



TOWN OF CALEDON  
PLANNING  
RECEIVED  
Dec 19, 2024

# URBANTECH®

October 11, 2024

**Project #:** 20-665

**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 2024-0131)**  
**1<sup>st</sup> Submission – FSR Letter of Compliance**  
**Argo Mayfield West IV Limited**

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Carmine,

We hereby confirm that the proposed development, Argo Mayfield West IV 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 IV 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 IV 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. 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 IV Limited draft plan area identified. For additional details please refer to the Alloa Tertiary Plan – Phase 1 Functional Servicing Report (September, 2024).

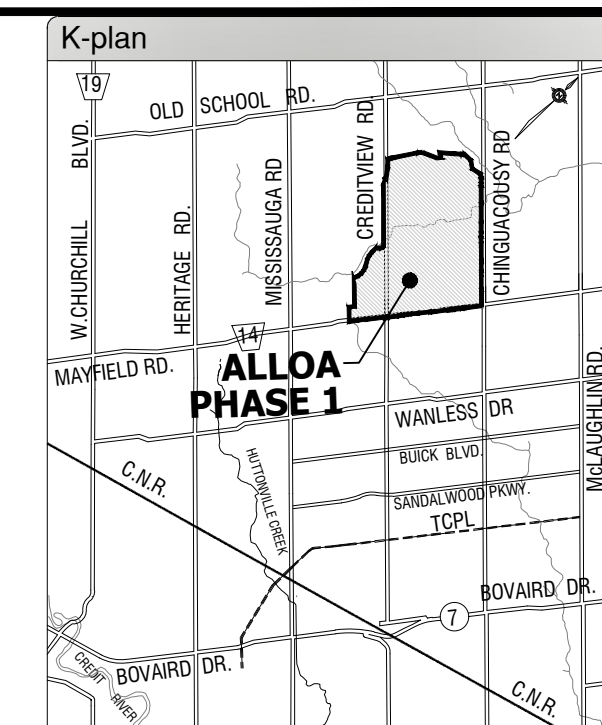
We trust that the enclosed information satisfies the requirements of the Draft Plan application. If you have any questions or concerns, please feel free to contact our office.

