

# CREDIT VALLEY CONSERVATION AUTHORITY

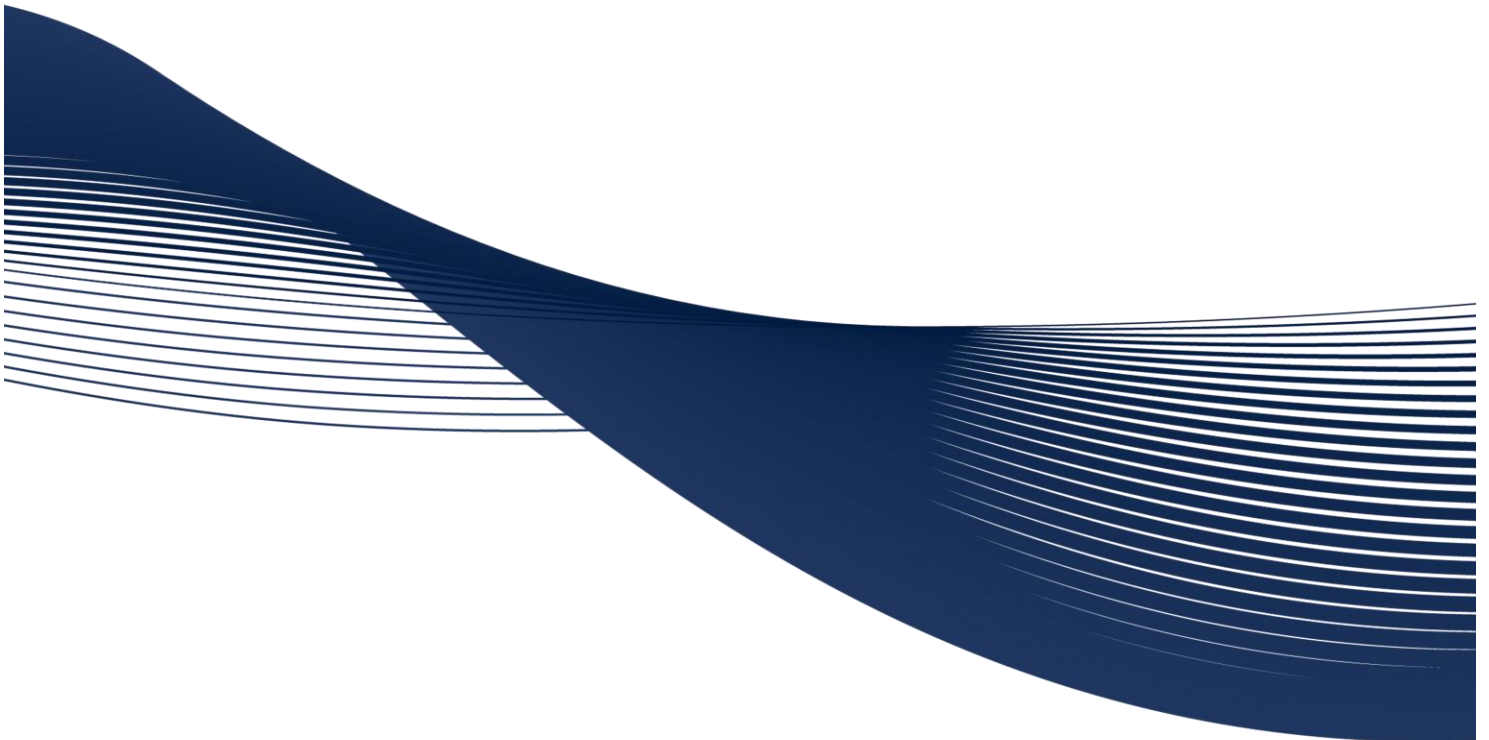


Credit Valley  
Conservation

## SERVICING OVERVIEW REPORT

7060 OLD MILL LANE, CITY OF MISSISSAUGA

Client Reference No. / our Project No. 2017-0322



**COLE**  
ENGINEERING

JANUARY 2018

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**Issues and Revisions Registry**

Identification	Date	Description of issued and/or revision
Final Report	October 2017	Submission to Client
Final Report	January 2018	Revised Submission to Client

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# 1 Introduction

Cole Engineering Group Ltd. (Cole Engineering) is pleased to provide the results of our preliminary engineering overview to assist with your Zoning By-Law Amendment (ZBA) Application for 7060 Old Mill Lane, in the City of Mississauga (the “City”). Refer to Lot Location Map following this report for location plan and an aerial map of the site.

Our report addresses the existing site conditions and municipal planning and servicing reports available at the time of writing and provides comments on potential constraints from storm, sanitary and water servicing.

All assumptions are based on an investigation of the municipal documents obtained from and the Regional Municipality of Peel (the “Region”).

## 1.1 Existing Information

The following documents were available for our review for the preparation of this report:

- Derry Road West Plan and Profile obtained from Region of Peel;
- Old Mill Lane Plan and Profile obtained from Region of Peel;
- Lot Reconfiguration Plan dated April 4, 2017 prepared by Credit Valley Conservation Authority;
- Registered Plan dated March 7, 2017 prepared by Cunningham McConnell Limited
- Topographic Survey dated March 10, 2017 prepared by Cunningham McConnell Limited; and,
- Grading Plan dated June 14, 2017 prepared by Credit Valley Conservation Authority.

