

LCA Environmental Consultants

July 15, 2022

Mr. Adam Boudens
Senior Environmental Planner/Ecologist
Planning and Development Services, Niagara Region
1815 Sir Isaac Brock Way, P.O. Box 1042
Thorold, ON L2V 4T7

Dear Mr. Boudens,

**Re: Summary of Headwater Drainage Feature Assessment
9304 McLeod Road, City of Niagara Falls**

LCA Environmental was retained by the proponent to complete a scoped EIS for the proposed development of the subject property in accordance with Regional pre-consultation comments and correspondence following the field site visit (see Appendix B). A site visit was held on March 8, 2022, with Regional Environmental planning (Lori Karlewicz) and NPCA staff (Adam Aldworth) to review the existing site conditions, including the realignment of the channel along the eastern property boundary, as well as two small drainage features which are currently mapped as NPCA regulated features. The mapped features are shown in Figure 1, below.

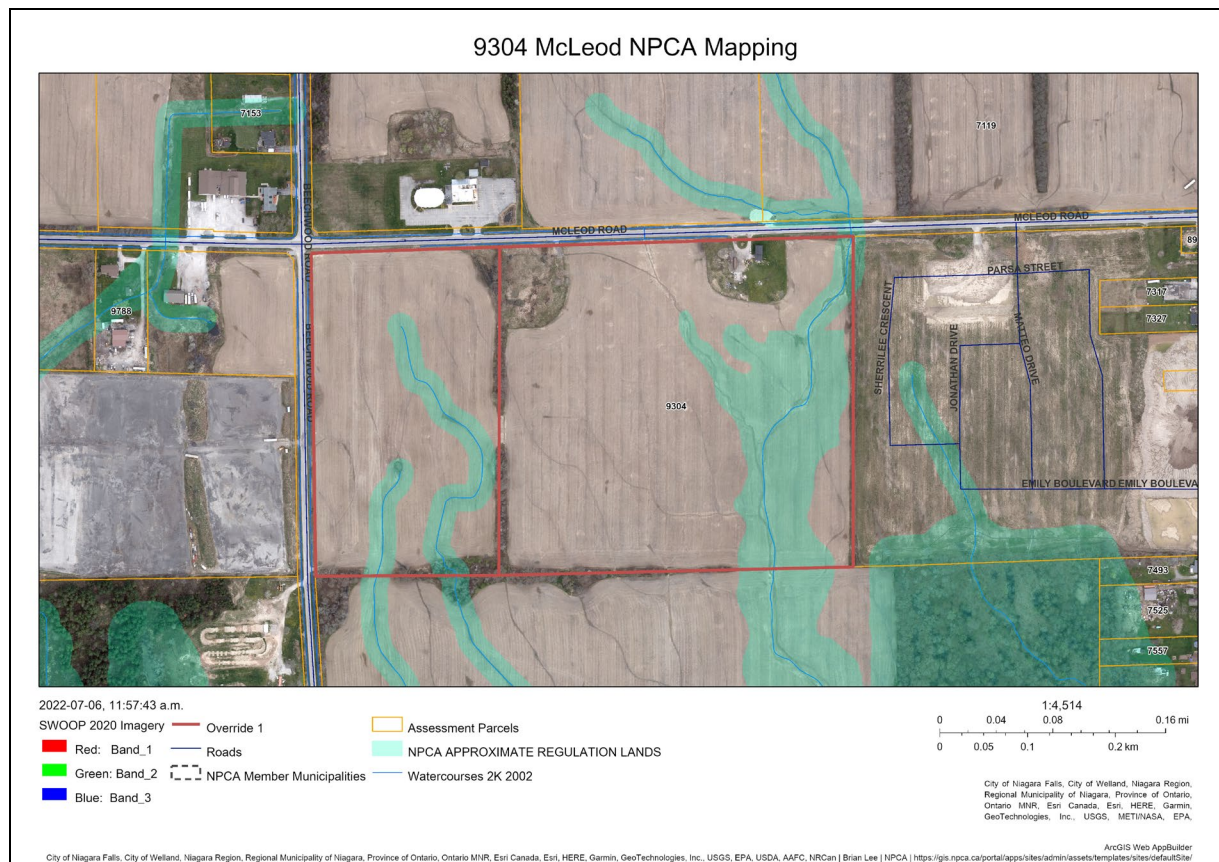


Figure 1: Existing drainage feature mapping on NPCA Watershed Explorer. Re-alignment of eastern channel not reflected.

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The eastern channel realignment was completed in February of 2021 and the buffer plantings were installed in May 2021 under **NPCA Permit 202001142** (see Appendix C). The channel was realigned according to the drawings in the permit and is currently functioning as intended with continued monitoring as per the NPCA permit requirements. Given the construction timing window and the 2021 HWDF field assessments, no additional field measurements were taken on the eastern channel. This channel is intended to remain as an open channel with the appropriate vegetated buffer from any adjacent land use.

During the site visit on March 8, 2022, it was noted that most of the vegetation in the north-south hedgerow had been removed and trees had been temporarily stockpiled in front of the east-west hedgerow on the south side of the subject property. A small low-lying area on the north side of the property, adjacent to McLeod Road had also been graded to facilitate agricultural tilling and cultivation.

It was also noted during the site visit, that LCA had recently completed an assessment of the tributaries of the Thompson Creek north branch as part of a Stormwater Drainage Master Plan being undertaken by the City of Niagara Falls. The study involved evaluation of all watercourses and contributing headwater drainage features in the Thompson Creek north branch catchment. The two headwater drainage features identified in the NPCA mapping on the west side of the study area, as well as the realigned channel on the east side, were evaluated as part of that study.

Following the site visit, Regional staff confirmed that the requirement for a scoped EIS may be waived for the subject property pending updated site plans indicating a sufficient setback from the eastern channel, and a summary of the HDFA completed by LCA Environmental. The purpose of this memo is to provide a summary of the assessments completed as part of the Stormwater Drainage Master Plan with respect to the HDFs on the subject property.

Field Studies

The assessment of the headwater drainage features within the subject property followed the rapid assessment protocols outlined in Section 4, Module 11 of the Ontario Stream Assessment Protocol. This method provides a point in time description of feature type, hydrologic conditions, riparian vegetation, and sediment transport conditions. Results are used to support recommendations for management and monitoring by applying this baseline data to the Evaluation, Classification, and Management of Headwater Drainage Features Guidelines (CVC & TRCA, 2014).

Application of the CVC/TRCA guidelines were used to determine the management recommendations for the reaches within the Thompson Creek north branch catchment based on the significance and sensitivity of the features and functions they provide. These guidelines were developed to provide direction for those features not clearly covered by existing policies and legislation and can also be used to help direct watershed planning activities. The features are

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classified based on the following: hydrology, including flow conditions; riparian vegetation; fish and fish habitat; and terrestrial habitat, including connectivity and contributions to wetlands.

