

**SERVICING &
STORMWATER MANAGEMENT REPORT**

9094 REGIONAL ROAD 25

**TOWN OF HALTON HILLS
HALTON REGION**

**PREPARED FOR:
HALTON HILLS ONE LIMITED PARTNERSHIP**

**PREPARED BY:
C.F. CROZIER & ASSOCIATES INC.
2800 HIGH POINT DRIVE, SUITE 100
MILTON, ON L9T 6P4**

OCTOBER 2025

CFCA FILE NO. 2022-7556

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1.0 Introduction

C.F. Crozier & Associates Inc. (Crozier) was retained by Halton Hills One Limited Partnership to prepare a Servicing and Stormwater Management Report in support of an Official Plan Amendment and Zoning Bylaw Amendment for the property known as 9094 Regional Road 25 (Site), located in the Town of Halton Hills (Town) and Halton Region (Region). This report demonstrates how the proposed development's servicing and stormwater management will conform with the requirements of the Town and Region. The Site is currently outside of the Settlement Area, and as such, an Area Servicing Plan has been prepared by Crozier under separate cover to demonstrate how the Site and surrounding areas can be serviced through water and wastewater servicing expansions. A Scoped Subwatershed Study has also been prepared by Crozier, Dillon Consulting Limited, GEO Morphix Inc., Soil Engineers Ltd. and Paul Brown & Associates Inc. to provide an integrated planning approach to the development of the Site including natural heritage systems, stormwater management, watercourse management and groundwater management.

1.1 Site Description

The Site is located at 9094 Regional Road 25 in the Town of Halton Hills and covers an area of 26.87 ha and currently consists of a greenfield. The Site, located in a mixed-use area, is bound by Regional Road 25 to the east, residential properties in the Town of Milton and 5 Side Road to the south, and agricultural fields to the north and west.

1.2 Proposed Development

As outlined in the Site Plan prepared by Turner Fleischer Architects Inc. (September 2025), the proposed development includes 3 one-storey industrial buildings and 7 commercial buildings, with associated drive aisles, parking, and loading areas. The site is split into 3 blocks, Block A, Block B, and Block C, and contains a 3.61 ha Conservation Limit Area where no development will take place. Block A covers an area of 10.62 ha and consists of commercial Buildings A, E, F, G, H, I, J, and K. Block B covers an area of 12.35 ha and consists of industrial Buildings B, C, and D. Block C covers an area of 0.29 ha and consists of a heritage house that will be relocated. The total proposed building area for the development is 73,113 m². Note, although the site is split into Blocks, this submission was completed under the assumption that the Site will be developed as one phase. Vehicular access to the Site is proposed from both Regional Road 25 and 5 Side Road.

1.3 Reference Documents

The following reports and design standards were referenced during the preparation of this report:

- Halton Region Official Plan (May 2024)
- Halton Region Integrated Master Plan (2023)
- Halton Region Water and Wastewater Linear Design Manual (2024)
- Region of Halton 2022 Development Charges Background Study (December 2021)
- Area Servicing Plan (Crozier, October 2025)
- Scoped Subwatershed Study (Crozier, Dillon Consulting Limited, GEO Morphix Inc., Soil Engineers Ltd. and Paul Brown & Associates Inc., October 2025)

- Hydrologic Modeling & Stormwater Management Report (Crozier, October 2025)

2.0 Sanitary Servicing

2.1 External Sanitary Servicing

There is currently no sanitary infrastructure located on 5 Side Road or Regional Road 25 fronting the Site. As part of the Area Servicing Plan, sanitary infrastructure is proposed to extend along 5 Side Road to service the Site and adjacent properties. Along the Site frontage, a 300 mm diameter sanitary sewer at 0.5% slope is proposed. Refer to the Area Servicing Plan by Crozier for more information regarding the existing sanitary sewer system capacity and proposed infrastructure extensions.

2.2 Sanitary Design Flows

The proposed sanitary sewer for the Site has been designed based on the Halton Region and MECP design standards. The sanitary design criteria are as follows:

- Population Density – 125 persons/ha (Light Industrial) and 90 persons/ha (Commercial)
- Infiltration – 0.286 L/s/ha
- Sanitary Sewage Demand – 310 L/employee/day (Commercial and Industrial)
- Harmon Peaking Factor

The sanitary sewage design flows were calculated using the Region's standards and the Site Plan prepared by Turner Fleischer Architects. Table 1 outlines the sanitary flows for the Site. Detailed calculations are included in Appendix A.

