URBANTECH®

October 11, 2024

Project #: 20-665

TOWN OF CALEDON
PLANNING
RECEIVED
Dec 19, 2024

Carmine Caruso, MCIP, RPP
Manager, Development
Town of Caledon
6311 Old Church Road
Caledon, ON
L7C 1J6

Re: Draft Plan of Subdivision Submission (Reference PRE 2024-0084)
1st Submission – FSR Letter of Compliance
Argo Mayfield West I Limited

Carmine

We hereby confirm that the proposed development, Argo Mayfield West I Limited, as illustrated on the latest draft plan prepared by GSAI, will comply with recommendations and servicing concepts described in the Alloa Tertiary Plan – Phase 1 Functional Servicing Report (September, 2024).

All Alloa Phase 1 lands, including the Argo Mayfield West I Limited draft plan, have been accommodated for wastewater servicing in the existing 750 mm trunk sewer on Brisdale Drive. Sanitary drainage from the draft plan area will drain south to the existing Brisdale sewer outlet. The Argo Mayfield West I Limited draft plan is within the Fletcher's Creek watershed. The majority of stormwater drainage is captured in SWM Pond 1. Ponds located adjacent to Mayfield Road are proposed to discharge to culverts to be constructed by the Region as part of the Mayfield Road widening project. The Mid-High Density Residential Block on the draft plan is proposed to be controlled by a private on-site SWM facility, discharging to a new clean water storm sewer on Chinguacousy Road. Roof and foundation drainage from a portion of the draft plan is also proposed to be directed to the Chinguacousy Road clean water storm sewer. Municipal water will be provided to the draft plan area via Peel Region's lake-based water system (Zone 7W). The draft plan area will be serviced by a series of local watermains, connected and looped with Regional services.

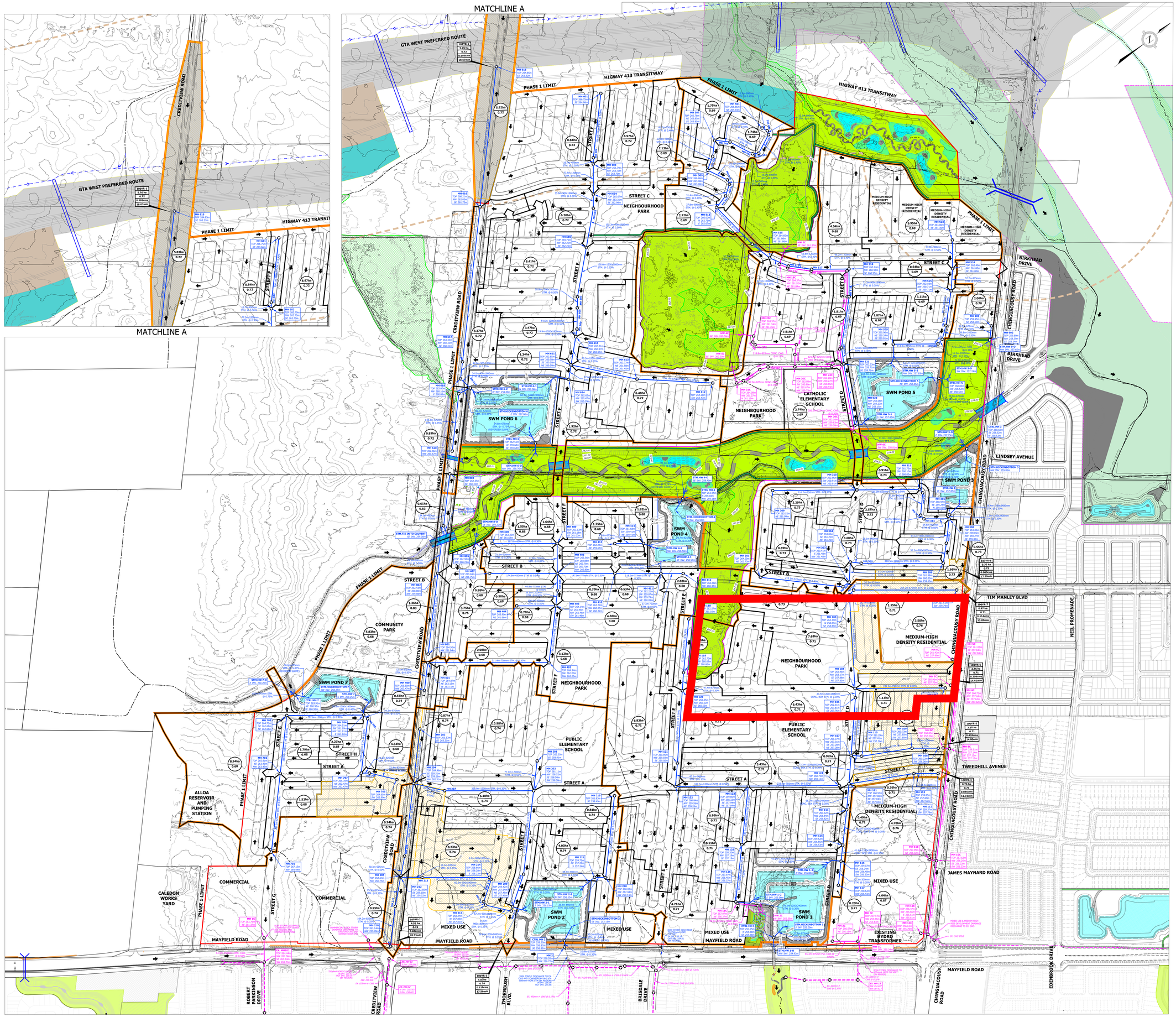
Servicing drawings from the FSR are attached for information, with the Argo Mayfield West I Limited draft plan area identified. For additional details please refer to the Alloa Tertiary Plan – Phase 1 Functional Servicing Report (September, 2024).

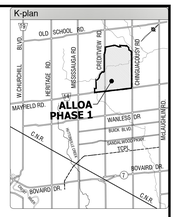
We trust that the enclosed information satisfies the requirements of the Draft Plan application. If you have any questions or concerns, please feel free to contact our office.

