

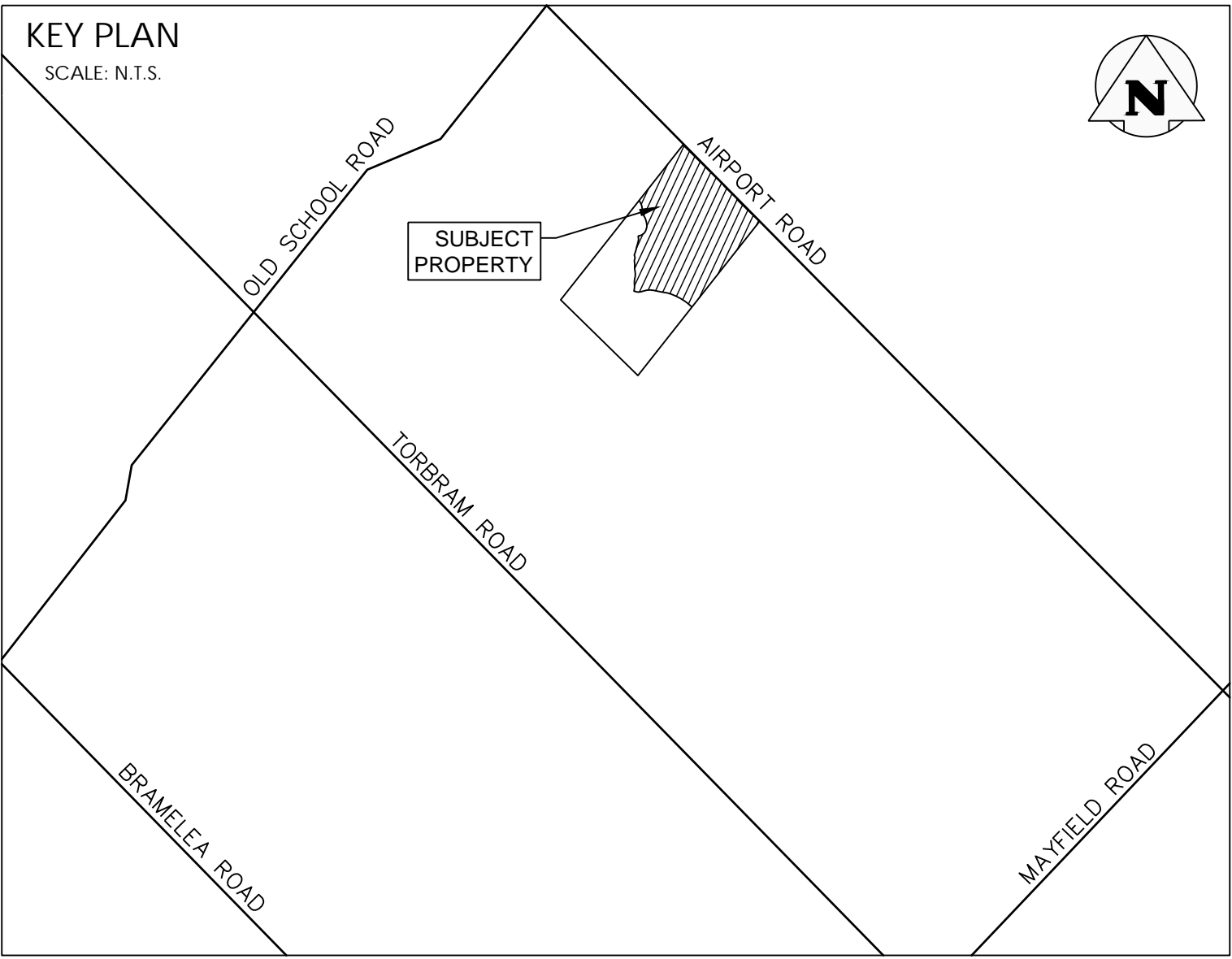
# BROCCOLINI AIRPORT ROAD

BROCCOLINI AIRPORT ROAD LP

OLD SCHOOL ROAD / AIRPORT ROAD

TOWN OF CALEDON

REGION OF PEEL



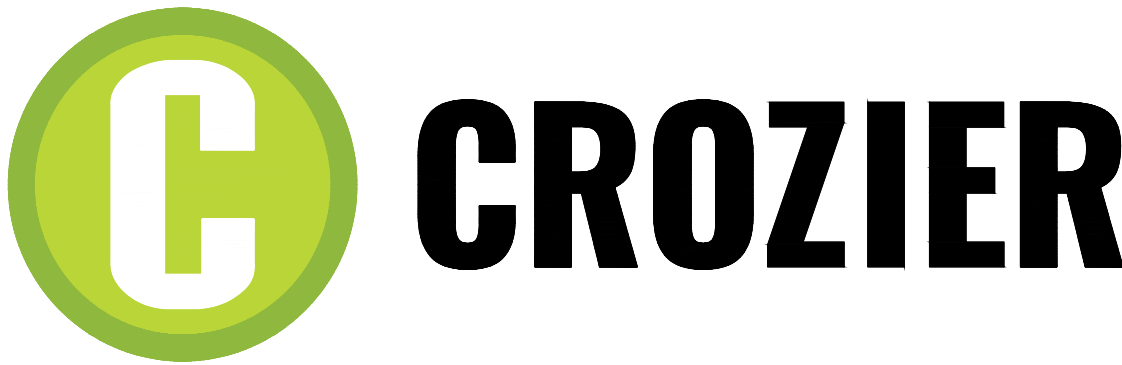
Sheet Number	TITLE	Sheet Title
00	C100	COVER
01	C101	EROSION & SEDIMENT CONTROL PLAN
02	C101 A	EROSION & SEDIMENT CONTROL DETAILS
04	C102	SITE SERVICING PLAN
05	C102 A	SITE SERVICING PLAN
06	C102 B	SITE SERVICING PLAN
07	C102 C	SITE SERVICING PLAN
08	C103	SITE GRADING PLAN
09	C103 A	SITE GRADING PLAN
10	C103 B	SITE GRADING PLAN
11	C103 C	SITE GRADING PLAN
12	C104	STANDARD DETAILS – REGION OF PEEL
13	C104 A	STANDARD DETAILS – ONTARIO PROVINCIAL
14	C104 B	STANDARD DETAILS – ONTARIO PROVINCIAL
15	C104 C	NORTH CONTROL MANHOLE DETAIL
16	C104 D	SOUTH CONTROL MANHOLE DETAIL
17	C105	NOTES

BROCCOLINI AIRPORT ROAD LP  
2680 SKYMARK AVENUE, SUITE 800  
MISSISSAUGA, ON, L4W 5L6

POWERS BROWN ARCHITECTURE  
411 RICHMOND ST. E, SUITE 206  
TORONTO, ON, M5A 3S5

REGION OF PEEL  
10 PEEL CENTRE DRIVE  
BRAMPTON, ON, L6T 4B9

TOWN OF CALEDON  
6311 OLD CHURCH RD.  
CALEDON, ON, L7C 1J6



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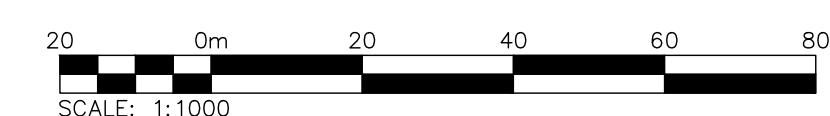
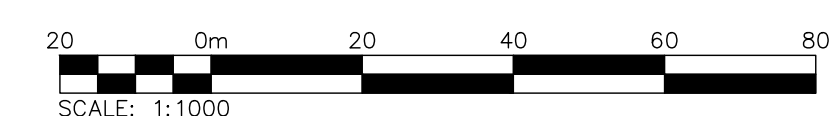
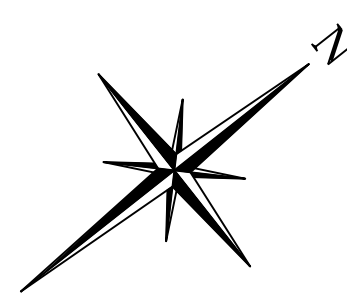
PROJECT No.: 2278-7228


2278-7228



ISSUED FOR FIRST SUBMISSION (ZBA/SPA)





- |   |               |           |               |       |          |         |           |
|---|---------------|-----------|---------------|-------|----------|---------|-----------|
|  <span style="font-size: 2em; font-weight: bold; vertical-align: middle;">CROZIER</span> |               |           |               |       |          |         |           |
| Drawn By  | K. W. / V. M. | Design By | K. W. / V. M. | Scale | 1: 1000  | Project | 2278-7228 |
| Check By  | J. S.         | Check By  | J. S.         | Sheet | 01 OF 21 | Drawing | C101      |



TOPSOIL AND EROSION AND SEDIMENT CONTROL (ESC) MANAGEMENT STRATEGY

THE EROSION AND SEDIMENT CONTROLS SHALL BE A MULTI BARRIER APPROACH TO PREVENT EROSION DURING CONSTRUCTION TO DEAL WITH SEDIMENT TRANSPORT AT SOURCE AND TO MINIMIZE SEDIMENT TRANSPORT FROM LEAVING THE SITE. THE MITIGATION MEASURES OUTLINED BELOW SHALL BE MAINTAINED BY THE CONTRACTOR THROUGH REGULAR INSPECTIONS, MONITORING AND MAINTENANCE UNTIL THE SOIL HAS BEEN STABILIZED, THE CONTRACTOR SHALL KEEP A COPY OF THE ESC PLANS AND THE TORONTO AND REGION CONSERVATION AUTHORITY, EROSION AND SEDIMENT CONTROL GUIDELINE, DECEMBER 2006, ON SITE AT ALL TIMES.

GENERAL NOTES

EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING THE CONSTRUCTION PHASES TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.

- THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED / AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LOADED RUNOFF FROM LEAVING THE WORK AREAS. IF THE PRESCRIBED MEASURES ON THE PLANS ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, INCLUDING SEDIMENT, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS. TRCA ENFORCEMENT OFFICER SHOULD BE IMMEDIATELY CONTACTED. ADDITIONAL ESC MEASURES ARE TO BE KEPT ON SITE AND USED AS NECESSARY.
- AN ENVIRONMENTAL MONITOR WILL ATTEND THE SITE TO INSPECT ALL NEW CONTROLS, AS WELL AS ON A REGULAR BASIS, OR FOLLOWING RAIN/SNOWMELT EVENT, TO MONITOR ALL WORKS, AND IN PARTICULAR WORKS RELATED TO EROSION AND SEDIMENT CONTROLS. SHOULD CONCERNS ARISE ON SITE THE ENVIRONMENTAL MONITOR WILL CONTACT THE TRCA ENFORCEMENT OFFICER AS WELL AS THE CONTRACTOR.
- ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE WILL BE CONDUCTED A MINIMUM OF 30M FROM THE WATER.

STANDARD NOTES

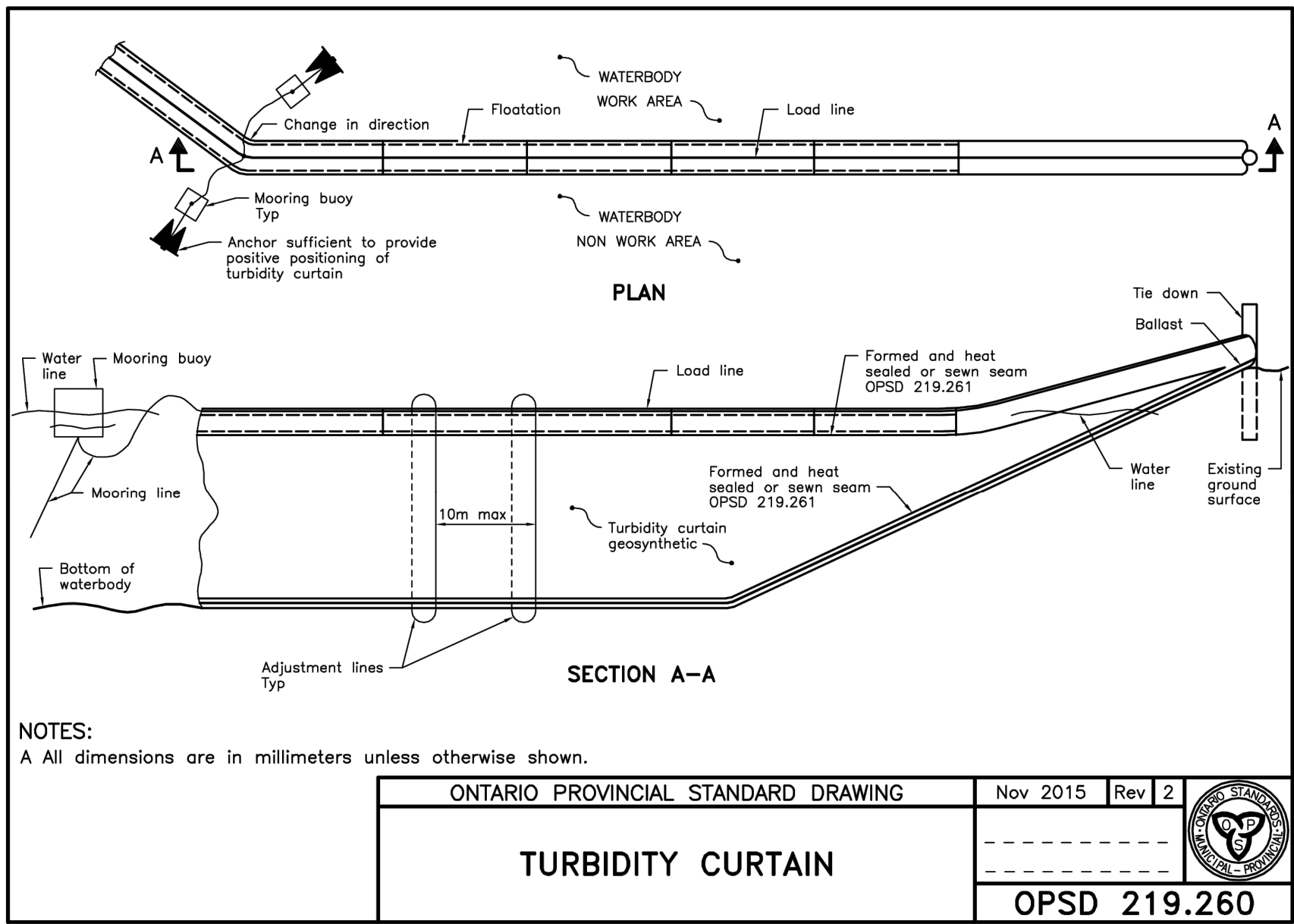
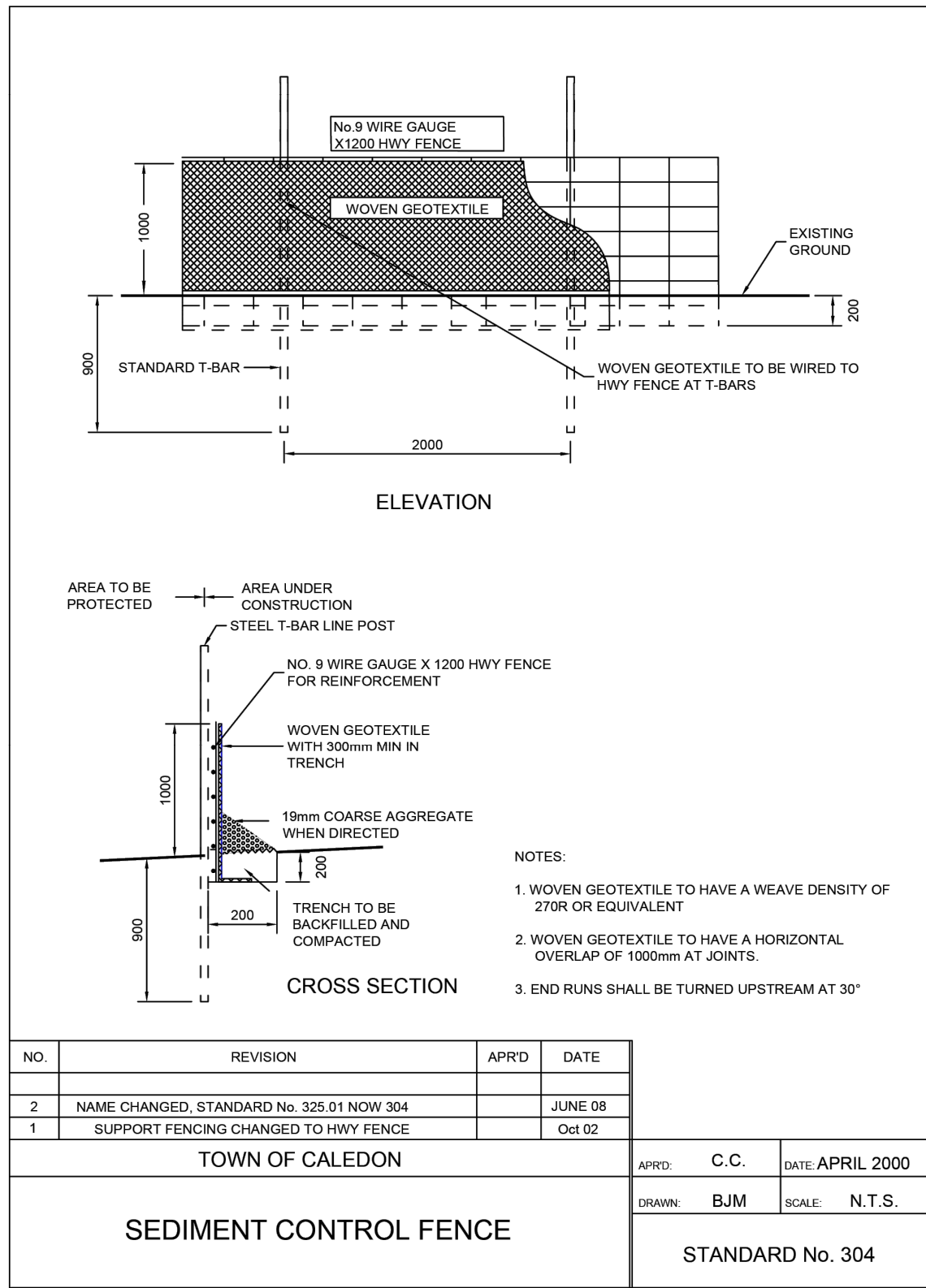
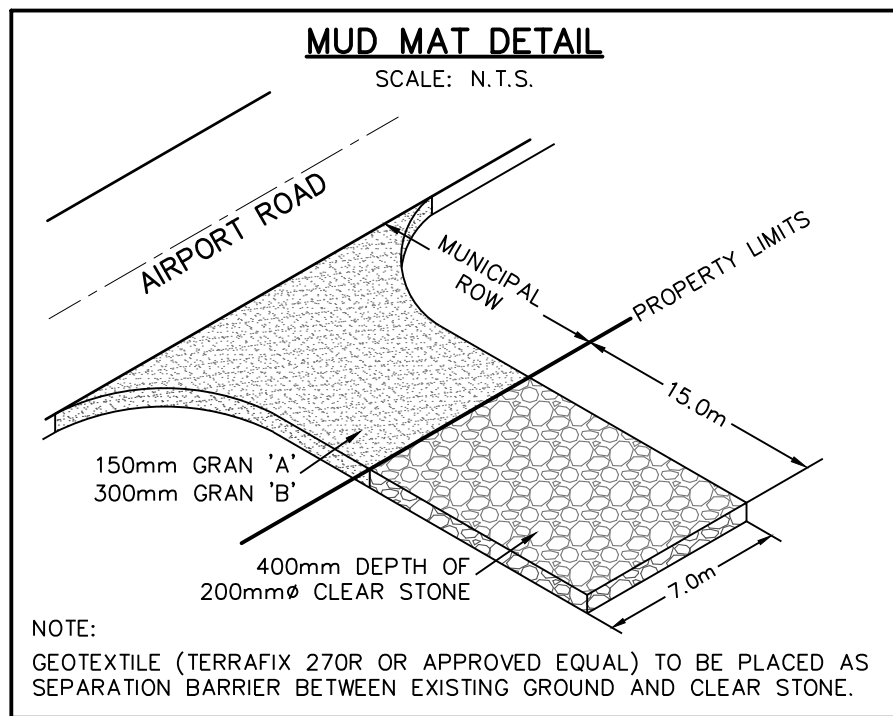
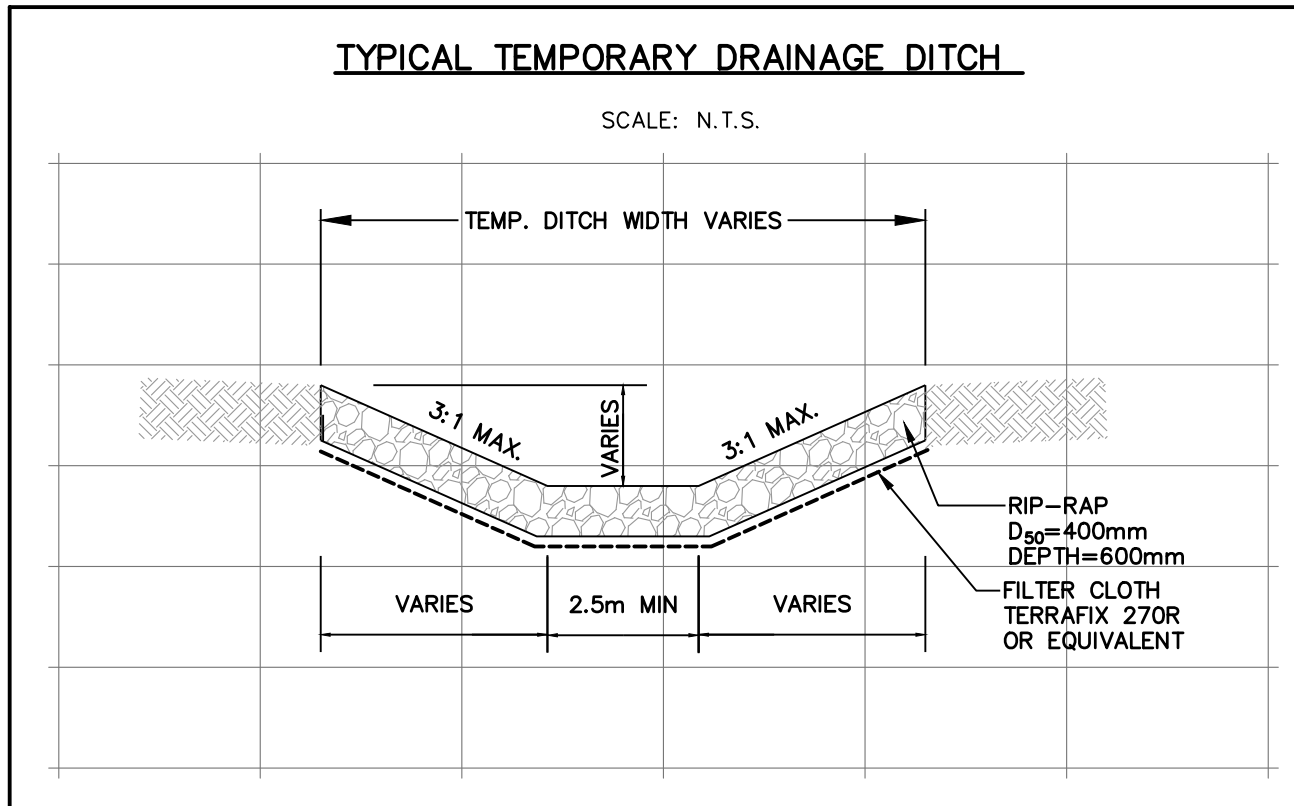
THE FOLLOWING STANDARD NOTES ARE TO APPEAR ON THE EROSION AND SEDIMENT CONTROL PLANS FOR SITE PLAN SUBMISSIONS:

- ALL EROSION AND SEDIMENT CONTROL (ESC) MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORKS ON SITE AND SHALL BE MAINTAINED DURING ALL CONSTRUCTION PHASES OF THE WORKS.
- THE ESC STRATEGIES OUTLINED ON THIS PLAN ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO PREVENT SEDIMENT RELEASE OUTSIDE THE WORK AREA. THE TOWN IS TO BE ADVISED OF ANY CHANGES TO ESC MEASURES, AND AT THE DISCRETION OF THE TOWN, UPDATED PLANS MAY BE REQUIRED.
- THE CONTRACTOR IS TO ASSIGN AN ENVIRONMENTAL MONITOR (EM) TO ASSURE CONSTRUCTION ACTIVITIES COMPLY WITH THE ENVIRONMENTAL PROVISIONS AND AGENCY PERMITS. THE EM WILL BE A QUALIFIED PERSON AS DETERMINED BY THE TOWN AND/OR CONSERVATION AUTHORITY. THE EM SHOULD SUBMIT INSPECTION FORMS ELECTRONICALLY TO THE TOWN AND CONSERVATION AUTHORITY UPON REQUEST.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ESC MEASURES IN WORKING CONDITION AT ALL TIMES TO THE SATISFACTION OF THE TOWN AND/OR CONSERVATION AUTHORITY. ALL DAMAGED ESC MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.
- THE CONTRACTOR SHALL ROUTINELY INSPECT ALL ESC DEVICES TO ENSURE PROPER WORKING ORDER. FREQUENCY OF INSPECTIONS OF ESC MEASURES IS AS FOLLOWS: DURING EARTHWORKS ACTIVITIES:
- ALL CONSTRUCTION VEHICLES MUST ENTER AND EXIT THE SITE ONLY FROM THE APPROVED ACCESS ROUTE(S) AS SHOWN ON THE PLANS. CONSTRUCTION ACCESS WILL BE MAINTAINED TO THE SATISFACTION OF THE TOWN/REGION. STREET SWEEPING IS REQUIRED AS NEEDED.