Regards,  
**Urbantech® Consulting**

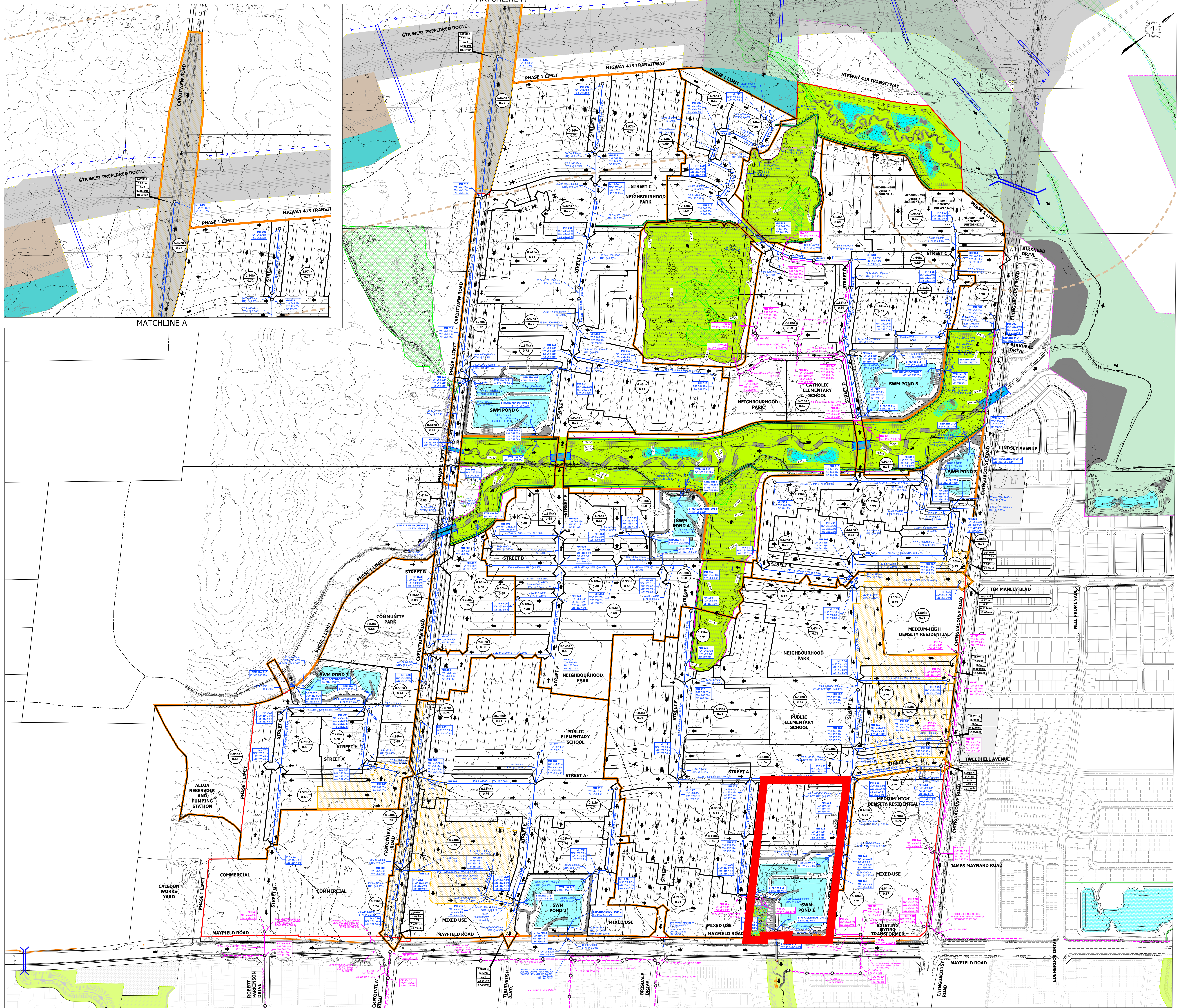


**Dragan Zec, P.Eng.**  
*Partner*

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



MATCHLINE A



MATCHLINE A

- 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 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 OVERTS
  - 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 OVERTS
  - ARGO MAYFIELD WEST IV