Regards,
Urbantech® Consulting

Dragan Zec, P.Eng.
Partner

Attachment 1: Stormwater, Sanitary and Water Servicing Plans (Alloa Tertiary Plan – Phase 1 FSR, Sept. 2024), with draft plan area identified





LEGEND

- DRAFT PLAN AREAS
- EXISTING CONTOUR & ELEVATION
- MINOR SYSTEM STORM DRAINAGE AREA BOUNDARY TO SWM POND AND FLOW NODE
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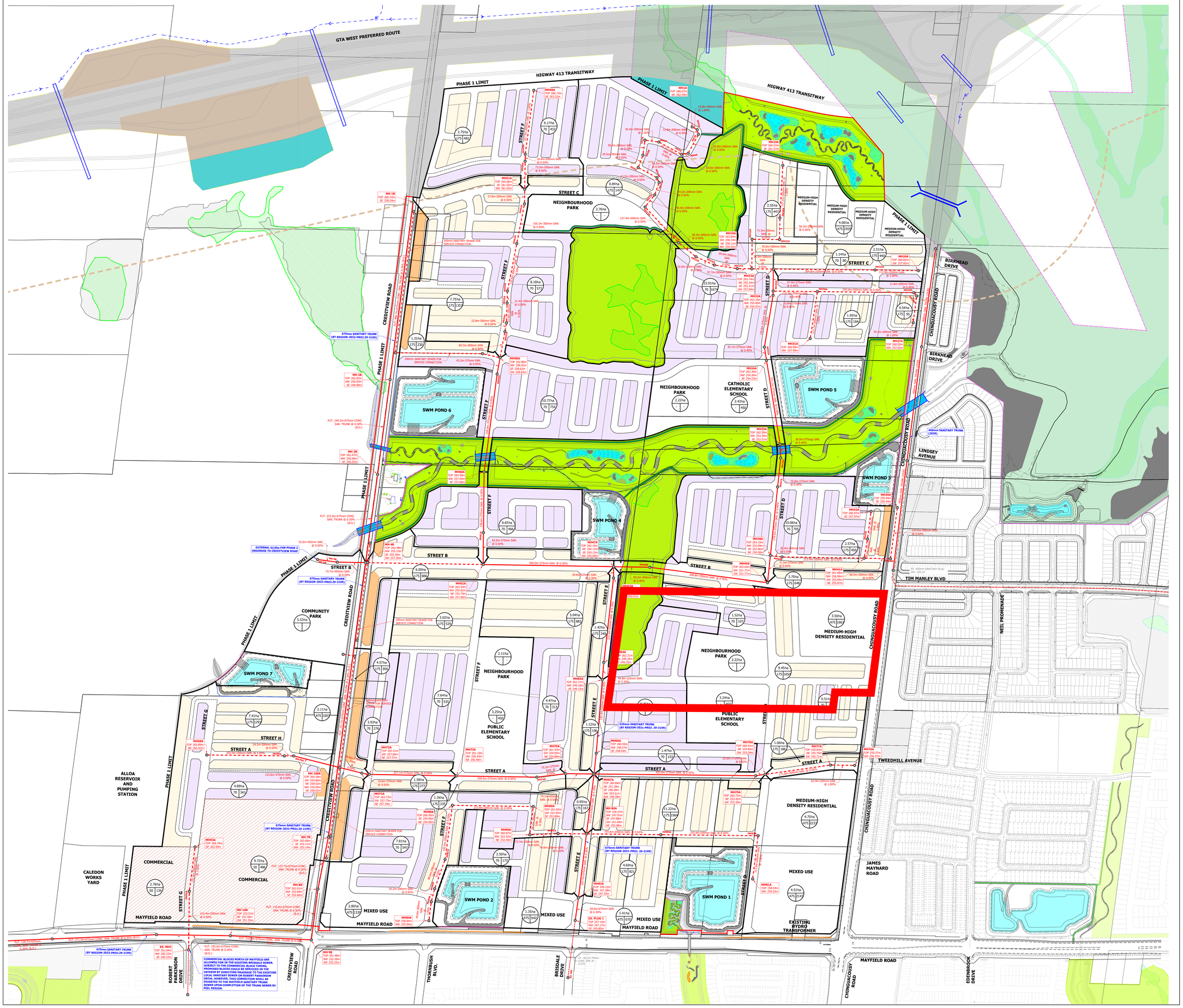
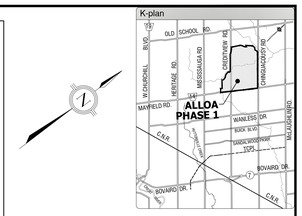
PHASE 1 ALLOA EIR/FSR
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

STORM SERVICING PLAN

PROJECT No.	DATE	SCALE	DWG No.
20-665	SEP. 2024	1:3,000	2.4B





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- EXISTING WOODLOT
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ALLOA PHASE 1 WASTEWATER SERVICING NOTES:

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6. IF REQUIRED TO ACCOMMODATE DEVELOPMENT TIMING, ALLOA LANDOWNER'S GROUP TO ENTER INTO A FRONT ENDING AGREEMENT WITH PEEL FOR DELIVERY OF NECESSARY REGIONAL INFRASTRUCTURE AHEAD OF THE CAPITAL PROGRAM PLANNING SCHEDULE.

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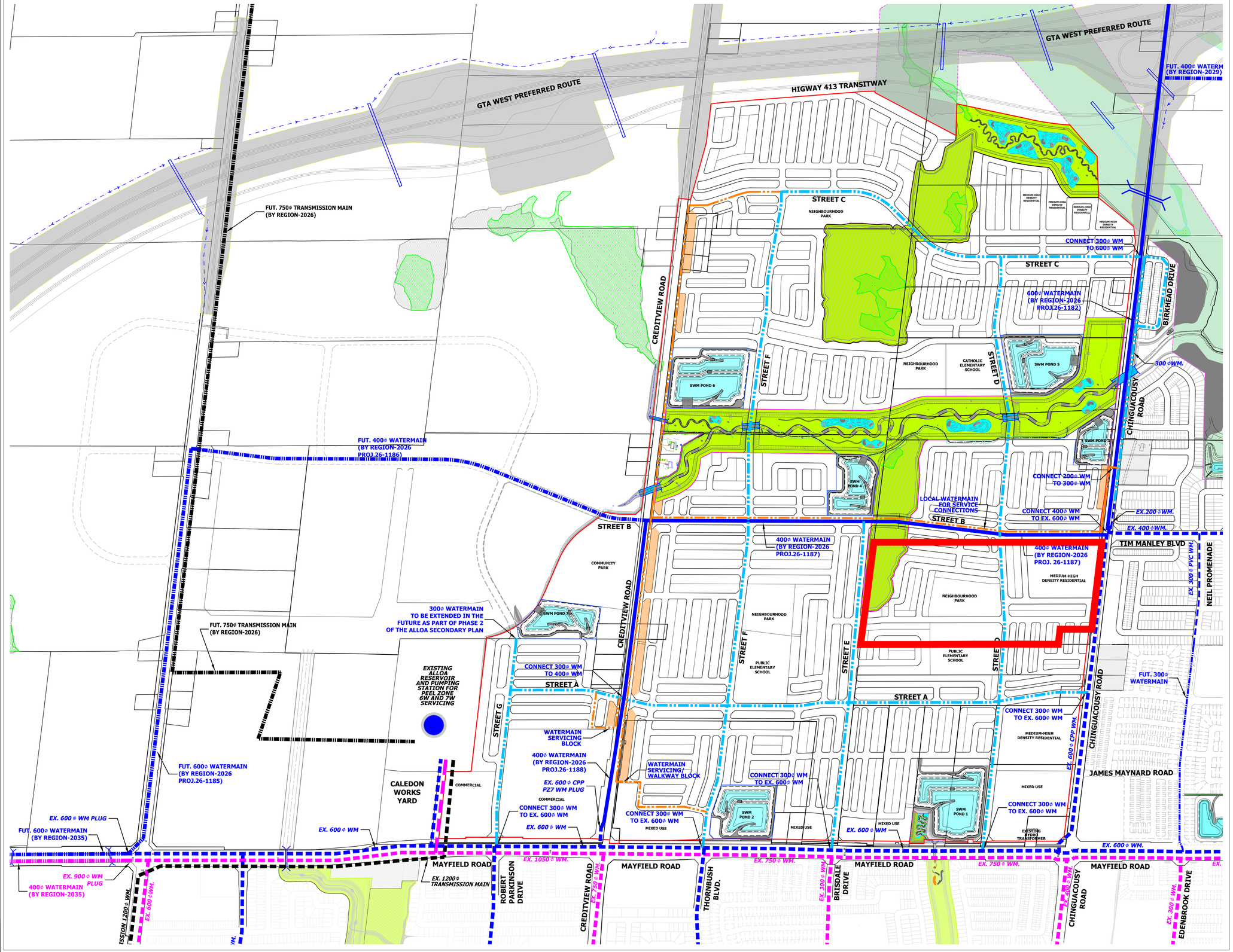

