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October 8, 2025 CDC File No. W25000

TOWN OF CALEDON
PLANNING
RECEIVED
October 10th, 2025

Town of Caledon

Subject: Servicing and Stormwater Management Brief
Temporary truck and Trailer parking
13291 Airport Road
Caledon

This Servicing and Stormwater Management Brief has been prepared in support of the Site Plan Application for a proposed temporary truck and trailer parking facility located at 13291 Airport Road in the Town of Caledon The work consists of the construction of a gravel parking lot for the temporary storage of transport trucks and trailers.

This report should be read in conjunction with the proposed Grading and Servicing Plan prepared by Candevcon Group Inc., as well as the Site Plan prepared by Humphries Planning Group.

1.0 EXISTING CONDITIONS

The site is consists of approximately 19.4 ha that is currently used for agricultural purposes and is surrounded on all sides by existing agricultural land uses with the exception of some residential units along the frontage of airport Road. The northern portion of the site is bounded by a tributary of Salt Creek. The site generally drains east to west toward the creek.

2.0 PROPOSED DEVELOPMENT

The proponent is planning to construct a 7.7ha temporary gravel parking lot with parking for up to 530 trucks and or trailers.

3.0 SERVICING

3.1 Watermain

There is an existing 300mm watermain on Airport Road. The proponent is not proposing a water service to the site.

3.2 Sanitary

There is an existing 600mm sanitary sewer on Airport Road. The proponent is not proposing a sanitary service to the site.

4.0 STORMWATER MANAGEMENT

4.1 General

As noted earlier the site borders a tributary of Salt Creek and currently drains to the creek.

4.2 Design Criteria

The storm water management criteria for the site is as follows

a. Quantity Control – pre to post controls for up to the 100 year storm
b. Runoff Volume Reduction – Retention of 5mm rainfall runoff over impervious areas.
c. Quality Control – Minimum treatment of 80% total suspended solids removal (TSS Removal).

4.3 Quantity Control

As illustrated on Figure 2 attached to this report, the proposed site alterations will result in an ultimate runoff coefficient of 0.57 for the entire site. The ultimate development runoff coefficient calculations summary will be as follows:

Table 1: Post-Development Runoff Coefficients

Surface Type	Surface Area (ha)	Post-Development Runoff Coefficient
Landscape	4.7	0.25
Impervious	7.7	0.90
Total	**12.4**	**0.69**

Accordingly, we have as well calculated the pre-development runoff coefficients for the site, as illustrated on Figure 1, and as summarized in the following Table 2:

Table 2: Pre-Development Runoff Coefficients

Surface Type	Surface Area (sqm)	Post-Development Runoff Coefficient
Landscape	12.4	0.25
Impervious	0	0.90
Total	**12.4**	**0.25**

In order to meet the post-development to pre-development stormwater flow targets, the catch basins will be equipped with inlet control devices (ICDs). These inlet control devices will be installed at the catchbasin lead pipe invert.

A Modified Rational (Volume Control) method has been utilized to estimate the required stormwater storage volume under the post-development to pre-development conditions, and the detailed calculations are attached to this report.

Storage volume will be provided on the surface of the parking lot to a maximum depth of 0.3m.

Please refer to drawing SG-1 Site Servicing and Grading Plan for details of the stormwater sewer system and flow control system.

4.4 Quality Control

Storm water quality control will be provided by the installation of a oil and grit separator and silt bags installed in all catchbasins. Catch basins will also be installed within a 2m x 2m asphalt pad

4.5 Water balance

As noted the site will be constructed with a granular parking surface. To meet the water balance requirements stone infiltration galleries will be installed downstream of the oil and grit separator.

4.6 Culvert Sizing

The proposed entrance to the site is connected to Airport Road and includes a creek crossing which will be provided via 2 – 1500mm diameter culverts. The culvert sizing calculations are included in Appendix A for reference.

5.0 SUMMARY AND COMPLIANCE

1. No municipal sewer or water is required for the site

2. The post-development stormwater flows will be controlled to levels of pre-development, for the storm frequencies 100-yr to 2-yr respectively.

3. Quality control will be provided via an oil and grit separator and silt bags in catch basins

4. The drainage of the adjacent lands will not be adversely affected by the proposed site grading

5. Erosion and sediment control measures will be implemented and maintained at various stages of construction until adequate ground cover is established.

Prepared by:

CANDEVCON GROUP INC.

Scott Lang, P. Eng

APPENDIX A

CULVERT SIZING

Plan: Prop-2-pipe-culvert Salt TribN Reach1 RS: 50.22 Culv Group: Culvert #1 Profile: 100 Year

Q Culv Group (m3/s)	2.33	Culv Full Len (m)	
# Barrels	1	Culv Vel US (m/s)	2.33
Q Barrel (m3/s)	2.33	Culv Vel DS (m/s)	2.48
E.G. US. (m)	256.20	Culv Inv El Up (m)	254.96
W.S. US. (m)	256.19	Culv Inv El Dn (m)	254.88
E.G. DS (m)	255.46	Culv Frctn Ls (m)	0.08
W.S. DS (m)	255.38	Culv Exit Loss (m)	0.52
Delta EG (m)	0.74	Culv Entr Loss (m)	0.14
Delta WS (m)	0.81	Q Weir (m3/s)	
E.G. IC (m)	256.11	Weir Sta Lft (m)	
E.G. OC (m)	256.20	Weir Sta Rgt (m)	
Culvert Control	Outlet	Weir Submerg	
Culv WS Inlet (m)	255.79	Weir Max Depth (m)	
Culv WS Outlet (m)	255.67	Weir Avg Depth (m)	
Culv Nml Depth (m)	0.83	Weir Flow Area (m2)	
Culv Crt Depth (m)	0.79	Min El Weir Flow (m)	256.48