## 1.2 Site Description

The subject lands consist of one (1) property, municipal address 7060 Old Mill Lane. The subject land covers an area of approximately 0.75 acres. The subject land is located on the west side of Old Mill Lane, north of Old Derry Road and is bound by existing residential to the north, east and south and open space to the west. The site fronts onto Old Mill Lane.

The site consists of a free-standing building identified as being within the Credit Valley Conservation Authority’s (CVC Authority) regulatory limits.

## 1.3 General Topography

Based on the existing topographic survey prepared by Cunningham McConnell Limited, the topographic elevations vary from about 168.5 m to 166.45 m from the East to the west of the site. There is an existing dual culvert system (750mm and 800mm diameter) crossing Old Mill Lane and discharging into the existing drainage ditch running on the southern boundary of the site. The existing topography of the subject site generally drains towards this drainage ditch which ultimately drains into the Meadowvale Conservation Area. The existing 100-year floodplain elevation, which is identified on lot configuration drawing, is at an elevation of 166.1m.

## **2 Servicing Overview**

### **2.1 Storm Sewer and Stormwater Management**

The site requirements for the treatment and release of the stormwater drainage will have to be confirmed at the time of functional and detailed design; however, the land use planning should consider the requirements of quality and quantity controls as well as Low Impact Development (LID) features. Typically the quality and quantity controls are accommodated by end-of-pipe stormwater management ponds. However, quantity controls in the form of an onsite stormwater management pond are not necessary for a site this size; therefore can be controlled by a combination of rooftop storage, underground storage, and parking lot storage. Quality control will be achieved using LIDs and oil grit separators. The CVC Authority encourages the use of LID features, such as on-site infiltration, rain barrels, treatment swales, etc.

Based on our review of the engineering drawings received from the City and Region there is currently no storm sewer network available within Old Mill Lane. The ROW and adjacent lots are serviced by a series of roadside ditches and culverts ultimately draining into the adjacent watercourse.

As noted above there is an existing dual culvert system (750mm and 800mm diameter) crossing Old Mill Lane which discharges into the existing drainage ditch running on the southern boundary of the site. Based on the existing topo and proposed grading plan for the site, the site will drain towards this drainage ditch on the southern boundary. Therefore maintaining the current drainage pattern that currently exists on site.

### **2.2 Sanitary Sewer**

Based on engineering drawings received from the Region (Drawing 7519-D) there is an existing 250 mm diameter PVC sanitary sewer which runs within Old Mill Lane along the frontage of the site. The sanitary sewer connects into the existing sanitary manhole MH29 which then discharges into the existing sanitary pump station.

### **2.3 Water Supply**

Based on engineering drawings received from the Region (Drawing 21272-D) there is an existing 150 mm diameter PVC water main which runs within Old Mill Lane along the frontage of the site. The water main, which is constructed in a lopped configuration, connects to the existing 150mm diameter water main on Point Street.

