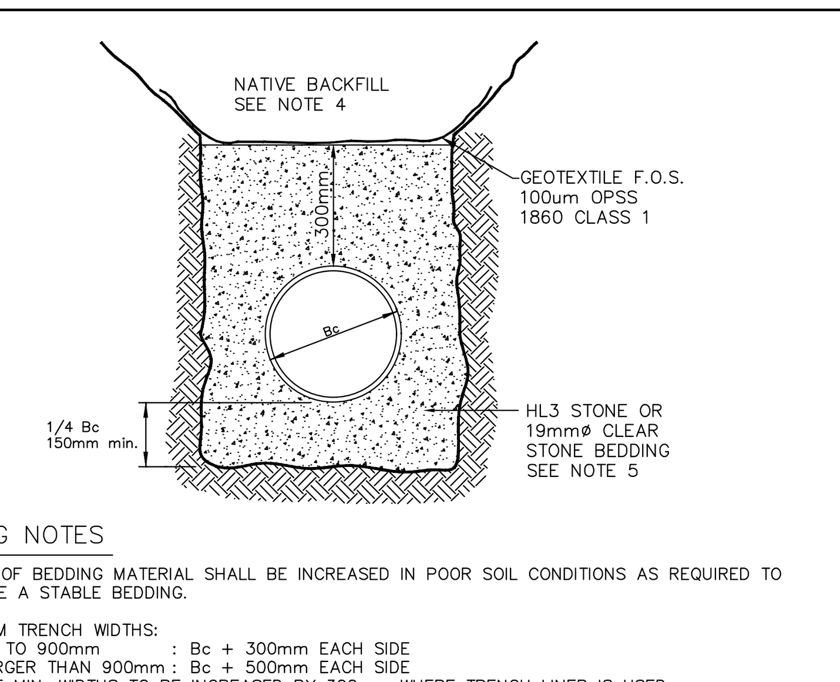
REQUIRED STORAGE (20mm) = 459.1m² x 0.020m = 9.2m³

TOTAL REQUIRED STORAGE = 41.7m³

SOAK–AWAY PIT DIMENSIONS:
AREA=80.5m²
DEPTH = 76.35m (76.50m–0.15m COVER)
–75.00m BTM
1.35m (STONE)

