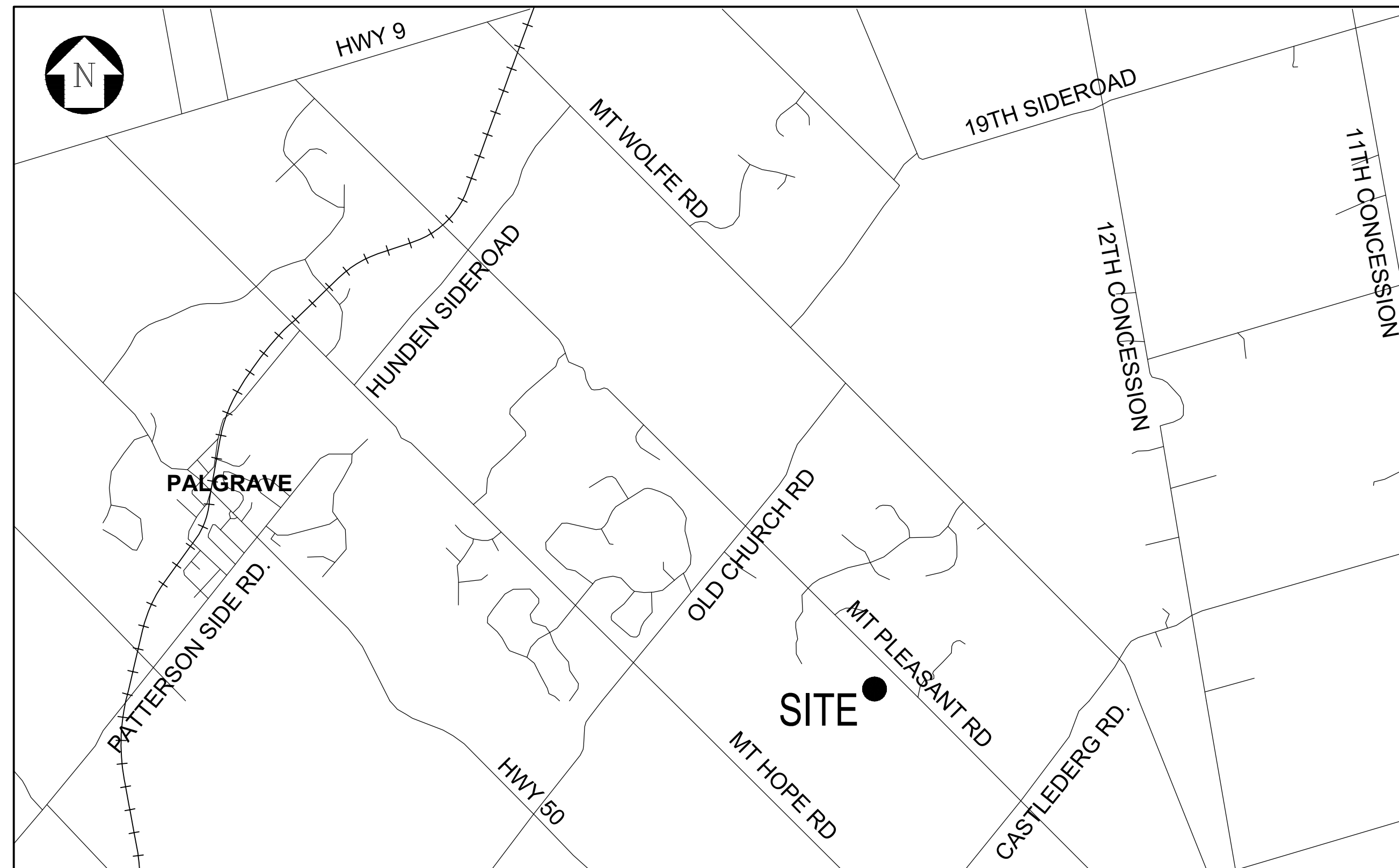


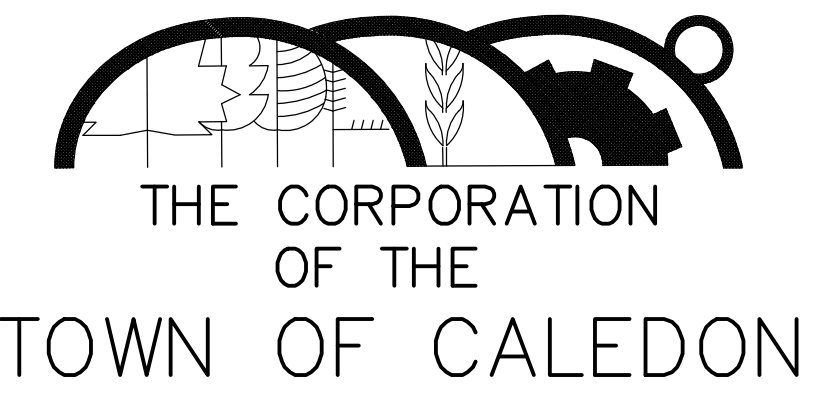
STELLAR ESTATES SUBDIVISION PHASE 2 DRAFT PLAN OF SUBDIVISION APPLICATION

0 MOUNT PLEASANT ROAD PART OF LOT 18, CONCESSION 8 (ALBION) TOWN OF CALEDON REGION OF PEEL



LIST OF DRAWINGS

DRAWING TITLE	DRAWING	SHEET
SITE PLAN	22-3001-01	1
GENERAL ABOVE GROUND SERVICES PLAN	22-3001-02	2
GENERAL BELOW GROUND SERVICES PLAN	22-3001-03	3
WATER DISTRIBUTION PLAN	22-3001-04	4
STORM DRAINAGE PLAN	22-3001-05	5
MULLOY COURT PLAN AND PROFILE	22-3001-06	6
GRADING PLAN	22-3001-07	7
EROSION AND SEDIMENT CONTROL PLAN	22-3001-08	8
CONSTRUCTION DETAILS	22-3001-09	9
GENERAL NOTES AND SPECIFICATIONS	22-3001-10	10



LIST OF TOWN INFRASTRUCTURE

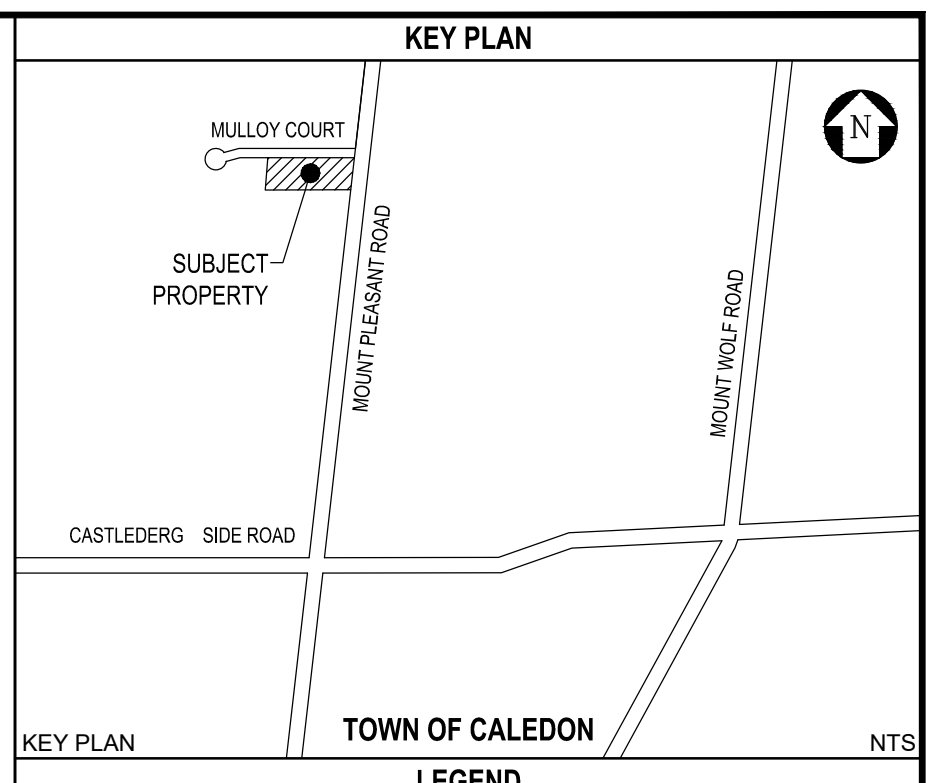
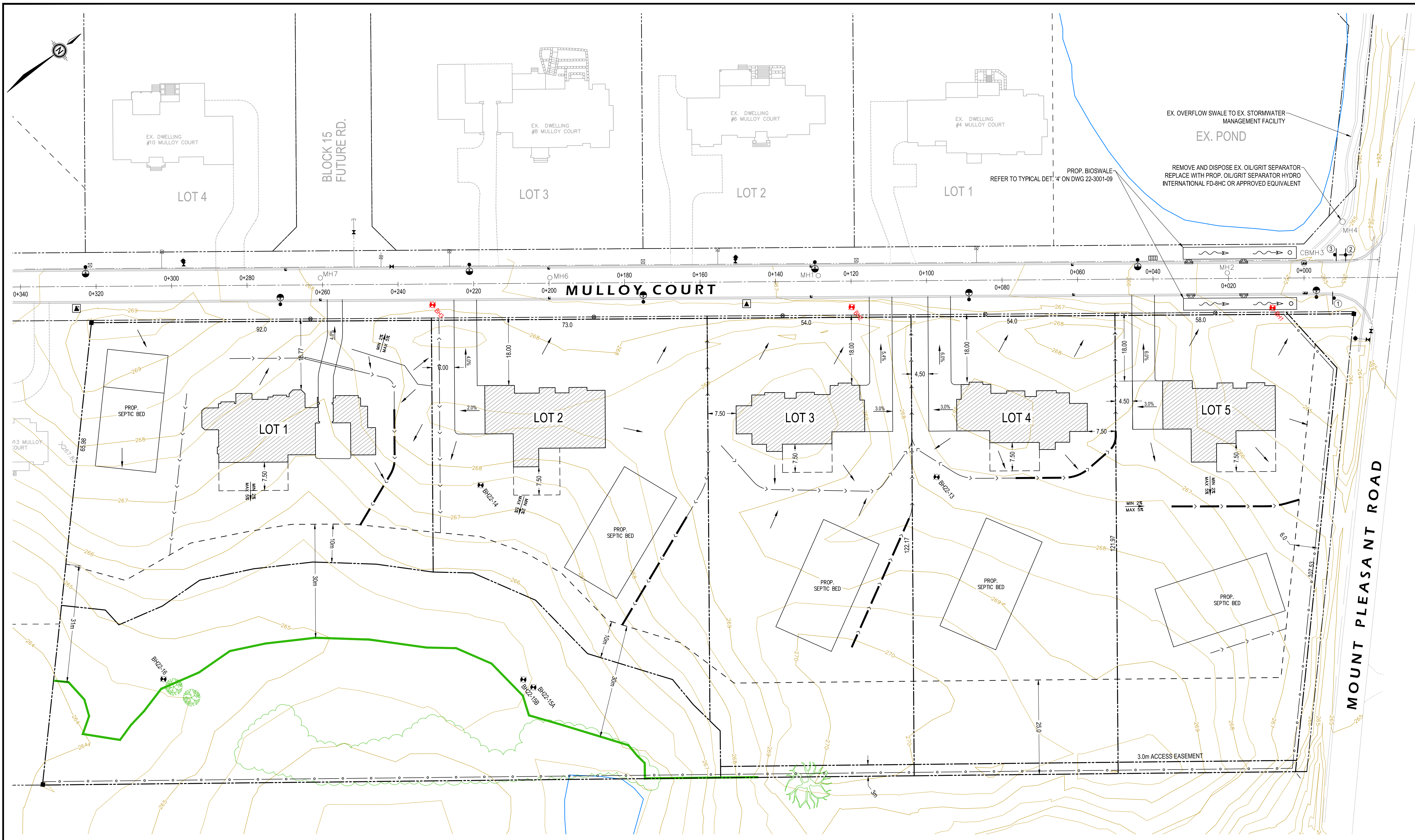
LENGTH OF ROAD	0m
LENGTH OF STORM SEWER	0m
NUMBER OF MANHOLES	0
NUMBER OF CATCH BASINS	0
NUMBER OF STREET LIGHTS	0
NUMBER OF OGS UNITS	1
NUM. OF STORMWATER MANAGEMENT FACILITIES	2



STELLAR HOMES INC.

