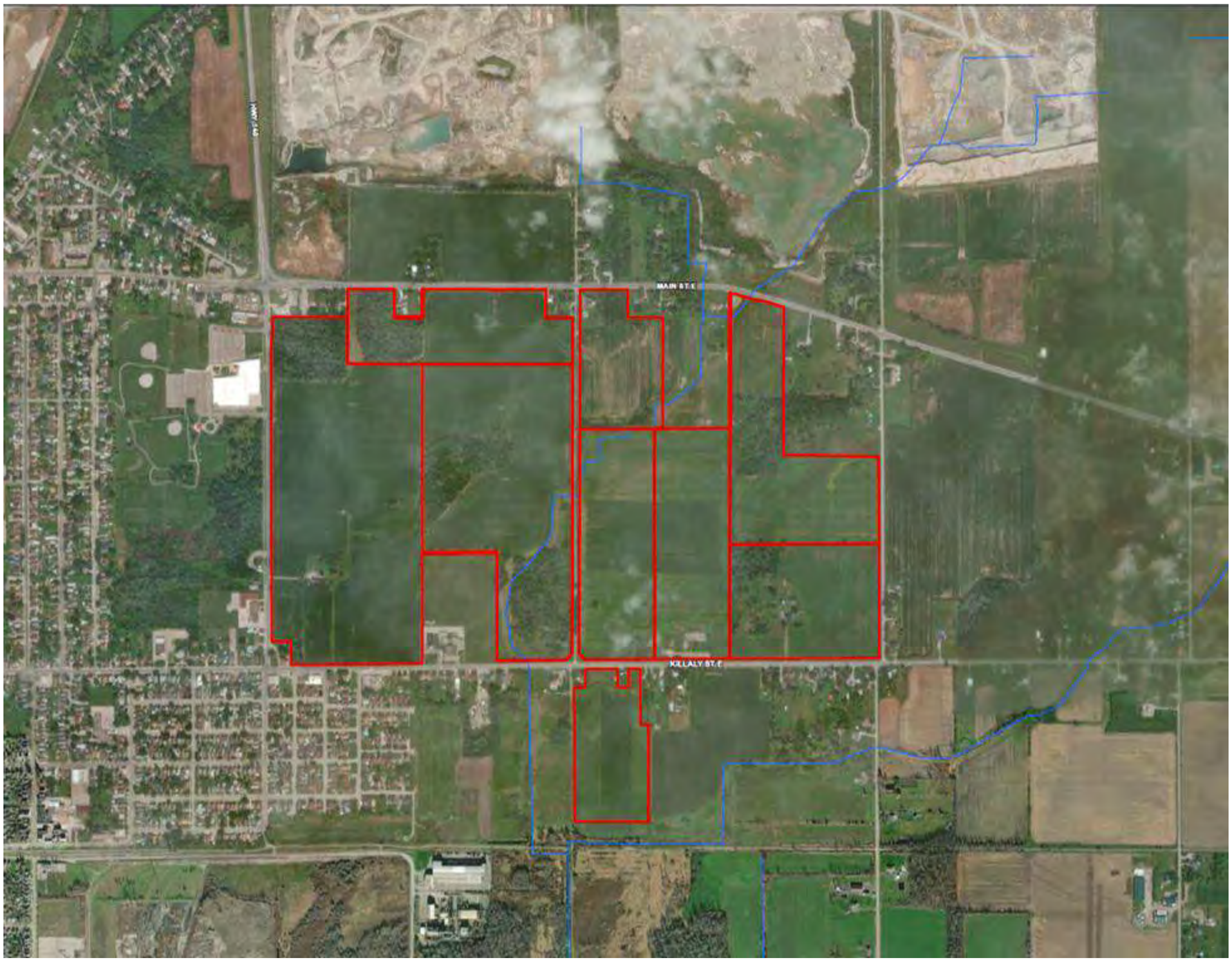
APPENDIX A

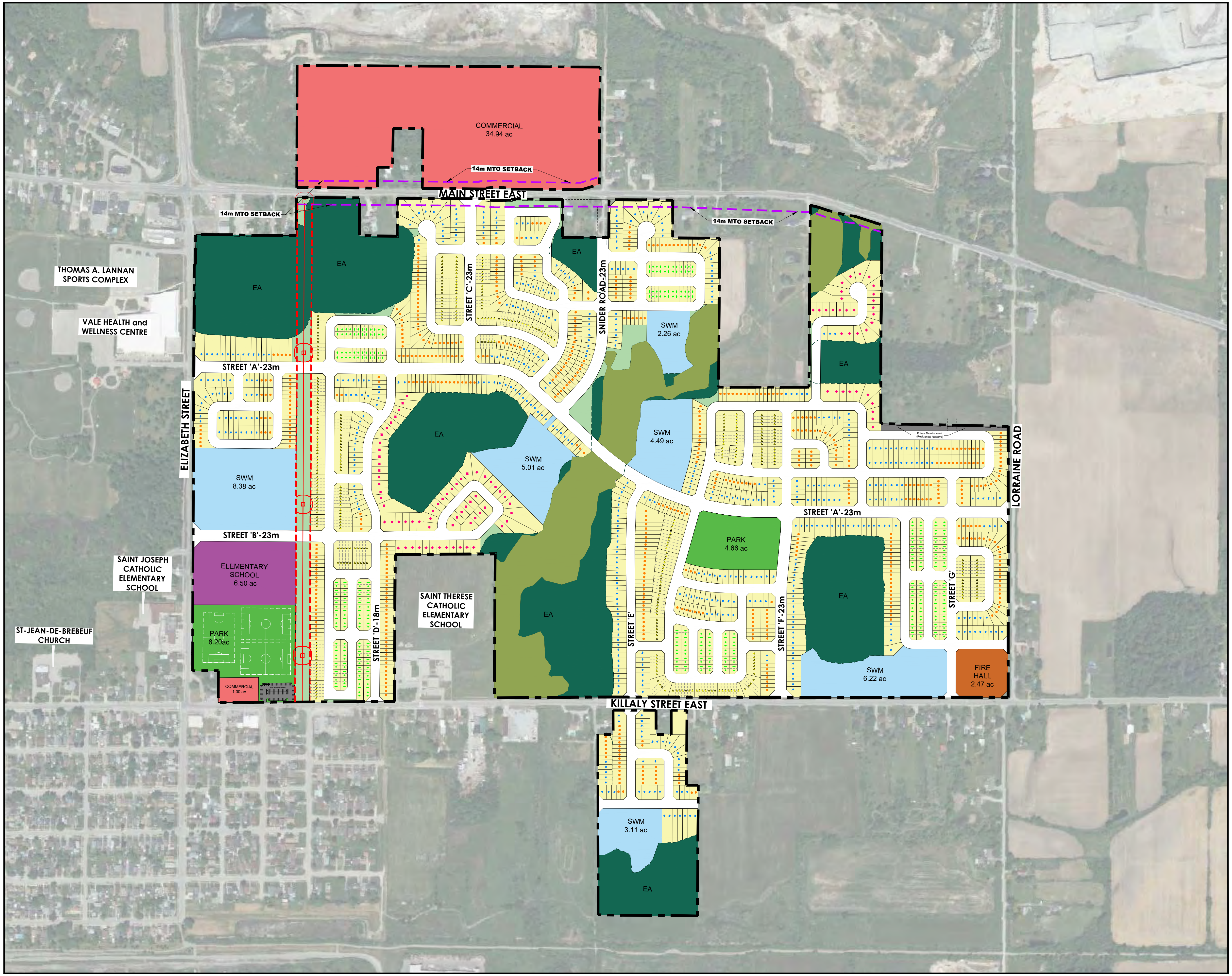
Aerial Photo of Existing Site

Draft Plan of Proposed Development (reduced)

Aerial Photo of Existing Site



Draft Plan of Proposed Development (reduced)



LEGEND

- Study Area
- 14m MTO Setback
- Hydro One Easement
- Hydro Tower and 15m Buffer

TOTAL LAND AREA: 158.240 hectares (391.018 acres)

	LAND USE	AREA (HA)	AREA (AC)
🟨	RESIDENTIAL	55.176	136.343
⬛	FUTURE DEVELOPMENT (RESIDENTIAL RESERVE)	0.303	0.749
🟥	COMMERCIAL	14.547	35.946
🟪	ELEMENTARY SCHOOL	2.634	6.509
🟧	FIRE HALL	1.001	2.474
🟦	STORMWATER MANAGEMENT POND	11.937	29.496
🟩	PARK	5.208	12.869
🟩	OPEN SPACE	3.447	8.518
🟩	ENVIRONMENTAL PROTECTION AREA (EPA)	26.633	65.812
🟩	ENVIRONMENTAL PROTECTION AREA (FLOODPLAIN)	9.173	22.668
	COLLECTOR ROADS	7.165	17.705
	LOCAL ROADS	21.015	51.929
TOTAL		**158.240**	**391.018**

ESTIMATED UNIT COUNT

	PRODUCT	TOTAL	%
◆	6.5m (21') BACK-to-BACK TOWNS	362	18%
△	6.1m (20') TOWNS	383	19%
●	8.2m (27') SINGLES	622	31%
✱	10.4m (34') SINGLES	538	27%
◆	13.7m (45') SINGLES	98	5%
	TOTAL	**2003**	**100.0%**

DEMONSTRATION PLAN

CITY of PORT COLBORNE

armstrong
planning | project management

DESIGN:	DRAWN:	SCALE	N.T.S.
APPROVED	DATE: JANUARY 29, 2026	PROJECT No.	25.3600
DRAWING No.			

