

**MAYFIELD WEST  
PHASE 2 - STAGE 3 LANDS  
TOWN OF CALEDON**

TOWN OF CALEDON  
PLANNING  
RECEIVED  
July 15, 2022



**PRELIMINARY FUNCTIONAL SERVICING STUDY**

**PREPARED FOR  
CALEDON DEVELOPMENT GENERAL PARTNER LTD.  
SCHOOL WEST INVESTMENTS INC.  
SCHOOL VALLEY DEVELOPMENTS INC.  
SCHOOL VALLEY SOUTH LTD  
BROOKVALLEY DEVELOPMENTS (HWY 10) LTD.  
(C/O BROOKVALLEY PROJECT MANAGEMENT INC.)**

**JULY 15<sup>TH</sup> 2022**



**CDC CANDEVCON LIMITED**  
CONSULTING ENGINEERS & PLANNERS

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**PROJECT NO. W22043**

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## **REFERENCE DRAWINGS**

**Urbantech Consulting Drawing No. 801...Sanitary Trunk Sewers (Functional Servicing Study, dated August 2017)**

## **APPENDICES**

**APPENDIX "A"      Figures 4, 6 and 7 of The Municipal Infrastructure Group Water and Wastewater Servicing Study dated January 2016**

**APPENDIX "B"      Urbantech Consulting, Sanitary Sewer Design Sheets 1 and 2 of Appendix 8 of FSR dated August 2017**

## **1. INTRODUCTION**

Brookvalley is proposing an Official Plan Amendment to the Town of Caledon Official Plan to include the Mayfield West Phase 2 Stage 3 Lands (which are the residual lands in the Mayfield West Study Area west of Hurontario Street) within the Mayfield West Rural Service Centre boundary and re-designate them for urban land uses within the Mayfield West Phase 2 Secondary Plan. The Official Plan Amendment application is required to determine land use designations, along with population, employment, and density targets for the Mayfield West Phase 2 Stage 3 Lands prior to the submission of development applications. The proposed amendment will designate the lands for a range of uses, including low and medium density residential, commercial, institutional, parks and open space uses and a public road network.

The Mayfield West Phase 2 Stage 3 Lands are shown on Figure 1 and comprise a total area of approximately 270 hectares generally bounded by Chinguacousy Road to the west, Old School Road to the north, Hurontario Street (Highway 10) to the east and the Etobicoke Creek to the south

This study, which addresses water, wastewater and storm water management servicing, is one of several Technical Studies that have been prepared to fulfil the Growth Plan requirements for a Settlement Boundary expansion northerly to Old School Road. The purpose of the Study is to provide a high-level evaluation and identification of the sanitary, water and storm water management servicing infrastructure that will be required to accommodate the urban development of the subject lands, and to facilitate the Region of Peel to include the required infrastructure improvements in its Capital Works Planning Process.



## **2. RELATED TECHNICAL STUDIES**

The following Water and Wastewater Studies have been completed over the last ten years which relate to the servicing of the subject lands.

### **2.1 R.J. Burnside & Associates Limited**

Mayfield West Phase 2 Secondary Plan Water and Wastewater Servicing Study  
Town of Caledon

- Part A Report dated May 2009
- Part B Report dated October 8<sup>th</sup> 2010

The Study, which was commissioned by the Town of Caledon, was one of several component studies prepared in support of the Mayfield West Phase 2 (MW2) Secondary Plan.

The Study Area comprised the lands bounded by Chinguacousy Road to the west, Old School Road to the north, Dixie Road to the east and Mayfield Road to the south.

The Part B report evaluated water and wastewater servicing for three (3) Community Development Scenarios that were under consideration and also identified potential external regional servicing improvements that would be required to service the Community Development Scenarios.

### **2.2 The Municipal Infrastructure Group Ltd.**

Mayfield West - Phase 2 Secondary Plan Water and Wastewater Servicing Study,  
January 2014

The Study, which was commissioned by the Mayfield Station Landowners Group, was prepared in support of the Mayfield West Phase 2 Secondary Plan, and was undertaken to address servicing requirements as a result of changes to the MW2 Plan through OPA 226 (dated September 11<sup>th</sup> 2012) and the Planning Report DP-2013-092 dated September 3<sup>rd</sup> 2013.

The purpose of the study was to:

- Identify existing and planned water and wastewater infrastructure;
- Provide a summary of proposed water and wastewater demands;
- Identify proposed water and wastewater infrastructure to support the Study Area;
- Identify possible interim servicing opportunities utilizing existing water and wastewater infrastructure, and
- Identify potential development planning limits based on planned and proposed Infrastructure timing.

The proposed water and wastewater network/routing design addressed the servicing requirements for three (3) areas as follows:

- Stage 1: Lands within the Town of Caledon Council Endorsed Framework Plan;
- Stage 2: Potential development lands beyond the Council Endorsed Framework Plan and south of the Etobicoke Creek
- North Lands: Potential development lands north of Etobicoke Creek having an approximate gross area of 325 ha.

*Note: The ANorth Lands@ are the subject lands in this (Candevcon=s) report i.e. AStage 3 Lands@.*

Copies of Figures 4, 6 and 7 of the report showing the Servicing Areas and the Recommended Water and Wastewater Servicing Plans are included in Appendix AA@ for reference.

### **2.3 Urbantech Consulting**

Functional Servicing Reports - Mayfield West Phase 2

- May 2016 and August 2017

The Town of Caledon Council adopted the Mayfield West Phase 2 Secondary Plan (MW2) Official Plan Amendment OPA 222 on November 10<sup>th</sup> 2015. The approved MW2 Secondary Plan included the Stage 1 Area only.

The Study, which was prepared for the Mayfield West Landowners Group, along with companion reports (EIR, Transportation) was intended to support the individual Draft Plans of Subdivision within the MW2 Phase 2 Stage 1 lands and to demonstrate how the Stage 2 lands would be integrated into the Stage 1 development.

The Study report (August 2017) includes the preliminary design of the sanitary sewer system which included the MW2 Phase 2 Stage 1 and Stage 2 lands as well as future development north of the Etobicoke Creek/Green Belt to Old School Road (i.e. Mayfield West Phase 2 Stage 3 Lands). The relevant Sanitary Sewer Design Sheets are included in Appendix AB@ and a print of the Sanitary Sewer Plan (Drawing 801) is included as a Reference Drawing to this report. *As shown on the Sanitary Sewer Design Sheets, the sanitary sewers in the Stage 1 and Stage lands are designed to accommodate the future development of the Stage 3 lands at a population density of 80 persons/ha.*

The Study report (August 2017) also included the future/planned trunk watermain infrastructure on Chinguacousy Road (600mm diameter) and on McLaughlin Road (400mm diameter) which will accommodate development of the Stage 3 lands.

2.4

**GM Blueplan**

Settlement Area boundary expansion (SABE)

Water and wastewater servicing Analysis.

August 12, 2021

The Region of Peel commissioned the SABE as a follow-up to the Region’s 2020 Water and Wastewater Master Plan to review the servicing needs in the Caledon area including future growth north of Mayfield Road beyond the “2041 servicing boundary”. The study confirmed the water and wastewater upgrades, required for the area, identified in the 2020 Water and Wastewater Masterplan

### **3. URBAN STRUCTURE CONCEPTUAL PLAN**

The Urban Structure Conceptual Plan for the Phase 2 Stage 3 lands is illustrated on Figure 2 and identifies a range of residential densities as well as Commercial Nodes at key locations and employment uses. Community uses such as Schools and Parks, as well as infrastructure facilities such as stormwater management ponds, have been located.

## 4. EXISTING AND PLANNED WATER AND WASTEWATER INFRASTRUCTURE

### 4.1 Water

The subject Stage 3 lands are located in Region of Peel Pressure Zone 7W. The planned watermain infrastructure, based on the Region of Peel Water DC Map 2021, is shown on Figure 3 and includes the following trunk watermains which will service the Phase 2, Stage 3 lands.

- 600mm diameter main on Chinguacousy Road from the East-West Collector Road in the Phase 2 Stage 1/2 lands to Old School Road;
- 400mm diameter main on McLaughlin Road from East-West Collector Road in the Phase 2 Stage 1/2 lands to Old School Road;
- 600mm diameter main on Old School Road from Dixie Road to Creditview Road
- West Caledon Elevated Tank located on Chinguacousy, north of Airport Road
- 750mm watermain from the Alloa Pumping station to the west Caledon elevated tank

### 4.2 Wastewater

The planned wastewater infrastructure, based on the Region of Peel Wastewater DC Map 2020 is shown on Figure 4 and includes the following infrastructure which will service the Phase 2 Stage 3 lands:

- 450mm diameter trunk sanitary sewer on Chinguacousy Road from the East-West Collector Road in the MW Phase 2 Stage 1/2 lands to south of Old School Road Creek crossing. *Note: Based on the Urbantech Functional Servicing Report (August 2017), this sewer is designed to accommodate a drainage area of 95.70 ha (at 80 p/ha) in the Phase 2 Stage 3 lands.*
- 525mm diameter trunk sanitary sewer on McLaughlin Road from the East-West Collector Road in the MW Phase 2 Stage 1/2 lands to the south side of Old school road. *Note: Based on the Urbantech Functional Servicing Report (August 2017), this sewer is designed to accommodate a drainage area of 151.5 ha (at 80 p/ha) in the Stage 3 lands. A pumping station (and forcemain) will be required*

*to service the Stage 3 lands.*

- 375mm diameter sanitary sewer serving the lands west of McLaughlin Road between Etobicoke Creek and Old School road, to the 450mm sanitary sewer on Chinguacousy Road
- 525mm diameter sanitary sewer serving the lands east of McLaughlin Road between Old School Road and Etobicoke Creek to the 525mm sanitary sewer on Mclaughlin Road

## **5. FUTURE/REQUIRED WATER, WASTEWATER AND STORM WATER MANAGEMENT INFRASTRUCTURE**

### **5.1 Water**

The conceptual configuration of the required water infrastructure to service the Phase 2 Stage 3 lands is shown on Figure 5 and generally will comprise:

- 600mm diameter main on Chinguacousy Road from the East-West Collector Road in the Phase 2 Stage 1/2 lands to Old School Road;
- 400mm diameter main on McLaughlin Road from East-West Collector Road in the Phase 2 Stage 1/2 lands to Old School Road;
- 600mm diameter main on Old School Road from Airport Road to Creditview Road

For the purpose of this report, it is assumed that all infrastructure within Stage 2 will be completed to the northern development limit. The configuration of the trunk and sub-trunk mains, as well as the internal watermain network, will be determined as part of a future Functional Servicing Study for the Phase 2 Stage 3 lands.

### **5.2 Wastewater**

For the purpose of this report, it is assumed that all infrastructure within Stage 2 will be completed to the northern development limit. The configuration of the sub-trunk and local sanitary sewers to service the Phase 2 Stage 3 lands will be determined as part of a future Functional Servicing Study for the Stage 3 lands. The conceptual configuration of the required wastewater infrastructure is shown on Figure 6 and generally will comprise:

- Sub-trunk (375mm to 450mm diameter) sanitary sewers on a future East-West Collector Road connecting to the planned 450mm diameter trunk sewer on Chinguacousy Road, and to a future pumping station on McLaughlin Road;
- A pumping station to be located to the north of the Etobicoke Creek Greenland at McLaughlin Road, with a force main on McLaughlin Road draining to the planned 525mm diameter sanitary sewer on McLaughlin Road.



### 5.3 Storm Water Management

The configuration of the proposed storm water management concept is show on figure 7. The preliminary pond locations were determined based on existing contours and maintaining existing drainage boundaries. A total of 13 storm water management facilities are proposed to service Phase 2, Stage 3.

The location and preliminary drainage boundaries of the Storm Water Management facilities is shown on figure 7 and are summarized below

| Pond Number | Drainage Area (ha) |
|-------------|--------------------|
| 1           | 19.4               |
| 2           | 19.4               |
| 3           | 3.6                |
| 4           | 11.7               |
| 5           | 38.4               |
| 6           | 20.3               |
| 7           | 15.3               |
| 8           | 19.3               |
| 9           | 30.7               |
| 10          | 17.5               |
| 11          | 8.8                |
| 12          | 3.5                |
| 13          | 6.6                |

The SWM facilities will be designed as part of a future Functional Servicing Study for the Phase 2, Stage 3 lands.