The HDFs on the subject property were assessed on April 16, and June 17, 2021, to gather baseline information classify the features and identify the corresponding HDF management recommendations. During the April assessment, both HDFs contained standing water, with no flow observed. Feature type was identified as a swale or no defined feature, as it was limited to a small depression within the agricultural field and both channels were cropped. Summary field sheets have been included in Appendix A. During the June 17 site visit, flow conditions were dry.

A summary of each of the evaluation criteria as they apply to the HDFs on the subject property is provided below.

Hydrology Classification

Both HDFs were classified as providing limited hydrologic function. This is based on the spring assessment (April 16) where both features were dry (FC=1) with small pools of standing water (FC=2). The feature type was defined as swale (FT=7) with only small depressions in topography which convey surface overflow for short periods during rain events. There was no sorting of substrates and both channels were planted with crops growing in the feature. For the farthest west HDF (EBW-01), swale definition did not extend onto the subject property, and the channel was not identified on the subject property. The map included in Appendix A shows the extent of the HDF swales on the property. Both HDFs (EBW-01 and EBW-03) were dry in the June 17th assessment.

Riparian Classification

The riparian habitat was classified as providing limited function because both HDFs flow through an active agricultural field. The features are both fully cropped and there is no natural riparian vegetation, except where the east HDF (EBW-03) crosses a small hedgerow located along the southern boundary of the subject property.

Fish and Fish Habitat Classification

The channels were mostly dry with some standing water during the April site visit and with no standing water in June. No fish habitat is provided by the HDFs.

Terrestrial Habitat Classification

The terrestrial habitat was also classified as providing limited function for both HDFs. The terrestrial habitat is based on the OSAP Feature Type, as well as marsh monitoring protocol call code. While Marsh monitoring surveys focused on the wetland features within the study area and not individual headwater drainage features, the HDFs were both defined as swales (FT=7) and the feature does not provide connectivity to any features upstream.

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By applying the above classifications to the flow chart in Figure 2 of the CVC & TRCA Guidelines (2014), the management recommendation for the HDFs on the west side of the subject property is that no management or mitigation is required.

The site generally drains south, with the overland flow from the eastern parcel contributing to the re-aligned channel on the east side of the subject property. This channel provides important primary flow contributions to downstream wetland and fish habitat, neither of which are located on or adjacent to the subject property. The channel re-alignment served to improve storage capacity during storm events and has resulted in enhanced riparian function. According to site plans, the channel will be maintained with a 15m setback from the top of bank.

Downstream of the channel realignment, results of the HDFA assessment established a minimum management recommendation of mitigation to ensure contributions to flow and downstream fish habitat area maintained and opportunities for enhancement of riparian habitat function are explored.

Drainage from the western parcel flows through ill-defined drainage features on adjacent agricultural fields south to the main channel of Thompson Creek. Based on the flow conditions documented during field assessments and the potential for infiltration within the agricultural lands, there is very limited contribution to Thompson Creek from the western parcel and there is no requirement for retention of functions.

We trust that the information provided above provides the review agencies with the necessary background to inform the requirements for a Scoped EIS.

If you have any questions regarding the above information, please do not hesitate to contact us.

Sincerely,



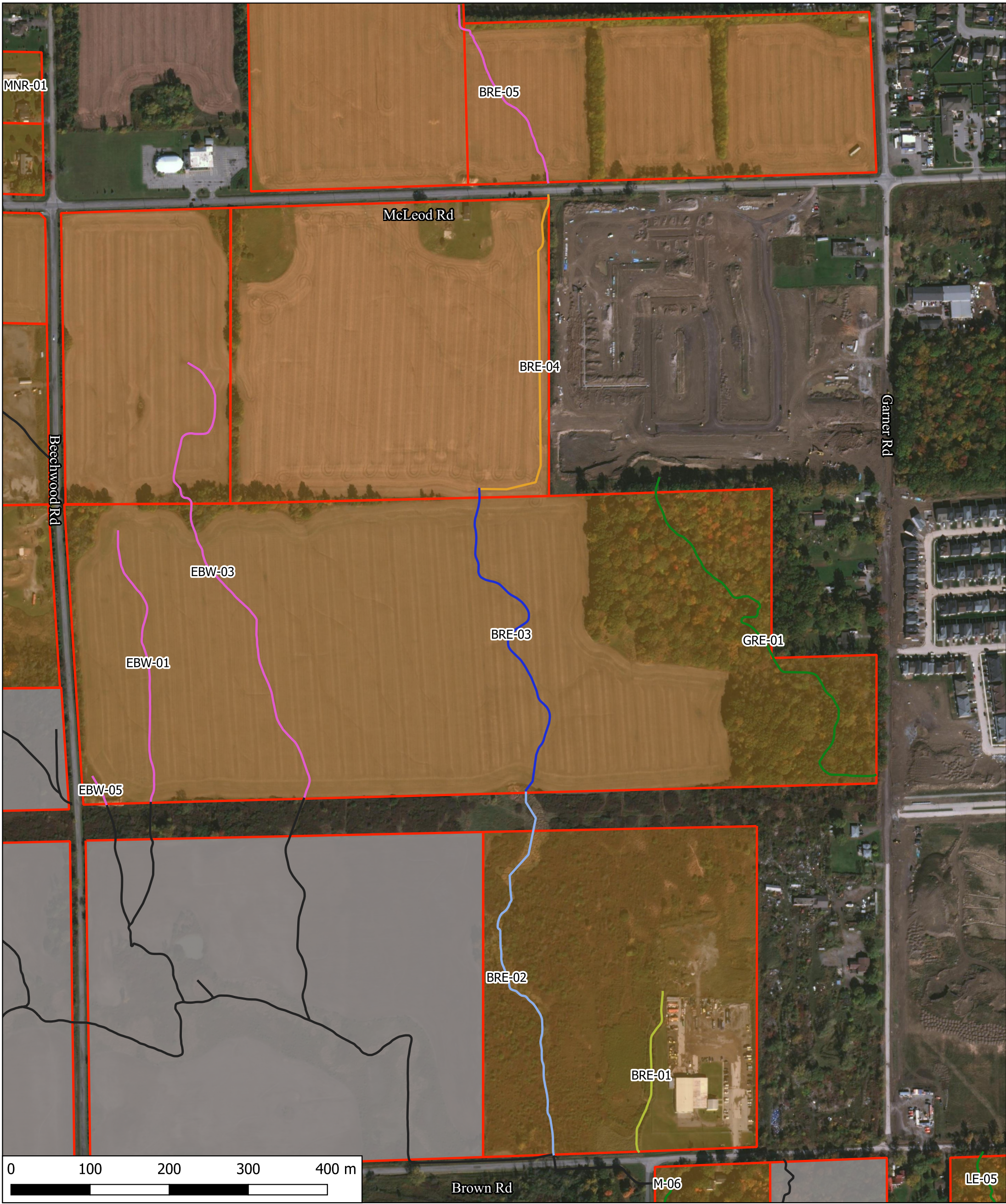
Lisa Price, Principal
LCA Environmental



Anne McDonald, BSc.