TOWN OF CALEDON EROSION AND SEDIMENT CONTROL NOTES:

THE FOLLOWING STANDARD NOTES ARE TO APPEAR ON THE EROSION AND SEDIMENT CONTROL PLANS FOR SITE PLAN SUBMISSIONS:

- ALL EROSION AND SEDIMENT CONTROL (ESC) MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORKS ON SITE AND SHALL BE MAINTAINED DURING ALL CONSTRUCTION PHASES OF THE WORKS.
- MANAGE CONSTRUCTION EROSION AND SEDIMENT CONTROL THROUGH DEVELOPMENT AND IMPLEMENTATION OF AN EROSION AND SEDIMENT CONTROL (ESC) PLAN. THE ESC PLAN SHALL HAVE REGARD TO:
  - CANADIAN STANDARDS ASSOCIATION (CSA) W202 EROSION AND SEDIMENT CONTROL INSPECTION AND MONITORING STANDARD (AS AMENDED); OR
  - EROSION AND SEDIMENT CONTROL GUIDELINE FOR URBAN CONSTRUCTION 2019 BY TRCA (AS AMENDED).
- INSTALLATION AND MAINTENANCE OF THE ESC MEASURES SPECIFIED IN THE ESC PLAN SHALL HAVE REGARD TO CSA W208:20 EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE (AS AMENDED).
- THE ESC STRATEGIES OUTLINED ON THIS PLAN ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO PREVENT SEDIMENT RELEASE OUTSIDE THE WORK AREA. THE TOWN IS TO BE ADVISED OF ANY CHANGES TO ESC MEASURES, AND AT THE DISCRETION OF THE TOWN, UPDATED PLANS MAY BE REQUIRED.
- THE CONTRACTOR IS TO ASSIGN AN ENVIRONMENTAL MONITOR (EM) TO ASSURE CONSTRUCTION ACTIVITIES COMPLY WITH THE ENVIRONMENTAL PROVISIONS AND AGENCY PERMITS. THE EM WILL BE A QUALIFIED PERSON AS DETERMINED BY THE TOWN AND/OR CONSERVATION AUTHORITY. THE EM SHOULD SUBMIT INSPECTION FORMS ELECTRONICALLY TO THE TOWN AND CONSERVATION AUTHORITY UPON REQUEST.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ESC MEASURES IN WORKING CONDITION AT ALL TIMES TO THE SATISFACTION OF THE TOWN AND/OR CONSERVATION AUTHORITY. ALL DAMAGED ESC MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.
- THE CONTRACTOR SHALL ROUTINELY INSPECT ALL ESC DEVICES TO ENSURE PROPER WORKING ORDER. FREQUENCY OF INSPECTIONS OF ESC MEASURES IS AS FOLLOWS:
  - ONCE PER WEEK DURING EARTHWORKS ACTIVITIES
  - ONCE EVERY TWO WEEKS DURING TIMES OF NO EARTHWORKS
  - PRIOR TO PREDICTED RAINFALL EVENTS OF 10 MM OR MORE OVER 12 HOURS
  - WITHIN 48 HOURS OF EVERY RAINFALL EVENT OF 10 MM OR MORE OVER 12 HOURS
  - PRIOR TO SIGNIFICANT SNOWMELT EVENTS
  - WITHIN 48 HOURS OF SIGNIFICANT SNOWMELT EVENTS; AND
  - DAILY DURING EXTENDED RAIN OR SNOWMELT PERIODS
  - AFTER EXTREME WEATHER EVENTS (FOR EXAMPLE: WIND)
- RECORD OF ESC INSPECTIONS SHALL BE ROUTINELY SUBMITTED TO THE TOWN AND INCLUDE AT MINIMUM: THE NAME OF THE INSPECTOR, DATE OF INSPECTION, VISUAL OBSERVATIONS, AND THE REMEDIAL MEASURES, IF ANY, UNDERTAKEN TO MAINTAIN THE TEMPORARY ESC MEASURES.
- ALL CONSTRUCTION VEHICLES MUST ENTER AND EXIT THE SITE ONLY FROM THE APPROVED ACCESS ROUTE(S) AS SHOWN ON THE PLANS. CONSTRUCTION ACCESS WILL BE MAINTAINED TO THE SATISFACTION OF THE TOWN/REGION. STREET SWEEPING IS REQUIRED AS NEEDED.
- NO CONSTRUCTION ACTIVITY OR MACHINERY SHALL BE ALLOWED BEYOND THE SILT FENCE OR LIMITS OF THE SITE WORKS.
- THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT DUST CONTROL MEASURES AND CONSTRUCTION BEST PRACTICE GUIDELINES AS APPROVED BY THE TOWN AND/OR CONSERVATION AUTHORITY.
- ALL DISTURBED GROUND LEFT INACTIVE FOR 30 DAYS SHALL BE VEGETATED, SUBJECT TO WEATHER CONDITIONS. DISTURBED AREAS ARE TO BE HYDROSEEDDED (OR APPROVED EQUIVALENT) TO THE SATISFACTION OF THE TOWN.
- ALL TOPSOIL STOCKPILES SHALL BE SURROUNDED WITH SEDIMENT CONTROL FENCE. THE MAXIMUM SIDE SLOPE SHALL BE 2:1 (H:V). ONCE TOPSOIL STRIPPING IS COMPLETED THE STOCKPILE SHALL BE VEGETATED, SUBJECT TO WEATHER CONDITIONS, BY HYDROSEEDDED, OR AN APPROVED EQUIVALENT, TO THE SATISFACTION OF THE TOWN.
- CONTRACTOR SHALL TAKE CARE AND CONTROL SPILLS, FLUIDS AND MATERIALS DURING CONSTRUCTION TO MINIMIZE RISK TO THE ENVIRONMENT.



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- DO NOT SCALE DRAWINGS.

BENCHMARKS

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF BRAMPTON VERTICAL BENCHMARK NUMBER 042200365 HAVING AN ORTHOMETRIC ELEVATION OF 242.135 METRES. ELEVATIONS ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928, 1978 ADJUSTMENT (CGVD-1928/1978 ADJ). BRASS CAP SET IN CONCRETE, 72.80 METERS SOUTH OF THE CENTRELINE OF MAYFIELD ROAD AND 19.81 METERS EAST OF THE CENTRELINE OF TORBRAM ROAD.

SURVEY COMPLETED BY R-PE SURVEYING LTD. (2022/DEC/12)

SITE PLAN NOTES

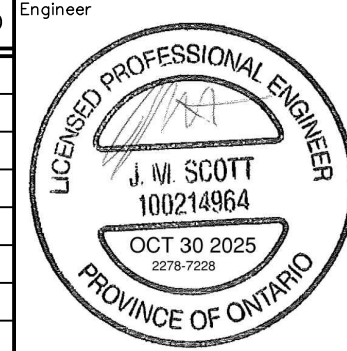
DESIGN ELEMENTS ARE BASED ON SITE PLAN PROVIDED BY POWERS BROWN ARCHITECTURE

PROJECT NO: 255025, DRAWING NO: ASI01 (2025/09/09)

Town



No.	ISSUE	DATE: YYYY/MM/DD
1	ISSUED FOR FIRST ZBA/SPA SUBMISSION	2025/10/30

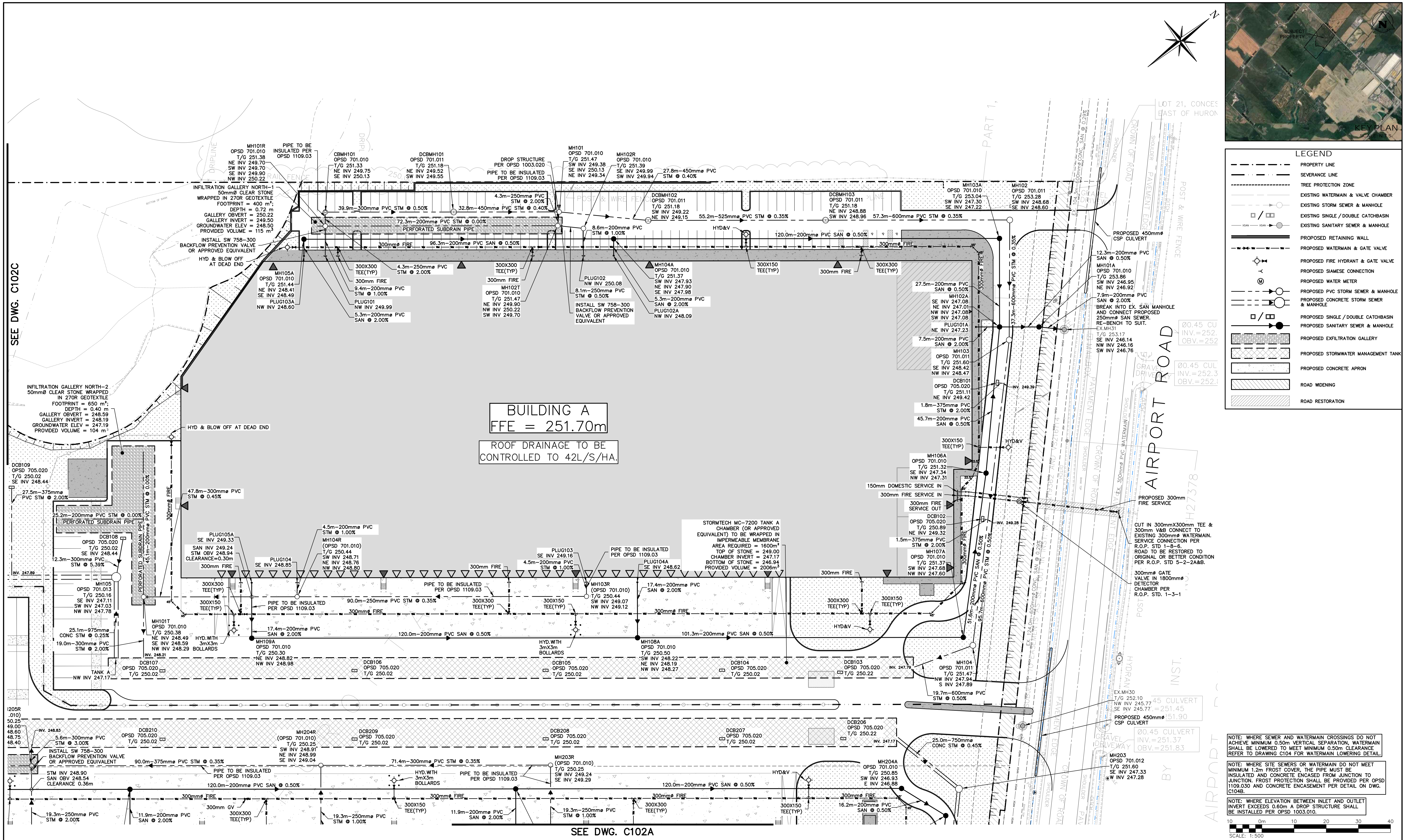


Project	BROCCOLINI SITE PLAN TOWN OF CALEDON		
Drawing	EROSION & SEDIMENT CONTROL DETAILS		

Drawn By	K.W./V.M.	Design By	K.W./V.M.	Scale	NA	Project	2278-7228
Check By	J.S.	Check By	J.S.	Sheet	02 OF 21	Drawing	C101A







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SURVEY COMPLETED BY R-PE SURVEYING LTD. (2022/DEC/12)

REFERENCE NO. 22-317

**SITE PLAN NOTES**

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No.	ISSUE	DATE: YYYY/MM/DD
1	ISSUED FOR FIRST ZBA/SPA SUBMISSION	2025/10/30

PROVINCE OF ONTARIO

**J. M. SCOTT**

100214964

OCT 30 2025

PROVINCE OF ONTARIO

**I. A. FORSYTH**

100544006

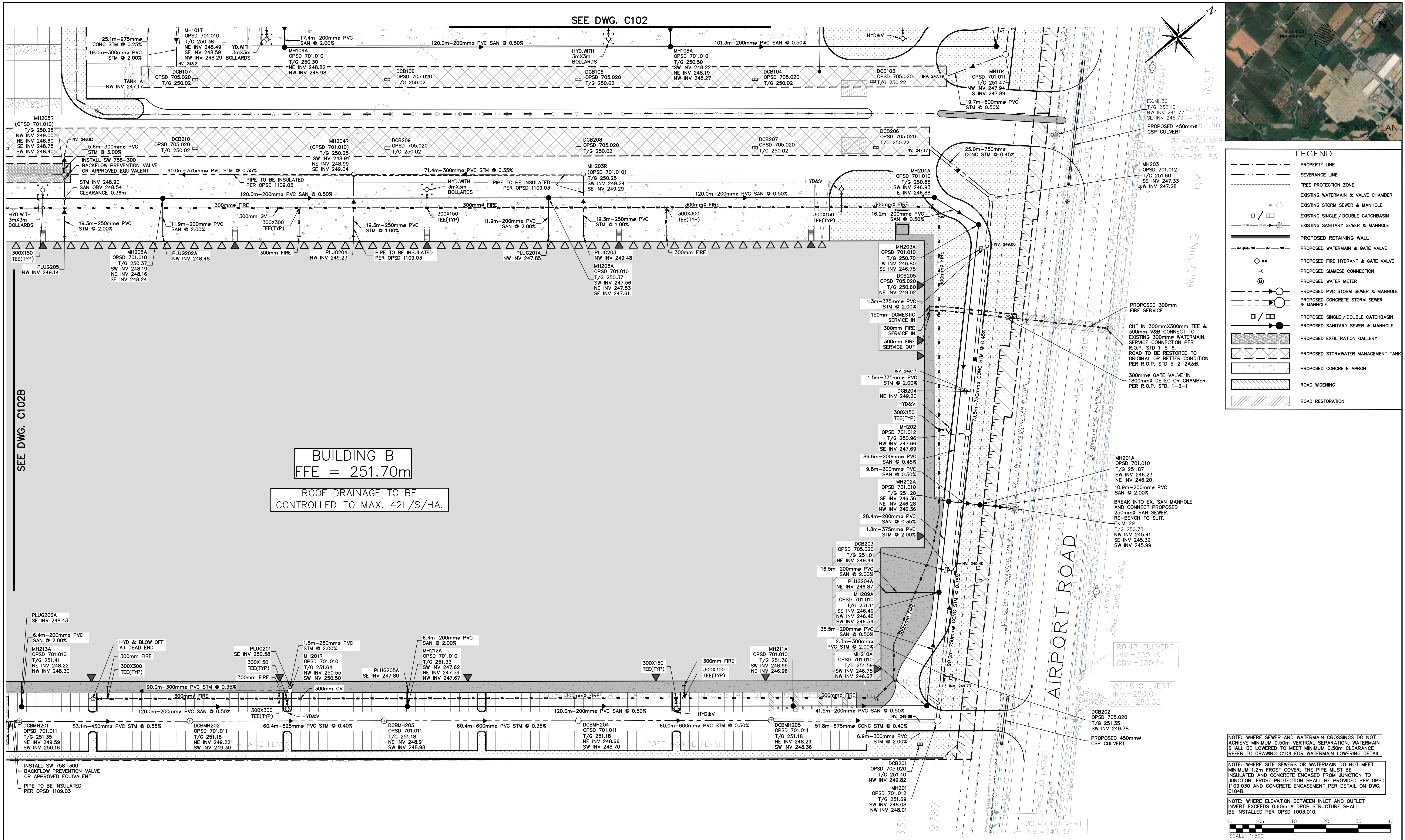
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Project: BROCCOLINI SITE PLAN  
TOWN OF CALEDON

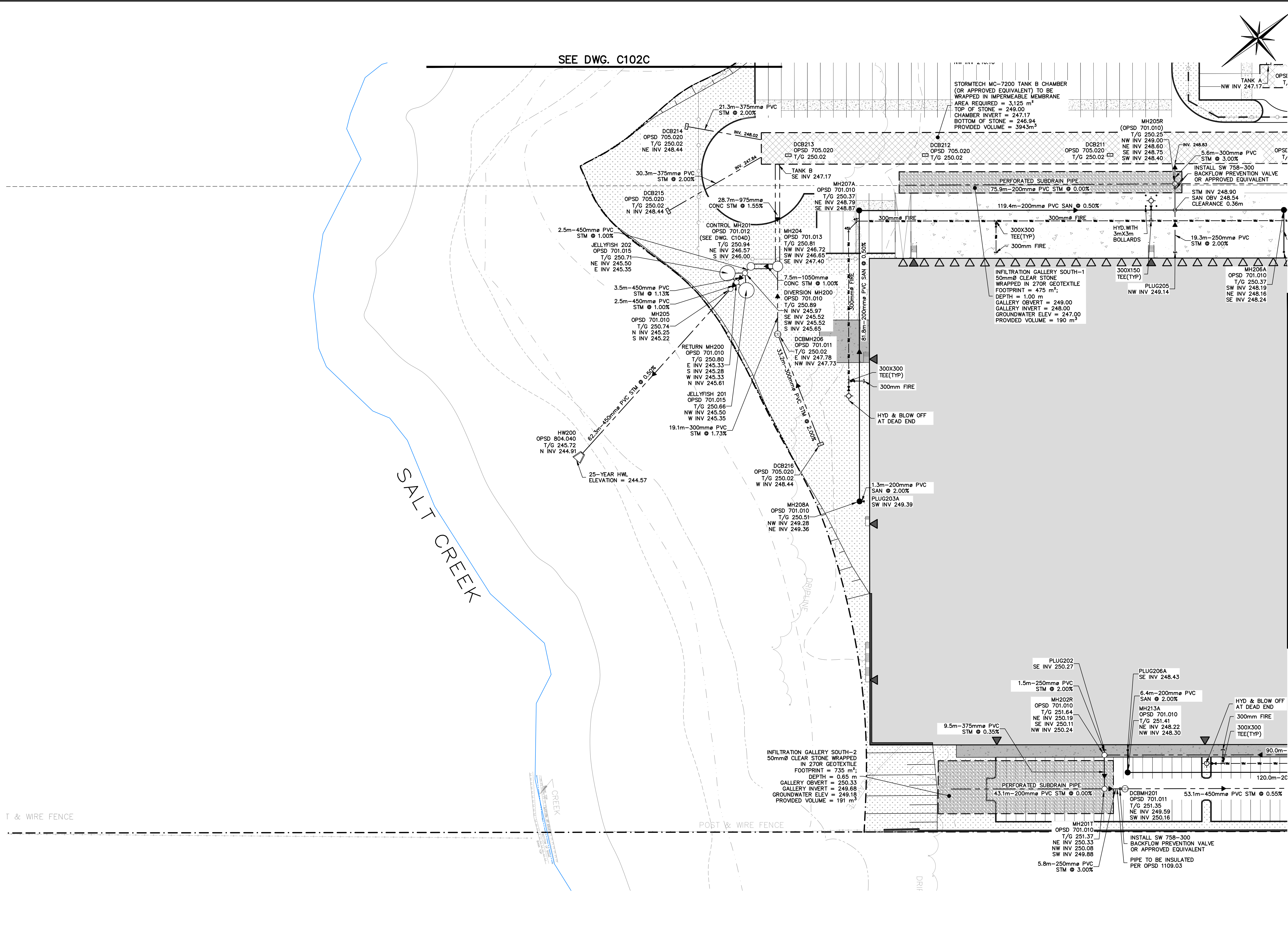
Drawing: SITE SERVICING PLAN

Drawn By: K.W./V.M.	Design By: K.W./V.M.	Scale: 1:500	Project: 2278-7228
Check By: J.S.	Check By: J.S.	Sheet: 04 OF 21	Drawing: C102









LEGEND	
	PROPERTY LINE
	SEVERANCE LINE
	TREE PROTECTION ZONE
	EXISTING WATERMAIN & VALVE CHAMBER
	EXISTING STORM SEWER & MANHOLE
	EXISTING SINGLE / DOUBLE CATCHBASIN
	EXISTING SANITARY SEWER & MANHOLE
	PROPOSED RETAINING WALL
	PROPOSED WATERMAIN & GATE VALVE
	PROPOSED FIRE HYDRANT & GATE VALVE
	PROPOSED SIAMESE CONNECTION
	PROPOSED WATER METER
	PROPOSED PVC STORM SEWER & MANHOLE
	PROPOSED CONCRETE STORM SEWER & MANHOLE
	PROPOSED SINGLE / DOUBLE CATCHBASIN
	PROPOSED SANITARY SEWER & MANHOLE
	PROPOSED EXFILTRATION GALLERY
	PROPOSED STORMWATER MANAGEMENT TANK
	PROPOSED CONCRETE APRON
	ROAD WIDENING
	ROAD RESTORATION

NOTE: WHERE SEWER AND WATERMAIN CROSSINGS DO NOT ACHIEVE MINIMUM 0.50m VERTICAL SEPARATION, WATERMAIN SHALL BE LOWERED TO MEET MINIMUM 0.50m CLEARANCE. REFER TO DRAWING C104 FOR WATERMAIN LOWERING DETAIL.

NOTE: WHERE SITE SEWERS OR WATERMAIN DO NOT MEET MINIMUM 1.2m FROST COVER, THE PIPE MUST BE INSULATED AND CONCRETE ENCASED FROM JUNCTION TO JUNCTION. FROST PROTECTION SHALL BE PROVIDED PER OPSD 1109.030 AND CONCRETE ENCASEMENT PER DETAIL ON DWG. C104B.

NOTE: WHERE ELEVATION BETWEEN INLET AND OUTLET INVERT EXCEEDS 0.60m A DROP STRUCTURE SHALL BE INSTALLED PER OPSD 1003.010.

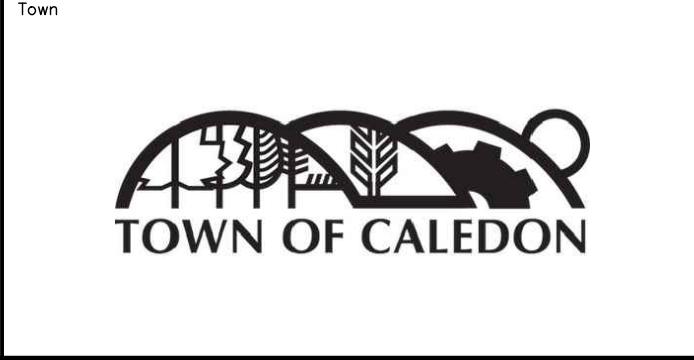
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SCALE: 1:500

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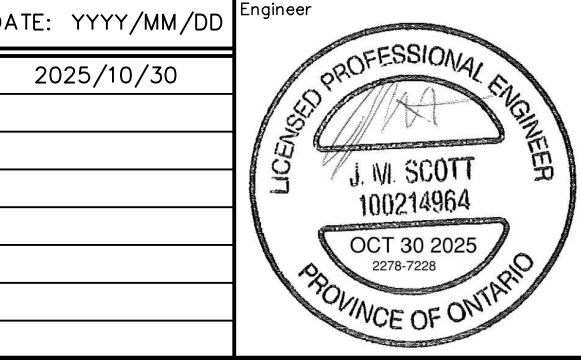
**BENCHMARKS**  
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REFERENCE NO. 22-317

**SITE PLAN NOTES**  
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PROJECT NO: 255025, DRAWING NO: ASI01 (2025/09/09)



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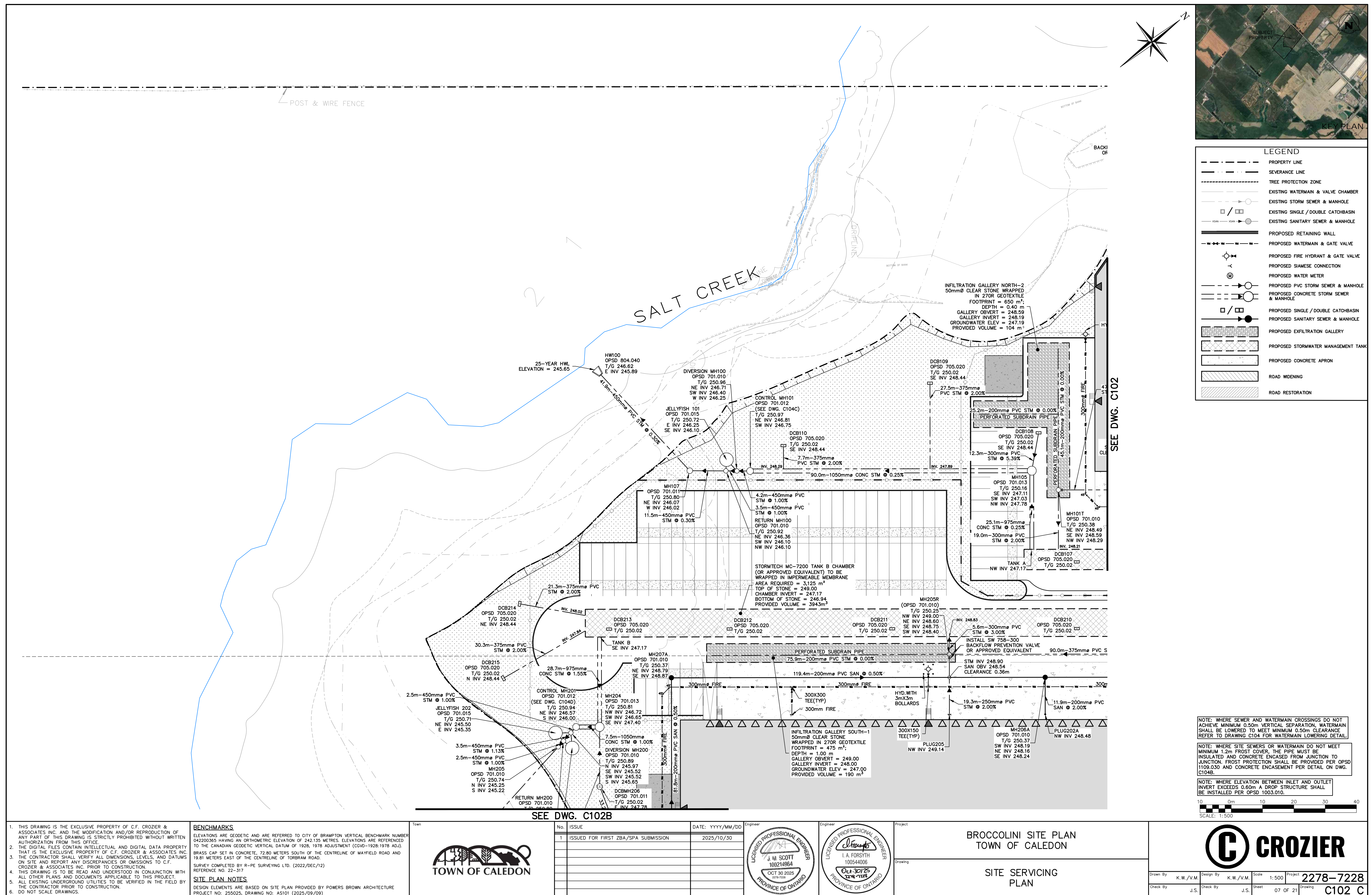
Project  
**BROCCOLINI SITE PLAN**  
TOWN OF CALEDON

