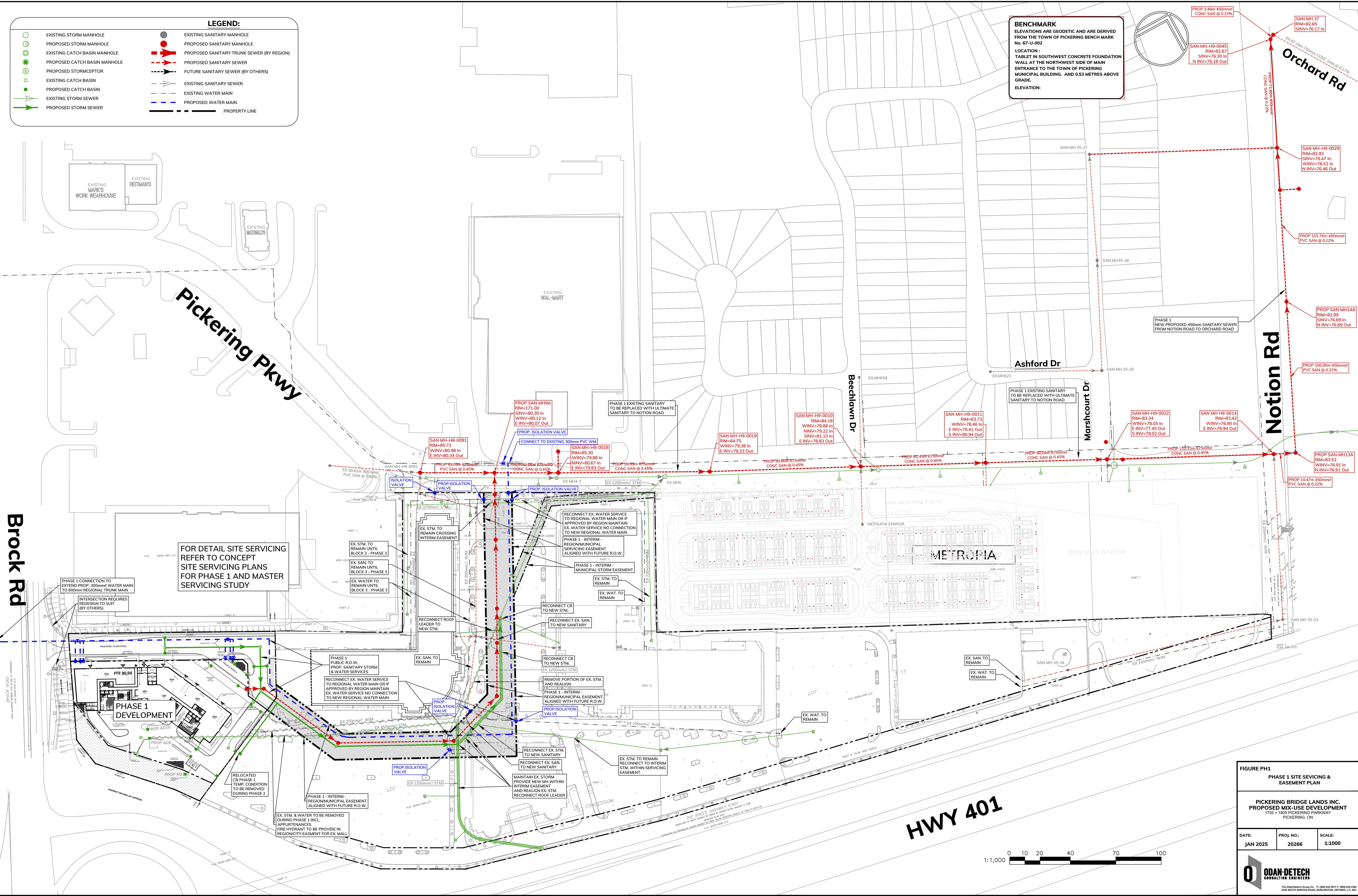


LEGEND:

	EXISTING STORM MANHOLE		EXISTING SANITARY MANHOLE
	PROPOSED STORM MANHOLE		PROPOSED SANITARY MANHOLE
	EXISTING CATCH BASIN MANHOLE		PROPOSED SANITARY TRUNK SEWER (BY REGION)
	PROPOSED CATCH BASIN MANHOLE		PROPOSED SANITARY SEWER
	PROPOSED STORMCEPTOR		FUTURE SANITARY SEWER (BY OTHERS)
	EXISTING CATCH BASIN		EXISTING SANITARY SEWER
	PROPOSED CATCH BASIN		EXISTING WATER MAIN
	EXISTING STORM SEWER		PROPOSED WATER MAIN
	PROPOSED STORM SEWER		PROPERTY LINE

BENCHMARK
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF PICKERING BENCH MARK No. 67-U-002
 LOCATION: TABLET IN SOUTHWEST CONCRETE FOUNDATION WALL AT THE NORTHWEST SIDE OF MAIN ENTRANCE TO THE TOWN OF PICKERING MUNICIPAL BUILDING, AND 0.53 METRES ABOVE GRADE.
 ELEVATION:



Pickering Pkwy

Notion Rd

Brock Rd

HWY 401

FOR DETAIL SITE SERVICING REFER TO CONCEPT SITE SERVICING PLANS FOR PHASE 1 AND MASTER SERVICING STUDY

FIGURE PH1
 PHASE 1 SITE SERVICING & EASEMENT PLAN

PICKERING BRIDGE LANDS INC.
 PROPOSED MIX-USE DEVELOPMENT
 1755 - 1805 PICKERING PARKWAY
 PICKERING, ON

DATE:	PROJ. NO.:	SCALE:
JAN 2025	20266	1:1000

ODAN-DETECH
 CONSULTING ENGINEERS

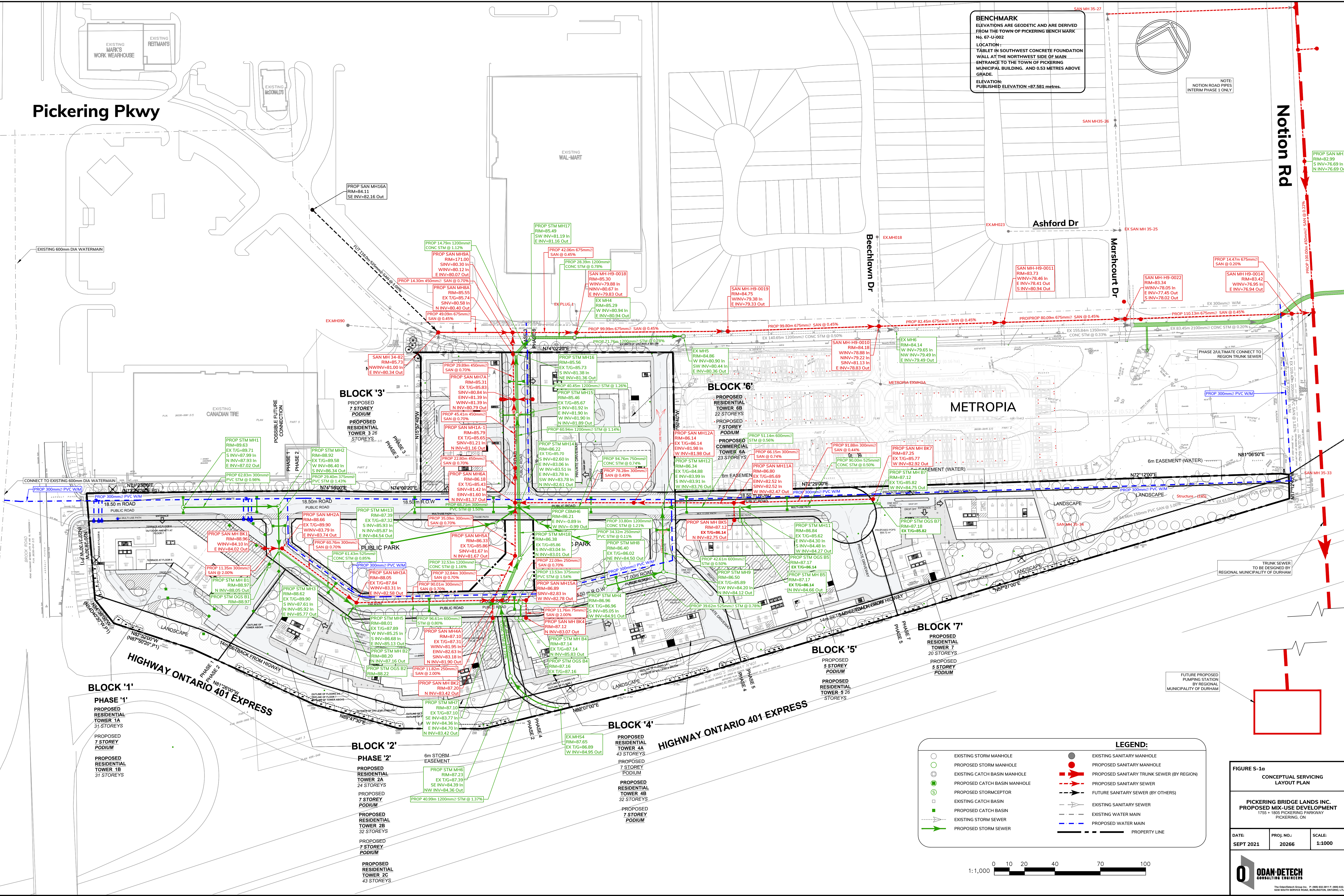
The OlanDeteck Group Inc. P. (905) 632-2411 F. (905) 632-2383
 5225 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7R 5K2