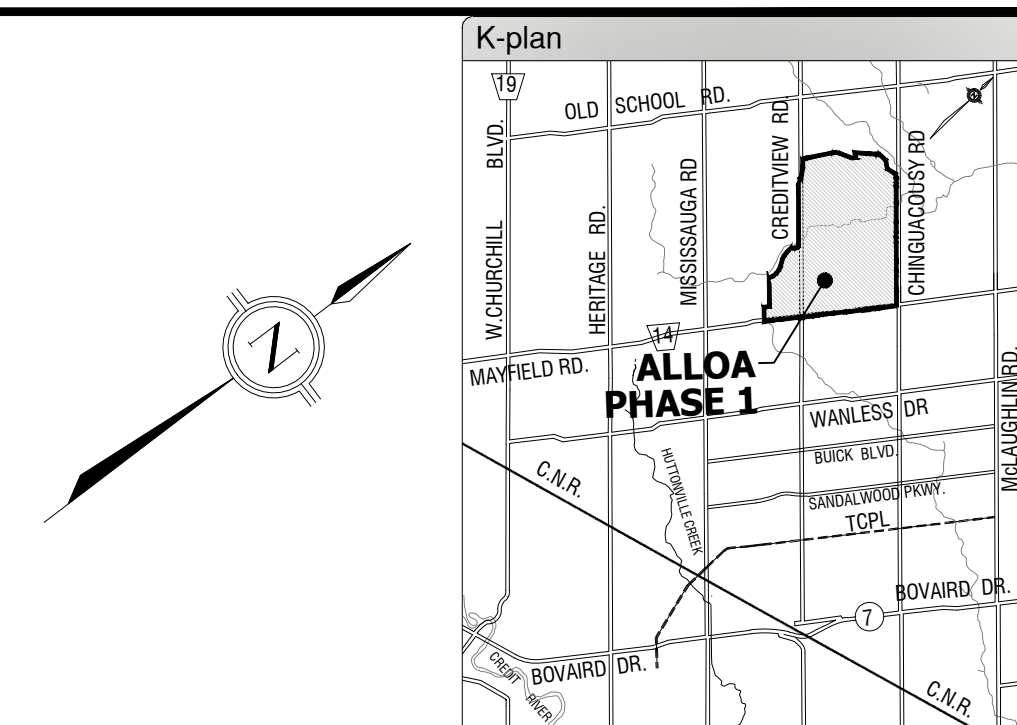
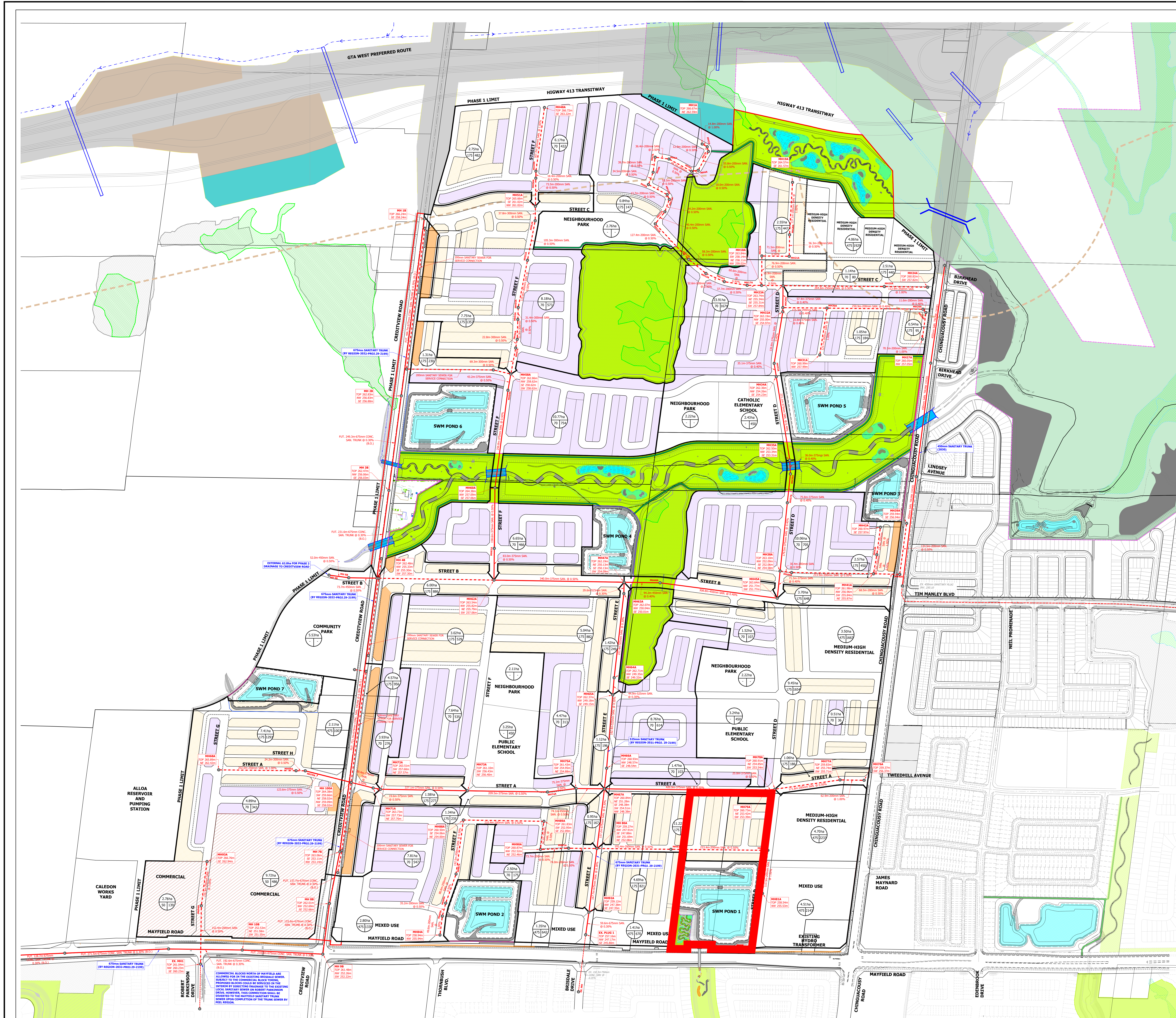
- NOTES:**
- REFER TO DRAWING 2.4A FOR SWM FACILITY DRAINAGE PLAN AND DRAWINGS 2.5A TO 2.5G FOR SWM PONDS DETAILS.
  - DUE TO GRADING CONSTRAINTS ASSOCIATED WITH THE BOUNDARY ROADS, ON-SITE STORAGE / UNDERGROUND SWM SOLUTION IS PROPOSED FOR DEVELOPMENT LANDS WITH UNCONTROLLED FLOW DISCHARGE TO NHS. DETAILS TO BE CONFERRED 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 ALLOO EIR/FSR  
 TOWN OF CALEDON  
 REGIONAL MUNICIPALITY OF PEEL**