Appendix A

Field Data and Assessment Recommendation Map



Legend

Thorold-Niagara Falls Municipal Boundary

Properties Thompson Creek Crosses:

Access Granted

No Access Granted

Level of Conservation:

Protection

Conservation

Mitigation

Maintain/Replicate Terrestrial Linkage

No Mitigation Required

Previously Realigned

Reach Not Studied

Map 2 of 3

Imagery: ESRI 2020
Satellite Imagery

Data: Niagara Navigator
and Niagara OpenData

**Thompson Creek Stormwater
Drainage Master Plan**
CONSERVATION LEVEL - EAST

Scale: 1:6,000
UTM NAD 83 17N
Date: January 11, 2022

Date: April 16, 2021 **Stream Name:** Thompson Creek **Recorder:** A.M/S.C
Stream Code: EBW **Upstream Site Limit (UTM):** 649810, 4769711
Site Code: EBW-01 **Downstream Site Limit (UTM):** 649856, 4769400
Direction of Assessment: Upstream **Field Assessment:** Sample 1

Flow Influence: Freshet (1) **Flow Condition:** Standing water (2)

Feature Type: No defined Feature (4)/ Swale (7) **Feature Vegetation:** Cropped (3)

Riparian Vegetation	0-1.5m	1.5-10m	10-30m
Left Bank:	Cropped (3)	Cropped (3)	Cropped (3)
Right Bank:	Cropped (3)	Cropped (3)	Cropped (3)

Channel Gradient (S4.M7): Other (5)
Distance (m): 314 **Elevation (m):** 180 184 **Gradient (%):** 1

Dominant Substrate (S2.M3): Clay (hard pan)
Sub-Dominant Substrate (S2.M3): Silt

Feature Roughness: >60% Extreme (4) **Width Measured:** Can't measure (1)

Channel Dimensions

Feature Width (m): - **Bankful Depth (mm):** -

Entrenchment: <40m **Surface Flow Method:** -
Wetted Width (m): - **Wetted Depth (mm):** -
Flow: -

Sediment Transport

Adjacent: Sheet Erosion (6) **Valley:** Sheet Erosion (6)

Sediment Deposition: None (1)

Point Feature Data

WP #	Photo #	Code	Description		
			N/a		
Notes:	N/A				

Date: June 17, 2021 **Stream Name:** Thompson Creek **Recorder:** A.M/S.C
Stream Code: EBW **Upstream Site Limit (UTM):** 649810, 4769711
Site Code: EBW-01 **Downstream Site Limit (UTM):** 649856, 4769400
Direction of Assessment: Upstream **Field Assessment:** Sample 2

Flow Influence: Baseflow (1) **Flow Condition:** Standing water (2)

Date: April 16, 2021 **Stream Name:** Thompson Creek **Recorder:** A.M/S.C
Stream Code: EBW **Upstream Site Limit (UTM):** 649887, 4769954
Site Code: EBW-03 **Downstream Site Limit (UTM):** 650049, 4769410
Direction of Assessment: Downstream **Field Assessment:** Sample 1

Flow Influence: Freshet (1) **Flow Condition:** Dry (1)/ Standing water (2)

Feature Type: No defined Feature (4)/ Swale (7) **Feature Vegetation:** Cropped (3)

Riparian Vegetation	0-1.5m	1.5-10m	10-30m
Left Bank:	Cropped (3)	Cropped (3)	Cropped (3)
Right Bank:	Cropped (3)	Cropped (3)	Cropped (3)

Channel Gradient (S4.M7): Other (5)
Distance (m): 568 **Elevation (m):** 182 180 **Gradient (%):** 0.3

Dominant Substrate (S2.M3): Silt
Sub-Dominant Substrate (S2.M3): Clay (hard pan)

Feature Roughness: 40-60% High (3) **Width Measured:** -

Channel Dimensions

Feature Width (m): - **Bankful Depth (mm):** -

Entrenchment: - **Surface Flow Method:** -

Wetted Width (m): - **Wetted Depth (mm):** -

Flow: -

Sediment Transport

Adjacent: - **Valley:** -

Sediment Deposition: -

Point Feature Data

WP #	Photo #	Code	Description
	1	L	Wet pocket @ hedgerow midway
	2	L	Channel downstream of vernal pooling
Notes:	N/A		

Date: June 17, 2021 **Stream Name:** Thompson Creek **Recorder:** A.M/S.C
Stream Code: EBW **Upstream Site Limit (UTM):** 649887, 4769954
Site Code: EBW-03 **Downstream Site Limit (UTM):** 650049, 4769410
Direction of Assessment: Downstream **Field Assessment:** Sample 2

Flow Influence: Baseflow (1) **Flow Condition:** Dry (1)

Appendix B

Agency Correspondence

Received: Thu 2022-04-07 4:06 PM

Hi Lisa,

It's anticipated that review of the completed Headwater Drainage Feature Assessment that is currently underway will satisfy the EIS requirement for the watercourses present at 9304 McLeod Road.

Feel free to give me a call if clarification is required my cell is 905-932-1295.

Adam

Adam Aldworth, BSc, EP
Planning Ecologist | Planning & Regulations
Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor, Welland, ON, L3C 3W2
905-788-3135, ext. 248
aaldworth@npca.ca
www.npca.ca

From: Lisa Price <lprice@lcaenvironmental.ca>
Sent: April 5, 2022 10:06 AM
To: Adam Aldworth <aaldworth@npca.ca>
Subject: FW: 9304 McLeod Road, NF - Regional Environmental Planning comments

Hi Adam

Please see Regional comments below. I just wanted to verify that NPCA does not require anything with regards to the EIS for the McLeod Road lands based on our site visit.

Regards
Lisa

From: Boudens, Adam <Adam.Boudens@niagararegion.ca>
Sent: March 10, 2022 2:42 PM
To: Anne McDonald <amcdonald@eesn.ca>
Cc: Lampman, Cara <Cara.Lampman@niagararegion.ca>; Karlewicz, Lori <Lori.Karlewicz@niagararegion.ca>; Shanks, Amy <Amy.Shanks@niagararegion.ca>
Subject: 9304 McLeod Road, NF - Regional Environmental Planning comments

Hi Anne,

Based on the site visit completed Tuesday with agency staff, Regional environmental planning staff formally request circulation of an updated Site Plan that clearly identifies the proposed setback distance from the re-aligned watercourse traversing the site as well as a copy of the NPCA work permit that was issued. In addition, please also provide the results of the HDFA assessments currently being finalized. Staff anticipate

being able to waive the requirement to complete an Environmental Impact Study (EIS) for the subject property located at 9304 McLeod Rd, Niagara Falls, however, staff would like to review this information before confirming.

