

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

TOWN OF CALEDON
PLANNING
RECEIVED
June 7, 2024



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.)**

MAY 2024



CDC CANDEVCON GROUP INC.
CONSULTING ENGINEERS & PLANNERS

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PROJECT NO. W23093

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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

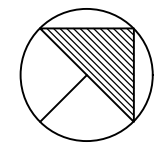
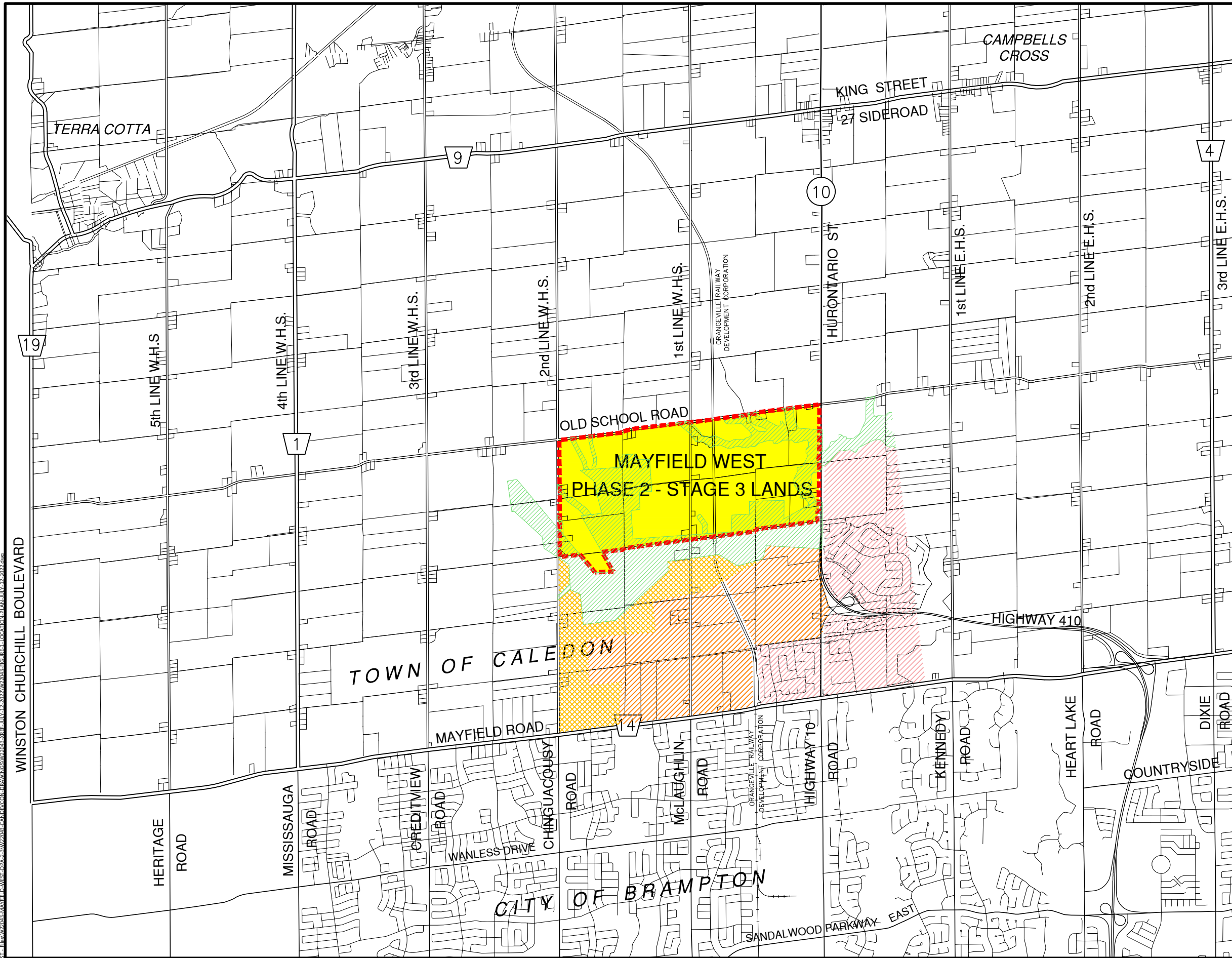
APPENDIX "B" Urbantech Consulting, Sanitary Sewer Design Sheets 1 and 2 of Appendix 8 of FSR dated August 2017






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.



- 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

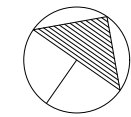
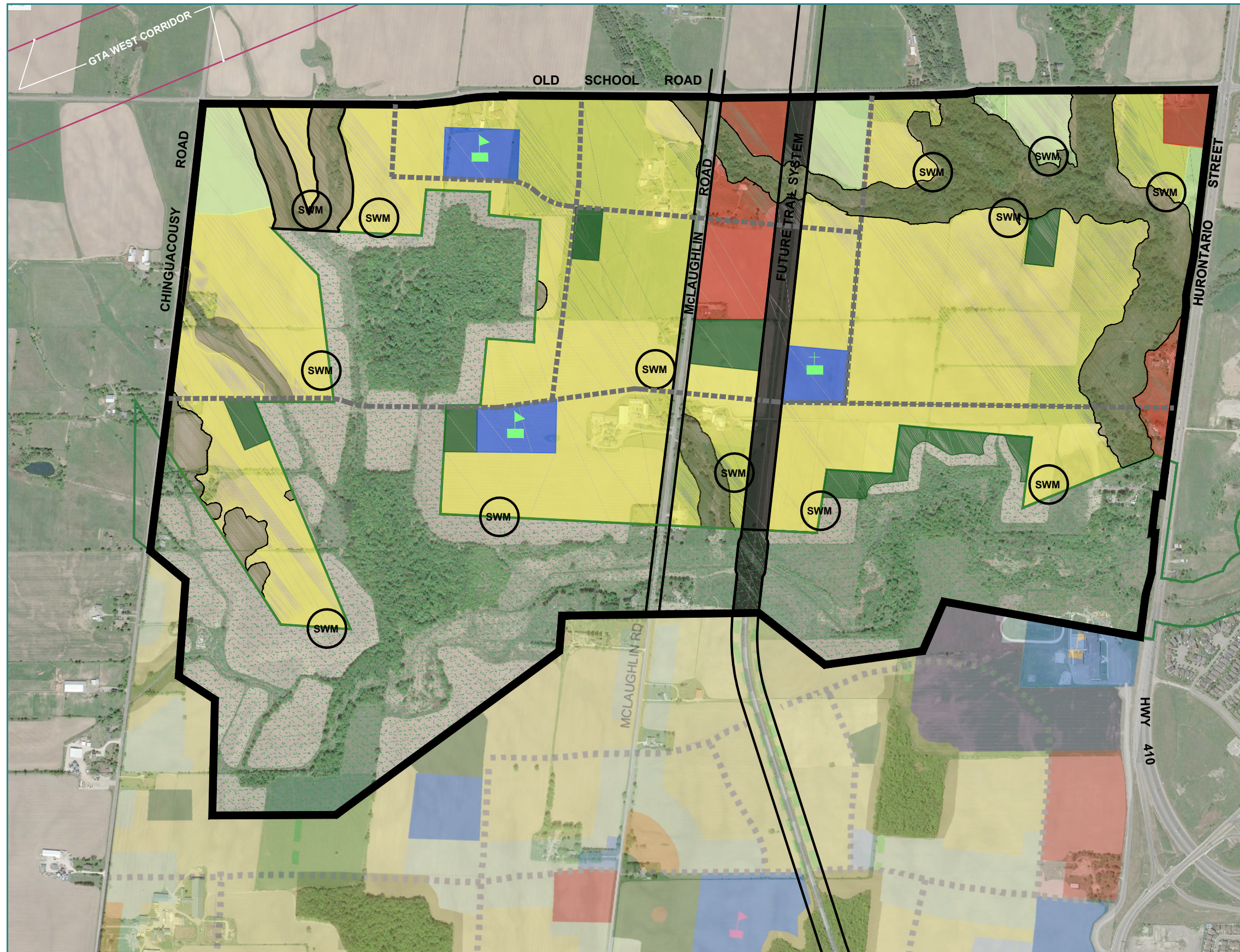
LOCATION PLAN



TEL. (905) 794-0600 FAX (905) 794-0611

DATE	JULY 12th 2022	PROJECT No	W22043
DRAWN	S.G.K.	FIGURE No.	FIGURE 1
SCALE	1:40,000		

J:\CC-2022\MET - ERM\W22043-MAYFIELD WEST-ORL-2-2022\005-CANDEVCON\DRAWINGS\W22043-ORL-2-2022\W22043-FIGURE 1-LOCATION PLAN.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

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	JUNE 2024	PROJECT No.	W23093
DRAWN	S.D.L.	FIGURE No.	FIGURE 2
SCALE	0m 100 200 300		

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 8th 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 11th 2012) and the Planning Report DP-2013-092 dated September 3rd 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 North Lands are the subject lands in this (Candevcon=s) report i.e. Stage 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 10th 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

4.1.1 Existing Water Services

The subject Stage 3 lands are located in Region of Peel Pressure Zone 7W. At present the noted lands are unserved. The existing water services in the area consist of the following

- 600mm diameter main on Chinguacousy Road at Tim Manley Avenue
- 400mm diameter main on McLaughlin Road that terminates north of Lippa Drive
- 300mm diameter main on Hurontario Street that terminates north of Snelcrest Drive

4.1.2 Proposed Water Services

The Region has proposed the following watermain upgrades to service the subject area

- 600mm diameter main on Chinguacousy Road from the current terminus point to Old School Road
- 400mm diameter main on McLaughlin Road Old School Road
- 600mm diameter watermain on Hurontario Street
- 750mm diameter watermain on Old School Road
- 10ML west Caledon elevated Tank on Chinguacousy Road

The anticipated water demands for the area are as follows;

East side

Area (ha)	181.5
Population (80 people /ha)	14520
Average day (l/s)	47.06
Max day (l/s)	94.11

Peak hour (l/s)	141.17
Fire plus max day (l/s)	194.11

West side

Area (ha)	95.7
Population (80 people /ha)	7656
Average day (l/s)	24.81
Max day (l/s)	49.62
Peak hour (l/s)	74.43
Fire plus max day (l/s)	149.62