Table 1: Proposed Sanitary Flows

Block	Area (ha)	Equivalent Population	Peak Flow (L/s)	Infiltration Flow (L/s)	Total Flow (L/s)	Outlet
A	10.62	956	13.07	3.04	16.11	5 Side Road
B	12.35	1544	20.33	3.53	23.86	5 Side Road
C	0.29	26	0.42	0.08	0.50	5 Side Road
Conservation Area	3.61	-	-	1.03	1.03	-
Total	26.87	2526	33.83	7.68	41.51	5 Side Road

2.3 Proposed Sanitary Servicing

Sanitary servicing for the Site will extend north from 5 Side Road through the site to service all proposed buildings. A connection from the Site will be provided to a proposed sanitary manhole on the proposed 300 mm diameter sanitary sewer in 5 Side Road. Sanitary connections to each building will be plugged at the building face. A detailed design of the sanitary sewer network and building connections will be completed at SPA. The preliminary sanitary servicing layout for the Site is shown on Figure 1: Site Servicing Plan.

3.0 Water Servicing

3.1 External Water Servicing

There is currently no water infrastructure on 5 Side Road or Regional Road 25 fronting the Site. As part of the Area Servicing Plan, water infrastructure is proposed to extend along 5 Side Road to service the Site and adjacent properties. Along the Site frontage, a 300 mm diameter watermain is proposed. Refer to the Area Servicing Plan by Crozier for more information regarding the existing watermain network modeling and proposed infrastructure extensions.

3.2 Domestic Water Demand

Water servicing for the Site has been designed in accordance with the Halton Region standards and specifications to ensure that adequate pressures and flows are achieved. Watermain design flows are based on the following criteria:

- Average Day Demand – 225 L/employee/day (Industrial and Commercial)
- Population Density – 125 persons/ha (Light Industrial), 90 persons/ha (Commercial)
- Maximum Day Factor – 2.25
- Peak Hour Factor – 2.25
- Design Flow - greater of maximum daily demand plus fire flow or peak hourly demand

The domestic water demand has been calculated based on the Site Plan by Turner Fleischer Architects. Table 2 below summarizes the domestic water demands for the Site. The detailed calculations are included in Appendix B.

Table 2: Proposed Domestic Water Demands

Block	Equivalent Population	Average Daily Demand (L/s)	Maximum Daily Demand (L/s)	Peak Hourly Demand (L/s)
A	956	2.49	5.6	5.6
B	1544	4.02	9.05	9.05
C	26	0.07	0.15	0.15
Conservation Area	0	0	0	0
Total	2526	6.58	14.80	14.80

3.3 Fire Water Demand

The fire flow requirements for the Site were calculated based on the Fire Underwriters Survey (FUS) requirements. The largest fire flow is required for Building B, with a floor area of 24,155 m². The FUS calculations for Building B area summarized in Table 3 below.

Table 3: Fire Flow Demands – Fire Underwriter's Survey

Block	Building	Fire Flow (L/s)
B	B	233.3

As part of the Area Servicing Plan, water modeling was completed using the Region's water model. Based on modeling results for proposed conditions, there is sufficient pressure and flow to service the Site for fire and domestic demands. Refer to the Area Servicing Plan for details of the water modeling and proposed external watermain extension.

Note, a fire suppression consultant may be retained to calculate the building's specific fire flow demands based on the individual fire suppression tactics that are proposed.

3.4 Proposed Water Servicing

The Site will be serviced by a water service connection to the proposed 300 mm diameter watermain on 5 Side Road. At the property line, the watermain will split into a fire and domestic water service within the Site. The domestic water service will be plugged at each building face. The fire water service will wrap each building to service the entire site area for fire. The proposed fire service will create a loop around the Site to provide adequate coverage with proposed hydrants surrounding the Site. A detailed design of the watermain network including building connections and hydrant locations will be completed at SPA. The preliminary water servicing layout is shown on Figure 1: Site Servicing Plan.