**STORM SERVICING PLAN**

PROJECT NO. 20-665 DATE: SEP. 2024 SCALE: 1:3,000 DWG. NO. 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
  - AREA Ha.  
POPULATION  
POPULATION EQUIVALENT PPHa.
  - 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 IV

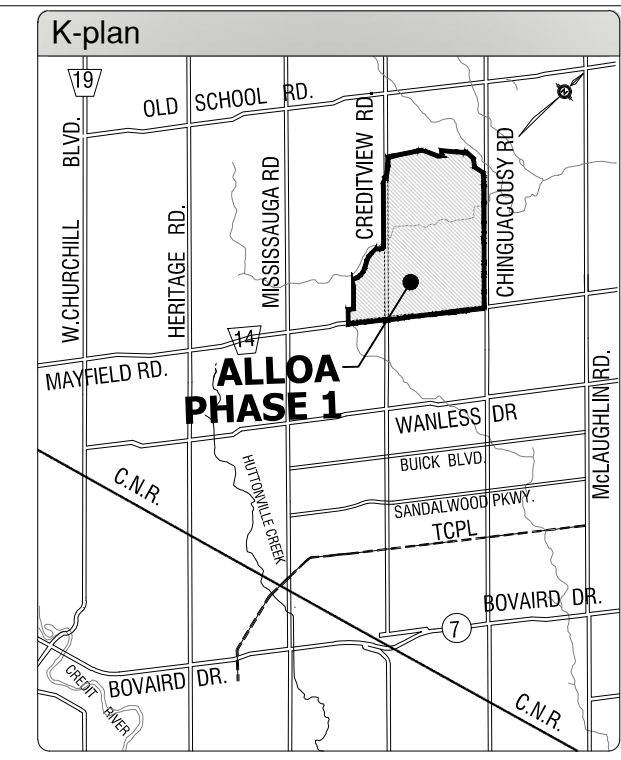
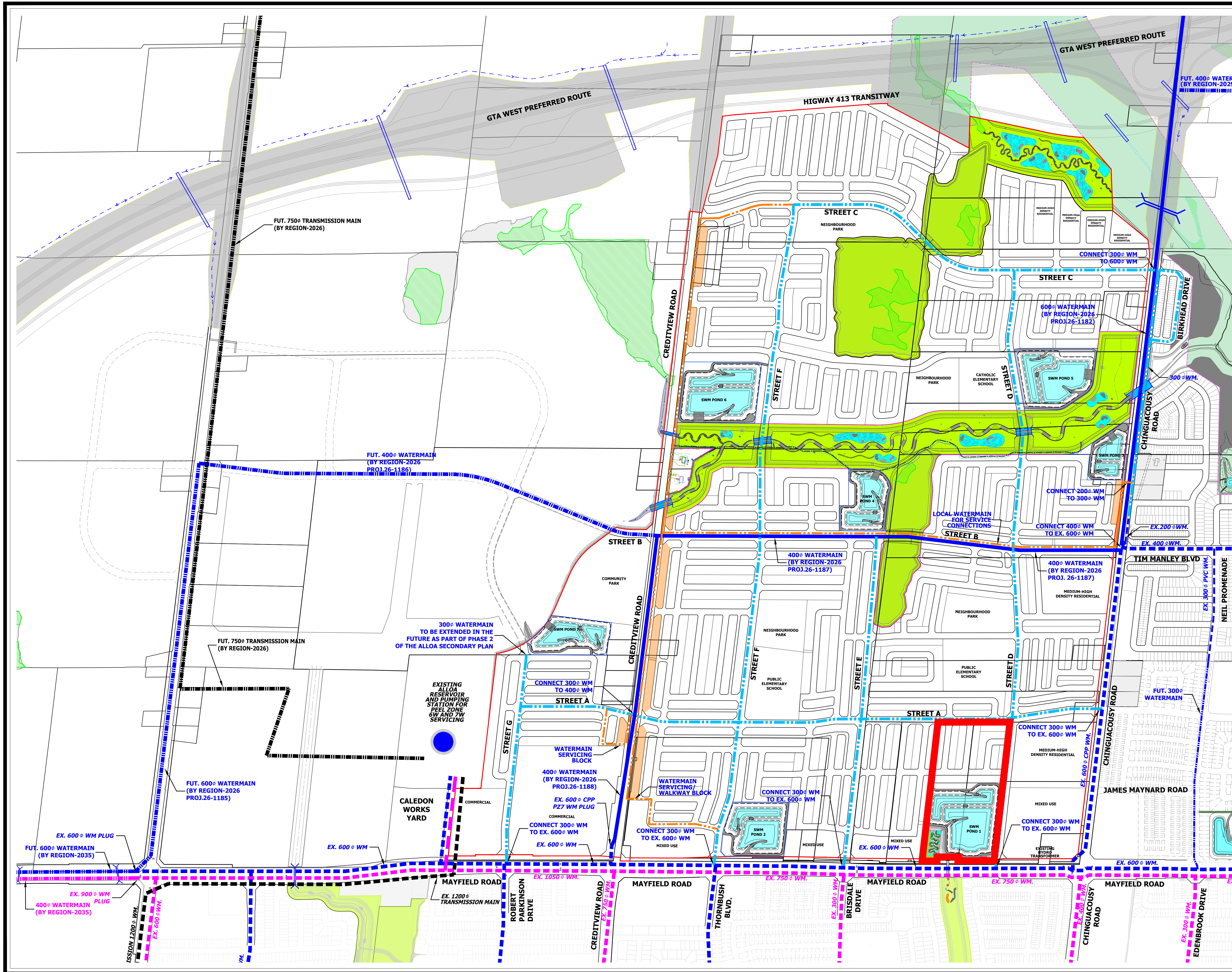
- ALLOO PHASE 1 WASTEWATER SERVICING NOTES:**
1. ALLOO PHASE 1 LANDS HAVE BEEN ACCOMMODATED FOR WASTEWATER SERVICING IN THE EXISTING 750mm TRUNK SEWER ON BRISDALE DRIVE WITHIN EXISTING MOUNT PLEASANT BLOCK 51-2 AS PER APPROVED BLOCK 51-2 EIR/FSR AND RELEVANT BLOCK 51-2 DETAILED SUBDIVISION DESIGNS. THE 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 HWS) 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 ALLOO PHASE 1. EXTERNAL INFRASTRUCTURE IMPROVEMENTS BY PEEL WILL BE IMPLEMENTED IN CONJUNCTION WITH THE ALLOO PHASE 1 PLANNING APPROVALS AND INITIAL PHASES OF ALLOO DEVELOPMENT.
  4. THIS PLAN REFLECTS THE ULTIMATE PHASE 1 SERVICING CONCEPT BASED ON THE APPROVED BLOCK 51-2 AND HW2 SUPPORTING STUDIES. HOWEVER, AND SUBJECT TO THE PEEL REGION CONFIRMATION, A PORTION OF ALLOO PHASE 1 LANDS COULD BE PERMANENTLY ACCOMMODATED IN THE EXISTING TIM MANLEY TRUNK SANITARY SEWER WITHIN HW2.
  5. SHOULD THE COMMERCIAL DEVELOPMENT AT THE NORTH WEST CORNER OF MAYFIELD AND CREDITVIEW ROAD PROCEED WITH CONSTRUCTION AHEAD OF ALLOO PHASE 1 RESIDENTIAL LANDS, INTERIM COMMERCIAL BLOCK SERVICING WILL BE EXPLORED 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, ALLOO 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 ALLOO EIR/FSR  
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**SANITARY DRAINAGE PLAN**

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



**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 300 DIA. WATERMAIN (ZONE 7- SIZE TO BE CONFIRMED)
- PROPOSED 150/200 DIA. WATERMAIN (ZONE 7- SIZE TO BE CONFIRMED)
- LOTS REQUIRING EXTERNAL (LOCAL) WATERMAIN FOR SERVICE CONNECTIONS
- ARGO MAYFIELD WEST IV

**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 WATERMANS 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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**PHASE 1 ALLOA EIR/FSR  
 TOWN OF CALEDON  
 REGIONAL MUNICIPALITY OF PEEL  
 WATER SERVICING PLAN**

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