Pickering Pkwy

Notion Rd

BENCHMARK
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF PICKERING BENCH MARK No. 67-11-002
LOCATION: TABLE IN SOUTHWEST CONCRETE FOUNDATION WALL AT THE NORTHWEST SIDE OF MAIN ENTRANCE TO THE TOWN OF PICKERING MUNICIPAL BUILDING, AND 0.53 METRES ABOVE GRADE.
ELEVATION: PUBLISHED ELEVATION = 87.581 metres.

NOTE: NOTION ROAD PIPES INTERIM PHASE 1 ONLY



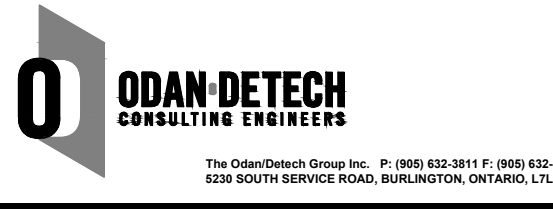
LEGEND:

	EXISTING STORM MANHOLE		EXISTING SANITARY MANHOLE
	PROPOSED STORM MANHOLE		PROPOSED SANITARY MANHOLE
	EXISTING CATCH BASIN MANHOLE		PROPOSED SANITARY TRUNK SEWER (BY REGION)
	PROPOSED CATCH BASIN MANHOLE		PROPOSED SANITARY SEWER
	PROPOSED STORMCEPTOR		FUTURE SANITARY SEWER (BY OTHERS)
	EXISTING CATCH BASIN		EXISTING SANITARY SEWER
	PROPOSED CATCH BASIN		EXISTING WATER MAIN
	EXISTING STORM SEWER		PROPOSED WATER MAIN
	PROPOSED STORM SEWER		PROPERTY LINE



FIGURE S-1a
CONCEPTUAL SERVICING LAYOUT PLAN
PICKERING BRIDGE LANDS INC.
PROPOSED MIX-USE DEVELOPMENT
1755 - 1805 PICKERING PARKWAY
PICKERING, ON

DATE: SEPT 2021
PROJ. NO.: 20266
SCALE: 1:1000



P:\2020\20266\20266\02\Drawings\01_Functional\02_FD_Production\Drawings\20266_CONCEPTUAL_SS_ULTIMATE

LEGEND:

	EXISTING STORM MANHOLE		EXISTING SANITARY MANHOLE
	PROPOSED STORM MANHOLE		PROPOSED SANITARY MANHOLE
	EXISTING CATCH BASIN MANHOLE		PROPOSED SANITARY TRUNK SEWER (BY REGION)
	PROPOSED CATCH BASIN MANHOLE		PROPOSED SANITARY SEWER
	PROPOSED STORMCEPTOR		FUTURE SANITARY SEWER (BY OTHERS)
	EXISTING CATCH BASIN		EXISTING SANITARY SEWER
	PROPOSED CATCH BASIN		EXISTING WATER MAIN
	EXISTING STORM SEWER		PROPOSED WATER MAIN
	PROPOSED STORM SEWER		PROPERTY LINE

BENCHMARK
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF PICKERING BENCH MARK No. 67-U-002
 LOCATION: TABLET IN SOUTHWEST CONCRETE FOUNDATION WALL AT THE NORTHWEST SIDE OF MAIN ENTRANCE TO THE TOWN OF PICKERING MUNICIPAL BUILDING, AND 0.53 METRES ABOVE GRADE.
 ELEVATION:

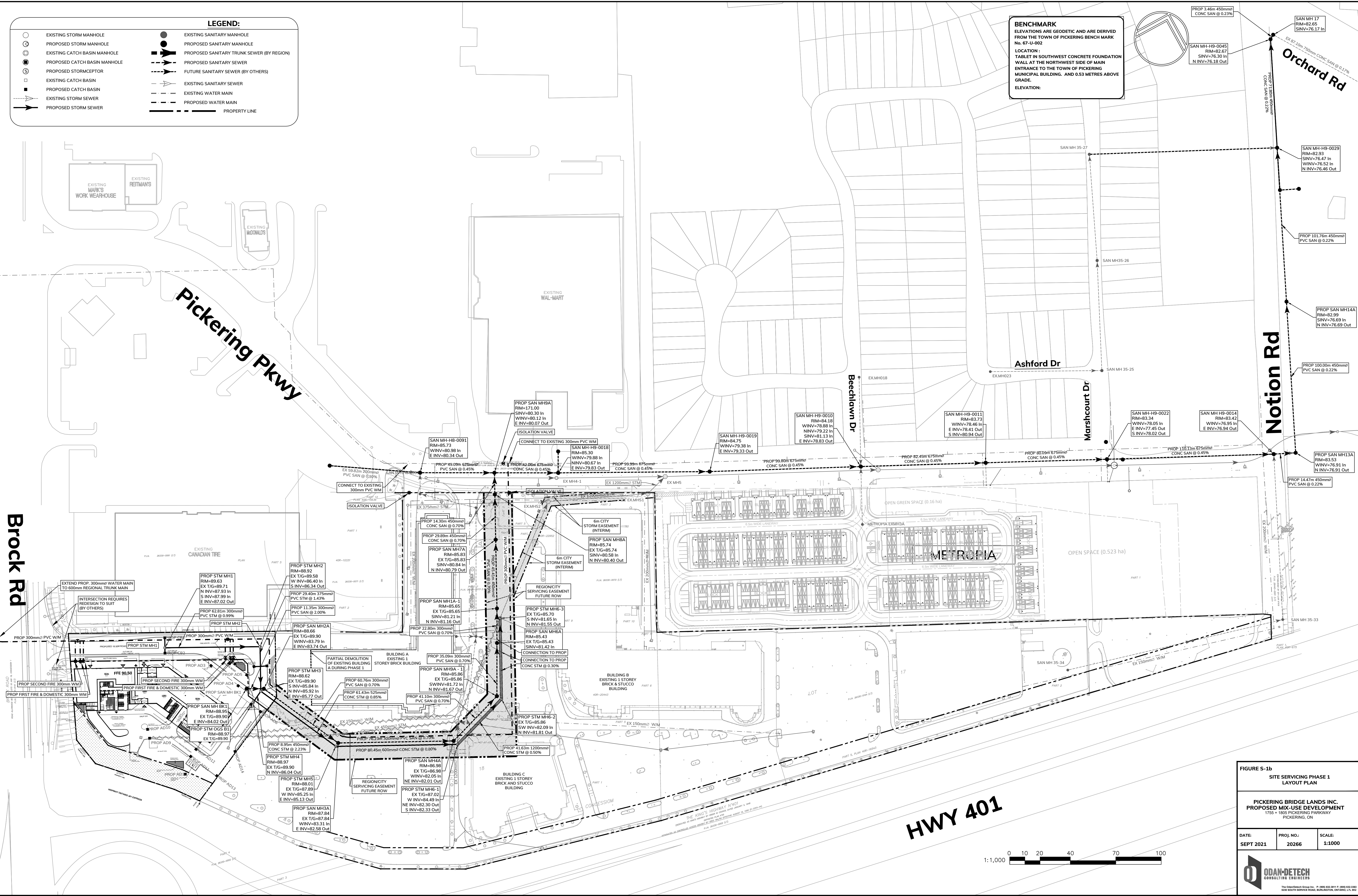


FIGURE S-1b
 SITE SERVICING PHASE 1
 LAYOUT PLAN

PICKERING BRIDGE LANDS INC.
 PROPOSED MIX-USE DEVELOPMENT
 1755 - 1805 PICKERING PARKWAY
 PICKERING, ON

DATE: SEPT 2021	PROJ. NO.: 20266	SCALE: 1:1000
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 CONSULTING ENGINEERS