4.2 Wastewater

4.2.1 Existing Wastewater Services

At present there are no existing municipal sanitary sewers servicing the area. The existing sanitary sewers in the area are as follows;

- 450mm diameter sanitary sewer at Tim Manley Avenue and Chinguacousy Road
- 525mm diameter sanitary sewer on McLaughlin Road at Lippa drive

4.2.2 Proposed Wastewater Services

The Region has proposed the following municipal wastewater services to service the subject lands

- 450mm diameter trunk sanitary sewer on Chinguacousy Road from Tim Manley
- 525mm diameter trunk sanitary sewer on McLaughlin Road from Lippa Drive
- 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
- A Sewage Pumping Station located north of Etobicoke Creek on McLaughlin Road that would outlet to the existing sanitary sewer on McLaughlin Road

The anticipated wastewater demands for the area as follows:

East side

Area (ha)	181.5
Population (80 people /ha)	14520
Average day (l/s)	50.89
Peak factor	2.79
Infiltration (l/s)	36.30
Peak flow (l/s)	178.4

West side

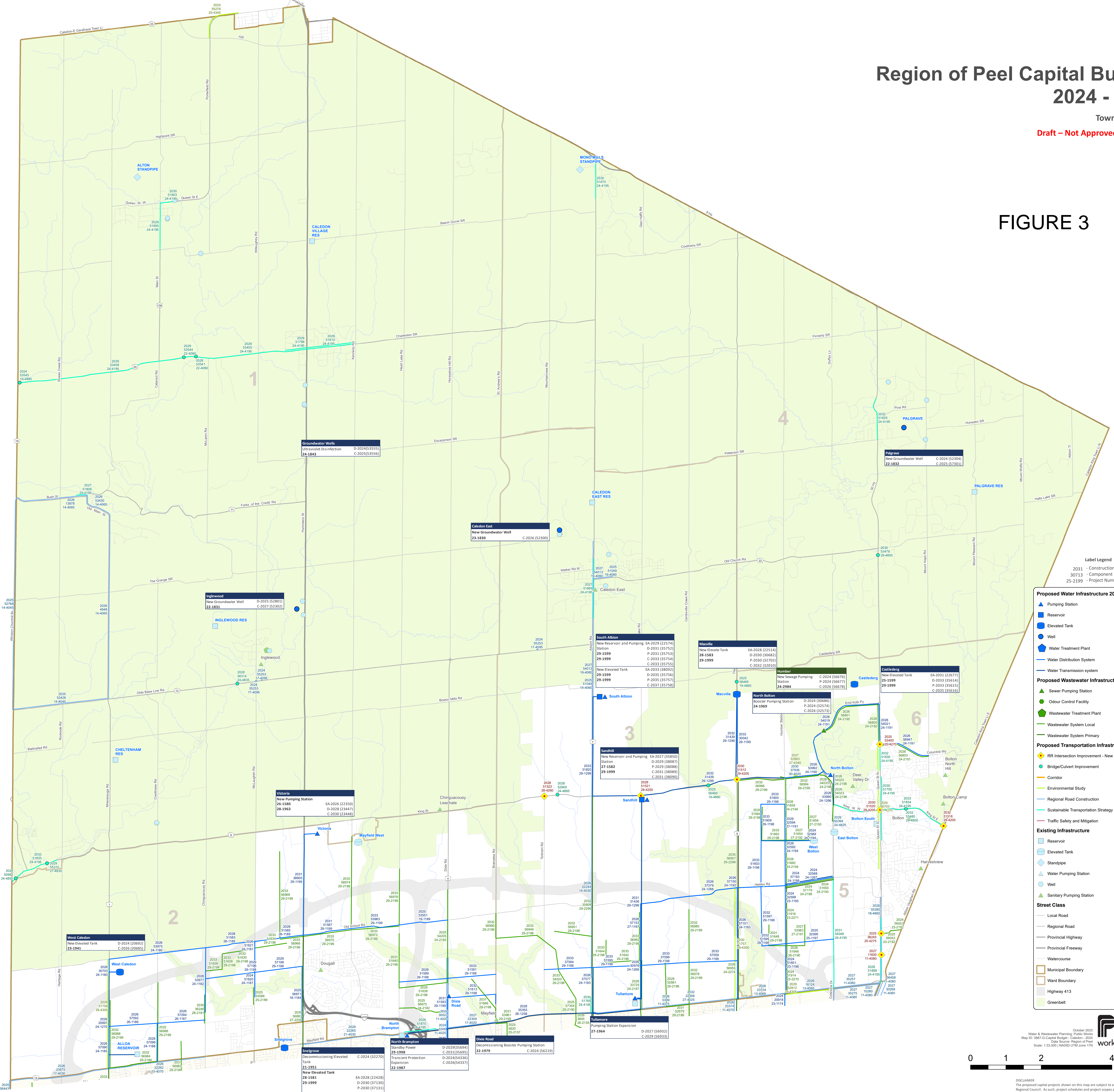
Area (ha)	95.7
Population (80 people /ha)	7656
Average day (l/s)	26.83
Peak factor	3.07
Infiltration (l/s)	16.00
Peak flow (l/s)	98.3

Region of Peel Capital Budget 2024 - 2033

Town of Caledon

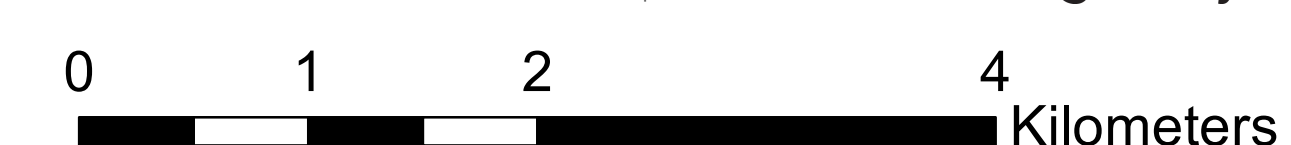
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FIGURE 3



Label Legend
 2031 - Construction Year
 30713 - Component Number
 25-2199 - Project Number

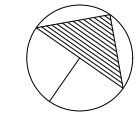
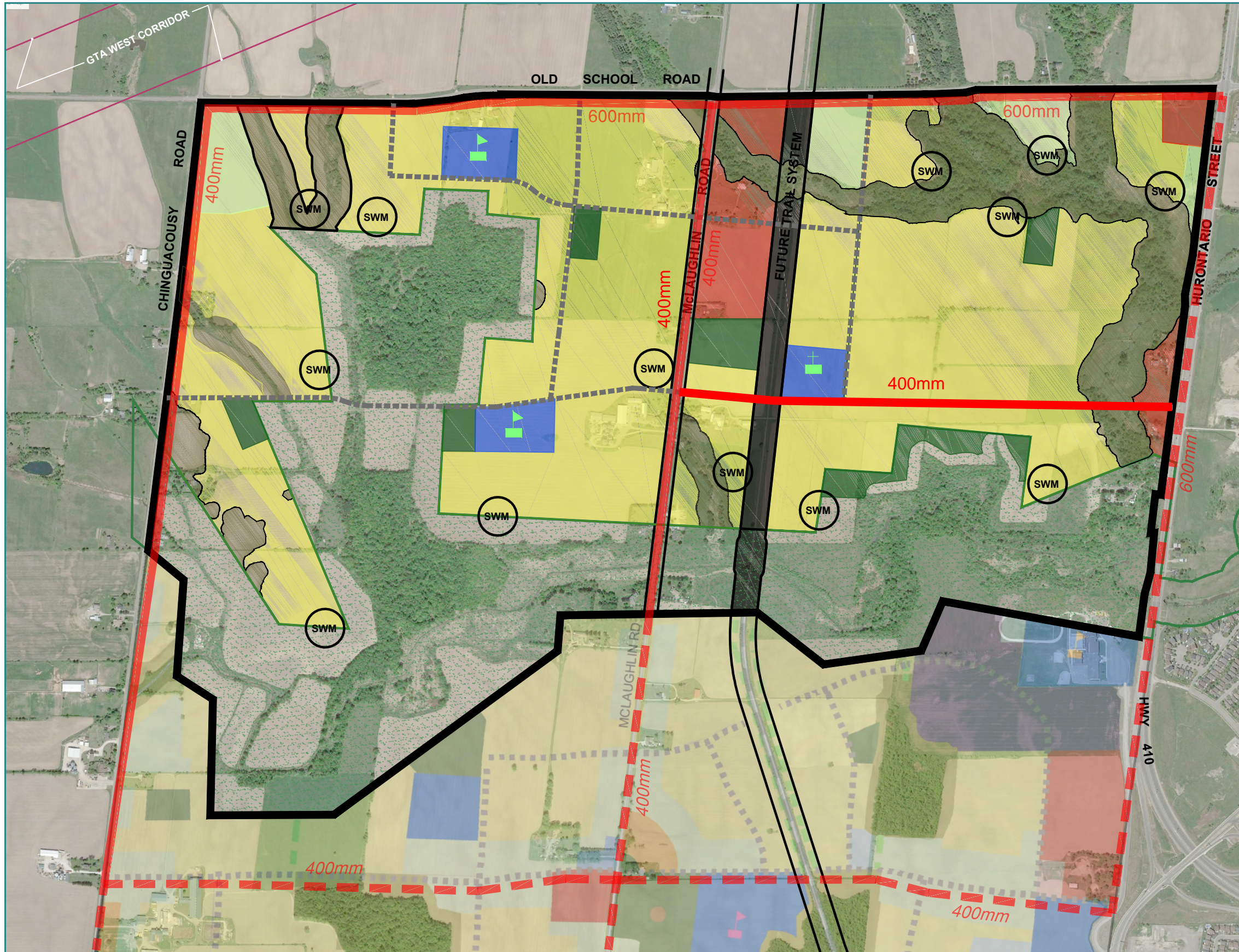
- Proposed Water Infrastructure 2023 - 2032**
- Pumping Station
 - Reservoir
 - Elevated Tank
 - Well
 - Water Treatment Plant
 - Water Distribution System
 - Water Transmission System
- Proposed Wastewater Infrastructure 2023 - 2032**
- Sewer Pumping Station
 - Odour Control Facility
 - Wastewater Treatment Plant
 - Wastewater System Local
 - Wastewater System Primary
- Proposed Transportation Infrastructure 2024-2033**
- RR Intersection Improvement - New Development
 - Bridge/Culvert Improvement
 - Corridor
 - Environmental Study
 - Regional Road Construction
 - Sustainable Transportation Strategy
 - Traffic Safety and Mitigation
- Existing Infrastructure**
- Reservoir
 - Elevated Tank
 - Standpipe
 - Water Pumping Station
 - Well
 - Sanitary Pumping Station
- Street Class**
- Local Road
 - Regional Road
 - Provincial Highway
 - Provincial Freeway
 - Watercourse
- Other**
- Municipal Boundary
 - Ward Boundary
 - Highway 413
 - Greenbelt



DISCLAIMER
 The proposed capital projects shown on this map are subject to annual review and approval by Regional Council. As such, project schedules and project scopes are subject to change.