## **6. SUMMARY AND CONCLUSIONS**

As summarized in Section 2 of this report, the Technical Studies (Water and Wastewater Servicing Studies and Functional Servicing Reports) which have been completed for the Mayfield West Phase 2 Secondary Plan as well as for the Mayfield West Phase 2 Stage 1/2 lands have consistently included for the future development of the Phase 2 Stage 3 (north) lands. The Region of Peel Water and Wastewater DC Maps have also identified the trunk services in the Mayfield West Phase 2 Secondary Plan area that will accommodate the future development of the Phase 2 Stage 3 lands.

Accordingly, the development of the Phase 2 Stage 3 Lands will utilize trunk water and wastewater infrastructure that will have been constructed and sized to accommodate the Phase 2 Stage 3 Lands.

**APPENDIX "A"**

**Figures 4, 6 and 7 of The Municipal Infrastructure Group Water and  
Wastewater Servicing Study dated January 2016**

**APPENDIX "B"**

**Urbantech Consulting, Sanitary Sewer Design Sheets 1 and 2 of Appendix 8 of FSR dated August 2017**

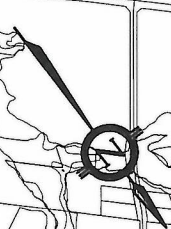
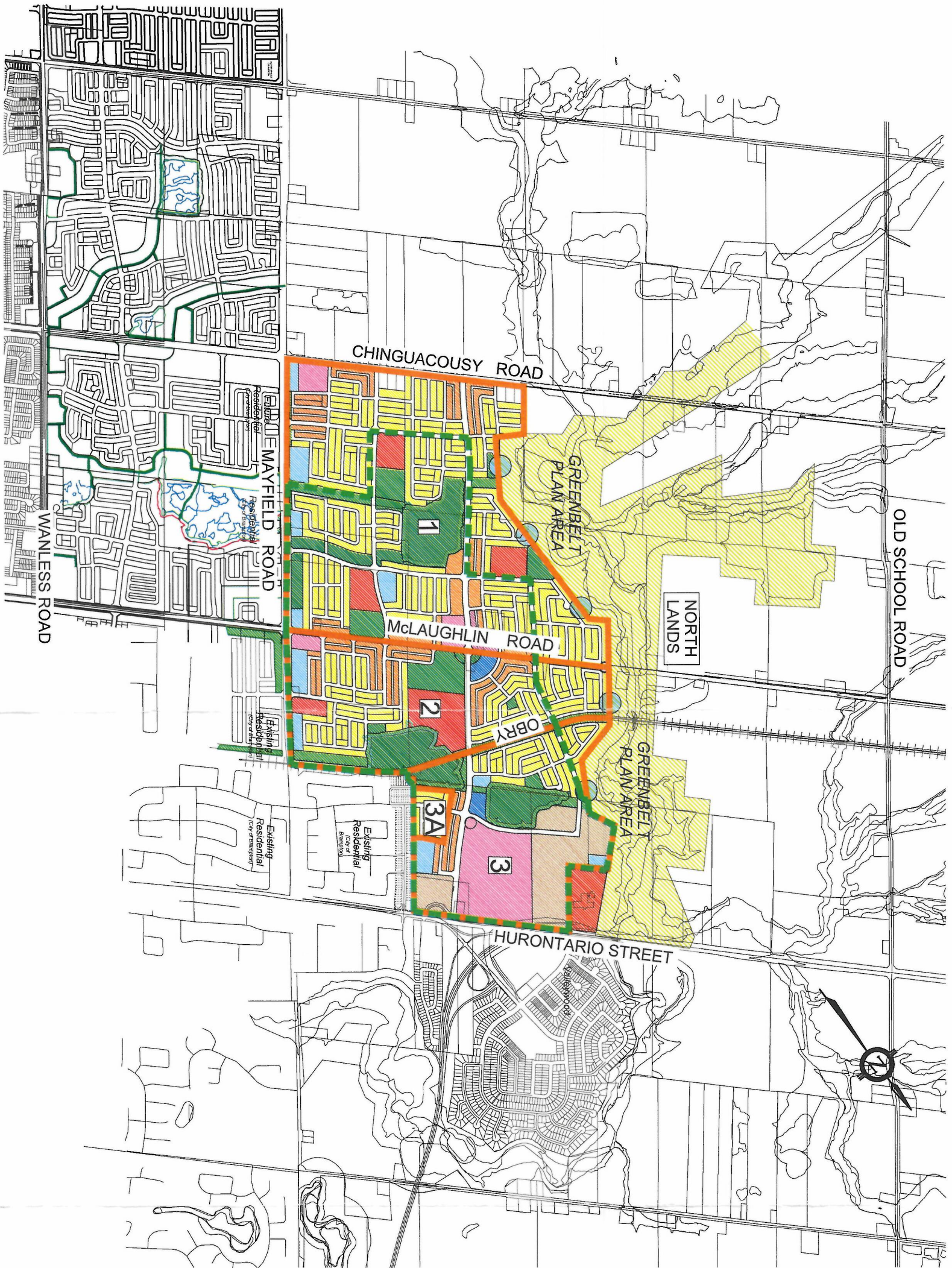
**APPENDIX "A"**

**Figures 4, 6 and 7 of The Municipal Infrastructure Group Water and  
Wastewater Servicing Study dated January 2016**








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**LEGEND**

-  STAGE 1 BOUNDARY
-  SERVICING AREAS
-  SERVICING AREA LABELS

**MAYFIELD WEST PHASE2 SECONDARY PLAN  
 SERVICING AREAS**

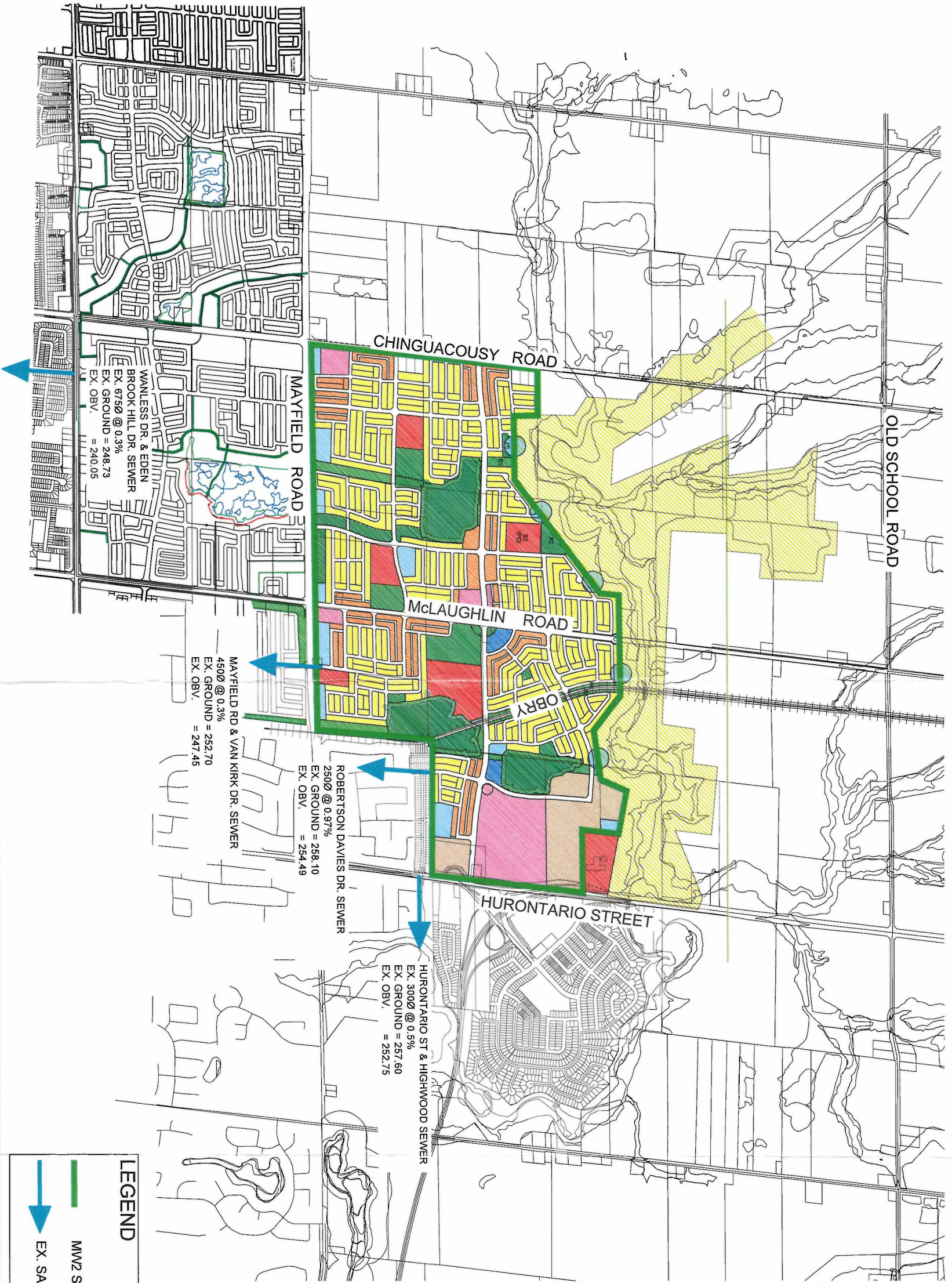
|                    |                        |
|--------------------|------------------------|
| SCALE: N.T.S.      | PROJECT No.            |
| DATE: JANUARY 2014 | 08105                  |
| DESIGNED BY: B.A.  | DRAWN BY: CAD          |
| CHECKED BY: D.S.   | CHECKED BY: B.A.       |
|                    | FIGURE No.<br><b>4</b> |





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**MAYFIELD WEST PHASE2 SECONDARY PLAN  
EXISTING WASTEWATER SERVICING PLAN**