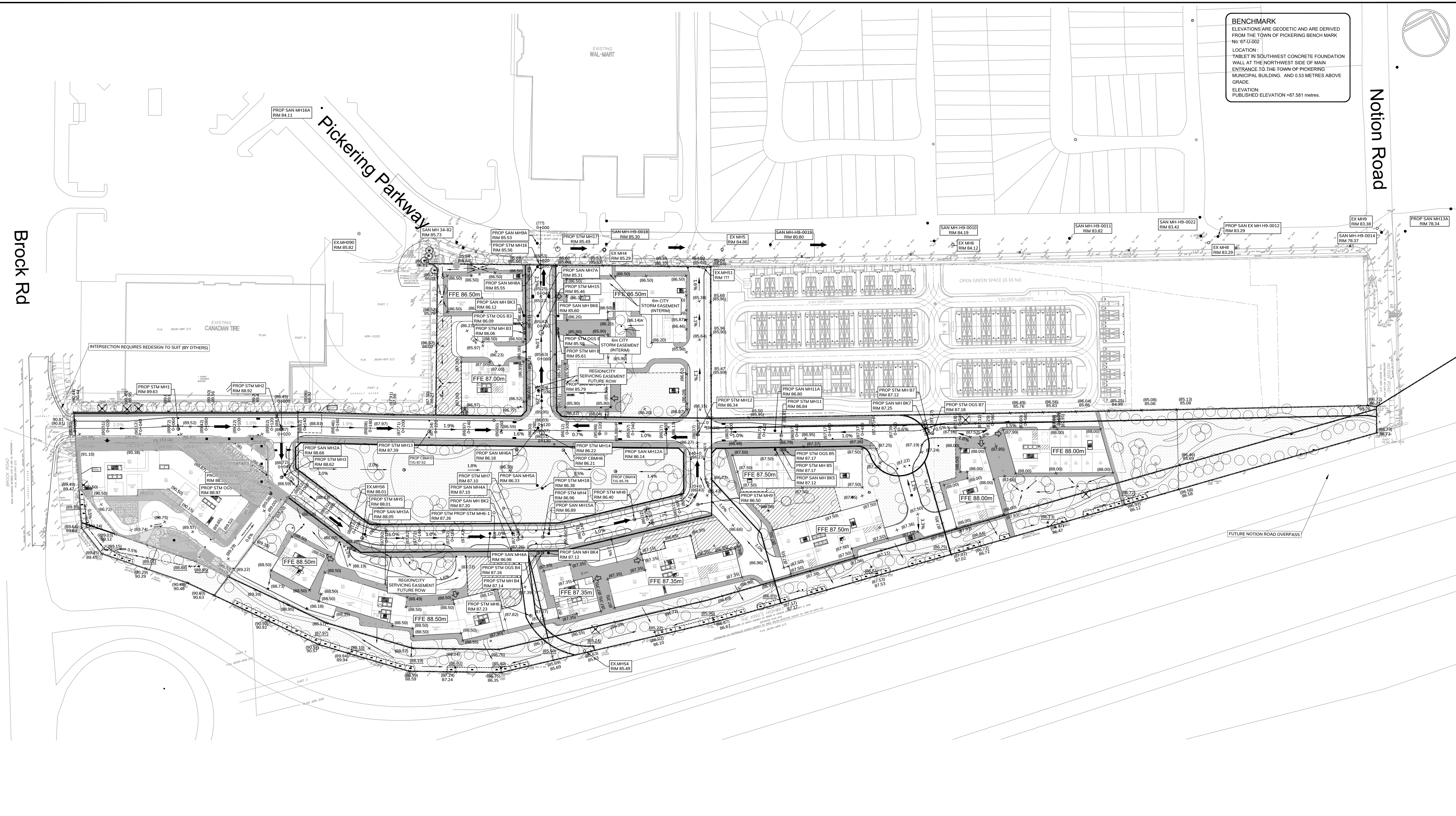
The ODan-Detech Group Inc. P. (905) 632-2411 F. (905) 632-2383
 5225 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7R 5K2

BENCHMARK
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF PICKERING BENCH MARK No. 67-U-002
 LOCATION: TABLE IN SOUTHWEST CONCRETE FOUNDATION WALL AT THE NORTHWEST SIDE OF MAIN ENTRANCE TO THE TOWN OF PICKERING MUNICIPAL BUILDING. AND 0.53 METRES ABOVE GRADE.
 ELEVATION: PUBLISHED ELEVATION = 87.581 metres.

Notion Road

Brock Rd

Pickering Parkway



GRADING LEGEND:

○	EXISTING STORM MANHOLE	⊗	EXISTING WATER VALVE & BOX	⊗ (100.00)	PROPOSED SWALE INVERT ELEVATION
○	PROPOSED STORM MANHOLE	⊗	PROPOSED WATER VALVE & BOX	→ 1.0%	PROPOSED FLOW ARROW AND SLOPE
○	EXISTING CATCH BASIN MANHOLE	○	EXISTING VALVE CHAMBER	→	EXISTING EMERGENCY OVERLAND FLOW
○	PROPOSED CATCH BASIN MANHOLE	○	BOREHOLE LOCATION	→	PROPOSED CONTOUR
○	PROPOSED STORMCEPTOR	○	PROPOSED VALVE CHAMBER	— — —	PROPOSED SLOPE (3:1 OR HIGHER)
○	EXISTING CATCH BASIN	○	FUTURE ELEVATION	---	DENOTES PROPOSED PROPERTY LINE
○	PROPOSED CATCH BASIN	⊗ (100.00)	EXISTING SPOT ELEVATION	---	DENOTES PROPOSED LIMIT OF CONSTRUCTION
○	PROPOSED AREA DRAIN	⊗ (100.00)	PROPOSED ELEVATION	---	DENOTES PROPOSED HEAVY DUTY ASPHALT AREA
○	EXISTING SANITARY MANHOLE	⊗ (100.00)TC	PROPOSED TOP OF CURB ELEVATION	---	
○	PROPOSED SANITARY MANHOLE	⊗ (100.00)GL	PROPOSED GUTTER LINE ELEVATION	---	
○	EXISTING HYDRANT	⊗ (100.00)HP	PROPOSED HIGH POINT	---	
○	PROPOSED HYDRANT	⊗ (100.00)LP	PROPOSED LOW POINT	---	

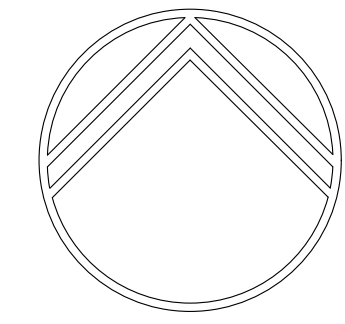
FIGURE S-2
CONCEPTUAL GRADING PLAN (ULTIMATE)

PICKERING BRIDGE LANDS INC.
 PROPOSED MIX-USE DEVELOPMENT
 1755 + 1805 PICKERING PARKWAY
 PICKERING, ON

DATE:	PROJ. NO.:	SCALE:
SEPT 2021	20266	1:1000

ODAN-DETECH
 CONSULTING ENGINEERS

The Odan/Detech Group Inc. P. (905) 632-3811 F. (905) 632-3883
 4250 SOUTH SERVICE ROAD, SUITE 207/208, ONTARIO, L3R 9V2



LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- EXISTING DRAINAGE AREA

- COMMERCIAL
- TRIBUTARY AREA ID NO. / GROSS FLOOR AREA (ha)