APPENDIX B

Figure S-1 - Proposed Global Sanitary Servicing (Schematic)
Figure S-2 - Conceptual Sanitary Servicing
Figure S-3 - Sanitary Tributary Plan

LEGEND:

●	PROPOSED SANITARY MANHOLE
- ➤ -	PROPOSED SANITARY SEWER
▨	EXISTING WASTEWATER TREATMENT PLANT (WWTP)
🟥	SANITARY PUMP STATION (SPS)
🟩	WOODLAND
🟪	FLOOD PLAN (NCPN)
— · · —	PROPERTY LINE
- - -	SANITARY TRIBUTARY AREA

DRAWING :

FIGURE S-1
PROPOSED GLOBAL SANITARY SERVICING (SCHEMATIC)

CLIENT :

ELITE M.D. DEVELOPMENTS
102-3410 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO

PROJECT :

PROPOSED SUBDIVISION
KILLALY STREET EAST
PORT COLBORNE, ONTARIO

ODAN·DETECH
CONSULTING ENGINEERS

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DATE:	SCALE:	PROJECT No:
JAN 2024	1:5000	21247

LEGEND:

- ● PROPOSED SANITARY MANHOLE
- - ➤ - PROPOSED SANITARY SEWER
- 🟥 SANITARY PUMP STATION
- 🟩 WOODLAND
- ▭ FLOOD PLAN (NCPN)
- — · · — PROPERTY LINE
- ▬ ▬ ▬ SANITARY TRIBUTARY AREA

DRAWING :

FIGURE S-2
CONCEPTUAL SANITARY SERVICING

CLIENT :

ELITE M.D. DEVELOPMENTS
102-3410 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO

PROJECT :

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KILLALY STREET EAST
PORT COLBORNE, ONTARIO

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DATE:	SCALE:	PROJECT No:
JAN 2024	1:3000	21247

DRAWING :

FIGURE S-3
SANITARY TRIBUTARY PLAN

CLIENT :

ELITE M.D. DEVELOPMENTS
102-3410 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO

PROJECT :

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PORT COLBORNE, ONTARIO

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DATE:	SCALE:	PROJECT No:
JAN 2024	1:5000	21247

APPENDIX C

INFOWATER Pro (715023 - Port Colborne Water Model - MSP.aprx) existing and updated
Provided upon request.

APPENDIX D

Figure S-5 - Pre-Development Catchment Areas
Figure S-6 - Post-Development Catchment Areas (Local)
Figure S-7 - Conceptual Storm Servicing Plan
Figure S-8 - Conceptual Grading Plan
Figure S-9 to S-16 - Conceptual Pons Sections (Ponds A-F)

DRAWING :

FIGURE S-5
PRE DEVELOPMENT CATCHMENT AREA

CLIENT :

ELITE M.D. DEVELOPMENTS
102-3410 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO

PROJECT :

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DATE:	SCALE:	PROJECT No:
JAN 2024	1:3000	21247

DRAWING :

FIGURE S-6
POST-DEVELOPMENT CATCHMENT AREAS (LOCAL)

CLIENT :

ELITE M.D. DEVELOPMENTS
102-3410 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO

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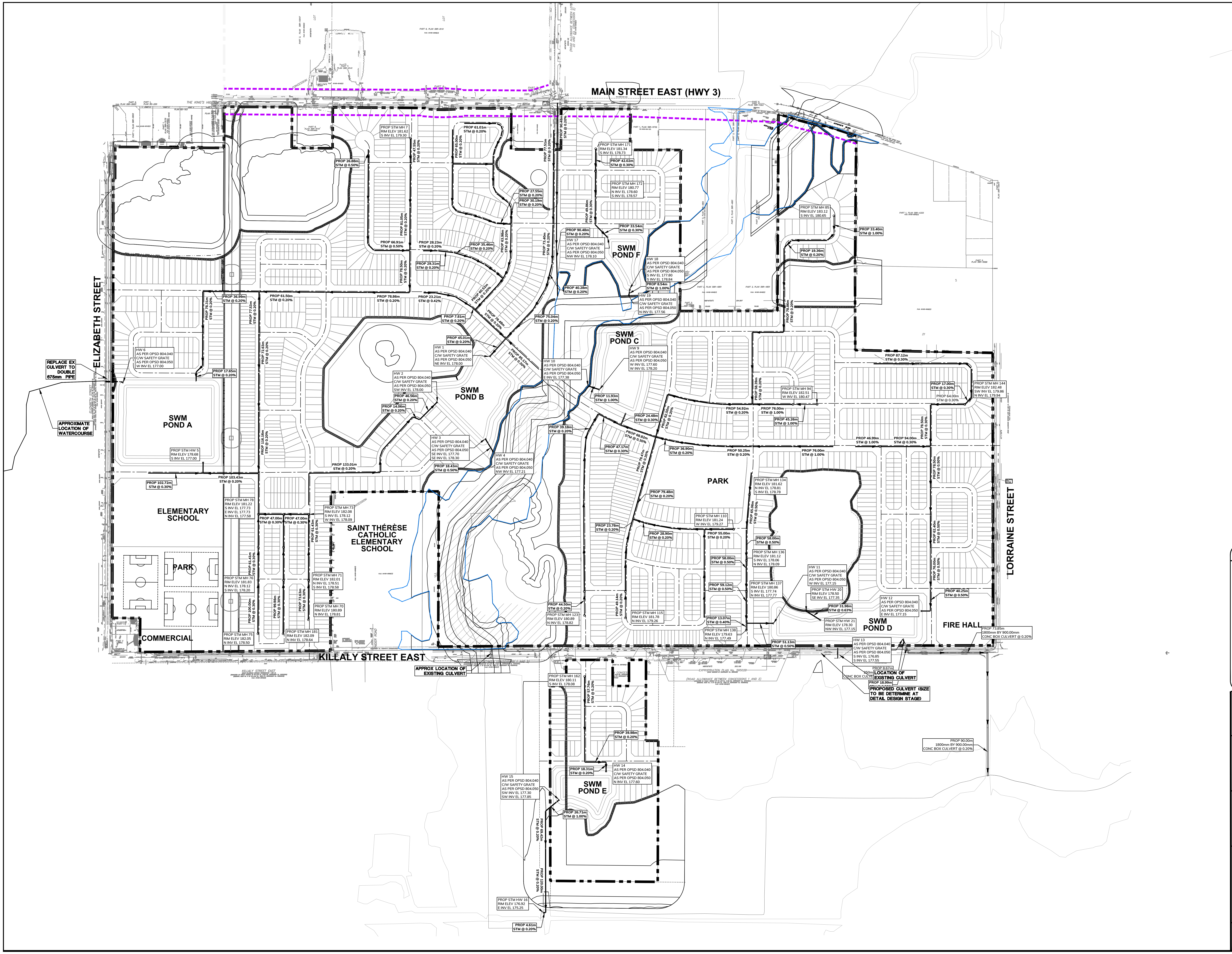

LEGEND:

◌	PROPOSED STORM MANHOLE
➞	PROPOSED STORM SEWER
▬ · · ▬ · · ▬	PROPERTY LINE
🟩	WOODLAND
🟦	PROPOSED POND
🟦	FLOOD PLAN (NCPN)

DRAWING :

FIGURE S-7
CONCEPTUAL STORM SERVICING PLAN

CLIENT :

ELITE M.D. DEVELOPMENTS
102-3410 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO

PROJECT :