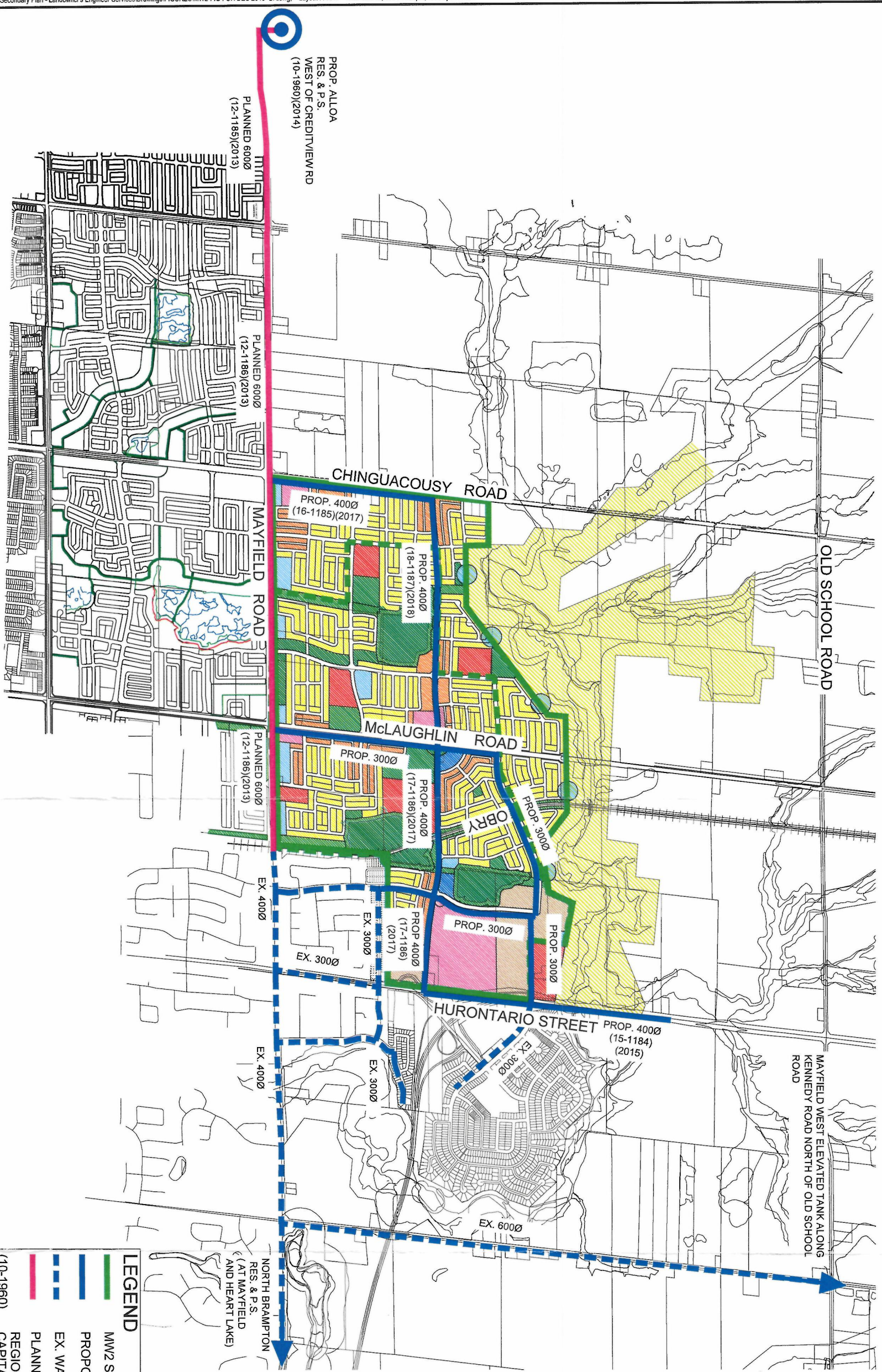


**LEGEND**

- MW2 STUDY AREA BOUNDARY
- ➔ EX. SANITARY OUTFALL

|              |              |              |       |
|--------------|--------------|--------------|-------|
| SCALE:       | N.T.S.       | PROJECT No.  | 08105 |
| DATE:        | JANUARY 2014 | DESIGNED BY: | B.A.  |
| DESIGNED BY: | B.A.         | DRAWN BY:    | CAD   |
| CHECKED BY:  | D.S.         | CHECKED BY:  | B.A.  |
|              |              | FIGURE No.   | 5     |





PROP. ALLOA  
RES. & P.S.  
WEST OF CREDITVIEW RD  
(10-1960)(2014)

PLANNED 600Ø  
(12-1185)(2013)

PLANNED 600Ø  
(12-1186)(2013)

PLANNED 600Ø  
(12-1186)(2013)

EX. 400Ø  
(12-1186)(2013)

EX. 400Ø

EX. 400Ø

EX. 400Ø

EX. 400Ø

PROP. 400Ø  
(16-1185)(2017)

PROP. 400Ø  
(18-1187)(2018)

PROP. 300Ø  
(17-1186)(2017)

PROP. 400Ø  
(17-1186)  
(2017)

PROP. 400Ø  
(15-1184)  
(2015)

EX. 300Ø

EX. 300Ø

EX. 300Ø

EX. 300Ø

NORTH BRAMPTON  
RES. & P.S.  
(AT MAYFIELD  
AND HEART LAKE)

**LEGEND**

|  |  |
|--|--|
|  | MW2 STUDY AREA BOUNDARY  |
|  | PROPOSED WATERMAIN   |
|  | EX. WATERMAIN  |
|  | PLANNED 600Ø WATERMAIN   |
|  | REGION OF PEEL 10 YEAR CAPITAL WORKS PLAN PROJECT NUMBER (10-1960) |

SCALE: N.T.S.

DATE: JANUARY 2014

DESIGNED BY: B.A. DRAWN BY: CAD

CHECKED BY: D.S. CHECKED BY: B.A.

PROJECT No. 08105

FIGURE No. 6



MAYFIELD WEST PHASE 2 SECONDARY PLAN  
RECOMMENDED WATER SERVICING CONCEPT PLAN (ZONE7)



**APPENDIX "B"**

**Urbantech Consulting, Sanitary Sewer Design Sheets 1 and 2 of Appendix 8 of FSR dated August 2017**



**SANITARY SEWER DESIGN SHEET**

**PROJECT DETAILS**

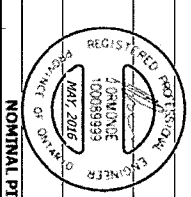
Mayfield West Phase 2 FSR  
Town of Caledon, Region of Peel

Project No: 15-483  
Date: 13-Jul-17  
Designed by: J.L.  
Checked by: J.O.

**DESIGN CRITERIA**

Min. Flow = 13 l/s  
Min. Diameter = 250 mm  
Manning's n = 0.13  
Min. Velocity = 0.75 m/s  
Max. Velocity = 3.50 m/s  
Factor of Safety = 20 %

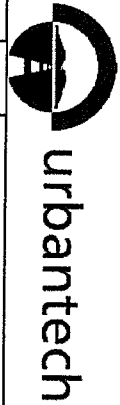
Avg. Domestic Flow = 302.8 l/s/d  
Infiltration = 0.200 l/s/ha  
Max. Peaking Factor = 4.00  
Min. Peaking Factor = 1.50  
Domestic Sewage flow for < 1000 ppl = 0.013m<sup>3</sup>/s  
(Region of Peel Std. 2-5-2)



NOMINAL PIPE SIZE USED

| STREET   | RESIDENTIAL |       | COMMERCIAL/INDUSTRIAL/INSTITUTIONAL |                    | FLOW CALCULATIONS  |             | DESIGN CRITERIA    |                   | PIPE DATA      |                 |                      |                  |                         |                  |           |                    |                 |                          |                          |                       |                  |
|--|-------------|-------|-------------------------------------|--------------------|--------------------|-------------|--------------------|-------------------|----------------|-----------------|----------------------|------------------|-------------------------|------------------|-----------|--------------------|-----------------|--------------------------|--------------------------|-----------------------|------------------|
|  | FROM MH     | TO MH | ACC. AREA (ha)                      | EQUIV. POP. (p/ha) | FLOW RATE (l/s/ha) | EQUIV. POP. | INfiltration (l/s) | TOTAL ACCUM. POP. | PEAKING FACTOR | RES. FLOW (l/s) | MIN. RES. FLOW (l/s) | COMM. FLOW (l/s) | ACCUM. COMM. FLOW (l/s) | TOTAL FLOW (l/s) | SLOPE (%) | PIPE DIAMETER (mm) | PIPE LENGTH (m) | FULL FLOW CAPACITY (l/s) | FULL FLOW VELOCITY (m/s) | ACTUAL VELOCITY (m/s) | PERCENT FULL (%) |
| <b>OUTLET 1 - EDENBROOK HILL DRIVE OUTFALL</b> |             |       |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  |           |                    |                 |                          |                          |                       |                  |
| McLaughlin Road                                | 100A        | 100A  | 181.50                              | 14520              |                    |             | 36.3               | 14520             | 2.79           | 142.1           | 142.1                |                  | 178.4                   | 0.30             | 525       |                    | 235.6           | 1.09                     | 1.19                     | 76%                   |                  |
| McLaughlin Road                                | 101A        | 102A  | 181.50                              | 14520              |                    |             | 36.3               | 14520             | 2.79           | 142.1           | 142.1                |                  | 178.4                   | 0.30             | 525       |                    | 235.6           | 1.09                     | 1.19                     | 76%                   |                  |
| McLaughlin Road                                | 102A        | 103A  | 182.69                              | 14520              |                    |             | 36.5               | 14520             | 2.79           | 142.1           | 142.1                |                  | 178.6                   | 0.30             | 525       |                    | 235.6           | 1.09                     | 1.19                     | 76%                   |                  |
| McLaughlin Road                                | 103A        | 104A  | 182.69                              | 14520              |                    |             | 36.5               | 14520             | 2.79           | 142.1           | 142.1                |                  | 178.6                   | 0.30             | 525       |                    | 235.6           | 1.09                     | 1.19                     | 76%                   |                  |
| McLaughlin Road                                | 104A        | 105A  | 182.69                              | 14520              |                    |             | 36.5               | 14520             | 2.79           | 142.1           | 142.1                |                  | 178.6                   | 0.30             | 525       |                    | 235.6           | 1.09                     | 1.19                     | 76%                   |                  |
| Collector Road 'A'                             | 400B        | 401B  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 250       |                    | 59.5            | 1.21                     | 0.31                     | 25%                   |                  |
| Collector Road 'A'                             | 401B        | 402B  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 250       |                    | 42.0            | 0.86                     | 0.22                     | 25%                   |                  |
| Collector Road 'A'                             | 402B        | 403B  | 4.12                                | 330                |                    |             | 0.8                | 330               | 4.00           | 4.6             | 13.0                 |                  | 13.8                    | 0.50             | 250       |                    | 42.0            | 0.86                     | 0.75                     | 33%                   |                  |
| Local  | 403B        | 404B  | 4.12                                | 330                |                    |             | 0.8                | 330               | 4.00           | 4.6             | 13.0                 |                  | 13.8                    | 0.50             | 250       |                    | 42.0            | 0.86                     | 0.75                     | 33%                   |                  |
| Local  | 404B        | 405B  | 4.12                                | 330                |                    |             | 0.8                | 330               | 4.00           | 4.6             | 13.0                 |                  | 13.8                    | 0.50             | 250       |                    | 42.0            | 0.86                     | 0.75                     | 33%                   |                  |
| Local  | 405B        | 406B  | 4.12                                | 330                |                    |             | 0.8                | 330               | 4.00           | 4.6             | 13.0                 |                  | 13.8                    | 0.50             | 250       |                    | 42.0            | 0.86                     | 0.75                     | 33%                   |                  |
| Local  | 406B        | 407B  | 4.12                                | 330                |                    |             | 0.8                | 330               | 4.00           | 4.6             | 13.0                 |                  | 13.8                    | 0.50             | 250       |                    | 42.0            | 0.86                     | 0.75                     | 33%                   |                  |
| Local  | 407B        | 408B  | 4.12                                | 330                |                    |             | 0.8                | 330               | 4.00           | 4.6             | 13.0                 |                  | 13.8                    | 0.50             | 250       |                    | 42.0            | 0.86                     | 0.75                     | 33%                   |                  |
| Local  | 408B        | 409B  | 4.12                                | 330                |                    |             | 0.8                | 330               | 4.00           | 4.6             | 13.0                 |                  | 13.8                    | 0.50             | 250       |                    | 42.0            | 0.86                     | 0.75                     | 33%                   |                  |
| Local  | 409B        | 410B  | 4.12                                | 330                |                    |             | 0.8                | 330               | 4.00           | 4.6             | 13.0                 |                  | 13.8                    | 0.50             | 250       |                    | 42.0            | 0.86                     | 0.75                     | 33%                   |                  |
| Local  | 410B        | 411B  | 4.91                                | 246                |                    |             | 1.0                | 246               | 4.00           | 4.6             | 13.0                 |                  | 14.0                    | 0.50             | 250       |                    | 42.0            | 0.86                     | 0.75                     | 33%                   |                  |
| Spine Road                                     | 411B        | 411B  | 3.58                                | 251                |                    |             | 0.7                | 251               | 4.00           | 3.5             | 13.0                 |                  | 13.7                    | 0.35             | 300       |                    | 57.2            | 0.81                     | 0.73                     | 38%                   |                  |
| Spine Road                                     | 411B        | 412B  | 16.10                               | 611                |                    |             | 3.2                | 1438              | 3.69           | 18.6            | 18.6                 |                  | 21.8                    | 0.35             | 300       |                    | 57.2            | 0.81                     | 0.73                     | 38%                   |                  |
| Spine Road                                     | 412B        | 413B  | 16.10                               | 611                |                    |             | 3.2                | 1438              | 3.69           | 18.6            | 18.6                 |                  | 21.8                    | 0.35             | 300       |                    | 57.2            | 0.81                     | 0.73                     | 38%                   |                  |
| Spine Road                                     | 413B        | 419B  | 16.10                               | 1438               |                    |             | 3.2                | 1438              | 3.69           | 18.6            | 18.6                 |                  | 21.8                    | 0.35             | 300       |                    | 57.2            | 0.81                     | 0.73                     | 38%                   |                  |
| Local  | 414B        | 414B  | 8.32                                | 666                |                    |             | 1.7                | 666               | 3.91           | 9.1             | 13.0                 |                  | 14.7                    | 1.00             | 250       |                    | 59.5            | 1.21                     | 0.98                     | 25%                   |                  |
| Local  | 415B        | 415B  | 8.32                                | 666                |                    |             | 1.7                | 666               | 3.91           | 9.1             | 13.0                 |                  | 14.7                    | 0.50             | 250       |                    | 42.0            | 0.86                     | 0.77                     | 35%                   |                  |
| Local  | 416B        | 417B  | 8.32                                | 666                |                    |             | 1.7                | 666               | 3.91           | 9.1             | 13.0                 |                  | 14.7                    | 0.50             | 250       |                    | 42.0            | 0.86                     | 0.77                     | 35%                   |                  |
| Local  | 417B        | 418B  | 8.32                                | 666                |                    |             | 1.7                | 666               | 3.91           | 9.1             | 13.0                 |                  | 14.7                    | 0.50             | 250       |                    | 42.0            | 0.86                     | 0.77                     | 35%                   |                  |
| Local  | 418B        | 419B  | 8.32                                | 666                |                    |             | 1.7                | 666               | 3.91           | 9.1             | 13.0                 |                  | 14.7                    | 0.50             | 250       |                    | 42.0            | 0.86                     | 0.77                     | 35%                   |                  |
| Spine Road                                     | 419B        | 420B  | 24.42                               | 2104               |                    |             | 4.9                | 2104              | 3.57           | 26.3            | 26.3                 |                  | 31.2                    | 0.35             | 300       |                    | 57.2            | 0.81                     | 0.82                     | 55%                   |                  |
| Spine Road                                     | 420B        | 426B  | 24.42                               | 2104               |                    |             | 4.9                | 2104              | 3.57           | 26.3            | 26.3                 |                  | 31.2                    | 0.35             | 300       |                    | 57.2            | 0.81                     | 0.82                     | 55%                   |                  |
| Local  | 421B        | 421B  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 250       |                    | 59.5            | 1.21                     | 0.31                     | 25%                   |                  |
| Local  | 422B        | 422B  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 250       |                    | 42.0            | 0.86                     | 0.22                     | 25%                   |                  |
| Local  | 423B        | 423B  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 250       |                    | 42.0            | 0.86                     | 0.22                     | 25%                   |                  |
| Local  | 424B        | 424B  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 250       |                    | 42.0            | 0.86                     | 0.22                     | 25%                   |                  |
| Local  | 425B        | 425B  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 250       |                    | 42.0            | 0.86                     | 0.22                     | 25%                   |                  |
| Local  | 426B        | 426B  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 250       |                    | 42.0            | 0.86                     | 0.22                     | 25%                   |                  |
| Spine Road                                     | 426B        | 427B  | 24.42                               | 2104               |                    |             | 4.9                | 2104              | 3.57           | 26.3            | 26.3                 |                  | 31.2                    | 0.30             | 375       |                    | 96.0            | 0.87                     | 0.76                     | 32%                   |                  |
| Spine Road                                     | 427B        | 427B  | 4.29                                | 215                |                    |             | 0.9                | 215               | 4.00           | 3.0             | 13.0                 |                  | 13.9                    | 0.30             | 375       |                    | 96.0            | 0.87                     | 0.76                     | 32%                   |                  |
| Spine Road                                     | 427B        | 427B  | 2.57                                | 180                |                    |             | 0.5                | 180               | 4.00           | 2.5             | 13.0                 |                  | 13.5                    | 0.30             | 375       |                    | 96.0            | 0.87                     | 0.76                     | 32%                   |                  |
| Spine Road                                     | 427B        | 427B  | 6.28                                | 1099               |                    |             | 1.3                | 1099              | 3.77           | 14.5            | 14.5                 |                  | 15.8                    | 0.30             | 375       |                    | 96.0            | 0.87                     | 0.90                     | 62%                   |                  |
| Spine Road                                     | 427B        | 431B  | 1.93                                | 4515               |                    |             | 7.9                | 4515              | 3.29           | 52.0            | 52.0                 |                  | 59.9                    | 0.30             | 375       |                    | 96.0            | 0.87                     | 0.90                     | 62%                   |                  |
| McLaughlin Road                                | 428B        | 428B  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 250       |                    | 59.5            | 1.21                     | 0.31                     | 25%                   |                  |
| McLaughlin Road                                | 429B        | 429B  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 250       |                    | 42.0            | 0.86                     | 0.22                     | 25%                   |                  |
| McLaughlin Road                                | 430B        | 430B  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 250       |                    | 42.0            | 0.86                     | 0.22                     | 25%                   |                  |
| McLaughlin Road                                | 430B        | 431B  | 2.36                                | 413                |                    |             | 0.5                | 413               | 4.00           | 5.8             | 13.0                 |                  | 13.5                    | 0.50             | 250       |                    | 42.0            | 0.86                     | 0.75                     | 32%                   |                  |
| Spine Road                                     | 431B        | 106A  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 375       |                    | 96.0            | 0.87                     | 0.91                     | 67%                   |                  |
| Spine Road                                     | 106A        | 107A  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 600       |                    | 336.3           | 1.19                     | 1.25                     | 67%                   |                  |
| Spine Road                                     | 107A        | 108A  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 600       |                    | 336.3           | 1.19                     | 1.25                     | 67%                   |                  |
| Spine Road                                     | 100B        | 100B  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 250       |                    | 59.5            | 1.21                     | 0.31                     | 25%                   |                  |
| Spine Road                                     | 101B        | 101B  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 250       |                    | 42.0            | 0.86                     | 0.22                     | 25%                   |                  |
| Spine Road                                     | 101B        | 102B  |                                     |                    |                    |             |                    |                   |                |                 |                      |                  |                         |                  | 250       |                    | 42.0            | 0.86                     | 0.22                     | 25%                   |                  |