- RESIDENTIAL
- TRIBUTARY AREA ID NO. / TRIBUTARY AREA (ha) / POPULATION DENSITY (Persons/ha) / EQUIVALENT POPULATION

- INDUSTRIAL
- TRIBUTARY AREA ID NO. / TRIBUTARY AREA (ha) / L/s / EQUIVALENT POPULATION

BENCHMARK
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF PICKERING BENCH MARK No. 67-U-002
 LOCATION: TABLET IN SOUTHWEST CONCRETE FOUNDATION WALL AT THE NORTHWEST SIDE OF MAIN ENTRANCE TO THE TOWN OF PICKERING MUNICIPAL BUILDING. AND 0.53 METRES ABOVE GRADE.
 ELEVATION:

ORCHARD RD 750mm Ø SAN AVAILABLE CAPACITY = 150 L/s (PER REGION OF DURHAM)

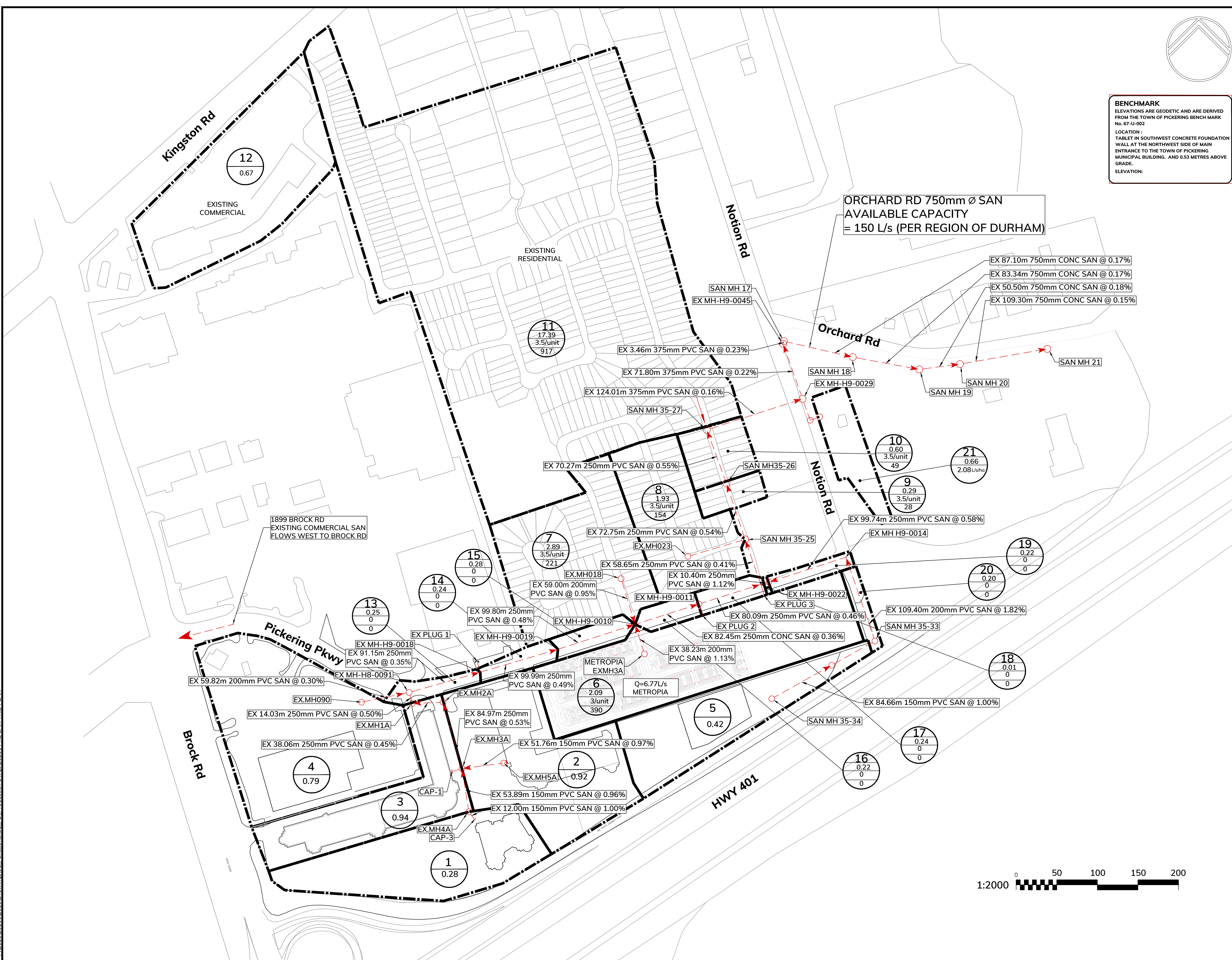


FIGURE S-3
 EXISTING CONDITIONS
 SANITARY TRIBUTARY PLAN

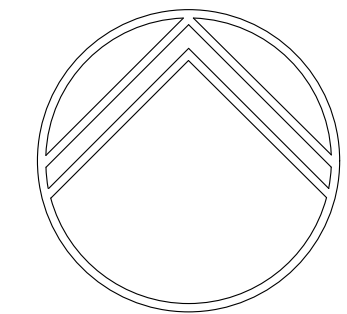
PICKERING BRIDGE LANDS INC.
 PROPOSED MIX-USE DEVELOPMENT
 1755 + 1805 PICKERING PARKWAY
 PICKERING, ON

DATE: SEPT 2021	PROJ. NO.: 20266	SCALE: 1:2000
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The Odan/Detech Group Inc. P: (905) 632-3811 F: (905) 632-3263
 5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 5K2

P:\2020\202666\2020\Drawings\01_Functional\02_FD_Production\Drawings\202666 PRE SAN TRIB PLAN

BENCHMARK
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF PICKERING BENCH MARK No. 67-U-002
 LOCATION: TABLE IN SOUTHWEST CONCRETE FOUNDATION WALL AT THE NORTHWEST SIDE OF MAIN ENTRANCE TO THE TOWN OF PICKERING MUNICIPAL BUILDING. AND 0.53 METRES ABOVE GRADE.
 ELEVATION:



- LEGEND**
- EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - - - EXISTING SANITARY SEWER
 - - - PROPOSED SANITARY SEWER
 - - - EXISTING DRAINAGE AREA
 - PHASE 1 DRAINAGE AREA
- COMMERCIAL
- 5 — TRIBUTARY AREA ID NO.
 - 0.42 — GROSS FLOOR AREA (ha)
- RESIDENTIAL
- 9 — TRIBUTARY AREA ID NO.
 - 60 — TRIBUTARY AREA (ha)
 - 17 — POPULATION DENSITY (Persons/ha)
 - 17 — EQUIVALENT POPULATION

P1 PHASE 1 - 'BLOCK 1'

A = 1.18ha

RESIDENTIAL
 POP. DENSITY: 2.5(PP/UNIT)
 # UNITS: 678
 RES POP = 1,793

RETAIL/COMMERCIAL
 GFA: 0.17ha [1,688m²]