Water & Wastewater Planning, Public Works
 Map ID: 3857-G-Capital Budget - Caledon - 2024
 Date: 2024-09-11
 Scale: 1:33,000 (NAD83 UTM zone 18N)



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

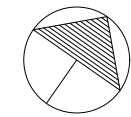
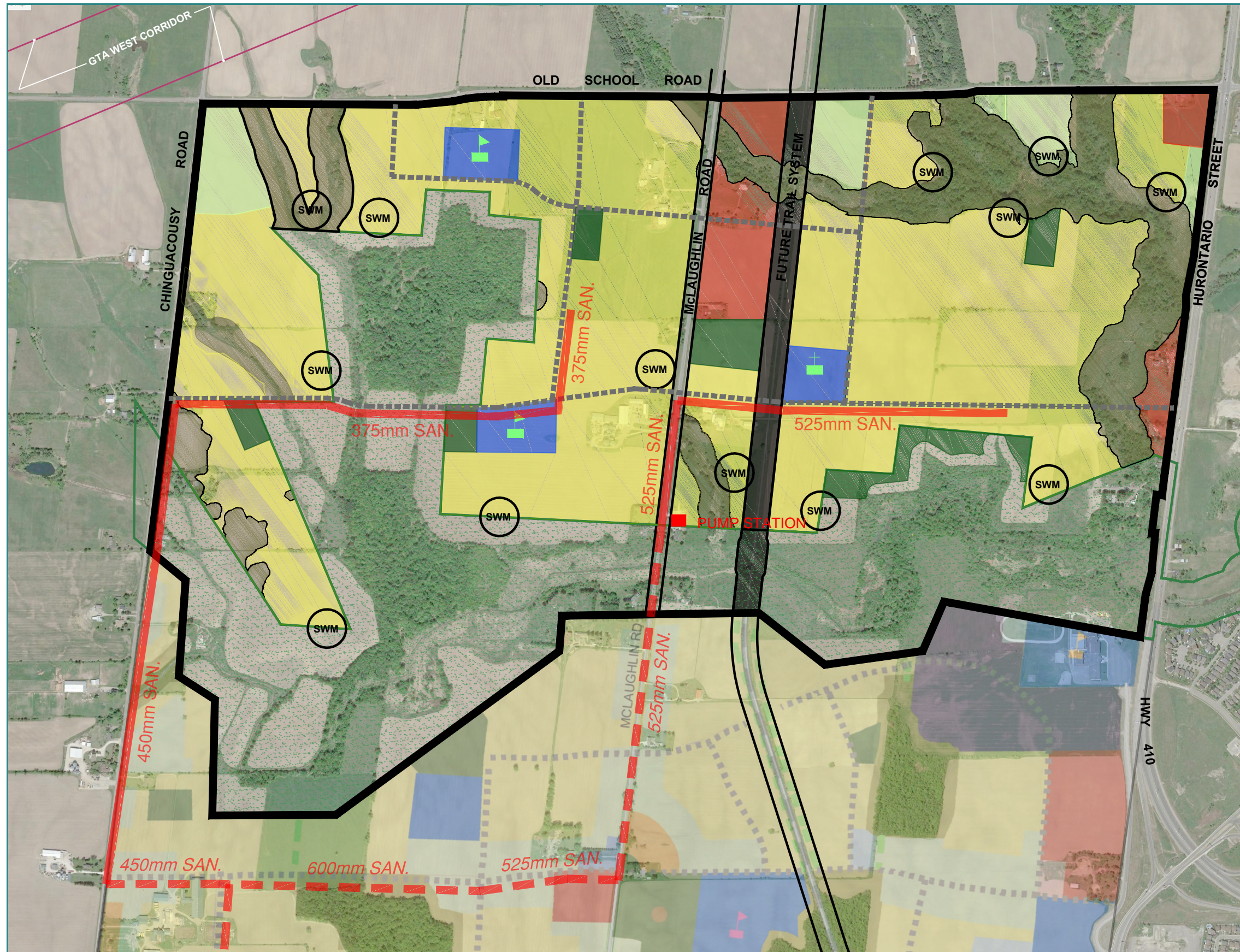
**MAYFIELD WEST
 PHASE 2 - STAGE 3 LANDS
 TOWN OF CALEDON
 EXISTING AND PLANNED
 WATER INFRASTRUCTURE PLAN**



TEL. (905) 794-0600

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DATE	JUNE 2024	PROJECT No.	W23093
DRAWN	S.D.L.	FIGURE No.	FIGURE 4
SCALE	0m 100 200 300		



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
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 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**

CDG CANDEVCON LIMITED
 CONSULTING ENGINEERS AND PLANNERS
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DATE	JUNE 2024	PROJECT No. W23093
DRAWN	S.D.L.	FIGURE No.
SCALE	0m 100 200 300	FIGURE 5

5 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.

5.1 Climate Change

The realization that climate change may have an impact on future rainfall events it will be critical to address this in any Storm Water Management and drainage design.

At the FSR stage for each development, the reports shall identify possible climate change impacts related to SWM. The FSR shall identify possible adaptation and / or mitigation methods such as LID measures, system resiliency, home owner awareness and other possible adaptation and / or mitigation methods, which will then be further refined at the detailed design stage.















6. SITE GRADING

The area shall be graded to avoid any grading within the NHS boundary. Typical sections along the boundary of the site showing how grading can be contained within the developable boundary are shown on figures 6 and 7

LAND USE PLAN

Mayfield West Phase 2 - Stage 3
Caledon

LAND USE

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

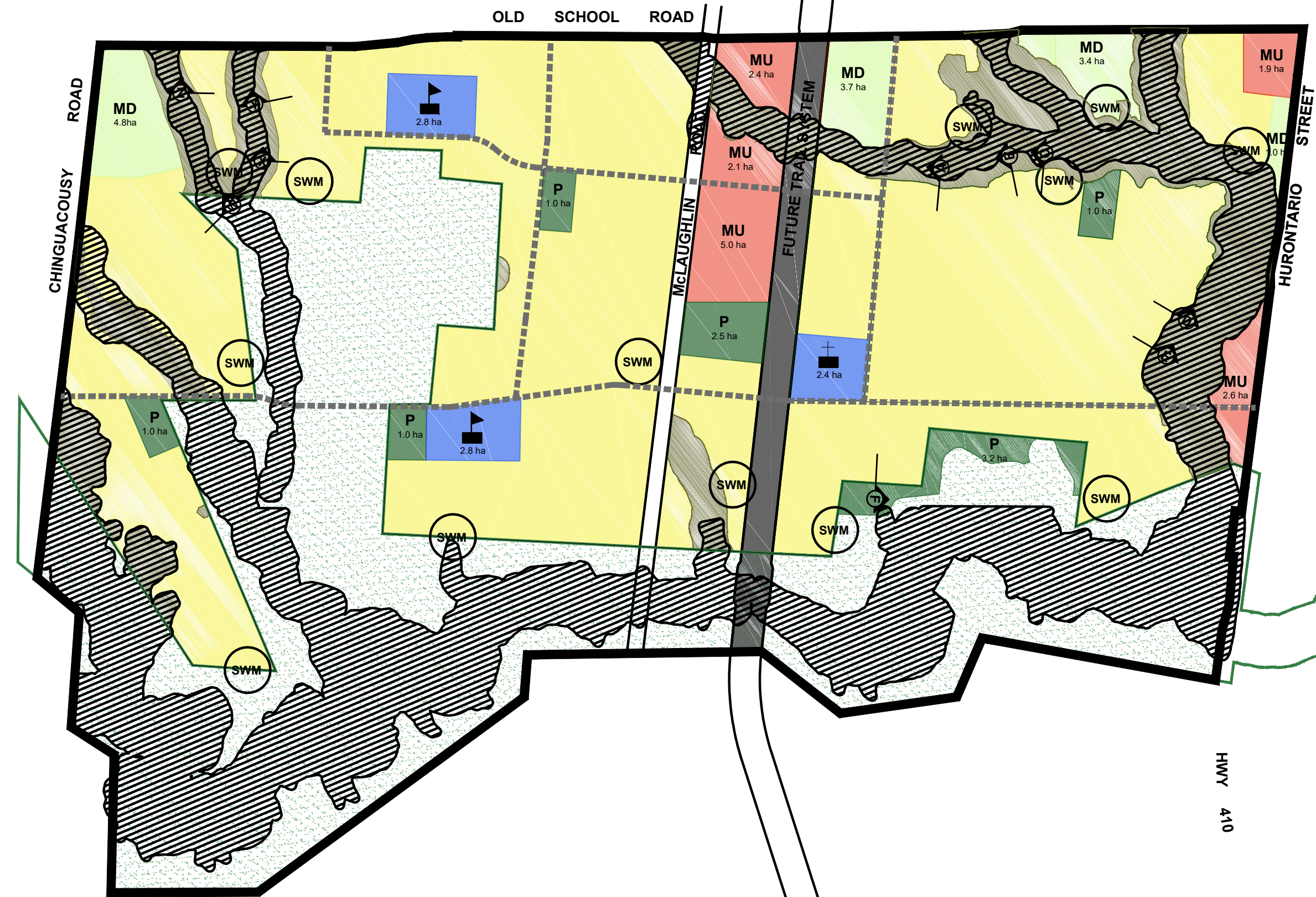
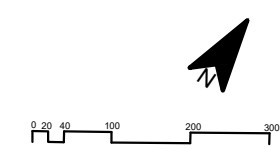
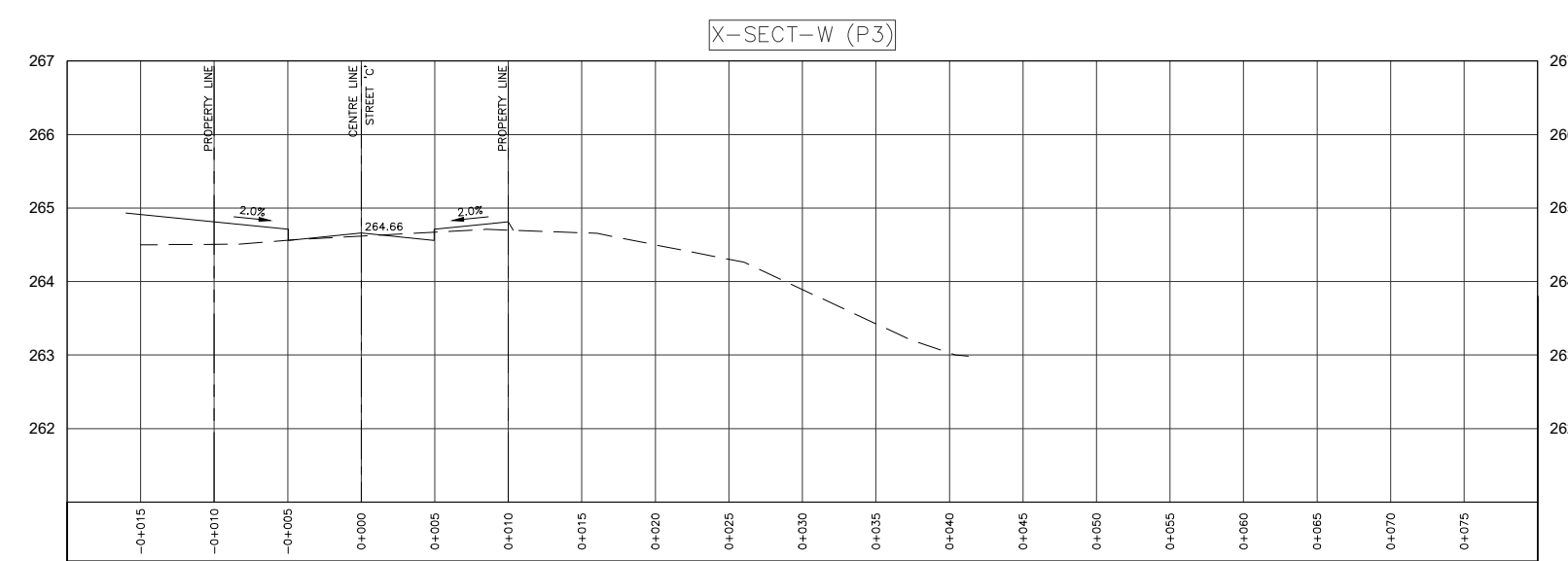


