



URBANTECH®

July 18, 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 2024-0131)
2nd Submission – FSR Letter of Compliance
Argo Mayfield West IV Limited

Carmine,

We confirm that the proposed development, Argo Mayfield West IV Limited, 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 flow to the planned 525 / 675 mm regional trunk system on Speersville Avenue (Street E) (Project 29-2199), which discharges to the existing 750 mm stub connection at Brisdale Drive, just north of Mayfield Road.

Water Servicing

Municipal water will be supplied to the Argo Mayfield West IV 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 and east from the existing 600 mm watermain on Chinguacousy 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 Ave, Welsh Avenue, and Alexander Gillespie Avenue will provide looping and security of supply, connecting to both existing and proposed Regional infrastructure.

Stormwater Management

The Argo Mayfield West IV draft plan is within the Fletcher's Creek watershed, under CVC jurisdiction. Post-development drainage patterns have been designed to closely match pre-development conditions. Accordingly, stormwater associated with the draft plan is managed within the Fletcher's Creek watershed through SWM Pond 1 (at Mayfield Road – within the MW IV site). Ponds located adjacent to Mayfield Road are proposed to discharge to culverts to be constructed by the Region as part of the Mayfield Road widening project.

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

Supporting Materials

Servicing drawings from the FSR are attached for information. For additional details please refer to the *Alloo 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.

