



URBANTECH®

July 18, 2025

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 2024-0084)
2nd Submission – FSR Letter of Compliance
Argo Mayfield West II Limited

Carmine,

We confirm that the proposed development, Argo Mayfield West II Limited, as shown on the latest draft plan prepared by GSAI, complies with the recommendations for site servicing, grading, drainage, and stormwater management as described in the *Alloa Tertiary Plan – Phase 1 Functional Servicing Report (FSR)* (September 2024).

Sanitary Servicing

The site is accommodated by the existing 750 mm sanitary trunk sewer on Brisdale Drive. Wastewater generated within the draft plan area will generally flow east /west through local sewers to a proposed 375 mm sewer running north to south on Street D (Alexander Gillespie Ave). The Street D sewer will connect to a proposed 450 mm sewer on Street B (Tim Manley Avenue), which flows west to the planned 525 / 675 mm regional trunk system running north to south on Speersville Avenue (Street E) (Project 29-2199). This sewer ultimately discharges to the existing 750 mm stub connection at Brisdale Drive, just north of Mayfield Road.

Water Servicing

Municipal water will be supplied to the Argo Mayfield West II Limited site through Peel Region's lake-based system (Pressure Zone 7W). Water services will extend north from the existing 600 mm watermain on Mayfield Road and east from the existing 600 mm watermain on Chinguacousy Road. The Region's capital program includes two new 400 mm watermains—on Creditview Road (Project 26-1188) and Tim Manley Boulevard (Project 26-1187)—to service the Alloa Phase 1 area, including the subject development. A network of local 300 mm watermains (including on Alexander Gillespie Avenue – Street D) provide looping and security of supply, connecting to both existing and proposed Regional infrastructure.

Stormwater Management

The Argo Mayfield West II draft plan is within the Etobicoke Creek watershed, under TRCA jurisdiction. Post-development drainage patterns have been designed to closely match pre-development conditions. Accordingly, stormwater associated with the draft plan is managed within the Etobicoke Creek watershed.

- The majority of stormwater drainage flows north to SWM Pond 3, with outlet to the re-aligned Alloa Drain.
- The Mid-High Density Residential Block adjacent to Chinguacousy Road on the draft plan is proposed to be controlled by a private on-site SWM facility, discharging to a new clean water storm sewer on Chinguacousy Road. There is an existing clean water storm sewer connection on Mayfield Road which runs east to an existing culvert. The approved drainage plans for both the Mayfield West Phase 2 and Mount Pleasant Block 51-2 lands include provision for drainage from this area of Alloa to the clean water pipe on Mayfield Road.

All ponds within the Alloa Secondary Plan are designed to meet applicable requirements for quantity, erosion, and quality control (Enhanced Level 1 – 80% TSS removal).

Supporting Materials

Servicing drawings from the FSR are attached for information. For additional details please refer to the *Alloa Tertiary Plan – Phase 1 Functional Servicing Report (FSR)* (September 2024). Please note that minor variations in lotting and unit counts are not anticipated to impact the servicing plan as described in the FSR. Servicing details will be finalized in consultation with the Town as part of detailed design.