PROVIDED STORAGE
=80.5m² x 1.35m x 0.40 (VOID RATIO)
=43.5m³

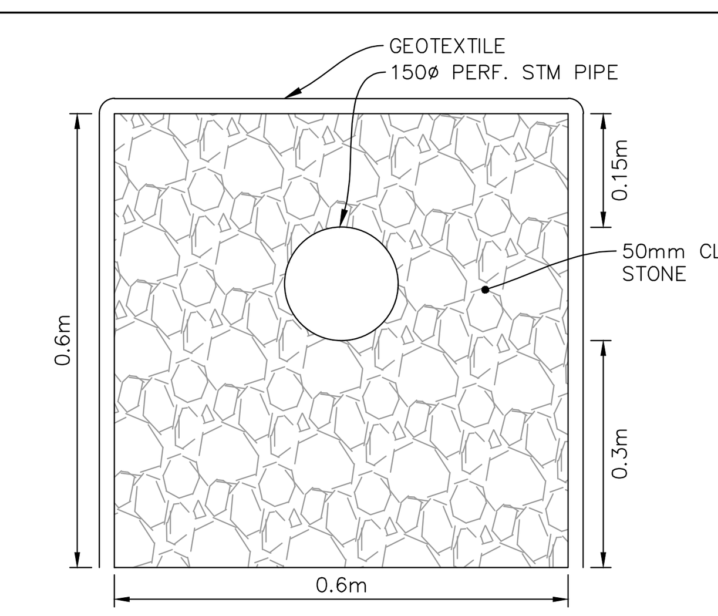
NOTES:
1. 50mm CLEAR STONE c/w NON–WOVEN FILTER CLOTH SURROUND



BEDDING NOTES

1. DEPTH OF BEDDING MATERIAL SHALL BE INCREASED IN POOR SOIL CONDITIONS AS REQUIRED TO PROVIDE A STABLE BEDDING.
2. MINIMUM TRENCH WIDTHS:
   – UP TO 900mm : Bc + 300mm EACH SIDE
   – LARGER THAN 900mm : Bc + 500mm EACH SIDE
   ABOVE MIN. WIDTHS TO BE INCREASED BY 300mm WHERE TRENCH LINER IS USED
3. ALL EMBEDMENT MATERIALS SHALL BE COMPACTED TO 95% STANDARD PROCTOR. THE EMBEDMENT SHALL BE COMPACTED BEFORE LAYING PIPE AND IN 300mm MAX. LIFTS TO 300mm ABOVE TOP OF PIPE PRIOR TO PLACING NATIVE BACKFILL MATERIAL.
4. NATIVE BACKFILL TO BE COMPACTED IN 300mm MAX. LIFTS COMPACTED TO 95% (MIN.) SPMDD (98% WITHIN 1 METER OF SUB GRADE)
5. SAND EMBEDMENT IS ACCEPTABLE FOR WATERMAIN AND WATER SERVICES IN DRY TRENCH CONDITIONS. GEOTEXTILE COVER NOT REQUIRED OVER SAND EMBEDMENT

FLEXIBLE PIPE EMBEDMENT, AND BACKFILL MATERIALS
N.T.S.



STORM STONE SURROUND DETAIL
SCALE 1:10

SEDIMENT CONTROL NOTES

– CONTROL SEDIMENT IN SWALES AND TO STORM WATER AREA WITH SILT FENCES & STRAW BALES UNTIL GROWTH IS ESTABLISHED, ALL IN ACCORDANCE WITH "THE GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES", BY MNR.

– PROTECT AND MAINTAIN ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.

– ALL EROSION CONTROL MEASURES TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN IN PLACE UNTIL RESTORATION IS COMPLETED.

– PROTECT ALL CATCH BASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXILE (TERRAFIX 270 R).

– CLEAN ALL SUMPS/SILT FENCES AND CHECK DAMS REGULARLY DURING CONSTRUCTION.

– STRAW BALES TO BE USED IN LOCALIZED AREAS AS DIRECTED BY THE ENGINEER DURING CONSTRUCTION FOR WORKS WHICH ARE IN OR ADJACENT TO FLOOD LINES, FILL LINES AND HAZARDOUS SLOPES.

– ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED BY OWNER FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF–PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY.

– PLEASE CONTACT DOMUS DEVELOPMENTS INC. (519–439–3881) IF THERE ARE ANY QUESTIONS OR CONCERNS WITH ON–SITE SEDIMENT CONTROL MEASURES

NOTES

DATUM – ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM 1928, GEOID MODEL HT2_2010v70, REFERENCE FRAME NAD83 (CSRS) (2010.0)

OTHER BENCHMARKS SHOWN ON THE DRAWINGS ARE NOT GUARANTEED BY THE MUNICIPALITY OF CENTRAL ELGIN OR BY CYRIL J. DEMEYERE LIMITED.

ADD 100.00 TO ELEVATIONS ON THIS PLAN TO GET GEODETIC METRIC DATUM.

– REAR YARD SWALES SHALL BE 1.5% MINIMUM GRADE EXCEPT AS SHOWN

– SWALE SLOPES SHALL BE 3:1 MAXIMUM (V–BOTTOM ACCEPTABLE).

