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June 13, 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 2024-0107)
1st Submission – FSR Letter of Compliance
12101 Creditview Developments Limited

Carmine,

We confirm that the proposed development, 12101 Creditview Developments Limited (Fieldgate Homes), 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 north to south, collected by either a 375 mm sewer on Tim Manley Avenue or a 375 mm sewer on Welsh Avenue. These local sewers run west to east and connect to the planned regional trunk system on Speersville Drive (Project 29-2199), which discharges to the existing 750 mm stub connection at Brisdale Drive, just north of Mayfield Road.

A 200 mm local sanitary sewer is proposed on Creditview Road to collect service connections for lots fronting Creditview. This sewer runs south to north and ultimately connects to the 375 mm sewer on Tim Manley Avenue.

Water Servicing

Municipal water will be supplied to the 12101 Creditview Developments 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. 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 on Speersville

Drive, Blackhorse Drive, and Welsh Avenue will provide looping and security of supply, connecting to both existing and proposed Regional infrastructure.

Stormwater Management

The draft plan spans two watersheds: **Fletcher's Creek (south)** and **Etobicoke Creek (north)**. Post-development drainage patterns have been designed to closely match pre-development conditions. Accordingly, stormwater associated with the draft plan is managed through three distinct drainage areas:

- **Northern area (Etobicoke Creek watershed):** Stormwater flows west to east to SWM Pond 4, which outlets to the re-aligned Alloa Drain (Etobicoke Creek).

- **Southwest area (Fletcher's Creek watershed):** Stormwater is directed south to SWM Pond 2, which will discharge to a CWS and downstream NHS via a 900 mm storm sewer across Mayfield Road. The CWS will either be constructed by the Region as part of the Mayfield Road widening or front-end financed and constructed by the owners (depending on timing).

- **Southeast area (Fletcher's Creek watershed):** Stormwater is conveyed east to **SWM Pond 1**, which will discharge through a 3.66 m x 1.5 m open bottom culvert across Mayfield Road. The culvert will either be constructed by the Region as part of Mayfield Road widening or front-end financed by the owners.

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

It is noted that a small area adjacent to Creditview Road and south of the Alloa Drain, previously identified in the FSR for on-site control, has since been re-graded and re-routed to SWM Pond 4. Only the mixed-use block (Block 62) will continue to be serviced via on-site private stormwater control.

Supporting Materials

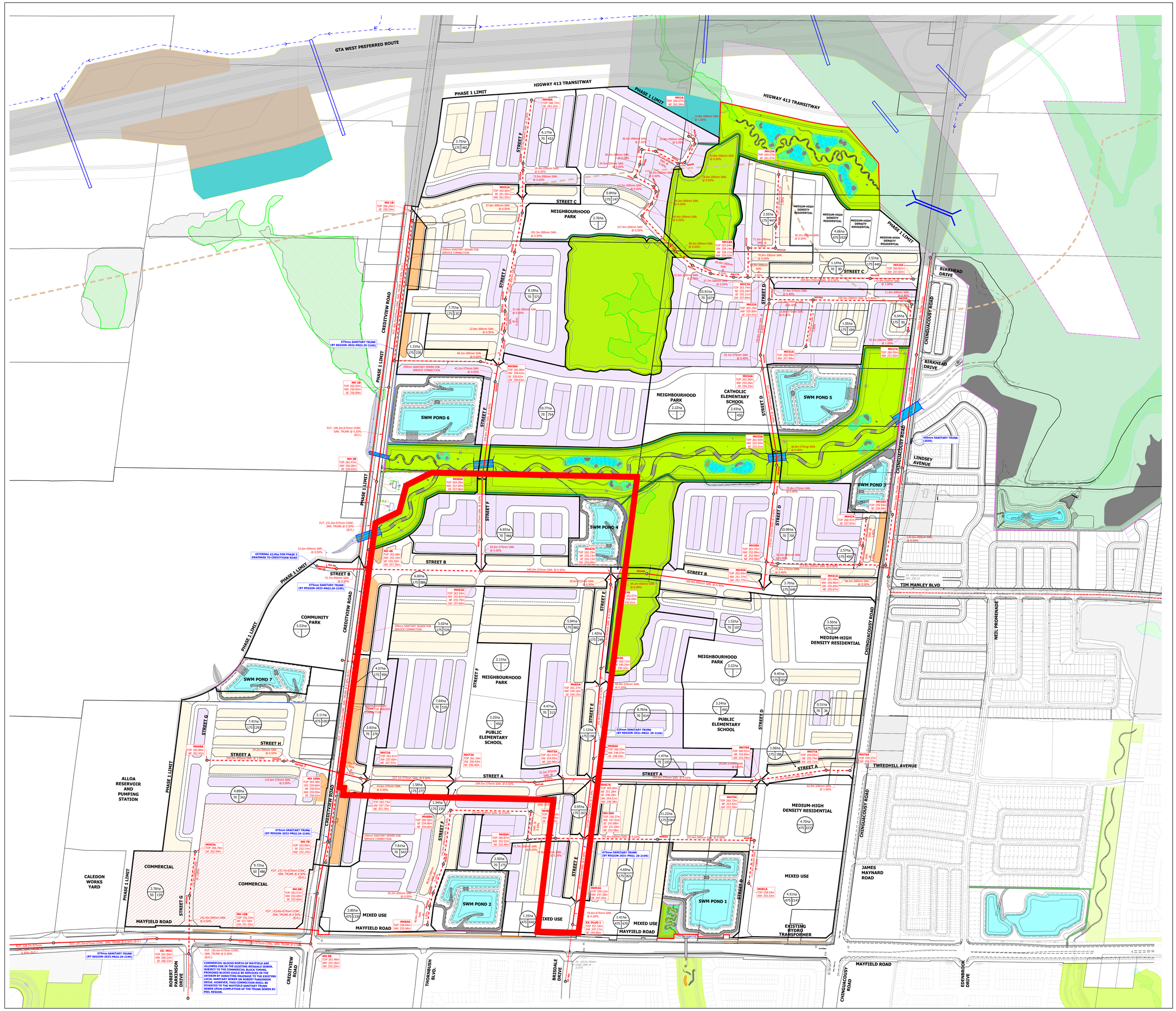
Servicing drawings from the FSR are attached for information. For additional details please refer to the *Alloa Tertiary Plan – Phase 1 Functional Servicing Report (FSR)* (September 2024). Please note that minor variations in lotting and unit counts are not anticipated to impact the servicing plan as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