4.0 Stormwater Management

The stormwater management strategy for the Site has been designed based on the criteria outlined in the Scoped Subwatershed Study (Scoped SWS) dated October 2025 completed to support the development. The stormwater management criteria are summarized below:

- Quantity Control: Control to the allowable release rates determined in the *Hydrologic Modeling and Stormwater Management Report* (Crozier, October 2025) through the assessment of cumulative development impacts within the subwatershed. Refer to Section 4.3 for details. Regional controls are also required based on the flood risk assessment completed as part of the *Hydrologic Modeling and Stormwater Management Report* (Crozier, October 2025). Refer to Section 4.3.1 for more details.
- Quality Control: Enhanced level of water quality protection (80% total suspended solids (TSS) removal). Additional quality control requirements also apply since the Site outlets to Redside Dace Occupied Habitat. Refer to Section 4.4 for more details.
- Erosion Control: Retention or detention of the 25 mm design storm event, released over a period of 24-hours at minimum. An Erosion Mitigation Analysis will be also completed by GEO Morphix as part of the Scoped SWS to determine whether additional measures are required. The results of the analysis will be included in future submissions.
- Water Balance: Water balance analysis is required using the average and more frequent precipitation events that comprise of the bulk volume of annual precipitation to ensure maintenance of pre-development water balance following development.

4.1 Existing Drainage Condition

According to aerial imagery, the Site currently consists primarily of a golf driving range and agricultural land with an existing Heritage House and Natural Heritage Area. A review of existing drainage patterns on the property and the surrounding area was completed based on the topographic survey completed by WAHBA Surveying (September 4, 2025) and the GTA_2023 digital elevation model (DEM) data received from CH on August 29, 2025.

Existing drainage within the Site generally flows towards Sixteen Mile Creek. Most of the Site (Catchments 101, 102 and 103) drains directed towards the reaches within the property. Some areas along the east and south border of the Site (Catchments 104 and 105) drain towards Regional Road 25 and 5 Side Road, respectively. Drainage from these areas is ultimately directed to the upstream end of the culvert under 5 Side Road within Sixteen Mile Creek through existing roadside ditches.

In addition to drainage within the 26.87 ha site area, there is a 37.82 ha external area that also drains through the developable area within the Site prior to entering Sixteen Mile Creek (Catchments EXT1, EXT2, EXT3 and EXT4).

Refer to Figure 3 for the pre-development drainage catchments and overland flow directions.

4.2 Proposed Drainage Condition

Existing drainage patterns will be preserved as much as possible under proposed development conditions. All stormwater runoff will be contained within the Site and ultimately drain to Sixteen Mile Creek, mimicking existing drainage patterns. Post-development catchments have been delineated within the Site based on the developable land area.

Runoff from external areas will not be altered by the proposed development. Catchments EXT1 and EXT3 are located north of the Site and are conveyed through the Site under existing conditions. Drainage from these external areas will be captured and conveyed through a pipe designed to convey the Regional storm flow towards Sixteen Mile Creek. The outlet for this sewer is proposed adjacent to the west property.

Catchment EXT2 is located along the southeast border of the Site and also drains through the proposed development area under existing conditions. Drainage from Catchment EXT2 will need to be captured within the development area, conveyed through the property and directed towards Sixteen Mile Creek to maintain existing drainage conditions.

Based on currently available topographic information, Catchment EXT4 drains west towards the Conservation Area within the southwest corner of the Site, which will remain undeveloped. Therefore, drainage from Catchment EXT4 can continue to drain towards Sixteen Mile Creek. If more detailed topography reveals that a portion of this area conveys runoff north towards the development area, the external drainage will need to be conveyed through the Site towards Sixteen Mile Creek to maintain existing drainage conditions. Review of drainage within Catchment EXT4 will be completed once detailed topographic information is received.

Refer to Figure 2: Site Grading Plan for the preliminary grading design for the Site. Refer to Figure 4 for the post-development drainage catchments and overland flow directions.

4.3 Stormwater Quantity Control

The allowable release rates for the 2-year to 100-year storm events and associated storage requirements indicated in the *Hydrologic Modeling and Stormwater Management Report* (Crozier, October 2025) are summarized in Table 4.

Table 4: Site Allowable Release Rates and Storage Requirements

Storm Event	Allowable Release Rate (m ³ /s)	Storage Required (m ³)
2-year	0.080	7,222
5-year	0.616	8,263
10-year	1.072	9,146
25-year	1.689	10,336
50-year	2.141	11,208
100-year	2.691	12,258

Quantity control for the Site will consist of a combination of rooftop storage and underground storage. Sizing of the SWM facilities and design of the control structure will be completed at the detailed design stage.

4.3.1 Regional Quantity Control

As indicated in the *Hydrologic Modeling and Stormwater Management Report* (Crozier, October 2025), the allowable release rate for the Site during the Regional storm event is 2.436 m³/s, resulting in a storage requirement of 10,743 m³ in addition to the design storm storage requirement. Regional quantity control for the Site will consist of surface ponding in parking lots.