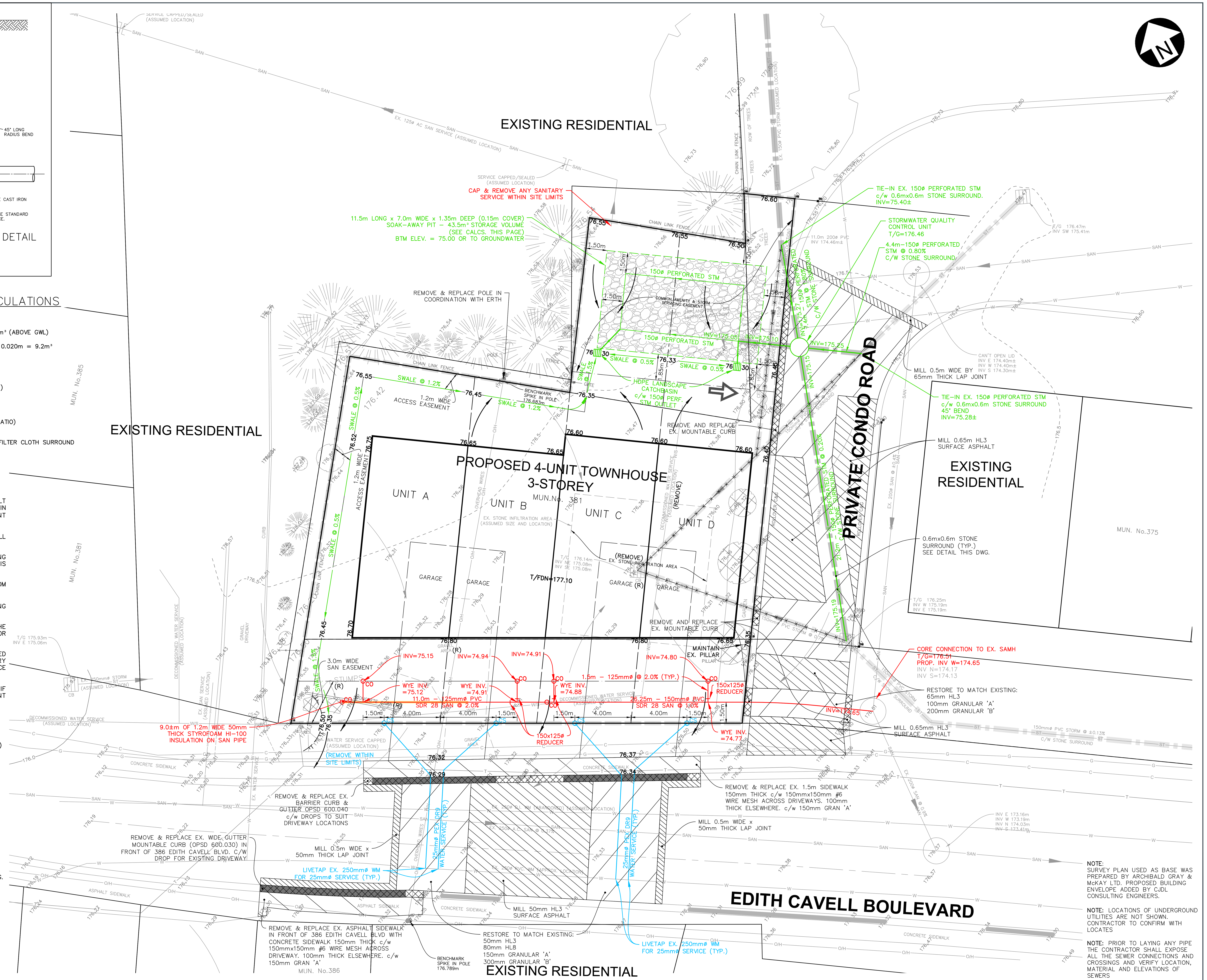
– ALL YARDS SHALL BE GRADED AT 2% MINIMUM TO SWALES AND/OR CURB.

– CONTROL SEDIMENT WITH SILT FENCES AND STRAW BALES UNTIL GROWTH IS ESTABLISHED.