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www.urbantech.com



**SANITARY SEWER DESIGN SHEET**

**PROJECT DETAILS**

Mayfield West Phase 2 FSR  
Town of Caledon, Region of Peel

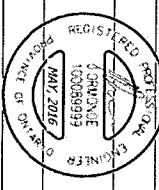
Project No: 15-483  
Date: 13-Jul-17  
Designed by: T.L.  
Checked by: J.O.

**DESIGN CRITERIA**

Min. Flow = 13 l/s  
Min. Diameter = 250 mm  
Mannings 'n' = 0.013  
Min. Velocity = 0.75 m/s  
Max. Velocity = 3.50 m/s  
Factor of Safety = 20 %

Avg. Domestic Flow = 302.8 l/c/d  
Infiltration = 0.200 l/s/ha  
Max. Peaking Factor = 4.00  
Domestic Sewage Flow for < 1000 ppl = 0.013m<sup>3</sup>/s  
(Region of Peel Std. 2-5-2)

**NOMINAL PIPE SIZE USED**

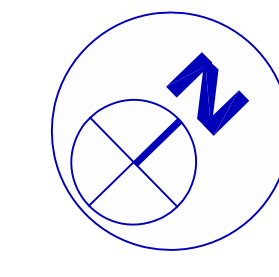
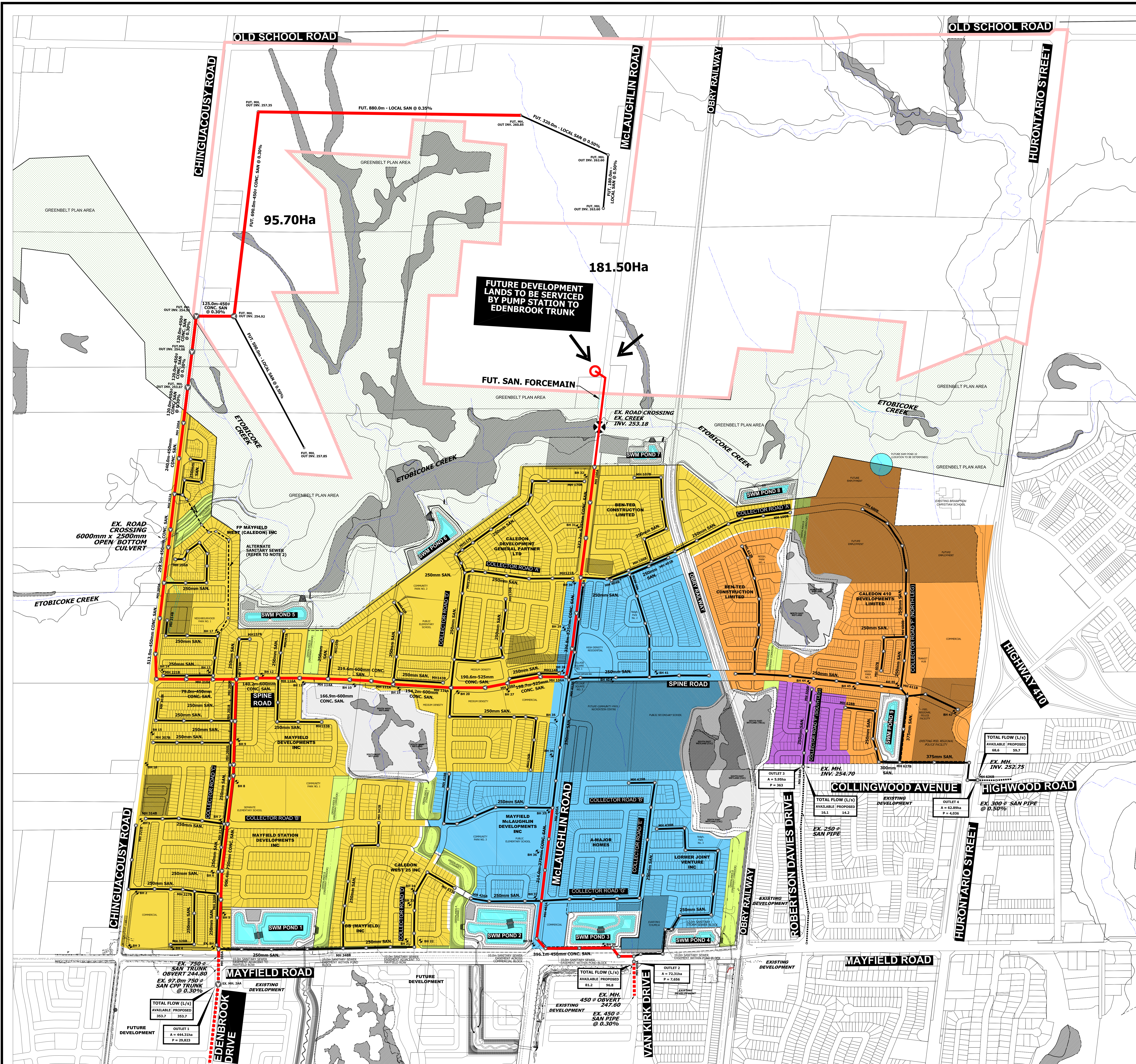