4.4 Stormwater Quality Control

Quality control for stormwater runoff will be provided by Jellyfish units or equivalent filtration units to achieve 80% TSS removal. It is noted that additional TSS removal may be required to meet the maximum TSS of 25 mg/L above the background stream level of TSS required for Redside Dace Habitat. Opportunity for treatment train approach will also be reviewed.

A portion of Sixteen Mile Creek flowing through the Site has been identified as habitat for Redside Dace. As such, the Guidance for Development Activities in Redside Dace Protected Habitat Version 1.2 (MNRF, March 2016) needs to be followed. Per their standard, the Ministry of Natural Resources and Forestry requires thermal mitigation for effluent from SWM facilities directed to Redside Dace habitats to be reduced to a temperature of 24°C. A minimum dissolved oxygen (DO) concentration of 7 mg/L is also required for discharge directed to Redside Dace habitats.

Thermal mitigation

Underground storage systems provide thermal mitigation by protecting stormwater from solar radiation, allowing the cooler underground temperatures to moderate runoff.

Dissolved Oxygen

For underground storage tanks, the use of porous materials to allow gas exchange can promote dissolved oxygen. The design of outlet structures will also consider opportunities to promote mixing and aeration as water exits the system.

4.5 Erosion Control

At minimum, extended detention of the 25 mm design storm event for a period of 24-hours will be provided within the underground storage tanks to provide erosion mitigation for the Site.

4.6 Groundwater Conditions

A Hydrogeological Assessment was prepared by Soil Engineers Ltd. on October 31, 2025, which details the groundwater conditions for the Site. Based on borehole/monitoring well BH/MW3, a seasonal high groundwater elevation of 225.2 masl was determined, as noted in Table 7-1 of the Hydrogeological Assessment. A further analysis of the hydrogeological conditions onsite, including opportunities for LIDs will be completed at detailed design.

4.7 Site Water Balance

The water balance target is to match pre-development infiltration. The target will be determined as part of the Scoped SWS through a future submission. The water balance target will be achieved through infiltration of clean rooftop runoff either through separate infiltration galleries or through open-bottom underground storage tanks.

5.0 Erosion and Sediment Control

The following erosion and sediment control features will be implemented for the project. An erosion and sediment control drawing will be completed at the time of detailed design.

5.1 Erosion Control Measures

Interceptor Swales – Interceptor swales will be designed with reduced slope gradients to reduce erosion potential during the construction period. The interceptor swales will be designed to convey the 100-year storm event.

5.2 Sediment Control Measures

Stone Mud Mat – A stone mud mat will be provided to minimize the migration of unwanted material on to the adjacent ROWs. The construction access must be maintained (cleaned, swept and flushed) to minimize any disruption to the municipal ROW.

Silt Fence – Sediment control fence will be installed along the Site perimeter. The erosion and sediment control fencing will be monitored on a regular basis and repaired/replaced as required.

Temporary Sediment Basin – A temporary sediment basin will be designed to intercept sediment laden water and allow for settling of suspended soil particles.

Sediment Curtain – A sediment curtain will be installed in the temporary sediment basin and will be located between the swale inlets and basin outlet. The curtain keeps sediment contained to the area between the curtain and the pond bank and slows the movement of water in the isolated area, providing additional sediment control within the temporary sediment basins. The sediment curtains will be monitored on a regular basis and repaired/replaced as required.

6.0 Conclusions

Based on the conclusions and recommendations outlined in this report, the proposed development can be serviced for water, sanitary, and stormwater in general conformance with the servicing and stormwater management criteria from the Town of Halton Hills, Halton Region, and Conservation Halton.

Should you have any questions or require any further information, please do not hesitate to contact us.