Drawing  
**SITE SERVICING PLAN**

Drawn By K.W./V.M. Design By K.W./V.M. Scale 1:500 Project 2278-7228

Check By J.S. Sheet 06 OF 21 Drawing C102 B









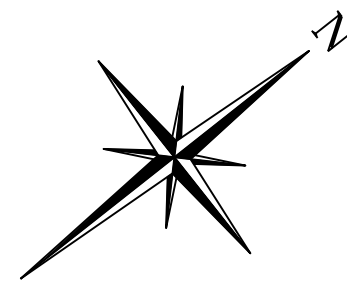
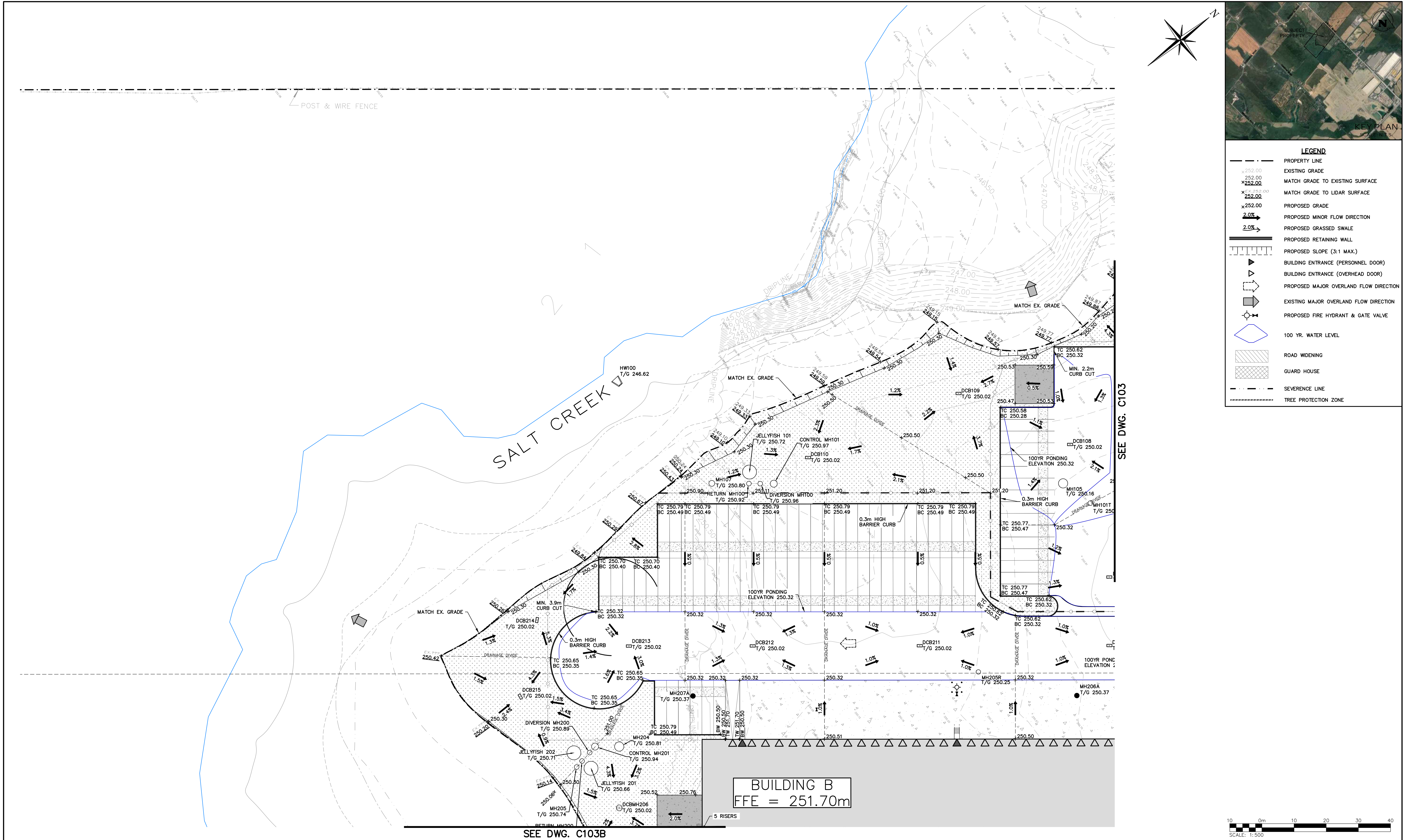




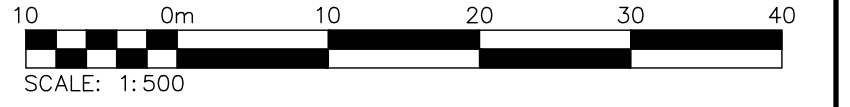








LEGEND	
	PROPERTY LINE
	EXISTING GRADE
	MATCH GRADE TO EXISTING SURFACE
	MATCH GRADE TO LIDAR SURFACE
	PROPOSED GRADE
	PROPOSED MINOR FLOW DIRECTION
	PROPOSED GRASSED SWALE
	PROPOSED RETAINING WALL
	PROPOSED SLOPE (3:1 MAX.)
	BUILDING ENTRANCE (PERSONNEL DOOR)
	BUILDING ENTRANCE (OVERHEAD DOOR)
	PROPOSED MAJOR OVERLAND FLOW DIRECTION
	EXISTING MAJOR OVERLAND FLOW DIRECTION
	PROPOSED FIRE HYDRANT & GATE VALVE
	100 YR. WATER LEVEL
	ROAD WIDENING
	GUARD HOUSE
	SEVERENCE LINE
	TREE PROTECTION ZONE



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**SITE PLAN NOTES**

DESIGN ELEMENTS ARE BASED ON SITE PLAN PROVIDED BY POWERS BROWN ARCHITECTURE

PROJECT NO: 255025, DRAWING NO: ASI01 (2025/09/09)

Town

No.	ISSUE	DATE: YYYY/MM/DD
1	ISSUED FOR FIRST ZBA/SPA SUBMISSION	2025/10/30

Engineer

Engineer

Project

**BROCCOLINI SITE PLAN**

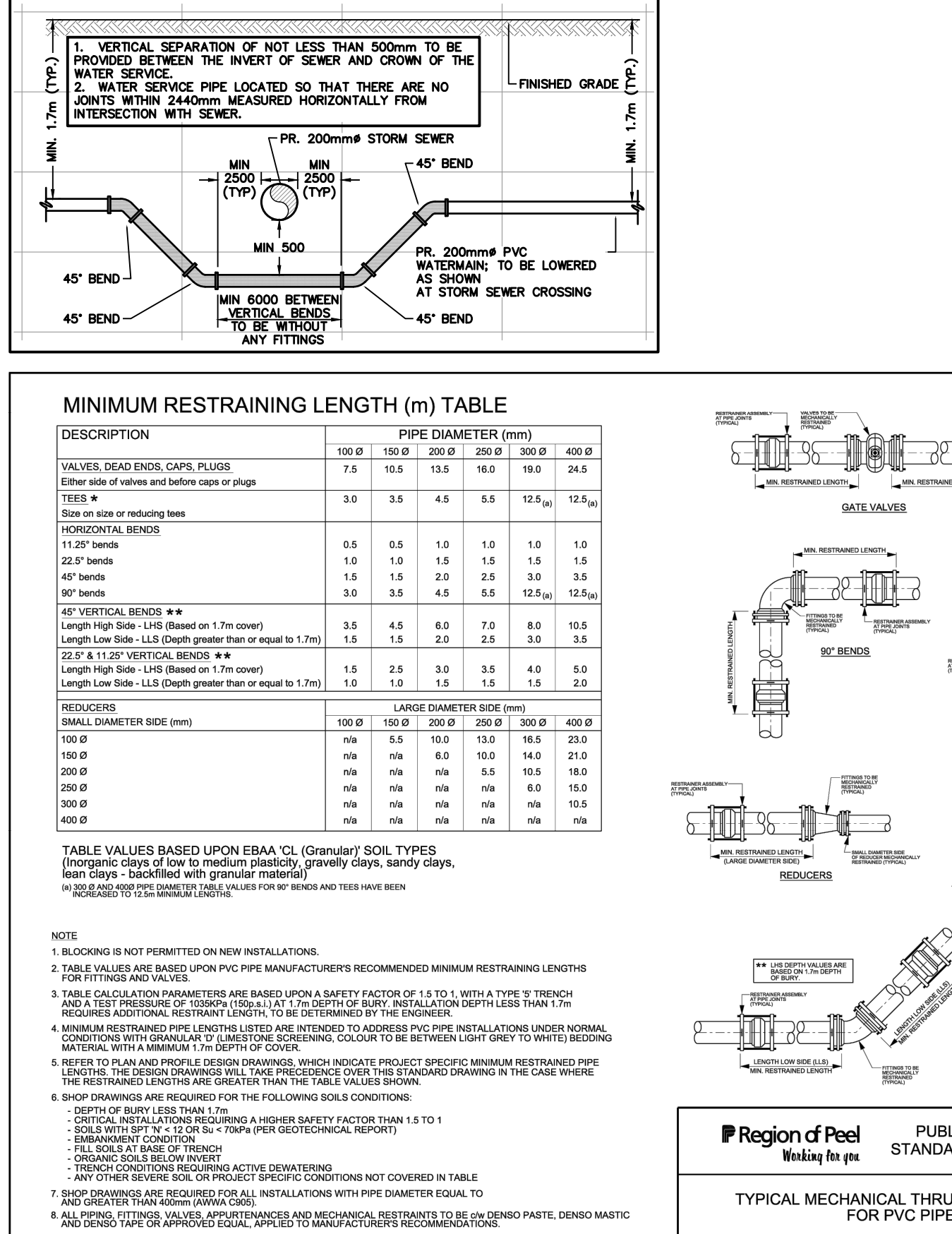
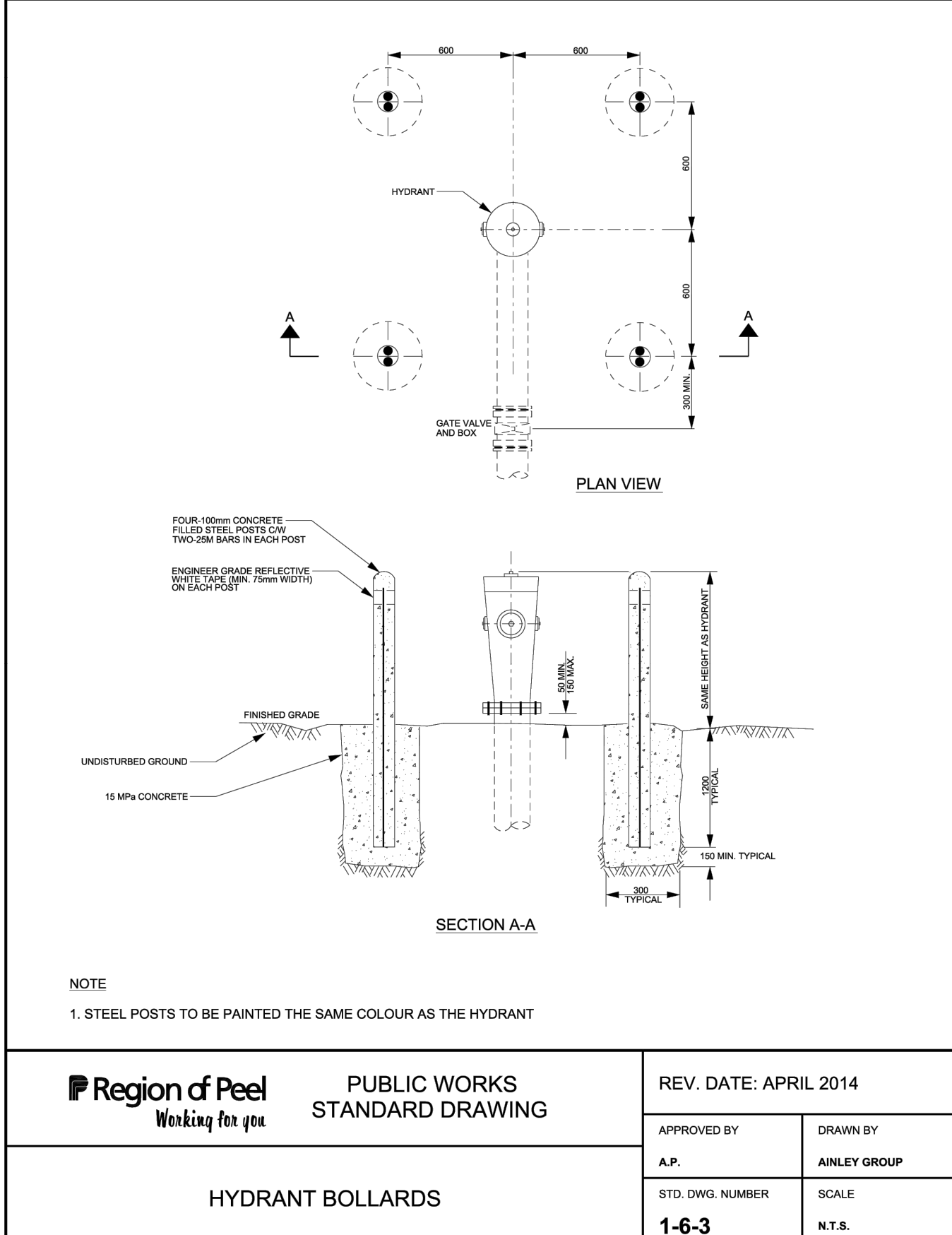
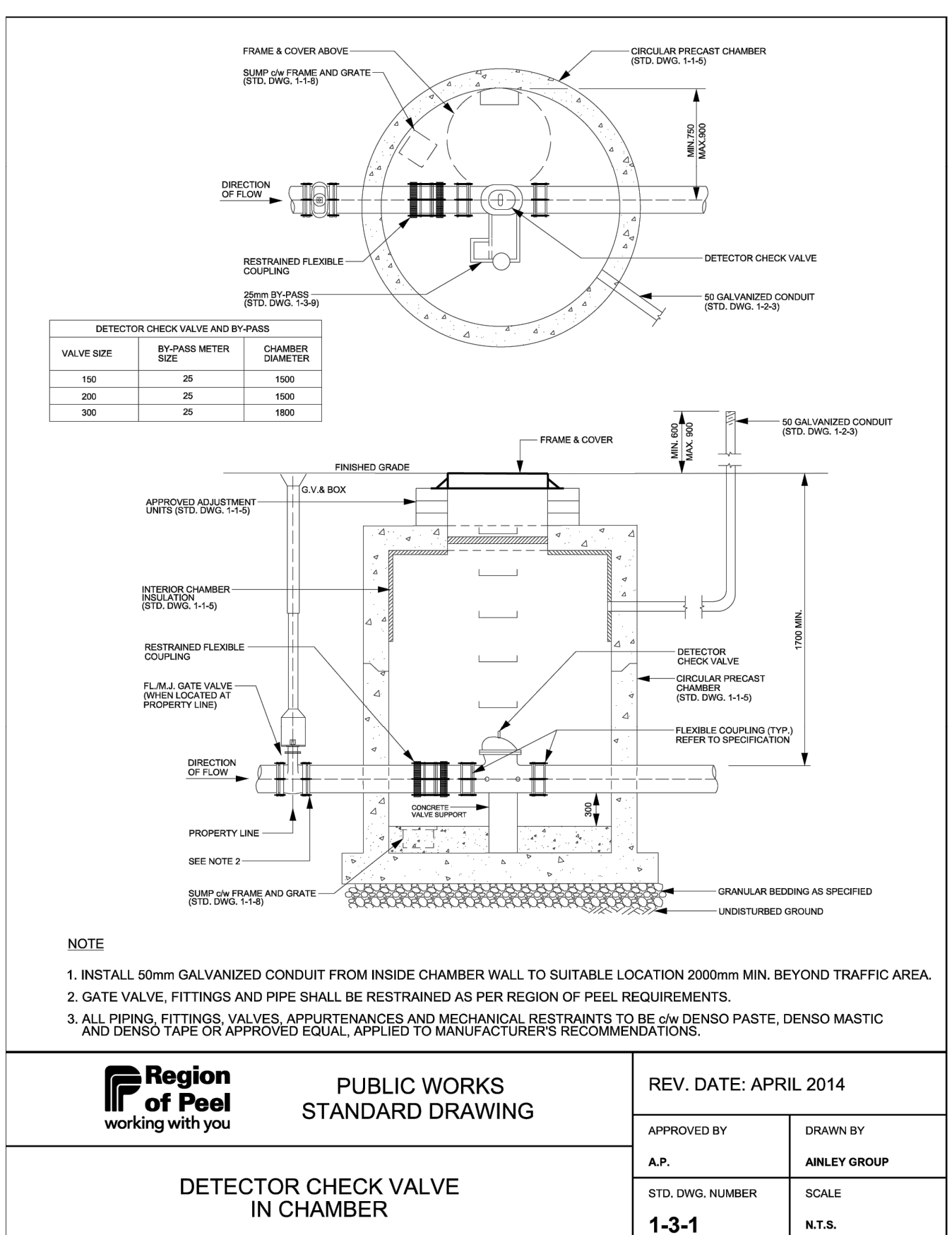
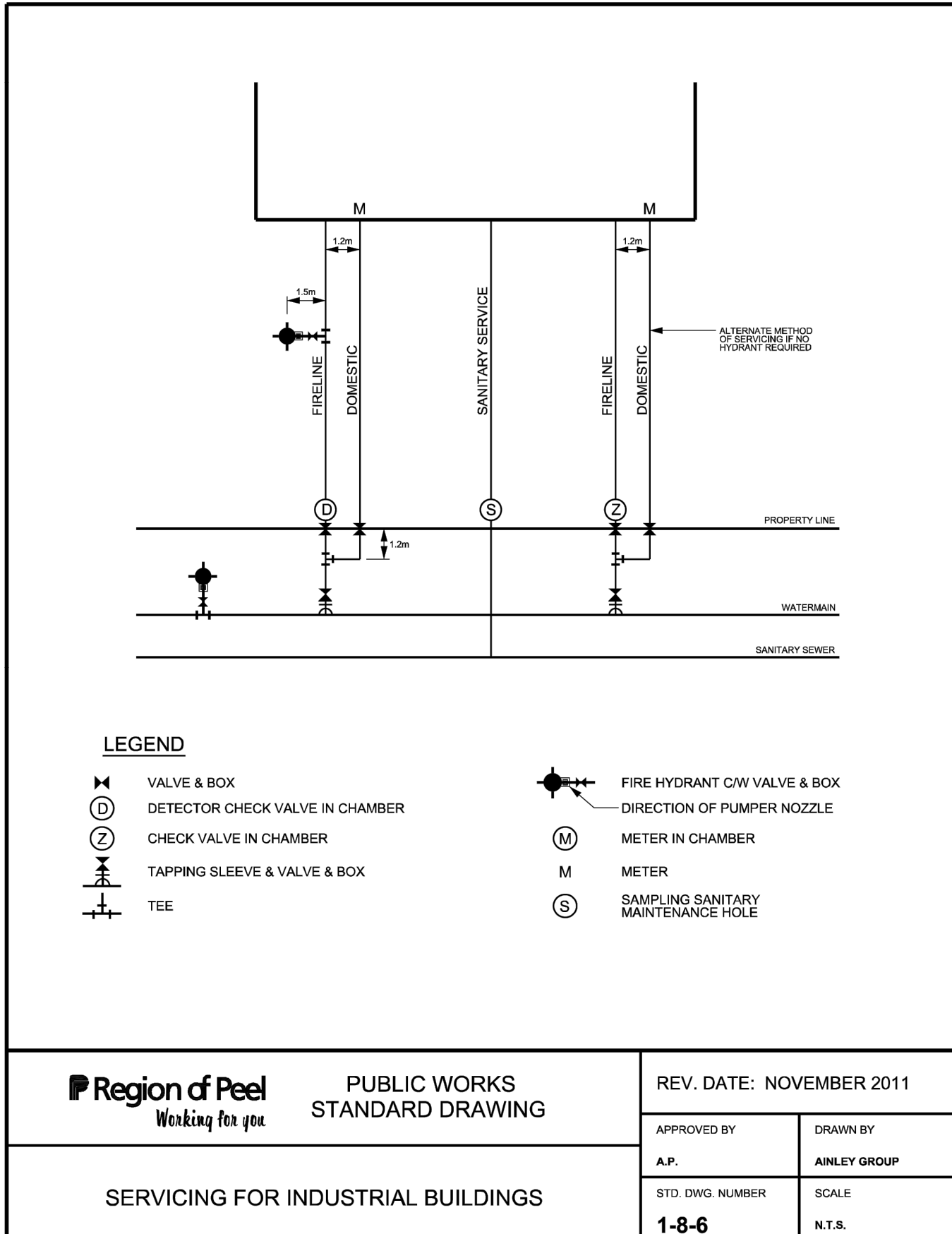
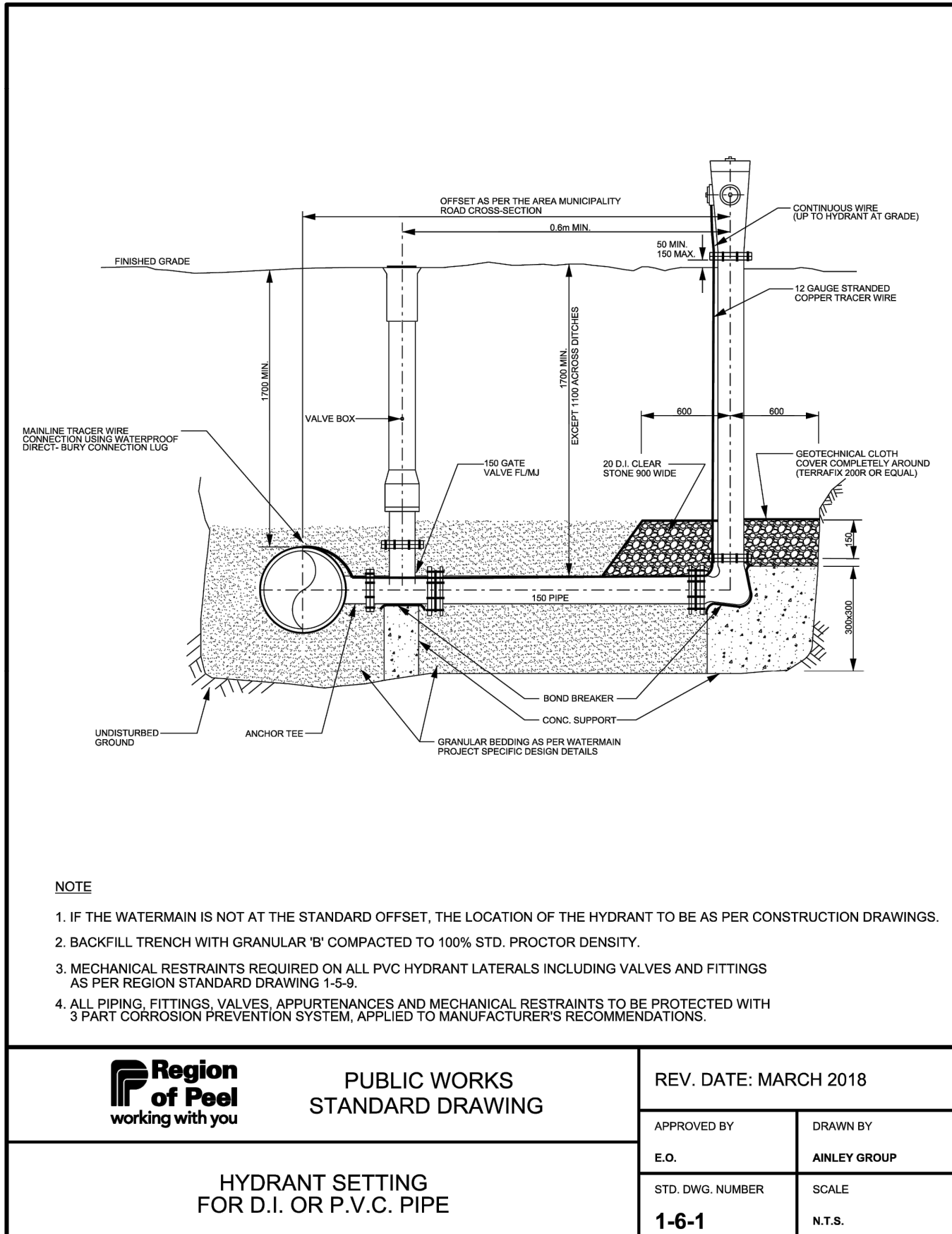
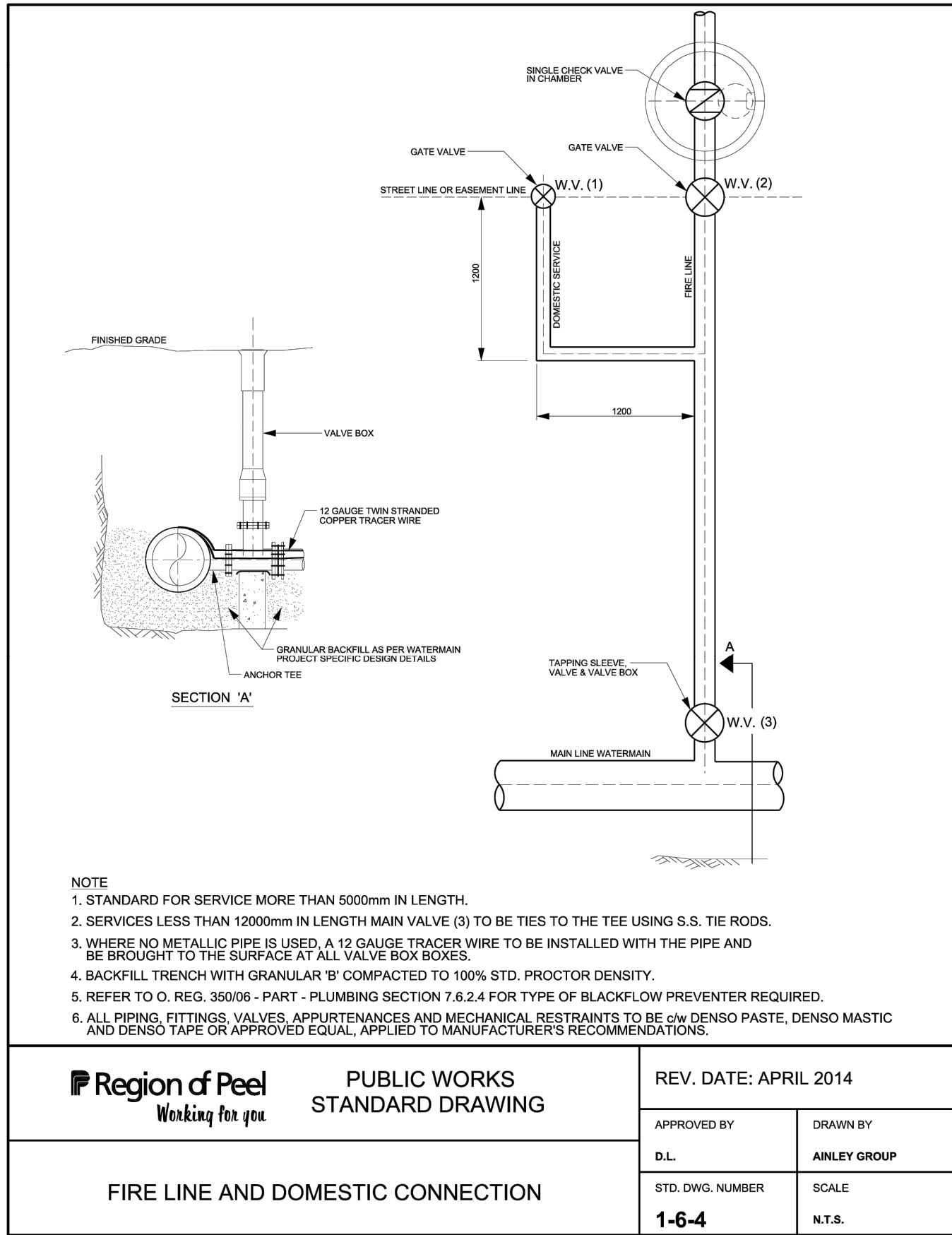
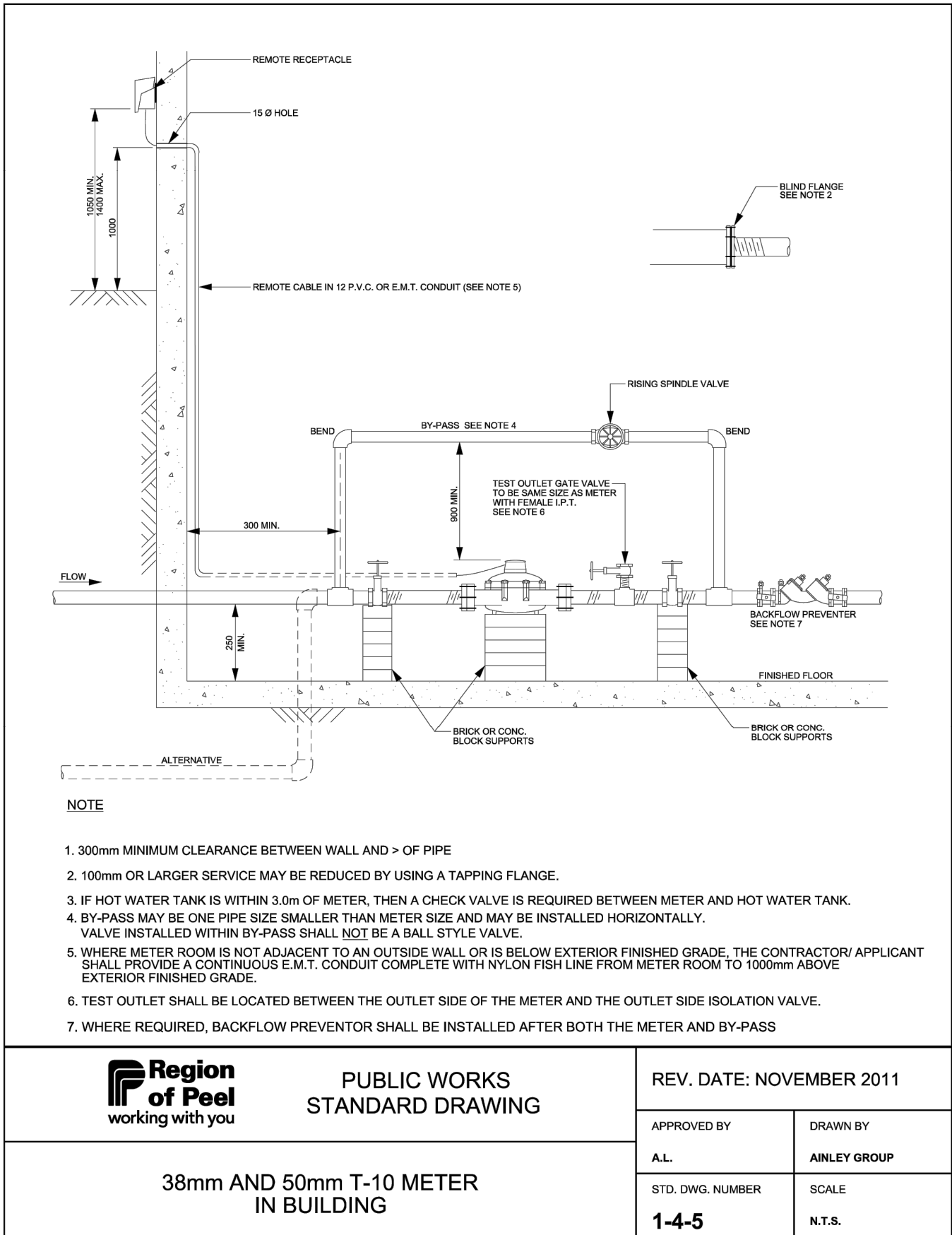
**TOWN OF CALEDON**