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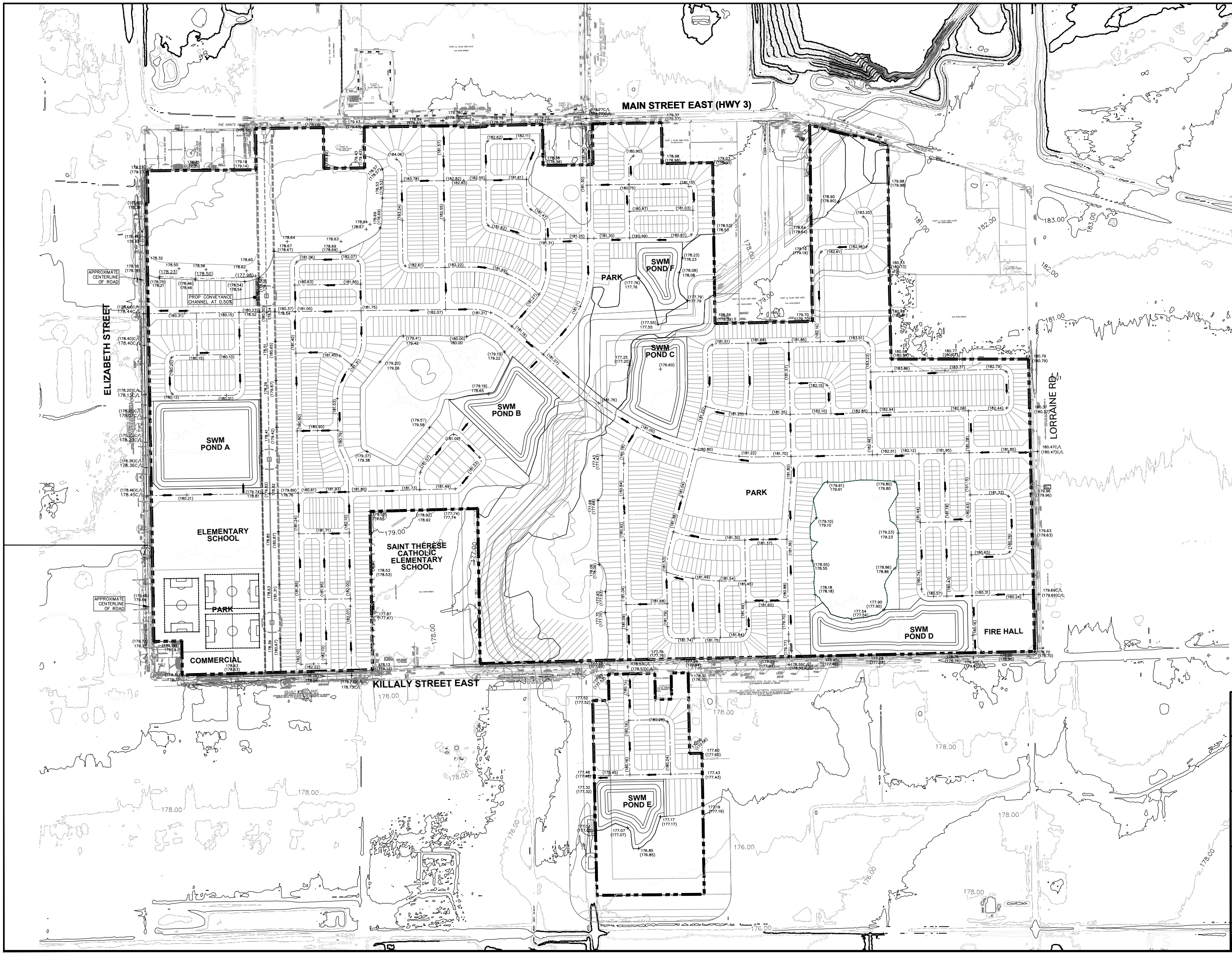

LEGEND:

× *100.00*	EXISTING SPOT ELEVATION
× (100.00)	PROPOSED ELEVATION
× [100.00]	FUTURE ELEVATION
195.50	EXISTING CONTOUR
➡	PROPOSED EMERGENCY OVERLAND FLOW
🟩	WOODLAND
🟦	PROPOSED POND
🟦	FLOOD PLAN (NCPN)
▬ ▪ ▪ ▬	PROPERTY LINE

DRAWING :

FIGURE S-8
CONCEPTUAL GRADING

CLIENT :

ELITE M.D. DEVELOPMENTS
102-3410 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO

PROJECT :

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PORT COLBORNE, ONTARIO

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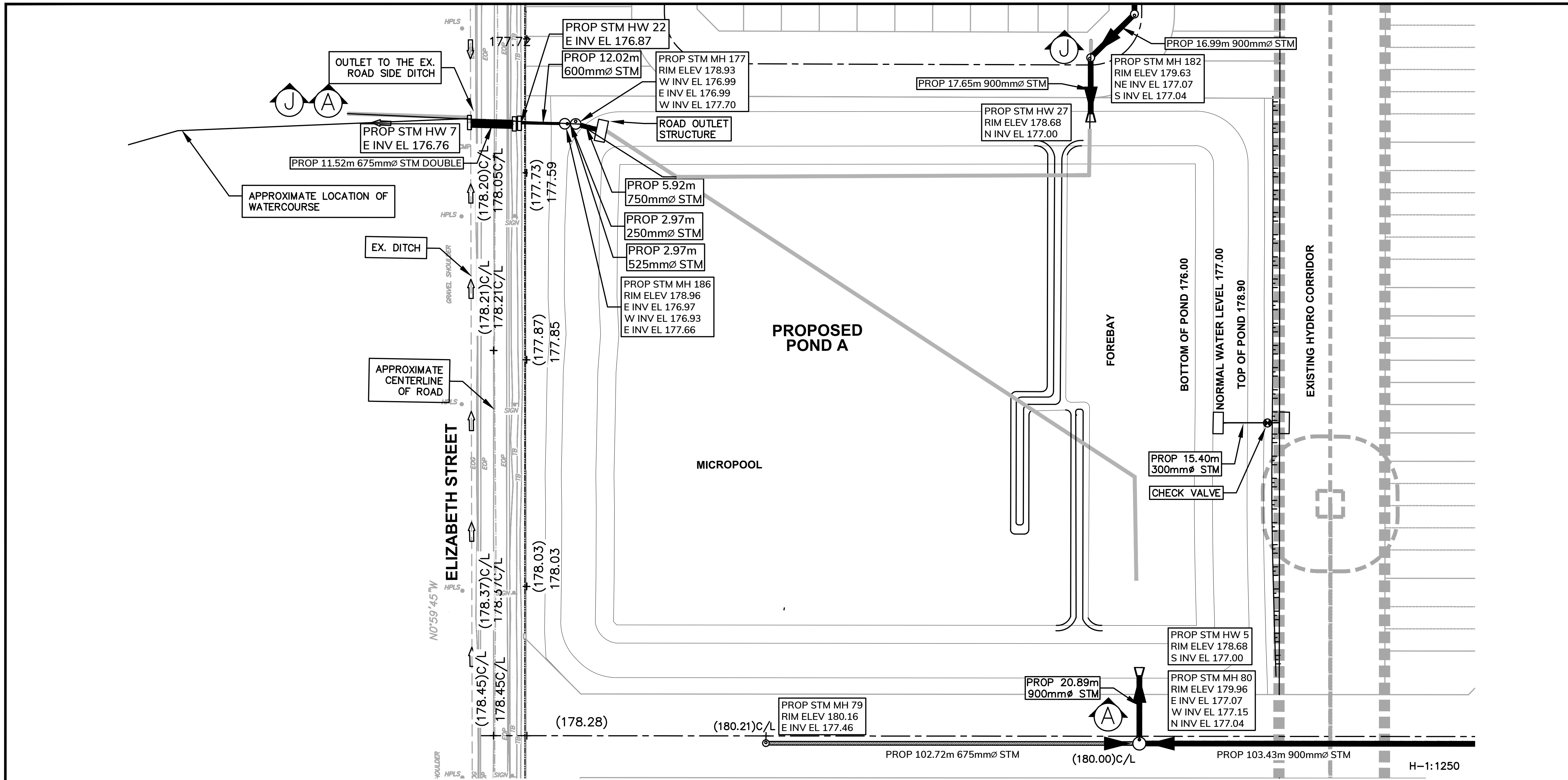
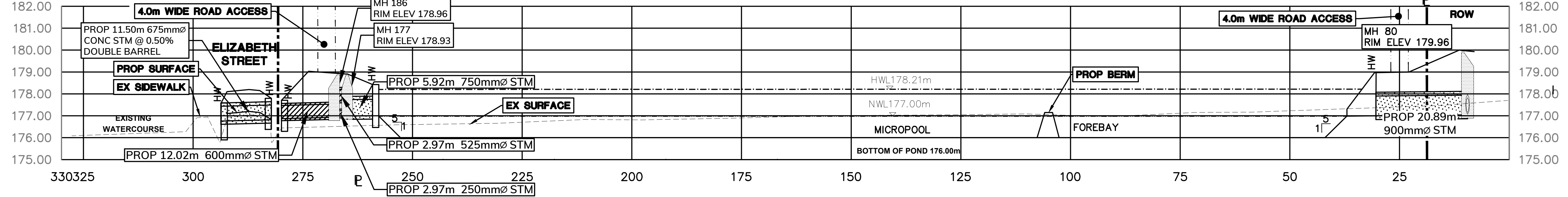
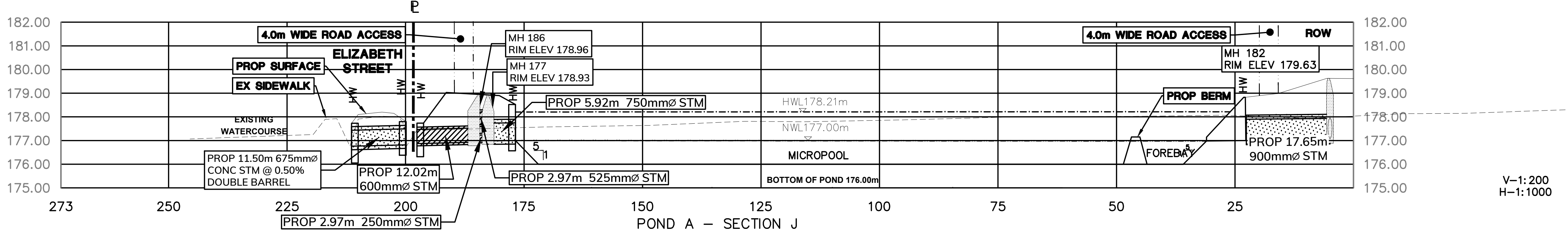
DATE:	SCALE:	PROJECT No:
JAN 2024	1:3000	21247