Respectfully submitted,

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APPENDIX A

Sanitary Flow Calculations

Proposed Sanitary Design Flow - 9094 Regional Rd 25

Total Area: 26.87 ha

Block	Area (ha)	Land Use	Population Density (persons/ha)	Population (persons)
A	10.62	Commercial	90	956
B	12.35	Light Industrial	125	1544
C	0.29	Commercial	90	26
-	3.61	Conservation Area	-	0
Total	26.87	-	-	2526

Population density per Halton Region Water and Wastewater Linear Design Manual, 2024 (Section 3.2.2, Table 3-1 and 3-2)

Design Criteria

Total Peak Flow = Average Daily Flow + Infiltration Allowance

Peak Factor = 3.5 Harmon Peaking Factor
Employment Average Day Flow = 310 L/employee/d
Infiltration Flow: 0.286 L/ha/s

Region of Halton 2022 Development Charges Background Study (December 2021), Table B-3

Block A

Average Daily Flow = **3.43** L/s
Peak Factor = **3.81**
Peak Daily Flow = **13.07** L/s
Infiltration Flow = **3.04** L/s
Total Peak Flow = **16.11** L/s

Block B

Average Daily Flow = **5.54** L/s
Peak Factor = **3.67**
Peak Daily Flow = **20.33** L/s
Infiltration Flow = **3.53** L/s
Total Peak Flow = **23.86** L/s

Block C

Average Daily Flow = **0.09** L/s
Peak Factor = **4.50**
Peak Daily Flow = **0.42** L/s
Infiltration Flow = **0.08** L/s
Total Peak Flow = **0.50** L/s

Conservation Area

Average Daily Flow = **0.00** L/s
Peak Factor = **4.50**
Peak Daily Flow = **0.00** L/s
Infiltration Flow = **1.03** L/s
Total Peak Flow = **1.03** L/s

Entire Site

Average Daily Flow = **9.06** L/s
Peak Daily Flow = **33.83** L/s
Infiltration Flow = **7.68** L/s
Total Peak Flow = **41.51** L/s

APPENDIX B

Water Demand Calculations



Project: 9094 Regional Rd 25
Project No.: 2022-7556

Design: MF/KW
Check: JMS

Date: 2025-10-17
Updated: 2025-10-31

Water Demand - 9094 Regional Rd 25 (Rice Property)

Block Area 26.87 ha

Block	Area (ha)	Land Use	Population Density (persons/ha)	Population (persons)
A	10.62	Commercial	90	956
B	12.35	Light Industrial	125	1544
C	0.29	Commercial	90	26
-	3.61	Conservation Area	-	0
Total	26.87	-	-	2526

Population density per Halton Region Water and Wastewater Linear Design Manual, 2024 (Section 2.4, Table 2-2)

Design Criteria:

Average Daily Demand:	225	L/employee.day
Maximum Daily Demand Peaking Factor:	2.25	-
Peak Hourly Demand Peaking Factor:	2.25	-

Region of Halton 2022 Development Charges Background Study (December 2021), Table 2-2 and B-1

Domestic Water Demand:

Block A:

Average Daily Demand:	215055 L/day
	2.49 L/s
Maximum Daily Demand:	483874 L/day
	5.60 L/s
Peak Hourly Demand:	483874 L/day
	5.60 L/s

Block B:

Average Daily Demand:	347344 L/day
	4.02 L/s
Maximum Daily Demand:	781523 L/day
	9.05 L/s
Peak Hourly Demand:	781523 L/day
	9.05 L/s

Block C:

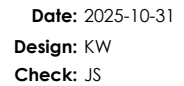
Average Daily Demand:	5873 L/day
	0.07 L/s
Maximum Daily Demand:	13213 L/day
	0.15 L/s
Peak Hourly Demand:	13213 L/day
	0.15 L/s

Conservation Area:

Average Daily Demand:	0 L/day
	0.00 L/s
Maximum Daily Demand:	0 L/day
	0.00 L/s
Peak Hourly Demand:	0 L/day
	0.00 L/s

Domestic Water Demand:

Average Daily Demand:	568271 L/day
	6.58 L/s
Maximum Daily Demand:	1278610 L/day
	14.80 L/s
Peak Hourly Demand:	1278610 L/day
	14.80 L/s



**Water Supply for Public Fire Protection - 2020
 Fire Underwriters Survey**

Part II - Guide for Determination of Required Fire Flow

4. Exposure - To the value obtained in No. 2, a percentage should be added for structures exposed within 45 metres by the fire area under consideration. The percentage shall depend upon the height, area, and construction of the building(s) being exposed, the separation, openings in the exposed building(s), the length and height of exposure, the provision of automatic sprinklers and/or outside sprinklers in the building(s) exposed, the occupancy of the exposed building(s) and the effect of hillside locations on the possible spread of fire.