Drawing

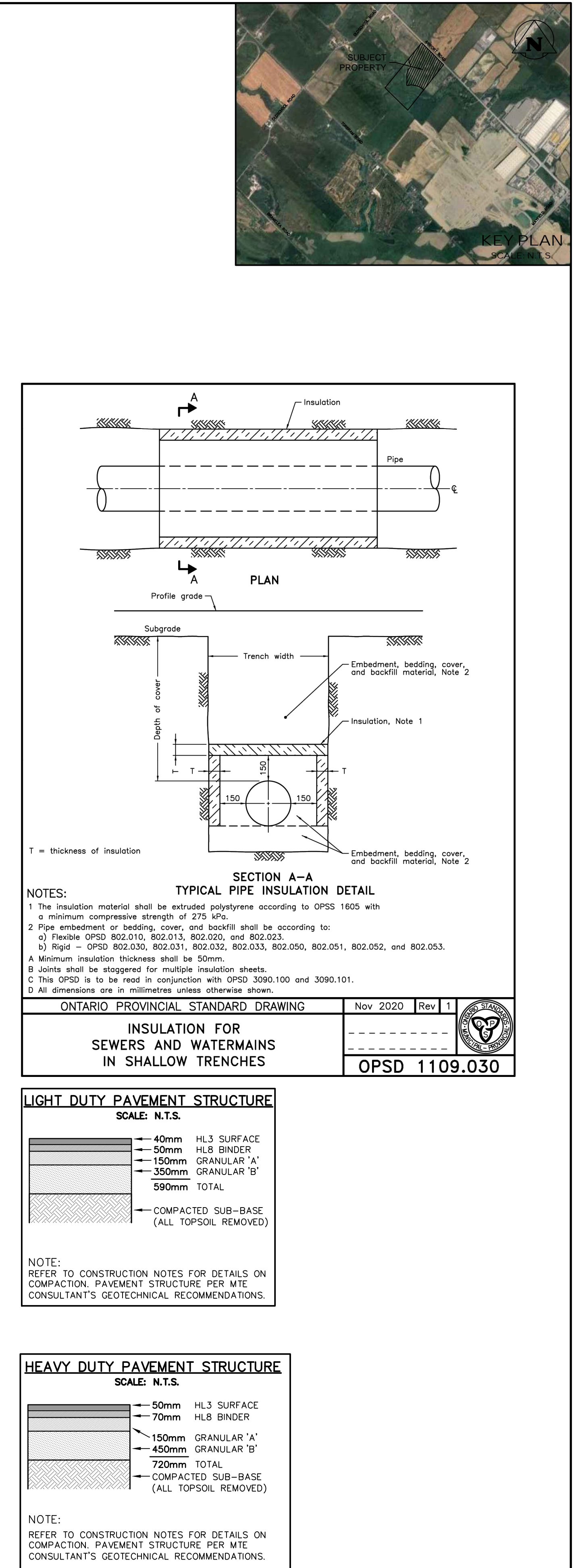
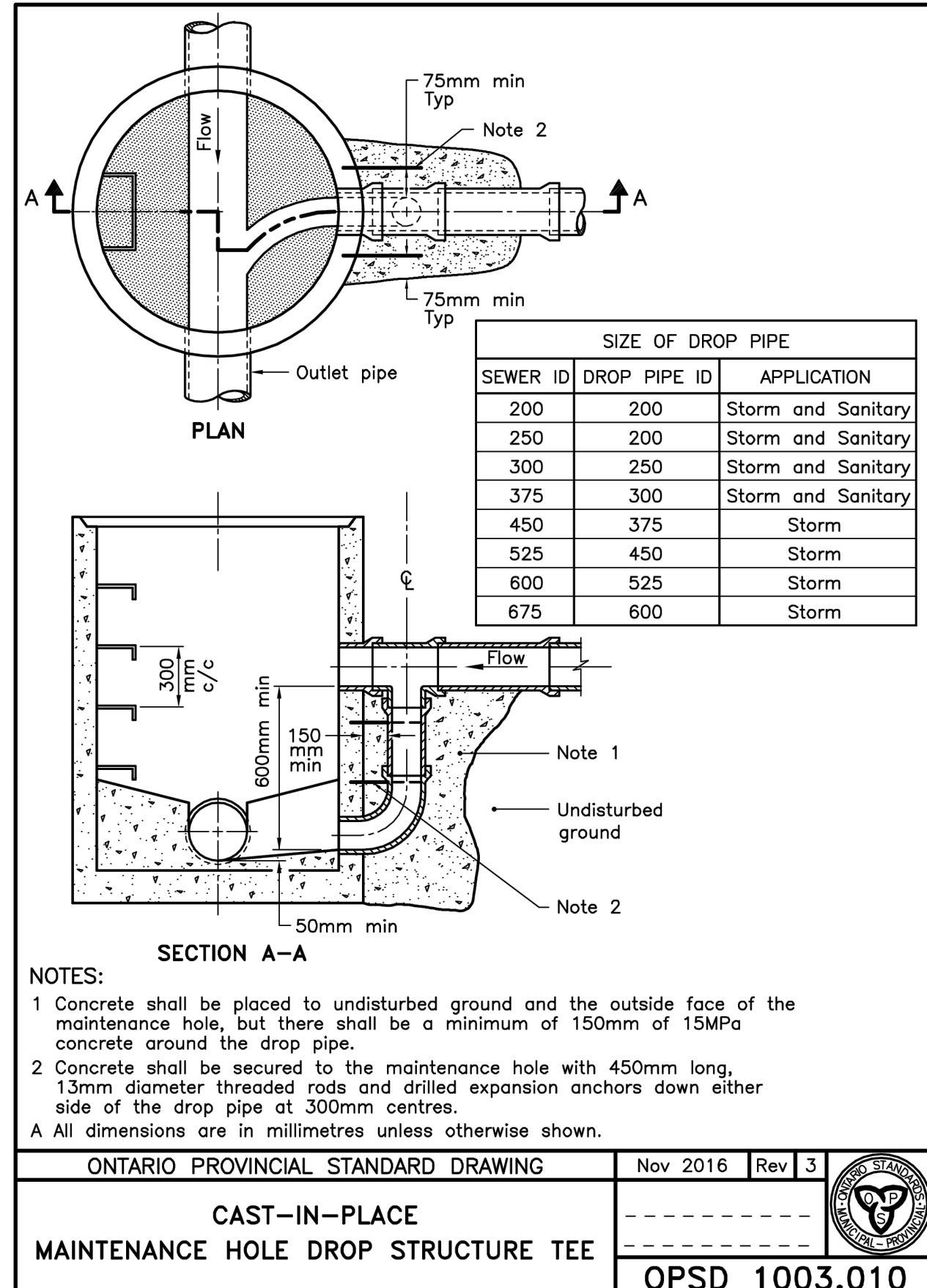
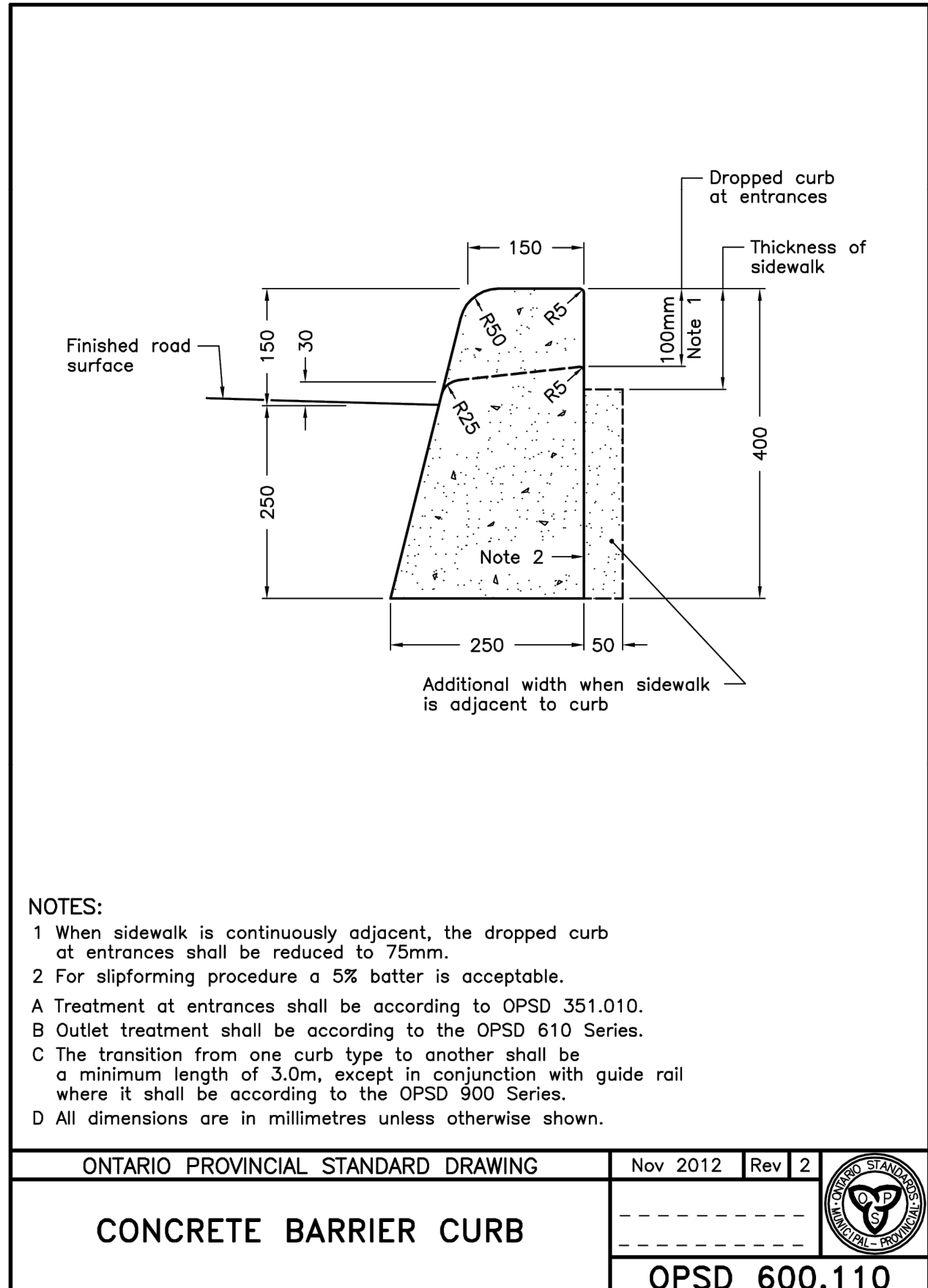
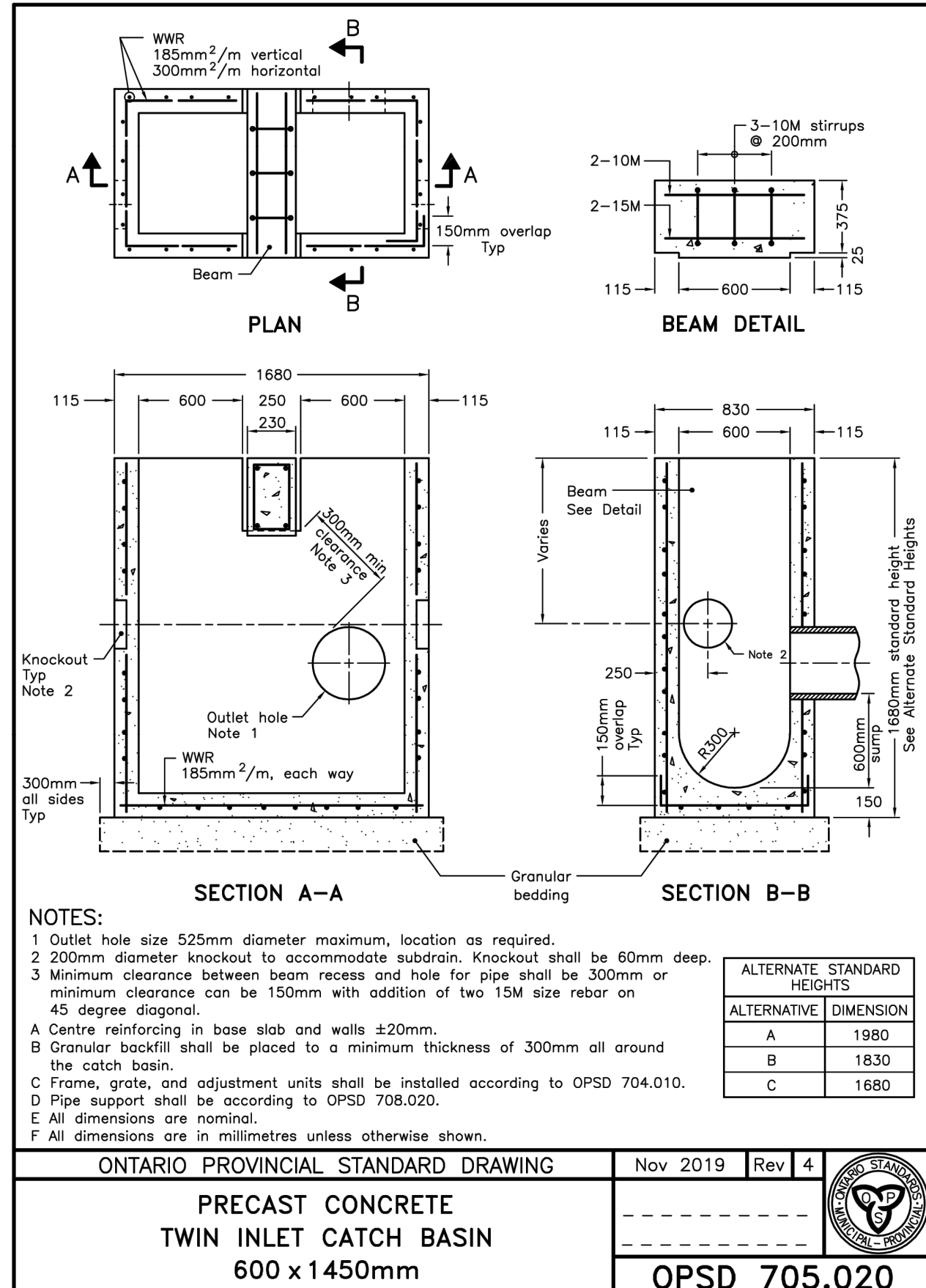
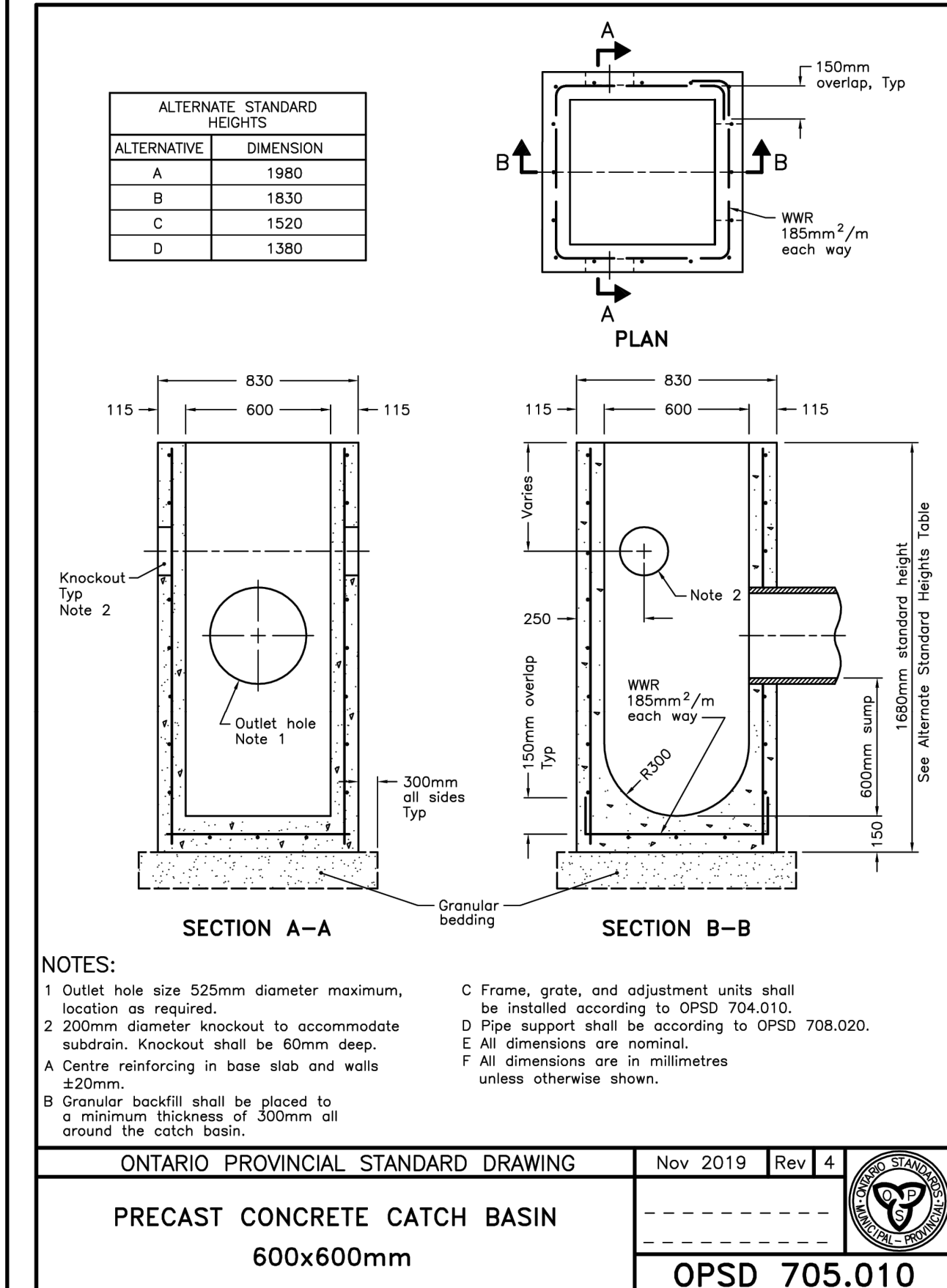
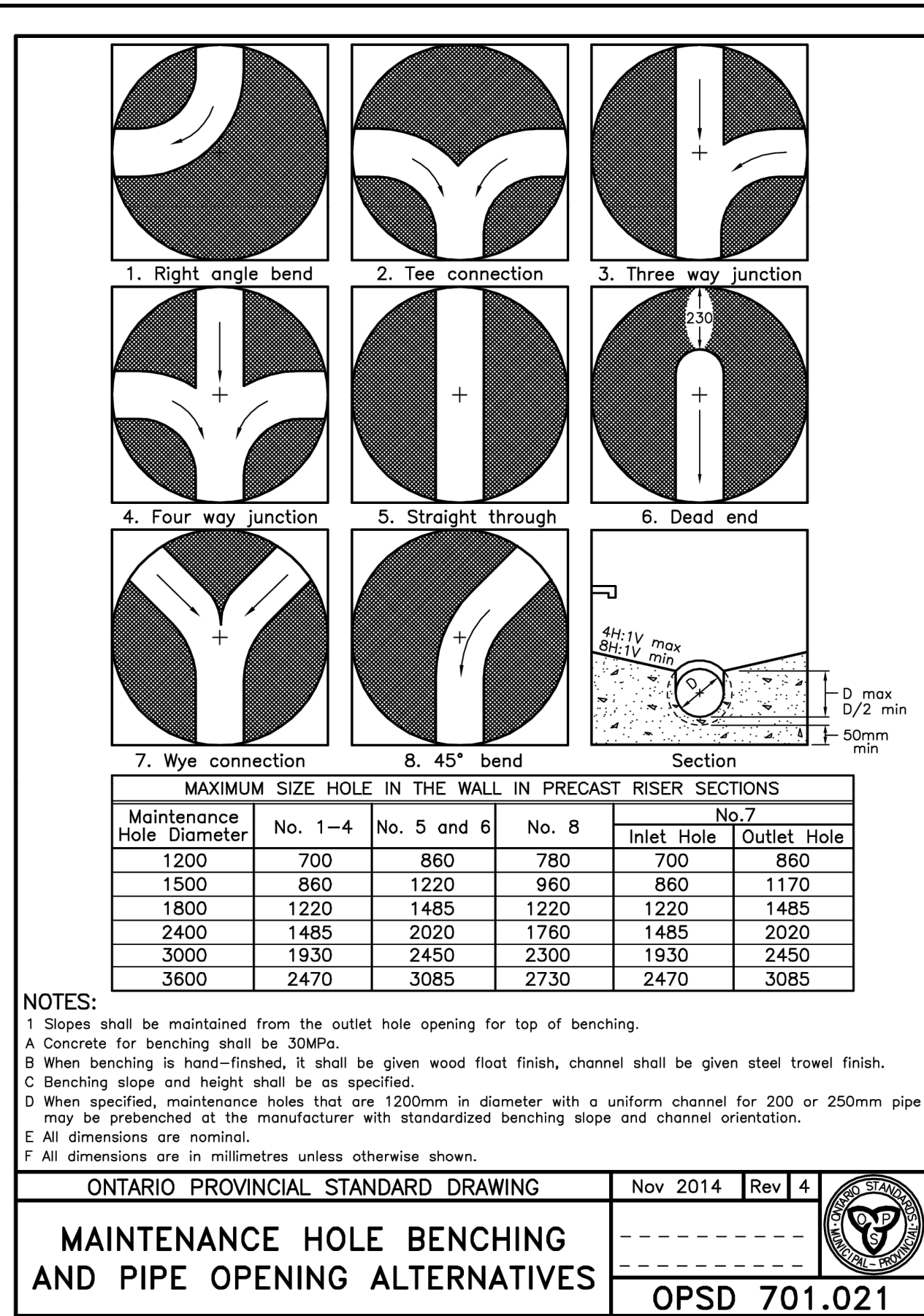
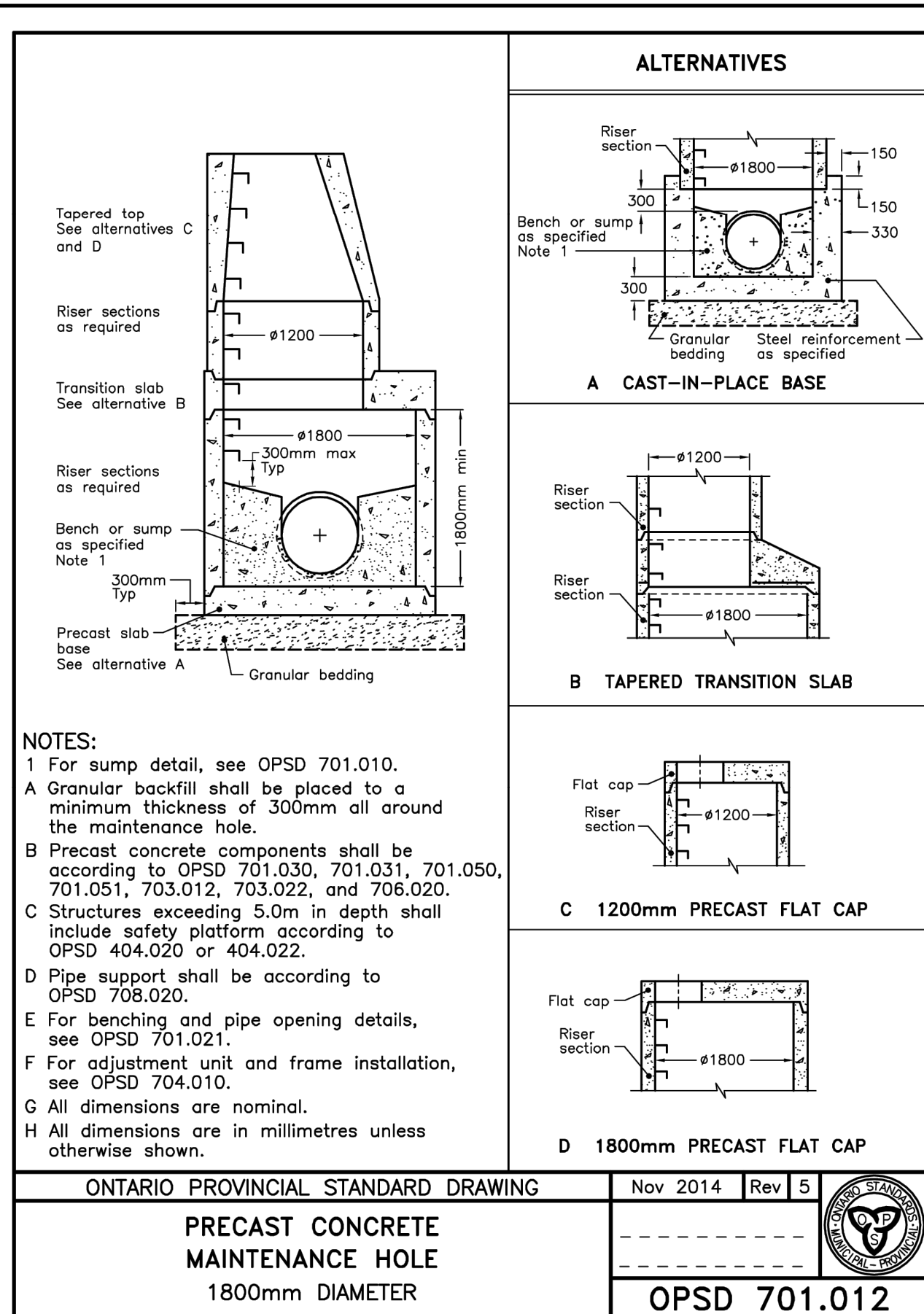
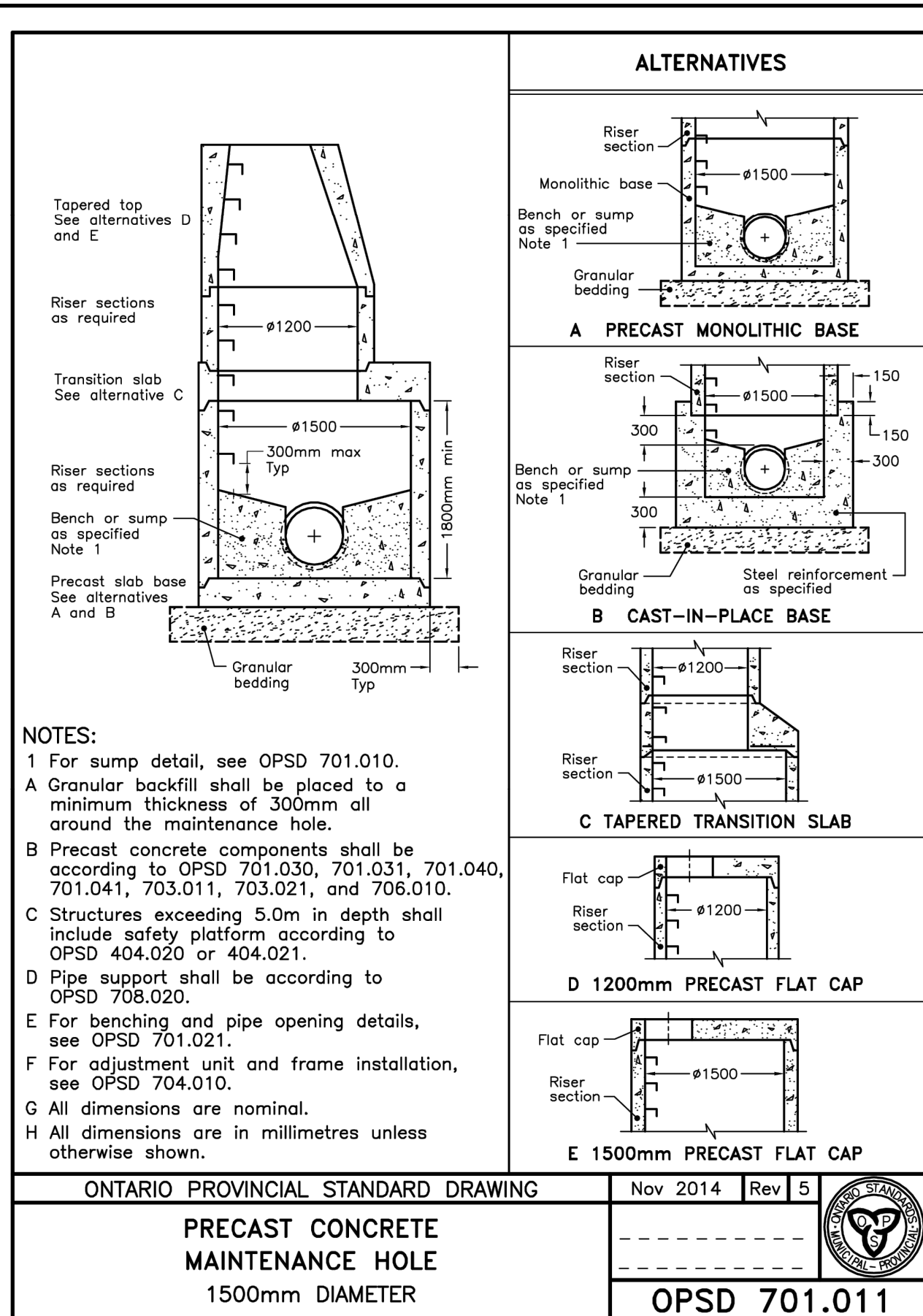
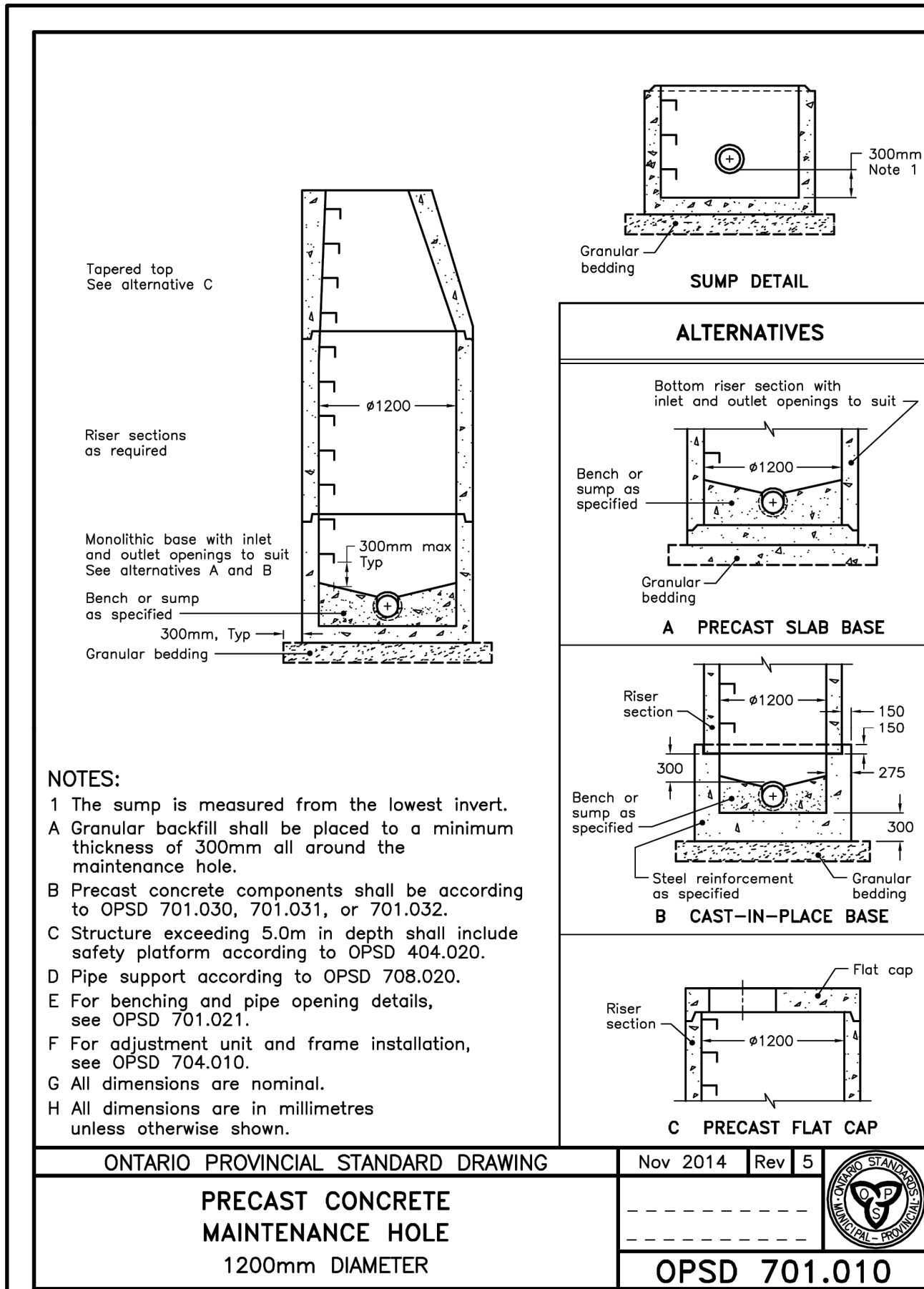
**SITE GRADING PLAN**