HEC-RAS Plan: Prop-2-pipe-culvert River: Salt TribN Reach: Reach1

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(m3/s)	(m)	(m)	(m)	(m)	(m/m)	(m/s)	(m2)	(m)	
Reach1	393.46	Regional	13.75	257.23	258.03		258.04	0.003276	0.43	32.53	91.52	0.20
Reach1	393.46	2 Year	0.13	257.23	257.41		257.41	0.000662	0.07	1.80	17.48	0.07
Reach1	393.46	5 Year	0.25	257.23	257.53		257.53	0.000215	0.05	4.03	21.41	0.04
Reach1	393.46	10 Year	2.65	257.23	257.83		257.83	0.000774	0.17	16.09	68.70	0.09
Reach1	393.46	25 Year	3.45	257.23	257.87		257.87	0.000904	0.17	18.92	75.44	0.10
Reach1	393.46	50 Year	4.06	257.23	257.88		257.88	0.001156	0.20	19.50	76.52	0.11
Reach1	393.46	100 Year	4.67	257.23	257.89		257.90	0.001321	0.22	20.64	78.55	0.12
Reach1	387.58	Regional	13.75	257.10	258.02	257.83	258.03	0.002528	0.48	35.00	92.67	0.19
Reach1	387.58	2 Year	0.13	257.10	257.39	257.29	257.40	0.011143	0.42	0.31	19.71	0.31
Reach1	387.58	5 Year	0.25	257.10	257.51	257.34	257.52	0.006756	0.46	0.58	22.25	0.27
Reach1	387.58	10 Year	2.65	257.10	257.82	257.70	257.83	0.002265	0.32	11.27	73.89	0.16
Reach1	387.58	25 Year	3.45	257.10	257.86	257.78	257.87	0.002239	0.34	13.73	77.96	0.16
Reach1	387.58	50 Year	4.06	257.10	257.87	257.79	257.87	0.002920	0.39	14.03	78.44	0.19
Reach1	387.58	100 Year	4.67	257.10	257.88	257.79	257.89	0.003287	0.42	14.88	79.78	0.20
Reach1	382.84 hum_719		Culvert									
Reach1	367.28	Regional	13.75	256.95	257.73	257.55	257.73	0.001481	0.34	47.96	110.41	0.14
Reach1	367.28	2 Year	0.13	256.95	257.09	257.04	257.09	0.015110	0.32	0.39	7.10	0.33
Reach1	367.28	5 Year	0.25	256.95	257.14	257.07	257.15	0.015155	0.41	0.59	8.61	0.35
Reach1	367.28	10 Year	2.65	256.95	257.34	257.34	257.50	0.088646	1.79	1.48	79.09	0.99
Reach1	367.28	25 Year	3.45	256.95	257.40	257.40	257.60	0.085610	1.97	1.75	86.58	1.00
Reach1	367.28	50 Year	4.06	256.95	257.45	257.45	257.67	0.082135	2.08	1.95	91.45	1.00
Reach1	367.28	100 Year	4.67	256.95	257.49	257.49	257.73	0.079528	2.18	2.14	94.94	0.99
Reach1	347.74	Regional	13.75	256.67	257.58	257.43	257.65	0.017436	1.18	12.39	96.94	0.48
Reach1	347.74	2 Year	0.13	256.67	256.88	256.79	256.89	0.008182	0.26	0.49	4.31	0.25
Reach1	347.74	5 Year	0.25	256.67	256.94	256.84	256.95	0.007607	0.32	0.75	4.54	0.25
Reach1	347.74	10 Year	2.65	256.67	257.28	257.18	257.30	0.014138	0.68	4.53	78.27	0.39
Reach1	347.74	25 Year	3.45	256.67	257.32	257.21	257.34	0.013488	0.72	5.51	80.51	0.38
Reach1	347.74	50 Year	4.06	256.67	257.35	257.24	257.37	0.013368	0.75	6.16	81.97	0.39
Reach1	347.74	100 Year	4.67	256.67	257.37	257.25	257.40	0.013239	0.78	6.76	83.30	0.39
Reach1	290.86	Regional	13.75	256.12	257.12		257.14	0.005185	0.67	27.76	82.93	0.27
Reach1	290.86	2 Year	0.13	256.12	256.37		256.38	0.009991	0.31	0.41	3.27	0.28
Reach1	290.86	5 Year	0.25	256.12	256.44		256.45	0.010496	0.37	0.66	4.15	0.30
Reach1	290.86	10 Year	2.65	256.12	256.78		256.79	0.006089	0.45	7.25	36.44	0.26
Reach1	290.86	25 Year	3.45	256.12	256.82		256.83	0.006397	0.49	8.65	41.51	0.27
Reach1	290.86	50 Year	4.06	256.12	256.85		256.86	0.006450	0.52	9.78	45.48	0.27
Reach1	290.86	100 Year	4.67	256.12	256.87		256.88	0.006550	0.54	10.85	48.11	0.28
Reach1	247.17	Regional	13.75	255.83	256.90	256.53	256.92	0.004780	0.73	24.71	71.74	0.26
Reach1	247.17	2 Year	0.13	255.83	256.04	255.94	256.05	0.005669	0.26	0.49	3.36	0.22
Reach1	247.17	5 Year	0.25	255.83	256.13	255.98	256.14	0.005255	0.30	0.87	5.88	0.22
Reach1	247.17	10 Year	2.65	255.83	256.40	256.25	256.42	0.012201	0.61	5.19	26.43	0.36
Reach1	247.17	25 Year	3.45	255.83	256.45	256.32	256.46	0.011422	0.64	6.38	28.40	0.35
Reach1	247.17	50 Year	4.06	255.83	256.47	256.34	256.49	0.011594	0.68	7.12	29.56	0.36
Reach1	247.17	100 Year	4.67	255.83	256.50	256.35	256.52	0.011409	0.71	7.92	30.79	0.36
Reach1	201.33	Regional	13.75	255.56	256.82	256.16	256.83	0.001077	0.39	44.01	94.63	0.13
Reach1	201.33	2 Year	0.13	255.56	255.81	255.68	255.82	0.004213	0.24	0.53	3.23	0.19
Reach1	201.33	5 Year	0.25	255.56	255.91	255.71	255.92	0.004387	0.23	1.26	18.87	0.19
Reach1	201.33	10 Year	2.65	255.56	256.18	255.99	256.19	0.002666	0.29	10.20	40.83	0.17
Reach1	201.33	25 Year	3.45	255.56	256.22	256.01	256.23	0.002807	0.33	11.90	42.22	0.18
Reach1	201.33	50 Year	4.06	255.56	256.27	256.02	256.27	0.002474	0.33	13.80	43.72	0.17
Reach1	201.33	100 Year	4.67	255.56	256.32	256.03	256.33	0.002047	0.33	16.13	45.48	0.16
Reach1	137.37	Regional	13.75	255.25	256.78		256.78	0.000508	0.32	69.21	146.97	0.09
Reach1	137.37	2 Year	0.13	255.25	255.58		255.58	0.003423	0.18	0.70	5.50	0.16
Reach1	137.37	5 Year	0.25	255.25	255.64		255.64	0.004050	0.23	1.08	7.60	0.18
Reach1	137.37	10 Year	2.65	255.25	255.88		255.89	0.009829	0.60	5.33	25.66	0.33
Reach1	137.37	25 Year	3.45	255.25	256.02		256.03	0.003578	0.45	9.76	37.79	0.21
Reach1	137.37	50 Year	4.06	255.25	256.12		256.12	0.002036	0.39	13.88	45.34	0.16
Reach1	137.37	100 Year	4.67	255.25	256.21		256.22	0.001324	0.35	18.82	58.85	0.14
Reach1	103.1	Regional	13.75	255.00	256.77		256.77	0.000095	0.16	101.15	93.00	0.04
Reach1	103.1	2 Year	0.13	255.00	255.22	255.22	255.23	0.122033	0.52	0.30	13.50	0.81
Reach1	103.1	5 Year	0.25	255.00	255.24	255.24	255.25	0.103272	0.54	0.59	20.69	0.77
Reach1	103.1	10 Year	2.65	255.00	255.87		255.87	0.000134	0.11	28.78	62.93	0.04
Reach1	103.1	25 Year	3.45	255.00	256.01		256.01	0.000102	0.11	37.96	67.76	0.04
Reach1	103.1	50 Year	4.06	255.00	256.11		256.11	0.000088	0.11	44.91	71.74	0.04
Reach1	103.1	100 Year	4.67	255.00	256.21		256.21	0.000078	0.11	52.08	78.20	0.03
Reach1	99.27	Regional	13.75	254.84	256.77		256.77	0.000056	0.14	111.77	81.17	0.03
Reach1	99.27	2 Year	0.13	254.84	255.15		255.15	0.000010	0.02	8.61	38.66	0.01
Reach1	99.27	5 Year	0.25	254.84	255.22		255.22	0.000015	0.02	11.60	41.26	0.01
Reach1	99.27	10 Year	2.65	254.84	255.87		255.87	0.000031	0.07	46.78	65.53	0.02
Reach1	99.27	25 Year	3.45	254.84	256.01		256.01	0.000030	0.07	56.12	67.36	0.02
Reach1	99.27	50 Year	4.06	254.84	256.11		256.11	0.000029	0.08	62.92	68.80	0.02
Reach1	99.27	100 Year	4.67	254.84	256.21		256.21	0.000028	0.08	69.58	70.37	0.02