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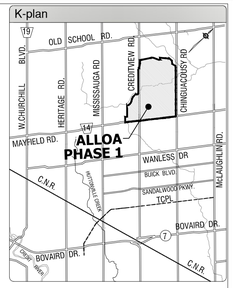

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- THE PHASE 1 ALLOA LANDS ARE WITHIN THE PEEL PRESSURE ZONE 7W SERVICE AREA.
- PROPOSED TRUNK WATER SERVICING INFRASTRUCTURE SHOWN ON THIS PLAN IS CONSISTENT WITH THE REGION OF PEEL DEVELOPMENT CHARGES 2024 SCHEDULE.
- IT IS CONTEMPLATED THAT DEVELOPMENT CHARGE PROJECTS SHOWN AS FUTURE ARE NOT REQUIRED FOR PHASE 1 SERVICING.
- ALLOA PHASE 1 DEVELOPMENT IS NOT RELIANT ON THE FUTURE CALEDON WEST ELEVATED TANK, AND DEVELOPMENT CAN BE SUPPORTED BY INSTALLATION OF THE NECESSARY TRUNK WATERMAINS WITHIN PHASE 1 LANDS AS IDENTIFIED ON THIS PLAN. REFER TO THE REGION OF PEEL DEVELOPMENT CHARGES 2024 SCHEDULE FOR THE LOCATION OF THE ELEVATED TANK AND ASSOCIATED INFRASTRUCTURE.
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- SHOULD REQUIRED, ALLOA LANDOWNER'S GROUP TO ENTER INTO A FRONT ENDING AGREEMENT WITH PEEL FOR DELIVERY OF NECESSARY REGIONAL DC INFRASTRUCTURE AHEAD OF THE CAPITAL PROGRAM PLANNING SCHEDULE.

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WATER SERVICING PLAN

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We hereby confirm that the proposed development, Argo Mayfield West III Limited, as illustrated on the latest draft plan prepared by GSAI, will comply with recommendations and servicing concepts described in the Alloa Tertiary Plan – Phase 1 Functional Servicing Report (September, 2024).

All Alloa Phase 1 lands, including the Argo Mayfield West III Limited draft plan, have been accommodated for wastewater servicing in the existing 750 mm trunk sewer on Brisdale Drive. Sanitary drainage from the draft plan area will drain south to the existing Brisdale sewer outlet. The Argo Mayfield West III Limited draft plan is within the Fletcher's Creek watershed. Stormwater drainage is captured in SWM Pond 1. Ponds located adjacent to Mayfield Road are proposed to discharge to culverts to be constructed by the Region as part of the Mayfield Road widening project. Roof and foundation drainage from the east portion of the draft plan is proposed to be directed to a new clean water storm sewer on Chinguacousy Road. Municipal water will be provided to the draft plan area via Peel Region's lake-based water system (Zone 7W). The draft plan area will be serviced by a series of local watermains, connected and looped with Regional services.

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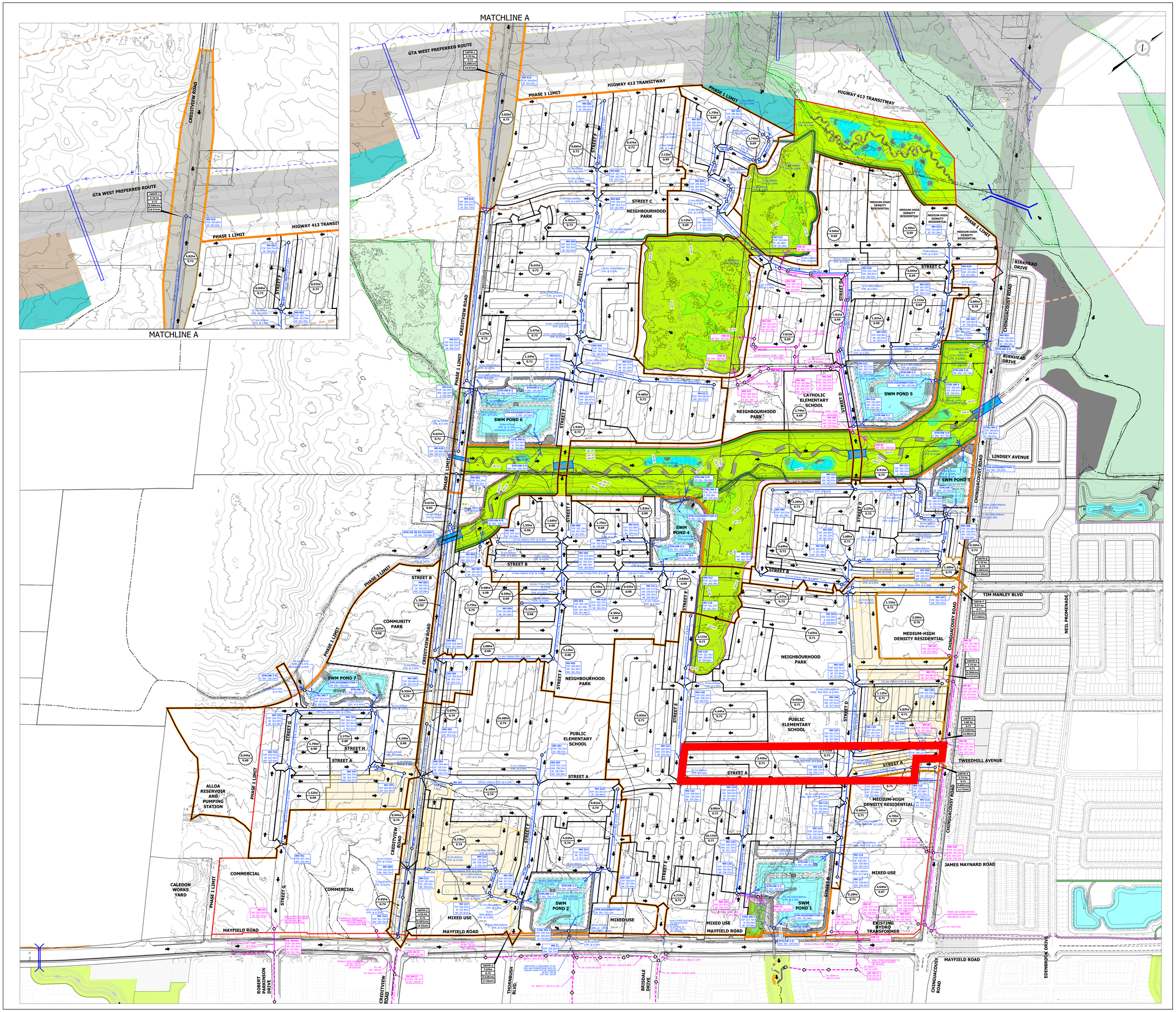