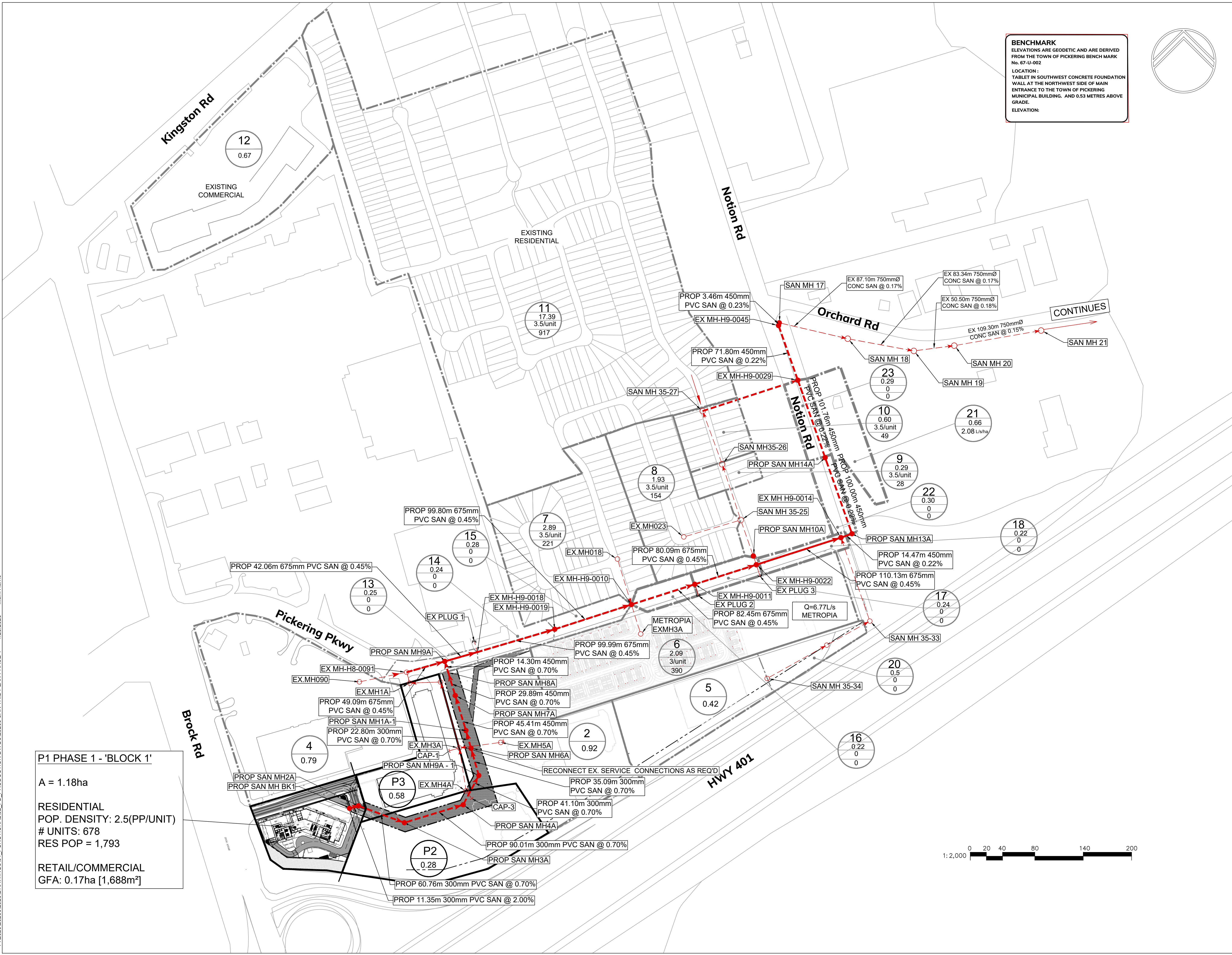


FIGURE S-4
PHASE 1 CONDITIONS
SANITARY TRIBUTARY PLAN

PICKERING BRIDGE LANDS INC.
PROPOSED MIX-USE DEVELOPMENT
 1755 + 1805 PICKERING PARKWAY
 PICKERING, ON

DATE: SEPT 2021	PROJ. NO.: 20266	SCALE: 1:2000
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ODAN-DETECH
 CONSULTING ENGINEERS

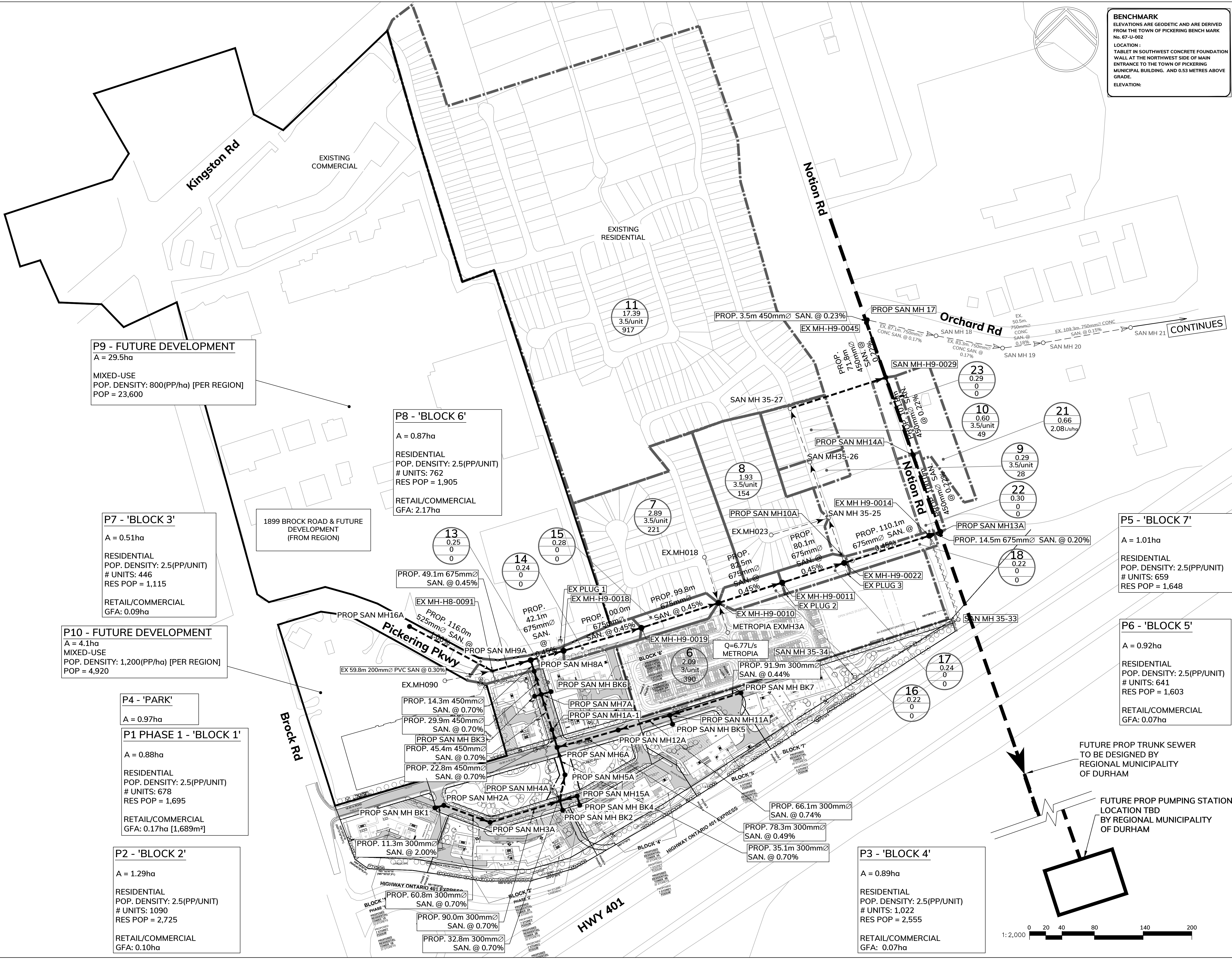
The Odan/Detech Group Inc. P: (905) 632-3811 F: (905) 632-3263
 5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 5K2

P:\2020\20266\2020\DRAWINGS\01_FUNCTIONAL\02_FD_PRODUCTION\DWGS\20266 SAN TRIB PLAN PHASE 1 ---- 1/28/2025 ---- Mark Harris

BENCHMARK
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF PICKERING BENCHMARK No. 67-U-002
 LOCATION :
 TABLE IN SOUTHWEST CONCRETE FOUNDATION WALL AT THE NORTHWEST SIDE OF MAIN ENTRANCE TO THE TOWN OF PICKERING MUNICIPAL BUILDING. AND 0.53 METRES ABOVE GRADE.
 ELEVATION:

LEGEND

- EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - - - EXISTING SANITARY SEWER
 - - - PROPOSED SANITARY SEWER
 - REGION TRUNK SEWER
 - ~ SANITARY SEWER REMOVALS
 - EXISTING DRAINAGE AREA
 - PHASED DRAINAGE AREA
- COMMERCIAL
- 5 - TRIBUTARY AREA ID NO.
 - 0.42 - GROSS FLOOR AREA (ha)
- RESIDENTIAL
- 9 - TRIBUTARY AREA ID NO.
 - 0.29 - TRIBUTARY AREA (ha)
 - 17 - POPULATION DENSITY (Persons/ha)
 - 60 - EQUIVALENT POPULATION



P9 - FUTURE DEVELOPMENT
 A = 29.5ha
 MIXED-USE
 POP. DENSITY: 800(PP/ha) [PER REGION]
 POP = 23,600

P8 - 'BLOCK 6'
 A = 0.87ha
 RESIDENTIAL
 POP. DENSITY: 2.5(PP/UNIT)
 # UNITS: 762
 RES POP = 1,905
 RETAIL/COMMERCIAL
 GFA: 2.17ha