125 DON HILLOCK DRIVE
UNIT 8 B
AURORA, ONTARIO
L4G 0H8

TOWN OF CALEDON
PLANNING
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- LEGEND**
- PROPERTY LINES (PROPOSED)
 - PROPERTY LINES (EXISTING)
 - KEY NATURAL HERITAGE FEATURE
 - LIMIT OF PROP. STRUCTURE ENVELOPE
 - PROP. GRASSED SWALE
 - PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT
 - PROP. POST AND WIRE FENCE
 - STREETLIGHT POLE
 - ▲ HYDRO ONE TRANSFORMER
 - ◆ BHP# 2007 BOREHOLES
 - ◆ BHP22-# 2022 BOREHOLES
 - ① EX. STOP SIGN
 - ② EX. STREET SIGN
 - ③ EX. NO EXIT SIGN

REFER TO GENERAL NOTES AND SPECIFICATIONS ON DWG 22-3001-10

LOCATION OF RESIDENTIAL UNITS AND SEPTIC FIELDS ARE CONCEPTUAL ONLY. FINAL LOCATIONS TO BE DETERMINED AT THE SITE PLAN APPROVAL / BUILDING PERMIT APPLICATION STAGE.

LEGAL DESCRIPTION
 PART OF LOT 18, CONCESSION 8 AND BLOCK 15,
 PLAN 43M-1994 (GEOGRAPHIC TOWNSHIP OF ALBION)
 TOWN OF CALEDON
 REGIONAL MUNICIPALITY OF PEEL



DESIGNED BY		APPROVED BY	

N ^o	Date	Revisions	Dwn.	Dsg'd.	Chk'd.
③	07/APR/2026	FOURTH SUBMISSION	AAF	AAF	RJW
②	21/NOV/2025	THIRD SUBMISSION	AAF	AAF	RJW
①	17/JAN/2025	SECOND SUBMISSION	AAF	AAF	RJW
①	26/JAN/2024	DPA APPLICATION	AAF	AAF	RJW

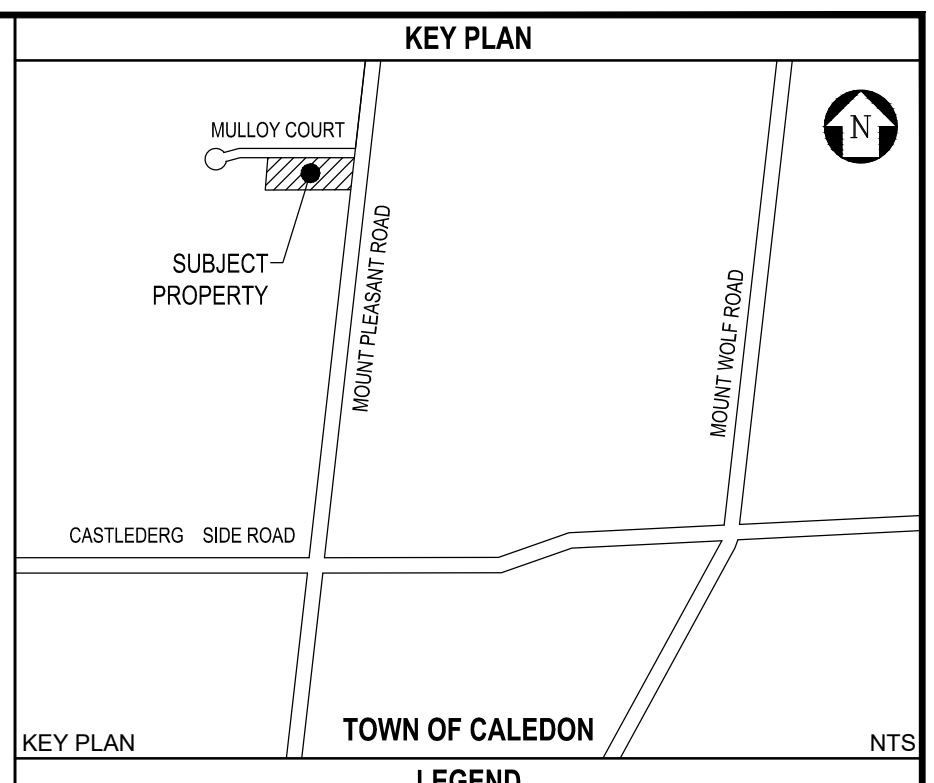
Client: **STELLAR HOMES INC.**

Project Name: **STELLAR ESTATES PHASE 2
MULLOY COURT, TOWN OF CALEDON**

Title Name: **GENERAL ABOVE
GROUND SERVICES PLAN**

Drawing N^o: **22-3001-02** Sheet N^o: **2 OF 10** Rev. N^o: **3**
 Scale: **1:500**

TOWN OF CALEDON
 PLANNING
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- LEGEND
- PROPERTY LINES (PROPOSED)
 - - - PROPERTY LINES (EXISTING)
 - KEY NATURAL HERITAGE FEATURE
 - - - LIMIT OF PROP. STRUCTURE ENVELOPE
 - - - PROP. GRASSED SWALE
 - - - PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT
 - - - PROP. POST AND WIRE FENCE

REFER TO GENERAL NOTES AND SPECIFICATIONS ON
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 PLAN APPROVAL / BUILDING PERMIT APPLICATION STAGE



DESIGNED BY		APPROVED BY	

N ^o	Date	Revisions	Dwt.	Dsg'd.	Chk'd.
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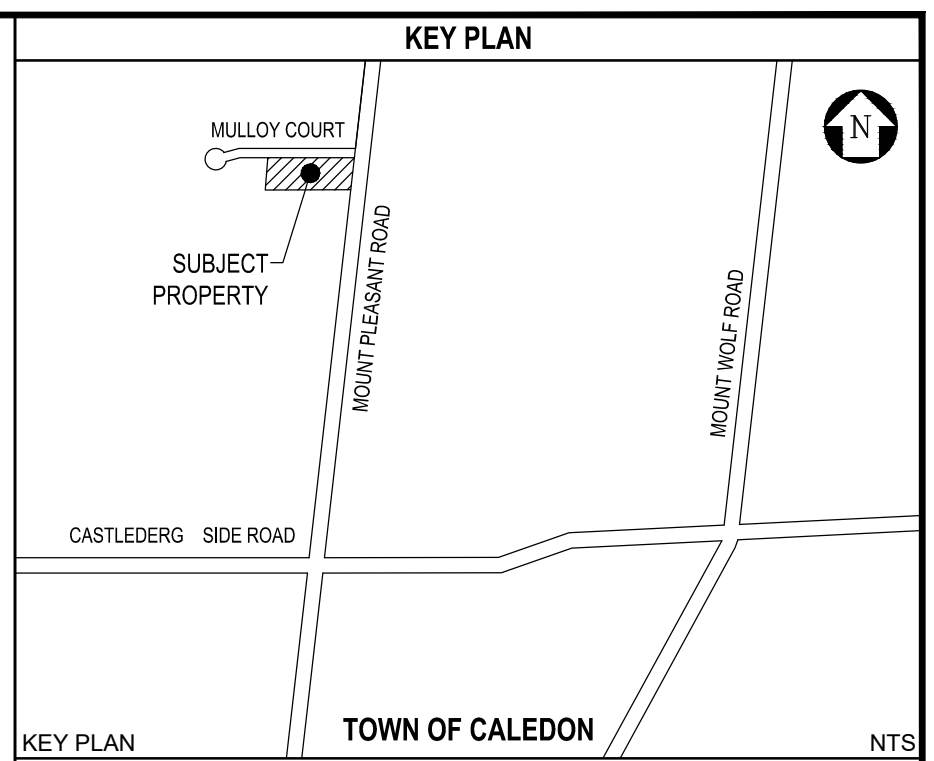
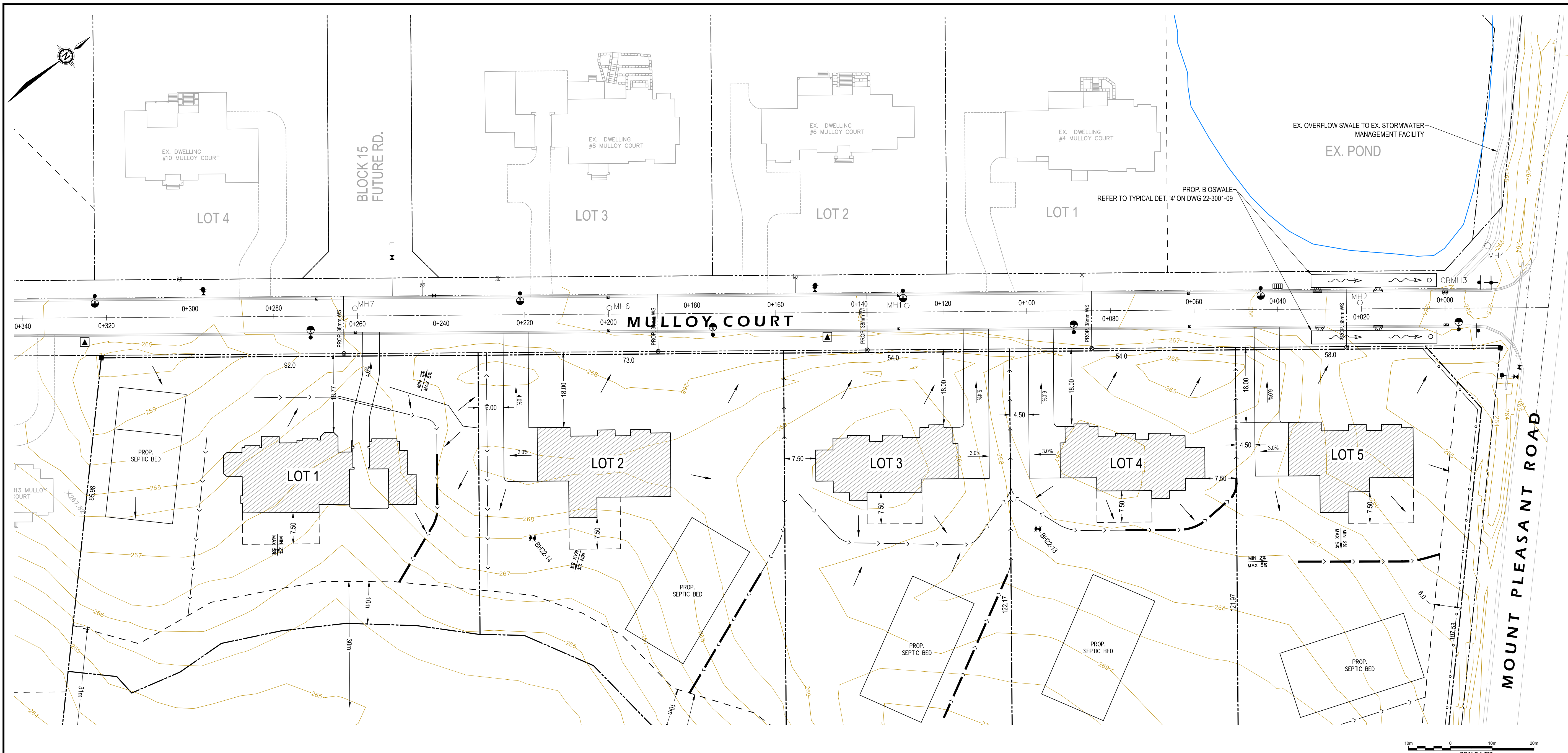
Client: **STELLAR HOMES INC.**