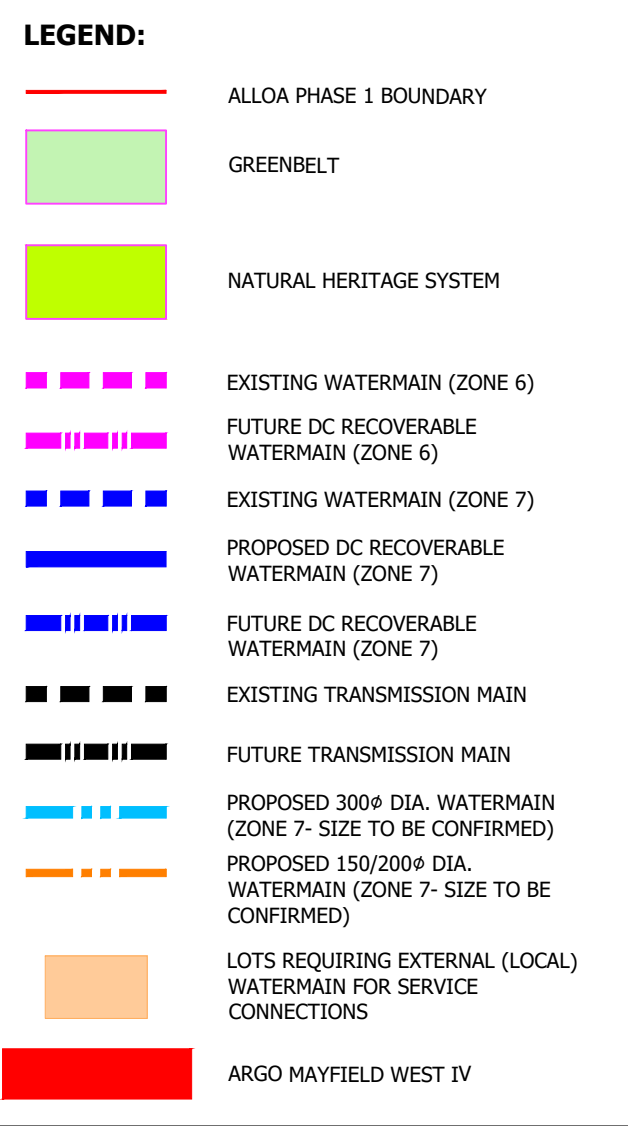
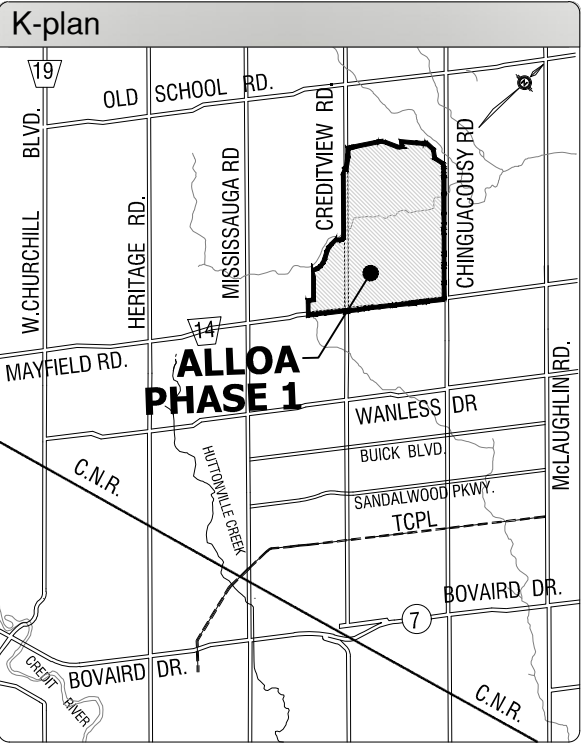
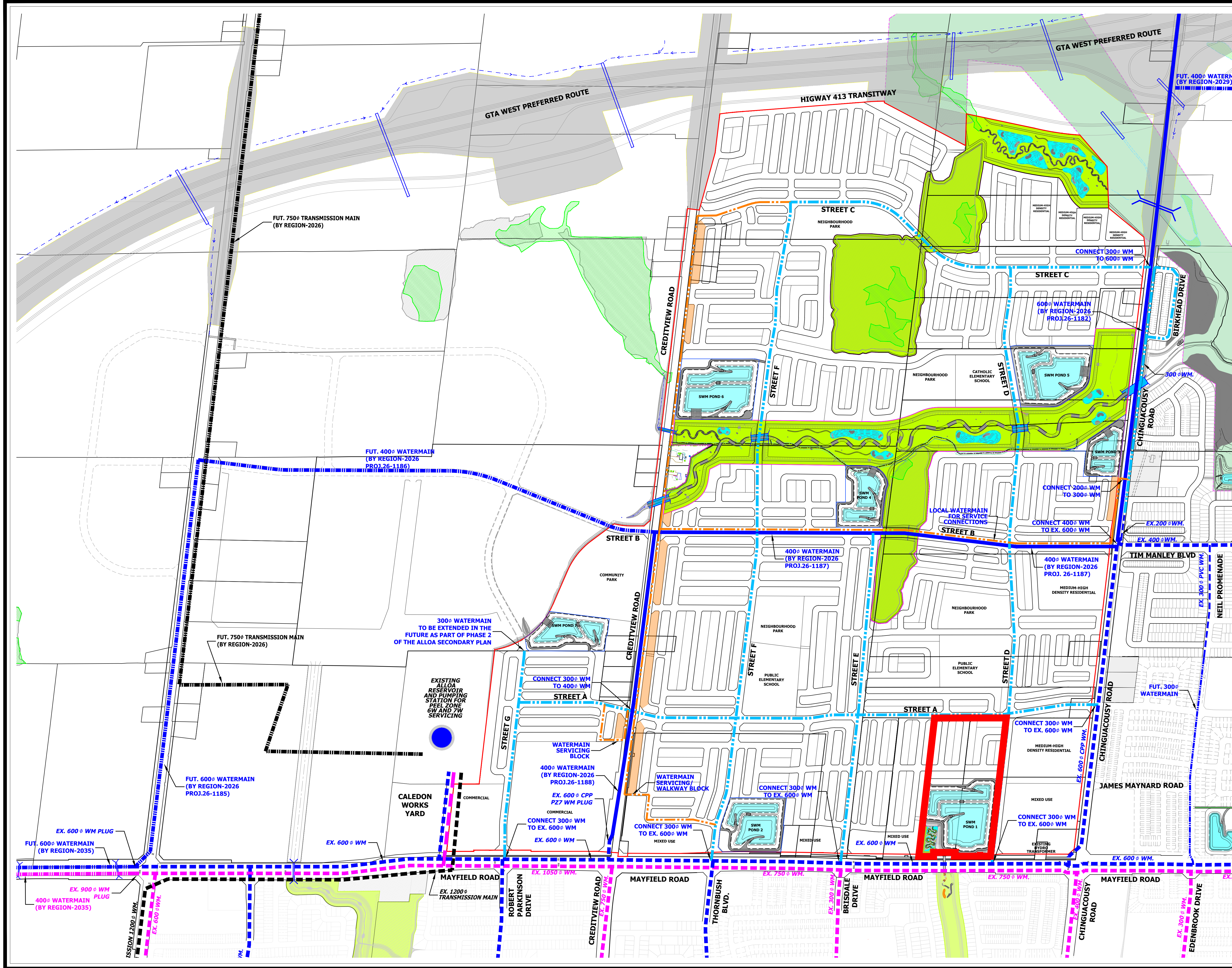
We trust that the enclosed information satisfies the requirements of the Draft Plan application. If you have any questions or concerns, please feel free to contact our office.