| STREET             | FROM MH | TO MH | AREA (ha) | ACC. AREA (ha) | UNITS (#) | DENSITY (p/ha) | DENSITY (p/Unit) | POP | ACQU. RES. POP. | AREA (ha) | ACC. AREA (ha) | EQUIV. POP. (U/s/ha) | FLOW RATE (l/s/ha) | EQUIV. POP. | ACQU. POP. | INFILTRATION (l/s) | TOTAL ACQU. POP. | PEAKING FACTOR | RES. FLOW (l/s) | MIN. RES. FLOW (l/s) | COMM. FLOW (l/s) | ACQU. COMM. FLOW (l/s) | TOTAL FLOW (l/s) | SLOPE (%) | PIPE DIAMETER (mm) | PIPE LENGTH (m) | FULL FLOW CAPACITY (l/s) | FULL FLOW VELOCITY (m/s) | ACTUAL VELOCITY (m/s) | PERCENT FULL |             |
|--------------------|---------|-------|-----------|----------------|-----------|----------------|------------------|-----|-----------------|-----------|----------------|----------------------|--------------------|-------------|------------|--------------------|------------------|----------------|-----------------|----------------------|------------------|------------------------|------------------|-----------|--------------------|-----------------|--------------------------|--------------------------|-----------------------|--------------|-------------|
|                    |         |       |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              | RESIDENTIAL |
| Spine Road         | 102B    | 108A  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Spine Road         | 108A    | 109A  |           | 224.54         |           |                |                  |     | 19448           |           |                |                      |                    |             |            | 44.9               | 19448            | 2.66           | 181.6           | 181.6                |                  |                        | 226.5            | 0.30      | 600                | 336.3           | 1.19                     | 1.25                     | 1.25                  | 67%          |             |
| Spine Road         | 109A    | 110A  |           | 224.54         |           |                |                  |     | 19448           |           |                |                      |                    |             |            | 44.9               | 19448            | 2.66           | 181.6           | 181.6                |                  |                        | 226.5            | 0.30      | 600                | 336.3           | 1.19                     | 1.25                     | 1.25                  | 67%          |             |
| Collector Road 'A' | 103B    | 103B  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Collector Road 'A' | 104B    | 105B  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Collector Road 'A' | 105B    | 106B  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Collector Road 'A' | 107B    | 108B  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Collector Road 'A' | 108B    | 112B  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Collector Road 'D' | 109B    | 109B  |           | 16.17          |           |                |                  |     | 1294            |           |                |                      |                    |             |            | 3.2                | 1294             | 3.73           | 16.9            | 16.9                 |                  |                        | 20.1             | 0.50      | 250                | 42.0            | 0.86                     | 0.86                     | 0.22                  | 48%          |             |
| Collector Road 'D' | 110B    | 110B  |           | 16.17          |           |                |                  |     | 1294            |           |                |                      |                    |             |            | 3.2                | 1294             | 3.73           | 16.9            | 16.9                 |                  |                        | 20.1             | 0.50      | 250                | 42.0            | 0.86                     | 0.86                     | 0.22                  | 48%          |             |
| Collector Road 'D' | 111B    | 111B  |           | 16.17          |           |                |                  |     | 1294            |           |                |                      |                    |             |            | 3.2                | 1294             | 3.73           | 16.9            | 16.9                 |                  |                        | 20.1             | 0.50      | 250                | 42.0            | 0.86                     | 0.86                     | 0.22                  | 48%          |             |
| Collector Road 'D' | 112B    | 113B  |           | 16.17          |           |                |                  |     | 1294            |           |                |                      |                    |             |            | 3.2                | 1294             | 3.73           | 16.9            | 16.9                 |                  |                        | 20.1             | 0.50      | 250                | 42.0            | 0.86                     | 0.86                     | 0.22                  | 48%          |             |
| Collector Road 'D' | 113B    | 114B  |           | 16.17          |           |                |                  |     | 1294            |           |                |                      |                    |             |            | 3.2                | 1294             | 3.73           | 16.9            | 16.9                 |                  |                        | 20.1             | 0.50      | 250                | 42.0            | 0.86                     | 0.86                     | 0.22                  | 48%          |             |
| Collector Road 'D' | 114B    | 121B  |           | 16.17          |           |                |                  |     | 1294            |           |                |                      |                    |             |            | 3.2                | 1294             | 3.73           | 16.9            | 16.9                 |                  |                        | 20.1             | 0.50      | 250                | 42.0            | 0.86                     | 0.86                     | 0.22                  | 48%          |             |
| Local              | 115B    | 115B  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Local              | 116B    | 117B  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Local              | 117B    | 118B  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Local              | 118B    | 119B  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Local              | 119B    | 120B  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Local              | 120B    | 121B  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Collector Road 'D' | 121B    | 121B  |           | 6.47           |           |                |                  |     | 324             |           |                |                      |                    |             |            | 1.3                | 324              | 4.00           | 4.5             | 13.0                 |                  |                        | 14.3             | 0.50      | 300                | 68.4            | 0.97                     | 0.98                     | 0.22                  | 57%          |             |
| Collector Road 'D' | 121B    | 121B  |           | 2.32           |           |                |                  |     | 163             |           |                |                      |                    |             |            | 0.5                | 163              | 2.3            | 32.8            | 32.8                 |                  |                        | 13.5             | 0.50      | 300                | 68.4            | 0.97                     | 0.98                     | 0.22                  | 57%          |             |
| Collector Road 'D' | 121B    | 110A  |           | 30.12          |           |                |                  |     | 2684            |           |                |                      |                    |             |            | 6.0                | 2684             | 3.48           | 32.8            | 32.8                 |                  |                        | 38.8             | 0.50      | 300                | 68.4            | 0.97                     | 0.98                     | 0.22                  | 57%          |             |
| Spine Road         | 110A    | 111A  |           | 2.36           |           |                |                  |     | 22545           |           |                |                      |                    |             |            | 51.8               | 22641            | 2.60           | 206.2           | 206.2                |                  |                        | 258.0            | 0.30      | 600                | 336.3           | 1.19                     | 1.30                     | 1.30                  | 77%          |             |
| Spine Road         | 122B    | 122B  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Spine Road         | 123B    | 111A  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Spine Road         | 111A    | 112A  |           | 257.02         |           |                |                  |     | 22545           |           |                |                      |                    |             |            | 51.8               | 22641            | 2.60           | 206.2           | 206.2                |                  |                        | 258.0            | 0.30      | 600                | 336.3           | 1.19                     | 1.30                     | 1.30                  | 77%          |             |
| Spine Road         | 112A    | 113A  |           | 257.02         |           |                |                  |     | 22545           |           |                |                      |                    |             |            | 51.8               | 22641            | 2.60           | 206.2           | 206.2                |                  |                        | 258.0            | 0.30      | 600                | 336.3           | 1.19                     | 1.30                     | 1.30                  | 77%          |             |
| Spine Road         | 113A    | 114A  |           | 9.42           |           |                |                  |     | 22999           |           |                |                      |                    |             |            | 53.7               | 23395            | 2.58           | 211.9           | 211.9                |                  |                        | 265.6            | 0.30      | 600                | 336.3           | 1.19                     | 1.30                     | 1.30                  | 79%          |             |
| Spine Road         | 114A    | 115A  |           | 266.44         |           |                |                  |     | 23299           |           |                |                      |                    |             |            | 53.7               | 23395            | 2.58           | 211.9           | 211.9                |                  |                        | 265.6            | 0.30      | 600                | 336.3           | 1.19                     | 1.30                     | 1.30                  | 79%          |             |
| Spine Road         | 115A    | 116A  |           | 2.19           |           |                |                  |     | 23475           |           |                |                      |                    |             |            | 54.1               | 23571            | 2.58           | 213.2           | 213.2                |                  |                        | 267.3            | 0.30      | 600                | 336.3           | 1.19                     | 1.30                     | 1.30                  | 79%          |             |
| Local              | 124B    | 124B  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Local              | 125B    | 125B  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Local              | 126B    | 126B  |           |                |           |                |                  |     |                 |           |                |                      |                    |             |            |                    |                  |                |                 |                      |                  |                        |                  |           |                    |                 |                          |                          |                       |              |             |
| Local              | 126B    | 116A  |           | 1.76           |           |                |                  |     | 88              |           |                |                      |                    |             |            | 0.4                | 88               | 4.00           | 1.2             | 13.0                 |                  |                        | 13.4             | 0.50      | 250                | 42.0            | 0.86                     | 0.86                     | 0.22                  | 32%          |             |
| Local              | 126B    | 116A  |           | 0.57           |           |                |                  |     | 128             |           |                |                      |                    |             |            | 0.5                | 128              | 4.00           | 1.8             | 13.0                 |                  |                        | 13.5             | 0.50      | 250                | 42.0            | 0.86                     | 0.86                     | 0.22                  | 32%          |             |
| Spine Road         | 116A    | 117A  |           | 270.96         |           |                |                  |     | 23603           |           |                |                      |                    |             |            | 54.6               | 23699            | 2.58           | 214.2           | 214.2                |                  |                        | 268.8            | 0.30      | 600                | 336.3           | 1.19                     | 1.31                     | 1.31                  | 80%          |             |
| Spine Road         | 117A    | 300A  |           | 273.50         |           |                |                  |     | 23807           |           |                |                      |                    |             |            | 55.1               | 23903            | 2.57           | 215.7           | 215.7                |                  |                        | 270.8            | 0.30      | 600                | 336.3           | 1.19                     | 1.31                     | 1.31                  | 81%          |             |
| Chingacousy Road   | 200A    | 200A  |           | 95.70          |           |                |                  |     | 7656            |           |                |                      |                    |             |            | 19.1               | 7656             | 3.07           | 82.3            | 82.3                 |                  |                        | 101.5            | 0.30      | 450                | 156.2           | 0.98                     | 1.03                     | 1.03                  | 65%          |             |
| Chingacousy Road   | 201A    | 201A  |           | 95.70          |           |                |                  |     | 7656            |           |                |                      |                    |             |            | 19.1               | 7656             | 3.07           | 82.3            | 82.3                 |                  |                        | 101.5            | 0.30      | 450                | 156.2           | 0.98                     | 1.03                     | 1.03                  | 65%          |             |
| Chingacousy Road   | 202A    | 202A  |           | 99.25          |           |                |                  |     | 7940            |           |                |                      |                    |             |            | 19.9               | 7940             | 3.05           | 85.0            | 85.0                 |                  |                        | 104.8            | 0.30      | 450                | 156.2           | 0.98                     | 1.03                     | 1.03                  | 67%          |             |
| Chingacousy Road   | 203A    | 203A  |           | 99.25          |           |                |                  |     | 7940            |           |                |                      |                    |             |            | 19.9               | 7940             | 3.05           | 85.0            | 85.0                 |                  |                        | 104.8            | 0.30      | 450                | 156.2           | 0.98                     | 1.03                     | 1.03                  | 67%          |             |
| Chingacousy Road   | 204A    | 204A  |           | 99.25          |           |                |                  |     | 7940            |           |                |                      |                    |             |            | 19.9               | 7940             | 3.05           | 85.0            | 85.0                 |                  |                        | 104.8            | 0.30      | 450                | 156.2           | 0.98                     | 1.03                     | 1.03                  | 67%          |             |
| Chingacousy Road   | 205A    | 205A  |           | 5.79           |           |                |                  |     | 464             |           |                |                      |                    |             |            | 21.0               | 464              | 3.03           | 89.2            | 89.2                 |                  |                        | 110.2            | 0.30      | 450                | 156.2           | 0.98                     | 1.05                     | 1.05                  | 71%          |             |
| Chingacousy Road   | 206A    | 206A  |           | 105.04         |           |                |                  |     | 8404            |           |                |                      |                    |             |            | 21.0               | 8404             | 3.03           | 89.2            | 89.2                 |                  |                        | 110.2            | 0.30      | 450                | 156.2           | 0.98                     | 1.05                     | 1.05                  | 71%          |             |
| Chingacousy Road   | 207A    | 207A  |           | 105.04         |           |                |                  |     | 8404            |           |                |                      |                    |             |            | 21.0               | 8404             | 3.03           | 89.2            | 89.2                 |                  |                        | 110.2            | 0.30      | 450                | 156.2           | 0.98                     | 1.05                     | 1.05                  | 71%          |             |
| Chingacousy Road   | 208A    | 208A  |           | 105.04         |           |                |                  |     | 8404            |           |                |                      |                    |             |            | 21.0               | 8404             | 3.03           | 89.2            | 89.2                 |                  |                        | 110.2            | 0.30      | 450                | 156.2           | 0.98                     | 1.05                     | 1.05                  | 71%          |             |
| Spine Road         | 208A    | 209A  |           | 105.04         |           |                |                  |     | 8404            |           |                |                      |                    |             |            | 21.0               | 8404             | 3.03           | 89.2            | 89.2                 |                  |                        | 110.2            | 0.30      | 450                | 156.2           | 0.98                     | 1.05                     | 1.05                  | 71%          |             |

