



**FUNCTIONAL SERVICING REPORT**  
**PEACE BRIDGE VILLAGE (PHASE 4), TOWN OF FORT ERIE**  
MAY 2022

**1.0 INTRODUCTION**

**1.1 Study Area**

The proposed development of the Peace Bridge Village (Phase 4) is located in the Town of Fort Erie, south of Louisa Street, and east of Arthur Street.

**1.2 Objectives**

The objectives of this functional servicing report are to address the serviceability of the proposed Draft Plan of Subdivision of Peace Bridge Village (Phase 4), and the connection with adjacent infrastructure, including:

- Sanitary Systems;
- Stormwater Systems; and,
- Water Systems.

**2.0 PRIMARY SERVICING**

A review of the existing servicing plans from the Town and the adjacent Peace Bridge Village (Phase 1) was conducted to assess the serviceability of the proposed development.

**2.1 Sanitary Sewers**

The proposed development shall be serviced with sanitary systems via several connections to the existing sanitary sewer on Louisa Street constructed as part of Peace Bridge Village (Phase 1) and an extension of sanitary sewers on Louisa Street to Arthur Street. The previous design of the sanitary sewers for Peace Bridge Village (Phase 1) included capacity for the proposed development area and external areas along Arthur Street. Therefore, the existing sanitary sewers on Louisa Street has adequate capacity for this development.

**2.2 Stormwater System**

The proposed development shall be serviced with stormwater systems via a single connection to the existing storm sewers constructed as part of Peace Bridge Village (Phase 1) within the stormwater corridor between Louisa Street and the existing stormwater management facility on Albany Street. The previous design of the storm sewers for Peace Bridge Village (Phase 1) included capacity for the proposed development area and external areas along Arthur Street. Therefore, the existing storm sewers within the stormwater corridor has adequate capacity for this development.



The stormwater management facility on Albany Street that was constructed as part of Peace Bridge Village (Phase 1) was designed to provide stormwater quantity and quality improvements for the storm sewershed Peace Bridge Village (Phases 1-4), which included the land uses of proposed development. Therefore, the existing stormwater management facility on Albany Street has adequate capacity for this development.

### **2.3 Water System**

The proposed development shall be serviced with water systems via several connections to the existing watermain constructed as part of Peace Bridge Village (Phase 1) on Louisa Street, including a looping connection to the existing Arthur Street watermain system. The existing watermain on Louisa Street shall be extended westerly to Arthur Street to service the new lots fronting Louisa Street.

To provide adequate watermain looping for the proposed development, a watermain extension on Arthur Street will be required from Louisa Street to approximately 140 metres north of Louisa Street to the existing watermain on Arthur Street. This watermain extension will be part of the Arthur Street Reconstruction by the Town.

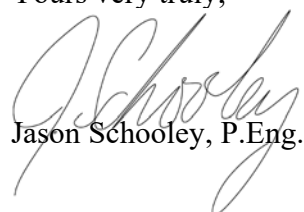
### **3.0 CONCLUSIONS AND RECOMMENDATIONS**

In conclusion, the following outlines the requirements for the proposed development with respect to the municipal servicing required for this development proposal.

- The existing sanitary and storm sewer systems that this development will connect to are adequately sized for this development.
- The existing watermain system that this development will connect to are adequately sized for this development.
- The watermain on Louisa Street fronting this development area will need to be extended westerly to Arthur Street to service the subject lots fronting Louisa Street. As part of the Arthur Street reconstruction by the Town, the Arthur Street watermain will be looped to Louisa Street to provide adequate looping for Street 'B'.

Should you have any questions or concerns regarding the information provided, please do not hesitate to contact our office.

Yours very truly,



Jason Schooley, P.Eng.