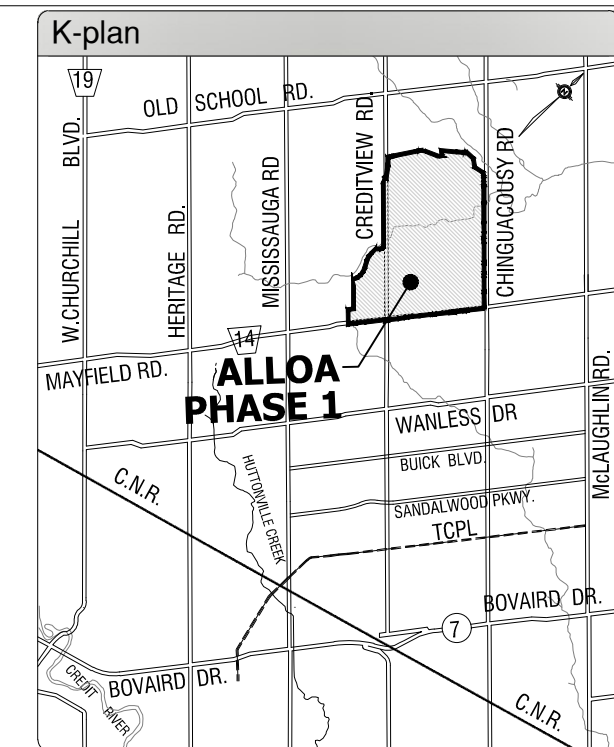
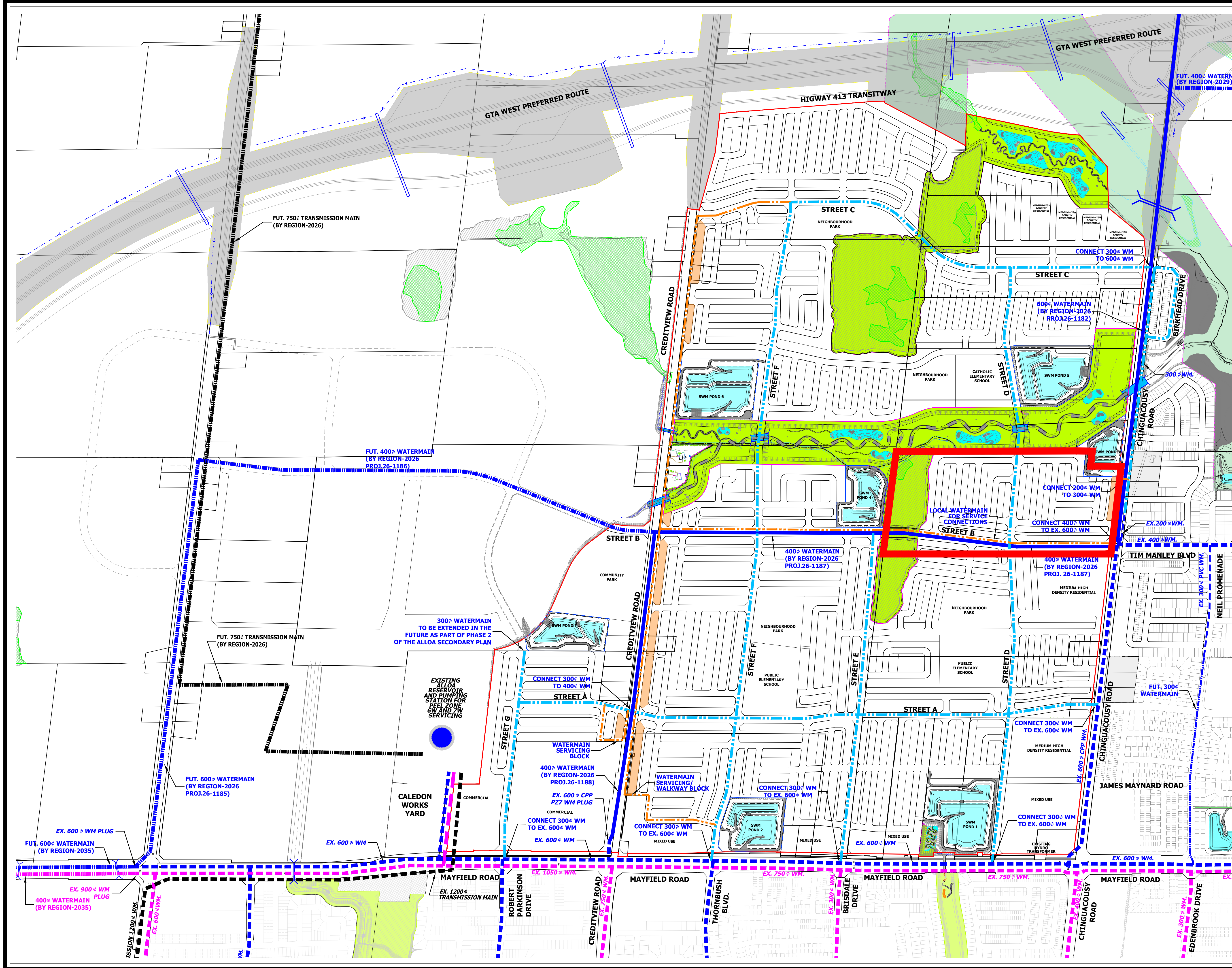
We trust that the enclosed information satisfies the requirements of the Draft Plan application. If you have any questions or concerns, please feel free to contact our office.