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## REFERENCE PLANS





- LEGEND:**
- PROPOSED SANITARY TRUNK ALIGNMENT
  - - -●- - - EXISTING SANITARY TRUNK ALIGNMENT
  - PROPOSED LOCAL SANITARY SEWER ALIGNMENT
  - - - EXISTING LOCAL SANITARY SEWER ALIGNMENT
  - OPEN SPACE BLOCK
  - BH.31 BOREHOLE LOCATION
  - CONTRIBUTING DRAINAGE AREA TO EDENBROOK OUTFALL
  - CONTRIBUTING DRAINAGE AREA TO VAN KIRK OUTFALL
  - CONTRIBUTING DRAINAGE AREA TO ROBERTSON DAVIES OUTFALL
  - CONTRIBUTING DRAINAGE AREA TO HIGHWOOD ROAD OUTFALL

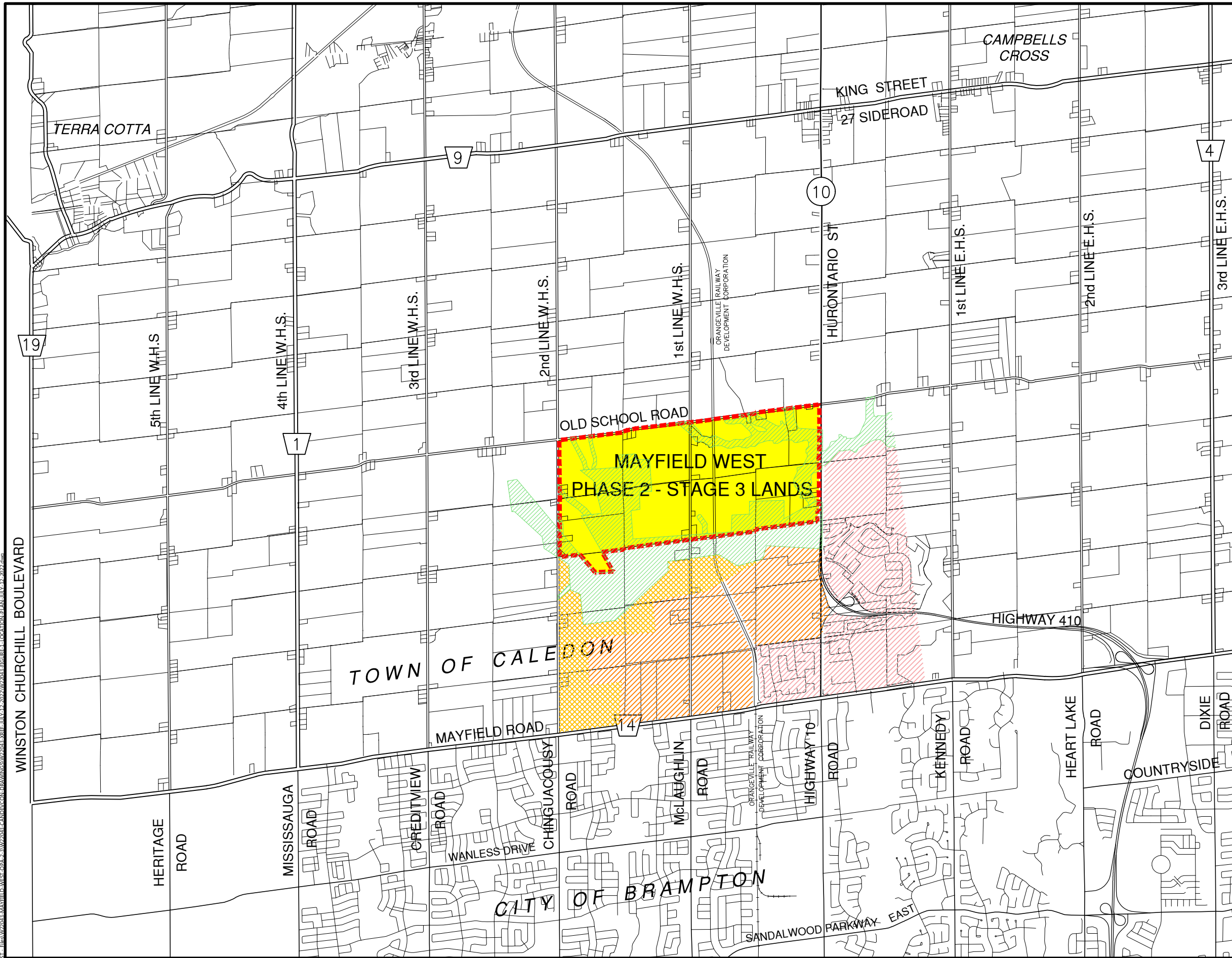
- NOTES:**
1. OPEN SPACES AND SWM BLOCKS ARE EXCLUDED FROM DRAINAGE AREAS CONTRIBUTING TO THE SANITARY SEWER SYSTEM.
  2. THE FP MAYFIELD WEST (CALEDON) INC LANDS CAN BE SERVICED VIA AN ALTERNATIVE SANITARY SEWER THAT CROSSES THE ETOBICOKE CREEK. THIS ALTERNATIVE OPTION WOULD BE IMPLEMENTED IF THE REGION OF PEEL TIMING TO CONSTRUCT THE SANITARY TRUNK SEWER ON CHINGUACOUSY ROAD IS NOT IN LINE WITH THE TIMING OF THIS DEVELOPMENT.
  3. A SPECIAL PERMISSION WILL BE REQUIRED FROM REGION OF PEEL TO IMPLEMENT A LARGER UPSTREAM DIAMETER PIPE (375Ø SANITARY PIPE BETWEEN MH. S 611B AND 636B) THAT WILL CONNECT TO THE EXISTING 300Ø SANITARY PIPE ON HIGHWOOD ROAD. DUE TO THE GRADING AND SERVICING CONSTRAINTS WITHIN THE CALEDON 410 DEVELOPMENTS LIMITED LANDS, PROPOSED SANITARY OUTFALL (FROM MH. 611B TO MH.636B) CANNOT BE MAINTAINED AS 300Ø AT 0.50% TO ACHIEVE CAPACITY REQUIRED TO CARRY ALLOWABLE FLOW (UP TO 68.6 L/S).
  4. REFER TO DRAWINGS 802 AND 803 FOR DETAIL SANITARY DRAINAGE AREA PLANS.
  5. REFER TO DRAWINGS 804-807 FOR PRELIMINARY TRUNK SEWER PROFILES.

|  |     |
|--|-----|
| REVISION: _____ DATE: _____ BY: _____  |     |
| <b>TOWN OF CALEDON</b><br>REGIONAL MUNICIPALITY OF PEEL<br>MAYFIELD WEST PHASE 2   |     |
| <b>SANITARY TRUNK SEWERS</b>   |     |
| SURVEYED BY: R.P.E. DATE: 2016 CONTRACT NO. _____ SHEET NO. _____<br>DRAWN BY: V.P. CHECKED BY: D.Z. DRAWINGS NO. _____<br>DESIGNED BY: D.Z. CHECKED BY: D.Z.<br>SCALE: 1:4000 DATE: MAY, 2016 | 801 |


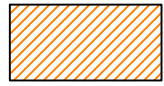
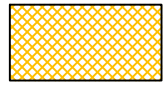

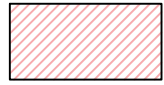
File: P:\Projects\15-483\FSR-EP\Drawings\15-483-FSR-Sanitary Trunk Sewers.dwg - Revised by: DZC - Wed, May 18, 2016 - 6:50pm



## FIGURES



**LEGEND:**

-  MAYFIELD WEST PHASE 2 - STAGE 3 BOUNDARY
-  MAYFIELD WEST PHASE 2 - STAGE 1
-  MAYFIELD WEST PHASE 2 - STAGE 2
-  MAYFIELD WEST PHASE 2 - STAGE 3
-  MAYFIELD WEST PHASE 1

MAYFIELD WEST  
PHASE 2 - STAGE 3 LANDS  
TOWN OF CALEDON

**LOCATION PLAN**

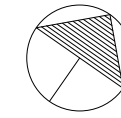
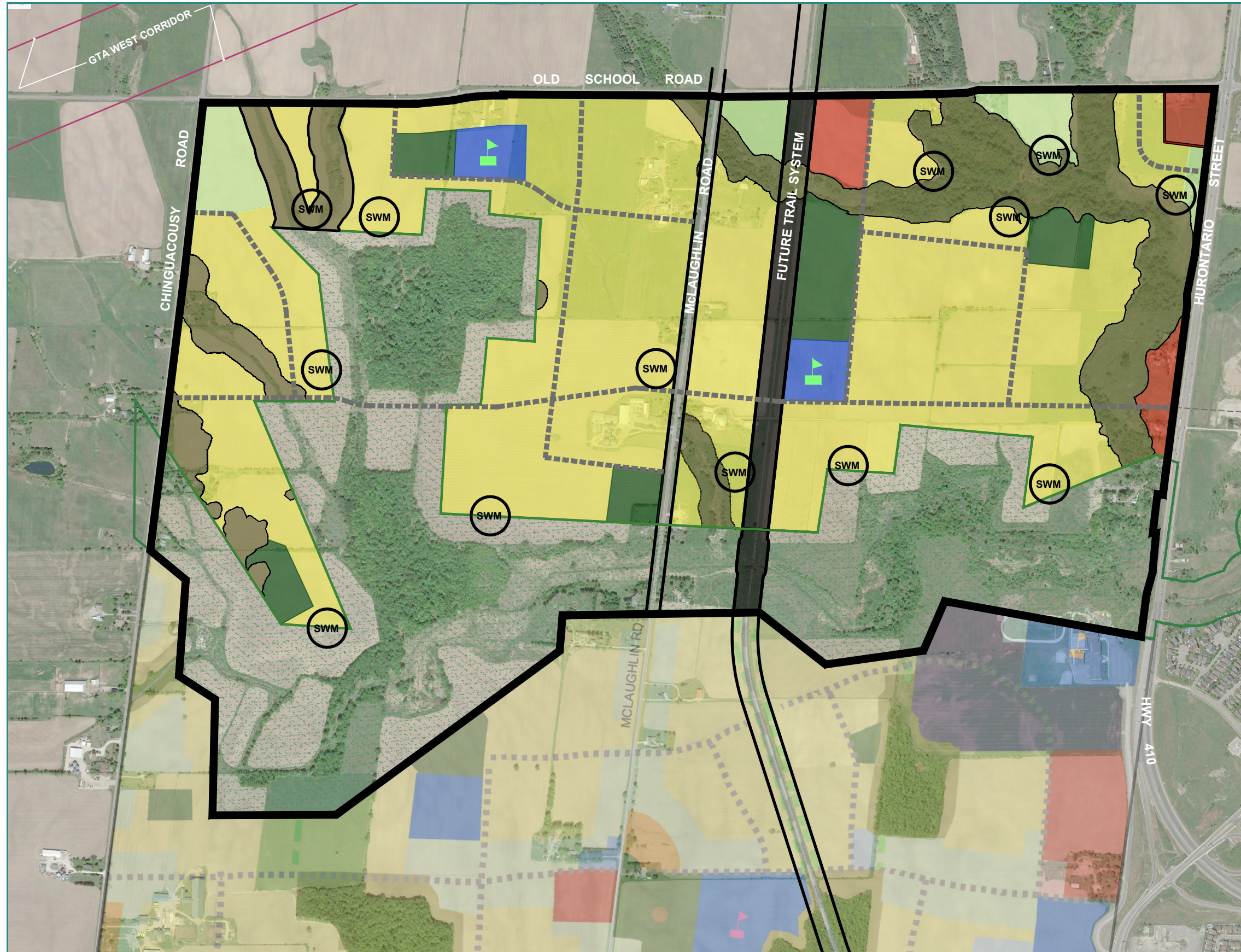
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|       |                |            |                 |
|-------|----------------|------------|-----------------|
| DATE  | JULY 12th 2022 | PROJECT No | W22043          |
| DRAWN | S.G.K.         | FIGURE No. | <b>FIGURE 1</b> |
| SCALE | 1:40,000       |            |                 |