HEC-RAS Plan: Prop-2-pipe-culvert River: Salt TribN Reach: Reach1 (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(m3/s)	(m)	(m)	(m)	(m)	(m/m)	(m/s)	(m2)	(m)	
Reach1	77.32	Regional	13.75	254.71	256.77		256.77	0.000072	0.17	97.66	68.40	0.04
Reach1	77.32	2 Year	0.13	254.71	255.15		255.15	0.000004	0.01	10.89	37.58	0.01
Reach1	77.32	5 Year	0.25	254.71	255.22		255.22	0.000008	0.02	13.75	39.00	0.01
Reach1	77.32	10 Year	2.65	254.71	255.87		255.87	0.000030	0.07	43.46	52.95	0.02
Reach1	77.32	25 Year	3.45	254.71	256.01		256.01	0.000032	0.08	51.02	54.71	0.02
Reach1	77.32	50 Year	4.06	254.71	256.11		256.11	0.000032	0.08	56.56	56.27	0.02
Reach1	77.32	100 Year	4.67	254.71	256.21		256.21	0.000033	0.09	62.04	58.12	0.02
Reach1	60.12	Regional	13.75	254.75	256.77	255.61	256.77	0.000158	0.23	76.75	69.49	0.06
Reach1	60.12	2 Year	0.13	254.75	255.14	254.80	255.14	0.000252	0.08	1.64	19.94	0.05
Reach1	60.12	5 Year	0.25	254.75	255.22	254.83	255.22	0.000438	0.11	2.24	21.98	0.07
Reach1	60.12	10 Year	2.65	254.75	255.86	255.17	255.87	0.000905	0.35	7.52	40.54	0.12
Reach1	60.12	25 Year	3.45	254.75	256.00	255.21	256.01	0.000958	0.40	8.66	44.41	0.12
Reach1	60.12	50 Year	4.06	254.75	256.10	255.24	256.11	0.000986	0.43	9.46	48.12	0.13
Reach1	60.12	100 Year	4.67	254.75	256.19	255.27	256.20	0.001006	0.46	10.23	51.67	0.13
Reach1	50.22 hum_720		Culvert									
Reach1	43.99	Regional	13.75	254.11	255.81	255.52	256.03	0.033960	2.11	6.52	6.38	0.67
Reach1	43.99	2 Year	0.13	254.11	254.64	254.33	254.64	0.001232	0.17	0.77	3.04	0.11
Reach1	43.99	5 Year	0.25	254.11	254.70	254.39	254.70	0.002317	0.25	0.97	3.30	0.15
Reach1	43.99	10 Year	2.65	254.11	255.23	254.82	255.27	0.008698	0.86	3.07	5.04	0.33
Reach1	43.99	25 Year	3.45	254.11	255.30	254.90	255.36	0.010970	1.02	3.39	5.20	0.37
Reach1	43.99	50 Year	4.06	254.11	255.34	254.95	255.41	0.012958	1.14	3.57	5.29	0.41
Reach1	43.99	100 Year	4.67	254.11	255.38	255.00	255.46	0.014897	1.25	3.74	5.38	0.44
Reach1	33.94	Regional	13.75	254.48	255.86		255.87	0.001766	0.58	29.00	42.36	0.17
Reach1	33.94	2 Year	0.13	254.48	254.55	254.55	254.58	0.166961	0.69	0.19	4.68	0.99
Reach1	33.94	5 Year	0.25	254.48	254.64		254.65	0.014320	0.37	0.70	6.37	0.34
Reach1	33.94	10 Year	2.65	254.48	255.19		255.20	0.002817	0.41	7.30	21.22	0.19
Reach1	33.94	25 Year	3.45	254.48	255.27		255.27	0.002790	0.45	8.94	24.03	0.19
Reach1	33.94	50 Year	4.06	254.48	255.31		255.32	0.002889	0.48	9.97	25.63	0.20
Reach1	33.94	100 Year	4.67	254.48	255.35		255.36	0.002907	0.50	11.05	27.12	0.20

