



a.m. candaras associates inc.

consulting engineers

June 12, 2025

Email

Town of Caledon
6311 Old Church Road
Caledon, Ontario
L7C1J6

Attn: Harsh Padhya
Senior Planner, Development and Design
Planning Department

**Subject: Site Plan Application
Wheelwright Group on behalf of Triple X Ltd.
12155 Coleraine Drive
Concession 6 (ALB) PT W Lot 1
SPA 24-0087**

Dear Mr:

This letter has been prepared in response to your comments dated February 28, 2025. The stormwater management, site servicing and grading comments in the revised G-1, S-1 and Stormwater Management Report have been addressed as follows:

General Comments:

- a) Overland flow has been directed to the Rainbow Creek channel as per the MESP instead of Coleraine Drive. The grading has been revised to be in line with the current Rainbow Creek design dated: April 2025.
 - b) The plan has been revised to send the minor and major overland flow toward the future Rainbow Creek per the MESP design.
 - c) The allowable discharge has been based on the MESP. Specifically, catchment ID C3.1 in Table 5.7.
 - e) Noted.
- Town file number has been included on the title block and all Civil Plans and Reports.
 - Geodetic Benchmark information has been included on all Civil Plans.

Concept Storm Servicing & Sediment and Erosion Control Plan:

- All storm sewer slopes are proposed above 0.4% slope.
- Water and sanitary servicing are illustrated on the plans.
- All sewer below 1.2m have been identified and an insulation detail provided.
- No storage tanks are required as part of the current design.
- All storm manhole, manhole catchbasins and catchbasin OPSD's have been provided in a table form on plan G-1 & S-1.

Concept Site Grading & Stormwater Management Plan:

- The design has been coordinated with the current Rainbow Creek design dated: April 2025.
- Based on the existing topography the existing grading along the north property limit appears to drain away from the subject property. The subject development is currently designed to adhere to Rainbow Creek future design per the MESP.
- All retaining walls will be constructed totally on private property.
- There are no restrictions on retaining wall heights with in the Town of Caledon criteria for industrial development. Within residential development the maximum height of retaining walls is 2.5m and therefore this comment is not applicable.
- Existing topographic elevation have been provided for a minimum of 10m beyond the property limits. Some areas were not accessible to survey based on dense tractor trailer traffic ect.
- All storm drainage is self-contained.
- Retaining wall shop drawings designed by a structural engineer will be provided for walls greater than 1m in height as part of the site plan application process.

Servicing & Stormwater Management Report:

- A full stormwater management report has been provided.
- No longer applicable
- Sizing of the OGS has been provided in the Appendix of the report.
- StormTrap is no longer utilized as part of the stormwater management strategy.

- The Stormwater management report has been stamped and signed by a Professional Engineer.

Engineering Cost Estimate:

- Cost estimates will be provided once the new design concept has been reviewed and approved in concept.

We trust this information is satisfactory at this time. Should you require any additional information or have any comments, please contact our office.

Yours truly,
a.m. candaras associates inc.



Ryan Adams

cc: Wheelwright Group Inc., Ruth Wheelwright (Encl.)