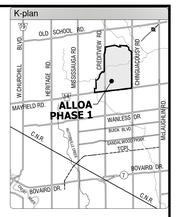

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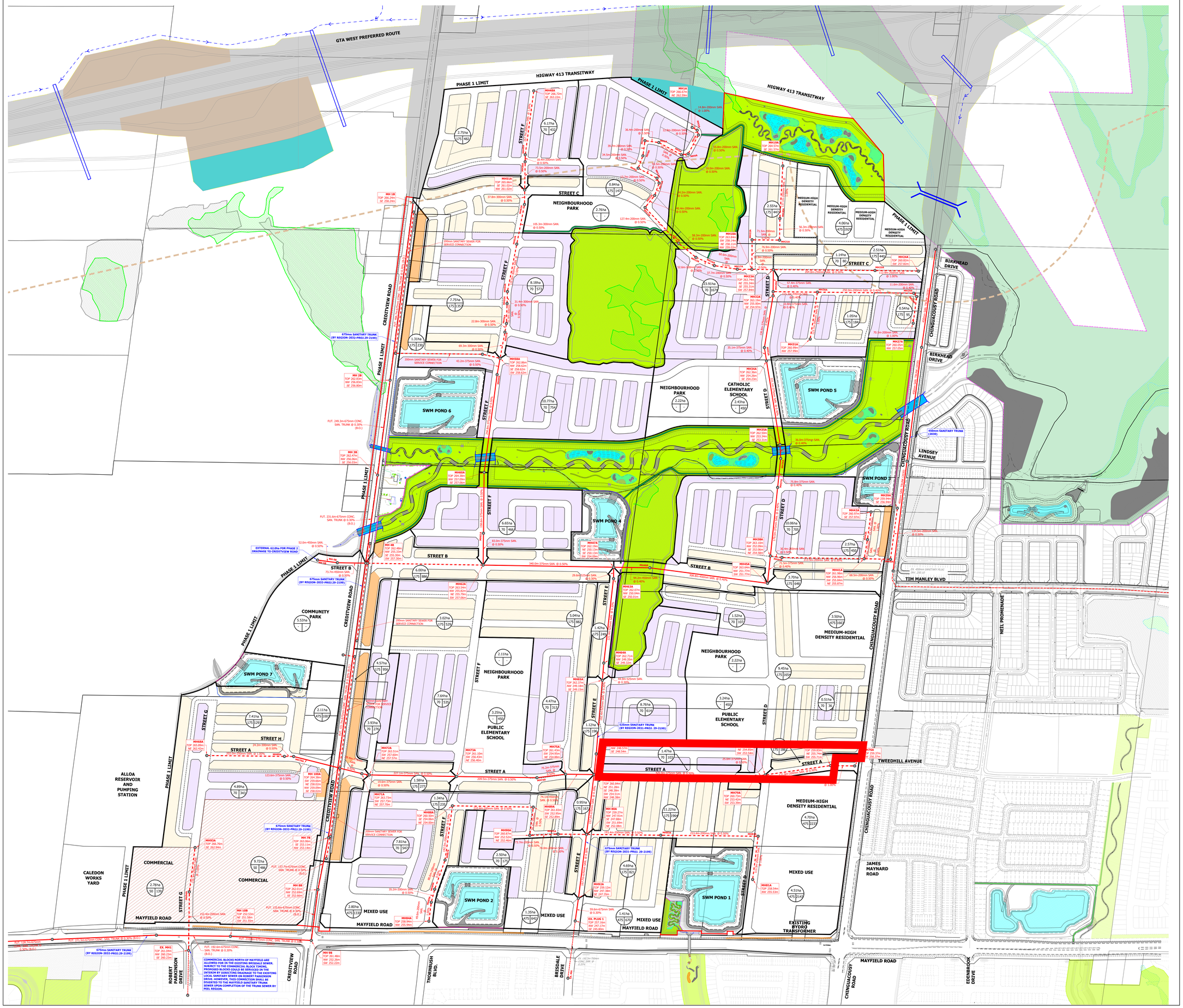