Plan: Prop-2-pipe-culvert Salt TribN Reach1 RS: 50.22 Culv Group: Culvert #1 Profile: Regional

Q Culv Group (m3/s)	4.28	Culv Full Len (m)	
# Barrels	1	Culv Vel US (m/s)	2.82
Q Barrel (m3/s)	4.28	Culv Vel DS (m/s)	3.14
E.G. US. (m)	256.77	Culv Inv El Up (m)	254.96
W.S. US. (m)	256.77	Culv Inv El Dn (m)	254.88
E.G. DS (m)	256.03	Culv Frctn Ls (m)	0.10
W.S. DS (m)	255.81	Culv Exit Loss (m)	0.43
Delta EG (m)	0.74	Culv Entr Loss (m)	0.20
Delta WS (m)	0.96	Q Weir (m3/s)	5.20
E.G. IC (m)	256.72	Weir Sta Lft (m)	35.89
E.G. OC (m)	256.77	Weir Sta Rgt (m)	96.16
Culvert Control	Outlet	Weir Submerg	0.00
Culv WS Inlet (m)	256.16	Weir Max Depth (m)	0.31
Culv WS Outlet (m)	255.96	Weir Avg Depth (m)	0.14
Culv Nml Depth (m)	1.50	Weir Flow Area (m2)	8.27
Culv Crt Depth (m)	1.08	Min El Weir Flow (m)	256.48

APPENDIX B

STORMWATER MANAGEMENT CALCULATIONS

ON-SITE DETENTION DESIGN SHEET **100 Year Post Storage Calculations** **Candevcon Limited**

Project Name: Truck Parking
Project No. W25000
Date. 2025-10-04
File:

Catchment / Subarea > **Outlet to Creek**

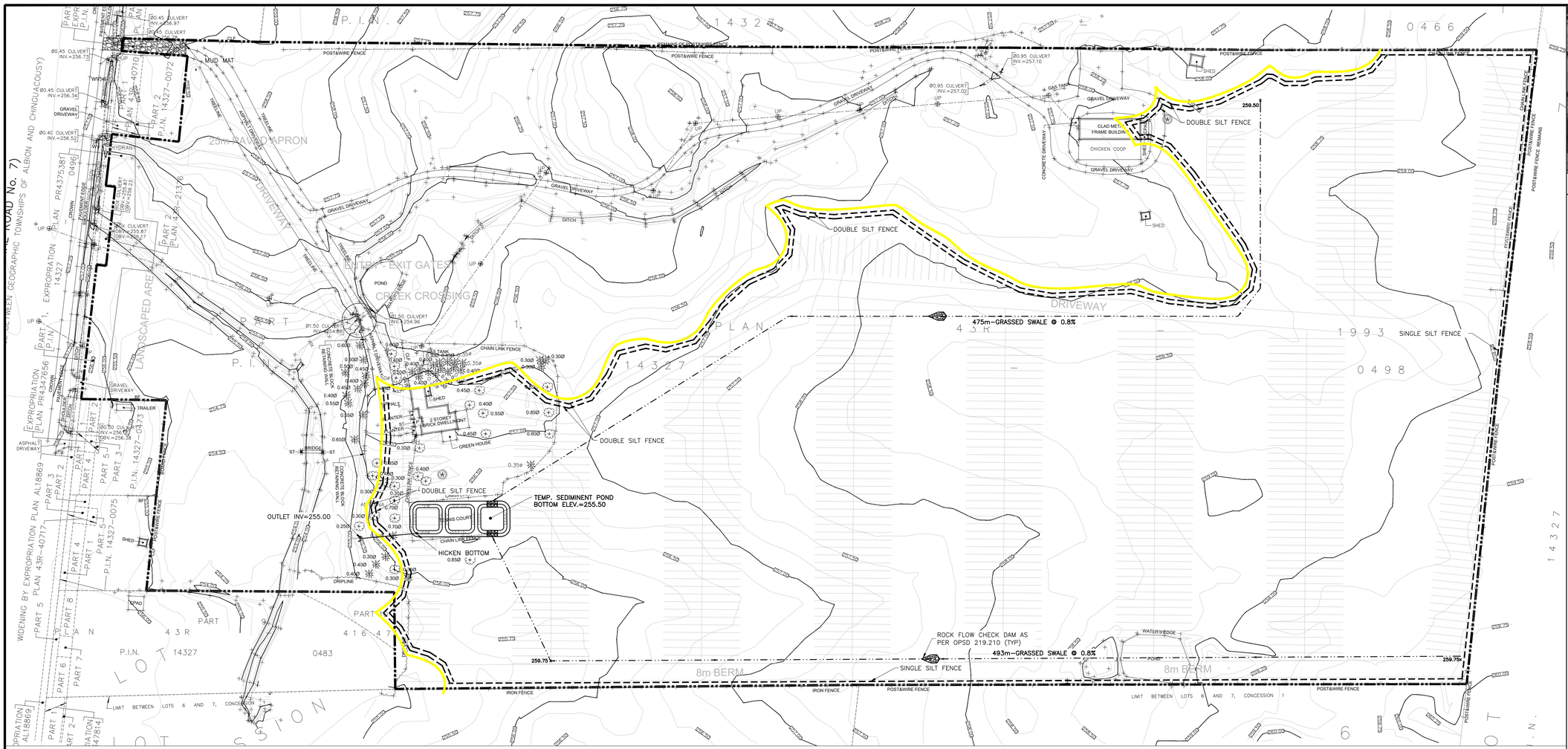
Description > Overland Flow to Creek

100 Year Storm Intensity i =4688/(T+17)^(0.962) T=time of concentration (hrs)

Drainage Area (hectares)= 12.4
Runoff Coefficient, C = 0.65
Allowable Discharge (L/s)= 1692

Max Storage 1880.2 m3

Rainfall Duration (min)	Rainfall Intensity (mm/hr)	Peak Rate of Runoff, Q (L/s)	Runoff Volume (cu.m)	Outflow Volume (cu.m)	Storage Volume (cu.m)
10	196.8	4406.4	2643.8	1015.2	1628.6
11	190.0	4254.9	2808.2	1116.7	1691.5
12	183.7	4113.7	2961.8	1218.2	1743.6
13	177.8	3981.7	3105.7	1319.8	1785.9
14	172.3	3858.0	3240.7	1421.3	1819.5
15	167.1	3742.0	3367.8	1522.8	1845.0
16	162.2	3632.8	3487.5	1624.3	1863.2
17	157.7	3530.0	3600.6	1725.8	1874.7
18	153.3	3432.9	3707.5	1827.4	1880.2
19	149.2	3341.1	3808.9	1928.9	1880.0
20	145.3	3254.2	3905.0	2030.4	1874.6
21	141.7	3171.8	3996.4	2131.9	1864.5
22	138.2	3093.5	4083.4	2233.4	1850.0
23	134.8	3019.1	4166.3	2335.0	1831.4
24	131.7	2948.2	4245.4	2436.5	1808.9
25	128.7	2880.6	4321.0	2538.0	1783.0
26	125.8	2816.2	4393.2	2639.5	1753.7
27	123.0	2754.6	4462.4	2741.0	1721.4
28	120.4	2695.7	4528.7	2842.6	1686.1
29	117.9	2639.3	4592.3	2944.1	1648.2
30	115.5	2585.2	4653.4	3045.6	1607.8
31	113.1	2533.4	4712.1	3147.1	1565.0
32	110.9	2483.6	4768.6	3248.6	1519.9
33	108.8	2435.8	4822.9	3350.2	1472.8
34	106.7	2389.9	4875.3	3451.7	1423.6
35	104.8	2345.6	4925.8	3553.2	1372.6
36	102.9	2303.0	4974.6	3654.7	1319.8
37	101.0	2262.0	5021.6	3756.2	1265.4
38	99.3	2222.4	5067.1	3857.8	1209.4
39	97.6	2184.2	5111.1	3959.3	1151.8



KEY PLAN

LEGEND

- LIMIT OF SUBDIVISION
- EX. CONTOUR
- SILT FENCE
- DOUBLE SILT FENCE
- CUT–OFF SWALE
- ROCK FLOW CHECK AS PER OPSD 219.210 (SEE DETAIL ON DWG. No. ESC2)
- CONSTRUCTION ACCESS MUD MAT (SEE DETAIL ON DWG. No. ESC2)

TRCA STANDARD NOTES:

SECTION 1: SITE MANAGEMENT (IF APPLICABLE)

1. 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.
2. DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
3. ALL IN–WATER AND NEAR WATER WORKS WILL BE CONDUCTED IN THE DRY WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.
4. 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 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. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED AS NECESSARY. IN THE EVENT THAT THE SILT FENCE NEEDS TO BE ALTERED THE ALTERATION SHALL BE APPROVED BY THE ARBORIST AND THE CITY.
5. 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, DEWATERING OR UNWATERING, RESTORATION AND IN– OR NEAR– WATER WORKS. SHOULD CONCERNS ARISE ON SITE THE ENVIRONMENTAL MONITOR WILL CONTACT THE TRCA ENFORCEMENT OFFICER AS WELL AS THE PROPONENT.
6. 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 30 METRES FROM THE WATER.
7. ALL GRADES WITHIN THE REGULATORY FLOOD PLAIN WILL BE MAINTAINED OR MATCHED EXCEPT WHERE SHOWN ON THE DRAWING.
8. "THE PROPONENT/CONTRACTOR SHALL MONITOR THE WEATHER SEVERAL DAYS IN ADVANCE OF THE ONSET OF THE PROJECT TO ENSURE THAT THE WORKS WILL BE CONDUCTED DURING FAVOURABLE WEATHER CONDITIONS. SHOULD AN UNEXPECTED STORM ARISE, THE CONTRACTOR WILL REMOVE ALL UNFIXED ITEMS FROM THE REGIONAL STORM FLOOD PLAIN 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.
9. 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.
10. ALL ACCESS TO THE WORKS SHALL BE FROM MAYFIELD ROAD VIA THE PROPOSED MUD MAT. NO CROSSING OF THE WATERCOURSE IS ALLOWED. ACCESS TO THE PROPOSED RESTORATION AREA SHALL ALSO BE FROM THE MAYFIELD ENTRANCE.

SECTION 2: CONSTRUCTION TIMING (IF APPLICABLE)

11. IN ORDER TO COMPLY WITH THE MIGRATORY BIRDS CONVENTION ACT, TRCA RECOMMENDS THAT TREE REMOVALS BE COMPLETED BETWEEN AUGUST 1ST AND APRIL 1ST.
12. 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].