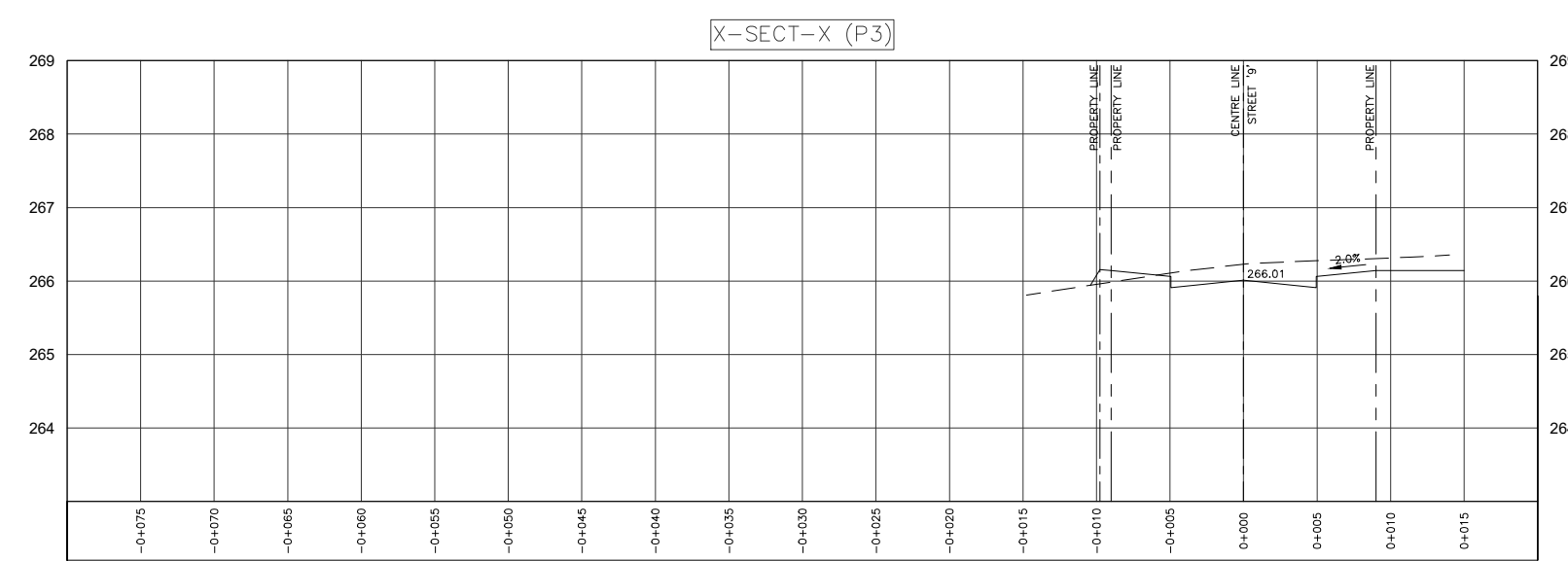
FIGURE 6

SECTION LOCATIONS

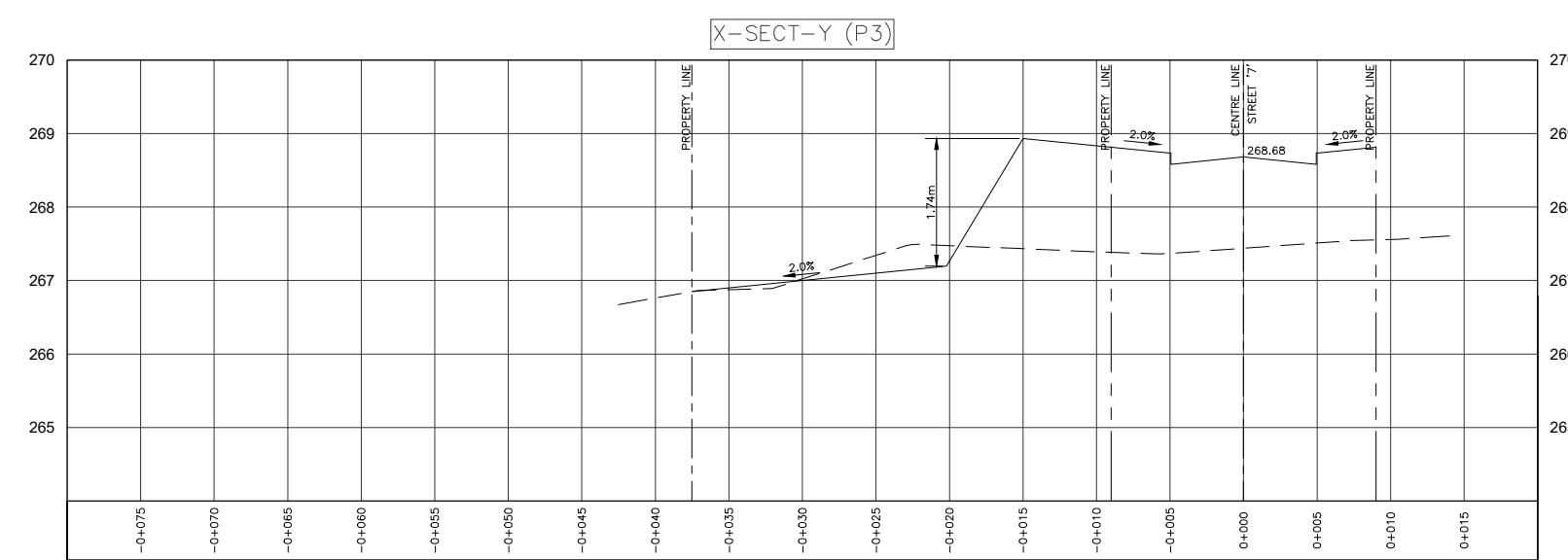




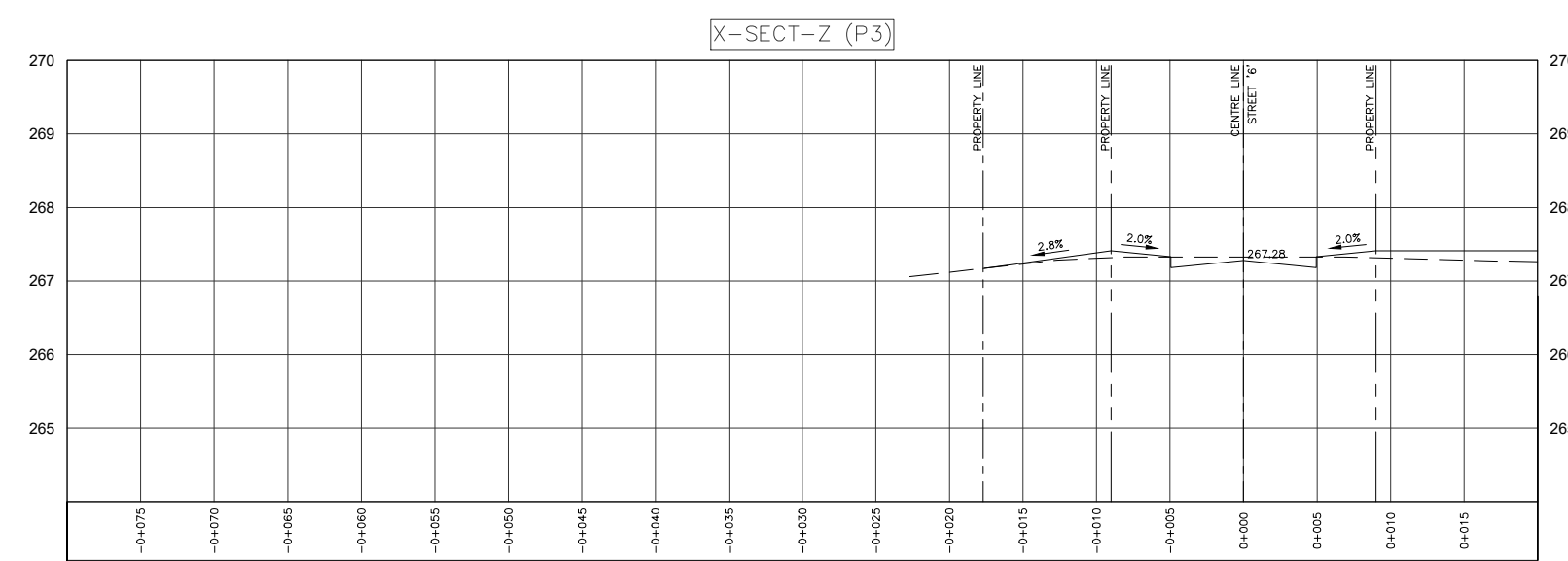
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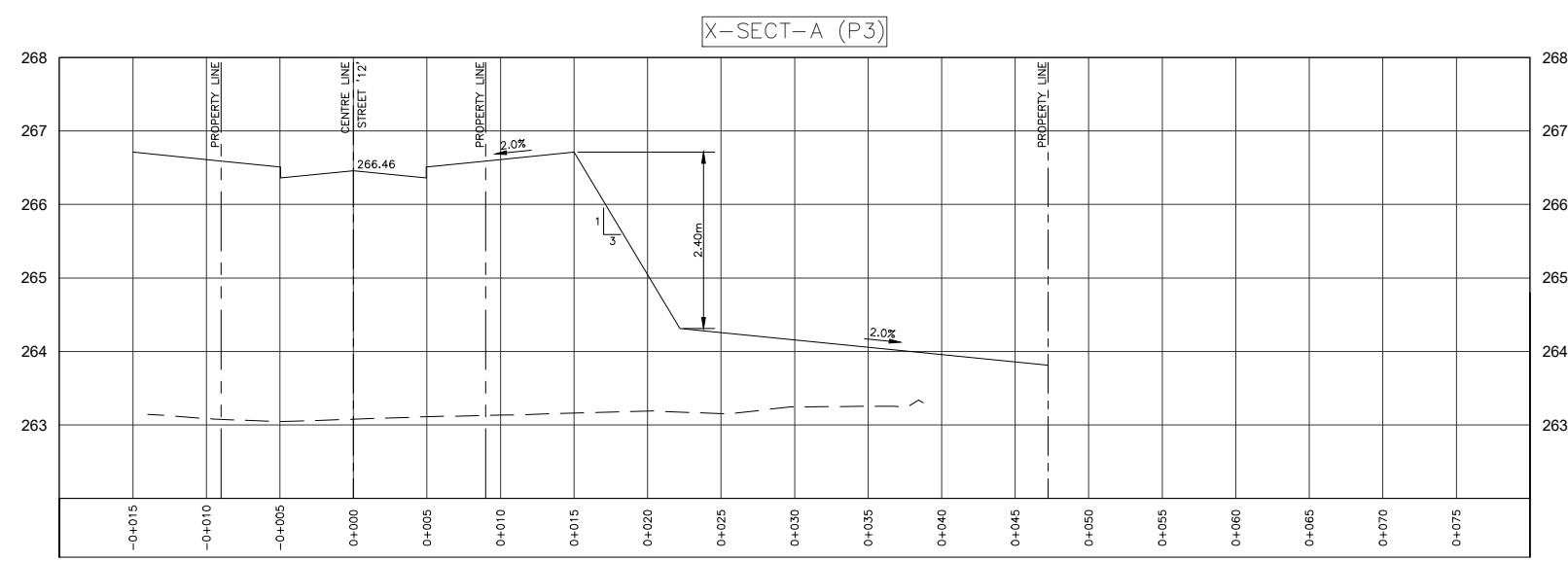