Separation	Charge	Separation	Charge
0 to 3 m	25%	20.1 to 30 m	10%
3.1 to 10 m	20%	> 30 m	0%
10.1 to 20 m	15%		

Exposed buildings

Name	Distance (m)	Charge (%)	Surcharge (L/min)
E	> 30	0%	-
W	> 30	0%	-
N	> 30	0%	-
S	> 30	0%	-

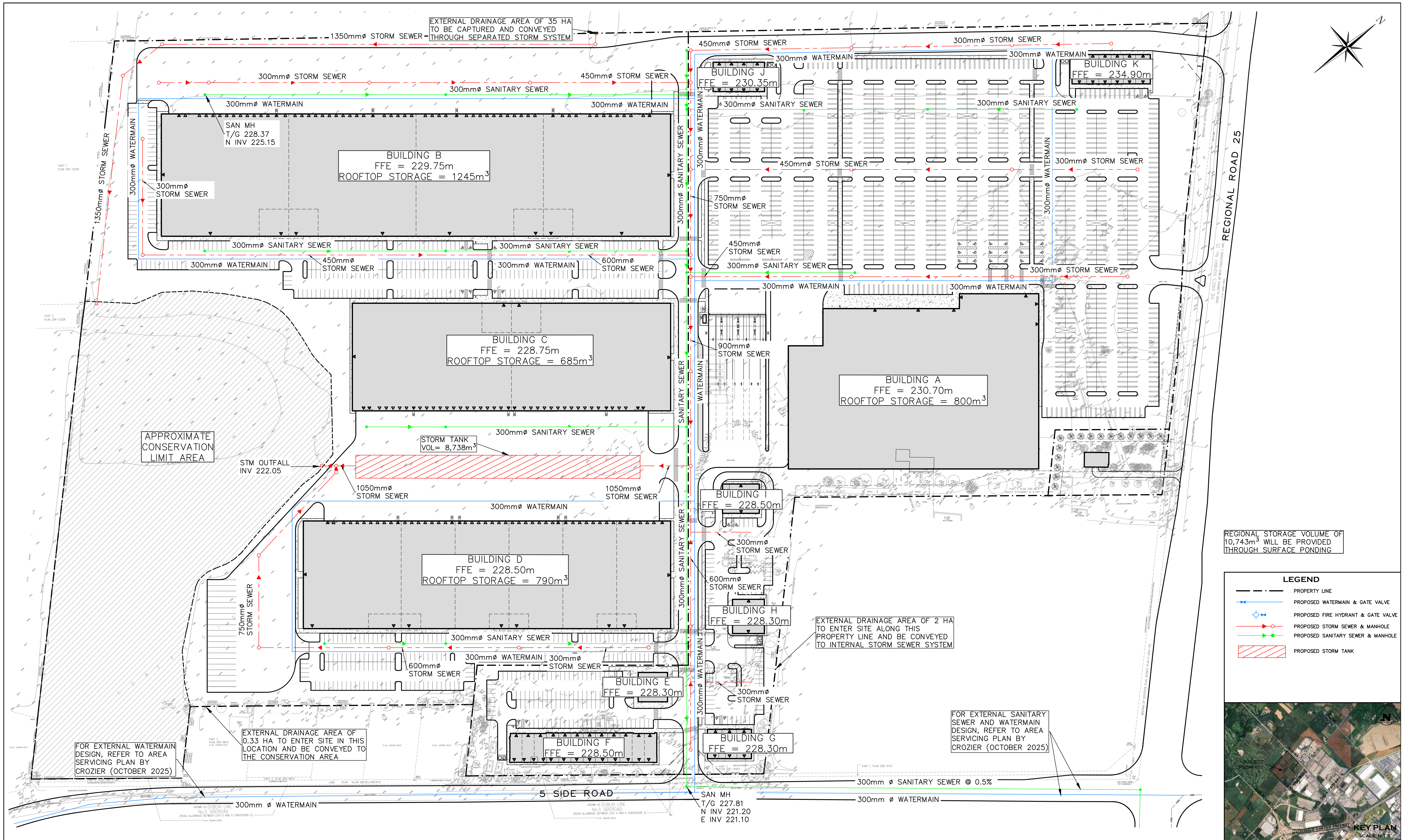
0 L/min Surcharge