SECTION 3: FISH AND WILDLIFE RELOCATION (IF APPLICABLE)

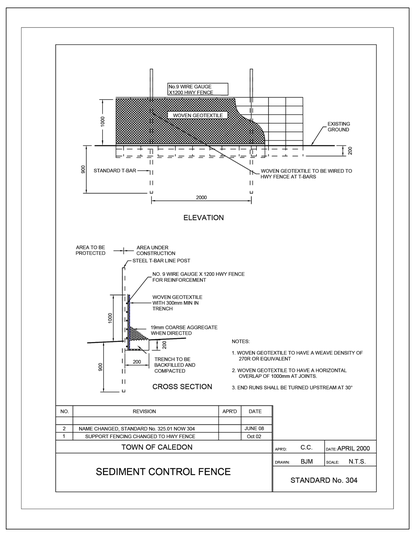
13. FISH AND WILDLIFE STRANDED WITHIN THE WORK AREA SHALL BE CAPTURED AND RELEASED LIVE IN SUITABLE HABITAT UPSTREAM OF THE WORK AREA UNDER THE SUPERVISION OF A QUALIFIED AQUATIC BIOLOGIST. A PERMIT FROM THE MINISTRY OF NATURAL RESOURCES IS REQUIRED.

SECTION 4: ENVIRONMENTAL COMPLIANCE (IF APPLICABLE)

14. NOTIFY TRCA ENFORCEMENT OFFICER AND TRCA PROJECT MANAGER 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
15. AN ENVIRONMENTAL MONITOR WILL 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 ANY ISSUE ARISES.

A. EROSION AND SEDIMENT CONTROL MEASURES

1. ALL SEDIMENT AND EROSION MEASURES SHALL BE INSTALLED AND IN PROPER WORKING ORDER PRIOR TO THE REMOVAL OF ANY TOPSOIL. THE EXACT LOCATION OF THE SEDIMENT CONTROL MEASURES SHALL BE CONFIRMED IN THE FIELD.
2. 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 PREVENT SEDIMENT RELEASES TO THE NATURAL ENVIRONMENT.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED WEELLY OR IN THE EVENT OF A MAJOR STORM AND REPAIRS SHALL BE CONDUCTED WITHIN 48 HOURS.
4. ALL CONSTRUCTION VEHICLES SHALL EXIT THE SITE VIA THE TEMPORARY CONSTRUCTION ACCESS.
5. SEDIMENT WHICH COLLECTS IN THE TEMPORARY SEDIMENT CONTROL FACILITIES SHALL BE REMOVED WHEN THE FACILITY IS HALF FULL.
6. CLEAN MAYFIELD ROAD OF ANY TOPSOIL OR MUD ON A REGULAR BASIS.
7. DURING CONSTRUCTION AND UNTIL SUCH TIME AS THE SITE HAS BEEN PAVED AND SODDED, THE SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN GOOD OPERATING CONDITION. THE CONTRACTOR SHALL PREVENT STORM WATER RUNOFF FROM DIRECTLY ENTERING THE MUNICIPAL STORM SEWER SYSTEM AND THE ADJOINING PROPERTY BY INSTALLING AND MAINTAINING SEDIMENT CONTROL FACILITIES AT ALL CATCHBASINS AND BY INSTALLING AND MAINTAINING THE SILT FENCE AS SHOWN ON THE DRAWING.

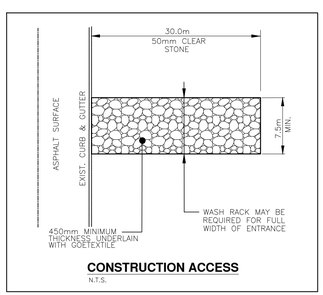


NO	REVISION	APR'D	DATE
2	NAME CHANGED, STANDARD No. 320.01 NOW 304		JUNE 08
1	SUPPORT FENCING CHANGED TO HWY FENCE		Oct 02

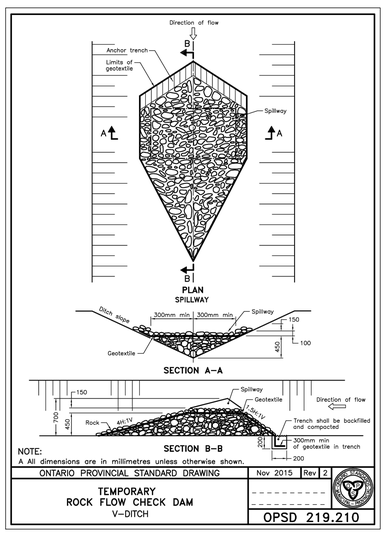
TOWN OF CALEDON

SEDIMENT CONTROL FENCE

APR'D: C.C. DATE: APRIL 2000
DRAWN: BJM SCALE: N.T.S.
STANDARD No. 304



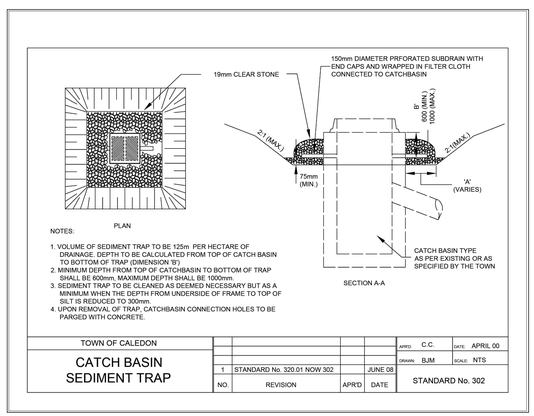
CONSTRUCTION ACCESS
N.T.S.