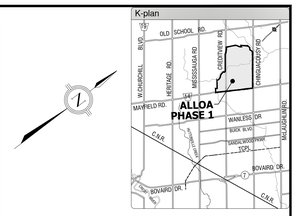

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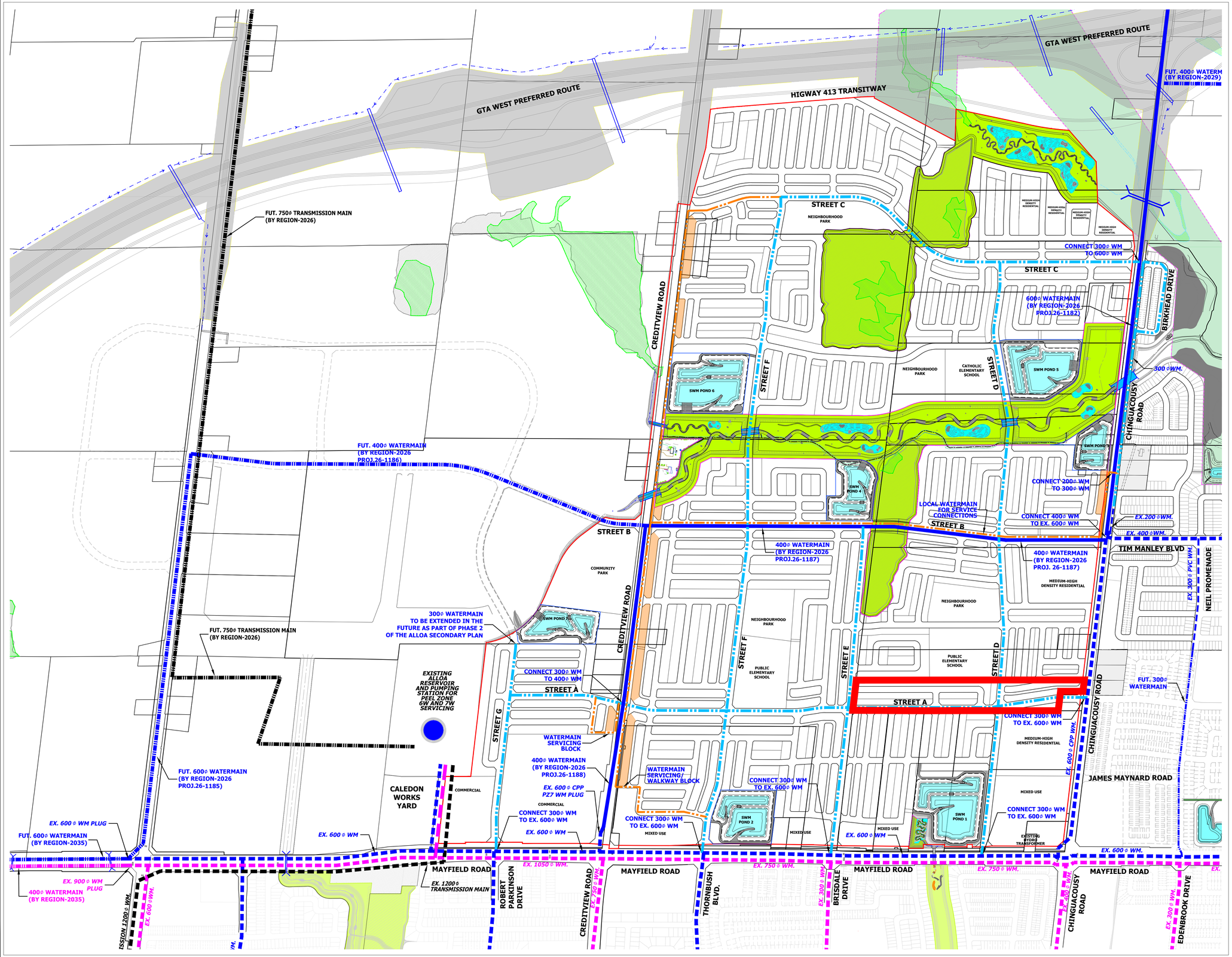

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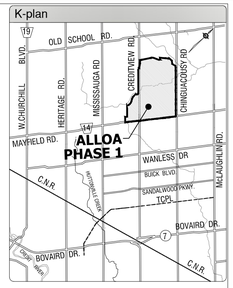

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Carmine,

We hereby confirm that the proposed development, Argo Mayfield West II Limited as illustrated on the latest draft plan prepared by GSAI, will comply with recommendations and servicing concepts described in the Alloa Tertiary Plan – Phase 1 Functional Servicing Report (September, 2024).

All Alloa Phase 1 lands, including the Argo Mayfield West II Limited draft plan, have been accommodated for wastewater servicing in the existing 750 mm trunk sewer on Brisdale Drive. Sanitary drainage from the draft plan area will drain south to the existing Brisdale sewer outlet. The Argo Mayfield West II Limited draft plan is within the Etobicoke Creek watershed. Stormwater drainage is captured in SWM Pond 3, with outlet to the re-aligned Alloa Drain. Municipal water will be provided to the draft plan area via Peel Region's lake-based water system (Zone 7W). The draft plan area will be serviced by a series of local watermains, connected and looped with Regional services.

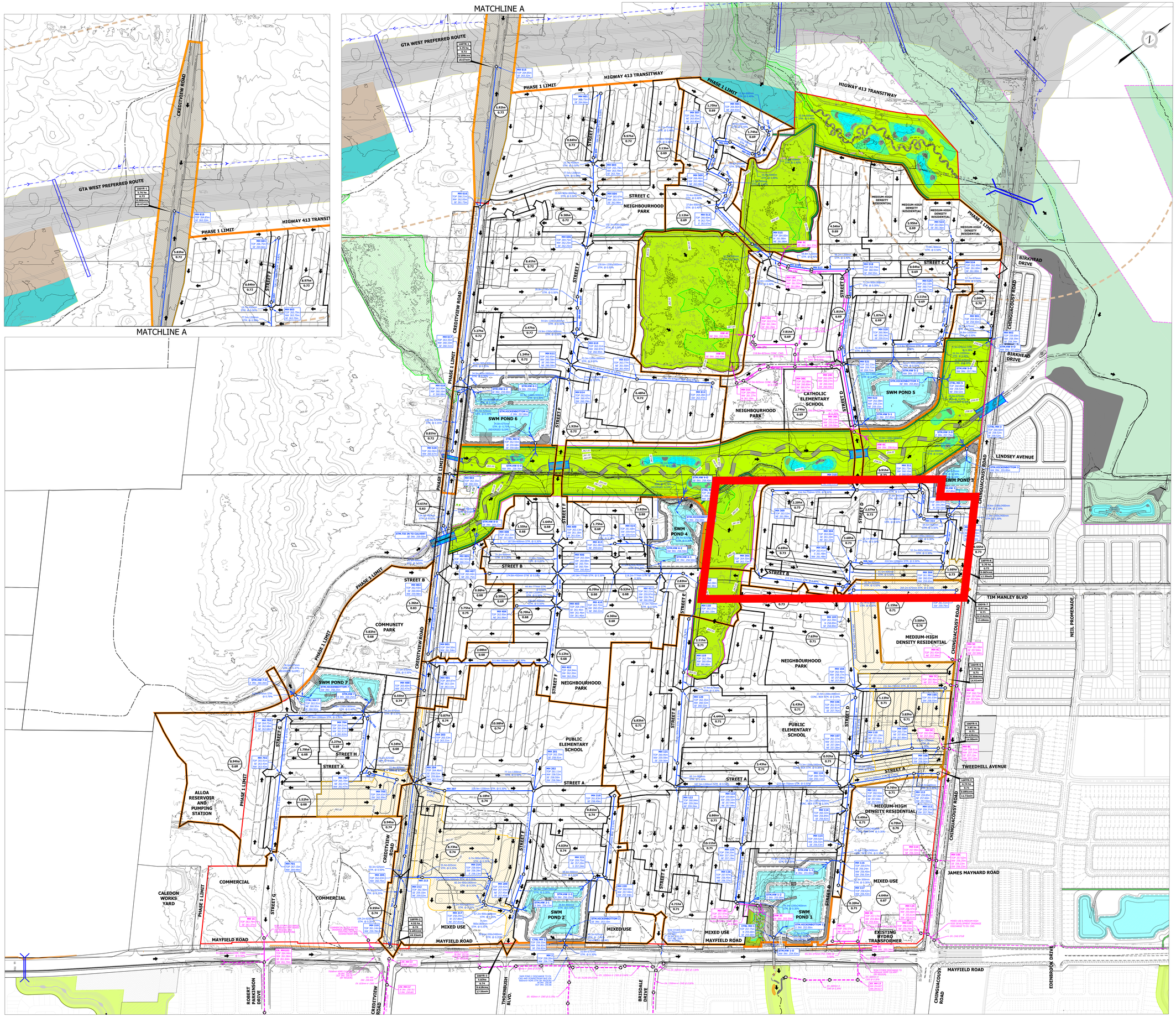
Servicing drawings from the FSR are attached for information, with the Argo Mayfield West II Limited draft plan area identified. For additional details please refer to the Alloa Tertiary Plan – Phase 1 Functional Servicing Report (September, 2024).