Thanks and let me know if you have any questions.

Adam

Adam Boudens

Senior Environmental Planner/Ecologist

Planning and Development Services, Niagara Region
1815 Sir Isaac Brock Way, P.O. Box 1042
Thorold, ON L2V 4T7
Phone: **905-980-6000 ext. 3770** Toll-free: 1-800-263-7215
Adam.Boudens@niagararegion.ca

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Due to the COVID-19 pandemic, the NPCA has taken measures to protect staff and public while providing continuity of services. The NPCA main office is open by appointment only with limited staff, please refer to the [Staff Directory](#) and reach out to the staff member you wish to speak or meet with directly. Our Conservation Areas are currently open, but may have modified amenities and/or regulations.

Updates regarding NPCA operations and activities can be found at [Get Involved NPCA Portal](#), or on social media at [NPCA's Facebook Page](#) & [NPCA's Twitter page](#).

The information contained in this communication, including any attachment(s), may be confidential, is intended only for the use of the recipient(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure of this communication, or any of its contents, is prohibited. If you have received this communication in error, please notify the sender and permanently delete the original and any copy from your computer system. Thank-you. Niagara Peninsula Conservation Authority.

Appendix C

NPCA Permit 202001142

PERMIT NOTES

Thank you for working with the NPCA to ensure your project meets the requirements of the Conservations Authorities Act, Ontario Regulation 155/06 and our Policy Document.

As part of your permit, you will be required to do the following:

1. Please ensure to read all of the items listed in Schedule A of this permit.
2. If any changes to the scope of the project are proposed, please notify NPCA prior to proceeding.
3. Supply the NPCA with photographs of your sediment control installed as outlined in condition 1 on page 4 of this permit.
4. Advise NPCA a minimum of 24 hours prior to the start of your project and no later than 2 weeks after the completion of your project as outlined in condition 6 on page 4 of this permit.
5. Please ensure any as-builts or engineer sign-offs as identified in Schedule A are submitted to NPCA within 2 weeks of the project completion.
6. Please ensure to arrange for your final inspection and closure of the permit by contacting NPCA at permits@npca.ca.

If you have any questions, please do not hesitate to contact us at anytime.

January 22, 2021

CityView Regulation File Number PLPER 202001142

800480 Ontario Ltd. c/o LCA Environmental Consultants Ltd.
104-155 Main St. Suite 136
Grimsby, ON L3M 1P2

SUBJECT: N.P.C.A. PERMIT NO.202001142 FOR THE PURPOSE OF REALIGNING A WATERCOURSE IN THE CITY OF NIAGARA FALLS.

Attached is a Niagara Peninsula Conservation Authority Permit and associated Conditions regarding the approval of the above-noted works, pursuant to the Conservation Authorities Act and Ontario Regulation 155/06, known as the NPCA's Regulation of Development, Interference with Wetlands, and Alterations to Shorelines and Wetlands.

All works must be completed in accordance with the approved Permit, the attached Schedule 'A', the attached drawing "Channel Relocation" prepared by Upper Canada Consultants, dated October 21st, 2020 and drawing "McLeod Road Planting Plan" prepared by LCA Consultants, dated October 22nd, 2020, displaying the NPCA stamp (which forms part of the permit) within the time period specified therein.

The issuance of this permit does not release you from compliance with any other applicable federal, provincial or municipal statutes, regulations or by-laws.

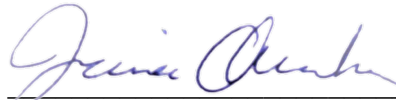
Should you have any questions regarding this permit please contact Jessica Abrahamse, Watershed Planner at (905) 788 - 3135 extension 235.

Yours truly,

Prepared by,



Darren MacKenzie, C.Tech., rcsi
Director, Watershed Management
Niagara Peninsula Conservation Authority



Jessica Abrahamse M.E.S.
Watershed Planner
Niagara Peninsula Conservation Authority

N.P.C.A. PERMIT

PERMIT NO. 202001142

This permit is issued under the authority of the **Conservation Authorities Act**, and is subject to the provisions of the **Regulation of Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses** (Ontario Regulation 155/06), and is subject to the specific terms and conditions contained herein.

Note: The issuance of this permit does not relieve the applicant from the responsibility of acquiring any other agency, board, government, etc., approval as may be required nor does it relieve the permittee from the requirements of any legislation.

The Permit is Issued to:

Name of Permittee	800480 Ontario Ltd. c/o LCA Environmental Consultants Ltd.		
Post Office Address	104-155 Main St. Suite 136		
	Tel.(905) 371-1701	E-Mail: lprice@lcaenvironmental.ca	

Effective from, **January 22th, 2021** to and including **January 22th, 2023**

At the following location:

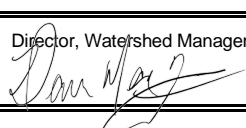
Address	9304 McLeod Rd.
City/Province	Niagara Falls, Ontario
Postal Code	L2H 0Y9
Municipality	Niagara

As per your application dated: **October 22, 2020**

For the purpose of a channel realignment.

All works must be completed in accordance with the approved Permit, the attached Schedule 'A', the attached drawing "Channel Relocation" prepared by Upper Canada Consultants, dated October 21st, 2020 and drawing "McLeod Road Planting Plan" prepared by LCA Consultants, dated October 22nd, 2020, displaying the NPCA stamp (which forms part of the permit) within the time period specified therein.

Permit Approved By:

Place of Issue Welland	Date January 22, 2021
Director, Watershed Management 	

PERMIT 202001142 SCHEDULE 'A'

This Permit No. 202001142 is issued subject to compliance with the following conditions:

1. Prior to construction, erosion control measures (i.e. silt fence, straw bales, silt curtain) shall be installed and maintained in good condition until all disturbed areas have been vegetated and stabilized with native materials to a pre-disturbed state or better. **NPCA requests photo documentation of the installed erosion control measures be forwarded permits@npca.ca. Absolutely no dirty water or debris is to be discharged to the watercourse.**
2. The permittee covenants to indemnify and forever save and keep harmless the Niagara Peninsula Conservation Authority, its officers, servants and agents from and against any and all claims, demands, suits, actions, damages, loss, cost or expenses arising out of any injury to persons, including death, or loss or damage to property of others which may be or be alleged to be caused by or suffered as a result of or in any manner associated with the exercise of any right or privilege granted to the permittee by this permit.
3. Work carried out in contravention of this permit and/or violation of any of the conditions contained herein constitutes an offence under the Conservation Authorities Act. Pursuant to the Act: **"Every person who contravenes a regulation made under subsection (1) or the terms and conditions of a permission of an authority in a regulation made under clause (1) (b) or (c) is guilty of an offence and on conviction is liable to a fine of not more than \$10,000 or to a term of imprisonment of not more than three months."**
4. The Permittee shall keep this permit or a true copy thereof on the work permit area.
5. The person in charge of the operation conducted under this permit shall produce and show this permit or the true copy kept on the work area to any Conservation Authority officer whenever requested by the officer.
6. Please advise the Niagara Peninsula Conservation Authority, via e-mail (permits@npca.ca), a minimum of 24 hours prior to commencing any works related to this permit and no later than two (2) weeks upon completion of the works. Please reference the file number along with the permit number in your correspondence.
7. That authorized representatives of the Niagara Peninsula Conservation Authority will be granted entry at any time into lands and buildings which are the subject of this permit application in order to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
8. That all complaints arising from the proposed works authorized under this permit shall be reported immediately by the permittee to the Niagara Peninsula Conservation Authority. The permittee shall indicate any action which has been taken, or is planned to be taken, with regard to each complaint.