POND A – SECTION A





POND A – SECTION J

LEGEND:

◷	PROPOSED STORM MANHOLE
⟶	PROPOSED STORM SEWER
× 100.00	EXISTING SPOT ELEVATION
× (100.00)	PROPOSED ELEVATION
× (100.00)CL	PROPOSED CENTERLINE OF ROAD ELEVATION
┬┬	PROPOSED SLOPE (3:1 OR HIGHER)
— · —	PROPERTY LINE
NWL	NORMAL WATER LEVEL

DRAWING :

FIGURE S-9
CONCEPTUAL POND A
SECTION AND GRADING

CLIENT :

ELITE M.D. DEVELOPMENTS
102-3410 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO

PROJECT :

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PORT COLBORNE, ONTARIO

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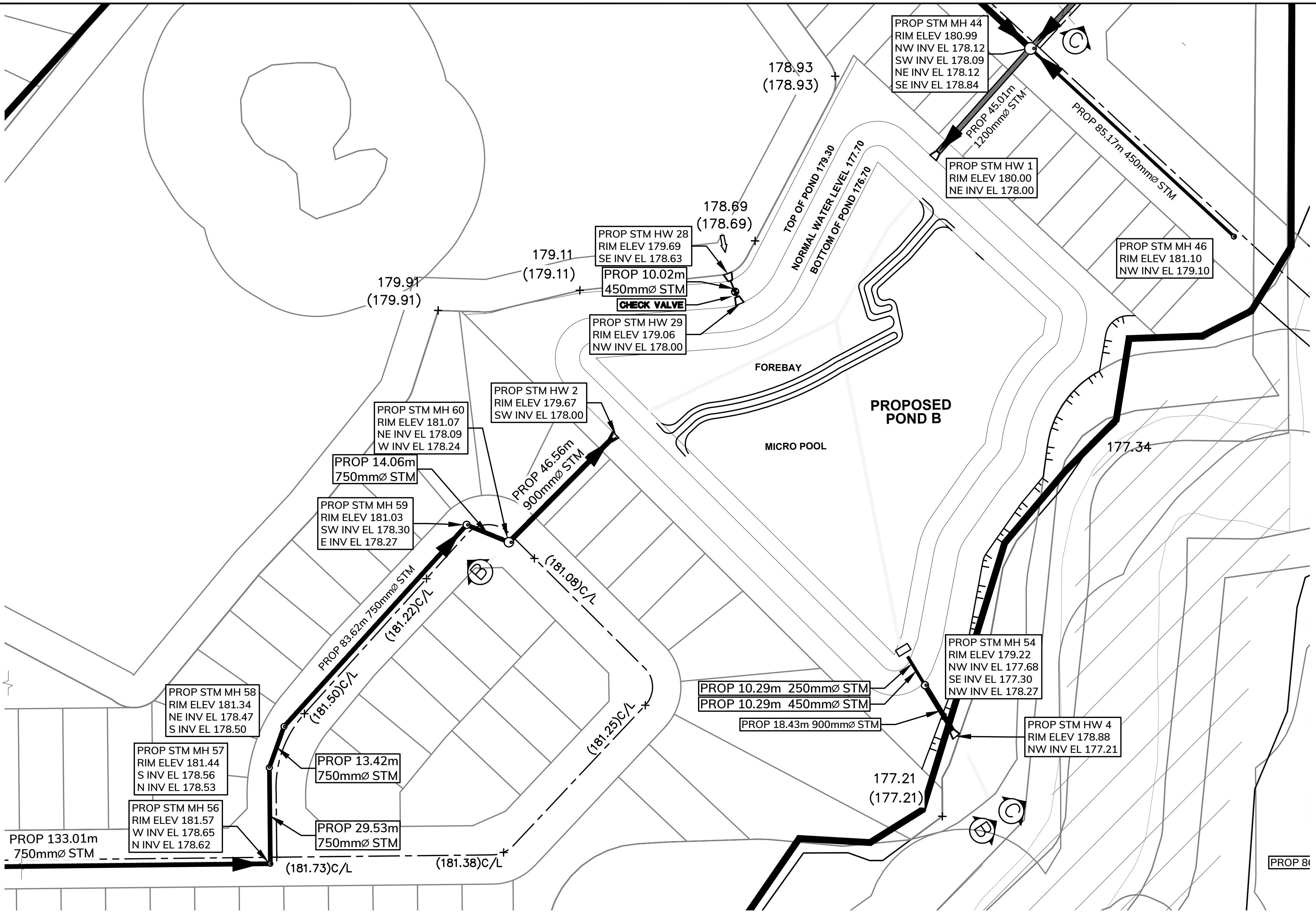
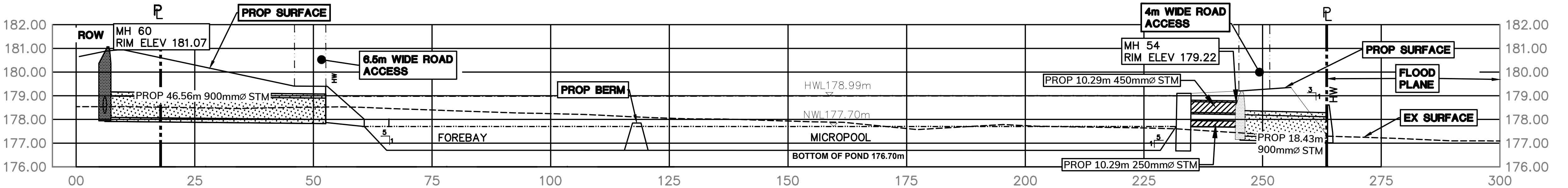


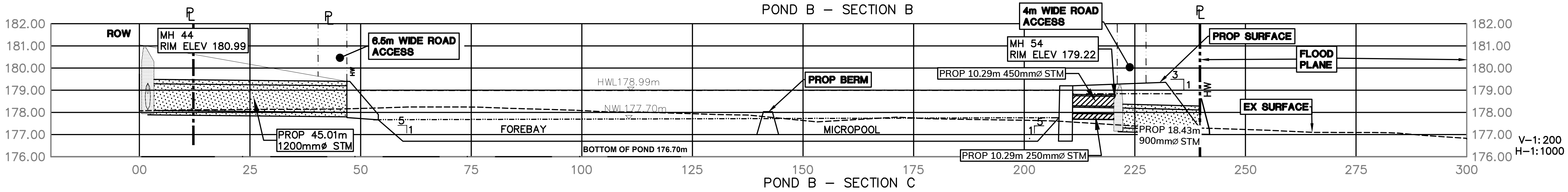
H-1:1500

LEGEND:

◷	PROPOSED STORM MANHOLE
➞	PROPOSED STORM SEWER
100.00	EXISTING SPOT ELEVATION
× (100.00)	PROPOSED ELEVATION
× (100.00)CL	PROPOSED CENTERLINE OF ROAD ELEVATION
🟩	WOODLAND
🟦	FLOOD PLAN (NCPN)
┬┬┬	PROPOSED SLOPE (3:1 OR HIGHER)
━ ‒ ‒ ━	PROPERTY LINE
NWL	NORMAL WATER LEVEL



POND B – SECTION B



POND B – SECTION C

V-1:200
H-1:1000

DRAWING :