Project Name: **STELLAR ESTATES PHASE 2
MULLOY COURT, TOWN OF CALEDON**

Title Name: **GENERAL BELOW
GROUND SERVICES PLAN**

Drawing N^o: **22-3001-03** Sheet N^o: **3 OF 10** Rev. N^o: **3**
 Scale: **1:500**

TOWN OF CALEDON
 PLANNING
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LEGEND

- PROPERTY LINES (PROPOSED)
- - - PROPERTY LINES (EXISTING)
- KEY NATURAL HERITAGE FEATURE
- - - LIMIT OF STRUCTURE ENVELOPE (PROPOSED)
- - - PROP. GRASSED SWALE
- - - PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT
- - - EX. WATERMAIN
- - - PROP. WATERMAIN CONNECTIONS
- EX. / PROP. WATER BOX
- ✕ EX. GATE VALVE
- EX. HYDRANT

SUBDIVISION STATISTICS (REGION)

SANITARY SEWER LENGTH	0m
NUMBER OF SANITARY MANHOLES	0
150mm - WATERMAIN LENGTH	0m
50mm - WATERMAIN LENGTH	0m
NUMBER OF HYDRANTS	0
NUMBER OF 38mm WATER SERVICES	5

RESIDENTIAL DEVELOPMENT CHARGES	No. OF UNITS	LOT#	METERS
No. OF SINGLE LOTS	5	-	-
No. OF SEMS (UNITS)	0	-	-
No. OF TOWNHOUSES	0	-	-
No. OF BLOCKS (FUTURE)	-	-	-
TOTAL No. OF WATER METERS	5	-	-

REFER TO GENERAL NOTES AND SPECIFICATIONS ON DWG 22-3001-10

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DESIGNED BY		APPROVED BY	

N ^o	Date	Revisions	Dwt.	Dsg'd.	Chk'd.
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②	21/NOV/2025	THIRD SUBMISSION	AAF	AAF	RJW
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①	26/JAN/2024	DPA APPLICATION	AAF	AAF	RJW

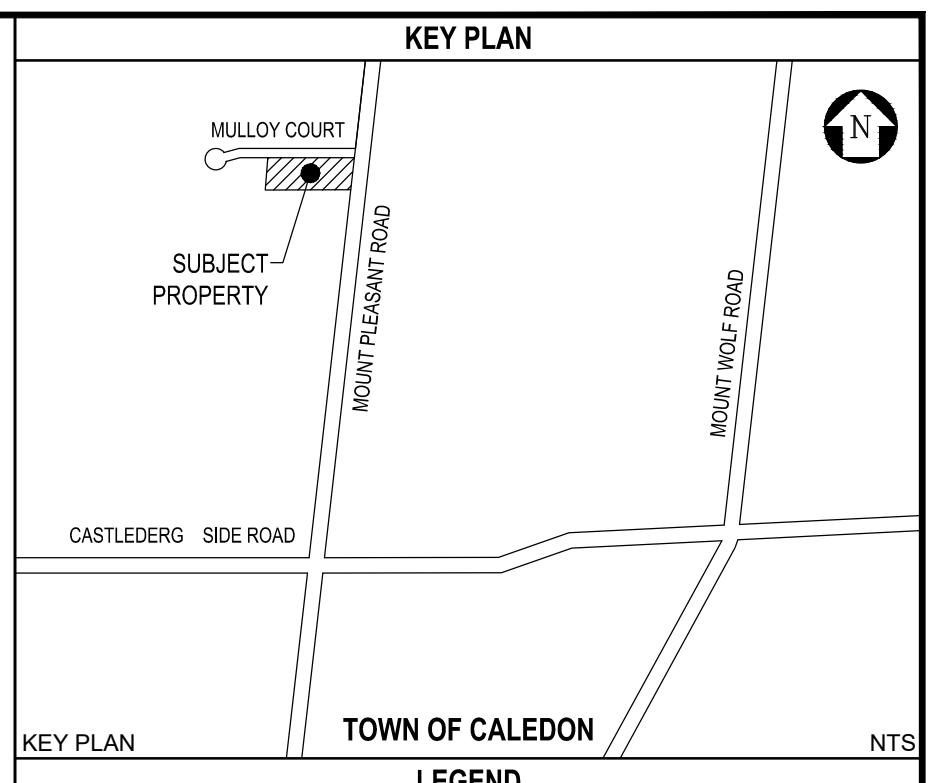
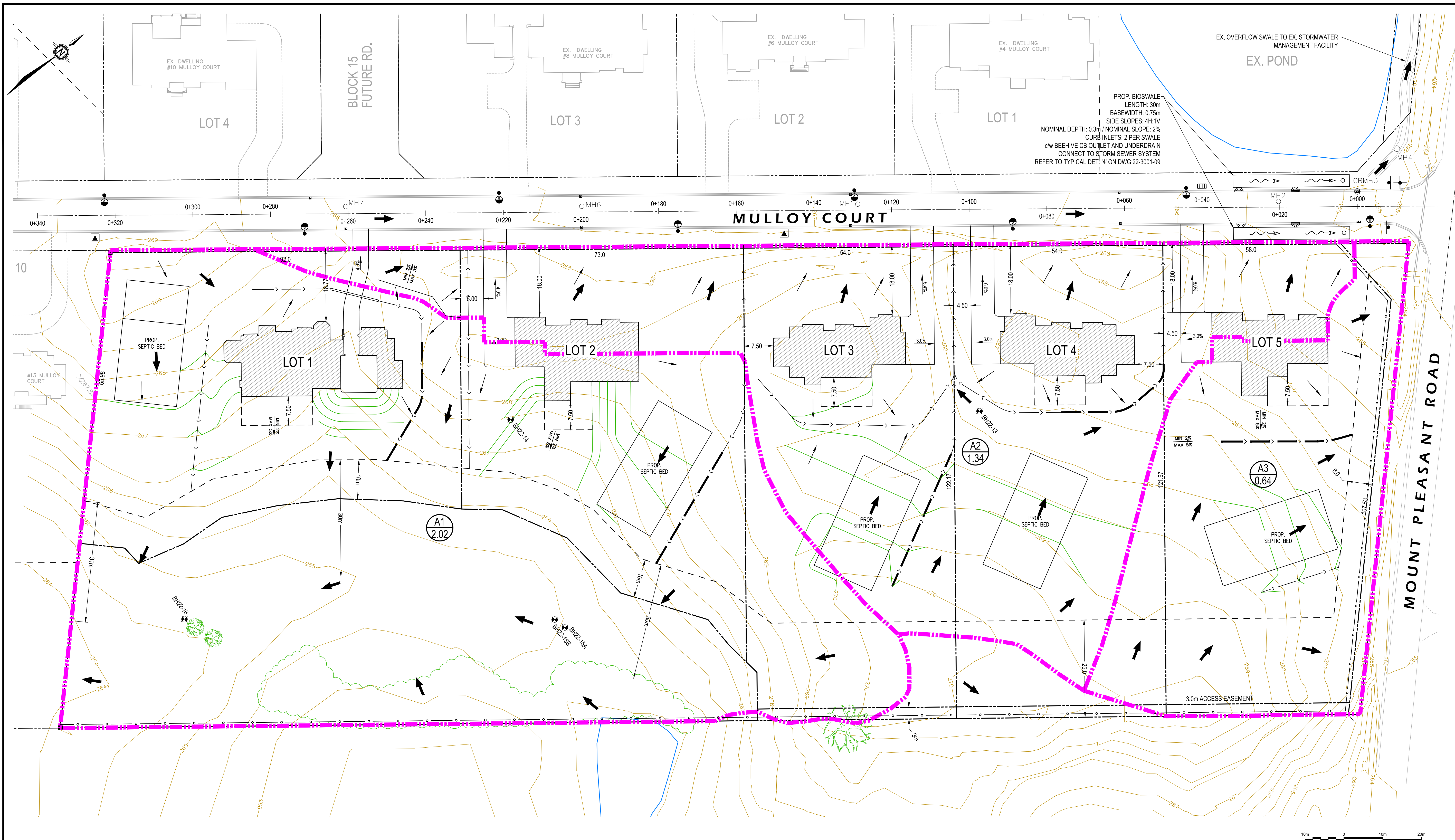
Client: **STELLAR HOMES INC.**

Project Name: **STELLAR ESTATES PHASE 2
MULLOY COURT, TOWN OF CALEDON**

Title Name: **WATER DISTRIBUTION PLAN**

Drawing N^o: **22-3001-04** Sheet N^o: **4 OF 10** Rev. N^o: **3**
 Scale: **1:500**

TOWN OF CALEDON
PLANNING
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- LEGEND**
- PROPERTY LINES (PROPOSED)
 - PROPERTY LINES (EXISTING)
 - KEY NATURAL HERITAGE FEATURE
 - LIMIT OF STRUCTURE ENVELOPE (PROPOSED)
 - PROP. GRASSED SWALE
 - PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT
 - PROP. STORM DRAINAGE BOUNDARY
 - PROP. DRAINAGE DIRECTION
 - A1 1.93
 - A2 1.34
 - A3 0.64
 - B#
 - BH22-#
- PROP. CATCHMENT ID
PROP. DRAINAGE AREA (HECTARES)
2007 BOREHOLES
2022 BOREHOLES

REFER TO GENERAL NOTES AND SPECIFICATIONS ON DWG 22-3001-10

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DESIGNED BY: **R. J. WHYTE**
 APPROVED BY: **R. J. WHYTE**
 LICENSED PROFESSIONAL ENGINEER
 R. J. WHYTE
 49877509
 Apr. 7, 2026
 PROVINCE OF ONTARIO

TABLE B.3
2-YEAR STORM SEWER DESIGN SHEET

Location	Drainage Area				Runoff			Pipe Flow								
	From MH	To MH	A (ha)	C	A x C	Acc. x C	Tc (min)	I (mm/hr)	Q (L/s)	Pipe Length (m)	Pipe Diameter (m)	Pipe Slope (%)	Full Flow Capacity (L/s)	Full Flow Velocity (m/s)	Time of Flow (min.)	% full
Catchment																
A	MH1	MH2	0.6500	0.40	0.26	0.26	15.58	67.55	48.78	108.0	0.300	0.93	93.3	1.32	1.36	52.3%
B + 404a	MH2	CBMH3	1.4900	0.31	0.46	0.72	16.94	64.28	128.90	20.0	0.375	0.30	96.0	0.87	0.38	134.2%
	CBMH3	MH4	0.0000	0.00	0.00	0.72	17.33	63.42	127.18	15.5	0.375	0.30	96.0	0.87	0.30	132.4%
	MH4	MH5	0.0000	0.00	0.00	0.72	17.62	62.77	125.88	58.0	0.375	0.30	96.0	0.87	1.11	131.1%
	MH5	OUTFALL	0.0000	0.00	0.00	0.72	18.74	60.47	121.25	7.0	0.375	0.30	96.0	0.87	0.13	126.3%