ONTARIO PROVINCIAL STANDARD DRAWING — Nov 2015 — Rev 2

TEMPORARY ROCK FLOW CHECK DAM V–DITCH

OPSD 219.210



NOTES:

1. VOLUME OF SEDIMENT TRAP TO BE 125m PER HECTARE OF DRAINAGE. DEPTH TO BE CALCULATED FROM TOP OF CATCH BASIN TO BOTTOM OF TRAP (DIMENSION 'B')
2. MINIMUM DEPTH FROM TOP OF CATCHBASIN TO BOTTOM OF TRAP SHALL BE 600mm. MAXIMUM DEPTH SHALL BE 1000mm.
3. SEDIMENT TRAP TO BE CLEANED AS DEEMED NECESSARY BUT AS A MINIMUM WHEN THE DEPTH FROM UNDERSIDE OF FRAME TO TOP OF SILT IS REDUCED TO 300mm.
4. UPON REMOVAL OF TRAP, CATCHBASIN CONNECTION HOLES TO BE PARGED WITH CONCRETE.

TOWN OF CALEDON

CATCH BASIN SEDIMENT TRAP

NO.	REVISION	APR'D	DATE
1	STANDARD No. 320.01 NOW 302		JUNE 08

APR'D: C.C. DATE: APRIL 00
DRAWN: BJM SCALE: NTS

STANDARD No. 302

NO.	DESCRIPTION	DATE	BY
5			
4			
3			
2			
1			

REVISIONS

CANDEVCON GROUP INC.
CONSULTING ENGINEERS AND PLANNERS
9388 GOREWAY DRIVE
BRAMPTON ON. L6P-0M7
TEL (905) 794-0600
FAX (905) 794-0611

REGISTERED PROFESSIONAL ENGINEER — S. D. LANG — April 3, 2025 — PROVINCE OF ONTARIO

CONSTRUCTION NORTH

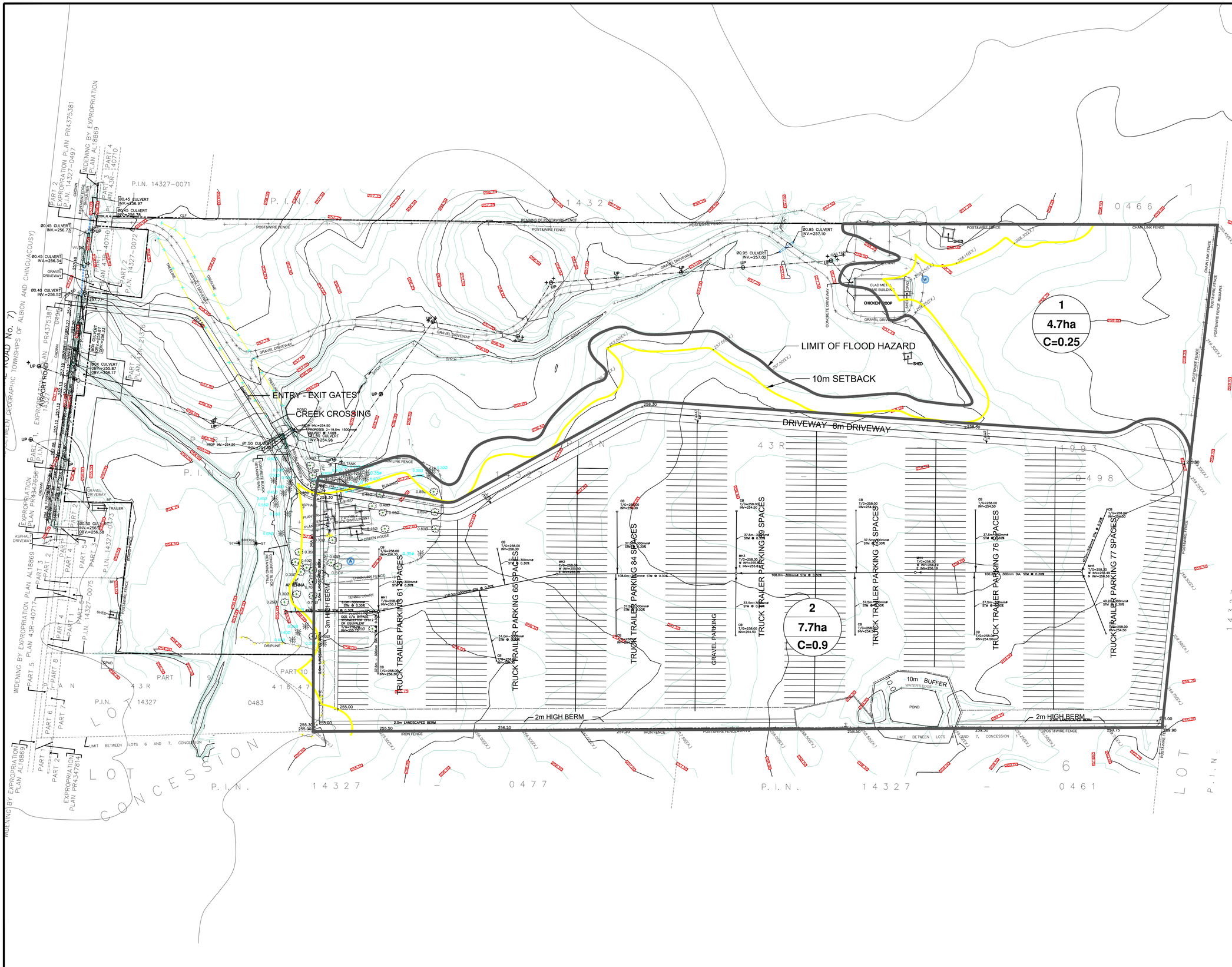
GIAMPAOLO INVESTMENTS LIMITED

13291 AIRPORT ROAD
CALEDON, ONTARIO

FILE NO.:

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN

DRAWN BY: R.V.M	PROJECT No. W25000
CHECKED BY: S.D.L	DRAWING No. ESC–1
SCALE: 1:1000	
DATE: MARCH 26, 2025	



KEY PLAN

LEGEND:

- STORM DRAINAGE AREA BOUNDARY
- OVERLAND FLOW ROUTE
- 1 / 0.83ha / C=0.70 — DENOTES DRAINAGE NODE; DENOTES AREA IN HECTARES; DENOTES DRAINAGE COEFFICIENT
- PROPOSED STORM SEWER