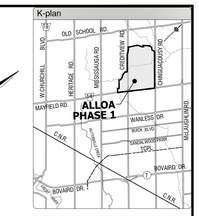
We trust that the enclosed information satisfies the requirements of the Draft Plan application. If you have any questions or concerns, please feel free to contact our office.

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

- 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
- 2.0ha — AREA Ha.; 70 — POPULATION; 140 — POPULATION EQUIVALENT PP/Ha.
- SAN.MH15A — SANITARY MANHOLE ID; TOP 90.75m — PROPOSED GROUND ELEVATION; IE 85.00m, IW 85.00m, SE 85.00m — PROPOSED SEWER OBVERTS
- LOTS REQUIRING EXTERNAL (LOCAL) SANITARY FOR SERVICE CONNECTIONS
- INTERIM COMMERCIAL AREA SERVICED BY ROBERT PARKINSON DRIVE SEWER
- DETACHED
- TOWNHOUSE
- 12101 CREDITVIEW DEVELOPMENTS LIMITED

ALLOA PHASE 1 WASTEWATER SERVICING NOTES:

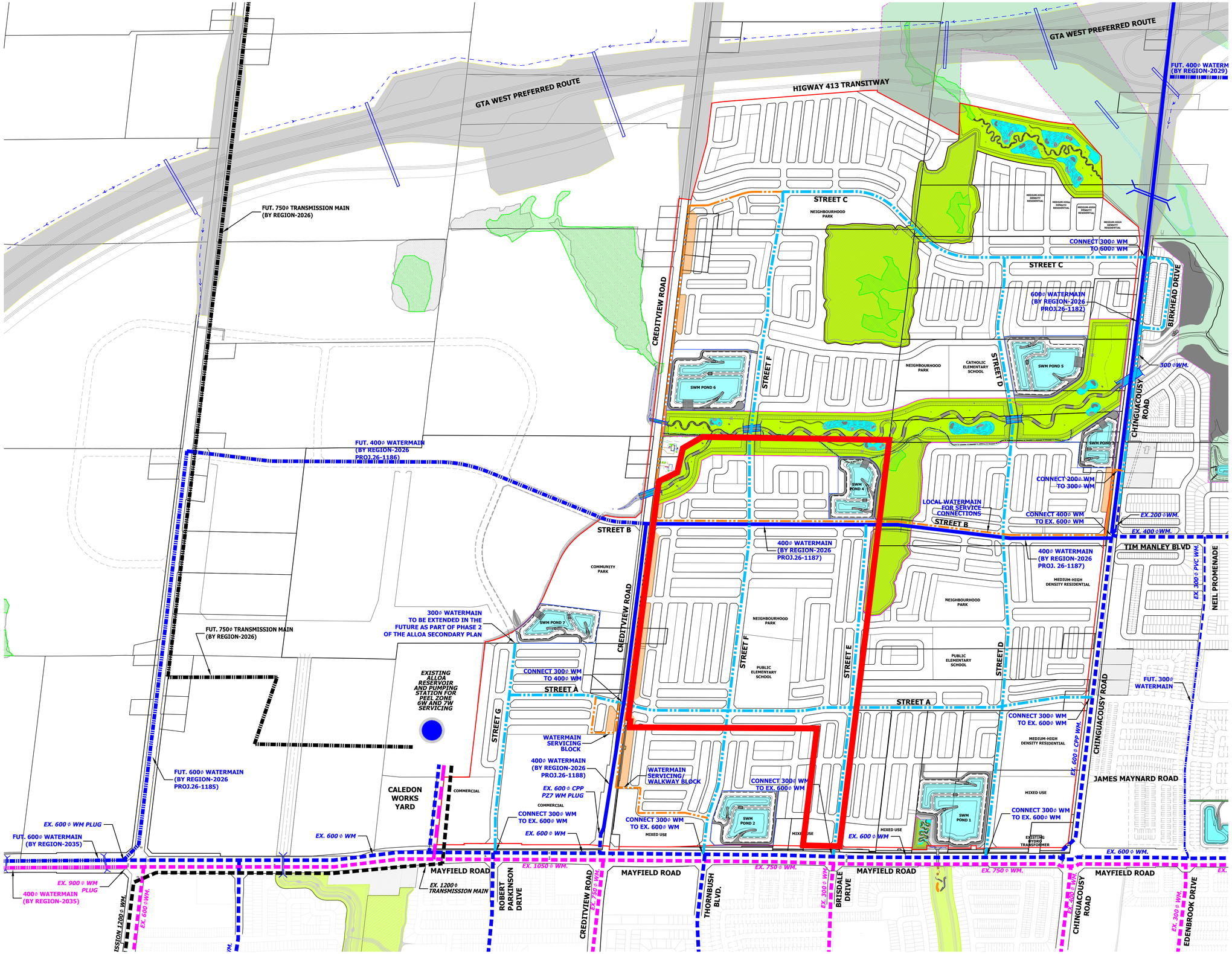
1. ALLOA PHASE 1 LANDS HAVE BEEN ACCOMMODATED FOR WASTEWATER SERVICING IN THE EXISTING 750mm TRUNK SEWER ON BRISDALE DRIVE WITHIN EXISTING MOUNT PLEASANT BLOCK 51-2. AS PER APPROVED BLOCK 51-2 EIR/FSR AND RELEVANT BLOCK 51-2 DETAILED SUBDIVISION DESIGNS, THE DRAINAGE CONTRIBUTION TO BRISDALE TRUNK SEWER 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 NHS) 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 ALLOA PHASE 1. EXTERNAL INFRASTRUCTURE IMPROVEMENTS BY PEEL WILL BE IMPLEMENTED IN CONJUNCTION WITH THE ALLOA PHASE 1 PLANNING APPROVALS AND INITIAL PHASES OF ALLOA DEVELOPMENT.