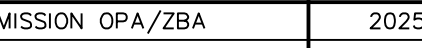




Determine Required Fire Flow

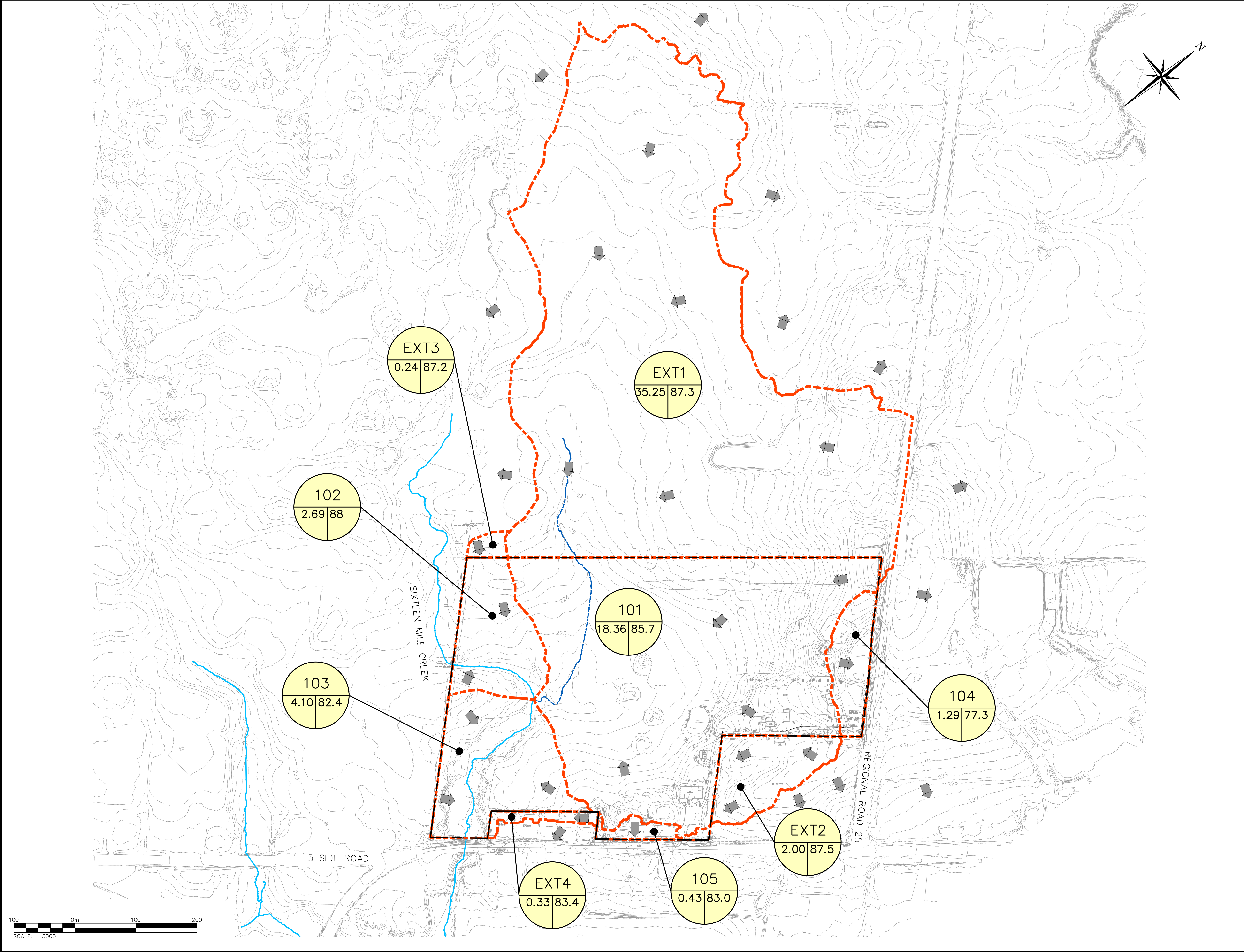
No. 1	27,354
No. 2	-4,103 reduction
No. 3	-9,300 reduction
No. 4	0 surcharge

Required Flow: 13,951 L/min
 Rounded to nearest 1000 L/min: 14,000 L/min or 233.3 L/s
 3,698 USGPM