– PROPOSED TREES ARE PER TYPICAL TREE LOCATION DETAIL THIS DWG. SPECIES SELECTION AS SHOWN. INSTALLATION IN ACCORDANCE WITH LATEST "TREE PLANTING STANDARDS" BY THE MUNICIPALITY OF CENTRAL ELGIN, 4.5m FROM TRANSFORMERS, UTILITY POLES, STREET LIGHTS & FIRE HYDRANTS.

– DRIVEWAYS ABUTTING LOT LINES MUST BE CONSTRUCTED WITH FINISHED ASPHALT IN STRICT CONFORMANCE TO SIDE YARD SWALE GRADES TO ALLOW ADJACENT SODDING TO BE PLACED FLUSH WITH THE PAVEMENT.

–THE CONTRACTOR SHALL MAINTAIN ONE (1) LANE OF EDITH CAVELL BOULEVARD WHEN POSSIBLE DURING CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MTO BOOK 7 TO THE MUNICIPALITY OF CENTRAL ELGIN FOR APPROVAL PRIOR TO COMMENCING ANY WORK ONSITE.



NOTE:
SURVEY PLAN USED AS BASE WAS PREPARED BY ARCHIBALD GRAY & McKAY LTD. PROPOSED BUILDING ENVELOPE ADDED BY CJDL CONSULTING ENGINEERS.

NOTE: LOCATIONS OF UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR TO CONFIRM WITH LOCATES

NOTE: PRIOR TO LAYING ANY PIPE THE CONTRACTOR SHALL EXPOSE ALL THE SEWER CONNECTIONS AND CROSSINGS AND VERIFY LOCATION, MATERIAL AND ELEVATIONS OF SEWERS

LEGEND

42.90	PROPOSED FINISHED ELEVATIONS
<43.45>	PROPOSED TOP OF FOUNDATION
SAN	PROPOSED SANITARY SEWER
SAN	EXISTING SANITARY SEWER
ST	PROPOSED STORM SEWER
ST	EXISTING STORM SEWER
W	PROPOSED WATERMAIN
W	EXISTING WATERMAIN
	SIGN
	UTILITY PEDESTAL
	TRANSFORMER
	SITE LIMITS
	PROPOSED SURFACE DRAINAGE, EXISTING
	DITCH/SWALE
	FENCE
	MAINTENANCE HOLE
CO	CLEAN OUT
	CATCH BASIN
WV	WATER VALVE
CS	WATER SERVICE CURB STOP
HYD	HYDRANT
B.O., WSS	BLOW OFF, WATER SAMPLING STATION
174.37	ORIGINAL ELEVATIONS (MAY NOT BE VALID NOW)
	MAJOR FLOW
BH	GEOTECHNICAL BORE HOLE
MW	MONITORING WELL
(A),(R),(F),(REL.)	ADJUST, REMOVE, FUTURE, RELOCATE
	CURB, DROPPED CURB
	TACTILE WALKING SURFACE INDICATORS (OPSD 310.033)
	CONIFEROUS, DECIDUOUS TREE
	TREE REMOVALS
	SHRUB
	EDGE OF BUSH/DRIP LINE
	PROPOSED 0.6mx0.6m STONE SURROUND, EXSITING

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MUNICIPALITY OF CENTRAL ELGIN

STAMP: PROFESSIONAL ENGINEER — LICENSED — D.J. LYLE 100174772 — PROVINCE OF ONTARIO
PROFESSIONAL ENGINEER — LICENSED — A.V. MUIRHEAD 100543499 — PROVINCE OF ONTARIO
PRELIMINARY 30 JUN 2026

REVISION			
#	DESCRIPTION	DD/MM/YYYY	BY

SITE SERVICING AND GRADING PLAN

CONTRACT #: 19037 — SCALE: 1:150

PROJECT NAME: 381 EDITH CAVELL BLVD. MUNICIPALITY OF CENTRAL ELGIN DOM-LIN INVESTMENTS INC.

DRAWING #: 1