FIGURE S-10
CONCEPTUAL POND B
SECTION AND GRADING

CLIENT :

ELITE M.D. DEVELOPMENTS
102-3410 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO

PROJECT :

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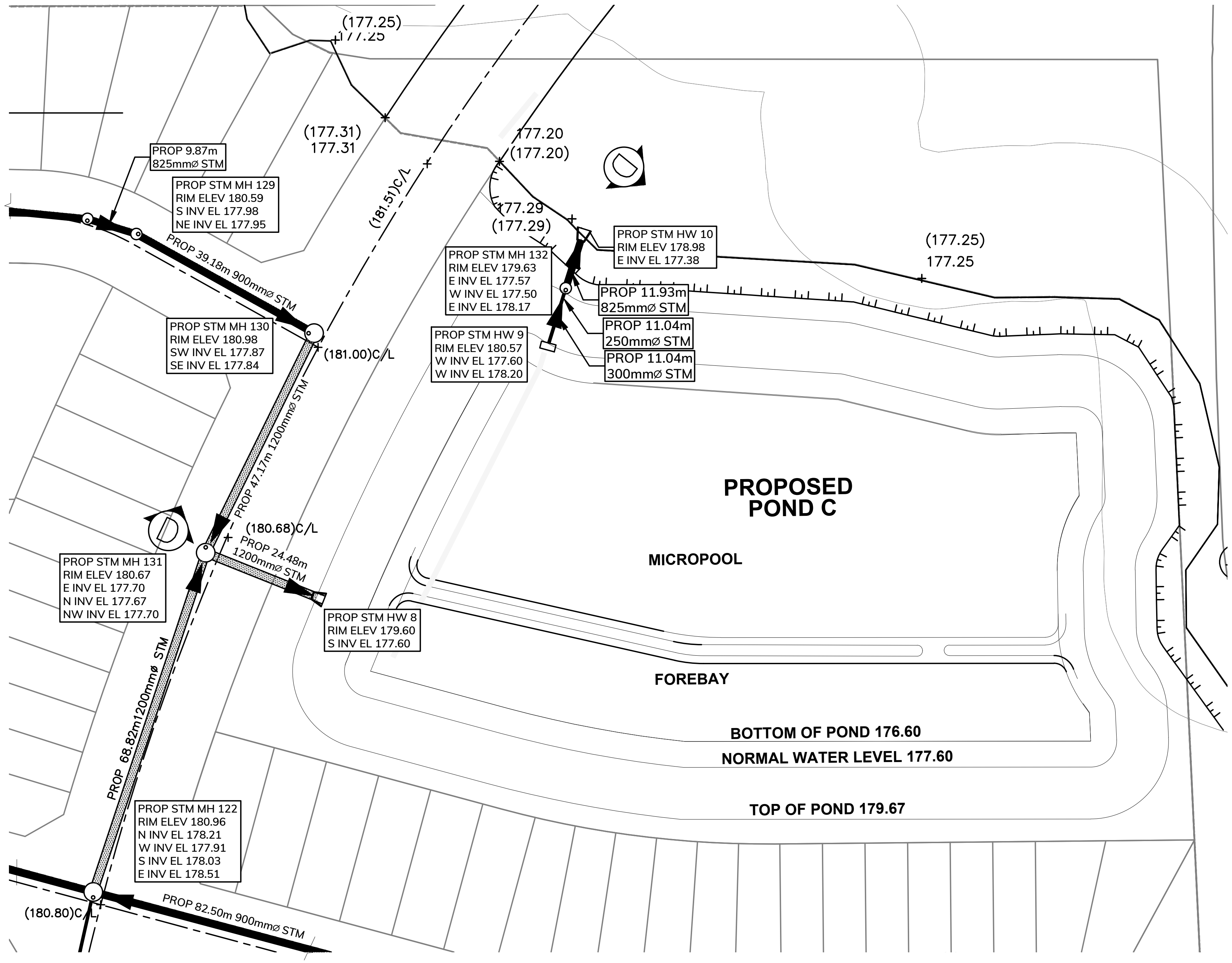
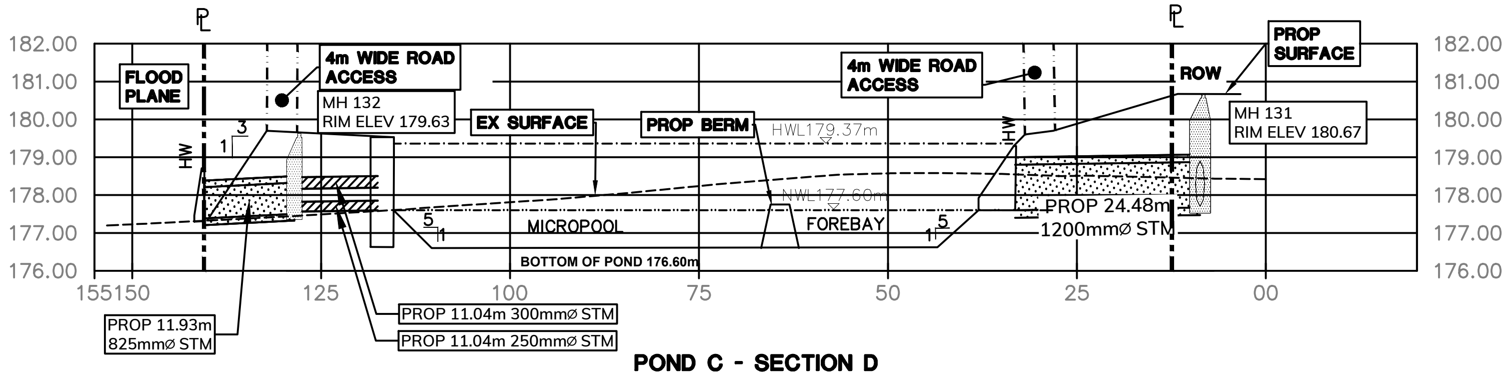
NORTH



H-1:1000

LEGEND:

◷	PROPOSED STORM MANHOLE
⟶	PROPOSED STORM SEWER
× 100.00	EXISTING SPOT ELEVATION
× (100.00)	PROPOSED ELEVATION
× (100.00)CL	PROPOSED CENTERLINE OF ROAD ELEVATION
🟩	WOODLAND
🟦	FLOOD PLAN (NCPN)
┬┬	PROPOSED SLOPE (3:1 OR HIGHER)
— — - —	PROPERTY LINE
NWL	NORMAL WATER LEVEL



POND C - SECTION D

V-1:200
H-1:1000

DRAWING :

FIGURE S-11

CONCEPTUAL POND C SECTION AND GRADING

CLIENT :

ELITE M.D. DEVELOPMENTS
102-3410 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO

PROJECT :