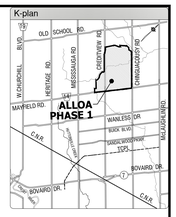
We trust that the enclosed information satisfies the requirements of the Draft Plan application. If you have any questions or concerns, please feel free to contact our office.

Regards,
Urbantech® Consulting

Dragan Zec, P.Eng.
Partner

Attachment 1: Stormwater, Sanitary and Water Servicing Plans (Alloa Tertiary Plan – Phase 1 FSR, Sept. 2024), with draft plan area identified





LEGEND

- DRAFT PLAN AREAS
- EXISTING CONTOUR & ELEVATION
- MINOR SYSTEM STORM DRAINAGE AREA BOUNDARY TO SWM POND AND FLOW NODE
- MINOR SYSTEM STORM DRAINAGE AREA BOUNDARY
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- CLEAN WATER COLLECTOR PIPE
- EXISTING CLEAN WATER COLLECTOR PIPE
- PROPOSED CULVERT AT ROAD CROSSING
- MAJOR SYSTEM CAPTURE AREA
- GREENBELT
- EXISTING WETLAND AND WETLAND ID
- NATURAL HERITAGE SYSTEM
- PROPOSED SWM POND
- EXISTING OVERLAND FLOW ROUTE
- PROPOSED OVERLAND FLOW ROUTE
- AREA (ha) / RUNOFF COEFFICIENT
- STORM MANHOLE ID / PROPOSED GROUND ELEVATION / PROPOSED SEWER OBVERTS
- 100-YEAR CAPTURE AREA ID / 100-YEAR CAPTURE AREA / RUNOFF COEFFICIENT / CONSTANT FLOW (Q100-Q10) / TIME OF CONCENTRATION
- CLEAN WATER SEWER MANHOLE ID / PROPOSED GROUND ELEVATION / PROPOSED SEWER OBVERTS
- ARGO MAYFIELD WEST II

NOTES:

- REFER TO DRAWING 2.4A FOR SWM FACILITY DRAINAGE PLAN AND DRAWINGS 2.5A TO 2.5G FOR SWM PONDS DETAILS.
- DUE TO GRADING CONSTRAINTS ASSOCIATED WITH THE BOUNDARY ROADS, ON-SITE STORAGE / UNDERGROUND SWM SOLUTION IS PROPOSED FOR DEVELOPMENT LANDS WITH UNCONTROLLED FLOW DISCHARGE TO NHS. DETAILS TO BE CONFIRMED BY AGENCIES.
- REFER TO DRAWING 2.4A FOR ROOF AND FOUNDATION DRAIN COLLECTOR DRAINAGE AREAS TO CLEAN WATER SEWERS.

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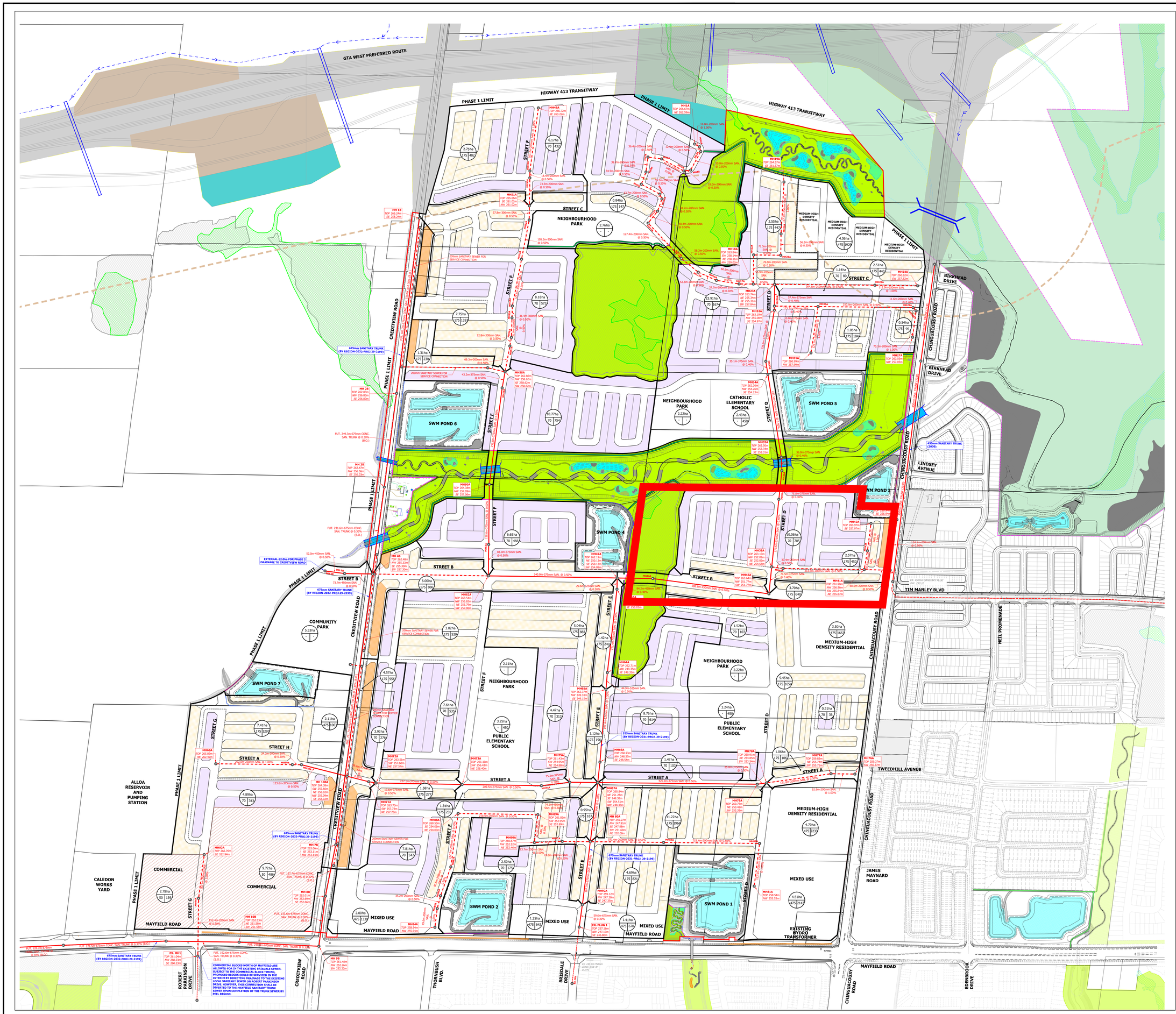
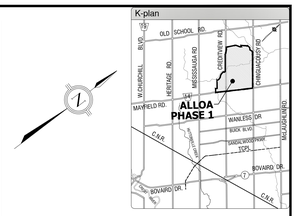
PHASE 1 ALLOA EIR/FSR
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