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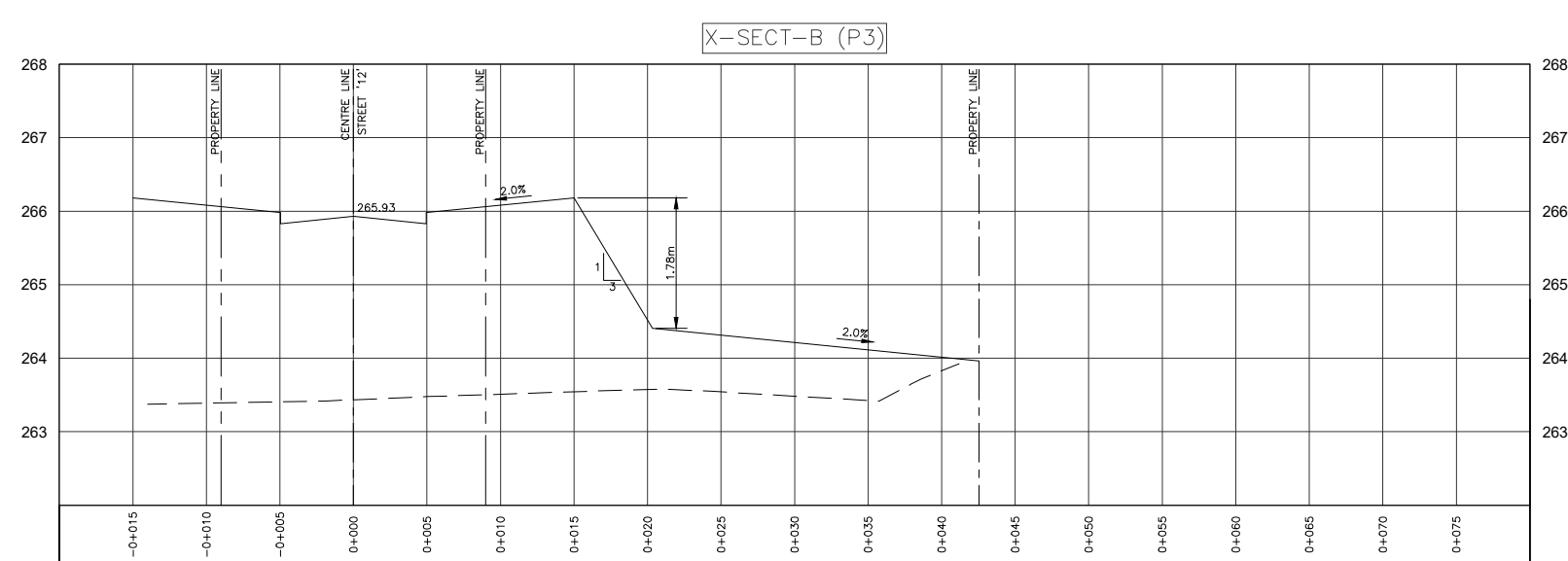
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V 1:100



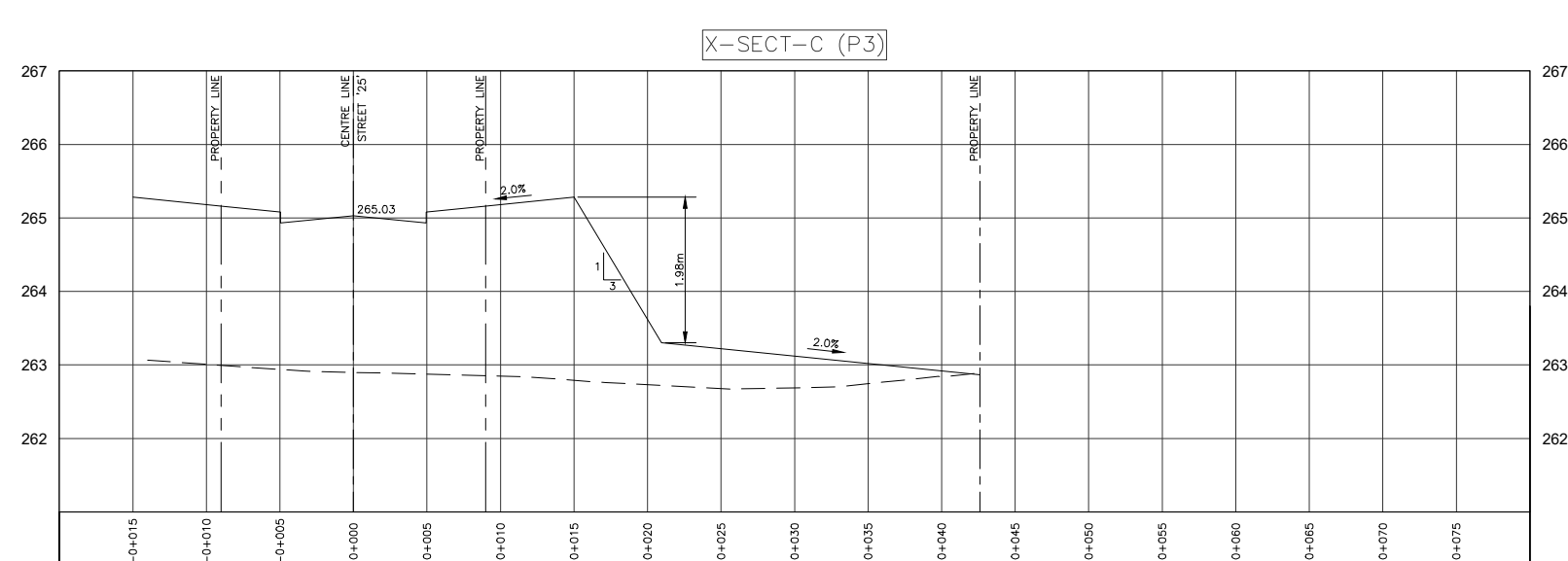
SECTION Z
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V 1:100