NO.	DESCRIPTION	DATE	BY
5			
4			
3			
2			
1			

REVISIONS

CANDEVCON GROUP INC.
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REGISTERED PROFESSIONAL ENGINEER S. D. LANG OCTOBER 8, 2025 PROVINCE OF ONTARIO

CONSTRUCTION NORTH

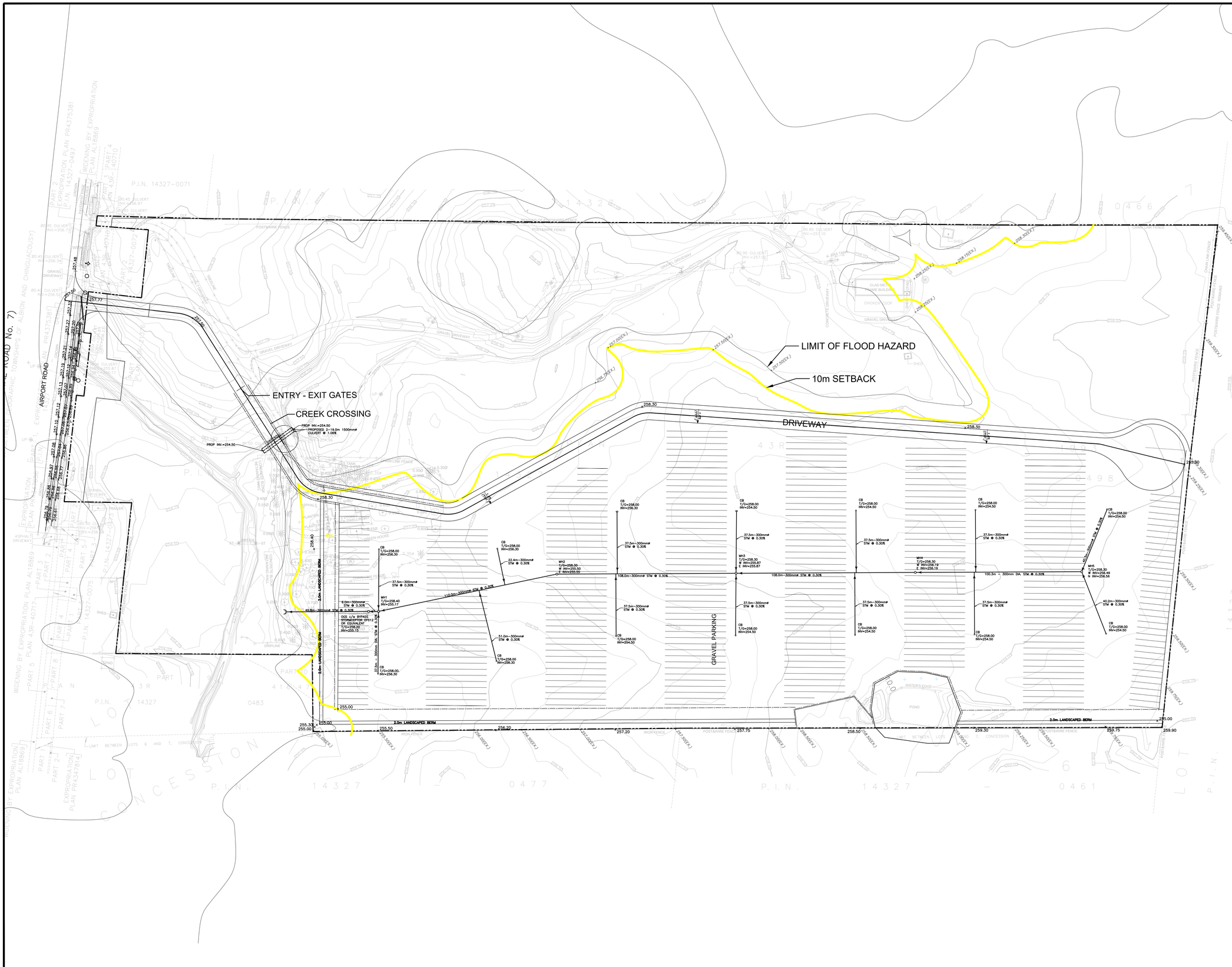
GIAMPAOLO INVESTMENTS LIMITED

13291 AIRPORT ROAD
CALEDON, ONTARIO

FILE NO.:

SHEET TITLE:
POST DEVELOPMENT DRAINAGE AREA PLAN

DRAWN BY: R.V.M	PROJECT No. W25000
CHECKED BY: S.D.L	DRAWING No. FIG.2
SCALE: 1:1000	
DATE: MARCH 26, 2025	



KEY PLAN

LEGEND:

- FLOOD HAZARD LIMIT
- 10m BUFFER
- PROPERTY LINE
- MH 1 — PROPOSED STORM MANHOLE
- CB — PROPOSED CATCHBASIN
- 204.00 — MAJOR CONTOUR
- 203.50 — MINOR CONTOUR
- + 259.30(EX.) — EXISTING ELEVATION
- × 186.50 — PROPOSED ELEVATION
- OVERLAND FLOW ROUTE
- 2.2% — PROPOSED GRADE SLOPE

NO.	DESCRIPTION	DATE	BY
5			
4			
3			
2			
1			

REVISIONS

CANDEVCON GROUP INC.
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BRAMPTON ON. L6P-0M7
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REGISTERED PROFESSIONAL ENGINEER
S. D. LANG
OCTOBER 8, 2008
PROVINCE OF ONTARIO

CONSTRUCTION NORTH

GIAMPAOLO INVESTMENTS LIMITED

13291 AIRPORT ROAD
CALEDON, ONTARIO

FILE NO.:

SHEET TITLE:

SITE SERVICING AND GRADING

DRAWN BY: R.V.M	PROJECT No. W25000
CHECKED BY: S.D.L	DRAWING No. SG-1
SCALE: 1:1000	
DATE: MARCH 26, 2025	1