TOWN OF CALEDON
PLANNING RECEIVED
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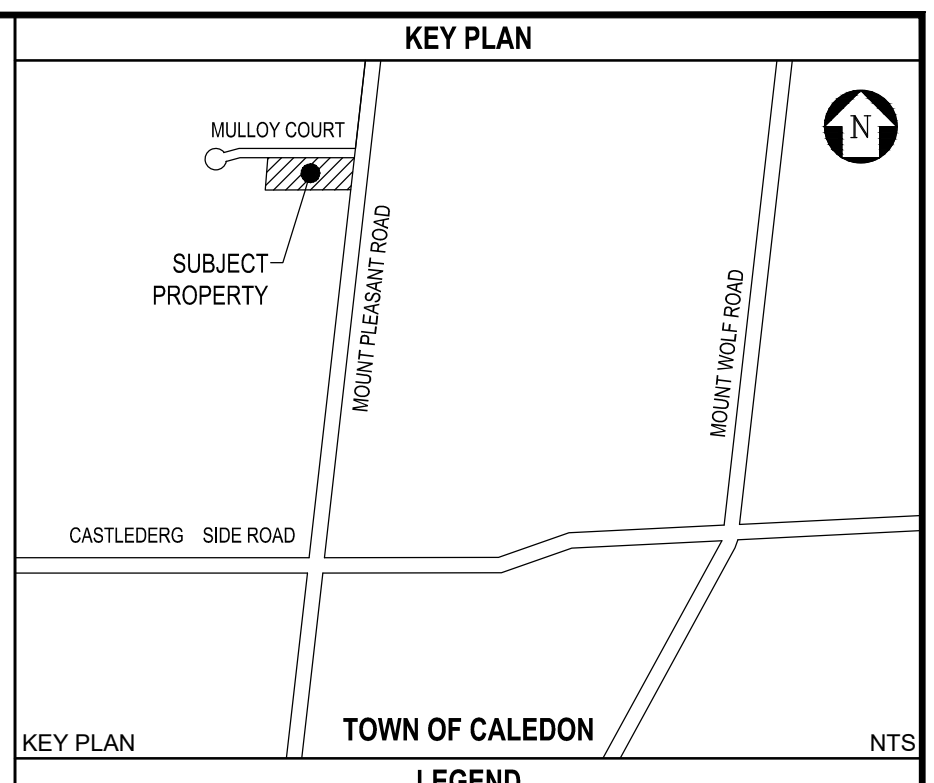
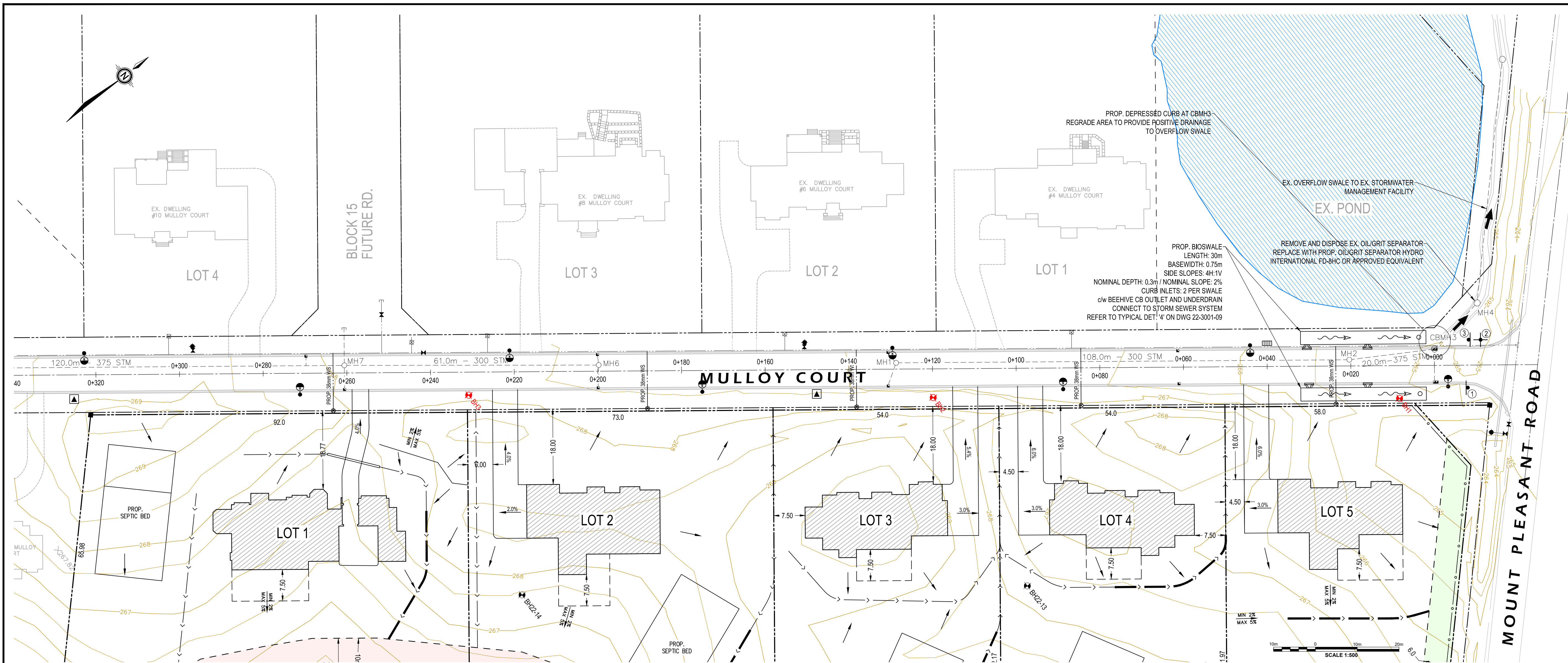
Client: **STELLAR HOMES INC.**

Project Name: **STELLAR ESTATES PHASE 2
MULLOY COURT, TOWN OF CALEDON**

Title Name: **STORM DRAINAGE PLAN**

Drawing N°: **22-3001-05** Sheet N°: **5 OF 10** Rev. N°: **3**
 Scale: **1:500**

N°	Date	Revisions	Dwt.	Dsg'd.	Chk'd.
③	07/APR/2026	FOURTH SUBMISSION	AAF	AAF	RJW
②	21/NOV/2025	THIRD SUBMISSION	AAF	AAF	RJW
①	17/JAN/2025	SECOND SUBMISSION	AAF	AAF	RJW
①	26/JAN/2024	DPA APPLICATION	AAF	AAF	RJW



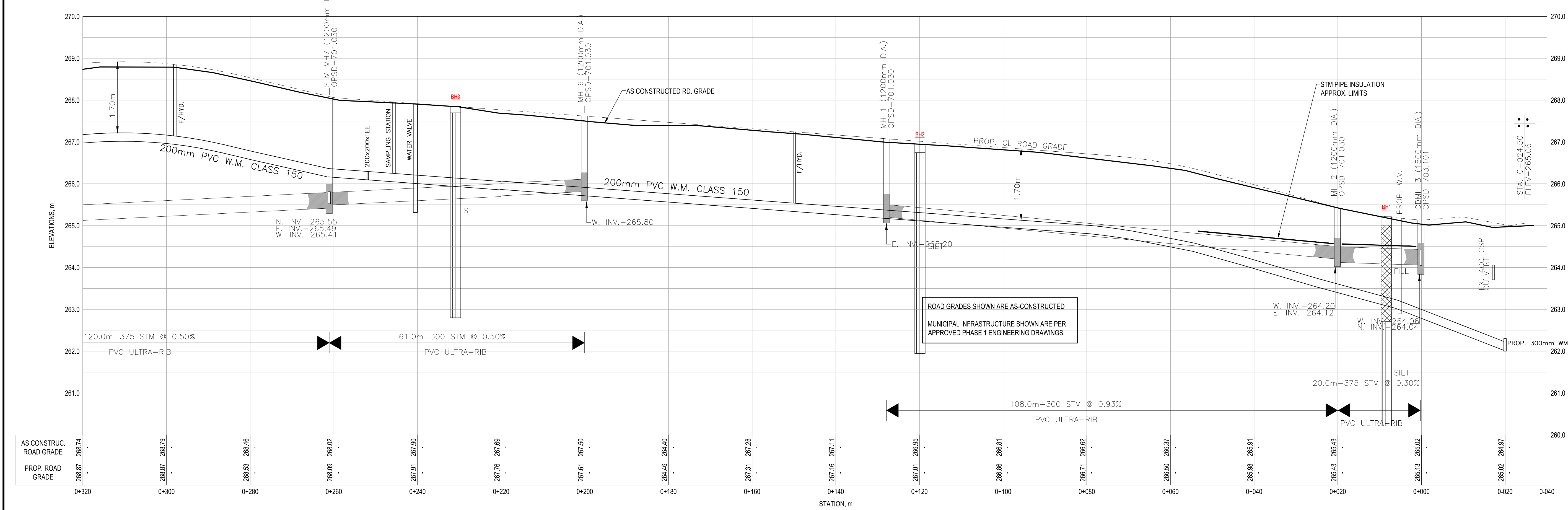
- KEY PLAN LEGEND
- PROPERTY LINES (PROPOSED)
 - PROPERTY LINES (EXISTING)
 - KEY NATURAL HERITAGE FEATURE
 - LIMIT OF STRUCTURE ENVELOPE (PROPOSED)
 - PROP. GRASSED SWALE
 - PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT
 - EX. WATERMAIN
 - PROP. WATERMAIN CONNECTIONS
 - ⊕ EX. / PROP. WATER BOX
 - ⊕ EX. GATE VALVE
 - ⊕ EX. HYDRANT
 - ⊕ BHF 2007 BOREHOLES
 - ⊕ BH22-# 2022 BOREHOLES
 - ① EX. STOP SIGN
 - ② EX. STREET SIGN
 - ③ EX. NO EXIT SIGN