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KILLALY STREET EAST
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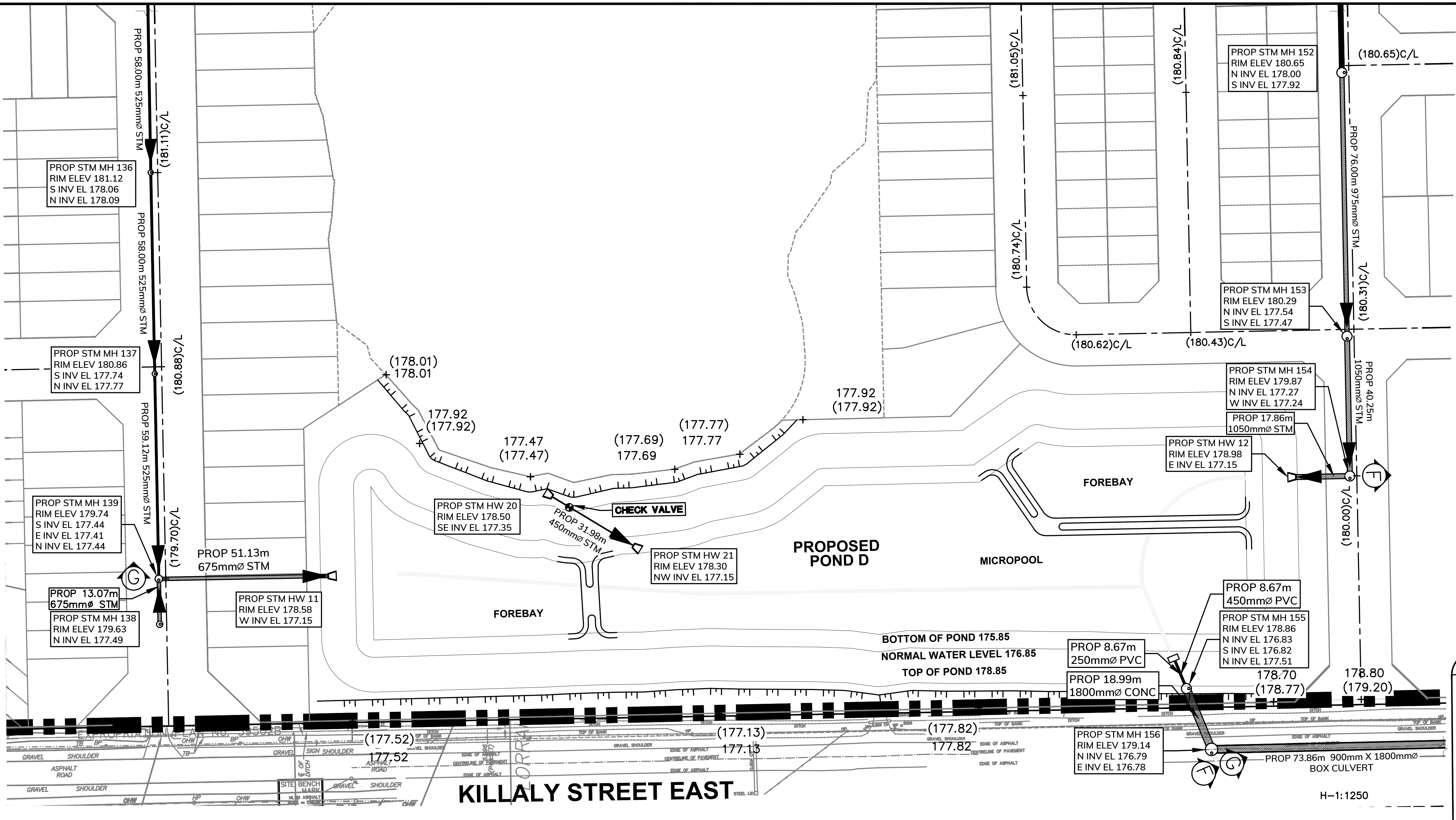
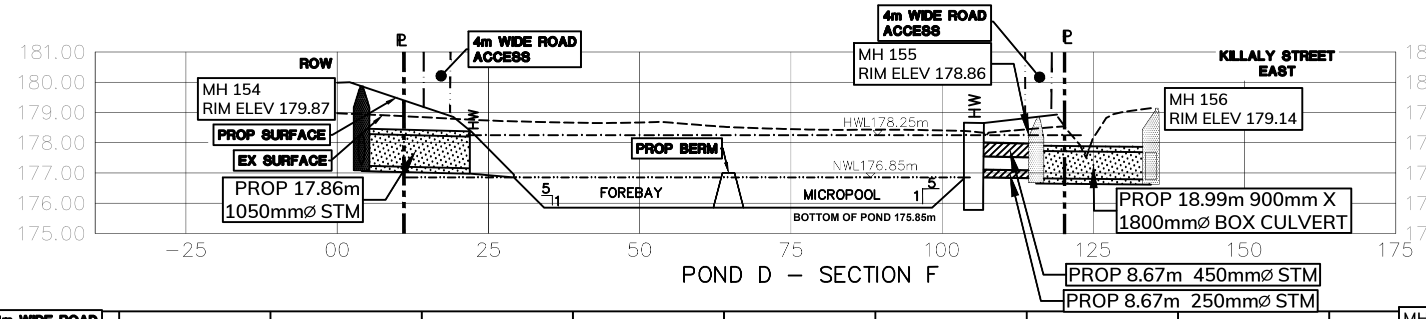
JAN. 2024	AS INDICATED	21247

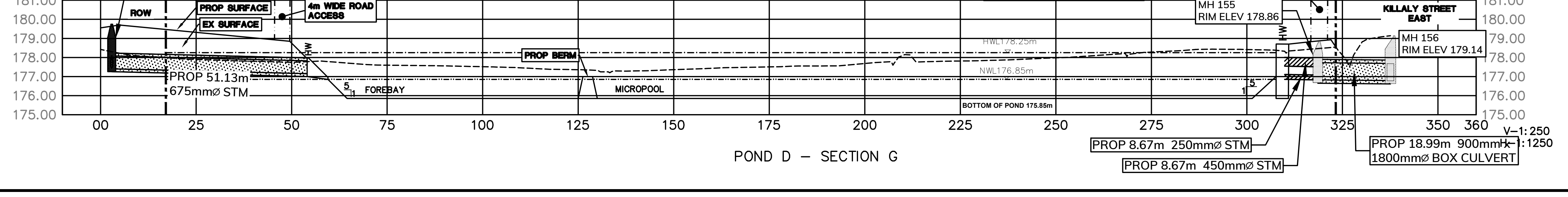


LEGEND:

◷	PROPOSED STORM MANHOLE
▶	PROPOSED STORM SEWER
× 100.00	EXISTING SPOT ELEVATION
× (100.00)	PROPOSED ELEVATION
× (100.00)CL	PROPOSED CENTERLINE OF ROAD ELEVATION
🟩	WOODLAND
┬┬	PROPOSED SLOPE (3:1 OR HIGHER)
— - - —	PROPERTY LINE
NWL	NORMAL WATER LEVEL



POND D – SECTION F



POND D – SECTION G

DRAWING :

FIGURE S-12
CONCEPTUAL POND D
SECTION AND GRADING

CLIENT :

ELITE M.D. DEVELOPMENTS
102-3410 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO

PROJECT :

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PORT COLBORNE, ONTARIO

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CONSULTING ENGINEERS

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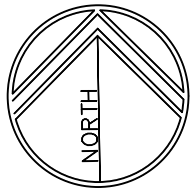
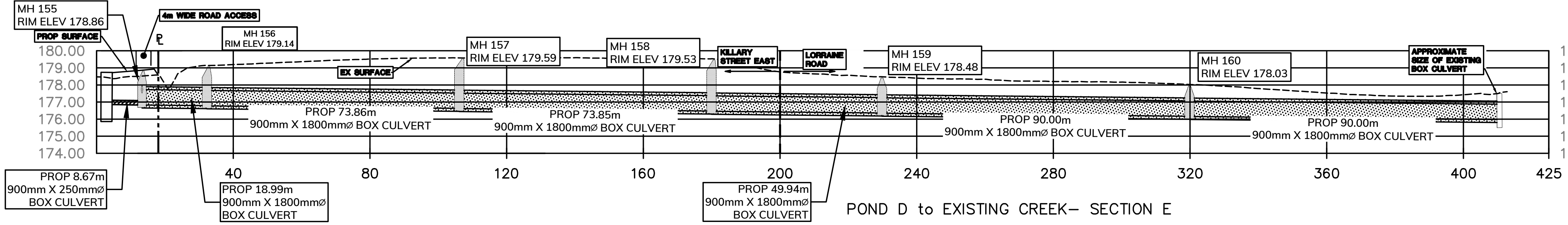
DATE:	SCALE:	PROJECT No:
JAN. 2024	AS INDICATED	21247



LEGEND:

- ◔ PROPOSED STORM MANHOLE
- → PROPOSED STORM SEWER
- × 100.00 EXISTING SPOT ELEVATION
- × (100.00) PROPOSED ELEVATION
- × (100.00)CL PROPOSED CENTERLINE OF ROAD ELEVATION
- 🟦 FLOOD PLAN (NCPN)
- — — — — PROPERTY LINE



POND D to EXISTING CREEK– SECTION E

H–1:1250

V–1:300
H–1:1500

DRAWING :

FIGURE S-13
CONCEPTUAL STORM SECTIONS
POND D TO EXISTING CREEK

CLIENT :

ELITE M.D. DEVELOPMENTS
102-3410 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO

PROJECT :