Regards,
Urbantech® Consulting



Dragan Zec, P.Eng.
Partner

Attachment 1: Stormwater, Sanitary and Water Servicing Plans (Alloo Tertiary Plan – Phase 1 FSR, Sept. 2024), with draft plan area identified



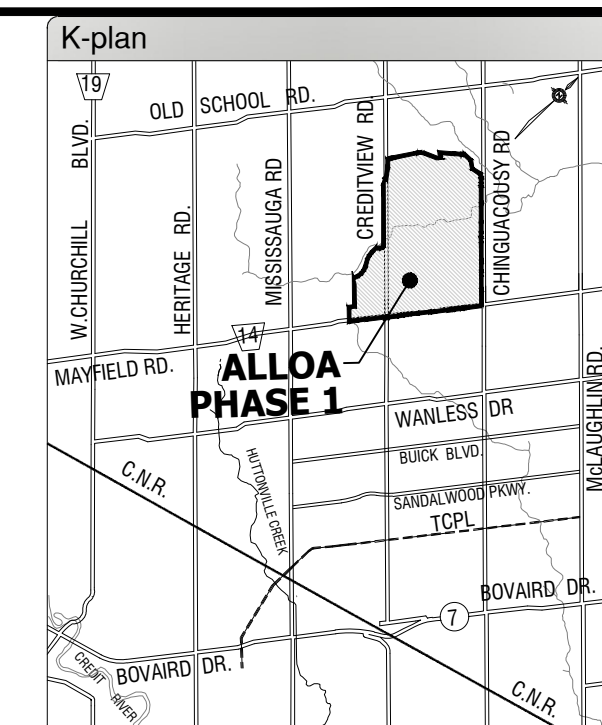
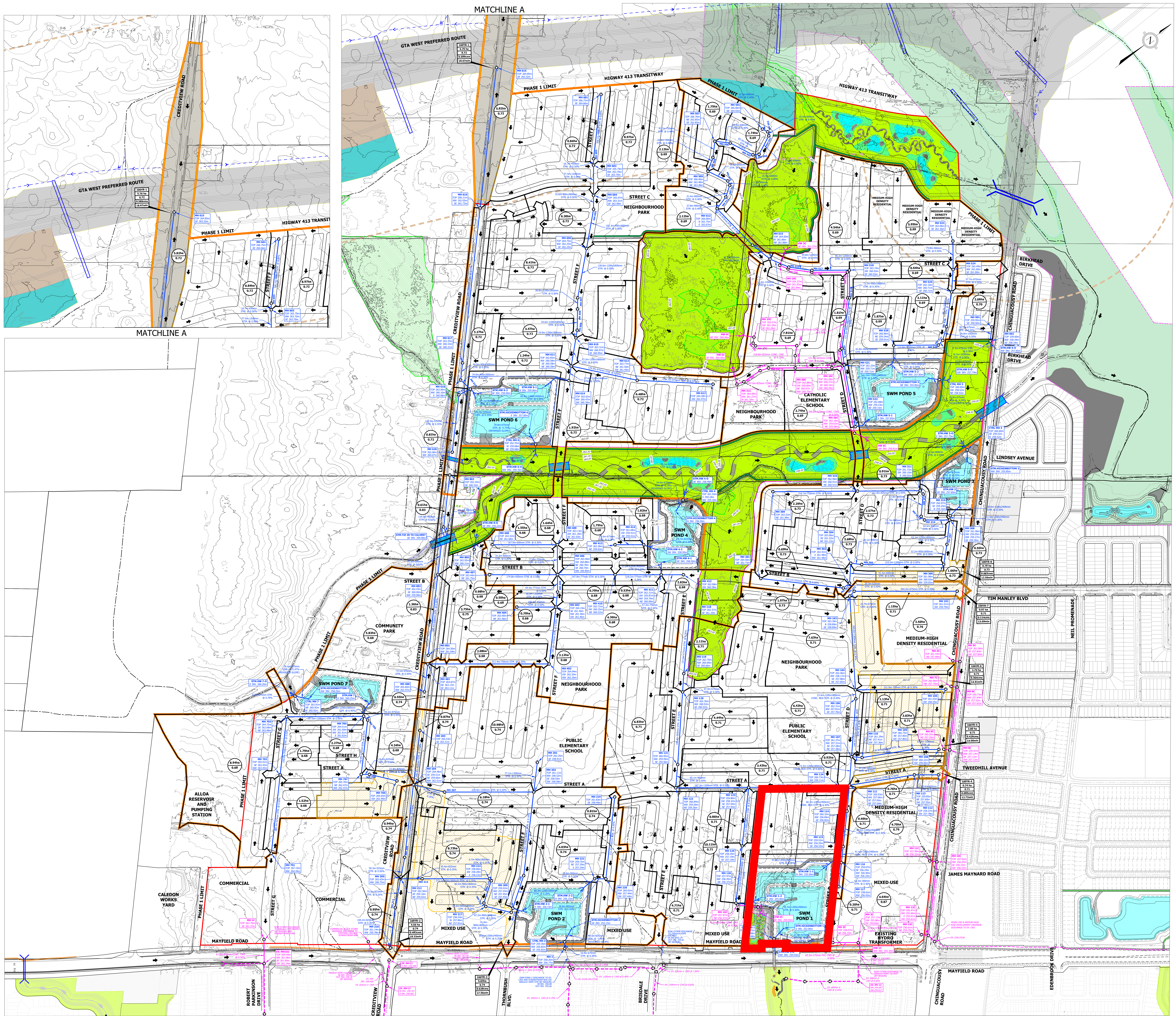
- ALLOA PHASE 1 WATER SERVICING NOTES:**
- THE PHASE 1 ALLOA LANDS ARE WITHIN THE PEEL PRESSURE ZONE 7W SERVICE AREA.
 - PROPOSED TRUNK WATER SERVICING INFRASTRUCTURE SHOWN ON THIS PLAN IS CONSISTENT WITH THE REGION OF PEEL DEVELOPMENT CHARGES 2024 SCHEDULE.
 - IT IS CONTEMPLATED THAT DEVELOPMENT CHARGE 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 WATERMANS 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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**PHASE 1 ALLOA EIR/FSR
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL**

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 OVERTS
 - 100-YEAR CAPTURE AREA ID
 - 100-YEAR CAPTURE AREA
 - CONSTANT FLOW (Q100-Q10)
 - TIME OF CONCENTRATION
 - CLEAN WATER SEWER MANHOLE ID
 - PROPOSED GROUND ELEVATION
 - PROPOSED SEWER OVERTS
 - ARGO MAYFIELD WEST IV

NOTES:

- REFER TO DRAWING 2.4A FOR SWM FACILITY DRAINAGE PLAN AND DRAWINGS 2.5A TO 2.5G FOR SWM POND 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 CONFERRED 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