Regards,
Urbantech® Consulting



Dragan Zec, P.Eng.
Partner

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



LEGEND:	
	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 II

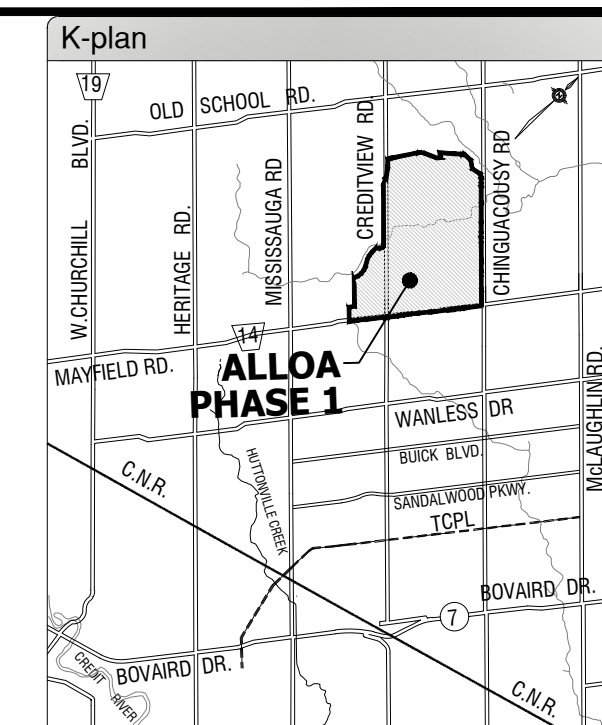
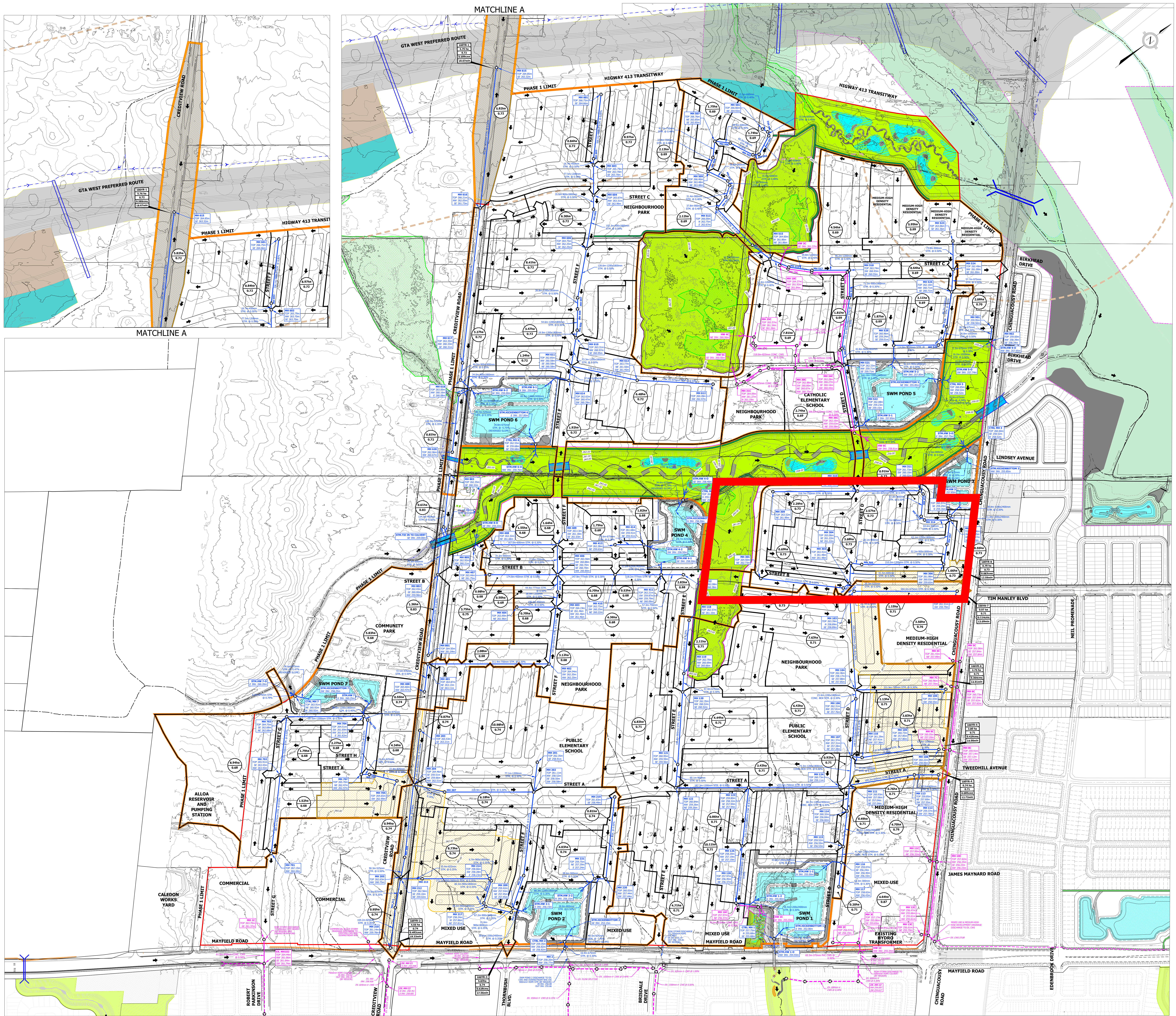
- ALLOA PHASE 1 WATER SERVICING NOTES:**
- THE PHASE 1 ALLOA LANDS ARE WITHIN THE PEEL PRESSURE ZONE 7W SERVICE AREA.
 - PROPOSED TRUNK WATER SERVICING INFRASTRUCTURE SHOWN ON THIS PLAN IS CONSISTENT WITH THE REGION OF PEEL DEVELOPMENT CHARGES 2024 SCHEDULE.
 - IT IS CONTEMPLATED THAT DEVELOPMENT CHARGE PROJECTS SHOWN AS FUTURE ARE NOT REQUIRED FOR PHASE 1 SERVICING.
 - ALLOA PHASE 1 DEVELOPMENT IS NOT RELIANT ON THE FUTURE CALEDON WEST ELEVATED TANK, AND DEVELOPMENT CAN BE SUPPORTED BY INSTALLATION OF THE NECESSARY TRUNK 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	6.1