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PORT COLBORNE, ONTARIO

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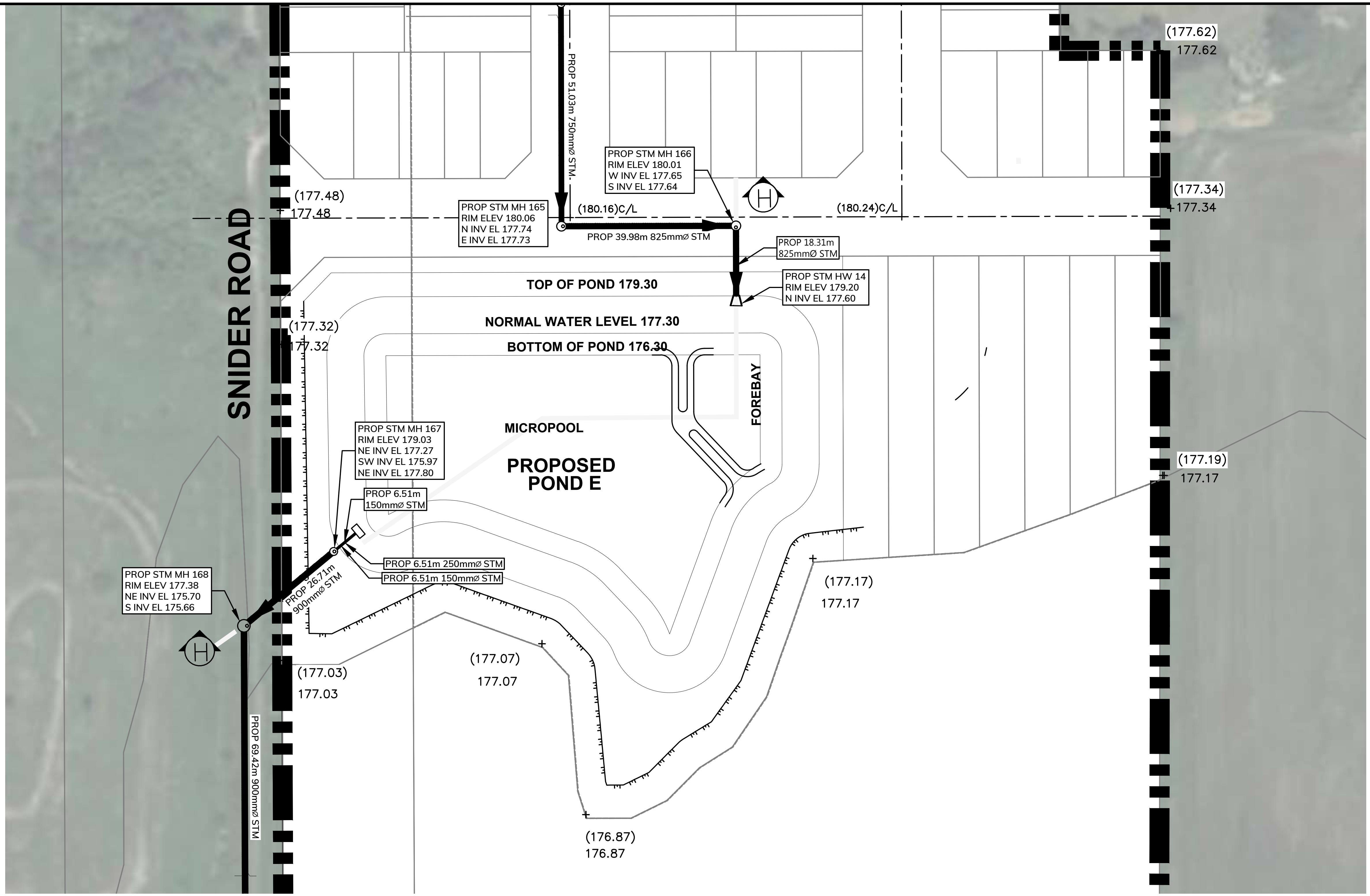
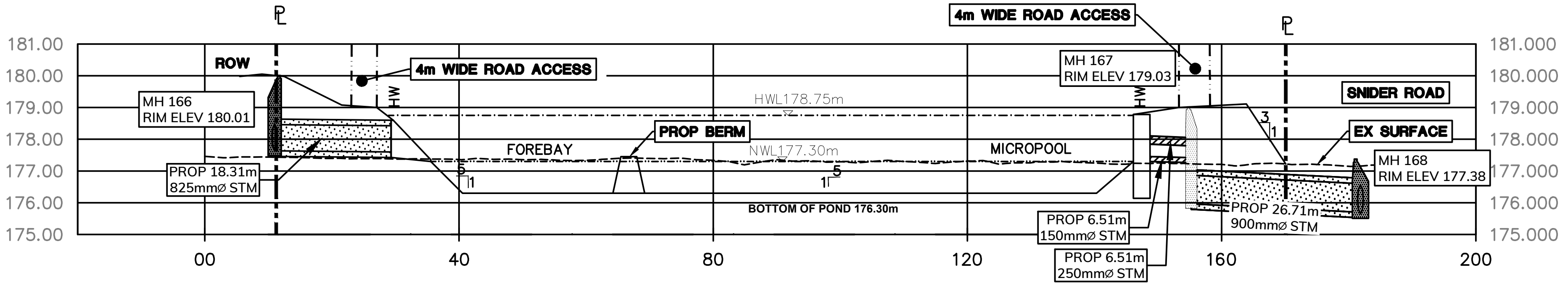
DATE:	SCALE:	PROJECT No:
JAN. 2024	AS INDICATED	21247



H–1:1000

LEGEND:

◷	PROPOSED STORM MANHOLE
→	PROPOSED STORM SEWER
× *100.00*	EXISTING SPOT ELEVATION
× (100.00)	PROPOSED ELEVATION
× (100.00)CL	PROPOSED CENTERLINE OF ROAD ELEVATION
🟦	FLOOD PLAN (NCPN)
┬┬┬	PROPOSED SLOPE (3:1 OR HIGHER)
— - - — - -	PROPERTY LINE
NWL	NORMAL WATER LEVEL



POND E – SECTION H

V–1: 200
H–1: 1000

DRAWING :

FIGURE S-14
CONCEPTUAL POND E
SECTION AND GRADING

CLIENT :

ELITE M.D. DEVELOPMENTS
102-3410 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO

PROJECT :

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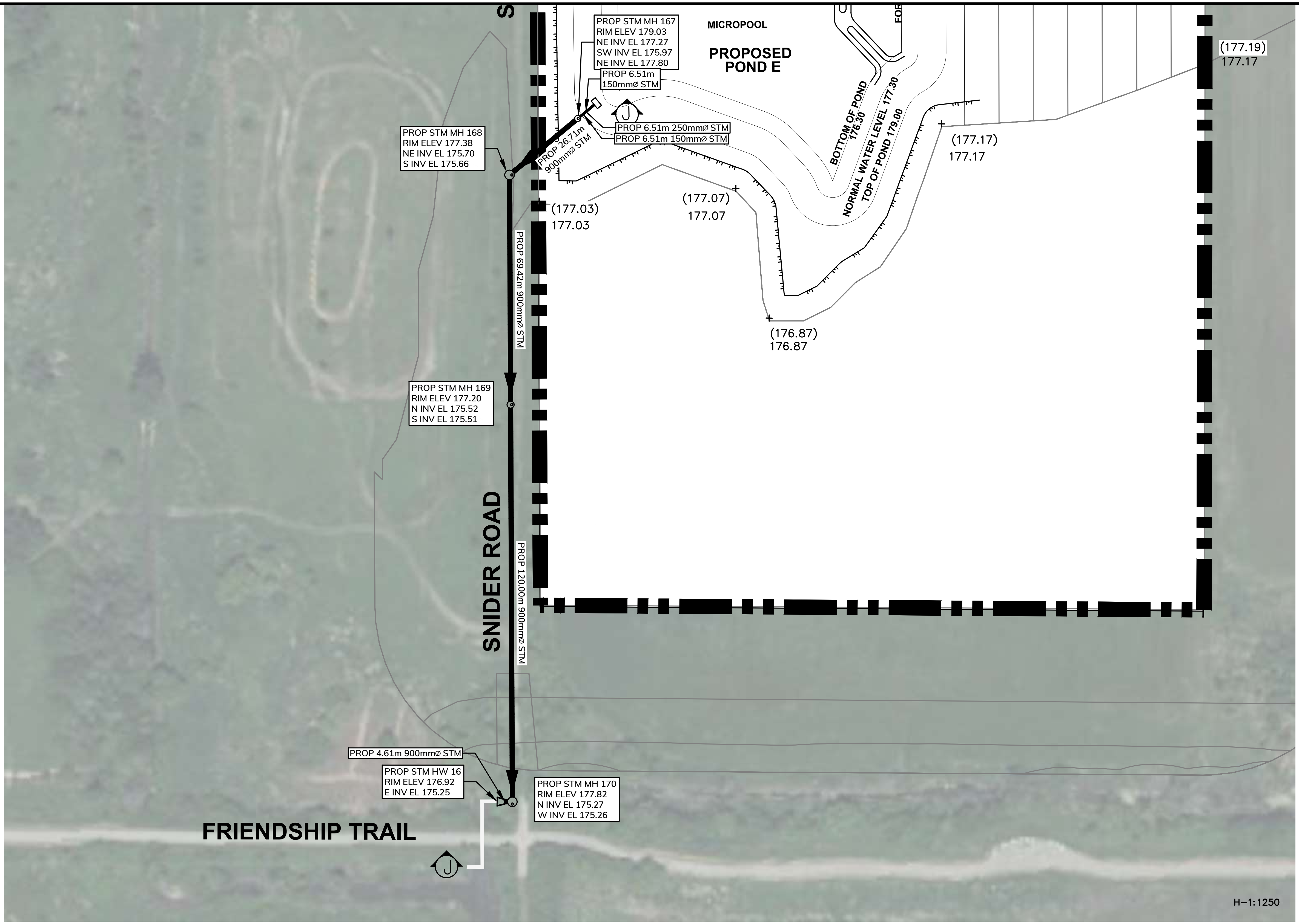
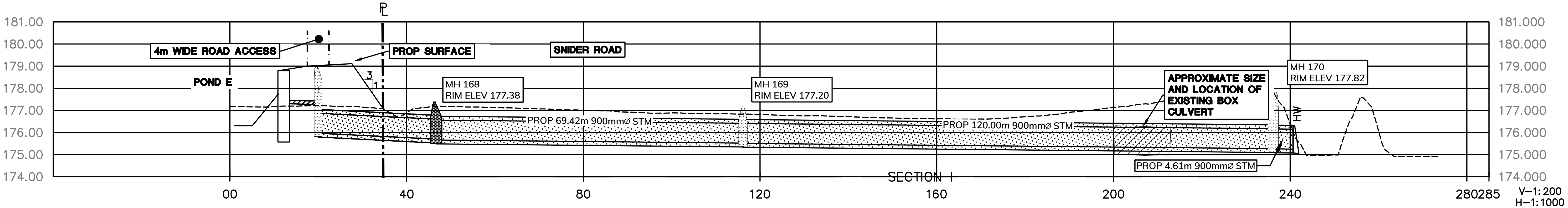