REFER TO GENERAL NOTES AND SPECIFICATIONS ON DWG 22-3001-10
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TOWN OF CALEDON
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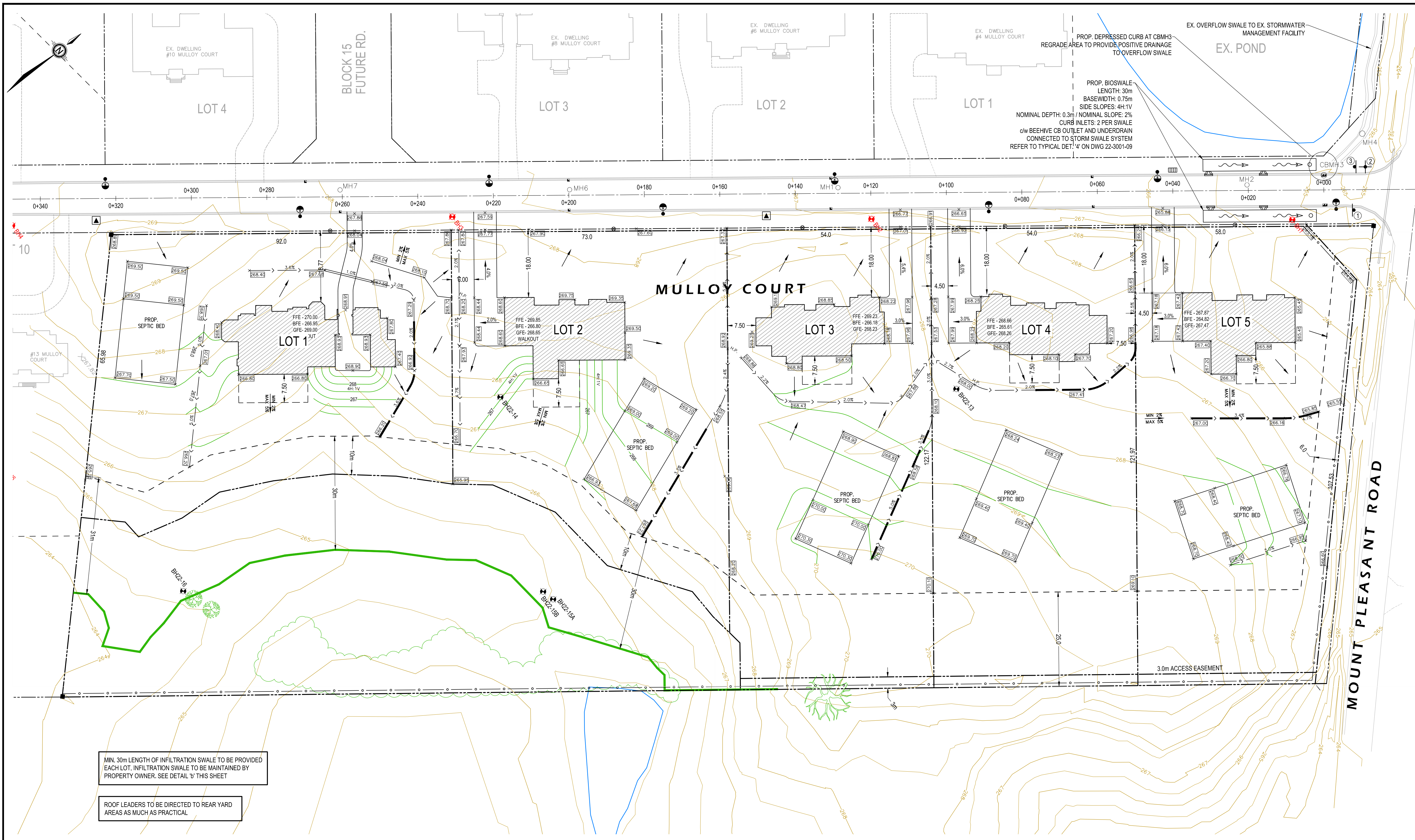


DESIGNED BY: R. J. WHYTE
 APPROVED BY: [Signature]
 LICENSED PROFESSIONAL ENGINEER
 R. J. WHYTE
 49877509
 Apr. 7, 2026
 PROVINCE OF ONTARIO



N°	Date	Revisions	Dwn.	Dsg'd.	Ch'kd.
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①	17/JAN/2025	SECOND SUBMISSION	AAF	AAF	RJW
①	26/JAN/2024	DPA APPLICATION	AAF	AAF	RJW

Client: **STELLAR HOMES INC.**
 Project Name: **STELLAR ESTATES PHASE 2 MULLOY COURT, TOWN OF CALEDON**
 Title Name: **MULLOY COURT PLAN AND PROFILE**
 Drawing N°: **22-3001-06** Sheet N°: **6 OF 10** Rev. N°: **3**
 Scale: **H 1:500 / V 1:50**



KEY PLAN

MULLOY COURT
SUBJECT PROPERTY
MOUNT PLEASANT ROAD
MOUNT WOLF ROAD
CASTLEBERG SIDE ROAD

TOWN OF CALEDON

LEGEND

- PROPERTY LINES (PROPOSED)
- PROPERTY LINES (EXISTING)
- EX. M.R. CONTOURS (EACH 1.0m)
- EX. M.R. CONTOURS (EACH 0.5m)
- PROP. GRADE CONTOURS
- KEY NATURAL HERITAGE FEATURE
- LIMIT OF STRUCTURE ENVELOPE (PROPOSED)
- PROP. GRASSED SWALE, DET. '1' SHEET 9
- PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT DET '2' SHEET 9
- PROP. GRADE ELEVATIONS
- PROP. POST AND WIRE FENCE
- PROP. WATER BOX
- BH# 2007 BOREHOLES
- BH22-# 2022 BOREHOLES
- EX. STOP SIGN
- EX. STREET SIGN
- EX. NO EXIT SIGN

CONCEPTUAL DWELLINGS

LOT	HOUSE TYPE	WALKOUT	GFA (m ²)	GFA (ft ²)	REFERENCE
1	BUNGALOW	YES	568.5	6,119.3	8 MULLOY COURT
2	BUNGALOW	YES	501.6	5,399.2	10 MULLOY COURT
3	BUNGALOW	NO	432.5	4,655.4	6 MULLOY COURT
4	BUNGALOW	NO	432.5	4,655.4	6 MULLOY COURT
5	BUNGALOW	NO	435.6	4,668.8	10 MULLOY COURT

REFER TO GENERAL NOTES AND SPECIFICATIONS ON DWG 22-3001-10

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DESIGNED BY

APPROVED BY

Robert Whyte
R. J. WHYTE
49877509
Apr. 7, 2026
PROVINCE OF ONTARIO

N ^o	Date	Revisions	Dwn.	Dsg'd.	Chk'd.
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①	17/JAN/2025	SECOND SUBMISSION	AAF	AAF	RJW
①	26/JAN/2024	DPA APPLICATION	AAF	AAF	RJW

STELLAR HOMES INC.

Project Name: **STELLAR ESTATES PHASE 2
MULLOY COURT, TOWN OF CALEDON**

Title Name: **GRADING PLAN**

TOWN OF CALEDON
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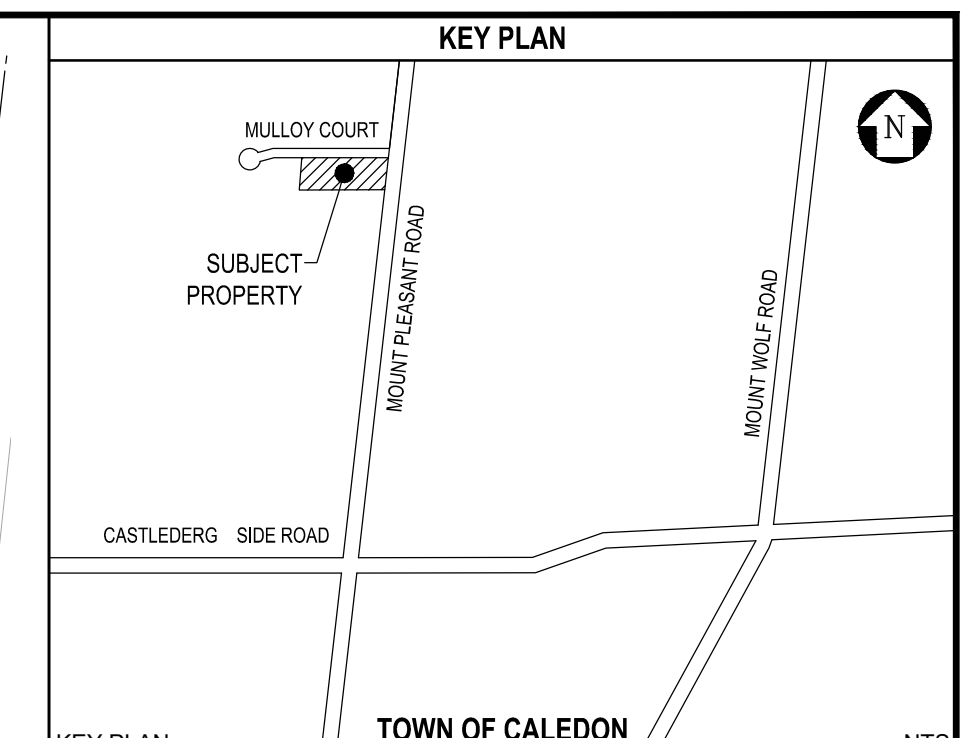
Client: **STELLAR HOMES INC.**

Drawing N^o: **22-3001-07** Sheet N^o: **7 OF 10** Rev. N^o: **3**
Scale: **1:500**

- GRADING NOTES**
1. DOWNSPOUTS TO DISCHARGE TO GROUND VIA SPLASH PADS.
 2. DRIVEWAY GRADES TO BE BETWEEN 2 AND 6%.
 3. ALL SLOPES ARE TO BE 4H:1V MAXIMUM, UNLESS OTHERWISE NOTED.
 4. A MINIMUM OF 1.5m CLEARANCE IS TO BE PROVIDED FROM THE LIMIT OF THE DRIVEWAY 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.
 5. DISTURBED BOULEVARD AREAS TO BE RESTORED WITH MINIMUM 300mm TOPSOIL AND SOD.
 6. DISTURBED SITE AREAS TO BE RESTORED WITH MINIMUM 100mm TOPSOIL AND EITHER SEED OR SOD.
 7. ALL GRADING TO BE IN GENERAL CONFORMANCE WITH THE TOWN OF CALEDON "DEVELOPMENT STANDARDS MANUAL" SECTION 1.12 RESIDENTIAL LOT DRAINAGE AND SODDING.

MIN. 30m LENGTH OF INFILTRATION SWALE TO BE PROVIDED EACH LOT. INFILTRATION SWALE TO BE MAINTAINED BY PROPERTY OWNER. SEE DETAIL '3' THIS SHEET

ROOF LEADERS TO BE DIRECTED TO REAR YARD AREAS AS MUCH AS PRACTICAL



LEGEND

- PROPERTY LINES (PROPOSED)
- PROPERTY LINES (EXISTING)
- KEY NATURAL HERITAGE FEATURE
- LIMIT OF STRUCTURE ENVELOPE (PROPOSED)
- PROP. GRASSSED SWALE
- PROP. ENHANCED GRASS SWALE, MIN. 30.0m / LOT
- PROP. HEAVY DUTY SEDIMENT CONTROL FENCE PER MODIFIED TOWN OF CALEDON STANDARD DRAWING 304
- PROP. DOUBLE ROW HEAVY DUTY SEDIMENT CONTROL FENCE c/w STRAW BALES IN BETWEEN
- PROP. CONSTRUCTION ACCESS AND EGRESS POINT
- PROPOSED MUD MAT ALIGNMENT TO BE FIELD DETERMINED
- PROP. SILT/SOXX CHECK DAM - 450mm PER DETAIL ON SHEET 9

REFER TO TREE PRESERVATION PLAN PREPARED BY AZIMUTH ENVIRONMENTAL CONSULTING INC.