Drawn By	K.W./V.M.	Design By	K.W./V.M.	Scale	1:500	Project	2278-7228
Check By	J.S.	Check By	J.S.	Sheet	11 OF 21	Drawing	C103 C









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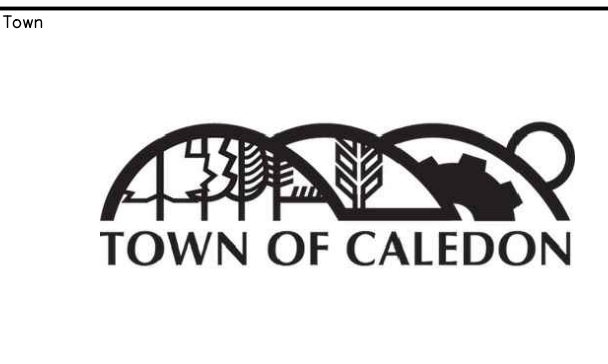
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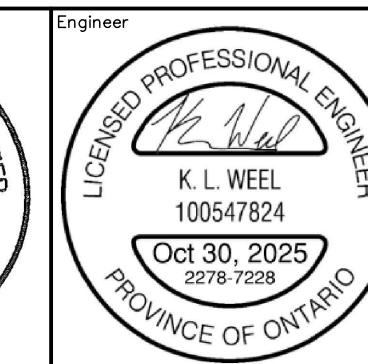
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**SURVEY COMPLETED BY R-PE SURVEYING LTD. (2022/DEC/12)**  
REFERENCE NO. 22-317

**SITE PLAN NOTES**  
DESIGN ELEMENTS ARE BASED ON SITE PLAN PROVIDED BY POWERS BROWN ARCHITECTURE PROJECT NO: 255025, DRAWING NO: AS101 (2025/09/09)



No.	ISSUE	DATE: YYYY/MM/DD
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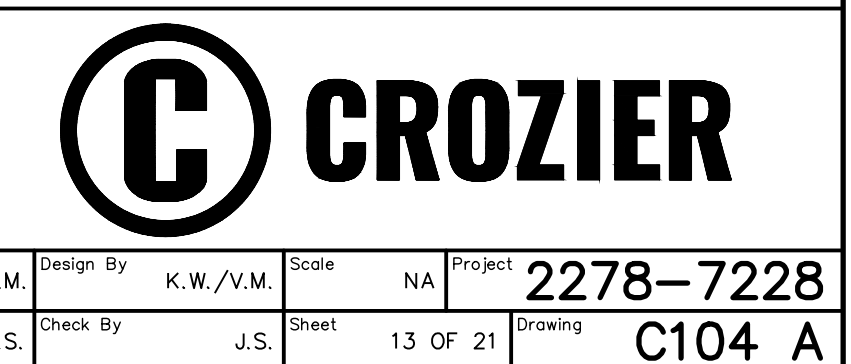


