TOWN OF CALEDON
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APPENDIX A

FSR TERMS OF REFERENCE

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MEMORANDUM

DATE:	December 5, 2024	Email
TO:	**Drew Haines, P.Eng.** **Manager, Development Engineering, Town of Caledon**	
SUBJECT:	Terms of Reference: Functional Servicing & Stormwater Management Report Global Properties Inc. – Wildfield Village Draft Plan File Number: PRE 2024-0205	
OUR FILE:	24-1401	
ATTACHMENTS:		

COMMENTS:

A Functional Servicing & Stormwater Management Report (FSR) is required in support of the Global Properties Inc. lands in the Wildfield Village Secondary Plan Area. The FSR will be prepared in support of Draft Plan approval, and will build upon the findings of the Local Subwatershed Study (LSS) and inform future detailed design submissions.

Terms of Reference

DSEL will prepare an FSR covering the Global Properties Inc. subdivision which will include the following scope:

General

- Provide a servicing and stormwater framework that can be used in support of Draft Plan approval, and to inform future detailed design
- Identify relevant background studies and reports
- Outline the proposed land uses in the draft plan

Water Servicing

- Summarize the Region's existing and planned water projects
- Identify connection points to the system
- Develop demand areas and determine the associated populations/demands
- Prepare a preliminary watermain servicing strategy and layout plan demonstrating existing and planned infrastructure

Wastewater Servicing

- Summarize the Region's existing and planned wastewater projects
- Identify connection point(s) to the system
- Develop drainage areas to the connection point(s) and determine the associated populations/flows
- Prepare a preliminary wastewater servicing strategy and layout plan demonstrating existing and planned infrastructure, and depth of sewers
- Prepare preliminary sanitary design sheets for trunk sanitary sewers

Storm Servicing

- Delineate pre-development drainage areas within the property and for external areas draining through the site
- Develop post-development drainage areas and assign runoff coefficients per the proposed land use
- Identify clean water source(s) to feed the wetland compensation area
- Prepare pre- and post-development drainage area plans
- Prepare a preliminary storm servicing strategy and layout plan demonstrating proposed sewers and depths
- Prepare preliminary storm design sheets for trunk storm sewers
- Discuss minor and major system flow conveyance

Stormwater Management (SWM)

- Identify the SWM ponds treating the site
- Prepare preliminary pond sizing and pond designs
- Outline how the proposed SWM conforms with TRCA and LSS requirements for water quality, quantity, erosion, and water balance
- SWM modeling
    - Establish pre-development flow rates based on TRCA unitary flow equations
    - Outline model and design storm selection (including IDF parameters from Section 1.4.7 of the Town Standards)

  - Prepare modeling schematics and tables with drainage area parameters
  - Provide calculated flow rates, runoff volumes, and flow routing for post-development conditions
  - Prepare stage / storage / discharge for proposed ponds
- Demonstrate compliance with the Town's CLI ECA requirements
- Prepare a climate change assessment based on the criteria outlined in the LSS

Low Impact Development (LID)

- Identify preliminary LID measures, locations, and sizing in the site

Roads

- Confirm proposed ROWs to be implemented within the site and identify any modifications from Town Standards

Grading

- Prepare preliminary grading plan based on the site constraints identified through the FSR

Pond Maintenance

- Provide general guidance on maintenance for the ponds in the site

Erosion & Sediment Control

- Outline recommended erosion & sediment control measures
- Prepare an erosion & sediment control plan identifying locations of temporary sediment basin(s), their outlet(s), and flow rate(s)

Yours Truly,
David Schaeffer Engineering Ltd.



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Per: Alexandra Schaeffer, P.Eng.