## **3 Conclusion**

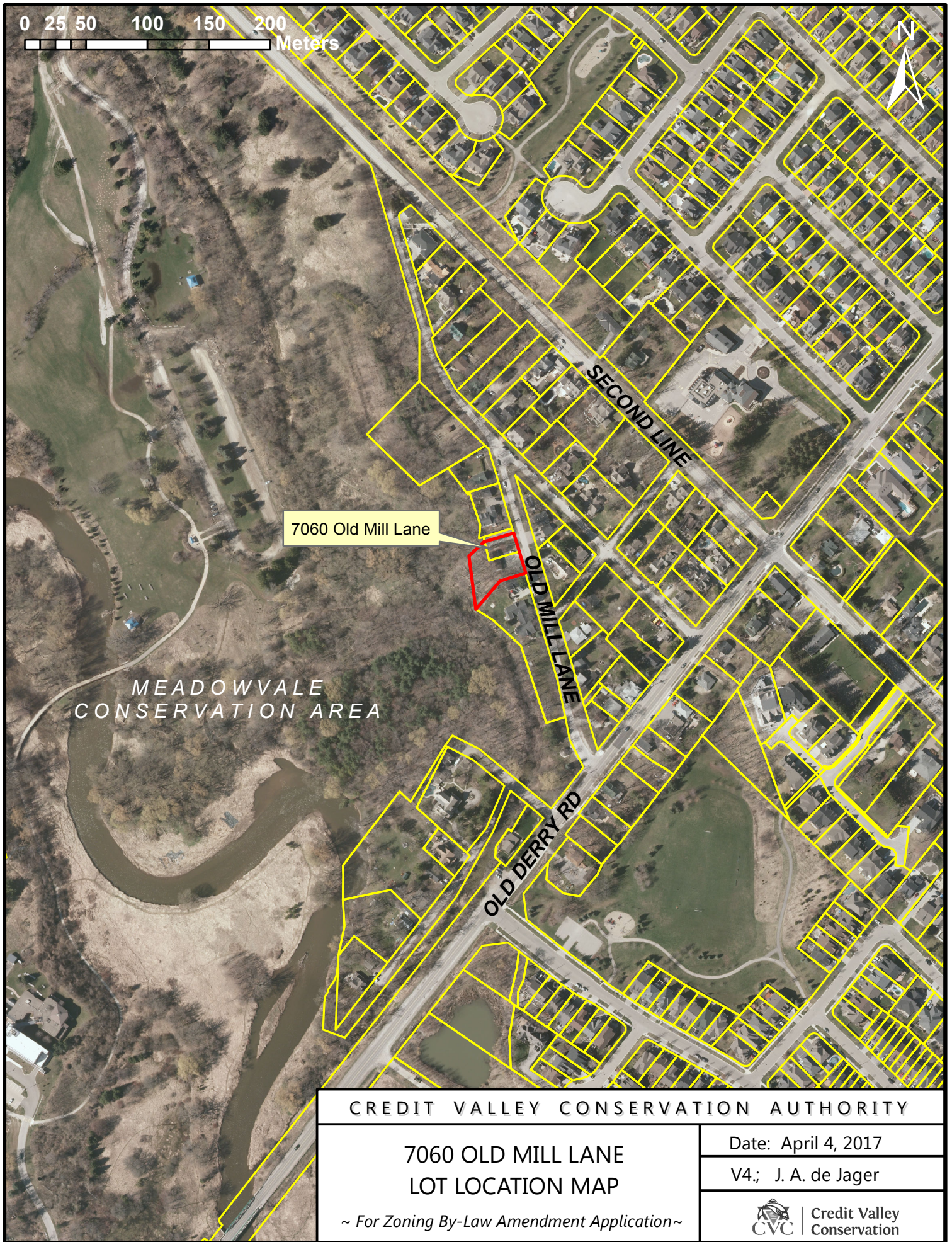
We trust this Servicing and Stormwater Management overview provides a reasonable preliminary analysis of existing water distribution and sanitary conveyance as we understand them at the time of investigation based on the information available. The local water distribution system and the sanitary sewers will need to be revived in greater detail at the detailed design stage.

The development of the subject lands is subject to the approvals of the City of Mississauga, Region of Peel and Credit Valley Conservation Authority.

In summary, from a stormwater management perspective, the site will continue to drain towards the existing drainage ditch on the southern boundary. Therefore maintaining the current drainage pattern and providing a stormwater outlet.

Based on the proposed use of the subject site which generates a relatively low sanitary discharge and water demands, the impact on the existing infrastructure would be negligible. However, this will be further verified at the detailed design stage.





0 25 50 100 150 200 Meters



7060 Old Mill Lane

MEADOWVALE  
CONSERVATION AREA

SECOND LINE

OLD MILL LANE

OLD DERRY RD

CREDIT VALLEY CONSERVATION AUTHORITY

7060 OLD MILL LANE  
LOT LOCATION MAP

~ For Zoning By-Law Amendment Application ~

Date: April 4, 2017

V4; J. A. de Jager



Credit Valley  
Conservation



## **APPENDIX A**

### **Existing Engineering Drawings**

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE LAND  
TITLES ACT.

DATE: MARCH 20, 2017

*Thy Pakk.*  
THOMAS J. PACKOWSKI  
ONTARIO LAND SURVEYOR

PLAN 43R-37578

RECEIVED AND DEPOSITED

DATE: MARCH 22, 2017

*Jean West*  
AS REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE LAND  
TITLES DIVISION OF HALTON (NO. 43)

# SCHEDULE

PART	LOT	PLAN/CONCESSION	AREA	PIN
1	PART OF 40 & 41 PART OF 11	R.P. TOR-5 CONCESSION 3 W.H.S.	0.157 HA	14085-2910 (LT)

PLAN OF SURVEY OF

PART OF LOT 11

CONCESSION 3

WEST OF HURONTARIO STREET

GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL

AND

PART OF LOTS 40 & 41

REGISTERED PLAN TOR-5

CITY OF MISSISSAUGA

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:200



GRAPHIC SCALE

CUNNINGHAM McCONNELL LIMITED  
ONTARIO LAND SURVEYORS

## METRIC NOTE

ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN  
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

## LEGEND

- DENOTES SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- IP IRON PIPE
- WT WITNESS
- 950 CUNNINGHAM McCONNELL LIMITED
- 1188 SEXTON MCKAY LIMITED
- BJH B.J. HAYNES O.L.S.
- (N) NO IDENTIFICATION
- PIN PROPERTY IDENTIFIER NUMBER
- WHS WEST OF HURONTARIO STREET
- P1 PLAN 43R-13981
- P2 PLAN 43R-28139
- P3 PLAN 43R-36450

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS  
0011663523 AND 075023003, UTM ZONE 17, NAD 83 (ORIGINAL).

COORDINATES ARE UTM ZONE 17, NAD 83 (ORIGINAL), TO URBAN ACCURACY  
PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE  
USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
0011663523	4831314.401	602688.747
075023003	4830144.015	601771.621

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99972049.

FOR BEARING COMPARISONS, A ROTATION OF 0° 57' 15"  
COUNTERCLOCKWISE WAS APPLIED TO PLANS P1 AND P2.