**Project**  
BROCCOLINI SITE PLAN  
TOWN OF CALEDON

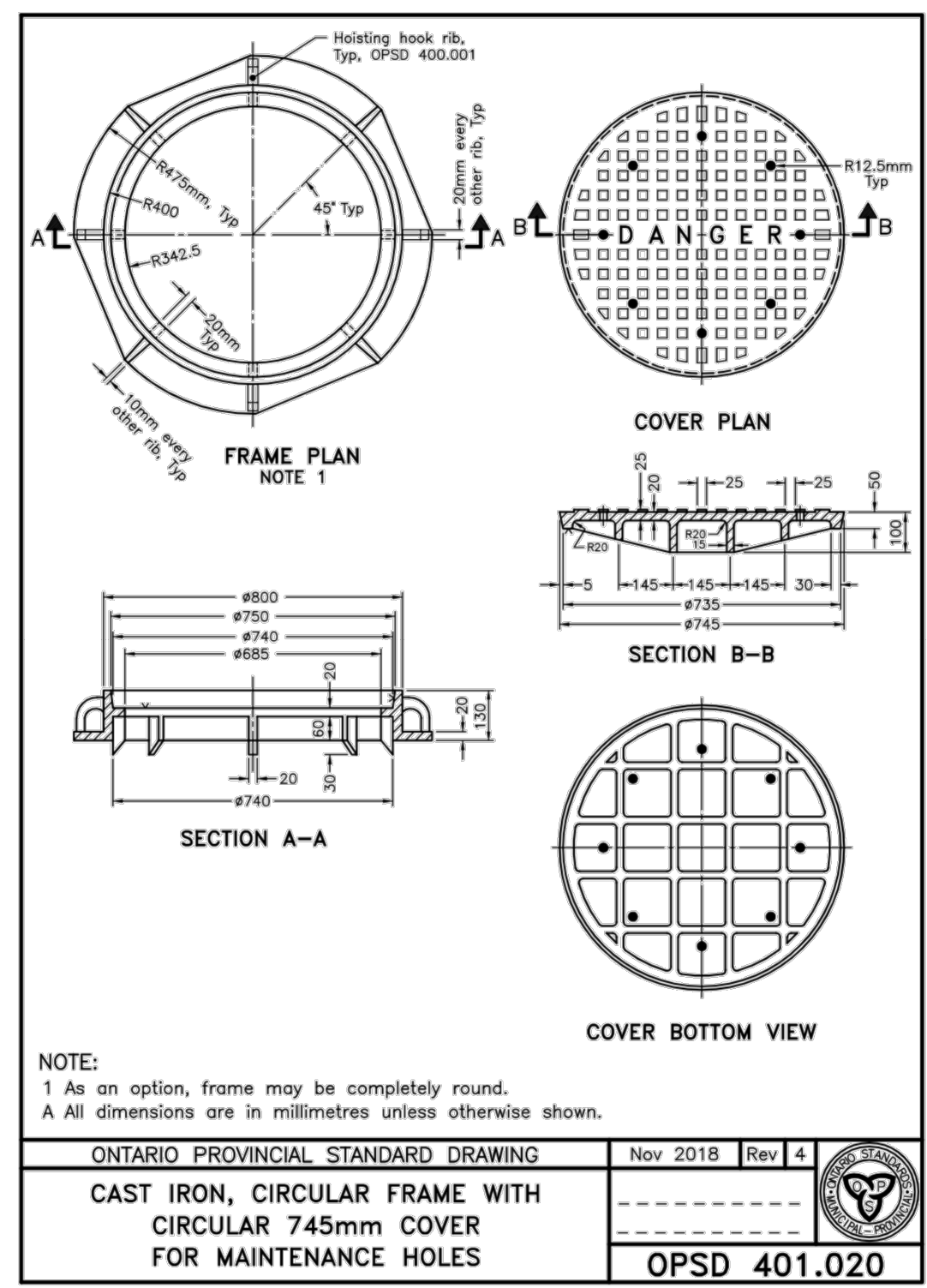
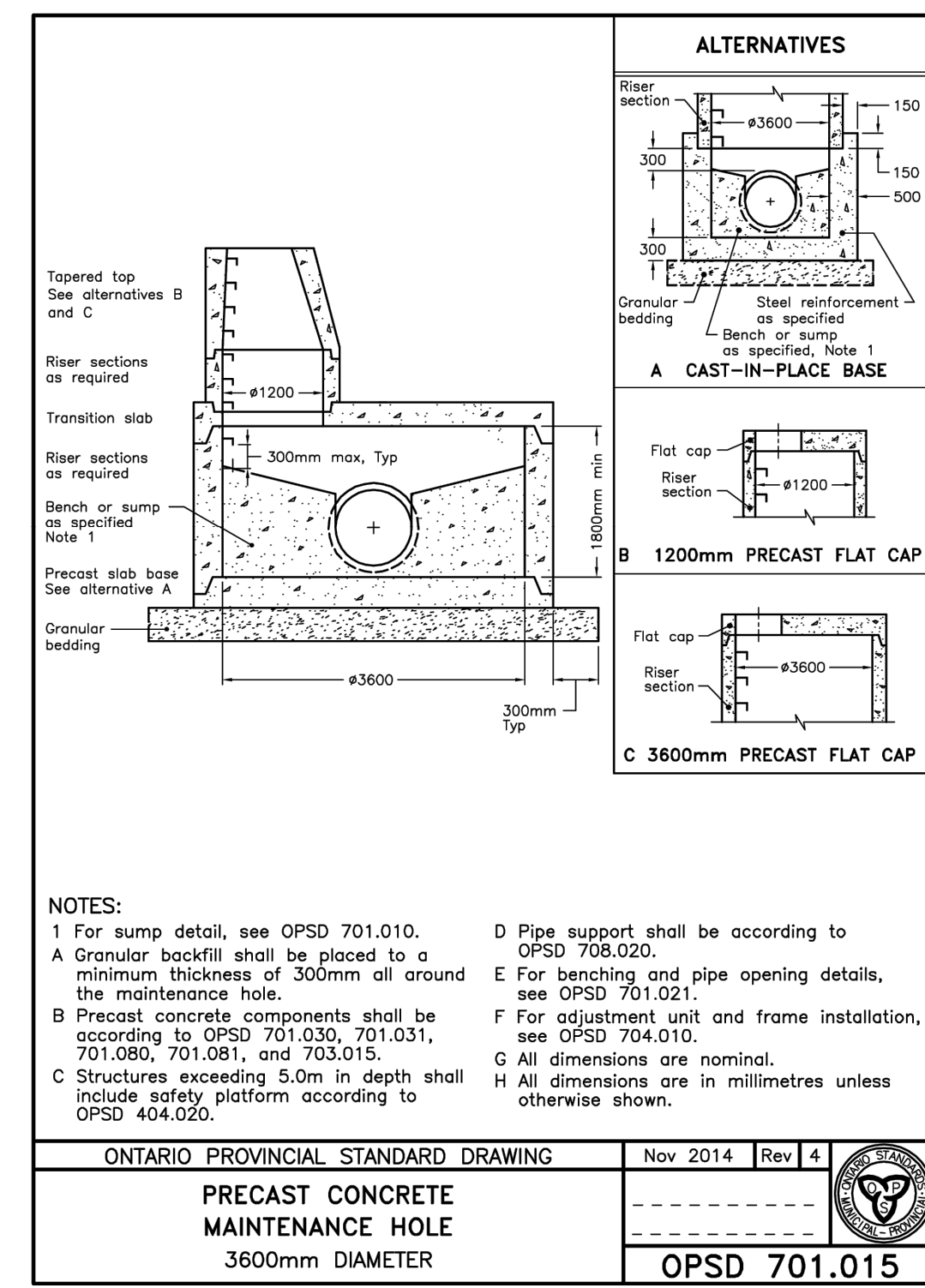
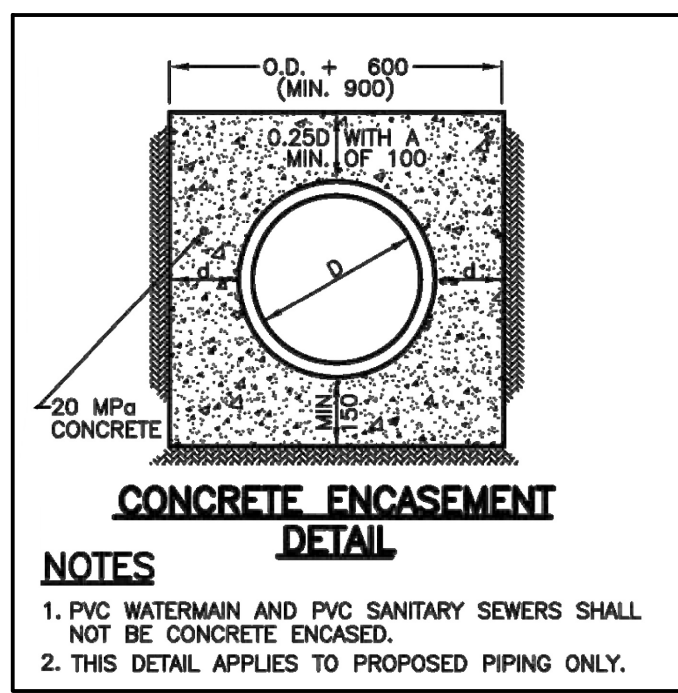
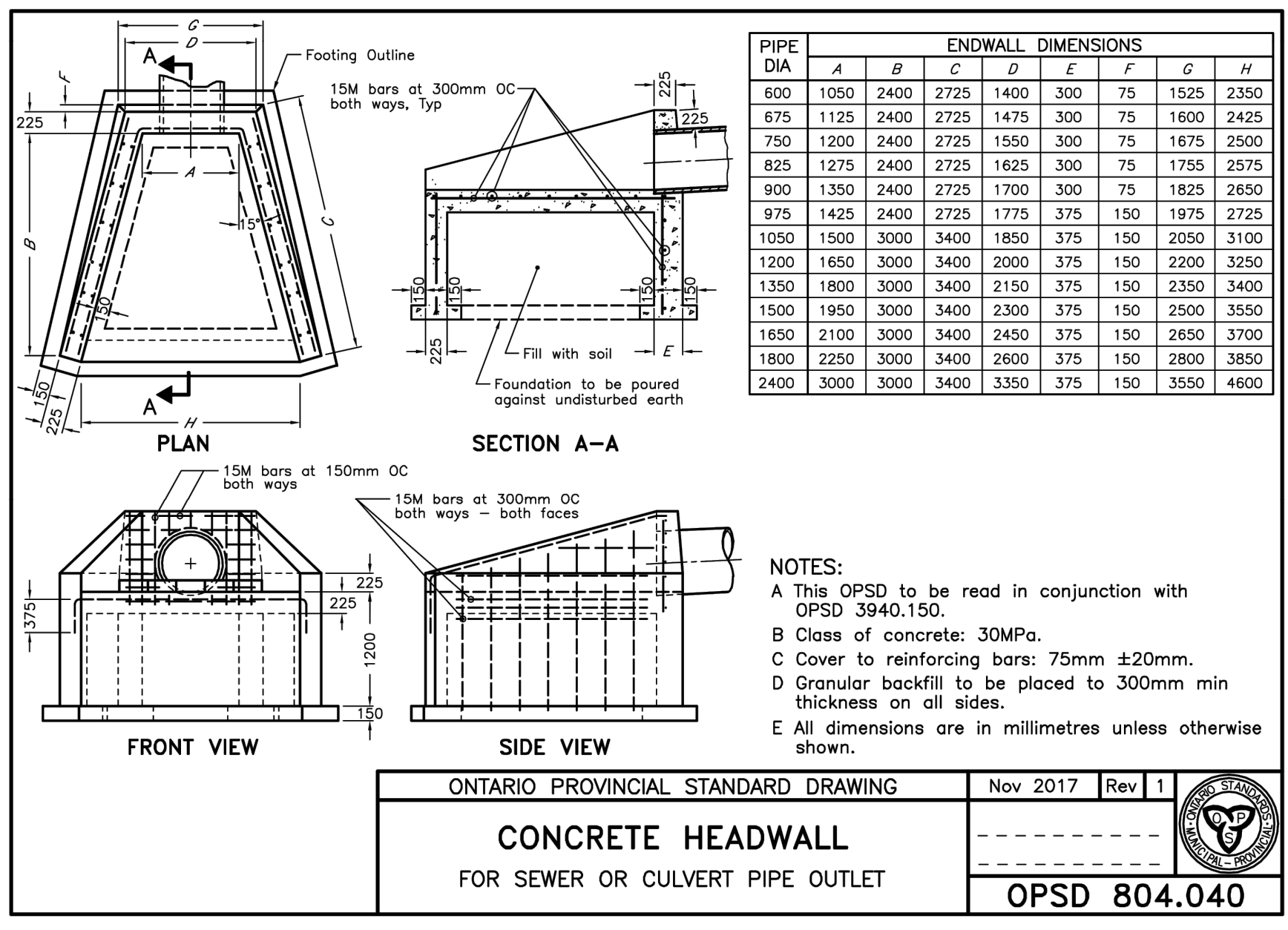
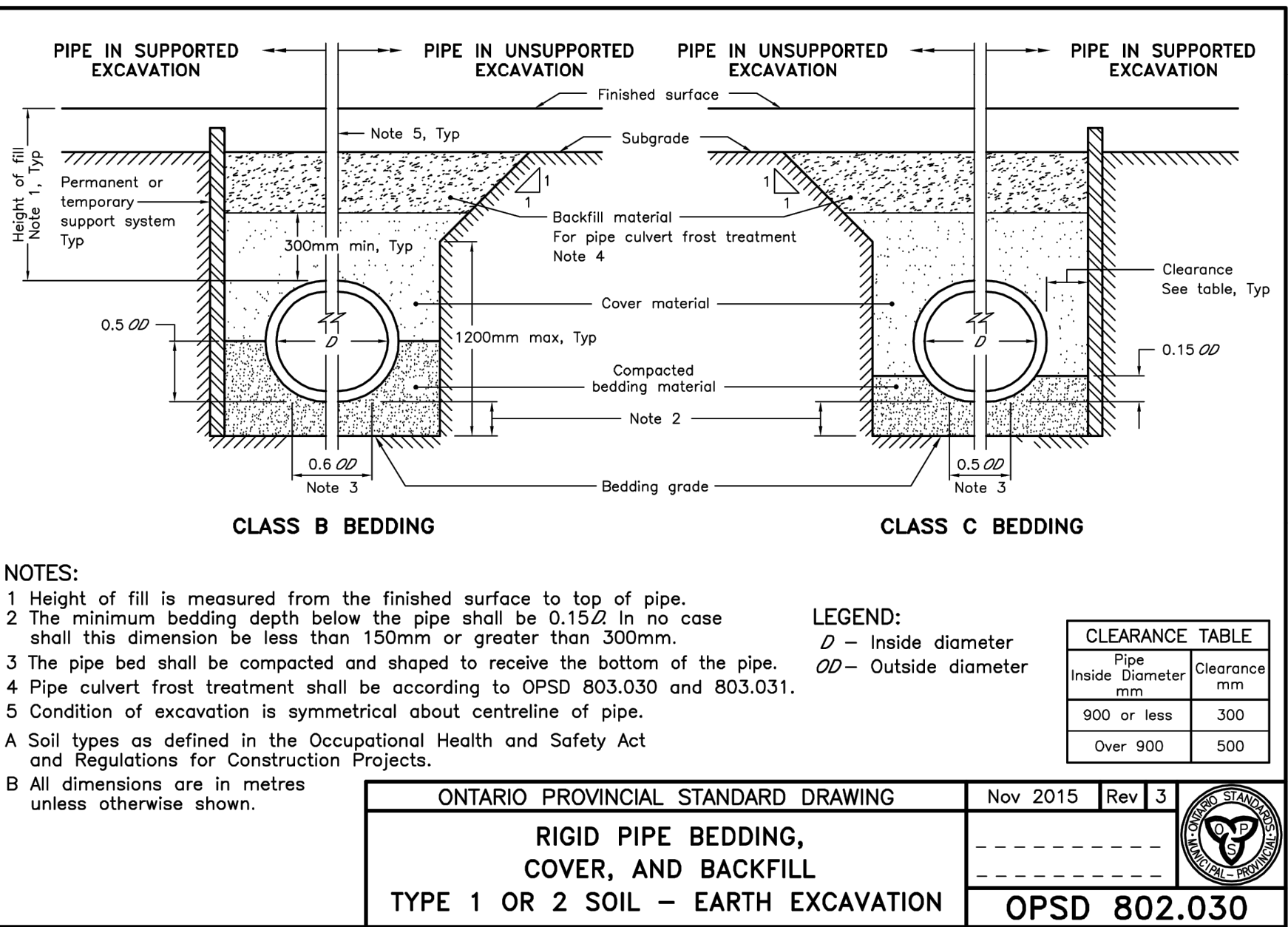
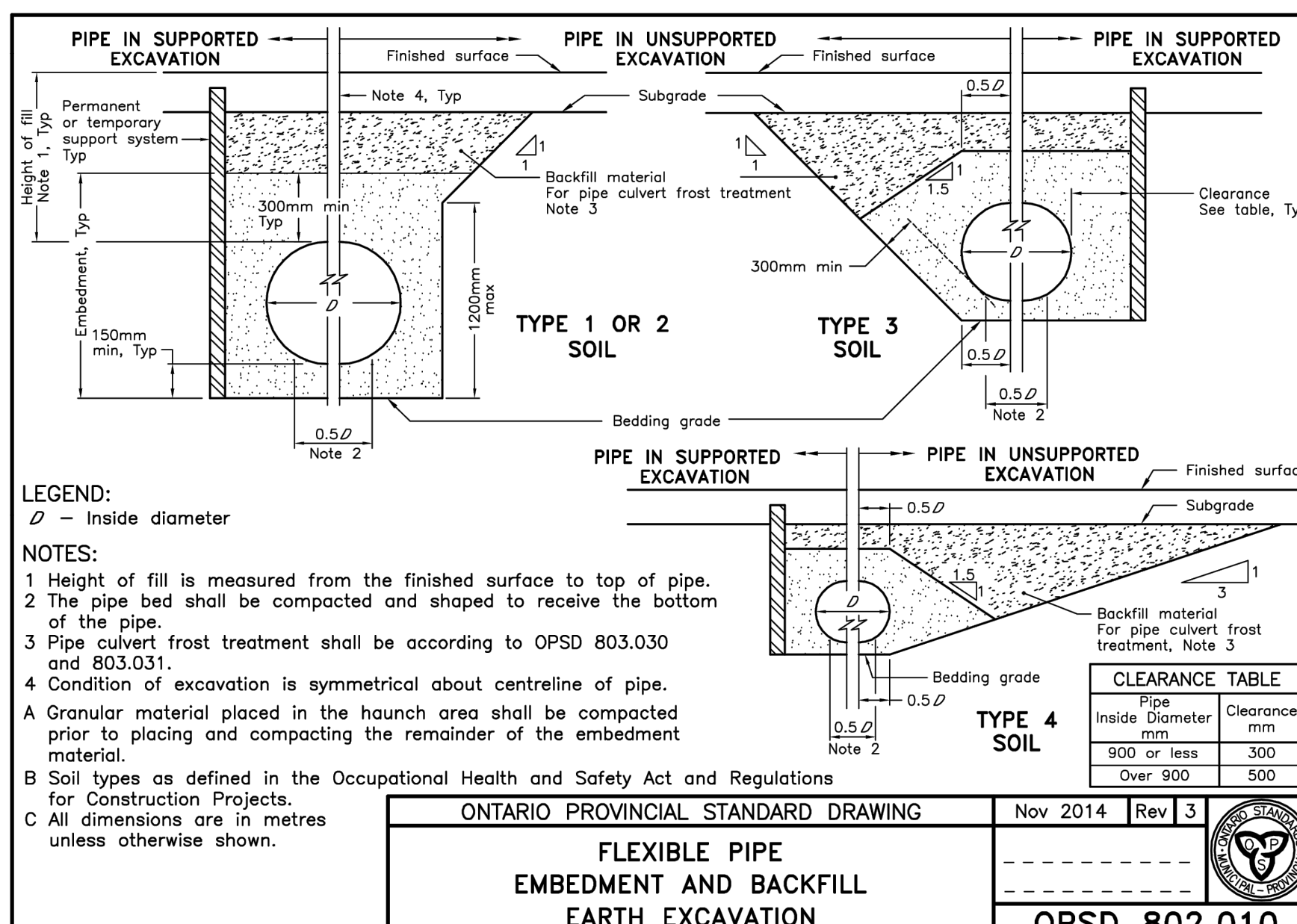
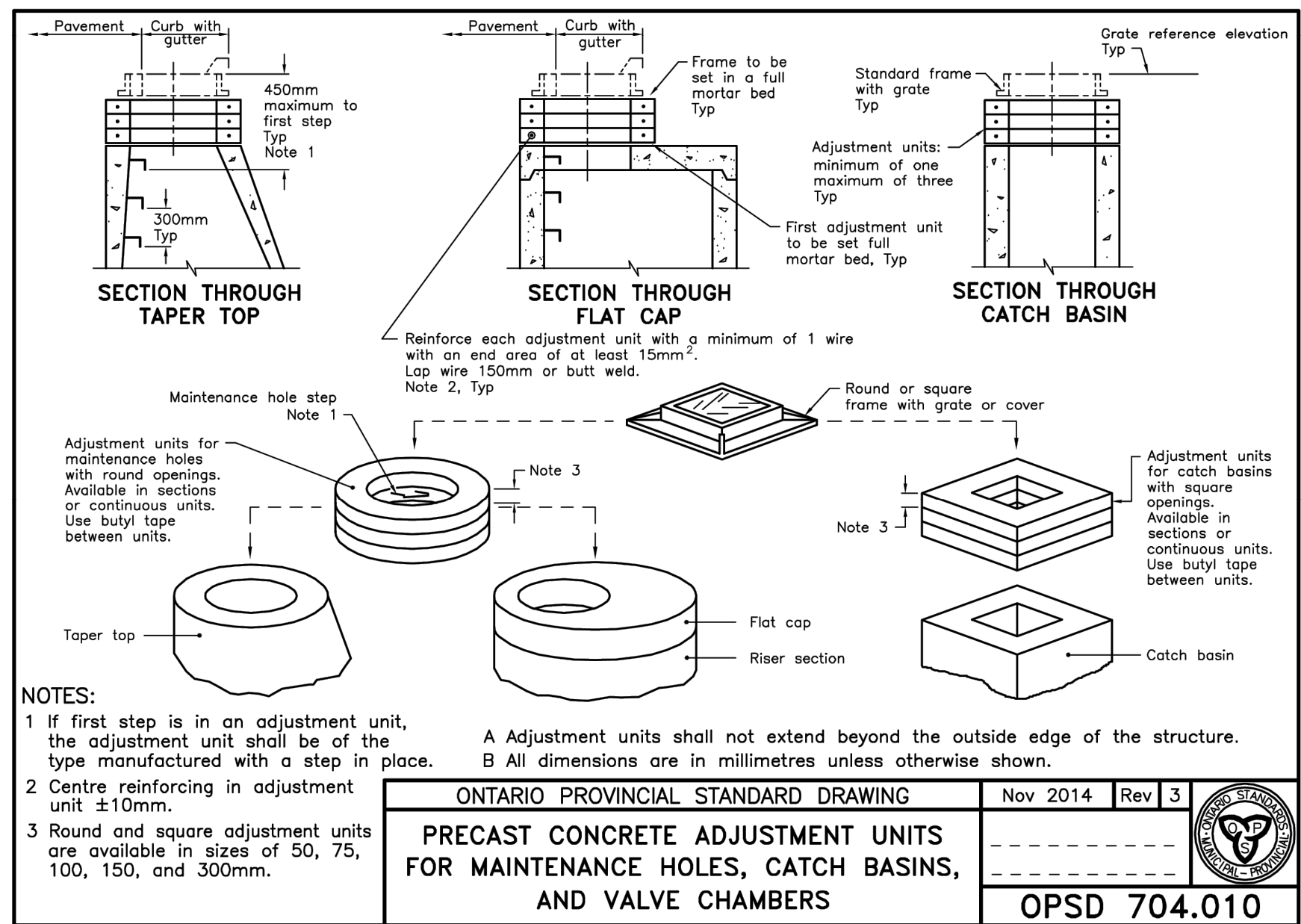
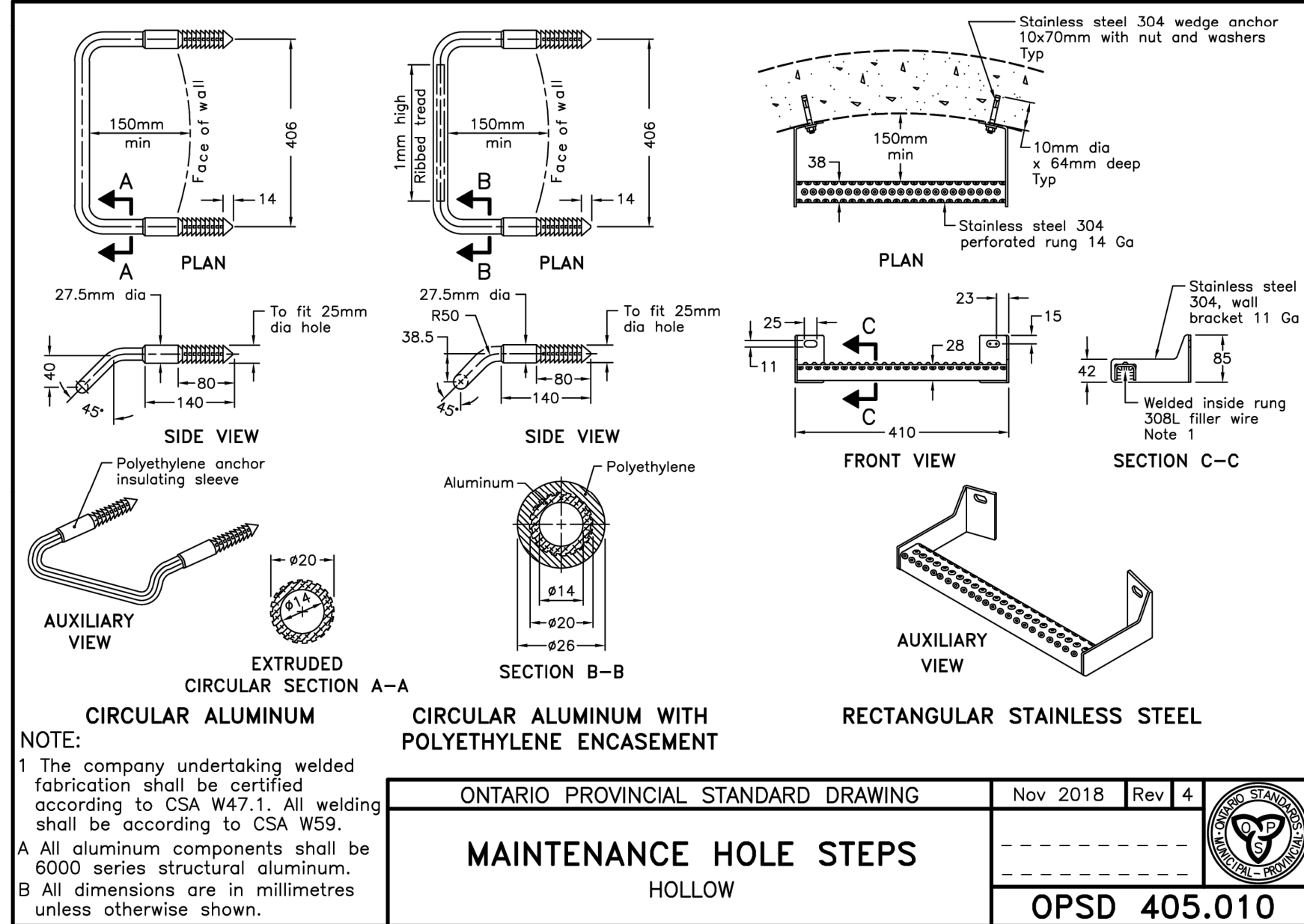
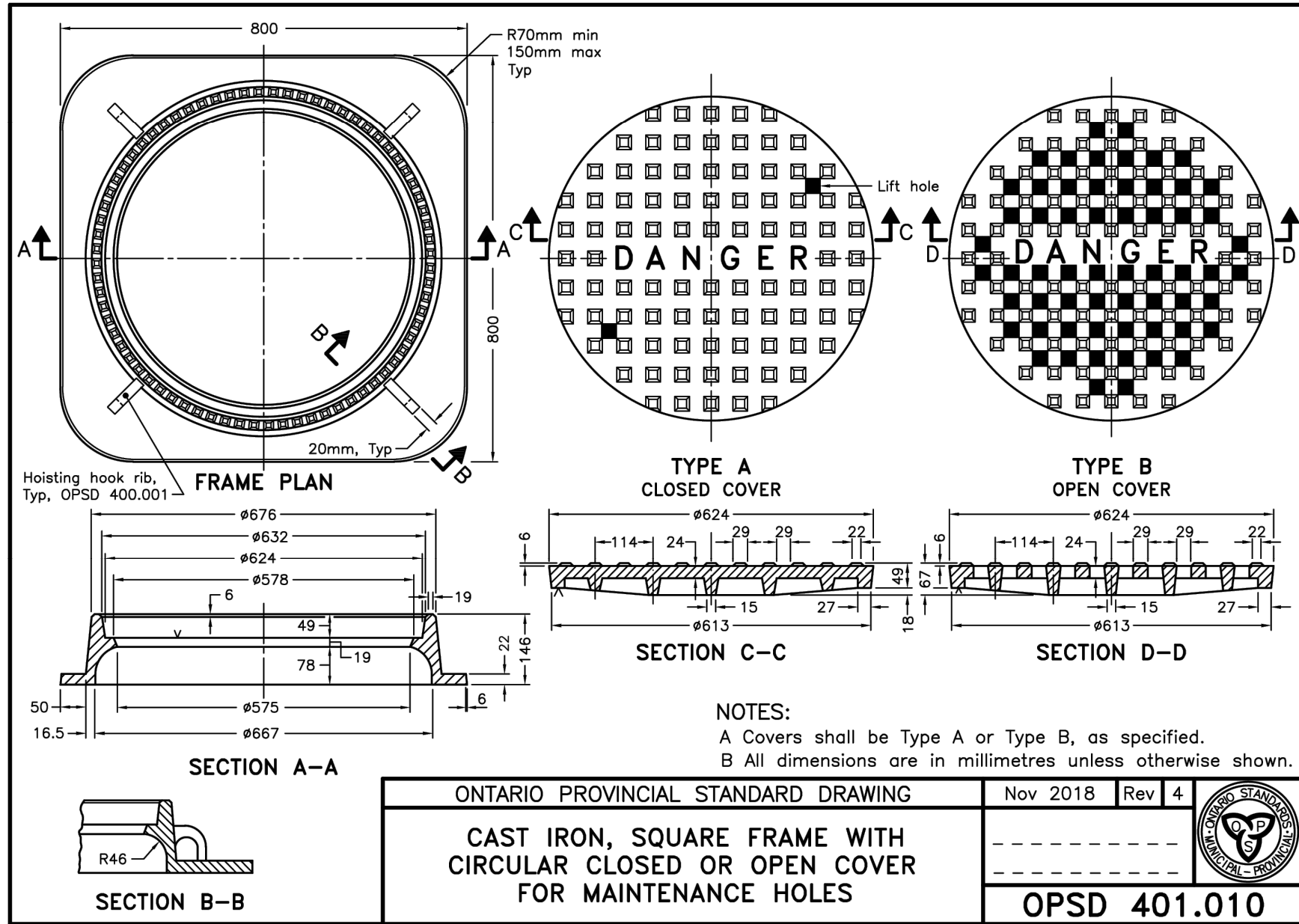
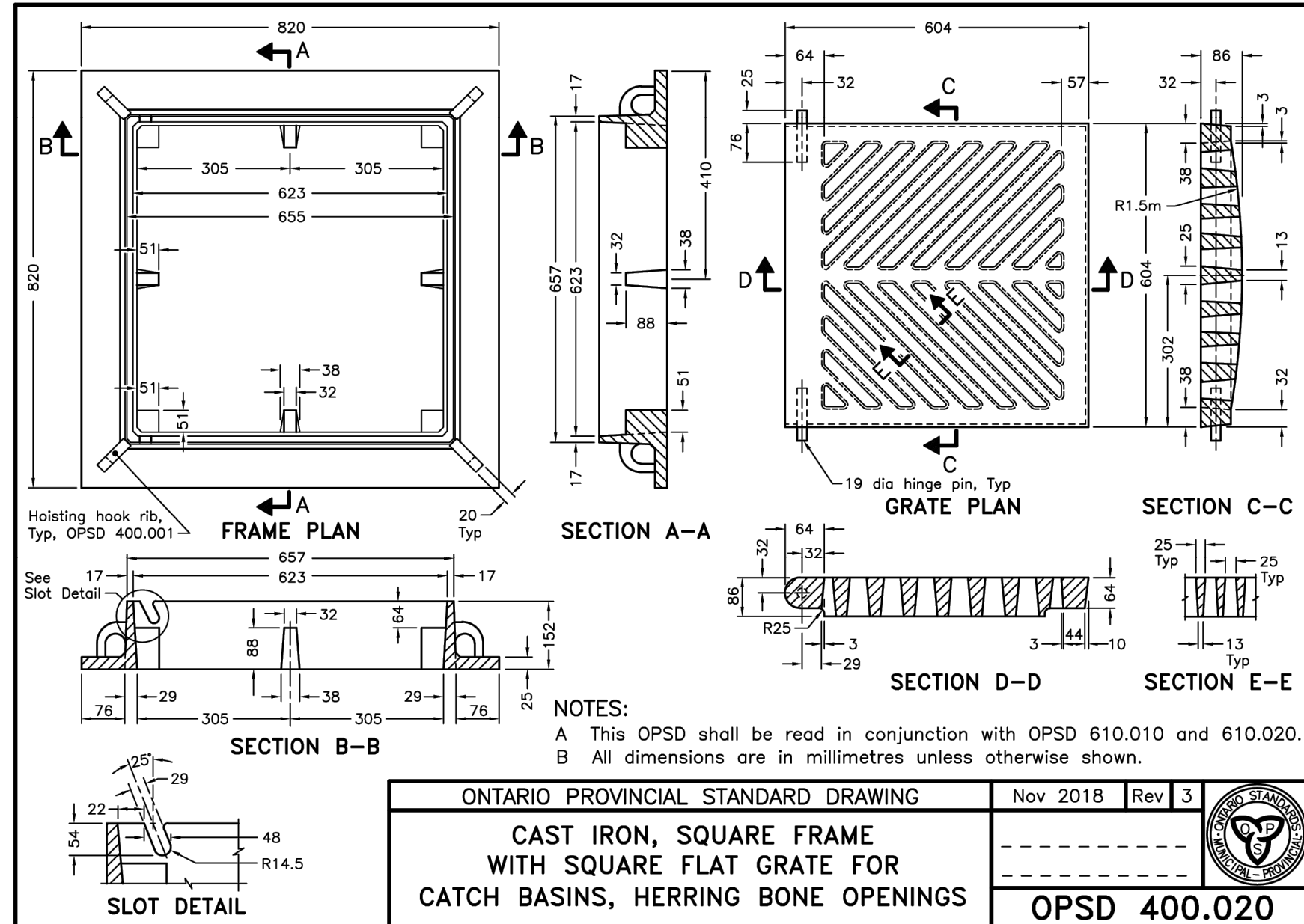
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**Drawn By** K.W./V.M. **Design By** K.W./V.M. **Scale** NA **Project** 2278-7228

**Check By** J.S. **Check By** J.S. **Sheet** 13 OF 21 **Drawing** C104 A







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SURVEY COMPLETED BY R-PE SURVEYING LTD. (2022/DEC/12)  
REFERENCE NO. 22-317  
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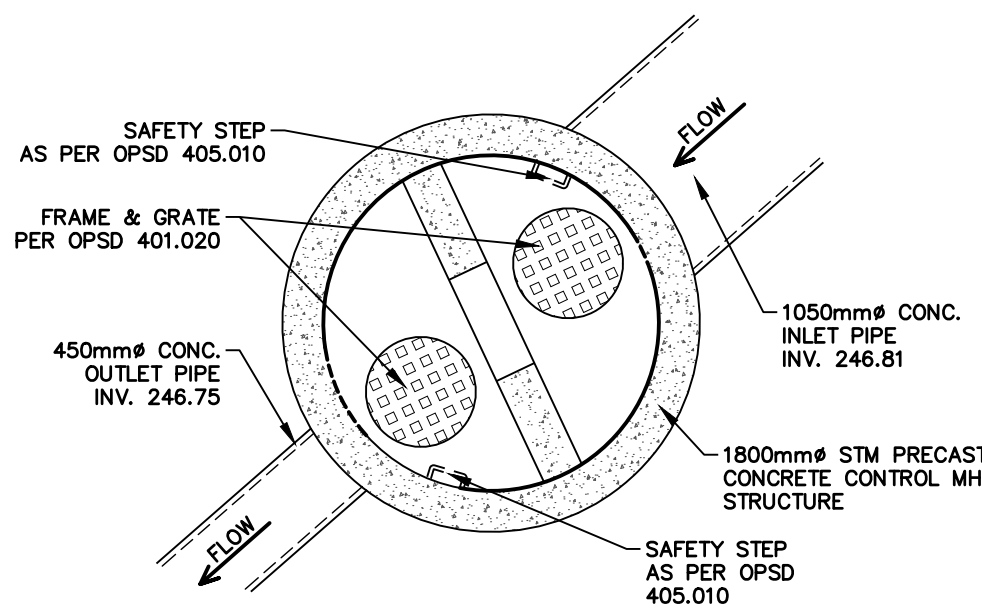
Town  
No. ISSUE  
1 ISSUED FOR FIRST ZBA/SPA SUBMISSION  
DATE: YYYY/MM/DD  
2025/10/30  
Engineer  
J.M. SCOTT  
100214964  
OCT 30 2025  
2278-7228  
PROVINCE OF ONTARIO  
Engineer  
K.L. WEEL  
100547824  
OCT 30 2025  
2278-7228  
PROVINCE OF ONTARIO  
Project  
BROCCOLINI SITE PLAN  
TOWN OF CALEDON  
Drawing  
STANDARD DETAILS - ONTARIO PROVINCIAL  
Check By  
J.S.  
Design By  
K.W./V.M.  
Scale  
NA  
Project  
2278-7228  
Sheet  
14 OF 21  
Drawing  
C104 B