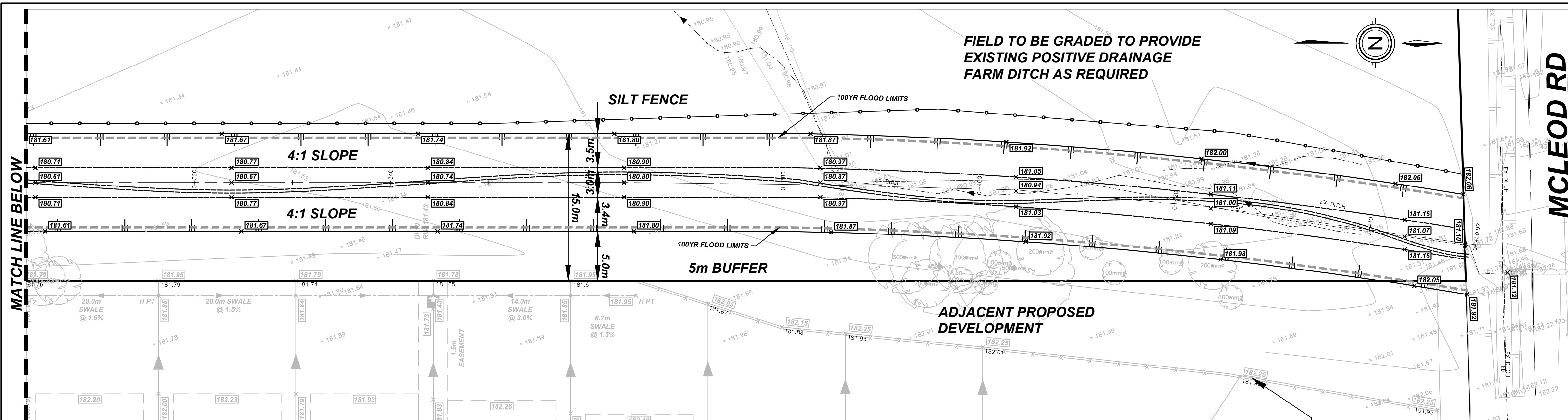


9. The Niagara Peninsula Conservation Authority may cancel this permit or may change any of the conditions at any time and without prior notice if it is determined that:
 - a. The works are not in conformance to the intent of the permission granted;
 - b. The information presented to obtain a permit is false;
 - c. The works or method of construction, have detrimental impacts on the environment.
10. The extent of the construction shall be clearly identified on site (preferably using visible construction fence) prior to any site alteration, and no equipment, machinery or materials shall extend beyond the project area into any other sections of the watercourse.
11. Construction shall be limited to the proposed area depicted on the approved drawing.
12. All materials and equipment used for the purpose of site preparation and project completion shall be operated and stored in a manner that prevents any deleterious substance (e.g. petroleum products, silt, debris, etc.) from entering the watercourse.
13. Any equipment maintenance and refueling operations shall be set back sufficiently to prevent spills from entering the watercourse.
14. Any stockpiled materials shall be stored and stabilized away from the watercourse.
15. Any part of equipment entering the water shall be free of fluid leaks and externally cleaned/degreased to prevent any deleterious substance from entering the watercourse.
16. No fill or alteration of the natural vegetation, or development is to take place within any other section of the watercourse that exists on the property, other than what is currently proposed.
17. All areas of disturbed soil shall be stabilized and re-vegetated with a native seed mix immediately upon completion of work and restored to a pre-disturbed state or better.
18. All seeded areas shall be monitored on a regular basis (weekly) to ensure that vegetation has established successfully, and re-seeding should be conducted during the growing season as appropriate to ensure vegetative cover of disturbed areas.
19. Sediment and erosion control should be implemented on the upstream and downstream portion of the watercourse.
20. Sediment and erosion control shall include silt fence or other suitable sediment control placed between the water and all areas where exposed soil is anticipated prior to the commencement of any activities on site, with additional sediment control as needed to ensure no migration of sediment into the watercourse.
21. Sediment controls must be inspected regularly and maintained in good working order throughout the construction period and until all areas of exposed soil have been stabilized. If the sediment and erosion control measures are not functioning properly, no further work shall continue until the sediment and/or erosion problem is addressed.