P7 - 'BLOCK 3'
 A = 0.51ha
 RESIDENTIAL
 POP. DENSITY: 2.5(PP/UNIT)
 # UNITS: 446
 RES POP = 1,115
 RETAIL/COMMERCIAL
 GFA: 0.09ha

P10 - FUTURE DEVELOPMENT
 A = 4.1ha
 MIXED-USE
 POP. DENSITY: 1,200(PP/ha) [PER REGION]
 POP = 4,920

P4 - 'PARK'
 A = 0.97ha

P1 PHASE 1 - 'BLOCK 1'
 A = 0.88ha
 RESIDENTIAL
 POP. DENSITY: 2.5(PP/UNIT)
 # UNITS: 678
 RES POP = 1,695
 RETAIL/COMMERCIAL
 GFA: 0.17ha [1,689m²]

P2 - 'BLOCK 2'
 A = 1.29ha
 RESIDENTIAL
 POP. DENSITY: 2.5(PP/UNIT)
 # UNITS: 1090
 RES POP = 2,725
 RETAIL/COMMERCIAL
 GFA: 0.10ha

P13
 0.25
 0
 0

P14
 0.24
 0
 0

P7
 2.89
 3.5/unit
 221

P8
 1.93
 3.5/unit
 154

P10A
 2.09
 3/unit
 390

P11
 17.39
 3.5/unit
 917

P10B
 0.29
 0
 0

P10C
 0.60
 3.5/unit
 49

P10D
 0.29
 3.5/unit
 28

P10E
 0.30
 0
 0

P10F
 0.22
 0
 0

P10G
 0.22
 0
 0

P5 - 'BLOCK 7'
 A = 1.01ha
 RESIDENTIAL
 POP. DENSITY: 2.5(PP/UNIT)
 # UNITS: 659
 RES POP = 1,648

P6 - 'BLOCK 5'
 A = 0.92ha
 RESIDENTIAL
 POP. DENSITY: 2.5(PP/UNIT)
 # UNITS: 641
 RES POP = 1,603
 RETAIL/COMMERCIAL
 GFA: 0.07ha

P3 - 'BLOCK 4'
 A = 0.89ha
 RESIDENTIAL
 POP. DENSITY: 2.5(PP/UNIT)
 # UNITS: 1,022
 RES POP = 2,555
 RETAIL/COMMERCIAL
 GFA: 0.07ha

FUTURE PROP TRUNK SEWER TO BE DESIGNED BY REGIONAL MUNICIPALITY OF DURHAM

FUTURE PROP PUMPING STATION LOCATION TBD BY REGIONAL MUNICIPALITY OF DURHAM

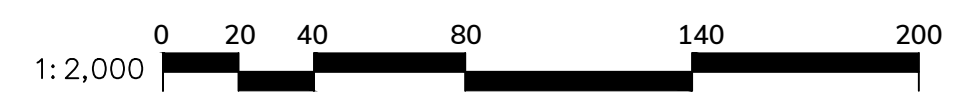


FIGURE S-5
CONCEPTUAL CONDITIONS
SANITARY TRIBUTARY PLAN

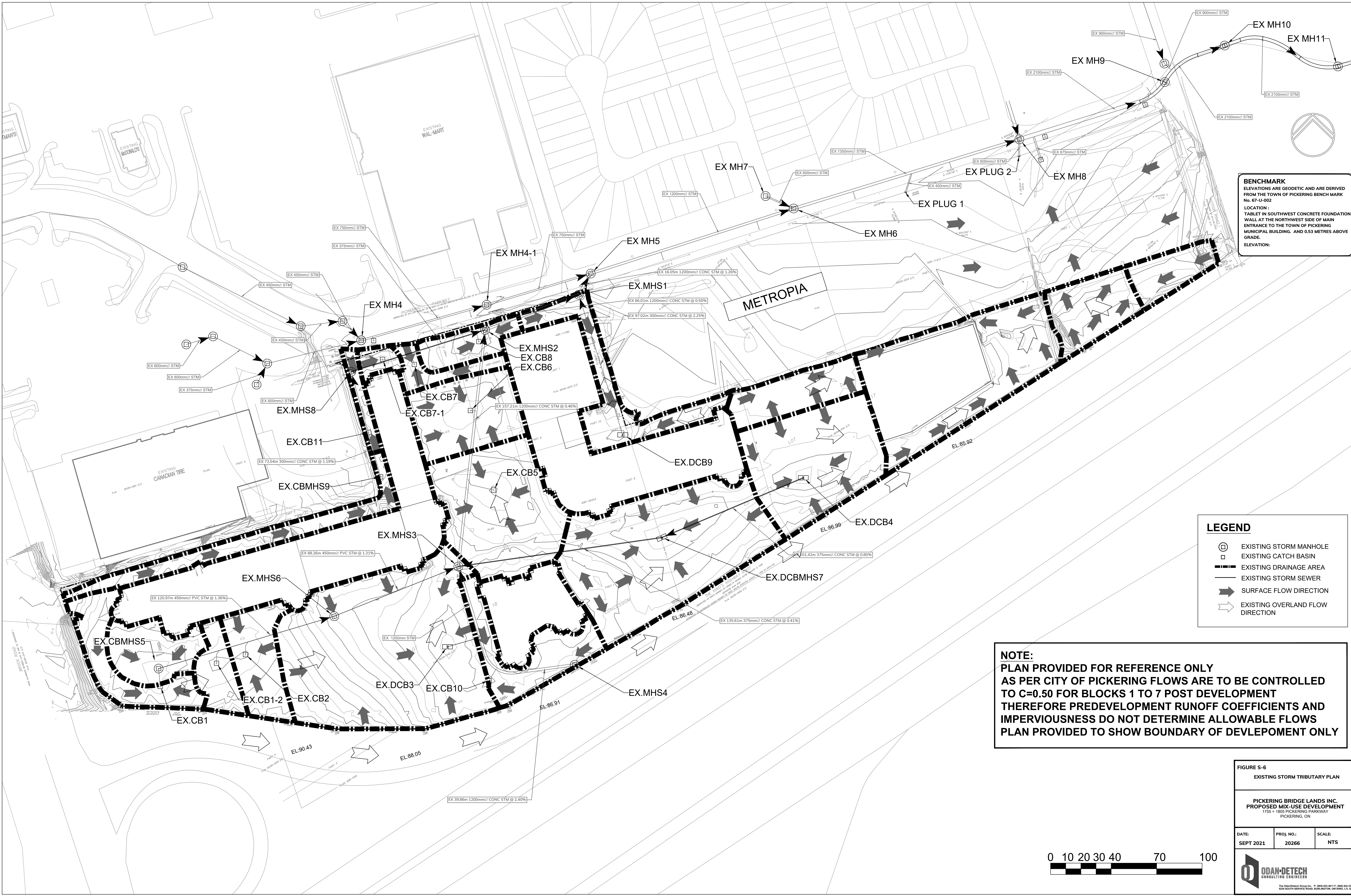
PICKERING BRIDGE LANDS INC.
PROPOSED MIX-USE DEVELOPMENT
 1755 + 1805 PICKERING PARKWAY
 PICKERING, ON

DATE: SEPT 2021	PROJ. NO.: 20266	SCALE: 1:2000
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ODAN-DETECH
 CONSULTING ENGINEERS

The Odan/Detech Group Inc. P: (905) 632-3811 F: (905) 632-3363
 5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 9K2

P:\2020\20266\20266\DRAWINGS\01_FUNCTIONAL\02_FD_PRODUCTION\DWGS\20266_POST SAN TRIB PLAN



BENCHMARK
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF PICKERING BENCH MARK No. 67-U-002
 LOCATION: TABLET IN SOUTHWEST CONCRETE FOUNDATION WALL AT THE NORTHWEST SIDE OF MAIN ENTRANCE TO THE TOWN OF PICKERING MUNICIPAL BUILDING. AND 0.53 METRES ABOVE GRADE.
 ELEVATION:

LEGEND

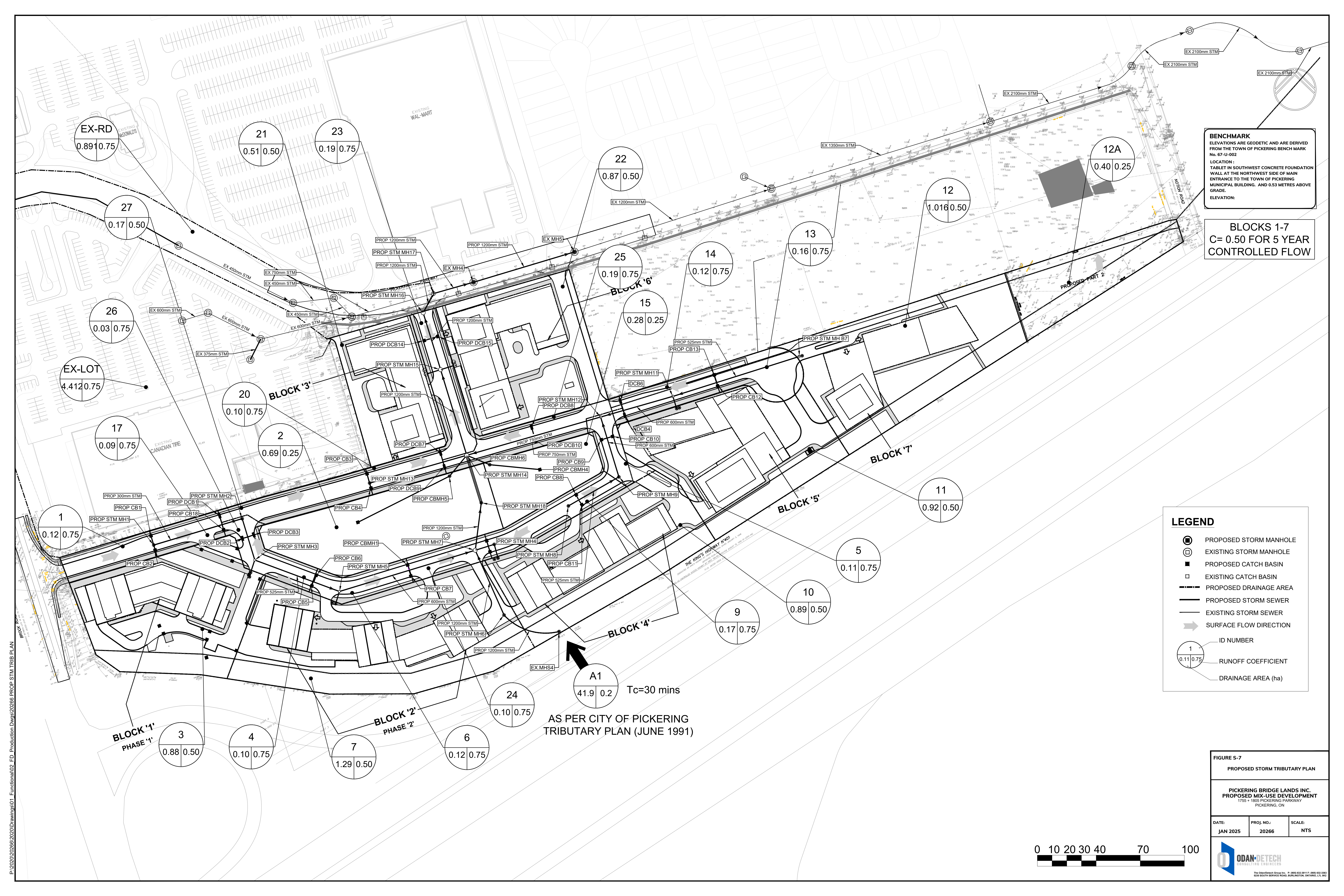
- ⊕ EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING DRAINAGE AREA
- EXISTING STORM SEWER
- ➔ SURFACE FLOW DIRECTION
- EXISTING OVERLAND FLOW DIRECTION

NOTE:
 PLAN PROVIDED FOR REFERENCE ONLY
 AS PER CITY OF PICKERING FLOWS ARE TO BE CONTROLLED TO C=0.50 FOR BLOCKS 1 TO 7 POST DEVELOPMENT
 THEREFORE PREDEVELOPMENT RUNOFF COEFFICIENTS AND IMPERVIOUSNESS DO NOT DETERMINE ALLOWABLE FLOWS
 PLAN PROVIDED TO SHOW BOUNDARY OF DEVELOPMENT ONLY

FIGURE S-6
 EXISTING STORM TRIBUTARY PLAN
 PICKERING BRIDGE LANDS INC.
 PROPOSED MIX-USE DEVELOPMENT
 1755 + 1805 PICKERING PARKWAY
 PICKERING, ON

DATE: SEPT 2021	PROJ. NO.: 20266	SCALE: NTS
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BENCHMARK
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF PICKERING BENCHMARK No. 67-U-002
 LOCATION: TABLET IN SOUTHWEST CONCRETE FOUNDATION WALL AT THE NORTHWEST SIDE OF MAIN ENTRANCE TO THE TOWN OF PICKERING MUNICIPAL BUILDING, AND 0.53 METRES ABOVE GRADE.
 ELEVATION:

BLOCKS 1-7
 C= 0.50 FOR 5 YEAR CONTROLLED FLOW

LEGEND

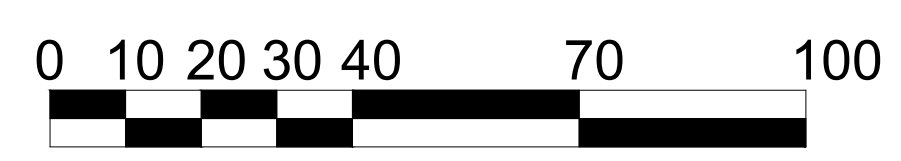
- PROPOSED STORM MANHOLE
- ⊙ EXISTING STORM MANHOLE
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED DRAINAGE AREA
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- ➔ SURFACE FLOW DIRECTION
- 1 ID NUMBER
- 0.11 | 0.75 RUNOFF COEFFICIENT
- DRAINAGE AREA (ha)

FIGURE S-7
 PROPOSED STORM TRIBUTARY PLAN

PICKERING BRIDGE LANDS INC.
 PROPOSED MIX-USE DEVELOPMENT
 1755 + 1805 PICKERING PARKWAY
 PICKERING, ON

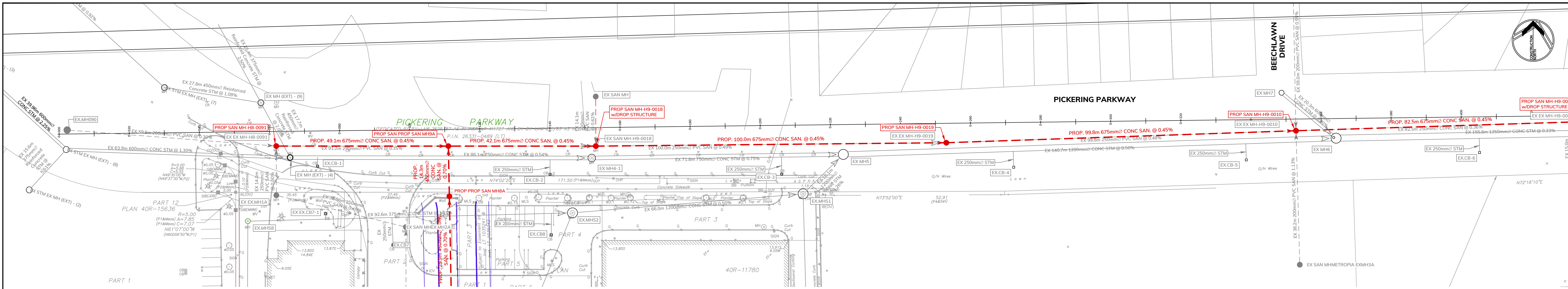
DATE: JAN 2025	PROJ. NO.: 20266	SCALE: NTS
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ODAN-DETECH
 CONSULTING ENGINEERS