4. THIS PLAN REFLECTS THE ULTIMATE PHASE 1 SERVICING CONCEPT BASED ON THE APPROVED BLOCK 51-2 AND MW2 SUPPORTING STUDIES. HOWEVER, AND SUBJECT TO THE PEEL REGION CONFIRMATION, A PORTION OF ALLOA PHASE 1 LANDS COULD BE PERMANENTLY ACCOMMODATED IN THE EXISTING TIM MANLEY TRUNK SANITARY SEWER WITHIN MW2.
5. SHOULD THE COMMERCIAL DEVELOPMENT AT THE NORTH WEST CORNER OF MAYFIELD AND CREDITVIEW ROAD PROCEED WITH CONSTRUCTION AHEAD OF ALLOA PHASE 1 RESIDENTIAL LANDS, THE INTERIM COMMERCIAL BLOCK SERVICING WILL BE EXTENDED 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, ALLOA 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.

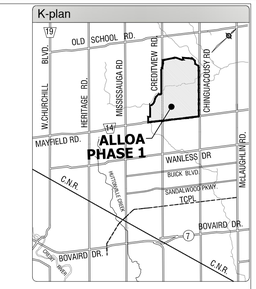
URBANTECH®
Urbantech® Consulting
A Division of Leighton-Zec Ltd.
3760 14th Avenue, Suite 301,
Markham, ON. L3R 3T7
TEL 905.946.9461 - urbantech.com

PHASE 1 ALLOA EIR/FSR
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

SANITARY DRAINAGE PLAN

PROJECT No.	DATE	SCALE	DWG No.
20-665	SEP. 2024	1:3,000	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 300ø DIA. WATERMAIN (ZONE 7- SIZE TO BE CONFIRMED)
- PROPOSED 150/200ø DIA. WATERMAIN (ZONE 7- SIZE TO BE CONFIRMED)
- LOTS REQUIRING EXTERNAL (LOCAL) WATERMAIN FOR SERVICE CONNECTIONS