- LEGEND**
- DRAFT PLAN AREAS
 - EXISTING CONTOUR & ELEVATION
 - MINOR SYSTEM STORM DRAINAGE AREA BOUNDARY TO SWM POND AND FLOW NODE
 - MINOR SYSTEM STORM DRAINAGE AREA BOUNDARY
 - PROPOSED STORM SEWER
 - EXISTING STORM SEWER
 - CLEAN WATER COLLECTOR PIPE
 - EXISTING CLEAN WATER COLLECTOR PIPE
 - PROPOSED CULVERT AT ROAD CROSSING
 - MAJOR SYSTEM CAPTURE AREA
 - GREENBELT
 - EXISTING WETLAND AND WETLAND ID
 - NATURAL HERITAGE SYSTEM
 - PROPOSED SWM POND
 - EXISTING OVERLAND FLOW ROUTE
 - PROPOSED OVERLAND FLOW ROUTE
 - AREA (ha)
 - RUNOFF COEFFICIENT
 - STORM MANHOLE ID
 - PROPOSED GROUND ELEVATION
 - PROPOSED SEWER 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 II

NOTES:

- REFER TO DRAWING 2.4A FOR SWM FACILITY DRAINAGE PLAN AND DRAWINGS 2.5A TO 2.5G FOR SWM POND 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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STORM SERVICING PLAN

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