REFER TO GENERAL NOTES AND SPECIFICATIONS ON DWG 22-3001-10

EMERGENCY CONTACT LIST

NAME/AGENCY	PHONE NUMBER
TOWN OF CALEDON	905-584-2272
TORONTO AND REGION CONSERVATION	416-661-6600
MINISTRY OF ENVIRONMENT SPILLS REPORTING	416-325-3000
OWNER - STELLAR HOMES INC.	905-726-7778
PROJECT ENGINEER - ECOMETRIX INCORPORATED	905-794-2325



DESIGNED BY

APPROVED BY

Professional Engineer Seal: Robert Whyte, R. J. WHYTE, 49877509, Apr. 7, 2026, PROVINCE OF ONTARIO

EROSION AND SEDIMENT CONTROL NOTES

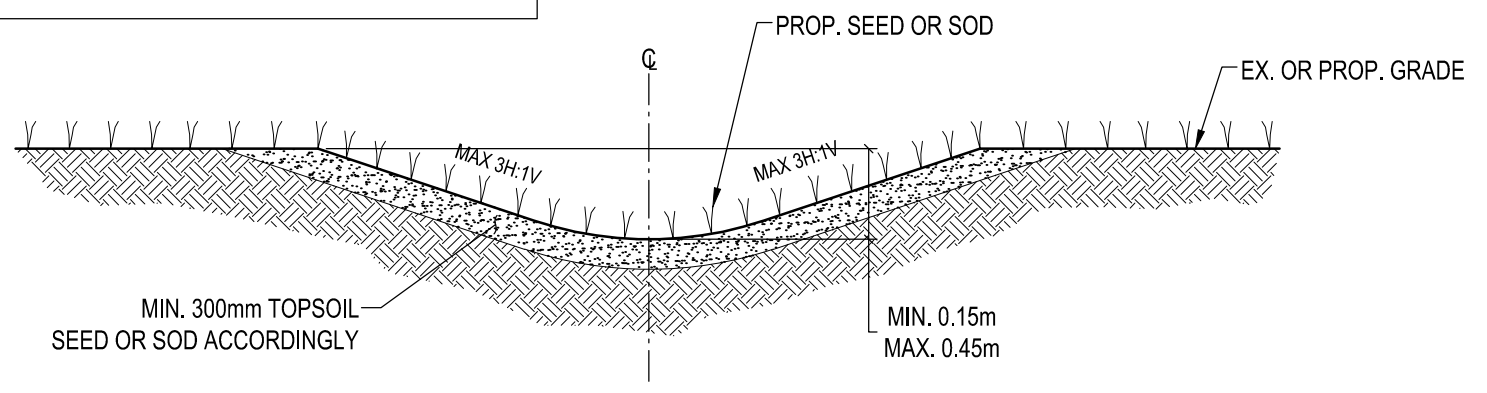
SITE MANAGEMENT

- EROSION AND SEDIMENT CONTROL (ESC) MEASURES TO 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 INSPECTION. DISTURBED AREAS TO BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES. AS PER THE ESC GUIDELINE FOR URBAN CONSTRUCTION (2019), ANY DISTURBED AREA LEFT EXPOSED FOR 30 DAYS OR GREATER ARE TO BE STABILIZED. STABILIZATION SHALL BE BY HYDROSEEDING WITH AN APPROVED SEED MIXTURE AND APPLICATION OF MULCH PER OPSS 804 (OR APPROVED EQUIVALENT) TO THE SATISFACTION OF THE TOWN. SEED MIXTURE TO BE COMPRISED OF SPECIES PER THE TRCA'S SEED MIX GUIDELINES SPECIES LIST.
- ALL IN-WATER AND NEAR WATER WORKS TO BE CONDUCTED IN THE DRY WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.
- THE ESC STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN 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. THE TOWN IS TO BE ADVISED OF ANY CHANGES TO ESC MEASURES, AND AT THE DISCRETION OF THE TOWN, UPDATED PLANS MAY BE REQUIRED. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED AS NECESSARY.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ESC MEASURES IN WORKING CONDITION AT ALL TIMES TO THE SATISFACTION OF THE TOWN AND TRCA. ALL DAMAGED ESC MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF INSPECTION.
- THE CONTRACTOR IS TO ASSIGN AN ENVIRONMENTAL MONITOR TO ASSURE CONSTRUCTION ACTIVITIES COMPLY WITH THE ENVIRONMENTAL PROVISIONS AND AGENCY PERMITS. THE ENVIRONMENTAL MONITOR WILL BE A QUALIFIED PERSON AS DETERMINED BY THE TOWN AND TRCA. THE ENVIRONMENTAL MONITOR SHOULD SUBMIT INSPECTION FORMS ELECTRONICALLY TO THE TOWN AND TRCA UPON REQUEST.
- THE ENVIRONMENTAL MONITOR TO 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. DEWATERING OR UNWATERING, RESTORATION AND IN-WATER OR NEAR WATER WORKS, SHOULD CONCERNS ARISE ON SITE THE ENVIRONMENTAL MONITOR SHALL CONTACT THE TRCA ENFORCEMENT OFFICER AS WELL AS THE PROPONENT.
- THE CONTRACTOR SHALL ROUTINELY INSPECT ALL ESC MEASURES TO ENSURE PROPER WORKING ORDER. FREQUENCY OF INSPECTIONS OF ESC MEASURES IS AS FOLLOWS: DURING EARTHWORKS ACTIVITIES:
 - ON A WEEKLY BASIS;
 - PRIOR TO PREDICTED RAINFALL EVENTS;
 - AFTER EVERY RAINFALL EVENT;
 - AFTER SIGNIFICANT SNOWFALL EVENTS, AND
 - DAILY DURING EXTENDED RAIN OR SNOWMELT PERIODS.
 DURING TIMES OF NO EARTHWORKS ACTIVITIES:
 - ONCE EVERY TWO WEEKS;
 - AFTER SIGNIFICANT SNOWMELT EVENTS;
 - AFTER SIGNIFICANT RAINFALL EVENTS (MORE THAN 25mm OF RAINFALL IN A 24-HOUR PERIOD)
- THE PROPONENT/CONTRACTOR SHALL MONITOR THE WEATHER SEVERAL DAYS IN ADVANCE OF THE ONSET OF THE PROJECT TO ENSURE THAT THE WORKS TO BE CONDUCTED DURING FAVOURABLE WEATHER CONDITIONS. SHOULD AN UNEXPECTED STORM ARISE, THE CONTRACTOR SHALL REMOVE ALL UNFIXED ITEMS FROM THE REGIONAL STORM FLOOD PLAN THAT WOULD HAVE THE POTENTIAL TO CAUSE A SPILL OR AN OBSTRUCTION TO FLOW, E.G. FUEL TANKS, PORTA-POTTIES, MACHINERY, EQUIPMENT, CONSTRUCTION MATERIALS, ETC.
- ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, TO BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELLING AND MAINTENANCE TO BE CONDUCTED A MINIMUM OF 30 METRES FROM THE WATER. CONTRACTOR SHALL TAKE CARE AND CONTROL SPILLS, FLUIDS AND MATERIALS DURING CONSTRUCTION TO MINIMIZE RISK TO THE ENVIRONMENT.
- 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 TEMPORARY SEDIMENT CONTROL FENCES OR LIMITS OF THE SITE WORKS.
- ALL DEWATERING/UNWATERING SHALL BE TREATED AND RELEASED TO THE ENVIRONMENT AT LEAST 30 METRES FROM A WATERCOURSE OR WETLAND AND ALLOWED TO DRAIN THROUGH A WELL-VEGETATED AREA. NO DEWATERING EFFLUENT SHALL BE SENT DIRECTLY TO ANY WATERCOURSE, WETLAND OR FOREST, OR ALLOWED TO DRAIN ONTO DISTURBED SOILS WITHIN THE WORK AREA. THESE CONTROL MEASURES SHALL BE MONITORED FOR EFFECTIVENESS AND MAINTAINED OR REVISED TO MEET THE OBJECTIVE OF PREVENTING THE RELEASE OF SEDIMENT LADEN WATER.
- CONSTRUCTION TIMING
- IN ORDER TO COMPLY WITH THE MIGRATORY BIRDS CONVENTION ACT AND BAT HABITAT CONSIDERATIONS, TREE REMOVALS SHOULD BE COMPLETED BETWEEN OCTOBER 1 AND APRIL 1.
- TO PROTECT LOCAL FISH POPULATIONS DURING THEIR SPAWNING, NURSERY AND MIGRATORY PERIODS, IN-WATER NEAR WATER ACTIVITIES MAY ONLY OCCUR DURING THE FOLLOWING TIME PERIOD (TRCA TO CONFIRM TIMING WINDOW DURING REVIEW OF FIRST SUBMISSION):
- ENVIRONMENTAL COMPLIANCE
- PLEASE NOTIFY THE TRCA AT 416-661-6000 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- AN ENVIRONMENTAL MONITOR TO BE ON SITE, AND PROVIDE ADVICE, TO ENSURE THAT ACTIVITIES THAT COULD HAVE A NEGATIVE IMPACT TO THE NATURAL ENVIRONMENT ARE EFFECTIVELY MITIGATED AS CONSTRUCTION PROCEEDS. THE ENVIRONMENTAL MONITOR SHALL NOTIFY THE TRCA ENFORCEMENT OFFICER AND PROJECT MANAGER IF AN ISSUE ARISES.
- TEMPORARY EROSION AND SEDIMENT CONTROLS
- MUD MAT TO BE PROVIDED ON SITE AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES EXIT THE SITE. MUD MAT(S) SHALL BE A MINIMUM OF 5m WIDE, 30m LONG AND 0.45m DEEP. THE MUD MAT(S) SHALL CONSIST OF 50-100mm CLEAR STONE MATERIAL OR APPROVED EQUIVALENT EXCEPT FOR THE FIRST 15m WHICH SHALL BE 50mm CLEAR STONE. CONTRACTOR TO ENSURE ALL VEHICLES LEAVE THE SITE VIA THE MUD MAT AND THAT THE MUD MAT IS MAINTAINED IN A MANNER TO MAXIMIZE EFFECTIVE NESS AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT DUST CONTROL MEASURES AND CONSTRUCTION BEST PRACTICE GUIDELINES AS APPROVED BY THE TOWN AND TRCA.
- TOPSOIL AND MATERIAL STOCKPILES TO BE ENCLOSED WITH SEDIMENT CONTROL FENCE. SEDIMENT CONTROL FENCE FOR STOCKPILES TO BE TERRAFIX TERRAFENCE OR APPROVED EQUIVALENT. THE MAXIMUM SIDE SLOPE SHALL BE 1.5H:1V. ONCE TOPSOIL STRIPPING IS COMPLETED, THE STOCKPILE SHALL BE VEGETATED, SUBJECT TO WEATHER CONDITIONS, BY HYDROSEEDING OR AN APPROVED EQUIVALENT, TO THE SATISFACTION OF THE TOWN.
- REMOVE TEMPORARY SEDIMENT CONTROLS FOLLOWING COMPLETION OF CONSTRUCTION AND SITE STABILIZATION AND REINSTATE AFFECTED AREAS TO EXISTING CONDITIONS OR BETTER. TIMING OF REMOVAL OF TEMPORARY SEDIMENT CONTROLS TO BE APPROVED BY TOWN STAFF.
- SEDIMENT CONTROL FENCING ON LOTS TO REMAIN IN PLACE UNTIL BUILDER HOME CONSTRUCTION THEN EITHER BE MAINTAINED, REMOVED OR AUGMENTED. SEDIMENT CONTROL FENCE TO BE REMOVED BY BUILDER ON COMPLETION OF HOUSE CONSTRUCTION AND LOT RESTORATION.