J:\CC-2022\WEST - ERM\W22043-MAYFIELD WEST-08A-2-20220825-CANDEVCON\DRAWINGS\W22043-08A-2-20220825-ERM-111-12-2022\W22043-FIGURE 1-LOCATION PLAN JULY 12-2022.dwg



J:\CDC-2022 WEST - FHS\W22043-MAYFIELD-WEST-OPA-23\W22043-CANDEVCON-DRAWINGS\W22043-UREP-JULY-12-2022\W22043-FIGURE-2-URBAN-STRUCTURE-CONCEPT-PLAN-LAND-USE-2022-06-30-Land Use Plan-FINAL.dwg



**LAND USE**

- Mayfield West Phase 2 - Stage 3 Secondary Plan Boundary
- Low Density Residential
- Medium Density Residential
- General Commercial
- Institutional
- Open Space Policy Area
- Stormwater Pond Facility
- Collector Roads
- Future Trail System
- Environmental Policy Area
- Boundary of Greenbelt Plan Area
- Elementary School

**NOTE:**

PROPOSED LAND USES BASED ON  
 MALONE GIVEN PARSONS FILE No. 21-3130  
 MAYFIELD WEST - URBAN STRUCTURE PLAN  
 2022 06 30 Land Use Plan-FINAL.dwg  
 DATED JUNE 30 2022

**MAYFIELD WEST  
 PHASE 2 - STAGE 3 LANDS  
 TOWN OF CALEDON  
 URBAN STRUCTURE  
 CONCEPTUAL PLAN**



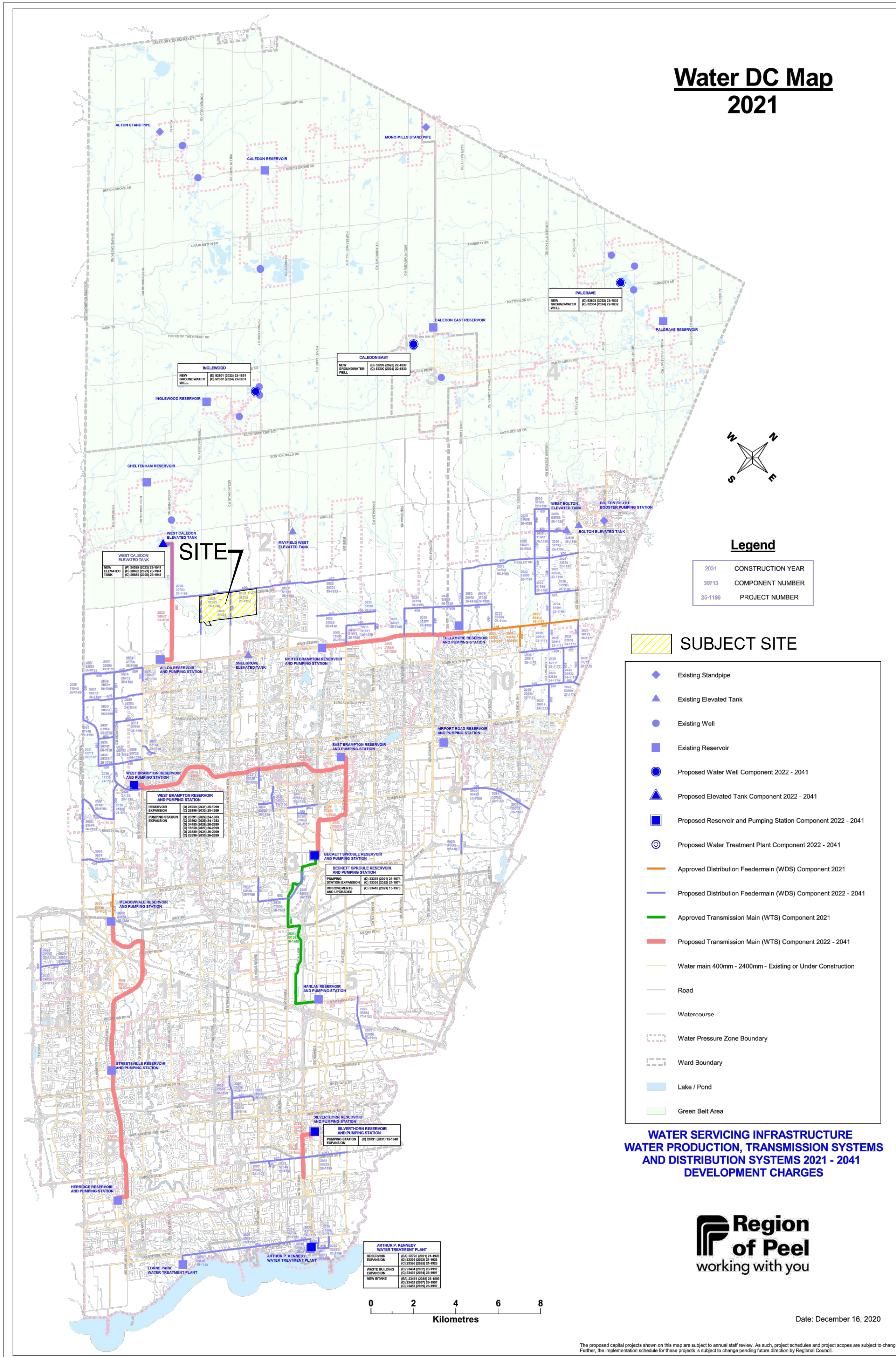
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| DATE  | JULY 12th 2022 | PROJECT No. | W22043   |
| DRAWN | S.G.K.         | FIGURE No.  | FIGURE 2 |
| SCALE | 0m 100 200 300 |             |          |



# Water DC Map 2021

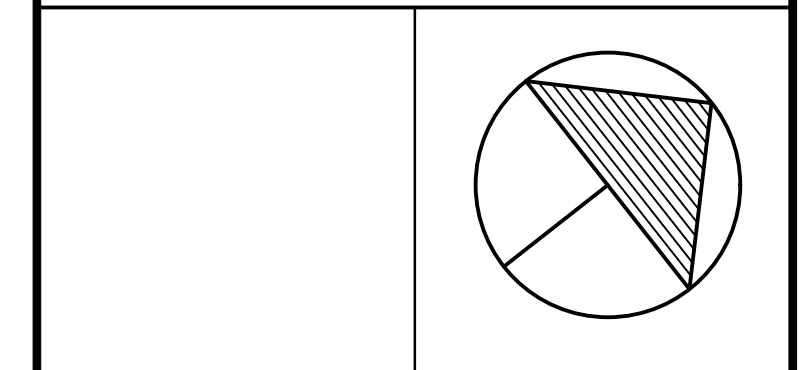


| NO. | DESCRIPTION | DATE | BY |
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**MAYFIELD WEST  
PHASE 2 - STAGE 3 LANDS**

TOWN OF CALEDON

SHEET TITLE:  
**REGION OF PEEL  
2021- 2041 WATER DC MAP**

|                         |                       |
|-------------------------|-----------------------|
| DRAWN BY:<br>S.G.K.     | PROJECT No.<br>W22043 |
| CHECKED BY:<br>D.K.H.   | DRAWING No.           |
| SCALE:<br>1:125,000     | <b>FIG.3</b>          |
| DATE:<br>JULY 12th 2022 |                       |

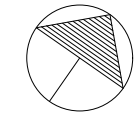
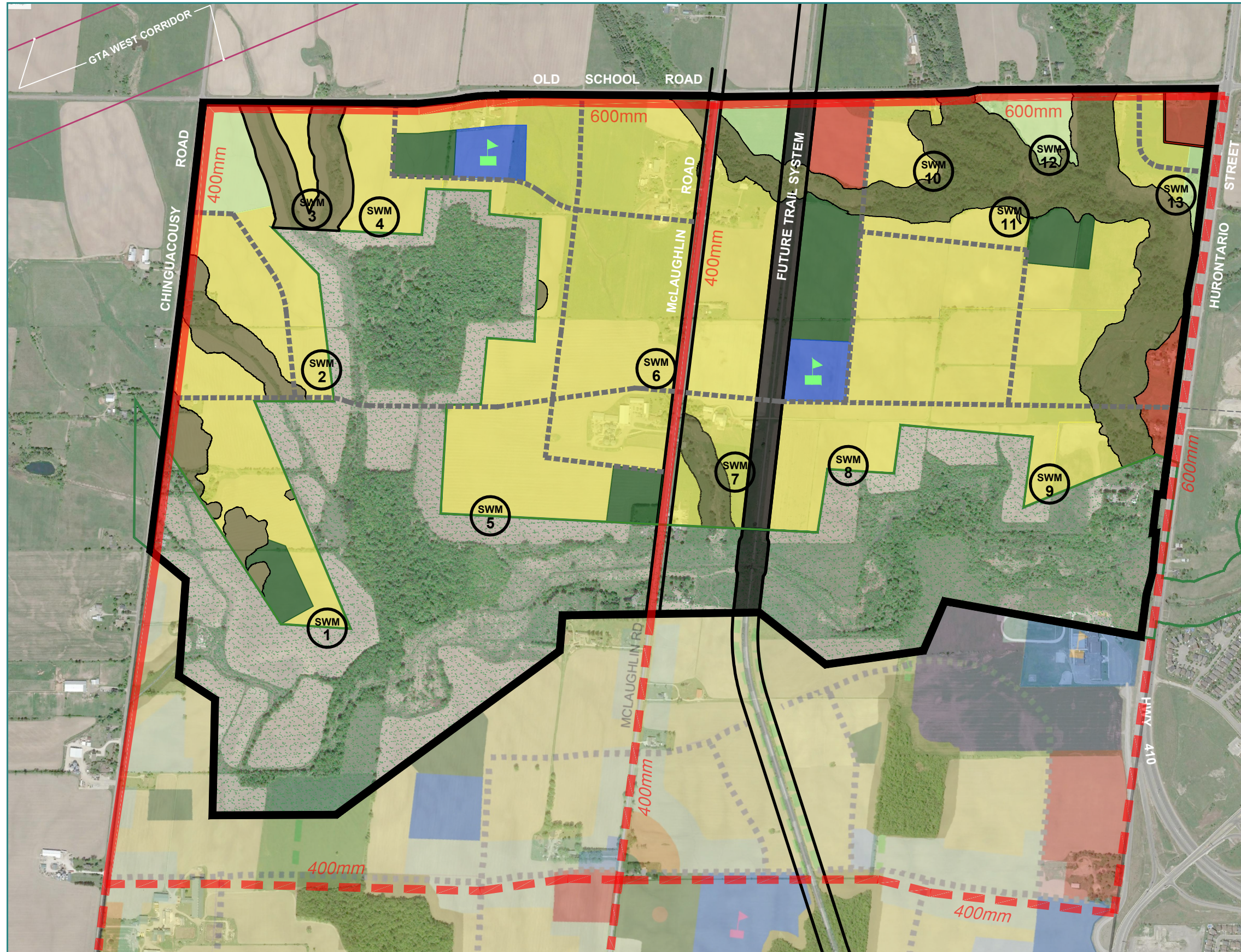
The proposed capital projects shown on this map are subject to annual staff review. As such, project schedules and project scopes are subject to change. Further, the implementation schedule for these projects is subject to change pending future direction by Regional Council.