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH  
THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT  
AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 22nd DAY OF FEBRUARY 2017.

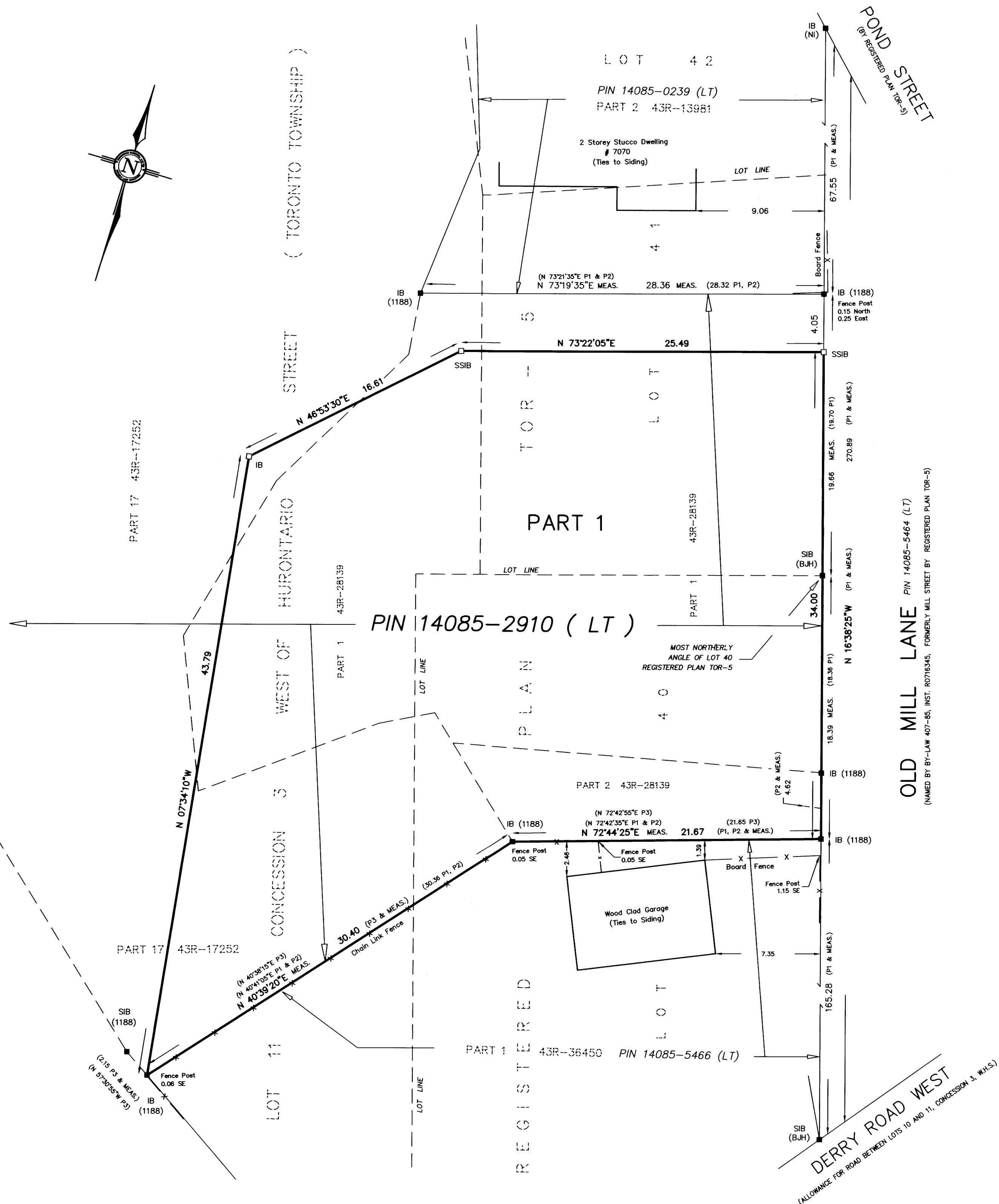
DATE: MARCH 7, 2017

*Thy Pakk.*  
THOMAS J. PACKOWSKI  
ONTARIO LAND SURVEYOR

CUNNINGHAM McCONNELL LIMITED  
ONTARIO LAND SURVEYORS

205 MAIN STREET  
MILTON, ONTARIO L9T 1N7  
PHONE (905) 878-6672  
FAX (905) 878-6672  
EMAIL ADDRESS: cml@primus.ca  
O.L.S. FILE # 16-32-4

1200 SPEERS ROAD, UNIT 38  
OAKVILLE, ONTARIO L6L 2X4  
PHONE (905) 845-3497  
FAX (905) 845-3519  
EMAIL ADDRESS: cml@colego.net  
CLIENT: CREDIT VALLEY CONSERVATION AUTHORITY