TOWN OF CALEDON
PLANNING
RECEIVED
04/14/2026

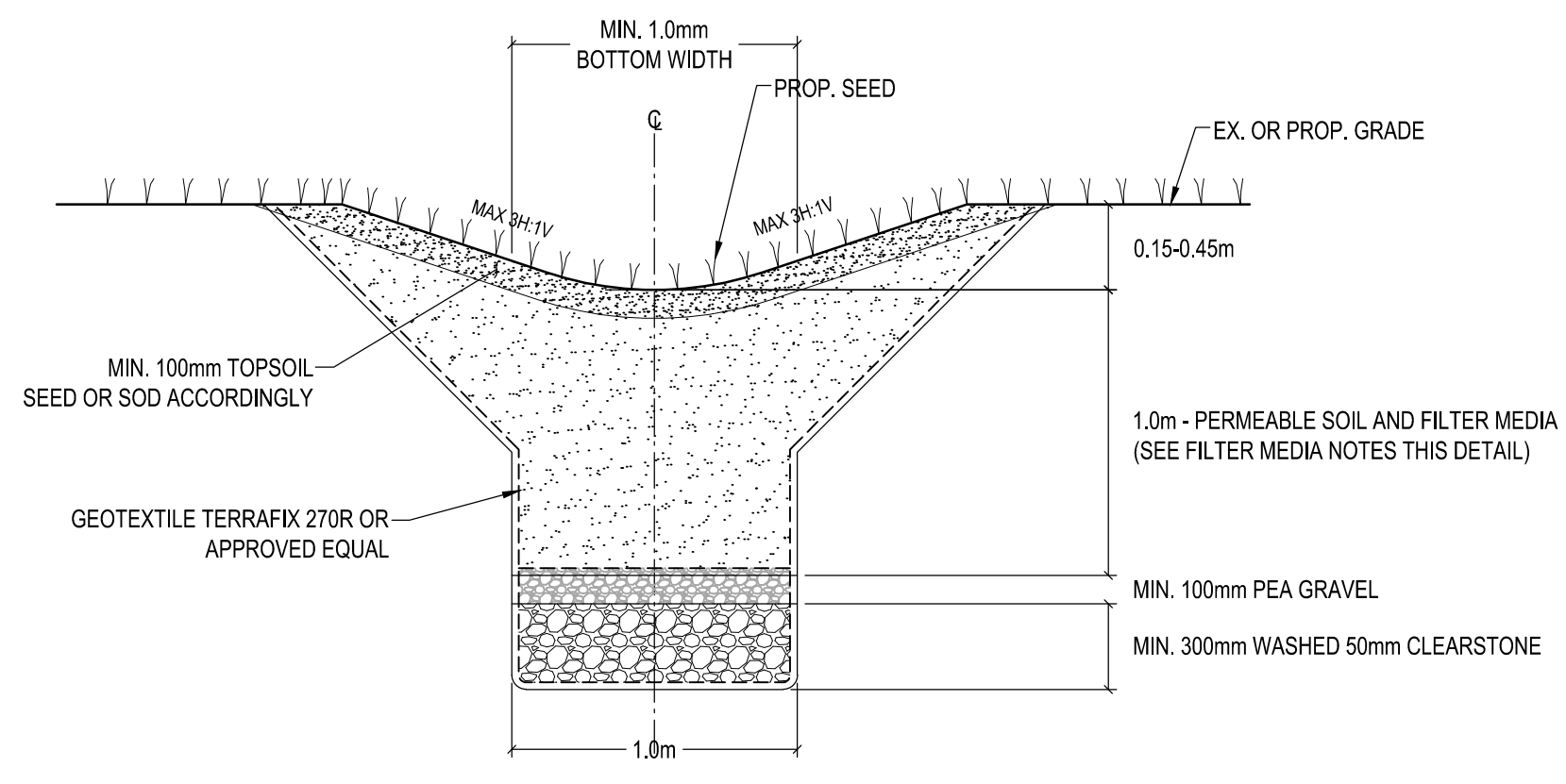
DESIGNED BY		APPROVED BY	
07/APR/2026	FOURTH SUBMISSION	AAF	AAF
21/NOV/2025	THIRD SUBMISSION	AAF	AAF
17/JAN/2025	SECOND SUBMISSION	AAF	AAF
26/JAN/2024	DPA APPLICATION	AAF	AAF
N°	Date	Revisions	Dwn, Dsg'd, Chk'd
Client: STELLAR HOMES INC.			
Project Name: STELLAR ESTATES PHASE 2 MULLOY COURT, TOWN OF CALEDON			
Title Name: EROSION AND SEDIMENT CONTROL PLAN			
Drawing N°: 22-3001-08	Sheet N°: 8 OF 10	Rev. N°: 3	Scale: AS NOTED

SWALES TO BE MAINTAINED BY OWNER SUCH THAT THEY FUNCTION AS INTENDED. SWALES TO BE MAINTAINED CLEAR OF OBSTRUCTIONS



SWALE DETAIL (TYP.)
SCALE: N.T.S. 1/07

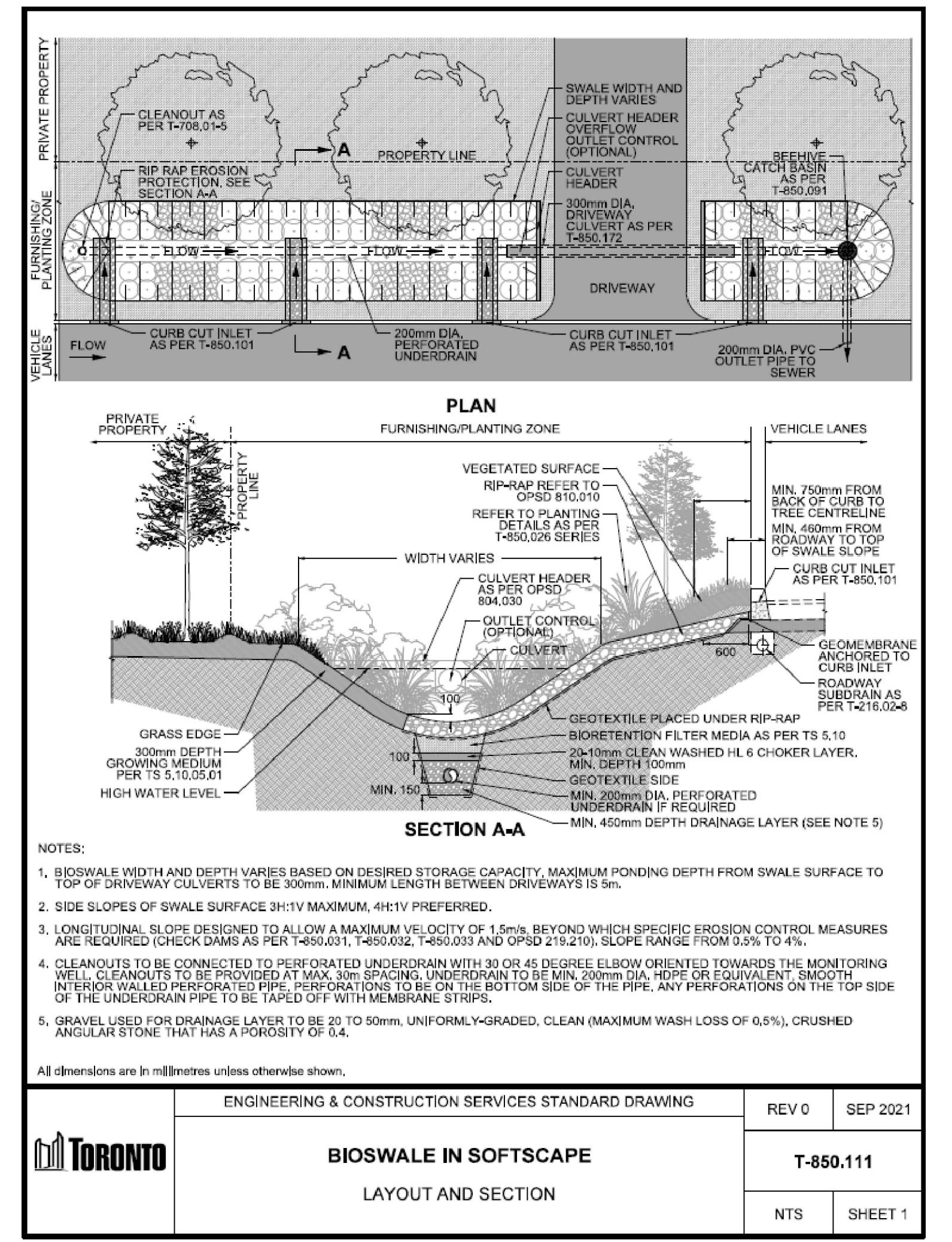
ENHANCED GRASS SWALES TO BE MAINTAINED BY OWNER SUCH THAT THEY FUNCTION AS INTENDED. SWALES TO BE MAINTAINED CLEAR OF OBSTRUCTIONS



PROPOSED ENHANCED GRASS SWALE (TYP.) ON LOTS
SCALE: 1:20 2/07

- FILTER MEDIA NOTES**
- SOIL MIXTURE TO CONTAIN:
 - 85 - 88% COARSE SAND
 - 8 - 12% SOIL FINES
 - 3 - 5% ORGANIC MATTER (LEAF COMPOST)
 - PHOSPHORUS SOIL TEST INDEX (P-INDEX) VALUE: 10-30 ppm
 - CATIONIC EXCHANGE CAPACITY: GRATER THAN 10 meq/100g
 - FILTER MEDIA FREE OF STONES, STUMPS, ROOTS AND OTHER LARGE DEBRIS
 - pH: 5.5 TO 7.5

- NOTES**
- ENHANCED GRASS SWALE TO BE DESIGNED IN GENERAL CONFORMANCE WITH INDUSTRY STANDARDS.
 - CHECK DAMS TO BE USED WHEN LONGITUDINAL SWALE SLOPES EXCEED 3%.
 - GRAVEL/CLEARSTONE LAYER TO TERMINATE AT GRADE AT END OF SWALE WITH A BLIND DRAIN.



- NOTES:**
- BIOSWALE WIDTH AND DEPTH VARIES BASED ON DESIRED STORAGE CAPACITY, MAXIMUM PONDING DEPTH FROM SWALE SURFACE TO TOP OF DRIVEWAY CULVERTS TO BE 300mm. MINIMUM LENGTH BETWEEN DRIVEWAYS IS 5m.
 - SIDE SLOPES OF SWALE SURFACE 3H:1V MAXIMUM, 4H:1V PREFERRED.
 - LONGITUDINAL SLOPE DESIGNED TO ALLOW A MAXIMUM VELOCITY OF 1.5m/s. BEYOND WHICH SPECIFIC EROSION CONTROL MEASURES ARE REQUIRED (CHECK DAMS AS PER T-850.031, T-850.032, T-850.033 AND OPSD 216.010). SLOPE RANGE FROM 0.3% TO 4%.
 - CLEANOUTS TO BE CONNECTED TO PERFORATED UNDERDRAIN WITH 90 OR 45 DEGREE ELBOW ORIENTED TOWARDS THE MONITORING WELL. CLEANOUTS TO BE PROVIDED AT MAX. 30m SPACING. UNDERDRAIN TO BE MIN. 200mm DIA. HDPE OR EQUIVALENT. SMOOTH INTERIOR WALLED PERFORATED PIPE. PERFORATIONS TO BE ON THE BOTTOM SIDE OF THE PIPE. ANY PERFORATIONS ON THE TOP SIDE OF THE UNDERDRAIN PIPE, TO BE TAPED OFF WITH MEMBRANE STRIPS.
 - GRAVEL USED FOR DRAINAGE LAYER TO BE 20 TO 50mm UNIFORMLY-GRADED, CLEAN (MAXIMUM WASH LOSS OF 0.5%), CRUSHED ANGULAR STONE THAT HAS A POROSITY OF 0.4.

All dimensions are in millimetres unless otherwise shown.

ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING		REV 0	SEP 2021
BIOSWALE IN SOFTSCAPE LAYOUT AND SECTION		T-850.111	
		NTS	SHEET 1

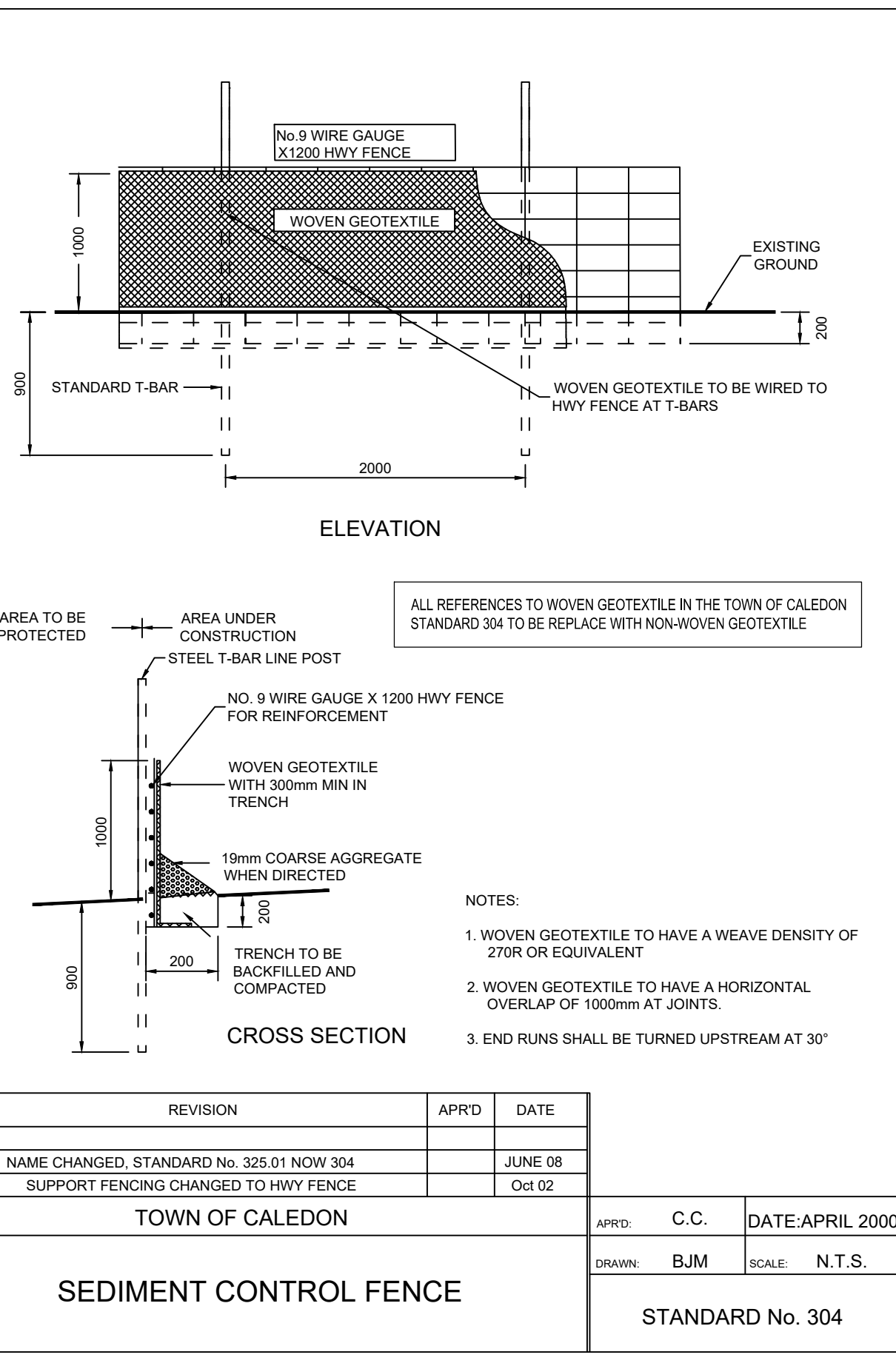
PROPOSED BIOSWALE (TYP.) IN BOULEVARD
SCALE: N.T.S. 4/07

TOWN OF CALEDON
PLANNING
RECEIVED
04/14/2026

SILTSOXX™
APPLICATION DETAIL 1 OF 1

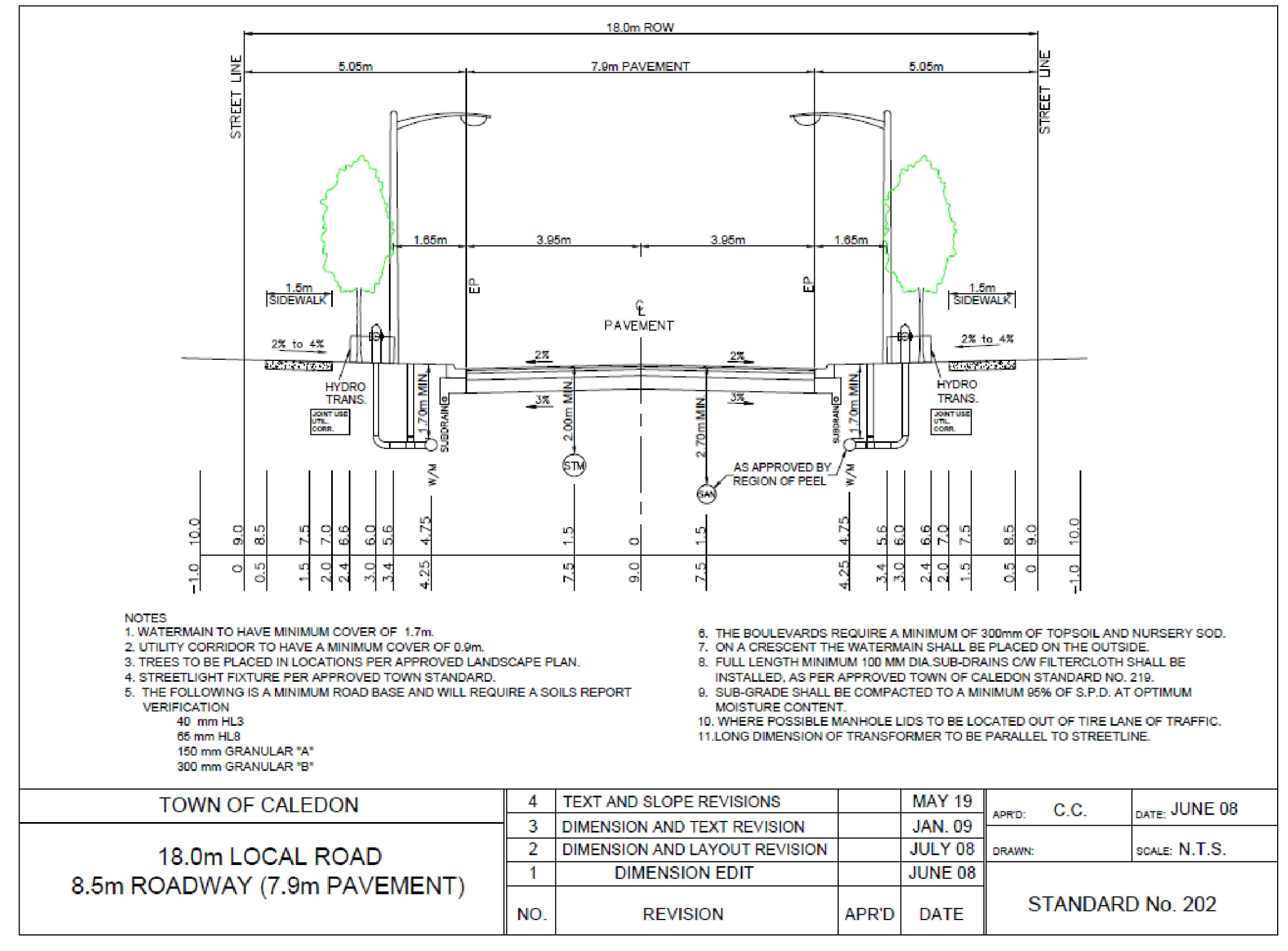
REVISIONS / ISSUE	DATE	BY	CHKD

NOTE: DIMENSIONS ARE IN METERS UNLESS OTHERWISE SHOWN.
1. NOT TO SCALE.
2. ALL MATERIALS TO MEET TOWN OF CALEDON SPECIFICATIONS.
3. SILTSOXX™ IS FOR WINDING SLOPES, GREATER SLOPES MAY REQUIRE LARGER SIZES FOR THE PRODUCT.
4. COMPACT MATERIAL TO BE COMPACTED ON SITE, AS DETERMINED BY ENGINEER.



- NOTES:**
- NONWOVEN GEOTEXTILE TO HAVE A HORIZONTAL OVERLAP OF 1000mm AT JOINTS.
 - END RUNS SHALL BE TURNED UPSTREAM AT 30°.
 - STRAW BALES TO BE PLACED CONTINUOUSLY END TO END BETWEEN SEDIMENT CONTROL FENCE.

DOUBLE SEDIMENT CONTROL FENCE WITH STRAW BALES (TYP.)
SCALE: N.T.S. 3/08



- NOTES:**
- WATERMAIN TO HAVE MINIMUM COVER OF 1.7m.
 - UTILITY CORRIDOR TO HAVE A MINIMUM COVER OF 0.9m.
 - TREES TO BE PLACED IN LOCATIONS PER APPROVED LANDSCAPE PLAN.
 - STREETLIGHT FIXTURE PER APPROVED TOWN STANDARD.
 - THE FOLLOWING IS A MINIMUM ROAD BASE AND WILL REQUIRE A SOILS REPORT VERIFICATION:
 - 40 mm HL3
 - 95 mm HL8
 - 150 mm GRANULAR "A"
 - 300 mm GRANULAR "B"
 - THE BOULEVARDS REQUIRE A MINIMUM OF 300mm OF TOPSOIL AND NURSERY SOIL.
 - ON A CRESCENT THE WATERMAIN SHALL BE PLACED ON THE OUTSIDE.
 - FULL LENGTH MINIMUM 100 MM DIA. SUB-DRAINS CW FILTER CLOTH SHALL BE INSTALLED, AS PER APPROVED TOWN OF CALEDON STANDARD ING. 216.
 - SUB-GRADE SHALL BE COMPACTED TO A MINIMUM 95% OF S.P.D. AT OPTIMUM MOISTURE CONTENT.
 - WHERE POSSIBLE MANHOLE LIDS TO BE LOCATED OUT OF THE LANE OF TRAFFIC.
 - LONG DIMENSION OF TRANSFORMER TO BE PARALLEL TO STREETLINE.

TOWN OF CALEDON		4	TEXT AND SLOPE REVISIONS	MAY 19	APRD: C.C.	DATE: JUNE 08
18.0m LOCAL ROAD		3	DIMENSION AND TEXT REVISION	JAN 09	DRAWN: SCALE: N.T.S.	
8.5m ROADWAY (7.9m PAVEMENT)		2	DIMENSION AND LAYOUT REVISION	JULY 08	STANDARD No. 202	
		1	DIMENSION EDIT	JUNE 08		
NO.	REVISION	APRD	DATE			

Ecometrix Environmental INTELLIGENCE
Egis GROUP

DESIGNED BY: R. J. WHYTE 49877509
APPROVED BY: [Signature]

PROJECT: **STELLAR HOMES INC.**
STELLAR ESTATES PHASE 2
MULLOY COURT, TOWN OF CALEDON

CONSTRUCTION DETAILS

NO.	DATE	REVISIONS	DRW.	DSG'D.	CHK'D.
③	07/APR/2026	FOURTH SUBMISSION	AAF	AAF	RJW
②	21/NOV/2025	THIRD SUBMISSION	AAF	AAF	RJW
①	17/JAN/2025	SECOND SUBMISSION	AAF	AAF	RJW
①	26/JAN/2024	DPA APPLICATION	AAF	AAF	RJW

Sheet N°: 22-3001-09
Scale: AS NOTED