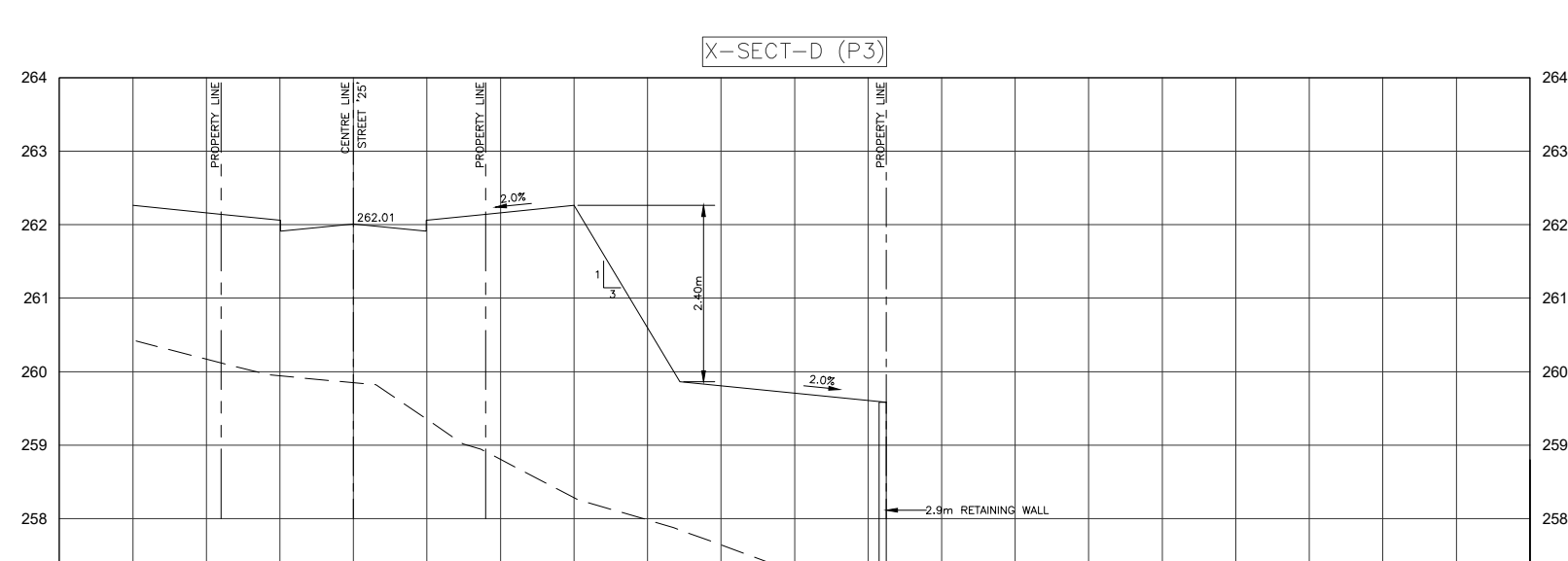
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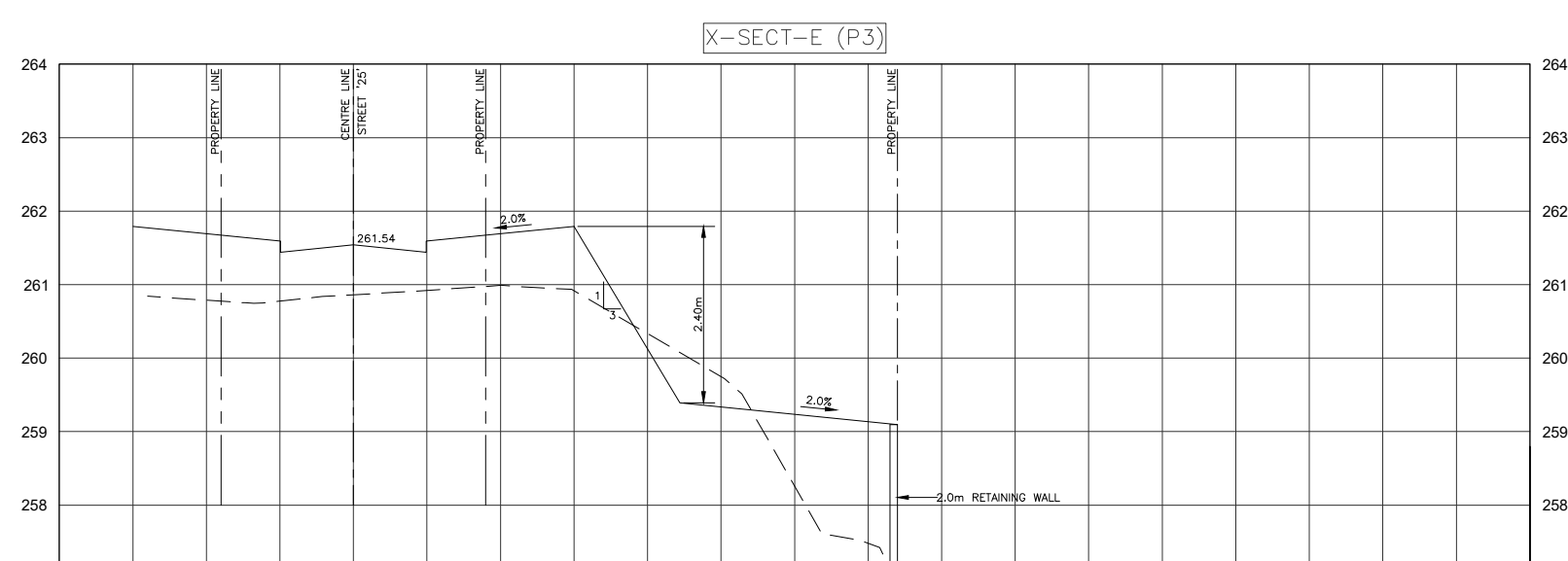
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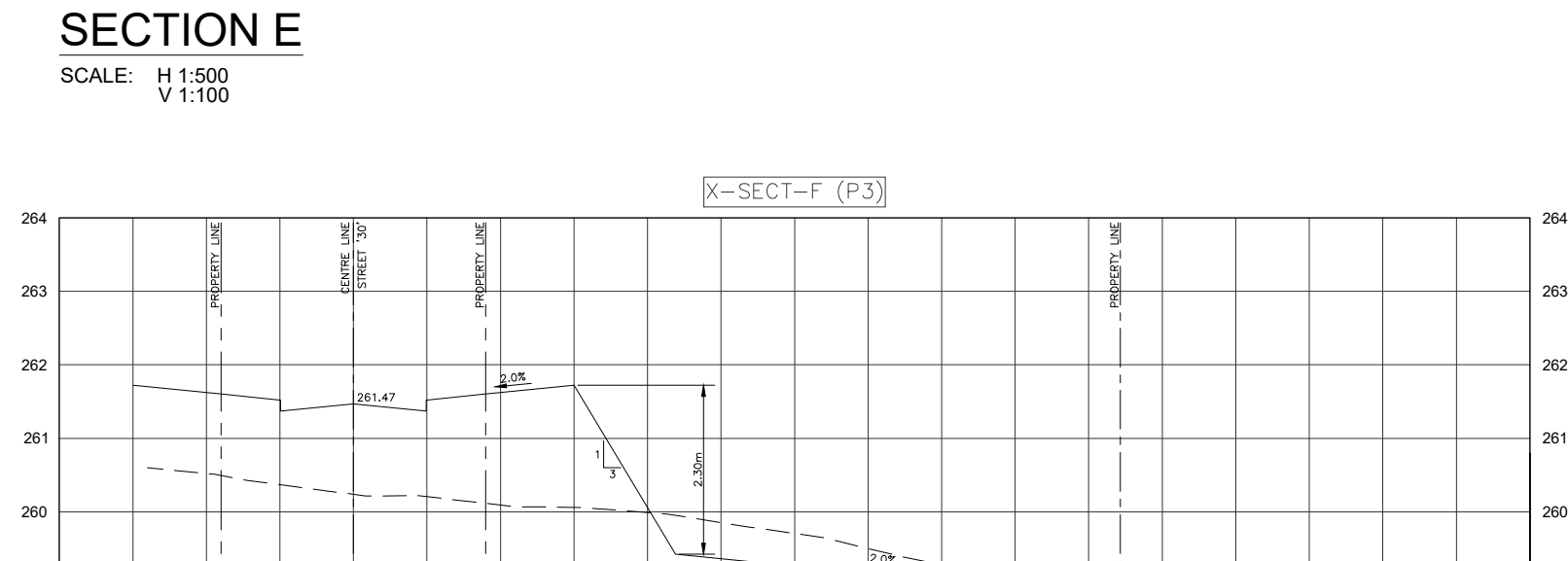
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V 1:100



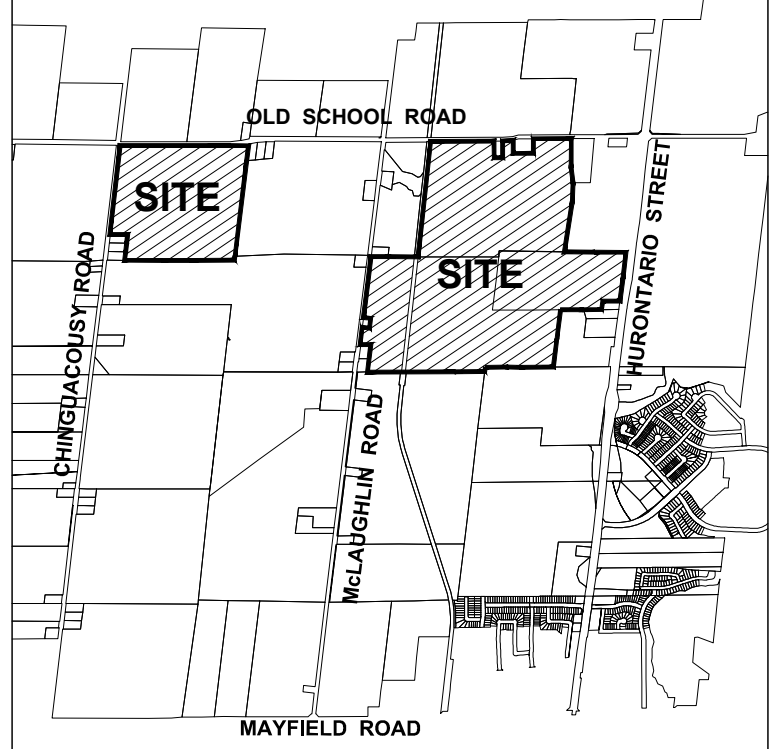
SECTION D
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V 1:100