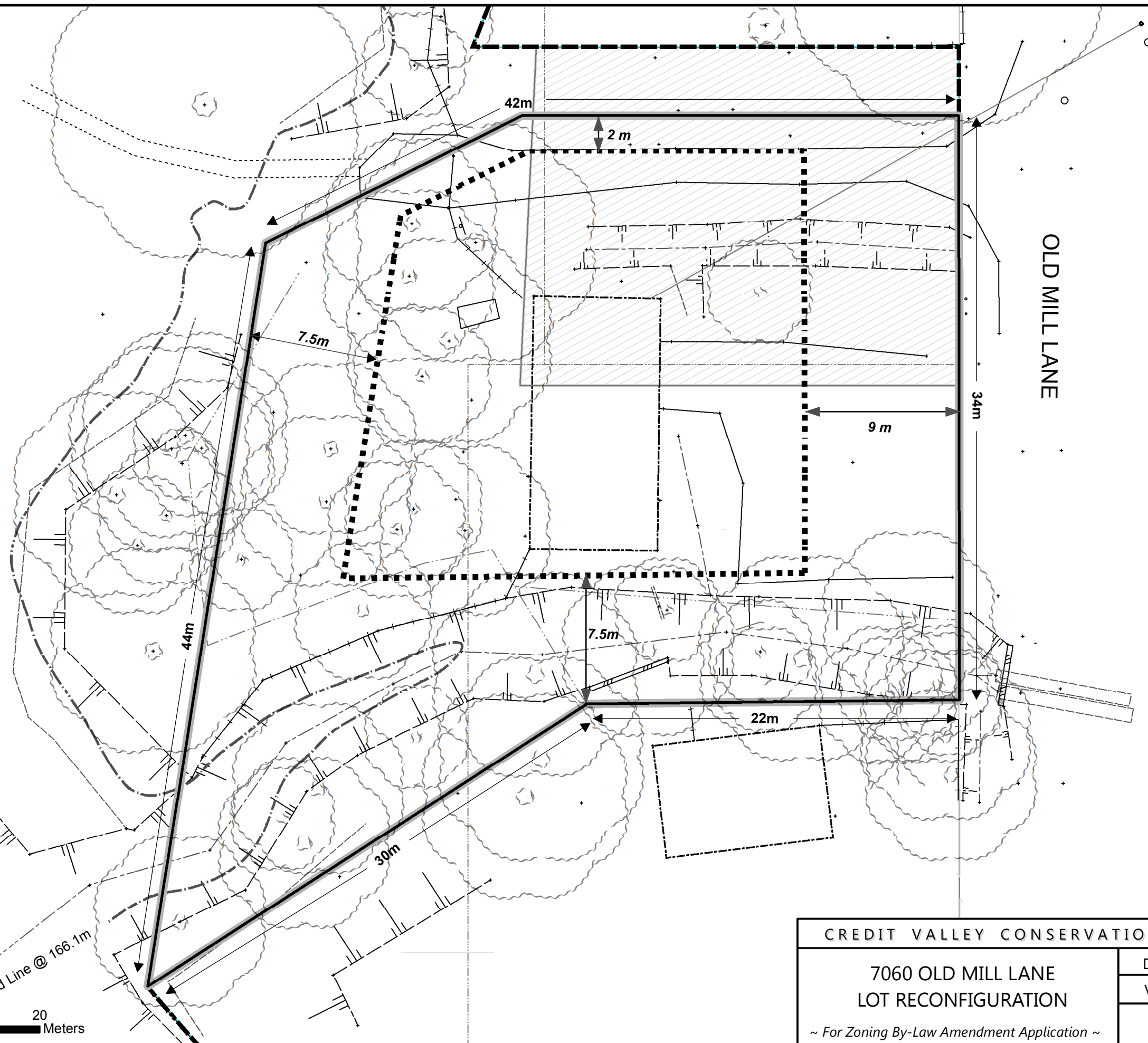


# Legend

- 7060 Old Mill Lane Lot (Current)
- New Proposed Lot Boundary
- CVC Development Envelope
- Flood Line (166.24)

Proposed Lot Area: 1569 m2  
 Development Envelope: 602 m2  
 Proposed Lot Frontage: 34 m  
 CVC Retained Frontage: 4 m

