

November 30, 2020

Our File: 13-721

Town of Caledon

6311 Old Church Rd., Box 1000

Caledon East, ON

L0N 1E0

Attention: David Hurst
Senior Development Engineering Coordinator

Dear Sir,

Re: Functional Servicing and Stormwater Management Report
Mayfield Development Inc. – Phase 2
Town of Caledon
21T-16-004C

This letter is in support of draft plan application 21T-16-004C for the Mayfield Development Inc. (MDI) Phase 2 lands. The purpose of this letter is to provide site specific confirmation that adequate functional servicing and stormwater management measures are available to support the proposed draft plan.

1. Background

The MDI Phase 2 lands are located within Stage 2 of the Mayfield West Phase 2 Secondary Plan Area (MW2-2) in the Town of Caledon. It has been agreed with the Town of Caledon, Region of Peel, and CVC / TRCA staff that a comprehensive Functional Servicing Study (FSR-Stage 2) coordinated with an Environmental Implementation Report (EIR- Stage 2) would be acceptable to support the Draft Plan applications within the Stage 2 lands. These reports are being completed by the Mayfield Station Landowners Group Inc. to identify the development constraints, SWM targets and site serviceability of the overall MW2-2 lands.

The FSR-Stage 2 and EIR-Stage 2 reports further require standalone functional servicing and stormwater management reports be completed for each individual draft plan within the MW2-2 community. As such, this letter report is provided to satisfy this requirement and confirms the following in support of the MDI Phase 2 draft plan:

1. Conformance with Mayfield West Phase 2 - Stage 1 infrastructure
2. Conformance with Mayfield West Phase 2 - Stage 2 Community Functional Servicing Report (FSR-Stage 2)

3. Conformance with Mayfield West Phase 2 - Stage 2 Community Environmental Implementation Report (EIR-Stage 2)

2. MW2 Stage 1 Infrastructure

Drainage and Stormwater Management

The MDI Phase 2 lands are serviced by two stormwater management facilities. South of Tim Manley Avenue, the lands are tributary to Pond 1 located on external lands adjacent to Mayfield Road. The portion of the MDI Phase 2 lands north of Tim Manley Avenue are tributary to Pond 5 located within the greenbelt lands adjacent to the subject lands and will be constructed as part of Phase 2 works.

Pond 1 has been constructed as part of the MDI Phase 1 works. This includes the ultimate facility along with conveyance sewers and temporary swales. This infrastructure was designed and constructed to accommodate the MDI Phase 2 lands. A review of the Phase 2 draft plan confirms the drainage area, impervious and flow assumptions used in the Phase 1 design adequately accommodates the Phase 2 lands.

Wastewater Servicing

The Stage 2 lands are tributary to wastewater trunk infrastructure designed and constructed as part of Phase 1 works. This includes a deep sanitary trunk within Tim Manley Avenue and Neil Promenade. This trunk infrastructure and local servicing stubs are adequate to service the MDI Phase 2 lands.

Water Servicing

The Stage 2 lands are serviced by the extension of trunk and local watermains constructed as part of Stage 1 works. The MDI Phase 2 lands were accommodated in the design and modeling associated with these works and as such there is adequate provision of domestic and fire water supply for the subject lands.

3. MW2 Stage 2 Community FSR

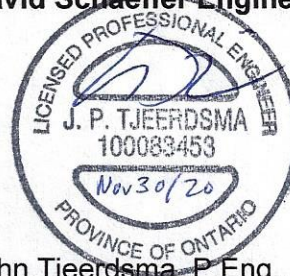
A community-scale Functional Servicing Report (FSR-Stage 2) is underway by the Mayfield Station Landowners Group Inc. DSEL has provided site-specific input and reviewed ongoing drafts of the report and supporting documentation. As such, we can confirm the MDI Phase 2 draft plan will be in conformance with the intent and general guidance to be provided by the FSR – Stage 2 for grading, stormwater management, sanitary servicing, and water distribution.

4. MW2 Stage 2 Community EIR

A community-scale Environmental Implementation Report (EIR-Stage 2) is underway by the Mayfield Station Landowners Group Inc. DSEL has provided site-specific input and reviewed ongoing drafts of the report. As such, we can confirm the MDI Phase 2 draft plan will be in conformance with the intent and general guidance to be provided by the EIR-Stage 2. In particular, the EIR-Stage 2 will outline guidelines for the use of Low Impact Development measures to achieve required water balance objectives. We confirm that the MDI Phase 2 lands will achieve the required infiltration volumes in general conformance with the measures to be outlined in the EIR-Stage 2.

We trust that the above is satisfactory. If we can assist you with your review, please do not hesitate to contact our office.

Yours truly,
David Schaeffer Engineering Ltd.



John Tjeerdsma, P.Eng.

201130 Conformance Letter FSR.docx

cc: Mayfield Development Inc.
Attention: David Albanese / Greg Kruzel