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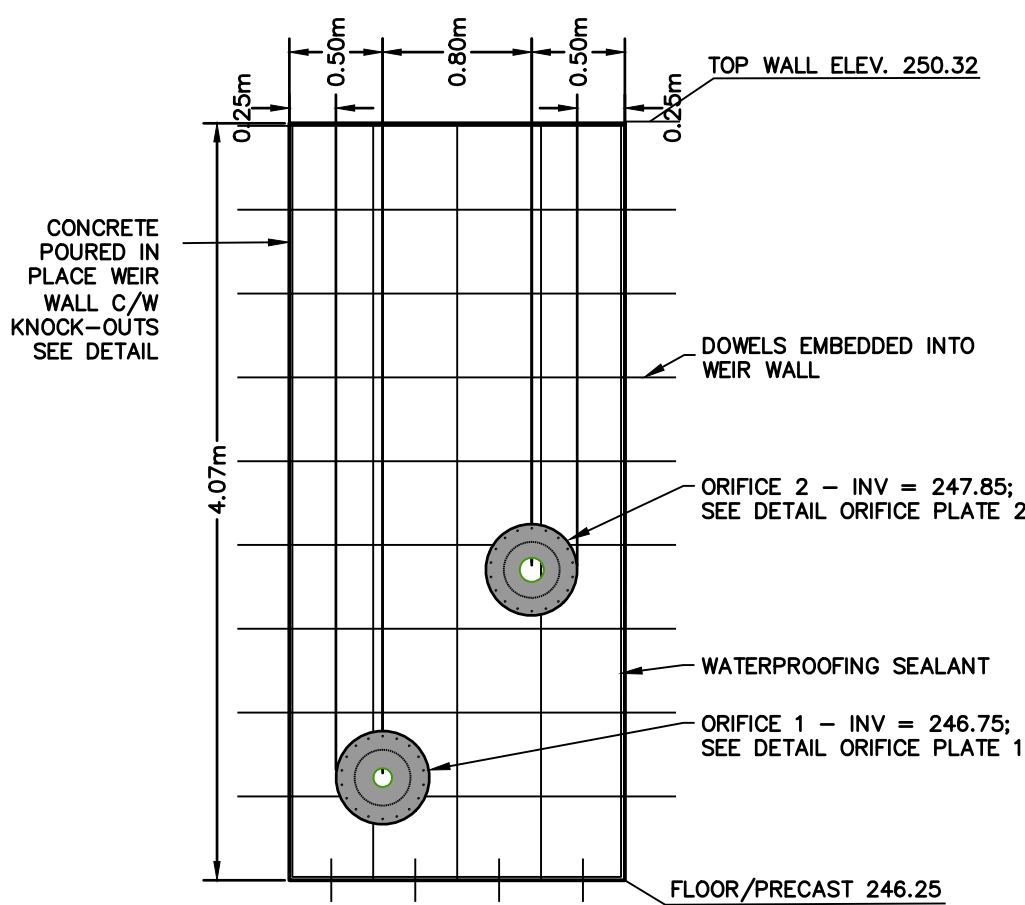




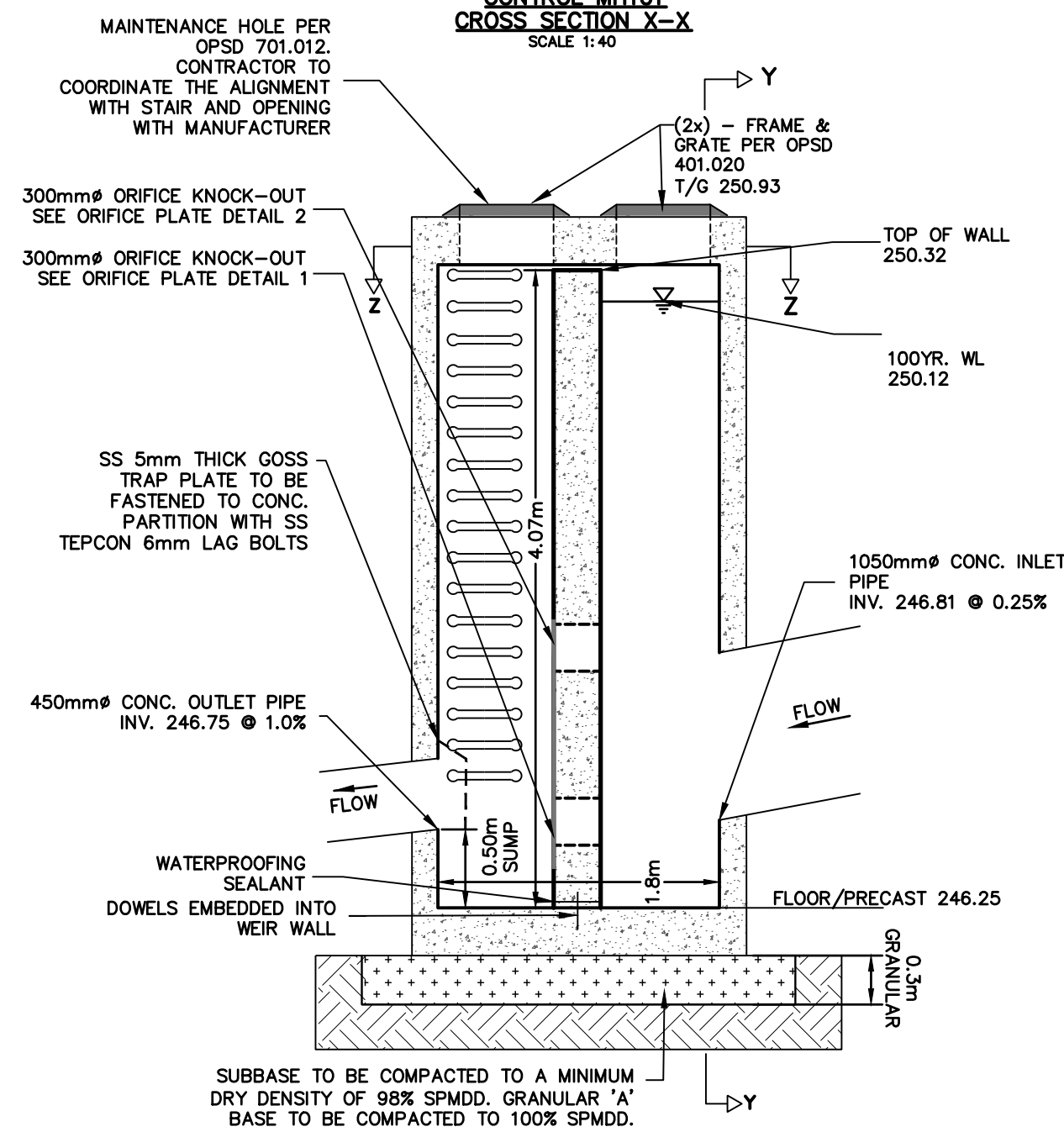
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CROSS SECTION Z-Z  
SCALE 1:40



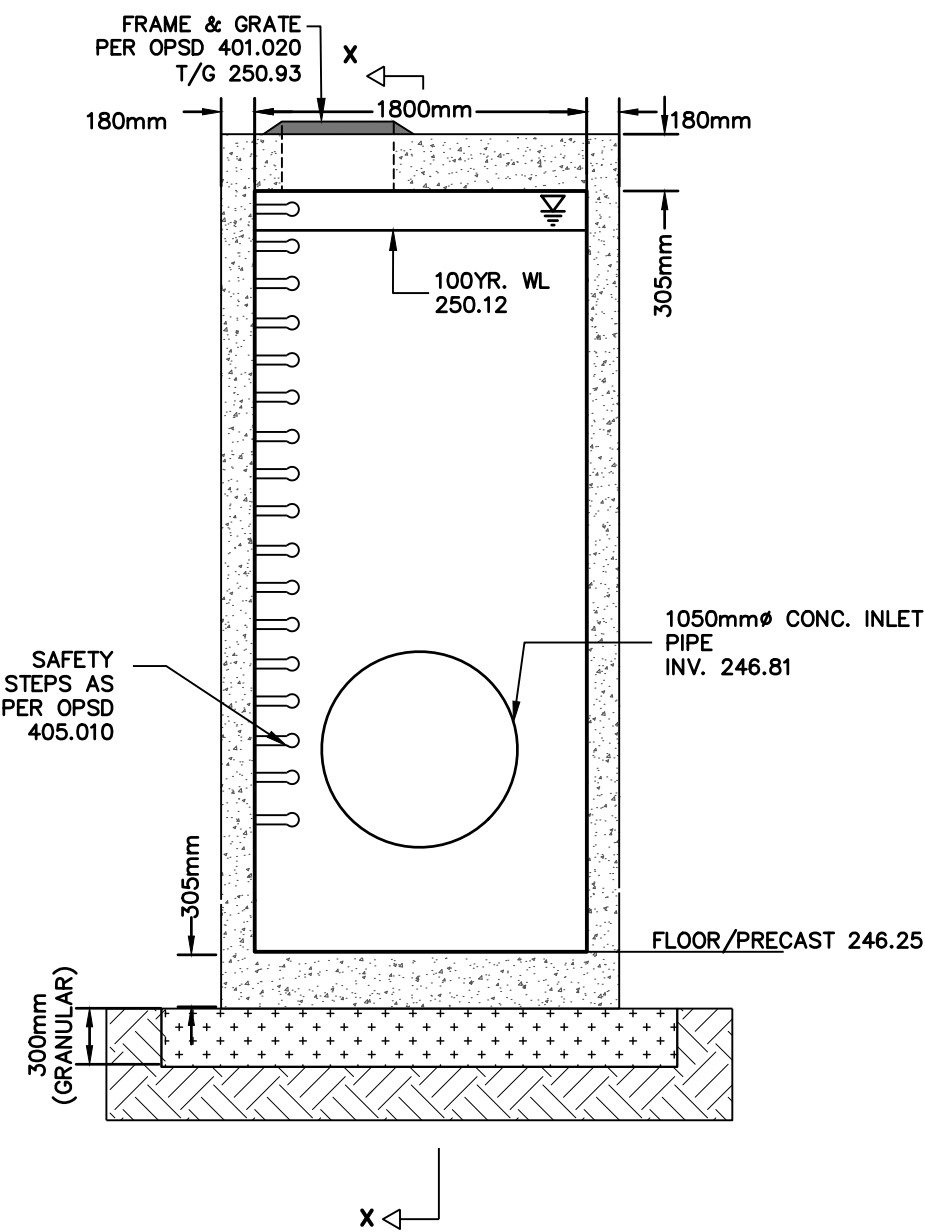
CONCRETE WEIR WALL DETAIL  
SCALE 1:40



CONTROL MH101  
CROSS SECTION X-X  
SCALE 1:40



OUTLET STRUCTURE  
CROSS SECTION Y-Y  
SCALE 1:40

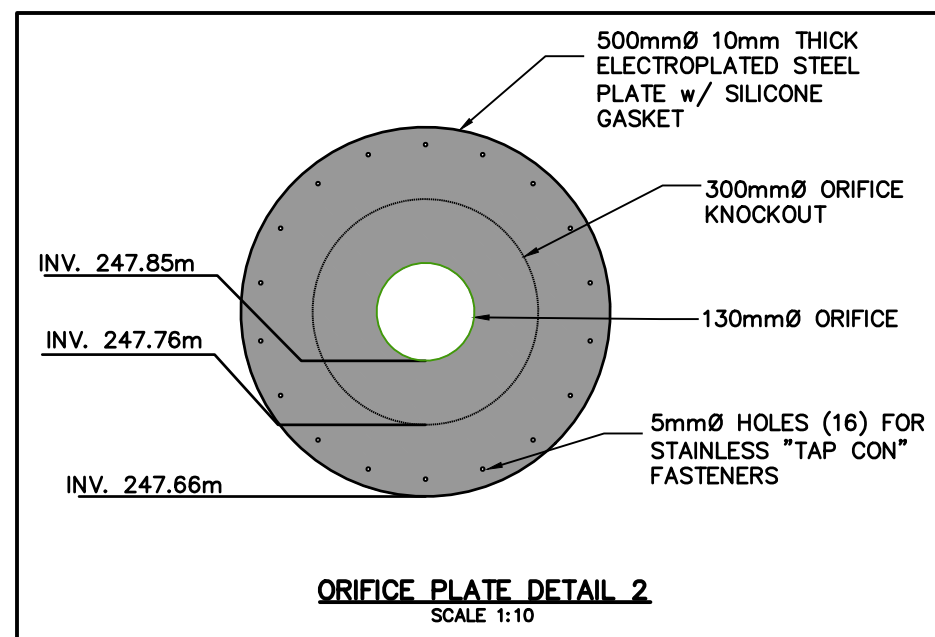
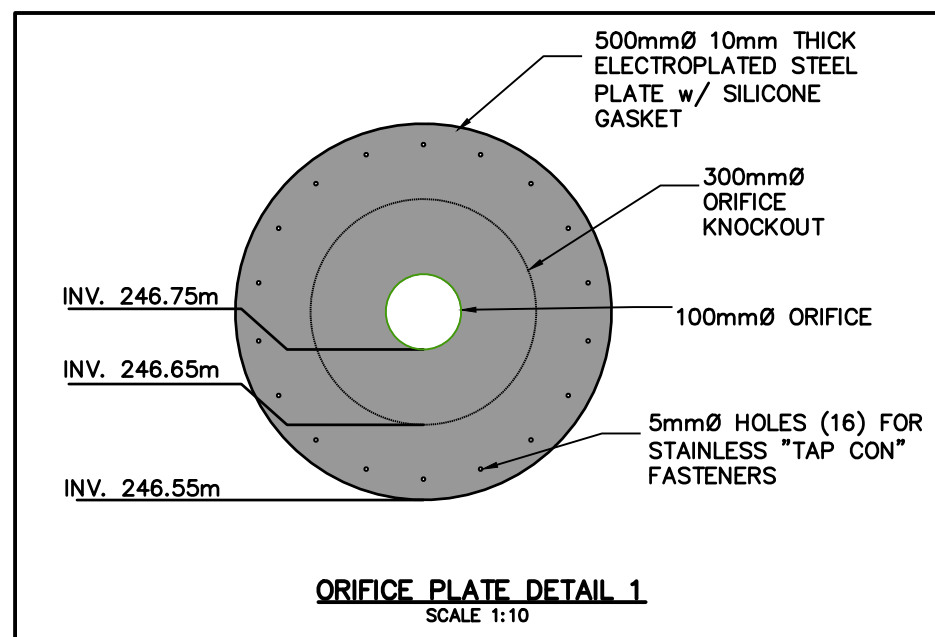


#### SHOP DRAWING RESPONSIBILITIES

AS PART OF THEIR FIELD SERVICES, THE ENGINEER MAY REVIEW SHOP DRAWINGS PERTAINING TO WORK SHOWN ON THE ENGINEER'S DRAWINGS BY MEANS OF APPROPRIATE RATIONAL SAMPLING PROCEDURES AND COMMENT ON THE ACCURACY WITH WHICH THE CONTRACTOR PREPARED THE DRAWINGS. REVIEW OF SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND IS NOT AN APPROVAL OF THE DETAIL DESIGN INHERENT IN THE SHOP DRAWINGS. RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INFORMATION PERTAINING TO THE FABRICATION PROCESS TECHNIQUES OF CONSTRUCTION AND INSTALLATION, AND FOR CO-ORDINATION OF THE WORK OF ALL SUB-TRADES.

- MANUFACTURERS OF ALL STRUCTURAL ELEMENTS SHALL SUBMIT COMPLETE SHOP DRAWINGS. SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN ONTARIO TO THE CONSULTANT FOR REVIEW PRIOR TO THE FABRICATION (3 SETS OR PDF). SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH SPECIFICATIONS AND ALLOW A MINIMUM OF TWO(2) WEEKS FOR REVIEW. THE SUBMISSION NOR THE REVIEW SHALL RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY FOR PROVIDING PROPER ENGINEERING DESIGN, METHODS, EQUIPMENT, WORKMANSHIP AND SAFETY PROCEDURES.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR THE FOLLOWING:
  - CONCRETE REINFORCING BAR
  - CONCRETE MIX DESIGN
  - CONCRETE PARTITION WALL
  - KNOCK HOLES AND CUT OUT
  - PRECAST BOX OUTLET STRUCTURE



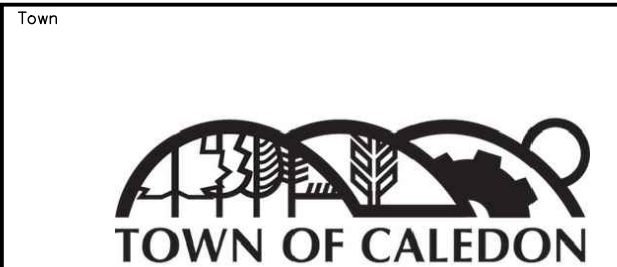
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#### BENCHMARKS

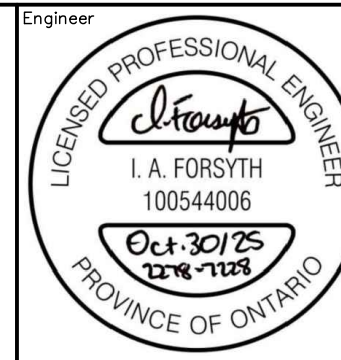
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1	ISSUED FOR FIRST ZBA/SPA SUBMISSION	2025/10/30



Project	BROCCOLINI SITE PLAN TOWN OF CALEDON		
Drawing	NORTH CONTROL MANHOLE DETAIL		
Drawn By	K.W./V.M.	Design By	K.W./V.M.
Check By	J.S.	Check By	J.S.

Scale	NA	Project	2278-7228
Sheet	15 OF 21	Drawing	C104 C







## 1.0 GENERAL

1. THE APPLICANT, APPLICANT'S REPRESENTATIVE, CONSULTANT, CONTRACTOR AND SUB CONTRACTORS ARE RESPONSIBLE TO ENSURE THAT THEIR DESIGN MATERIALS AND CONSTRUCTION PRACTICES CONFORM TO THE LATEST REGION OF PEEL STANDARDS, SPECIFICATIONS, MATERIALS, AND DESIGN CRITERIA, POSTED ON REGION OF PEEL'S WEBSITE ([www.peelregion.org/coldstandards/](http://www.peelregion.org/coldstandards/)). IN THE ABSENCE OF REGION SPECIFICATIONS, THE APPLICANT SHALL FOLLOW PROVINCIAL STANDARDS.
2. ALL WORKS SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT". THE GENERAL CONTRACTOR SHALL BE DEEMED THE CONSTRUCTOR AS DEFINED IN THE ACT. THE CONTRACTOR SHALL, AT THEIR EXPENSE, VERIFY THE LOCATION, DIMENSION, AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES IN THE FIELD PRIOR TO EXCAVATION OR BORING. THE CONTRACTOR SHALL, AT THEIR EXPENSE, IMMEDIATELY VERIFY THE LOCATION, DIMENSION, AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES IN THE FIELD PRIOR TO EXCAVATION OR BORING. THE CONTRACTOR SHALL, AT THEIR EXPENSE, IMMEDIATELY, IN WRITING, OF ANY CONFLICTS OR DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING THE EXISTING UTILITIES FAR ENOUGH IN ADVANCE OF CONSTRUCTION TO MAKE NECESSARY DESIGN MODIFICATIONS FOR REVIEW AND APPROVAL, IF REQUIRED, WITHOUT DELAYING THE WORK.
3. THE CONTRACTOR SHALL, AT THEIR EXPENSE, OBTAIN THE SATISFACTION OF THE REGION OF PEEL, BE RESPONSIBLE FOR THE RESTORATION AND REPAIR OF THE EXISTING UTILITIES AND ALL AREAS BEYOND THE PLAN OF SUBDIVISION DISTURBED DURING CONSTRUCTION.
4. THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
5. BACKFILL FOR SEWERS, WATERMANS, AND UTILITIES ON THE ROAD ALLOWANCE SHALL BE MECHANICALLY COMPACTED.
6. ALL BOREHOLES SHOWN ON DRAWINGS ARE FOR INFORMATION ONLY. REFER TO GEOTECHNICAL REPORT.
7. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.

2.1 THE REGION OF PEEL SHALL CONDUCT THE OPERATION OF EXISTING VALVES AND HYDRANTS IF REQUIRED

- 2.2 ALL WATERMAINS SHALL HAVE 1.7m MINIMUM COVER FOR URBAN ROAD DESIGN AND 2.1m MINIMUM COVER FOR RURAL ROAD DESIGN.
- 2.3 ALL WATERMAINS SHALL MAINTAIN A MINIMUM 1.5m CLEARANCE FROM ALL MANHOLES AND CATCH BASINS, WHERE APPLICABLE.
- 2.4 FOR WATERMAINS CROSSING OVER OR UNDER SEWERS, A MINIMUM 0.5m VERTICAL CLEARANCE SHALL BE PROVIDED.
- 2.5 FOR WATERMAINS CROSSING A SANITARY SEWER, WATERMAIN JOINTS ARE TO BE OFFSET A MINIMUM OF 2.5m HORIZONTALLY FROM THE CENTERLINE OF THE SANITARY SEWER.
- 2.6 WATERMAIN BEDDING SHOULD BE AS PER TRENCH DETAIL ON THE PLAN AND PROFILE DRAWING AND COMPACTED TO 100% SPD.
- 2.7 WATERMAINS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED PLANS. A COPY OF THE GRADE SHEET MUST BE SUPPLIED TO THE REGION OF PEEL INSPECTOR PRIOR TO COMMENCEMENT OF WORK.
- 2.8 ANY JOINT DEFLECTION SHALL NOT EXCEED 50% OF MANUFACTURER'S SPECIFICATIONS. PIPE BARREL DEFLECTION IS PROHIBITED.
- 2.9 ANY TRENCH SHALL BE INSTALLED AS PER REGION STD. DWG. 1-6-1 OR 1-6-2 WITH FLANGE SET BETWEEN 50mm AND 150mm ABOVE FINISHED GRADE.
- 2.10 ALL HYDRANTS SHALL HAVE 1.2m MINIMUM HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES AND STRUCTURES MEASURED FROM THE NEAREST POINT OF THE STRUCTURE.
- 2.11 MECHANICAL RESTRAINTS ARE REQUIRED FOR ALL FITTINGS, VALVES, DEAD ENDS, CAPS, AND HYDRANTS ON ALL PVC WATERMAINS; MINIMUM RESTRAINED PIPE LENGTH AS PER REGION'S STANDARD.
- 2.12 STAINLESS STEEL NUTS AND BOLTS ARE TO BE USED ON ALL METALLIC FITTINGS AND JOINT RESTRAINTS.
- 2.13 ALL METALLIC VALVES, FITTINGS, THROUGH WALL TAPPING, AND JOINT RESTRAINTS TO BE C/W DENSO PASTE, DENSO MASTIC & DENSO TAPE, OR APPROVED EQUAL, AND APPLIED TO THE MANUFACTURER'S RECOMMENDATIONS.
- 2.14 WHEN A WATERMAIN IS INSTALLED AS 12 GAUGE TWP STRANDED COPPER, LIGHT COLOURED, PLASTIC COATED TRACER WIRE ATTACHED TO THE PIPE WITH APPROVED WIRE SPLICE. THE WIRE SHOULD BE BROUGHT TO THE SURFACE AT EACH SERVICE, VALVE BOX, AND HYDRANT VALVE.
- 2.15 ALL 50mm WATERMAIN SHALL BE TYPE 'K' SOFT COPPER. WATERMAIN INSTALLATION IN CUL-DE-SACS AS PER REGION STD. DWG. 1-7-4.
- 2.16 A PHYSICAL SEPARATION MUST BE MAINTAINED AT ALL CONNECTION POINTS OF NEW WATERMAIN TO THE EXISTING SYSTEM UNTIL BACTERIOLOGICAL TESTS HAVE PASSED, AS PER STD. DWG 1-7-7 AND 1-7-8.
- 2.17 PROVISION FOR FLUSHING OF NEW WATERMAINS PRIOR TO TESTING MUST BE PROVIDED WITH AT LEAST 50mm OUTLET ON WATERMAINS SMALLER THAN 300mm, AND MINIMUM 100mm OUTLET ON WATERMAINS 300mm AND LARGER. COPPER WATERMAINS ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE WATERMAIN, AS PER STD. DWG. 1-7-7 AND 1-7-8.
- 2.18 ALL SERVICE CONNECTIONS TO PVC PIPES ARE TO BE MADE USING APPROVED WIDE BAND SERVICE SADDLE. DIRT TAPPING IS NOT ALLOWED.
- 2.19 ALL WATER SERVICES SHALL BE MINIMUM 25mm NOMINAL COPPER PIPE SIZE OR 32mm POLYETHYLENE PIPE. IN GENERAL, NON METALLIC SERVICES SHALL BE ONE SIZE LARGER THAN THE NOMINAL SIZE OF THE FIRST AND SECOND REGION'S PRODUCT LIST AND APPROVED ORIGINAL PRODUCT AND C/W TRACER WIRE.
- 2.20 THE MINIMUM LATERAL DISTANCE BETWEEN WATER SERVICES AND OTHER UTILITIES SHALL BE 1.2m.
- 2.21 ALL RESIDENTIAL WATER SERVICE BOXES/CURB STOPS SHALL BE INSTALLED WITHIN SODDED AREAS, WITH A MINIMUM DISTANCE OF 1.0m FROM THE EDGE OF THE DRIVEWAY, BE FLUSH WITH GRADE AND ACCESSIBLE AT ALL TIMES.
- 2.22 VALVE AND BOXES SHALL BE CAST IRON SLIDING TYPE, COMPLETED WITH VALVE GUIDE PLATES AND INSTALLED AS PER REGION STD. 1-3-8. MAINLINE VALVES TO BE RESTRAINED AS PER REGION STD. 1-3-4.
- 2.23 ALL WATER SERVICE BOXES SHOULD BE "LEAD FREE" AS PER REGION'S MATERIAL SPECIFICATIONS.
- 2.24 THE REGION WILL COMPLETE THE NECESSARY WATER TESTING (PRESSURE TEST, FLUSHING, CHLORINATION, AND SAMPLING). THE CONTRACTOR MAY PROCEED WITH THEIR OWN PRESSURE TEST AND FLUSHING PRIOR TO REGION'S TESTING.

3.1 NO WATERMAIN TO BE LAID ON FILL UNTIL THE FIELD DENSITY TEST REPORTS HAVE BEEN SUBMITTED TO AND APPROVED BY THE REGION OF PEEL OR THE CONSULTING ENGINEER.

- 3.2 PIPE JOINT DEFLECTIONS ARE NOT ALLOWED IN FILL AREA.
- 3.3 JOINTS SHALL BE MECHANICALLY RESTRAINED THE WHOLE LENGTH.
- 3.4 ALL HYDRAULIC, TREE BRANCH VALVES, AND HORIZONTAL BENDS ARE TO BE MECHANICALLY RESTRAINED WITH TIE RODS.
- 3.5 IN EXISTING MUNICIPAL RIGHT-OF-WAY OR EASEMENT, FILL TO BE PLACED TO 600mm MINIMUM ABOVE THE OVERTOP OF THE WATERMAIN AND TO 300mm EITHER SIDE, COMPACTED TO MINIMUM 100% STANDARD PROCTOR DENSITY IN 300mm LIFTS; AND THEREAFTER, FOR EVERY 300mm LIFT ALONG THE CENTERLINE, AND 1.5m TO EITHER SIDE, OF WATERMAIN AT MAXIMUM INTERVAL OF 30.0m. TEST RESULTS MUST BE SUBMITTED TO AND APPROVED BY THE CONSULTANT OR AGENCY.