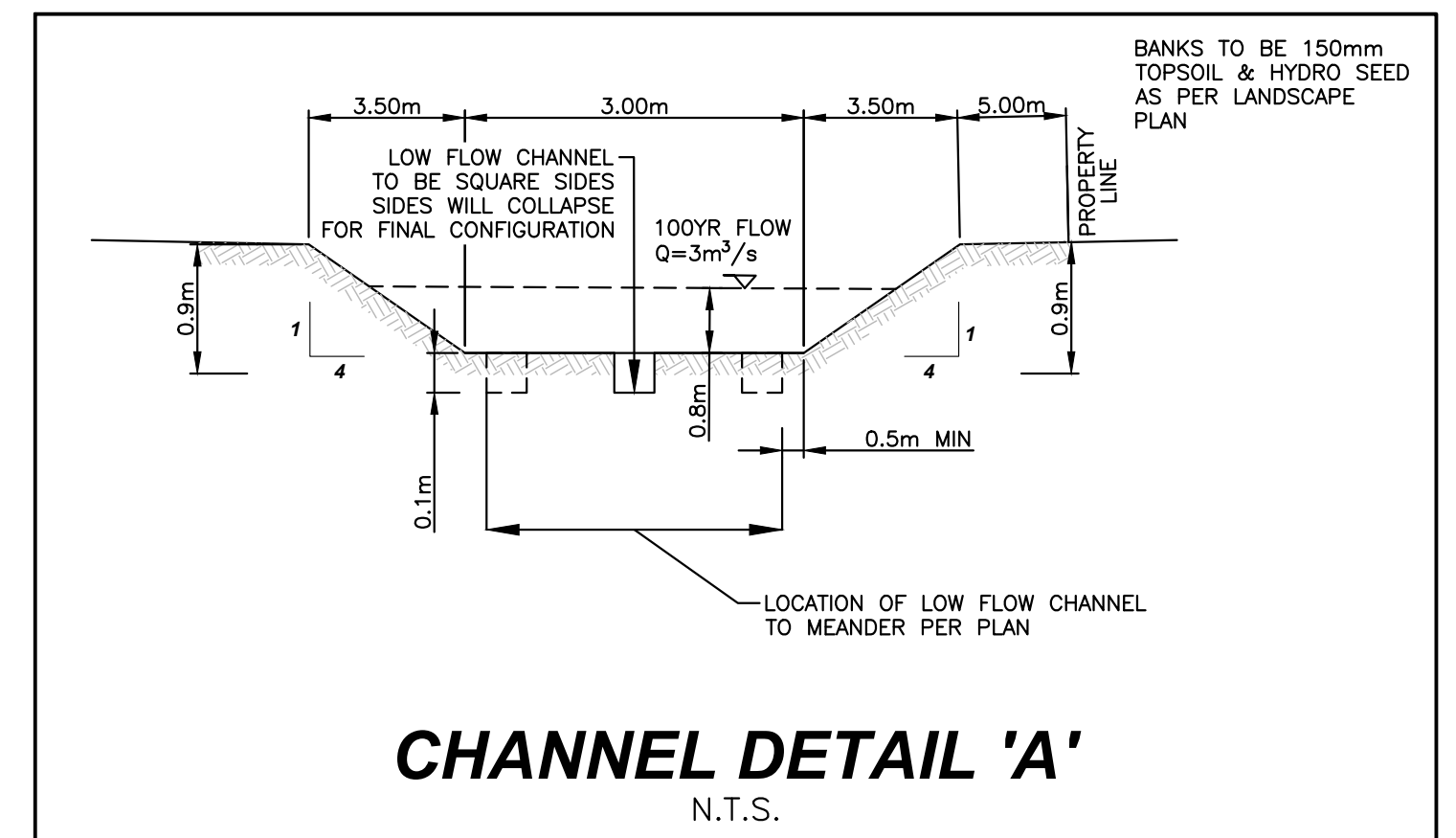
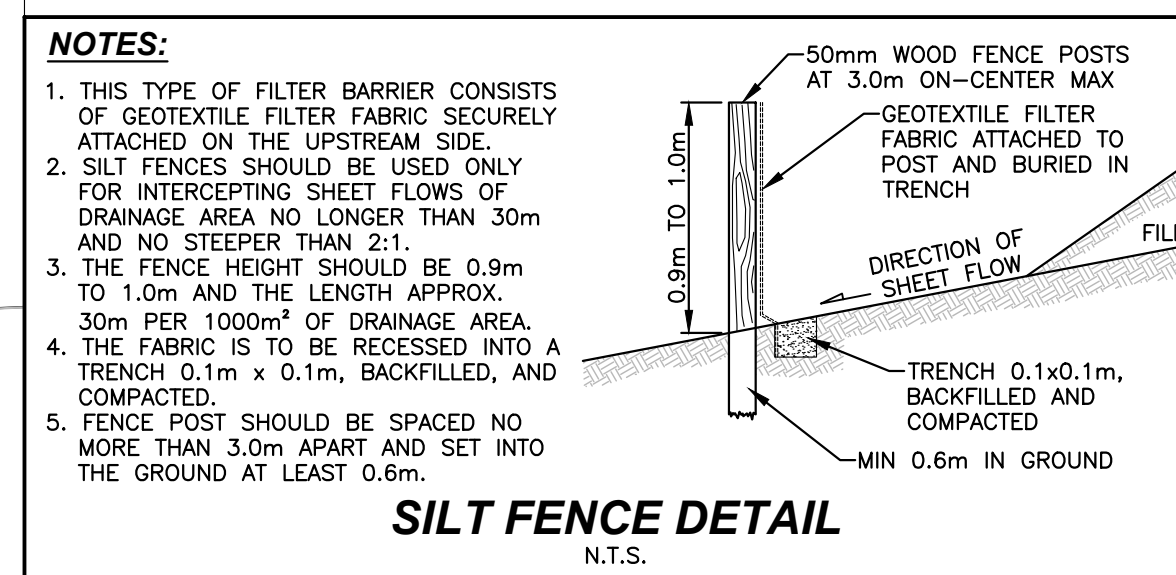
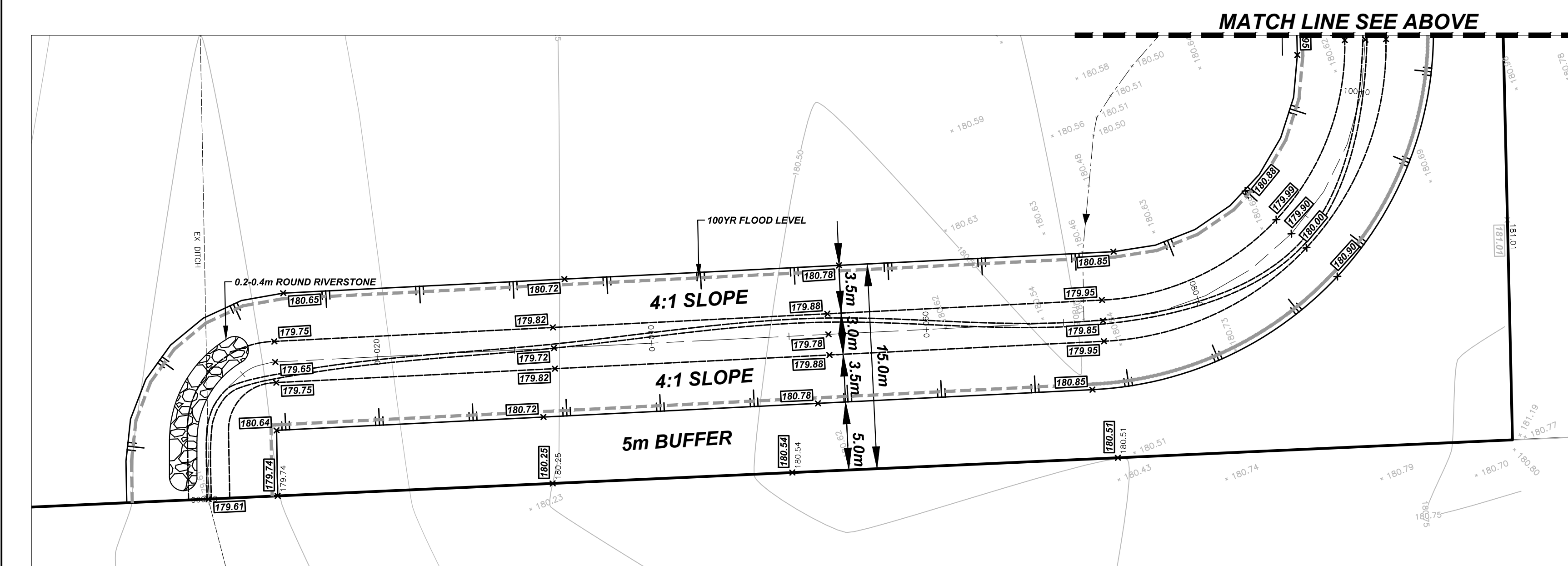
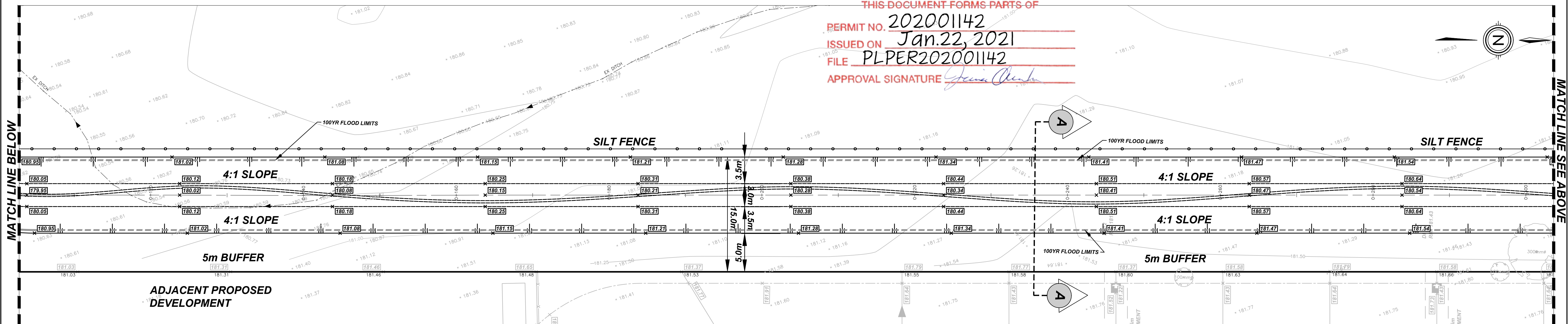