12101 CREDITVIEW DEVELOPMENTS LIMITED

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 WATERMAINS 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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A Division of Leighton-Zec Ltd.
3760 14th Avenue, Suite 301,
Markham, ON L3R 3T7
TEL 905.946.9461 ◦ urbantech.com

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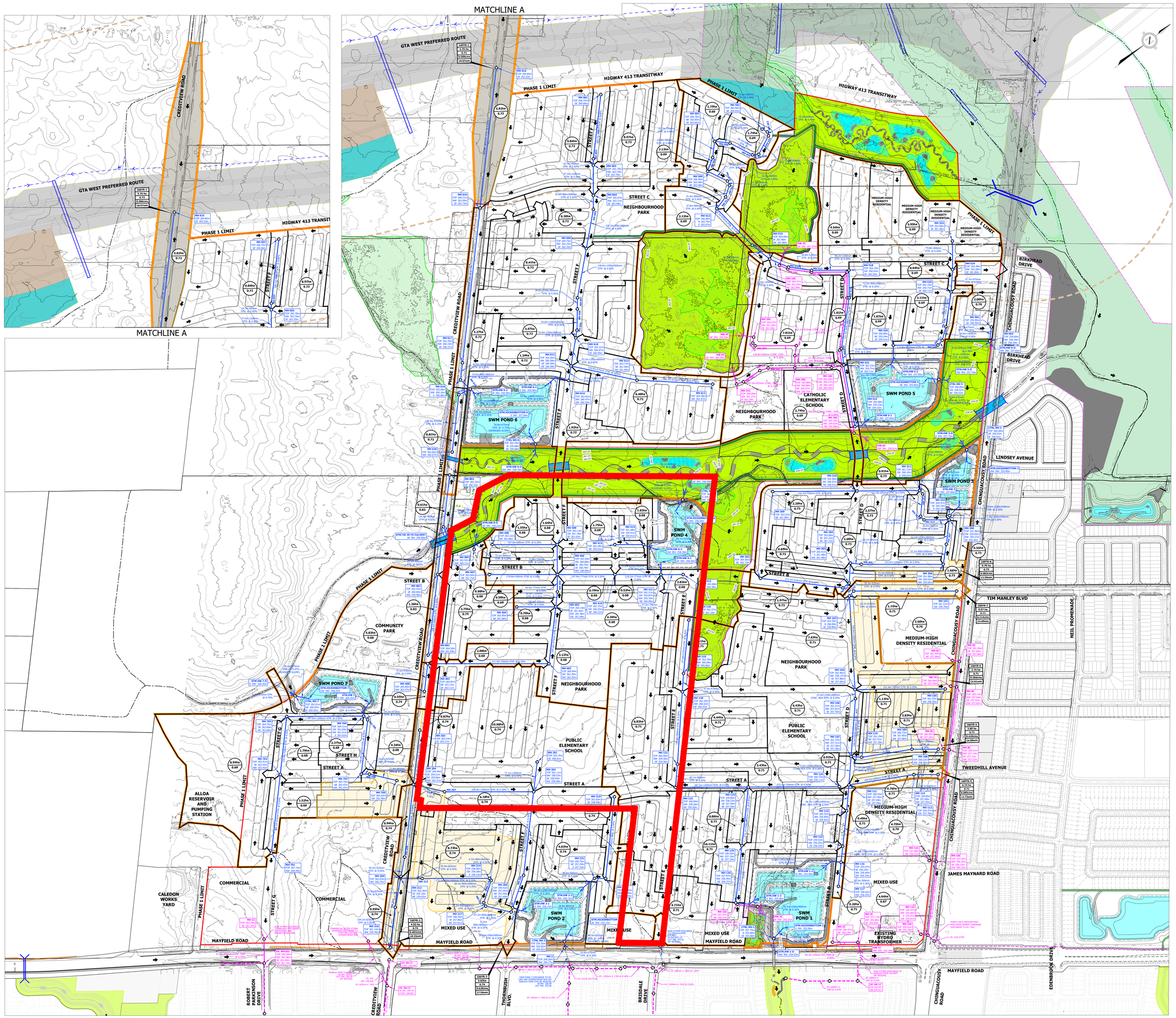
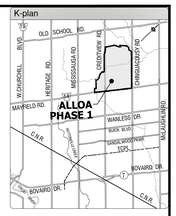
WATER SERVICING PLAN

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 OBVERTS
- 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 OBVERTS
- 12101 CREDITVIEW DEVELOPMENTS LIMITED

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 CONFIRMED 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