STORM SERVICING PLAN

PROJECT No.	DATE	SCALE	DWG No.
20-665	SEP. 2024	1:3,000	2.4B





LEGEND

- EXISTING WOODLOT
- NATURAL HERITAGE SYSTEM
- GREENBELT
- SANITARY DRAINAGE AREA BOUNDARY
- SANITARY DRAINAGE SUB-AREA BOUNDARY
- SANITARY LOCAL SEWER
- SANITARY TRUNK (DC ELIGIBLE)
- EXISTING SANITARY SEWER
- 2.0ha / 70 / 140 — AREA Ha. / POPULATION / POPULATION EQUIVALENT PP/Ha.
- SAN.MH5A / TOP 90.75m / Ø 85.00m / Ø 85.00m — SANITARY MANHOLE ID / PROPOSED GROUND ELEVATION / PROPOSED SEWER OBVERTS
- LOTS REQUIRING EXTERNAL (LOCAL) SANITARY FOR SERVICE CONNECTIONS
- INTERIM COMMERCIAL AREA SERVICED BY ROBERT PARKINSON DRIVE SEWER
- DETACHED
- TOWNHOUSE
- ARGO MAYFIELD WEST II

ALLOA PHASE 1 WASTEWATER SERVICING NOTES:

1. ALLOA PHASE 1 LANDS HAVE BEEN ACCOMMODATED FOR WASTEWATER SERVICING IN THE EXISTING 750mm TRUNK SEWER ON BRISDALE DRIVE WITHIN EXISTING MOUNT PLEASANT BLOCK 51-2. AS PER APPROVED BLOCK 51-2 EIR/FSR AND RELEVANT BLOCK 51-2 DETAILED SUBDIVISION DESIGNS, THE DRAINAGE CONTRIBUTION TO BRISDALE TRUNK SEWER COMPRISES OF ESTIMATED 502.9ha OF EXTERNAL DRAINAGE AND POPULATION OF 25,460 WHICH WOULD GENERATE THE FLOW OF 329.2L/S AT THE UPSTREAM END OF BRISDALE PIPE SYSTEM.
2. ESTIMATED PHASE 1 DEVELOPMENT AREA SHOWN ON THIS PLAN (EXCLUDING SWM PONDS AND NHS) COMPRISES OF APPROXIMATELY 255.5ha OF DEVELOPABLE LAND, AND A RESIDENTIAL POPULATION OF 36,105.
3. REGION OF PEEL IDENTIFIED NECESSARY SEWER IMPROVEMENTS ON/AND SOUTH OF BRISDALE DRIVE WHICH WILL BE TRIGGERED BY THE PLANNED DEVELOPMENTS NORTH OF MAYFIELD ROAD INCLUDING ALLOA PHASE 1. EXTERNAL INFRASTRUCTURE IMPROVEMENTS BY PEEL WILL BE IMPLEMENTED IN CONJUNCTION WITH THE ALLOA PHASE 1 PLANNING APPROVALS AND INITIAL PHASES OF ALLOA DEVELOPMENT.
4. THIS PLAN REFLECTS THE ULTIMATE PHASE 1 SERVICING CONCEPT BASED ON THE APPROVED BLOCK 51-2 AND MW2 SUPPORTING STUDIES. HOWEVER, AND SUBJECT TO THE PEEL REGION CONFIRMATION, A PORTION OF ALLOA PHASE 1 LANDS COULD BE PERMANENTLY ACCOMMODATED IN THE EXISTING TIM MANLEY TRUNK SANITARY SEWER WITHIN MW2.
5. SHOULD THE COMMERCIAL DEVELOPMENT AT THE NORTH WEST CORNER OF MAYFIELD AND CREDITVIEW ROAD PROCEED WITH CONSTRUCTION AHEAD OF ALLOA PHASE 1 RESIDENTIAL LANDS, THE INTERIM COMMERCIAL BLOCK SERVICING WILL BE ENHANCED TO EXTEND EXISTING 250mm SANITARY OUTLET ON ROBERT PARKINSON DRIVE IN BLOCK 51-2. FOLLOWING COMPLETION OF THE MAYFIELD TRUNK SEWER, THE INTERIM SERVICE CONNECTION WOULD BE DECOMMISSIONED TO THE REGION'S SATISFACTION AND COMMERCIAL DEVELOPMENT FLOWS PERMANENTLY DIVERTED TO THE MAYFIELD OUTFALL.
6. IF REQUIRED TO ACCOMMODATE DEVELOPMENT TIMING, ALLOA LANDOWNER'S GROUP TO ENTER INTO A FRONT ENDING AGREEMENT WITH PEEL FOR DELIVERY OF NECESSARY REGIONAL INFRASTRUCTURE AHEAD OF THE CAPITAL PROGRAM PLANNING SCHEDULE.