4.1 ALL PVC PIPES TO BE SDR-35, OPSD 802.010 BEDDING.

4.2 MAINLINE SANITARY SEWER PIPE SIZE SHALL BE MINIMUM 250mmØ, INSTALLED AT THE APPROVED DESIGN GRADE. PIPE APPURTENANCES AS PER REGION'S SPECIFICATIONS.

4.3 ALL SEWERS CONSTRUCTED WITH GRADES 0.5% OR LESS SHALL BE APPROVED BY THE ENGINEER AND THE AGENCY PROJECT MANAGER OR DESIGNATE, AND BE INSTALLED WITH LASER AND CHECKED PRIOR TO BACKFILL.

4.4 MINIMUM SANITARY SEWER PIPE SLOPE FOR LAST LEG SHALL BE 1.0% AND DESIRABLE SLOPE 2.0%.

4.5 ALL MANHOLES SHALL BE AS PER OPSD 701.010 TO 701.015 AND BENCHING AS PER OPSD 701.021.

4.6 FRAME AND COVERS SHALL BE AS PER OPSD. 401.010 TYPE 'A' EMBOSSED WITH "SANITARY" IN 50 MM LETTERS.

4.7 MANHOLE STEPS OR LADDERS SHALL BE AS PER OPSD 405.010.

4.8 MANHOLES DEEPER THAN 5.0m MUST BE EQUIPPED WITH SAFETY PLATFORMS AS PER OPSD 404.020.

4.9 SANITARY SEWER LATERALS SHALL BE MINIMUM 125mmØ.

a. SANITARY SERVICE SHALL BE LOWER THAN AND TO THE RIGHT OF THE STORM SERVICE AT THE PROPERTY LINE WHEN FACING THE LOT FROM THE STREET.

b. CONNECTIONS TO SEWERS SHALL BE MADE WITH MANUFACTURED TEES OR WYES WHERE APPLICABLE AND SHALL BE COLOUR CODED AS NON-WHITE, AS PER STD. DWG. 2-4-1, TO 2-4-7.

5.1 CONSTRUCTION AND DETOUR SIGNAGE MUST CONFORM TO "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND LATEST REVISION OF THE ONTARIO MINISTRY OF TRANSPORTATION "TRAFFIC CONTROL MANUAL FOR ROADWAY WORK OPERATIONS".

5.2 ALL TEMPORARY SIGNAGE AND TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF ONTARIO TRAFFIC MANUAL, BOOK 7 "TEMPORARY CONDITIONS" AND OPS SPECIFICATIONS AND DRAWINGS.

5.3 PAVEMENT MARKINGS MUST BE IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL, BOOK 11 "PAVEMENT HAZARD AND DELINEATION MARKINGS".

5.4 THE CONTRACTOR SHALL NOTIFY IN ADVANCE, AS REQUIRED, THE APPROPRIATE AUTHORITY HAVING JURISDICTION FOR THE ROAD PRIOR TO COMMENCING ANY WORK AND SHALL ACQUIRE AND SATISFY THE REQUIREMENTS OF APPROPRIATE PERMITS (FEES, INSPECTIONS, SIGNAGE, TRAFFIC, MAINTENANCE, DIVERSION, ETC.).

5.5 REGIONAL ROAD CLOSURE IS NOT PERMITTED AT ANY TIME UNLESS APPROVAL FROM REGIONAL COUNCIL WAS OBTAINED FOR THE WORKS, WHERE A MINIMUM TWO MONTH LEAD TIME IS REQUIRED, AS PER REGIONAL ROAD CLOSURE POLICY 14-2.

5.6 WORK OPERATIONS THAT REQUIRE DIVERTING TRAFFIC TO ONE LANE ARE SUBJECT TO TIME RESTRICTIONS AND/OR NIGHT TIME OPERATIONS AS SPECIFIED IN ROAD OCCUPATION PERMIT. THROUGH LANES MUST BE MINIMUM 3.5m, UNLESS OTHERWISE APPROVED.

5.7 FOR TEMPORARY DELINEATION OF TRAFFIC IN OPPOSITE DIRECTIONS A YELLOW CENTRE LINE ON PAVEMENT MUST BE PAINTED. TRAFFIC CONTROL BARRELS (CONES) ARE NOT PERMITTED FOR THIS USE ON REGIONAL ROADS.

5.8 NEW JERSEY BARRIERS (NJB) WITH CRASH ATTENUATION DEVICES MUST BE USED ON LONG TERM PROJECTS AS OPPOSED TO TRAFFIC CONTROL DELINEATORS (BARRELS).

5.9 ACCESS TO EXISTING ENTRANCES AND SIDE STREETS, INCLUDING PEDESTRIAN ACCESS, SHALL BE MAINTAINED. ACCESS REQUIREMENTS MUST COMPLY WITH REGION OF PEEL CONTROLLED ACCESS BY-LAW.

5.10 LOCATION OF EXISTING UTILITIES TO BE ESTABLISHED BY THE CONTRACTOR ALL EXISTING UTILITY ELEVATIONS (SANITARY AND WATERMAIN) INCLUDING CENTRE LINE OF THE ROAD ELEVATIONS HAVE TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCING ANY WORK ON SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE REGION IMMEDIATELY.

5.11 THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATING, SUPPORTING AND PROTECTING ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF HIS WORK, WHETHER SHOWN ON THE PLANS OR NOT, AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.

5.12 THE CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING WRITTEN NOTICE TO CIVIL ENGINEER WITHIN 10 BUSINESS DAYS PRIOR TO BEGINNING ANY WORK CROSSING SUCH UTILITIES FOR THE PURPOSE OF INSPECTION. THIS INSPECTION WILL BE FOR THE DURATION OF CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTIONS.

5.13 ALL ROAD BASE SHALL BE AS PER PERCENT OF PVEL STD. DWG. 5-1-1 AND 5-1-2.

5.14 ASPHALT PRESERVATION SEALER SUCH AS RE-CLIMATE OR APPROVED EQUIVALENT SHALL BE APPLIED AFTER THE ONE-YEAR MAINTENANCE PERIOD FOR THE TOP COURSE ASPHALT.

5.15 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES AND FOR THE PROTECTION OF EXISTING UTILITIES AND THE SATISFACTION OF APPLICABLE AUTHORITY HAVING JURISDICTION OVER THE ROAD ALLOWANCE, EXISTING PAVEMENT AND CURBS TO BE SAW-CUT TO PROVIDE A SMOOTH JOINT.

- 5.16 EROSION CONTROL MEASURES TO BE IMPLEMENTED AS REQUIRED.
- 5.17 FOR ROAD PROJECTS THAT WILL NOT BE COMPETED PRIOR TO THE END OF THE CONSTRUCTION SEASON, THE FOLLOWING WILL NEED TO BE CONSIDERED IN ORDER TO WINTERIZE THE CONSTRUCTION PROJECT TO ENSURE SAFE CONDITIONS DURING WINTER:
- a. WHERE APPLICABLE, CURB AND GUTTER SECTIONS ARE TO BE COMPLETED, THE BASE COURSE ASPHALT SHALL BE IN PLACE
  - b. CATCH BASINS AND MAINTENANCE HOLES SET TO EXISTING BASE GRADE.
  - c. STEEL PLATING NOT PERMITTED.
  - d. HOT MIX ASPHALT (HMA) ONLY.
  - e. LANE DELINEATION AND PAVEMENT MARKING COMPLETED.
  - f. WHERE NEW JERSEY BARRIERS USED, OFFSET NO LESS THAN 4.25m FROM EDGE OF TRAVELED LANE.
  - g. ROAD AND BOULEVARD MUST BE FREE OF OBSTRUCTIONS, AND ACCOMMODATE SAFE SNOW PLOW OPERATION, CONSIDERING THAT A WING AND PLOW IS 6.0m WIDE AND A MINIMUM OF 1.52m SNOW DEPTH IS REQUIRED.
  - h. ALL CATCH BASIN GRATES SHALL BE SIDE INLET, OPSD 400.081 (LATEST VERSION) UNLESS OTHERWISE NOTED.
  - i. WINTER SHUT-DOWN MEETINGS WITH THE REGION OF PEEL ROAD MAINTENANCE STAFF ARE REQUIRED PRIOR TO SEASONAL SHUT-DOWN AND SHALL BE ORGANIZED BY THE CONSULTANT OR PROJECT MANAGER OR DESIGNATE.

6.1 ALL REQUIRED TRAFFIC SIGNS, WHETHER REGULATORY, WARNING, TEMPORARY, OR GUIDE/DIRECTIONAL IN NATURE SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS SPECIFICATIONS AND LEGISLATION CONTAINED IN THE ONTARIO TRAFFIC MANUALS, THE HIGHWAY TRAFFIC ACT, AND REGION OF PEEI TRAFFIC BY-LAW.

6.2 ELECTRICAL WORKS SHALL CONFORM TO THE ONTARIO PROVINCIAL STANDARD DRAWINGS AND REGION OF PEEI STANDARD DRAWINGS AND SPECIFICATIONS.

6.3 TRAFFIC CONTROLS MUST BE INSTALLED AS PER APPROVED LOCATIONS. EQUIPMENT MUST NOT ENCRUCH ON PRIVATE PROPERTY WITHOUT PERMISSION TO ENTER, EASEMENT, PERMANENT OR TEMPORARY UNDERTAKINGS.

1. PUBLIC AND PRIVATE SERVICES, APPURTENANCES MATERIALS AND CONSTRUCTION METHODS MUST COMPLY WITH THE MOST CURRENT REGION OF PEEL STANDARDS AND SPECIFICATIONS, THE LOCAL MUNICIPALITY'S REQUIREMENT FOR THE ONTARIO BUILDING CODE AND ONTARIO PROVINCIAL STANDARDS. ALL WORKS SHALL ADHERE TO ALL APPLICABLE LEGISLATION, INCLUDING REGIONAL BY-LAWS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - a. R.O. OF PEEL WMA C900-1-16,
  - b. WMA C900-1-16,
  - c. WATERMAINS AND OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 M (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.0 M (4") FROM THEMSELVES AND ALL OTHER UTILITIES.
3. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ECT. MUST BE PROVIDED WITH AT LEAST A 50 MM (2") OUTLET ON 100 MM (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN INTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 MM (4") DIAMETER MINIMUM ON A HYDRANT.
4. ALL CURB STOPS TO BE 3.0 M (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
5. HYDRANT AND VALVE SET TO REGION STANDARD 1 – 6 – 1 DIMENSION A AND B, 0.7 M (2') AND 0.9 M (3') AND TO HAVE PUMPER NOZZLE.
6. WATERMAINS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3 M (12") OVER / 0.5 M (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
7. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
8. ALL PROPOSED WATER PIPING MUST BE APPROVED AND SECURED BY THE REGION OF PEEL PRIOR TO ANY CONTACTING OF OPERATIONS AND MAINTENANCE DIVISION.
9. ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 or 1-7-8.
10. ALL WATER METERS MUST BE INSTALLED IN HEATED AND ACCESSIBLE SPACE.
11. PROPOSALS TO CONNECT TO AN EXISTING SEWER LATERAL REQUIRES APPROVAL FROM THE REGION OF PEEL INSPECTOR AT CONSTRUCTION STAGE.

a. CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE DEVELOPMENT STANDARDS, POLICIES AND GUIDELINES, PREPARED BY THE TOWN OF CALEDON INFRASTRUCTURE DEPARTMENT AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.

b. ALL PROPOSED CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.

c. A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR MUST CONTACT THE FOLLOWING:

THE TOWN OF CALEDON  
PUBLIC WORKS AND  
ENGINEERING DEPARTMENT  
905-584-2272

THE REGION OF PEEL      ENBRIDGE CONSUMERS  
GAS HYDRO ONE      BELL CANADA  
ROGERS CABLE      FIRE AND EMERGENCY SERVICES

d. ALL DRAINAGE TO BE SELF-CONTAINED AND DISCHARGED TO A LOCATION APPROVED BY THE PUBLIC WORKS AND ENGINEERING DEPARTMENT AND CONSERVATION AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

e. SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO THE SATISFACTION OF THE TOWN AND THE APPLICABLE CONSERVATION AUTHORITY.

f. A MINIMUM OF 1.2m CLEARANCE IS TO BE PROVIDED FROM THE LIMITS OF ALL SIDEWALKS AND DRIVEWAYS TO EXISTING UTILITY STRUCTURES WITHIN THE MUNICIPAL RIGHT OF WAY. IF THIS CLEARANCE IS NOT MAINTAINED THEY SHALL BE RELOCATED AT THE APPLICANT'S EXPENSE.

g. STREET CURBS ARE TO BE CONTINUOUS THROUGH THE PROPOSED ENTRANCE.

h. MUNICIPAL SIDEWALKS SHALL BE CONTINUOUS THROUGH ALL ENTRANCES TO THE SITE AND THE CURB SHALL BE TAPERED BACK 600MM. SIDEWALKS SHALL BE COMPLETELY REMOVED AND REPLACED WITH A 180mm MINIMUM CONCRETE THICKNESS, 30MPa AND 5% TO 7% AIR ENTRAINMENT AT ALL PROPOSED INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL ENTRANCES.

i. ANY CHANGES TO GRADES OR SERVING FROM THE ORIGINAL APPROVED SITE PLAN MUST BE SUBMITTED BY THE ENGINEER TO THE TOWN FOR APPROVAL PRIOR TO CONSTRUCTION.

j. STRUCTURAL DESIGN OF THE FIRE ROUTE IS REQUIRED TO SUPPORT AN 18 TON VEHICLE.

k. ALL BOULEVARDS TO BE RESTORED WITH 150mm MINIMUM OF TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF CALEDON PUBLIC WORKS AND ENGINEERING DEPARTMENT.

l. SERVICE CONNECTION BACKFILL TO BE DISCUSSED WITH THE TOWN.

## ROADS

- A. SINGLE – STAGE CURB & GUTTER TO COMPLY WITH OPSD 600.040  
B. TWO – STAGE CURB & GUTTER TO COMPLY WITH OPSD 600.070  
C. SIDEWALK TO COMPLY WITH OPSD-310.010 AND ARE TO BE 1.5 METRES WIDE ON A 150mm COMPACTED GRANULAR "A" BASE. MINIMUM CONCRETE THICKNESS AS FOLLOWS:  
    - NORMAL THICKNESS 125mm  
    - RESIDENTIAL DRIVEWAY 150mm  
    - COMMERCIAL/INDUSTRIAL DRIVEWAY 200mm (REINFORCEMENT AS PER OPSS IF REQUIRED)  
D. NATIVE SUBGRADE SHALL HAVE A CROSS FALL OF 3% AND THE MATERIAL SHALL BE APPROVED BY A SOILS CONSULTANT AND IS SUBJECT TO APPROVAL BY THE GENERAL MANAGER OF FINANCE & INFRASTRUCTURE SERVICES.  
E. THE ROAD BASE SHALL INCORPORATE 100mm DIAMETER SUBDRAIN WITH FACTORY INSTALLED FILTER FABRIC AS PER TOWN OF CALEDON STANDARD No. 218.  
F. ALL CURB RADI TO BE MINIMUM OF 10.0 METRES RESIDENTIAL AND 15.0 METRES INDUSTRIAL AT THE EDGE OF ASPHALT.  
G. NATIVE SUBGRADE TO MINIMUM STANDARD AND PROCTOR MAXIMUM DRY DENSITY AND SHALL BE PROOF ROLLED.  
H. GRADE AND CROSS FALL ADJUSTMENT OF MAINTENANCE HOLE AND CATCH BASIN FRAMES WILL BE MADE USING PRODUCTS SPECIFICALLY MANUFACTURED FOR THAT PURPOSE AS PER OPSD 704.010.  
I. NON-COMPRESSIBLE BACK FILL WILL BE USED DURING REBUILDING, ADJUSTING, OR ANY OTHER APPLICABLE CATCH BASIN OR MAINTENANCE HOLE WORKS.  
J. CURB AND SIDEWALK COMPACT SHALL BE 32 MPa AT 28 DAYS WITH 7% +/- 1.5% ENTRAINED AIR AND NOT LESS THAN 355 kg/m<sup>3</sup> OF CEMENT (PER OPSS 315 AND 353)

A. STORM SEWER TO BE PROVIDED ON ALL ROADS WITH CURB AND GUTTER

B. PLACE ALL CATCH BASIN LATERALS AT 2% GRADE UNLESS OTHERWISE NOTED. PIPE SIZE MINIMUM 250mm DIA. SINGLE, 300mm DIA. DOUBLE.

C. STORM SEWERS SHALL BE CONSTRUCTED WITH BEDDING AS PER OPSD 802.030 FOR RIGID PIPE OR OPSD 802.010 WITH GRANULAR "A" FOR FLEXIBLE PIPE UNLESS APPROVED OTHERWISE BY THE GENERAL MANAGER OF FINANCIAL INFRASTRUCTURE SERVICES

D. MAINTENANCE HOLE TOPS (FRAMES) AND CATCHBASIN (FRAMES) ARE TO BE SET TO BASE COURSE ASPHALT AND THEN ADJUSTED TO FINAL GRADE WHEN THE TOP LIFT OF ASPHALT IS PLACED.

E. STORM SEWER TO BE LOCATED OFFSET 1.5m SOUTH OR WEST OF CENTERLINE UNLESS OTHERWISE SPECIFIED.

F. ALL CONNECTIONS TO THE STORM MAIN SHALL BE MADE WITH A STORM MANHOLE OR APPROVED FACTORY TEE CONNECTION AS PER OPSD 708.01 OR 708.03.

G. PIPE MATERIAL TO BE REINFORCED CONCRETE FOR 450mm and ABOVE AND PVC SDR-35 FOR 375mm and BELOW, CLASS 65-B (PREVIOUSLY CLASS C.A. STANDARD A257-2-1974 CLASS II) OR PVC CERTIFIED TO C.S.A. STANDARD 182.2 AND 182.1. PVC PIPE DIA. IS 600mm BID 0 BOSS 2000 POLYETHYLENE PIPE WITH GASKETED BELL AND SPIGOT JOINTS CERTIFIED C.S.A. 182.6 IF STORM SEWERS UP TO 800mm DIA. WHERE ONLY CONNECTION STD CATCHBASINS ARE CONSIDERED.

H. STORM SEWER TO BE MINIMUM 300mm DIA. WITH JOINTS CONFORMING TO C.S.A. STANDARD A 257.3

I. ALL PIPE BEDDING MUST CONFORM TO OPSD MAXIMUM COVER TABLE. NO FLEXIBLE PIPE SEWERS WILL BE INSTALLED WITH A DEPTH COVER GREATER THAN 6m UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING

J. ALL PIPE HANDLING INSTRUCTIONS MUST BE IN STRICT COMPLIANCE WITH MANUFACTURERS INSTALLATION GUIDES AND THE OCPA OR UNIBELL GUIDELINES.

K. MAINTENANCE HOLE FRAME AND COVER TO BE PER OPSD 401.010 TYPE "A", AND CATCHBASIN FRAME AND COVER PER OPSD 400.020, UNLESS OTHERWISE NOTED.

A. CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE DEVELOPMENT STANDARDS, POLICIES AND GUIDELINES, PREPARED BY THE TOWN OF CALEDON AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.

B. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.

C. A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR MUST CONTACT THE FOLLOWING: 1. THE TOWN OF CALEDON: 2000 SHEPPARD AVENUE EAST, SUITE 200, RICHMOND HILL, ONTARIO L4B 3N2 2. THE ENVIRONMENTAL SERVICES DEPARTMENT 3. BELLS CANADA 4. HYDRO ONE 5. BELL CANADA 6. ROGERS CABLE 7. FIRE AND EMERGENCY SERVICES

D. A RIGHT OF WAY OCCUPANCY PERMIT MUST BE OBTAINED FROM THE TOWN OF CALEDON A MINIMUM 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.

E. ALL DRAINAGE TO BE SELF-CONTAINED AND DISCHARGED TO A LOCATION APPROVED BY THE TOWN OF CALEDON AND CONSERVATION AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

F. SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO THE SATISFACTION OF THE TOWN OF CALEDON AND CONSERVATION AUTHORITY.

G. ANY CHANGES TO GRADES OR SERVING FROM THE ORIGINAL APPROVED SITE PLAN MUST BE SUBMITTED BY THE ENGINEER TO THE TOWN FOR APPROVAL PRIOR TO CONSTRUCTION.

H. A MINIMUM OF 1.5M CLEARANCE IS TO BE PROVIDED FROM THE LIMITS OF ALL SIDEWALKS AND DRIVEWAYS TO EXISTING UTILITY STRUCTURES WITHIN THE MUNICIPAL RIGHT OF WAY. IF THIS CLEARANCE IS NOT MAINTAINED, THEY SHALL BE RELOCATED AT THE APPLICANTS EXPENSE.

I. STREET CURBS ARE TO BE CONTINUOUS THROUGH THE PROPOSED ENTRANCE.

J. ALL SIDEWALKS SHALL BE CONTINUOUS THROUGHT THE ENTRANCES TO THE SITE AND THE CURB SHALL BE TAPERED BACK 600MM. SIDEWALKS SHALL BE COMPLETELY REMOVED AND REPLACED WITH A 200MM MINIMUM CONCRETE THICKNESS, 32MPA AND 5% TO 7% AIR ENTRAINMENT AT ALL PROPOSED INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL ENTRANCES.

K. ALL BOULEVARDS TO BE RESTORED WITH 300MM MINIMUM OF TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN.

L. THE MINIMUM PAVEMENT DESIGN FOR THE ASPHALT DRIVEWAY APRON WITHIN THE MUNICIPAL ROAD ALLOWANCE SHALL BE AS FOLLOWS: 1. 40MM HL3 ASPHALT 2. 50MM HL8 ASPHALT 3. 150MM CRUSHED GRAVEL 4. 300MM CRUSHED GRAVEL 5. THE CONSULTANT SHALL REVIEW THE ABOVE WITH RESPECT TO THE EXPECTED USAGE.





M. STRUCTURAL DESIGN OF THE FIRE ROUTE IS REQUIRED TO SUPPORT AN 18 TONNE VEHICLE.

N. SERVICE CONNECTION BACKFILL TO BE DISCUSSED WITH THE TOWN.



REGION OF PEEL NOTES:

1. PUBLIC AND PRIVATE VEHICLES, APPURTENANCES MATERIALS AND CONSTRUCTION METHODS MUST COMPLY WITH THE MOST CURRENT REGION OF PEEL STANDARDS AND SPECIFICATIONS, THE LOCAL GOVERNMENT REPAIR AND MAINTENANCE ACT AND THE REGION OF PEEL PROVINCIAL STANDARDS. ALL WORKS SHALL ADHERE TO ALL APPLICABLE LEGISLATION, INCLUDING REGIONAL BY-LAWS
2. WATERMAIN AND / OR WATER SERVICE MATERIALS 100 MM (4") AND LARGER MUST BE PFC DRI8
3. WATERMANS AND / OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 M (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 M (4") FROM THEMSELVES AND ALL OTHER UTILITIES.
4. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 MM (2") OUTLET ON 100 MM (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING VALVES INSTALLED AT THE END OF EACH LINE. VALVES MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN INTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 MM (4") DIAMETER MINIMUM ON A HYDRANT.
5. ALL CURB STOPS TO BE 3.0 M (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
6. HYDRANT AND VALVE SET TO REGION STANDARD 1 - 6 - 1 DIMENSION A AND B, 0.7 M (2') AND 0.7 M (2') RESPECTIVELY.
7. WATERMANS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN, COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
8. WATERMANS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3 M (12") OVER / 0.5 M (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
9. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
10. ALL LINE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGION OF PEEL UTILITY DEPARTMENT OR THROUGH THE REGION OF PEEL MAINTENANCE DIVISION.
11. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
12. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE SITE OF CONSTRUCTION IN THE AREA OF THEIR WORK, WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
13. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH UTILITIES, FOR THE PURPOSE OF INSPECTION BY THE CONTRACTOR(S) AND TO PROVIDE A CROSSING OF THE UTILITIES FOR THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
14. ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT IS PROTECTED AT ALL TIMES FROM EXPOSURE TO THE ELEMENTS OF THE WEATHER, WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 OR 1-7-8.
15. ALL WATER METERS MUST BE INSTALLED IN HEATED AND ACCESSIBLE SPACE.
16. PROTECTED TO AN EXPOSED WATER LATERAL REQUIRES APPROVAL FROM THE REGION OF PEEL INSPECTOR AT CONSTRUCTION STAGE.

<p>THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER &amp; ASSOCIATES INC. AND THE MODIFICATION AND/OR REPRODUCTION OF ANY PART OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM THIS OFFICE.</p> <p>2. THE DIGITAL FILES CONTAIN INTELLECTUAL AND DIGITAL DATA PROPERTY THAT IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER &amp; ASSOCIATES INC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO C.F. CROZIER &amp; ASSOCIATES INC. PRIOR TO CONSTRUCTION.</p> <p>4. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.</p> <p>6. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.</p> <p>6. DO NOT SCALE DRAWINGS.</p>										<p><b>BENCHMARKS</b></p> <p>ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF BRAMPTON VERTICAL BENCHMARK NUMBER 042200365 HAVING AN ORTHOMETRIC ELEVATION OF 242.135 METERS. ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928, 1978 ADJUSTMENT (CGVD-1928/1978 ADJ.).</p> <p>BRASS CAP SET IN CONCRETE, 72.80 METERS SOUTH OF THE CENTRELINE OF MAYFIELD ROAD AND 10.91 METERS EAST OF THE CENTRELINE OF DAVENPORT ROAD.</p> <p>SURVEY COMPLETED BY R-PE SURVEYING LTD. (2022/DEC/12)</p> <p>REFERENCE NO. 22-317</p> <p><b>SITE PLAN NOTES</b></p> <p>DESIGN ELEMENTS ARE BASED ON SITE PLAN PROVIDED BY POWERS BROWN ARCHITECTURE PROJECT NO: 255025, DRAWING NO. AS101 (2025/09/09)</p>										<p>Town</p> <p></p> <p><b>TOWN OF CALEDON</b></p>										<table><thead><tr><th>No.</th><th>ISSUE</th><th>DATE: YYYY/MM/DD</th></tr></thead><tbody><tr><td>1</td><td>ISSUED FOR FIRST ZBA/SPA SUBMISSION</td><td>2025/10/30</td></tr></tbody></table>										No.	ISSUE	DATE: YYYY/MM/DD	1	ISSUED FOR FIRST ZBA/SPA SUBMISSION	2025/10/30	<p>Engineer</p> <p></p> <p>PROVINCE OF ONTARIO</p>										<p>Engineer</p> <p></p> <p>PROVINCE OF ONTARIO</p>										<p>Project</p> <p>BROCCOLINI SITE PLAN TOWN OF CALEDON</p>										<p></p> 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