SECTION E
SCALE: H 1:500
V 1:100



SECTION F
SCALE: H 1:500
V 1:100



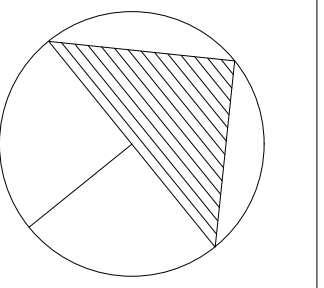
KEY PLAN

LEGEND:

- REFERENCE DRAWINGS:**
- REFER TO DRAFT PLAN PREPARED BY MGP DATED NOVEMBER 28, 2023
 - REFER TO DRAWING PS-1 FOR INFORMATION ON STORM, SANITARY & TCO
 - REFER TO DRAWING EXT-SA DRAWINGS FOR INFORMATION ON EXTERNAL SANITARY DRAINAGE AREAS.

NO.	DESCRIPTION	DATE	BY

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RESIDENTIAL SUBDIVISION
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SHEET TITLE:

CROSS-SECTIONS

DRAWN BY:	S.C.	PROJECT No.	W23093
CHECKED BY:	S.L.	DRAWING No.	
SCALE:	AS NOTED	FIG-7	
DATE:	JUNE 2024		



7. 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.

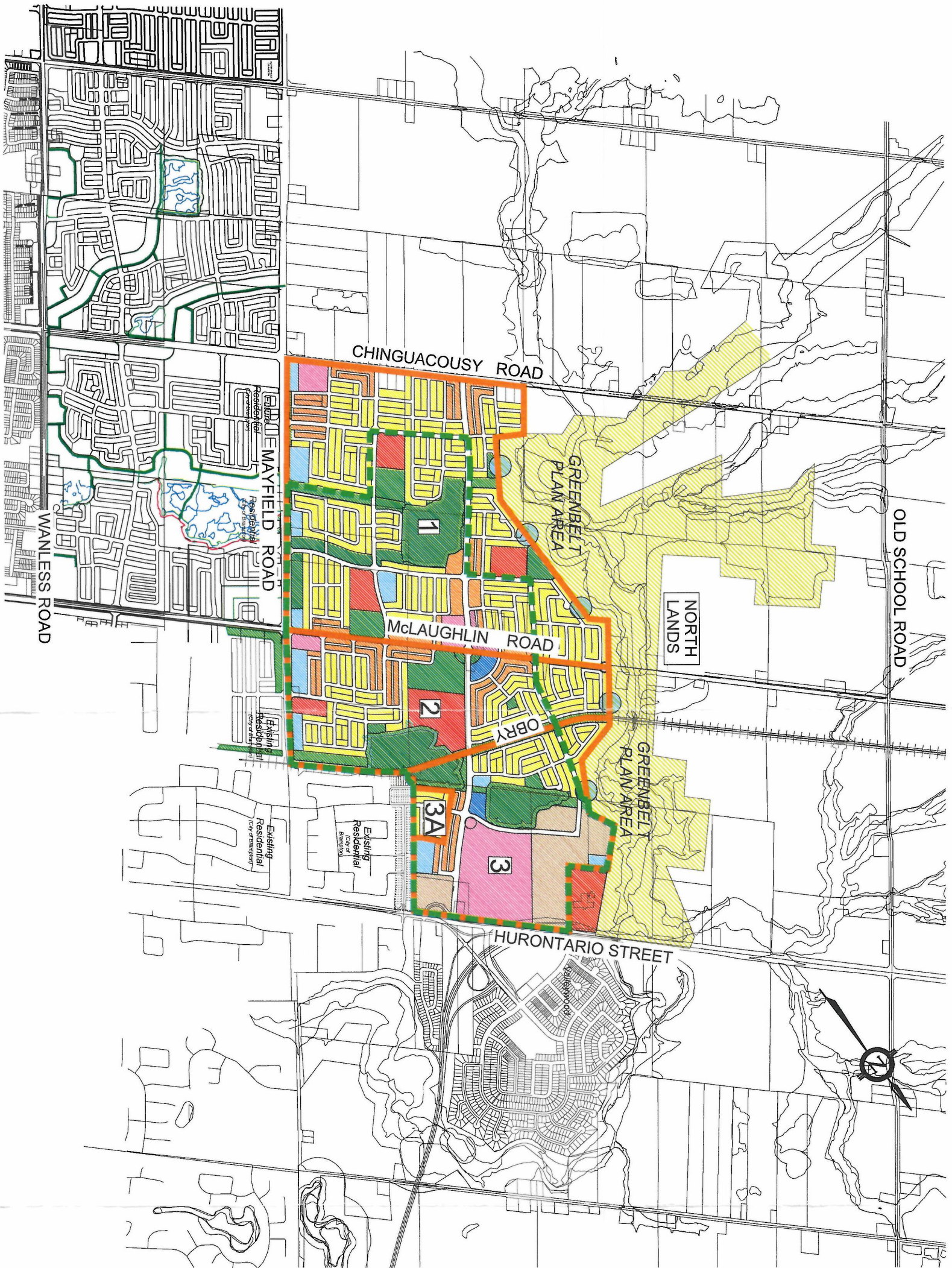
Accordingly, the development of the Phase 2 Stage 3 Lands will utilize trunk water and wastewater infrastructure that will have been constructed and sized to accommodate the Phase 2 Stage 3 Lands.

APPENDIX "A"