- 22.** Only clean material free of fine particulate matter should be placed near the water.
- 23.** The subject project must not carry any negative impacts to the watercourse
- 24.** Any additional mitigation measures as outlined in the approved drawings must be implemented and adhered to for the subject project.
- 25.** All works shall be completed in dry or low flow conditions.
- 26.** Re-alignment of the watercourse shall not impact adjacent lands, for example flooding neighboring properties as a result of the re-alignment.
- 27.** Within 30 days of completion of the project, NPCA shall be supplied with written confirmation from LCA Environmental Consultants Ltd. that the works have been constructed as designed, along with as-built drawings detailing any modifications to the original design (if any) and showing the revised 100-year floodplain on the drawings.

-End of Page-



NIAGARA PENINSULA CONSERVATION AUTHORITY
THIS DOCUMENT FORMS PARTS OF
PERMIT NO. 202001142
ISSUED ON Jan. 22, 2021
FILE PLPER202001142
APPROVAL SIGNATURE *Jeanie O'Leary*



- NOTES:**
1. THIS TYPE OF FILTER BARRIER CONSISTS OF GEOTEXTILE FILTER FABRIC SECURELY ATTACHED ON THE UPSTREAM SIDE.
 2. SILT FENCES SHOULD BE USED ONLY FOR INTERCEPTING SHEET FLOWS OF DRAINAGE AREA NO LONGER THAN 30m AND NO STEEPER THAN 2:1.
 3. THE FENCE HEIGHT SHOULD BE 0.9m TO 1.0m AND THE LENGTH APPROX. 30m PER 1000m² OF DRAINAGE AREA.
 4. THE FABRIC IS TO BE RECESSED INTO A TRENCH 0.1m x 0.1m, BACKFILLED, AND COMPACTED.
 5. FENCE POST SHOULD BE SPACED NO MORE THAN 3.0m APART AND SET INTO THE GROUND AT LEAST 0.6m.

0	ISSUED FOR NPCA APPROVAL	2020-10-07	A.K
#	REVISION	DATE	INIT

NOTES:

1. THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
2. PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

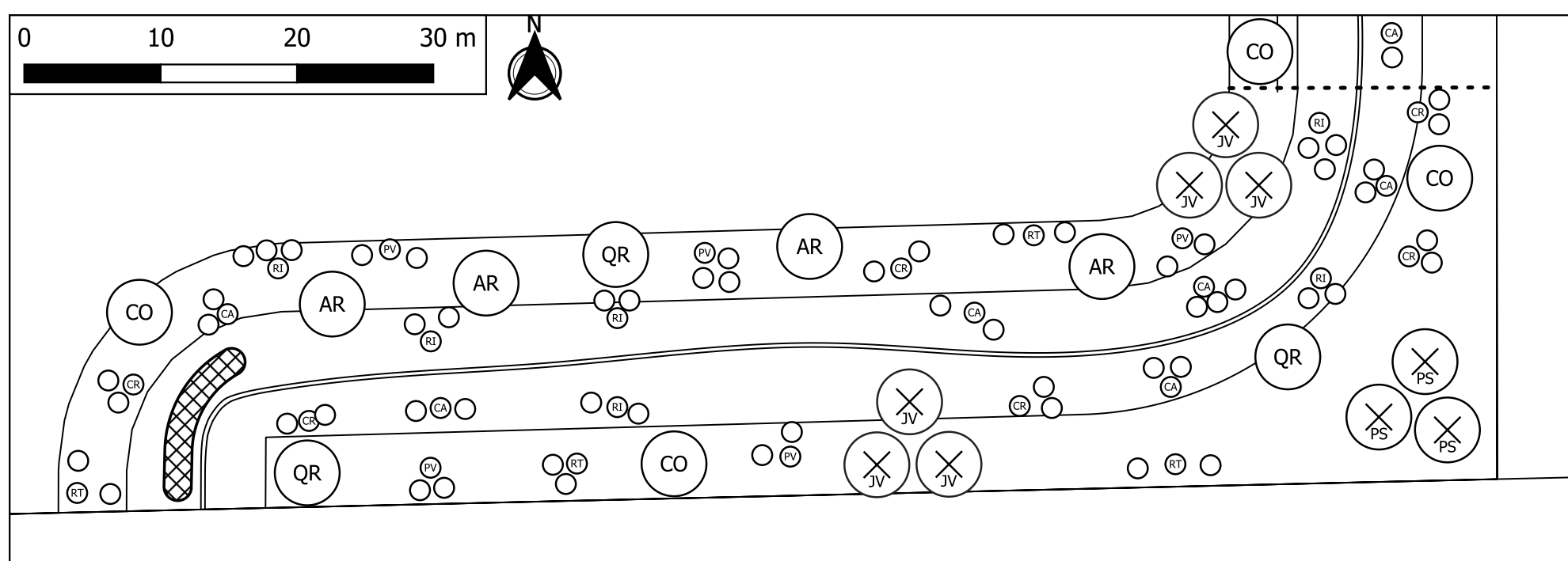
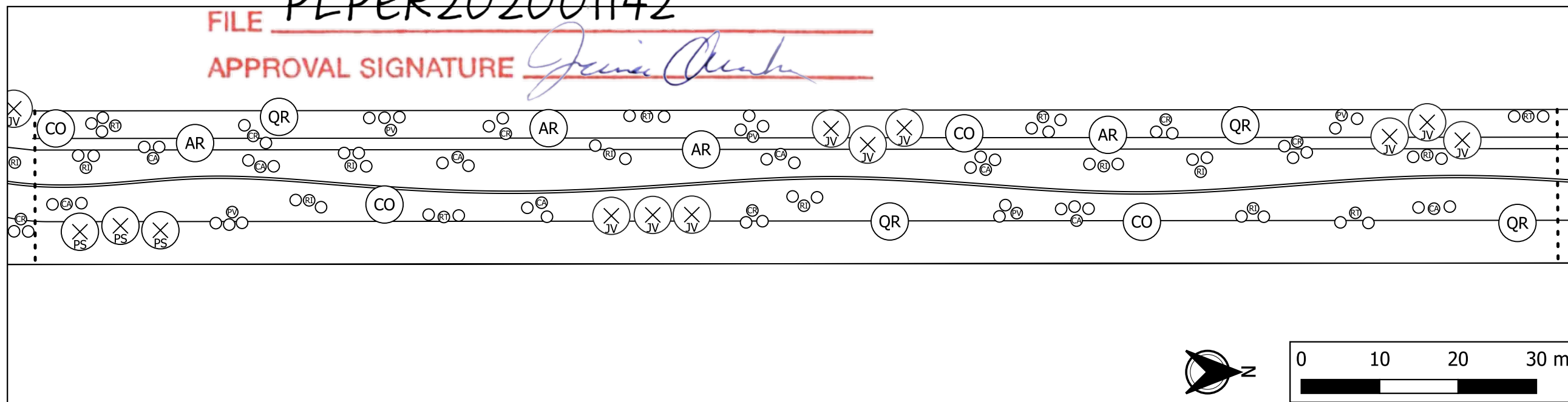
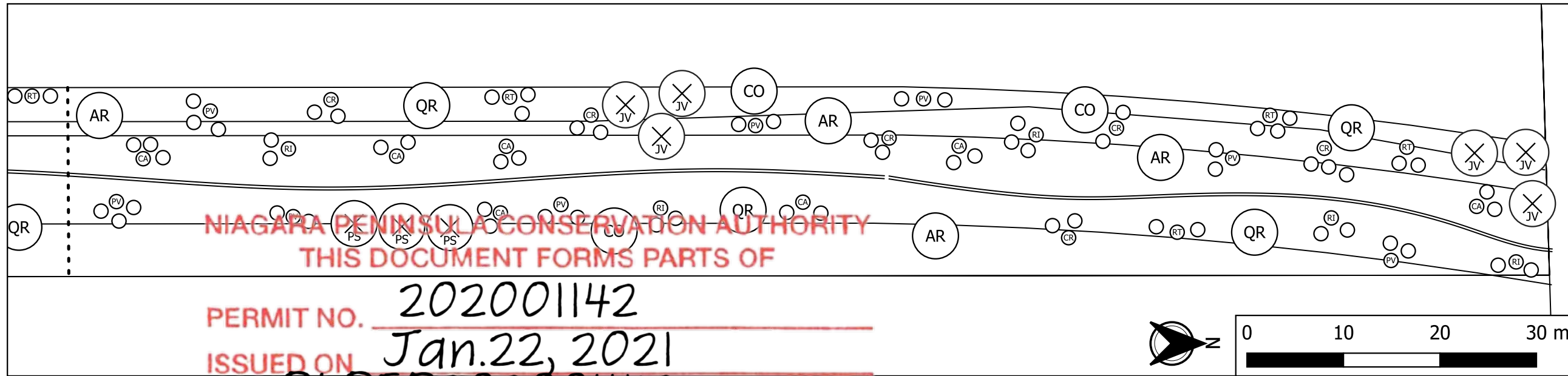
DRAFTING	G.S
DESIGN	A.K
CHECKED BY	A.K
APPROVED BY	A.K



CHANNEL RELOCATION
CITY OF NIAGARA FALLS
9304 - MCLEOD RD
GRADING PLAN

CONSULTANT FILE No.	2054
DATE	2020-10-21
PRINTED	2020-10-21
SCALE	1:250 m
REF No.	
DWG No.	2054-GP
REV	0

MCLEOD ROAD PLANTING PLAN



- ### LEGEND
- HARDWOOD TREES**
- AR ACER RUBRUM
 - CO CARYA OVATA
 - QR QUERCUS RUBRA
- CONIFER TREES**
- X
JV JUNIPERUS VIRGINIANA
 - X
PS PINUS STROBUS
- SHRUBS**
- CA CORNUS AMOMUM
 - CR CORNUS RACEMOSA
 - PV PRUNUS VIRGINIANA
 - RI RUBUS IDAEUS
 - RT RHUS TYPHINA



DATE: October 22, 2020

PLANTING SCHEDULE				
KEY	LATIN NAME	COMMON NAME	QTY SIZE	
TREES:				
AR	ACER RUBRUM	RED MAPLE	12	60mm CAL
CO	CARYA OVATA	SHAGBARK HICKORY	10	60mm CAL
JV	JUNIPERUS VIRGINIANA	RED CEDAR	21	3 GAL
PS	PINUS STROBUS	WHITE PINE	9	60mm CAL
QR	QUERCUS RUBRA	RED OAK	11	60mm CAL
SHRUBS:				
CA	CORNUS AMOMUM	SILKY DOGWOOD	68	1 GAL
CR	CORNUS RACEMOSA	GRAY DOGWOOD	53	1 GAL
PV	PRUNUS VIRGINIANA	CHOKO CHERRY	60	1 GAL
RI	RUBUS IDAEUS	RED RASPBERRY	62	1 GAL
RT	RHUS TYPHINA	STAGHORN SUMAC	46	1 GAL
TOTAL			352	

RECEIPT OF PAYMENT

Receipt Number: 2020003019
Receipt Date: 10/27/2020
Date Paid: 10/27/2020
Full Amount: \$1,920.00

Payment Details:	Payment Method	Amount Tendered	Check Number
	Check	\$1,920.00	2997

Amount Tendered: \$1,920.00
Change / Overage: \$0.00
Contact: 800460 ONTARIO LIMITED, Address:O/A FRUITBELT DEVELOPMENT

FEE DETAILS:

Fee Description	Reference Number	Amount Owing	Amount Paid
Watercourse Alteration: Channels - Channel works < 500 m	PLPER202001142	\$1,920.00	\$1,920.00