MEADOWVALE  
 CONSERVATION AREA



0 5 10 20  
 Meters

Flood Line @ 166.1m

CREDIT VALLEY CONSERVATION AUTHORITY

7060 OLD MILL LANE  
 LOT RECONFIGURATION

~ For Zoning By-Law Amendment Application ~

Date: April 4, 2017

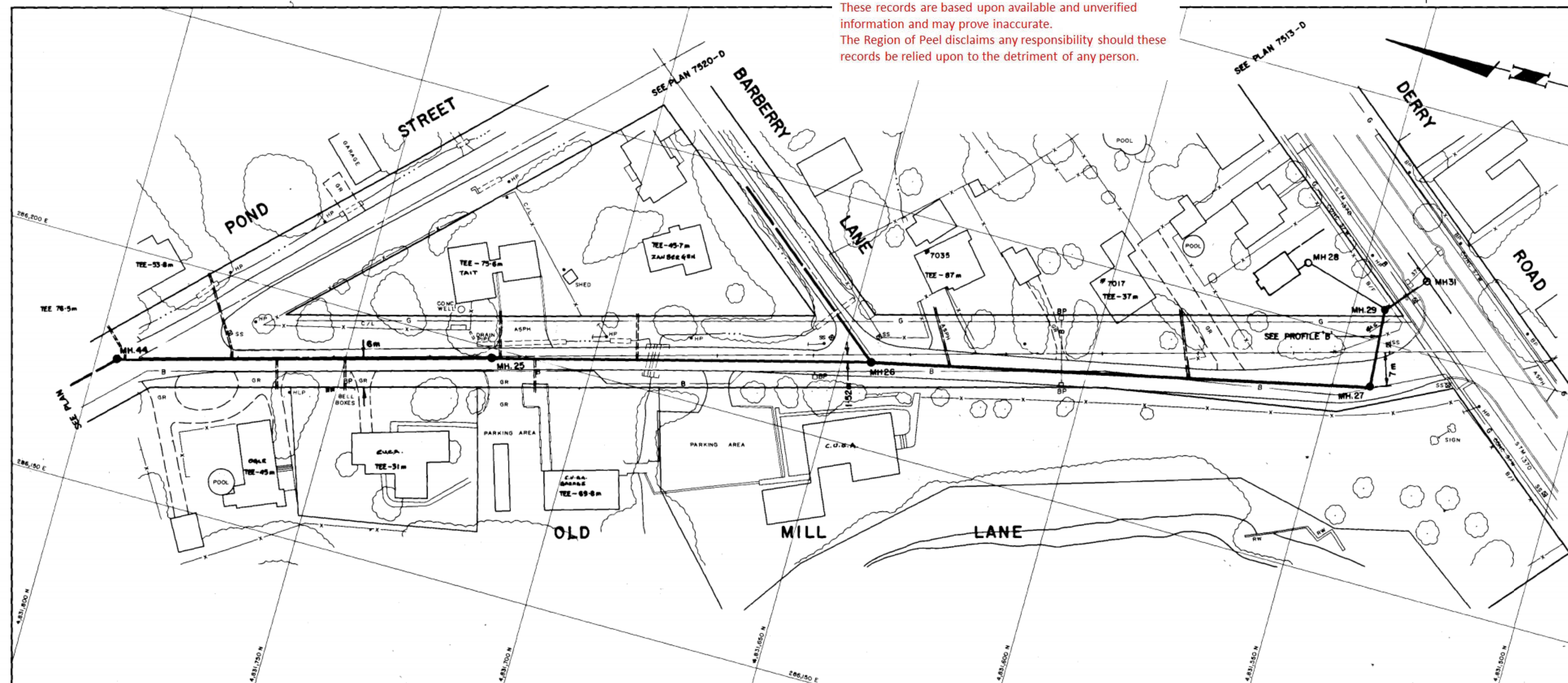
V1.; J. A. de Jager





DISCLAIMER

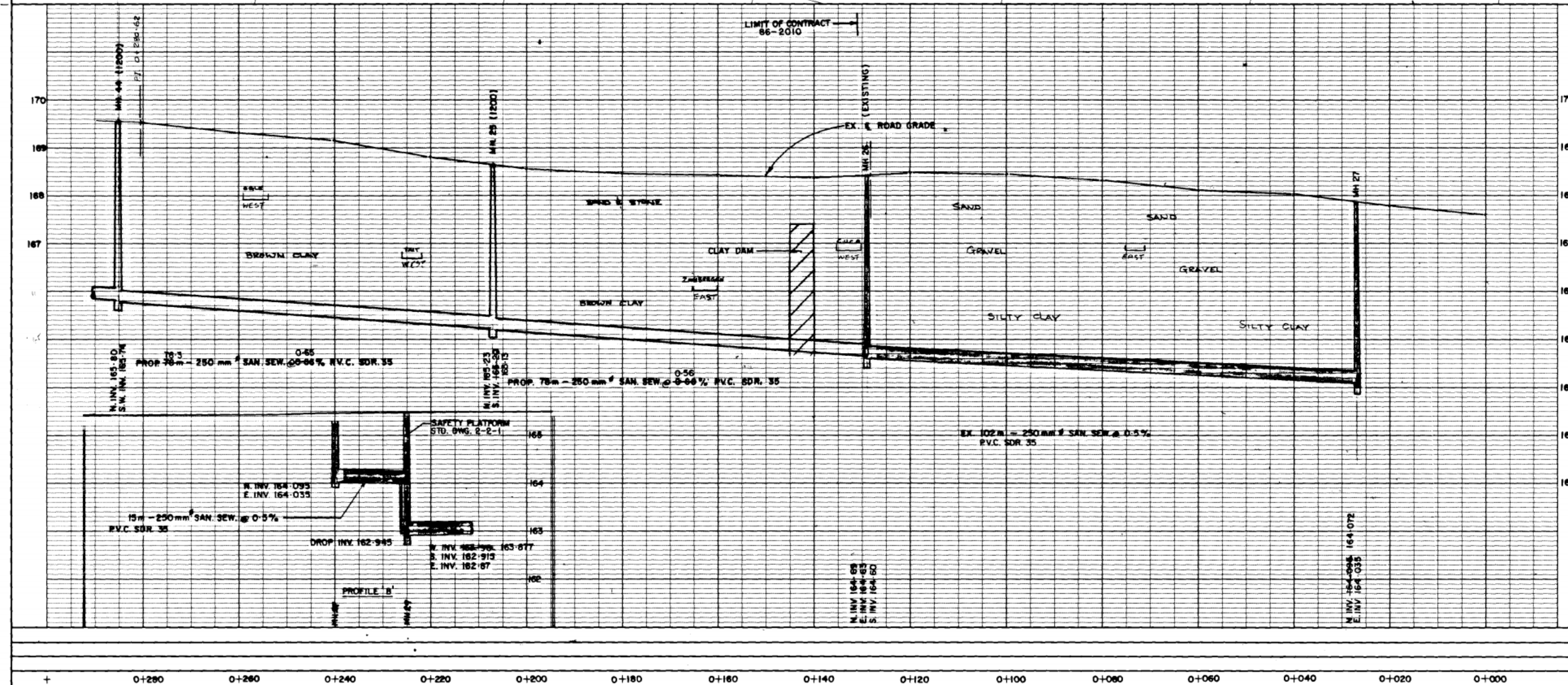
These records are based upon available and unverified information and may prove inaccurate. The Region of Peel disclaims any responsibility should these records be relied upon to the detriment of any person.