NORTH



LEGEND:

◎ PROPOSED STORM MANHOLE
→ PROPOSED STORM SEWER
× 100.00 EXISTING SPOT ELEVATION
× (100.00) PROPOSED ELEVATION
× (100.00)CL PROPOSED CENTERLINE OF ROAD ELEVATION
🟦 FLOOD PLAN (NCPN)
PROPOSED SLOPE (3:1 OR HIGHER)
PROPERTY LINE
NWL NORMAL WATER LEVEL

DRAWING :

FIGURE S-15
CONCEPTUAL STORM SECTIONS POND E TO EXISTING CREEK

CLIENT :

ELITE M.D. DEVELOPMENTS
102-3410 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO

PROJECT :

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PORT COLBORNE, ONTARIO

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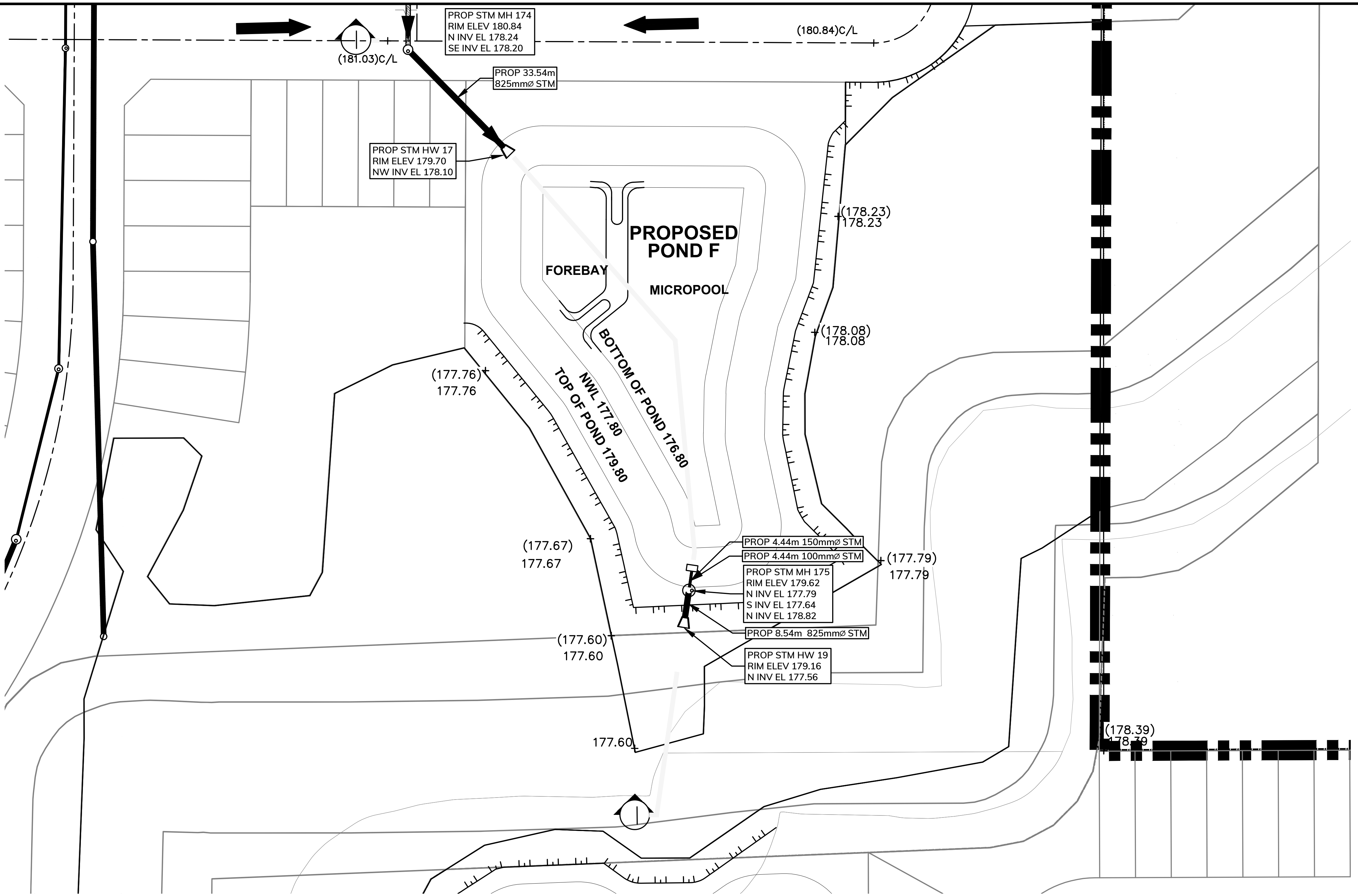
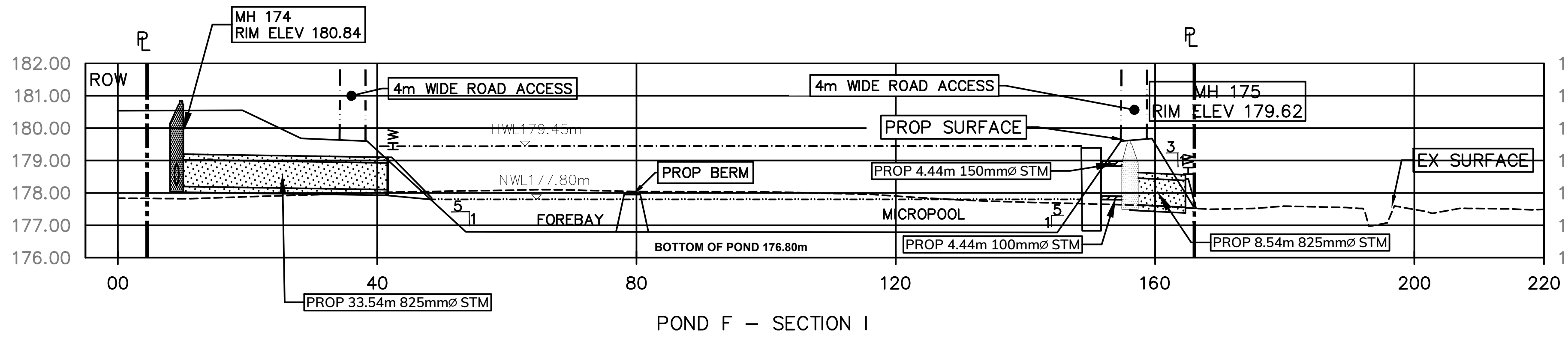


H-1:1000

LEGEND:

◷	PROPOSED STORM MANHOLE
⟶	PROPOSED STORM SEWER
× *100.00*	EXISTING SPOT ELEVATION
× (100.00)	PROPOSED ELEVATION
× (100.00)CL	PROPOSED CENTERLINE OF ROAD ELEVATION
🟦	FLOOD PLAN (NCPN)
┬┬	PROPOSED SLOPE (3:1 OR HIGHER)
— — —	PROPERTY LINE
NWL	NORMAL WATER LEVEL



POND F – SECTION I

V-1:200
H-1:1000

DRAWING :

FIGURE S-16
CONCEPTUAL POND F
SECTION AND GRADING

CLIENT :

ELITE M.D. DEVELOPMENTS
102-3410 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO

PROJECT :

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KILLALY STREET EAST
PORT COLBORNE, ONTARIO

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JAN. 2024	AS INDICATED	21247