J:\CDC-2022-WEST-FINAL\W22043-MAYFIELD-WEST-01A-23-W22043-CANDEVCON-DRAWINGS\W22043-01A-23-W22043-FIGURE 5-EXISTING-PROPOSED-WATERMAIN-JULY-12-2022.dwg



**LAND USE**

- Mayfield West Phase 2 - Stage 3 Secondary Plan Boundary
- Low Density Residential
- Medium Density Residential
- General Commercial
- Institutional
- Open Space Policy Area
- Stormwater Pond Facility
- Collector Roads
- Future Trail System
- Environmental Policy Area
- Boundary of Greenbelt Plan Area
- Elementary School
- EXISTING WATERMAIN
- PROPOSED WATERMAIN

**NOTE:**

PROPOSED LAND USES BASED ON  
 MALONE GIVEN PARSONS FILE No. 21-3130  
 MAYFIELD WEST - URBAN STRUCTURE PLAN  
 2022 06 30 Land Use Plan-FINAL.dwg  
 DATED JUNE 30 2022

**MAYFIELD WEST  
 PHASE 2 - STAGE 3 LANDS  
 TOWN OF CALEDON  
 EXISTING AND PLANNED  
 WATER INFRASTRUCTURE PLAN**

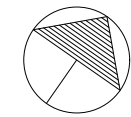
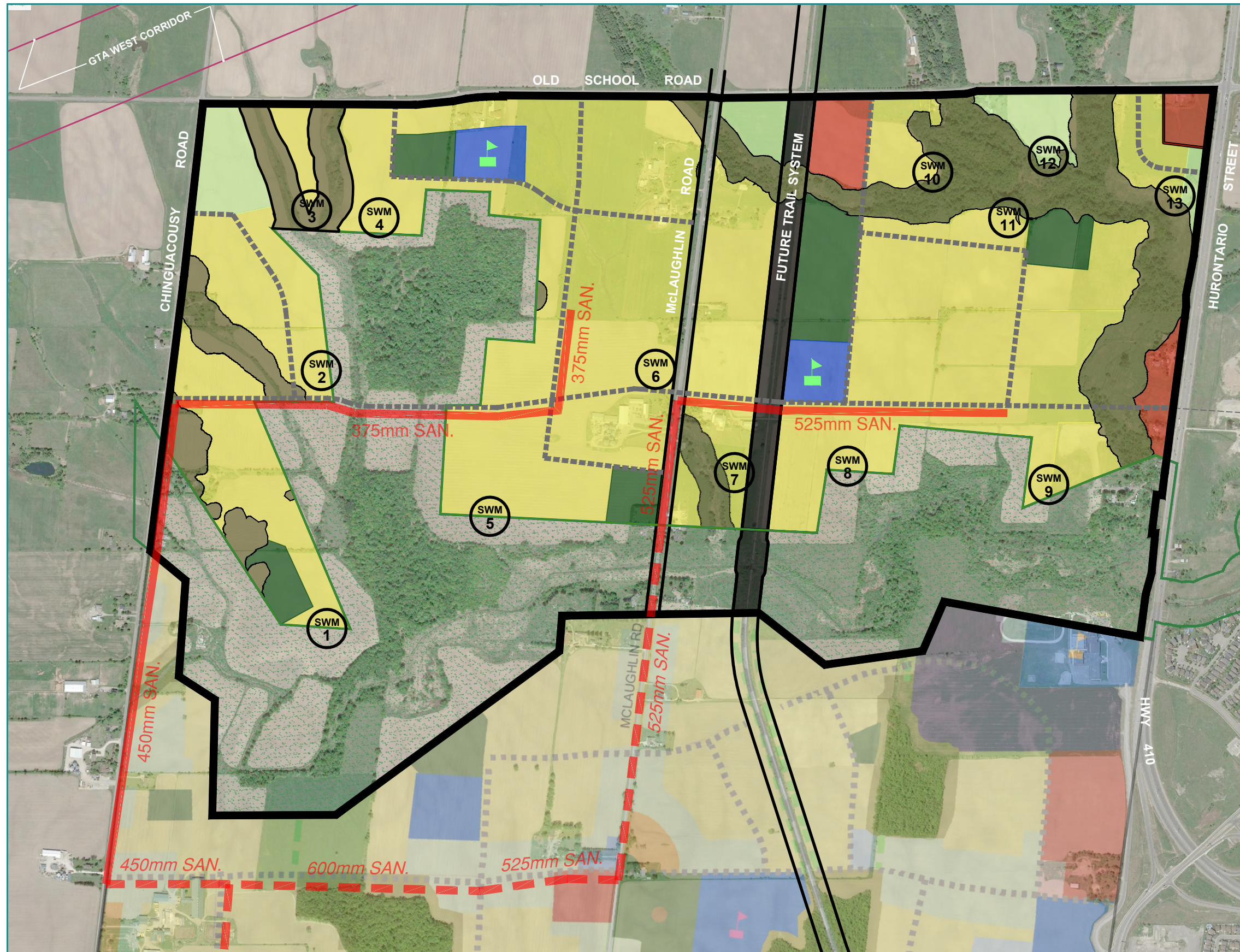


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|-------|----------------|-------------|-----------------|
| DATE  | JULY 12th 2022 | PROJECT No. | W22043          |
| DRAWN | S.G.K.         | FIGURE No.  | <b>FIGURE 5</b> |
| SCALE | 0m 100 200 300 |             |                 |



J:\CDC-2022 WEST - FHS\W22043-MAYFIELD WEST-OPA-23\W22043-CANDEVCON DRAWINGS\W22043-REF- JULY-12-2022\W22043-FIGURE 6-EXISTING-PROPOSED WASTEWATER- JULY-12-2022.dwg



**LAND USE**

- Mayfield West Phase 2 - Stage 3 Secondary Plan Boundary
- Low Density Residential
- Medium Density Residential
- General Commercial
- Institutional
- Open Space Policy Area
- Stormwater Pond Facility
- Collector Roads
- Future Trail System
- Environmental Policy Area
- Boundary of Greenbelt Plan Area
- Elementary School
- EXISTING SANITARY
- PROPOSED SANITARY

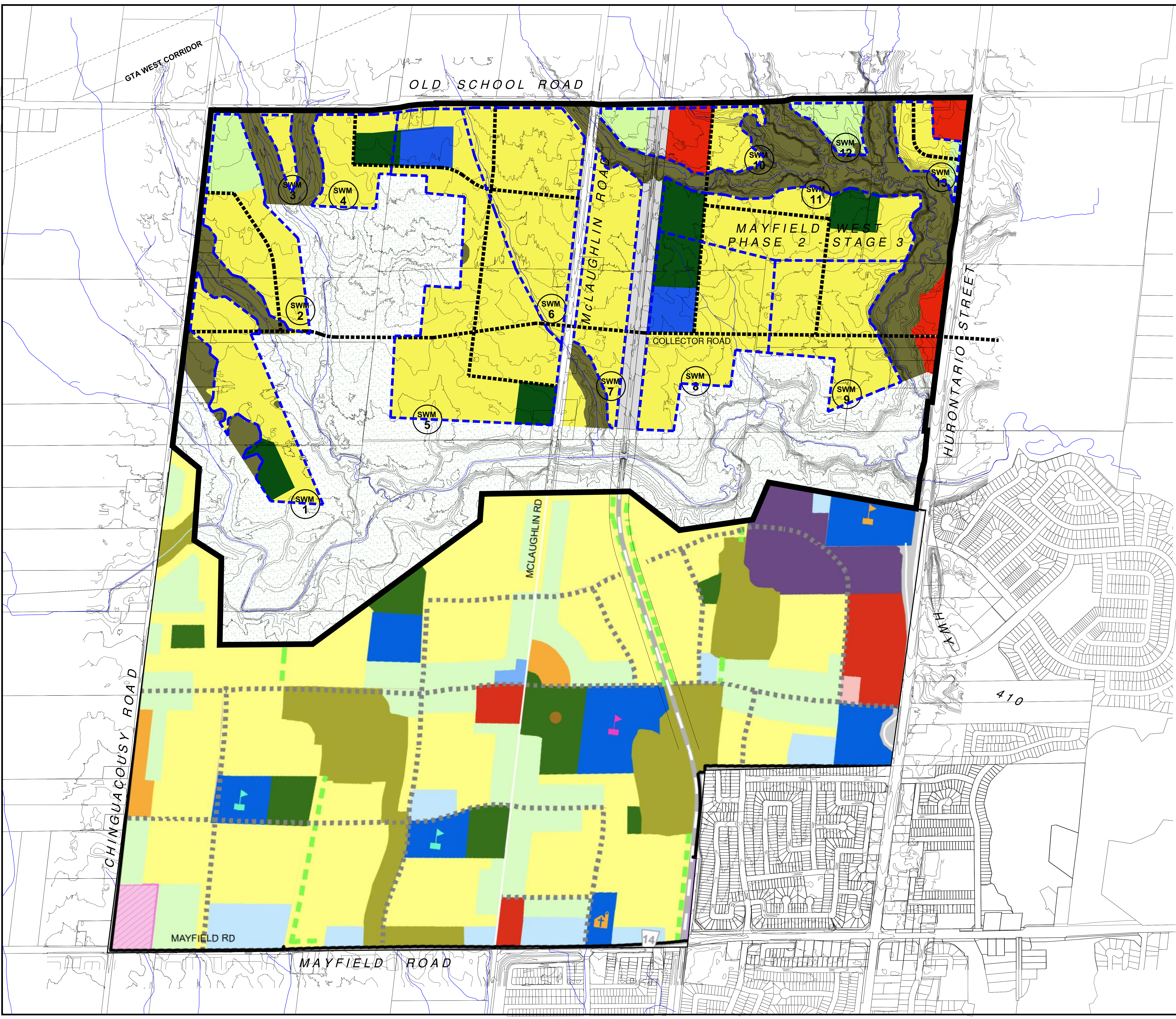
**NOTE:**  
 PROPOSED LAND USES BASED ON  
 MALONE GIVEN PARSONS FILE No. 21-3130  
 MAYFIELD WEST - URBAN STRUCTURE PLAN  
 2022 06 30 Land Use Plan-FINAL.dwg  
 DATED JUNE 30 2022

**MAYFIELD WEST  
 PHASE 2 - STAGE 3 LANDS  
 TOWN OF CALEDON  
 EXISTING AND PLANNED  
 WASTEWATER INFRASTRUCTURE PLAN**

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|       |                |             |          |
|-------|----------------|-------------|----------|
| DATE  | JULY 12th 2022 | PROJECT No. | W22043   |
| DRAWN | S.G.K.         | FIGURE No.  | FIGURE 6 |
| SCALE | 0m 100 200 300 |             |          |



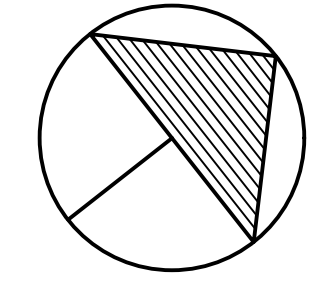


- LEGEND:**
- RESIDENTIAL - MEDIUM STACKED
  - RESIDENTIAL - LOW DENSITY
  - RESIDENTIAL - MEDIUM TOWNHOUSE
  - PARK
  - INSTITUTIONAL
  - GENERAL COMMERCIAL
  - SWM  
13 STORMWATER POND FACILITY
  - GREENBELT AREA
  - NATURAL HERITAGE BOUNDARY
  - RAIL
  - PROPOSED ROAD
  - MAYFIELD WEST PHASE 2 - STAGE 3 BOUNDARY
  - DRAINAGE BOUNDARY

| NO. | DESCRIPTION | DATE | BY |
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**REVISIONS**

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**MAYFIELD WEST  
 PHASE 2 - STAGE 3 LANDS**

TOWN OF CALEDON

SHEET TITLE:  
**FUTURE STORMWATER  
 MANAGEMENT FACILITY  
 DRAINAGE BOUNDARY PLAN**

|                      |                    |
|----------------------|--------------------|
| DRAWN BY: S.G.K.     | PROJECT No: W22043 |
| CHECKED BY: D.K.H.   | DRAWING No:        |
| SCALE: 1:5000        |                    |
| DATE: JULY 12th 2022 | <b>FIG.7</b>       |