SERVICE DATA					
SERVICE	DATE	INIT.	SERVICE	DATE	INIT.
SAN. SEWERS			GAS MAINS	JAN. 28, 1987	Y.C.
STORM SEWERS			BELL U/G CABLE	JAN. 28, 1987	Y.C.
WATERMANS			HYDRO U/G CABLE		

REVISIONS		
DATE	DETAILS	INIT.
22 JAN. 86	GENERAL REVISIONS	
NOV. 86	AS CONSTRUCTED PHASE 2	
JUNE 88	AS CONSTRUCTED PHASE 3	

NOTE. EX. SEW. IS SHOWN SHADED



**General Notes**

- All Driveways Gravel Unless Otherwise Noted.
- All Service Locations Are Approximate And Must Be Located Accurately In Field.
- Denotes Building - Not Located
- Denotes Building - Located
- Type B Bedding Unless Otherwise Noted (SAN)

B.M. N° Elev.

The Contractor is Responsible For Locating And Protecting All Existing Utilities Prior To And During Construction Location of Existing Utilities Approximate Only, To Be Verified In Field By Contractor.

Designed by: CHD

Approved by: [Signature]

**NOTICE TO CONTRACTOR**

48 HOURS PRIOR TO COMMENCING WORK NOTIFY THE FOLLOWING

THE REGIONAL MUNICIPALITY OF PEEL  
CITY OF MISSISSAUGA WORKS DEPT.  
CITY OF BRAMPTON WORKS DEPT.  
TOWN OF CALEDON WORKS DEPT.  
BELL TELEPHONE COMPANY  
CONSUMERS GAS COMPANY  
MINISTRY OF TRANSPORTATION  
MINISTRY OF ENVIRONMENT  
HYDRO ELECTRIC POWER COMM. OF ONTARIO  
HYDRO ELECTRIC COMM. CITY OF MISSISSAUGA  
HYDRO ELECTRIC COMM. CITY OF BRAMPTON  
HYDRO ELECTRIC COMM. PORT CREDIT  
HYDRO ELECTRIC COMM. STREETSVILLE  
CABLE TELEVISION

**Department of Public Works**

**OLD MILL LANE**  
250 SAN. SEWER PHASE 2.83

Sta. 0+000 To Sta. 0+280 86-2010

Lots 11 Area 2-53 Project No. 86-2010

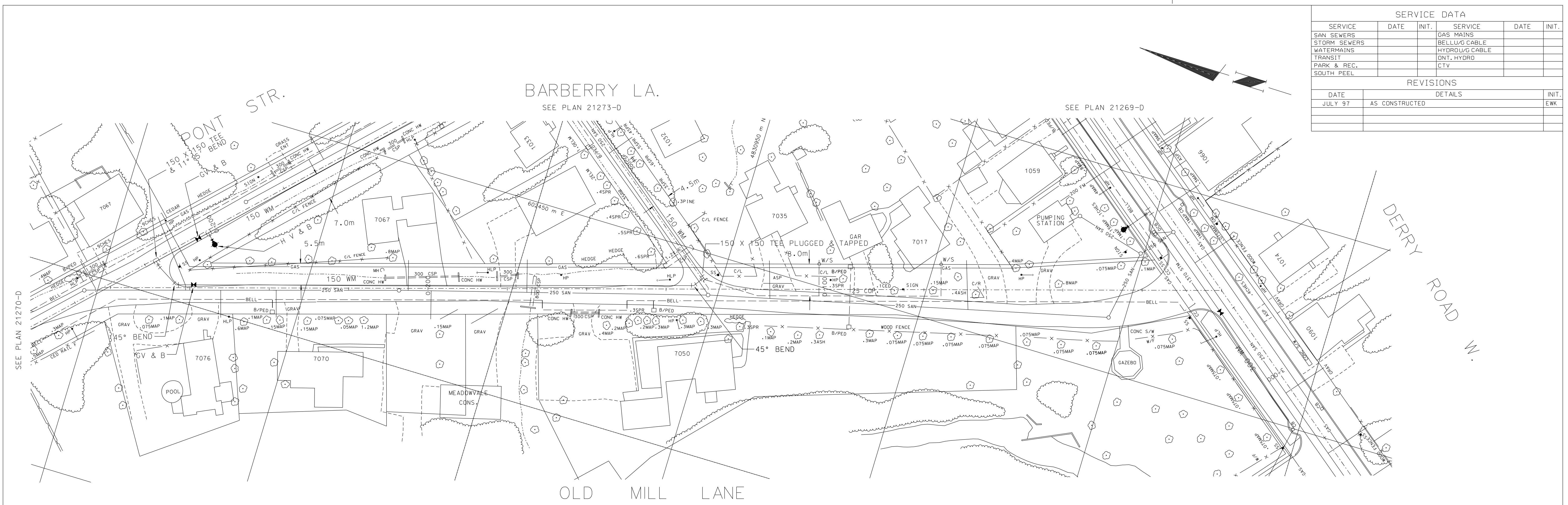
Scale 1:1000 Drawn by E.W.K. Checked by [Signature]