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PHASE 1 ALLOA EIR/FSR
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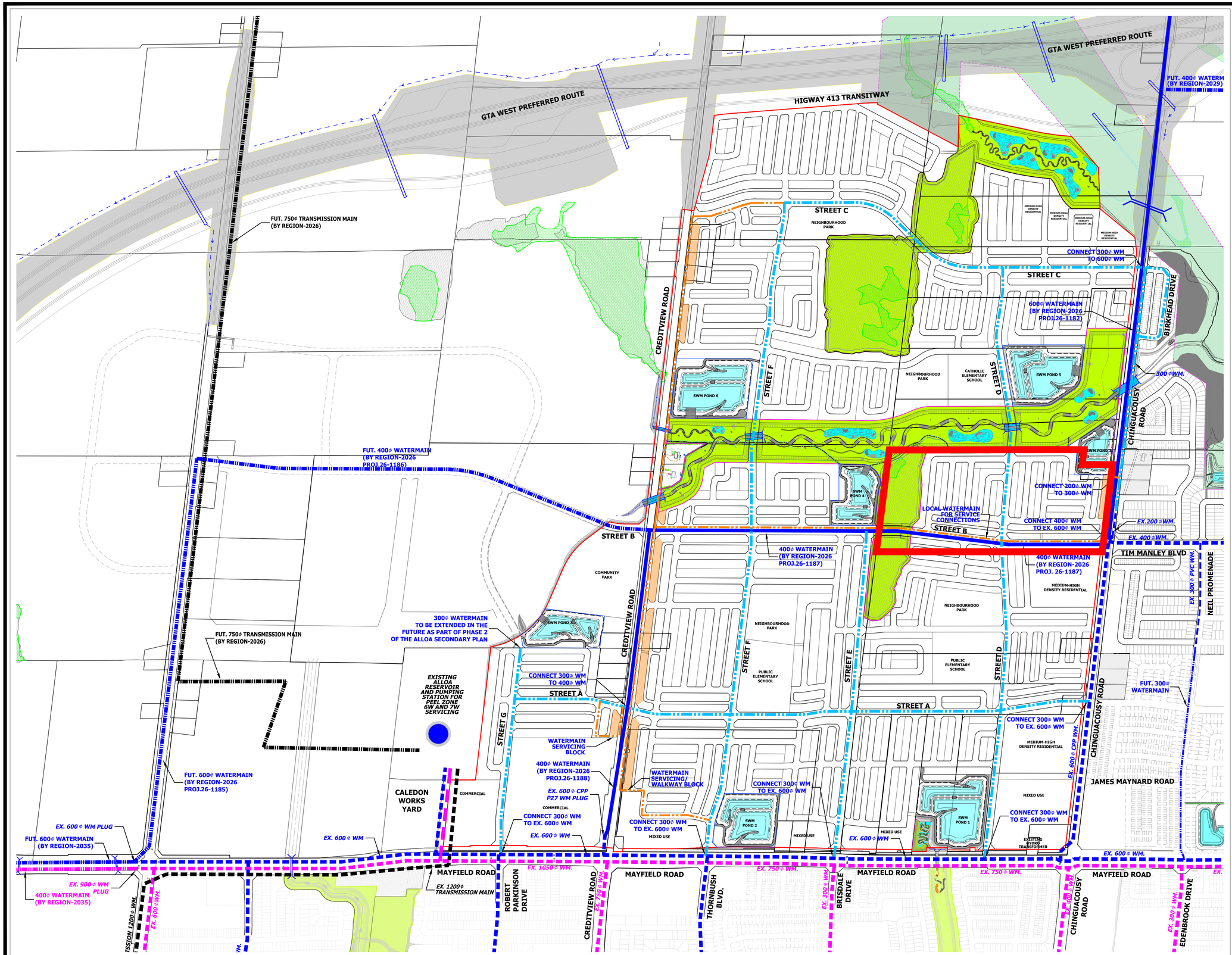
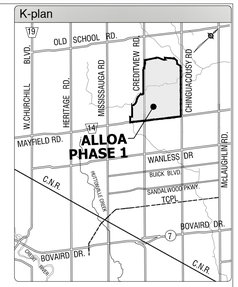
SANITARY DRAINAGE PLAN

PROJECT No.	DATE	SCALE	DWG No.
20-665	SEP, 2024	1:3,000	5.1

The Urbantech Group | Main Office | Calgary | Vaughan | Markham | Ottawa | Montreal | Halifax | Toronto | 20-665 Alloa Phase 1 | Drawings & Reports | 20-665 Alloa Phase 1 Sanitary Drawing Plan.dwg | Monday, November 04, 2024 - 1:19:17 PM | Plot Date: 04 November 2024 - 1:19:17 PM



K-plan



LEGEND:

- ALLOA PHASE 1 BOUNDARY
- GREENBELT
- NATURAL HERITAGE SYSTEM
- EXISTING WATERMAIN (ZONE 6)
- FUTURE DC RECOVERABLE WATERMAIN (ZONE 6)
- EXISTING WATERMAIN (ZONE 7)
- PROPOSED DC RECOVERABLE WATERMAIN (ZONE 7)
- FUTURE DC RECOVERABLE WATERMAIN (ZONE 7)
- EXISTING TRANSMISSION MAIN
- FUTURE TRANSMISSION MAIN
- PROPOSED 300ø DIA. WATERMAIN (ZONE 7- SIZE TO BE CONFIRMED)
- PROPOSED 150/200ø DIA. WATERMAIN (ZONE 7- SIZE TO BE CONFIRMED)
- LOTS REQUIRING EXTERNAL (LOCAL) WATERMAIN FOR SERVICE CONNECTIONS
- ARGO MAYFIELD WEST II

ALLOA PHASE 1 WATER SERVICING NOTES:

- THE PHASE 1 ALLOA LANDS ARE WITHIN THE PEEL PRESSURE ZONE 7W SERVICE AREA.
- PROPOSED TRUNK WATER SERVICING INFRASTRUCTURE SHOWN ON THIS PLAN IS CONSISTENT WITH THE REGION OF PEEL DEVELOPMENT CHARGES 2024 SCHEDULE.
- IT IS CONTEMPLATED THAT DEVELOPMENT CHARGE PROJECTS SHOWN AS FUTURE ARE NOT REQUIRED FOR PHASE 1 SERVICING.
- ALLOA PHASE 1 DEVELOPMENT IS NOT RELIANT ON THE FUTURE CALEDON WEST ELEVATED TANK, AND DEVELOPMENT CAN BE SUPPORTED BY INSTALLATION OF THE NECESSARY TRUNK WATERMAINS WITHIN PHASE 1 LANDS AS IDENTIFIED ON THIS PLAN. REFER TO THE REGION OF PEEL DEVELOPMENT CHARGES 2024 SCHEDULE FOR THE LOCATION OF THE ELEVATED TANK AND ASSOCIATED INFRASTRUCTURE.
- HYDRAULIC ANALYSIS TO BE COMPLETED BY THE REGION'S PROGRAM PLANNING GROUP FOR VERIFICATION OF LOCAL WATERMAIN SIZES.
- SHOULD REQUIRED, ALLOA LANDOWNER'S GROUP TO ENTER INTO A FRONT ENDING AGREEMENT WITH PEEL FOR DELIVERY OF NECESSARY REGIONAL DC INFRASTRUCTURE AHEAD OF THE CAPITAL PROGRAM PLANNING SCHEDULE.

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WATER SERVICING PLAN

PROJECT No.	DATE	SCALE	DWG No.
20-665	SEP. 2024	1:5,000	6.1