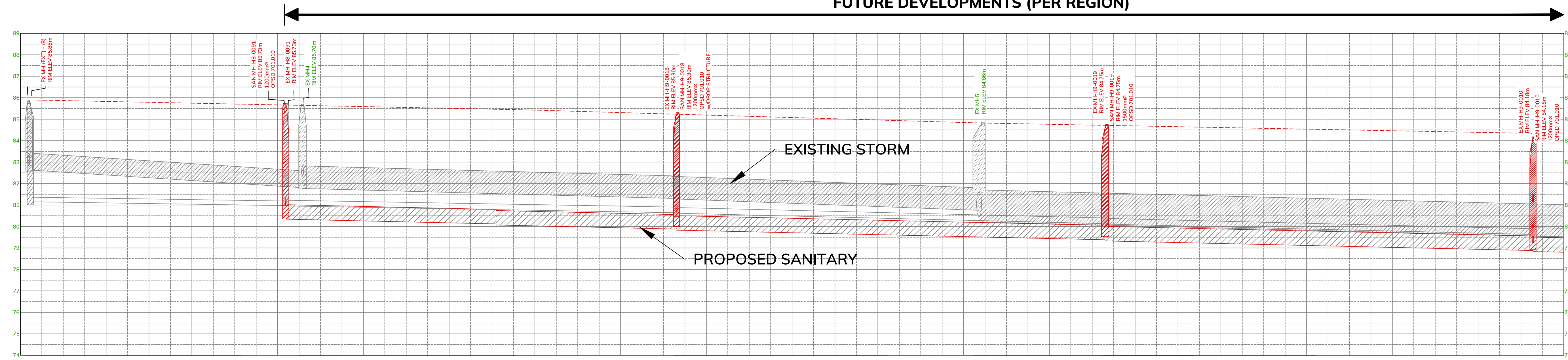
A1
 41.9 | 0.2 Tc=30 mins
 AS PER CITY OF PICKERING TRIBUTARY PLAN (JUNE 1991)

P:\2020\20266\2020\Drawings\01 - Functional\02 - Production\Drawings\20266 PROP STM TRIB PLAN



PIPES TO NOTION ROAD TO BE SIZED AND CONSTRUCTED FOR FULL BUILD OUT OF SUBJECT SITE, 1899 BROCK ROAD AND FUTURE DEVELOPMENTS (PER REGION)

SEE FIGURE S-10



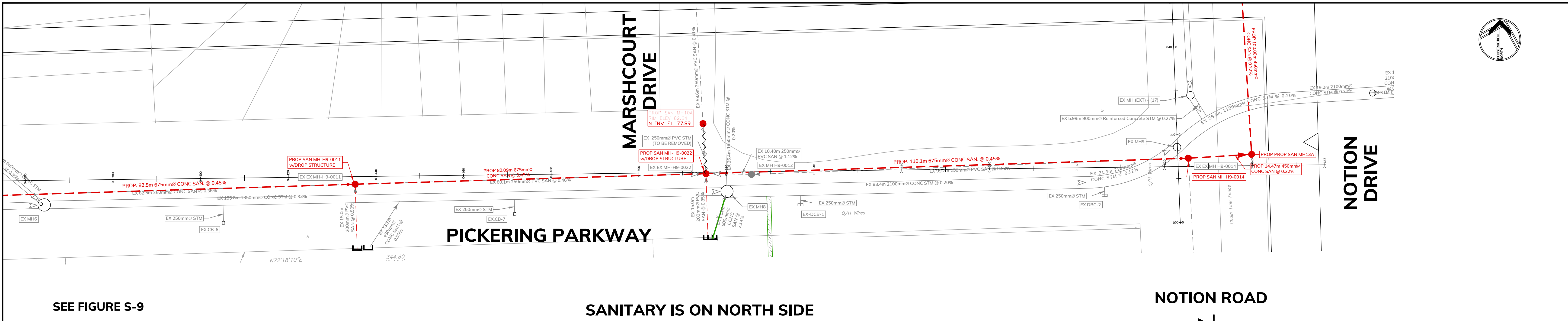
EXISTING ELEVATION	0+000	0+020	0+040	0+055	0+065	0+080	0+100	0+120	0+140	0+160	0+180	0+200	0+220	0+240	0+260	0+280	0+300	0+320	0+340	0+360	EXISTING ELEVATION		
PROPOSED SANITARY					PROP 49.09m 675mm CONC SAN @ 0.45% PVC-SDR 35 ASTM D-3034 CSA B182.2 BEDDING AS PER S-200.010		PROP 42.06m 675mm CONC SAN @ 0.45% PVC-SDR 35 ASTM D-3034 CSA B182.2 BEDDING AS PER S-200.010					PROP 99.99m 675mm CONC SAN @ 0.45% PVC-SDR 35 ASTM D-3034 CSA B182.2 BEDDING AS PER S-200.010									PROP 99.80m 675mm CONC SAN @ 0.45% PVC-SDR 35 ASTM D-3034 CSA B182.2 BEDDING AS PER S-200.010		
EXISTING SANITARY		EX 59.82m 200mm SAN @ 0.30%			E 80.24 W 80.38 N 80.58		EX 91.15m 250mm SAN @ 0.35% (TO BE REMOVED)					EX 99.99m 250mm SAN @ 0.49% (TO BE REMOVED)									PROP 82.45m 675mm CONC SAN @ 0.45% PVC-SDR 35 ASTM D-3034 CSA B182.2 BEDDING AS PER S-200.010		
EXISTING STORM	E 82.71 W 82.83				W 81.90 N 82.34		EX 86.05m 750mm STM @ 0.54%					EX 71.76m 750mm STM @ 0.75%										EX 82.45m 250mm SAN @ 0.36% (TO BE REMOVED)	

SCALES
HOR 1:400
VER 1:80

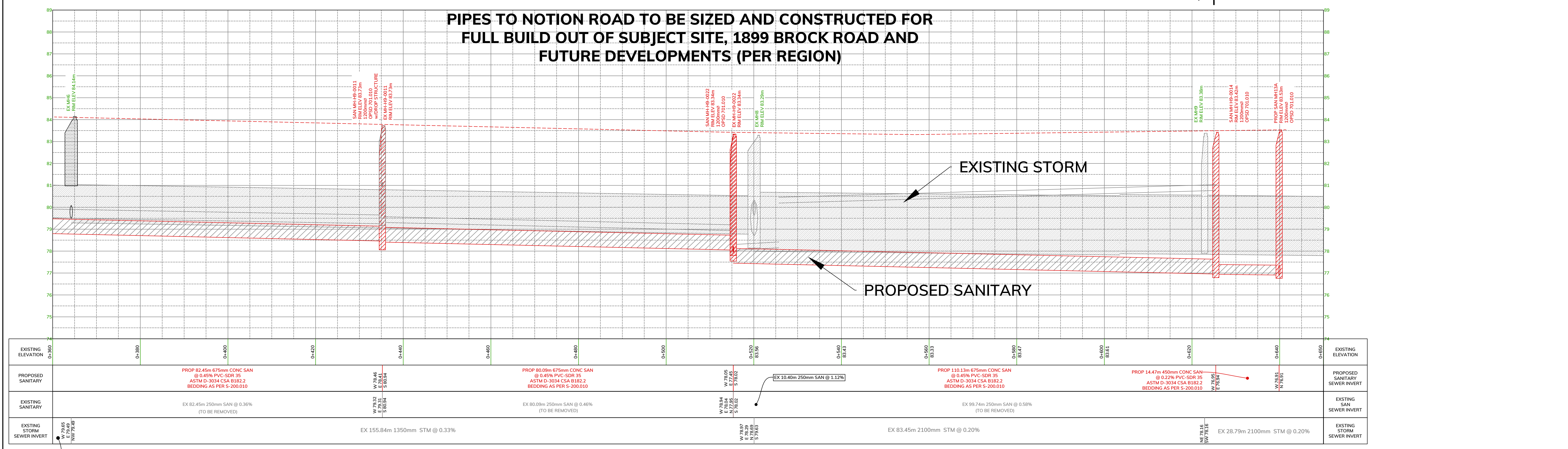
FIGURE S-9
PICKERING PARKWAY PROFILE
(0+000 to 0+360)

PICKERING BRIDGE LANDS INC.
PROPOSED MIX-USE DEVELOPMENT
1755 + 1805 PICKERING PARKWAY
PICKERING, ON

DATE: APR 2024	PROJ. NO.: 20266	SCALE: AS NOTED
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SEE FIGURE S-9



SCALES
HOR 1:400
VER 1:80

**FIGURE S-10
PICKERING PARKWAY PROFILE
(0+360 to 0+650)**

**PICKERING BRIDGE LANDS INC.
PROPOSED MIX-USE DEVELOPMENT
1755 + 1805 PICKERING PARKWAY
PICKERING, ON**

DATE: APR 2024	PROJ. NO.: 20266	SCALE: AS NOTED
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**ODAN-DETECH
CONSULTING ENGINEERS**

The Odan/Detech Group Inc., P. (905) 632-3811 F. (905) 632-3363
5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 5K2