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



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MAYFIELD WEST PHASE2 SECONDARY PLAN
 SERVICING AREAS

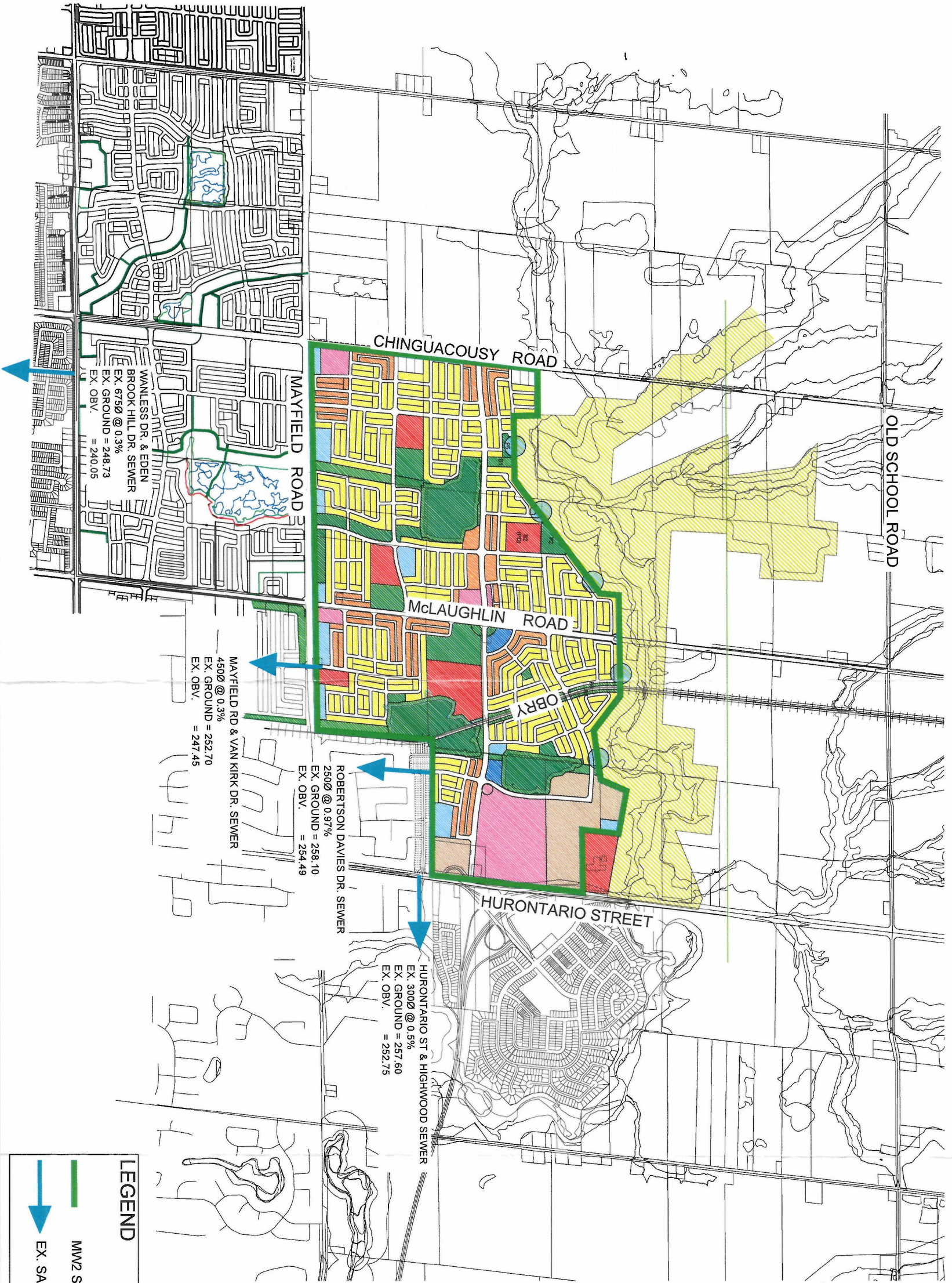
- LEGEND**
- STAGE 1 BOUNDARY
 - SERVICING AREAS
 - SERVICING AREA LABELS

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. 4



8822 Dufferin Street,
Suite 200
Vaughan, ON
L4K 0C5
P: 905.738.5700
F: 905.738.9898

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

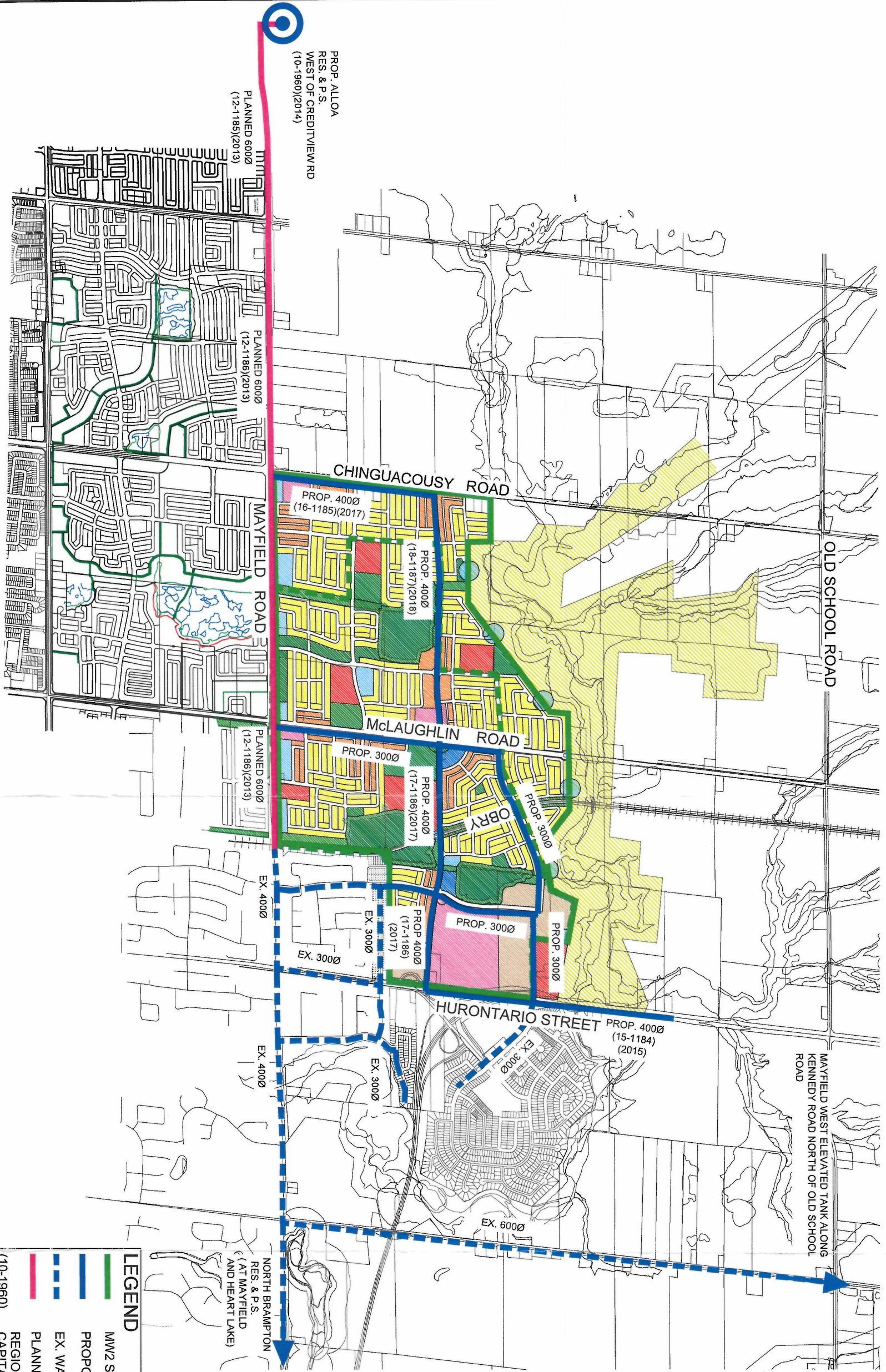


LEGEND

— MM2 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

EX. 400Ø

EX. 400Ø

EX. 300Ø

EX. 300Ø

EX. 300Ø

EX. 600Ø

EX. 600Ø

EX. 600Ø

EX. 600Ø

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

LEGEND

	NW2 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



urbantech

SANITARY SEWER DESIGN SHEET

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.

PROJECT DETAILS

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

DESIGN CRITERIA
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 = 0.013m³/s
(Region of Peel Std. 2-5-2)

NOMINAL PIPE SIZE USED

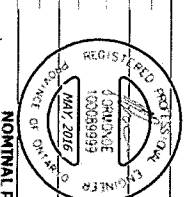
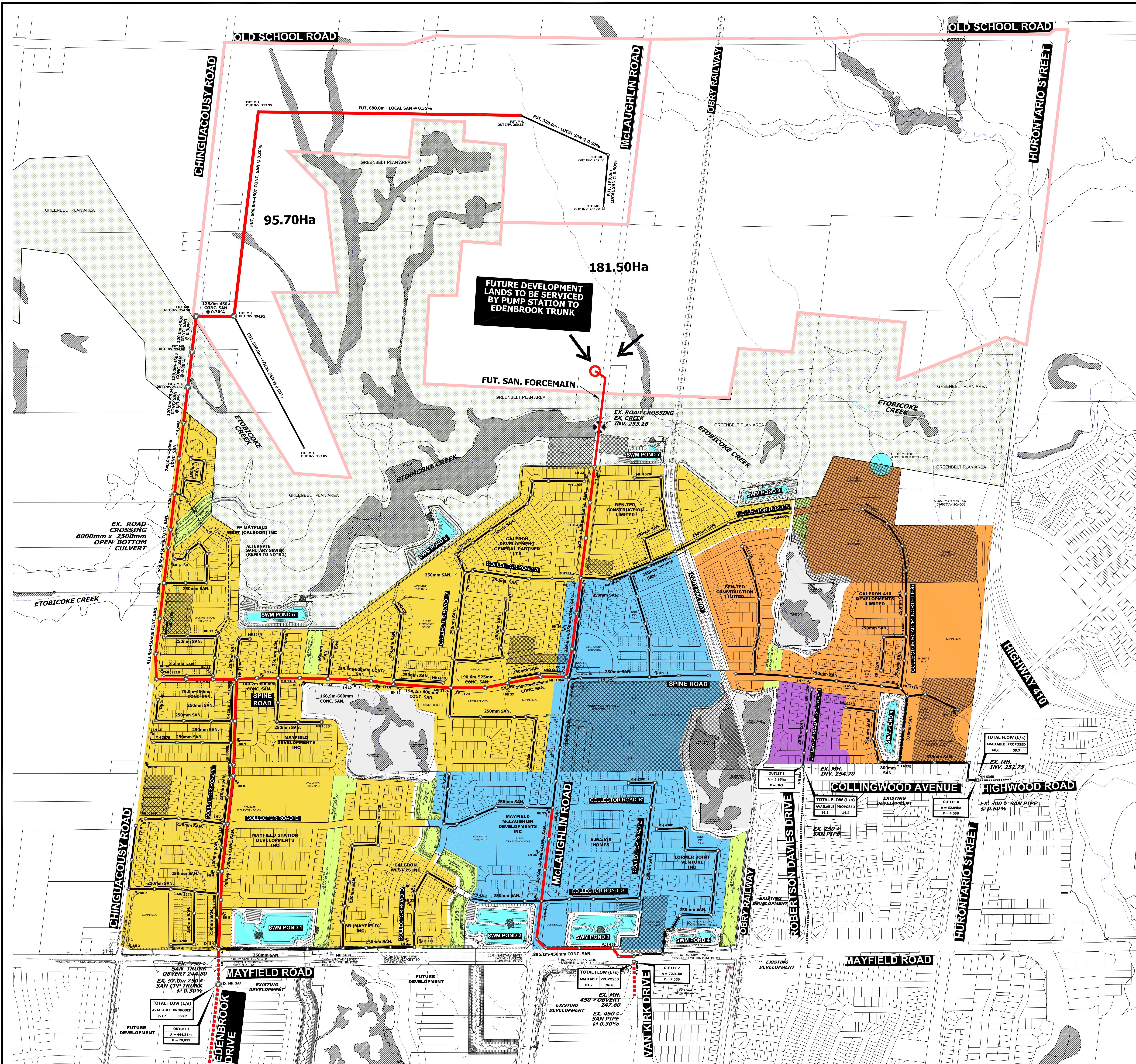


Table with columns: STREET, FROM MH, TO MH, AREA (ha), ACC. AREA (ha), UNITS (#), DENSITY (p/ha), DENSITY (p/Unit), POP., ACCUM. RES. POP., AREA (ha), EQUIV. POP. (U/S/ha), FLOW RATE (l/s/ha), EQUIV. POP., ACCUM. POP., INFILTRATION (l/s), TOTAL ACCUM. POP., PEAKING FACTOR, RES. FLOW (l/s), MIN. RES. FLOW (l/s), COMM. FLOW (l/s), COMM. ACCUM. 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.

Urbantech Consulting, A Division of Leighton-Zec Ltd.
25 Royal Crest Court, Suite 201 Markham, Ontario L3R 9X4
TEL: 905.946.9461 FAX: 905.946.9595
www.urbantech.com

REFERENCE PLANS



- LEGEND:**
- PROPOSED SANITARY TRUNK ALIGNMENT
 - - - ● - - - EXISTING SANITARY TRUNK ALIGNMENT
 - PROPOSED LOCAL SANITARY SEWER ALIGNMENT
 - - - EXISTING LOCAL SANITARY SEWER ALIGNMENT
 - OPEN SPACE BLOCK
 - 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 (375 ϕ SANITARY PIPE BETWEEN MH. S 611B AND 636B) THAT WILL CONNECT TO THE EXISTING 300 ϕ 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 300 ϕ 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
TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL MAYFIELD WEST PHASE 2	
SANITARY TRUNK SEWERS	
SURVEYED BY: R.P.E. DATE: 2016 CONTRACT NO. DRAWN BY: V.P. CHECKED BY: D.Z. DRAWINGS NO. SHEET NO. DESIGNED BY: D.Z. CHECKED BY: D.Z. 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