Date JUNE 88 Sheet of Plan No. 7519-D

SEALING BY THE REGION OF PEEL PUBLIC WORKS DEPT. OCT 04 1993

7519-D



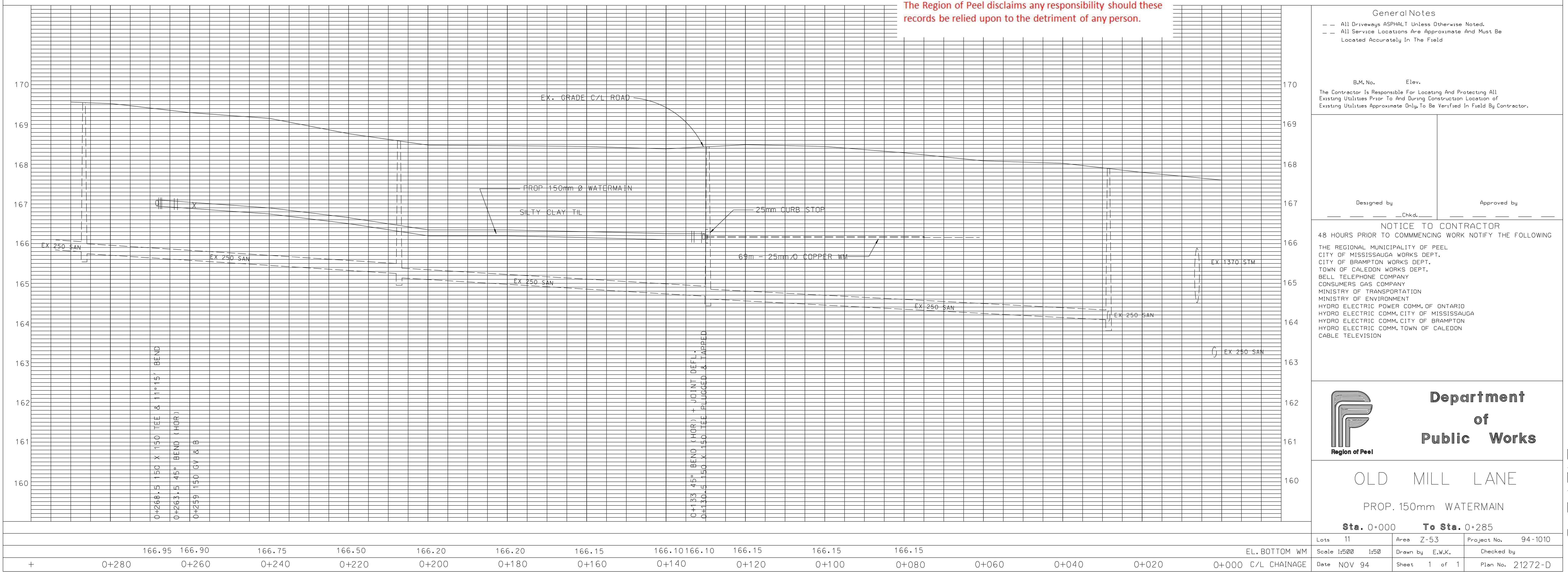


SERVICE DATA					
SERVICE	DATE	INIT.	SERVICE	DATE	INIT.
SAN SEWERS			GAS MAINS		
STORM SEWERS			BELL/CABLE		
WATERMAINS			HYDRO/G CABLE		
TRANSIT			ONT. HYDRO		
PARK & REC.			CTV		
SOUTH PEEL					
REVISIONS					
DATE	DETAILS				INIT.
JULY 97	AS CONSTRUCTED				EWK

THIS DWG. FOR WM. CONSTRUCTION ONLY

**DISCLAIMER**  
These records are based upon available and unverified information and may prove inaccurate.  
The Region of Peel disclaims any responsibility should these records be relied upon to the detriment of any person.

FOR LEGEND & NOTES SEE DWG. 21262-D



21272-D

## **APPENDIX B**

### **General Topography**