FIGURES



<p>THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE MODIFICATION AND/OR REPRODUCTION OF ANY PART OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM THIS OFFICE.</p> <p>THE DIGITAL FILES CONTAIN INTELLECTUAL AND DIGITAL DATA PROPERTY THAT IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO C.F. CROZIER & ASSOCIATES INC. PRIOR TO CONSTRUCTION.</p> <p>THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.</p> <p>ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.</p> <p>DO NOT SCALE DRAWINGS.</p>		<p>BENCHMARKS</p> <p>ELEVATIONS ARE GEODETIC AND ARE REFERRED TO TOWN OF HALTON HILLS. BENCHMARK NO. 00820238111 HAVING AN ELEVATION OF 215.710. BEARING ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN), UTM ZONE 17, NAD 83 (CSRS) (2010.0)</p> <p>ORP A NORTH 4 820 846.69 EAST 586 664.74 ORP B NORTH 4 821 205.33 EAST 586 946.53</p> <p>COORDINATES ARE UTM ZONE 17, NAD 83 (CSRS) (2010.0)</p> <p>SURVEY COMPLETED BY WAMBA SURVEYING. (2025/SEPT/04). REFERENCE NO. 25-052</p> <p>SITE PLAN NOTES</p> <p>DESIGN ELEMENTS ARE BASED ON SITE PLAN PROVIDED BY TURNER FLEISCHER ARCHITECTS INC. PROJECT NO. 25.117P01</p>		<p>Town</p> <p></p> <p>HALTON HILLS</p>		<p>Region</p> <p></p> <p>THE REGIONAL MUNICIPALITY OF HALTON</p> <p>FILE NUMBER</p> <p>DESIGN OF SANITARY, WATER SERVICES & REGIONAL ROAD WORKS APPROVED SUBJECT TO BE IN ACCORDANCE WITH THE CONSTRUCTION CONFORMING TO HALTON REGIONAL STANDARDS & REGULATIONS & LOCATION APPROVAL FROM AREA MUNICIPALITY</p> <p>LEGISLATIVE AND PLANNING SERVICES DEPARTMENT</p> <p>DATE</p>		<table><tr><th>No.</th><th>ISSUE</th><th>DATE: YYYY/MM/DD</th></tr><tr><td>0</td><td>ISSUED FOR FIRST SUBMISSION OPA/ZBA</td><td>2025/10/31</td></tr></table>		No.	ISSUE	DATE: YYYY/MM/DD	0	ISSUED FOR FIRST SUBMISSION OPA/ZBA	2025/10/31	<p>Engineer</p> <p></p> <p>J.M. SCOTT 100214964 OCT 31 2025 PROVINCE OF ONTARIO</p>		<p>Engineer</p> <p></p> <p>K.L. WEIL 100547824 OCT 31 2025 PROVINCE OF ONTARIO</p>		<p>Project</p> <p>9094 REGIONAL ROAD 25 TOWN OF HALTON HILLS</p> <p>Drawing</p> <p></p> <p>CROZIER</p> <p>SITE SERVICING PLAN</p>		<p>Drawn By K.W./V.M. Design By K.W./V.M. Scale 1:1000 Project 2022-7556</p> <p>Check By J.S. Check By J.S. Sheet Drawing C102</p>	
No.	ISSUE	DATE: YYYY/MM/DD																					
0	ISSUED FOR FIRST SUBMISSION OPA/ZBA	2025/10/31																					



LEGEND	
	MAJOR CONTOURS (1.00 m)
	MINOR CONTOURS (0.50 m)
	PROPERTY BOUNDARY
	WATERCOURSE CENTRELINE
	EXISTING HEADWATER DRAINAGE FEATURE
	EXISTING DRAINAGE CATCHMENT
	OVERLAND DRAINAGE ARROW

104	
1.30	77.4
CATCHMENT I.D. AREA (ha) SCS CURVE NUMBER, CN	

NOTE: CN VALUES FOR STANDHYDs ARE CALCULATED FOR THE PVIOUS AREA OF THE CATCHMENT

- SURVEY NOTES:
- SITE SURVEY COMPLETED BY WAHBA SURVEYING, DATED SEPTEMBER 2025 (CGVD-1928:1978). ELEVATIONS AS SHOWN HEREIN ARE GEODETIC AND ARE REFERRED TO THE TOWN OF HALTON HILLS, BENCH MARK No. 00820238111, HAVING AN ELEVATION OF 215.710 METERS, LOCATED AT NORTHEAST CORNER OF STEELES AVENUE AND TENTH LINE.
 - EXTERNAL LIDAR OBTAINED FROM THE HIGH RESOLUTION DIGITAL ELEVATION MODEL BY NATURAL RESOURCES CANADA (SEPTEMBER 2025). VERTICAL DATUM CONVERTED FROM CGVD-2013 TO CGVD-1928.78 USING +0.404 m ADJUSTMENT.

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- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.

No.	ISSUE	DATE: YYYY/MM/DD
0	ISSUED FOR 1st SUBMISSION	2025/10/31

Engineer

Engineer

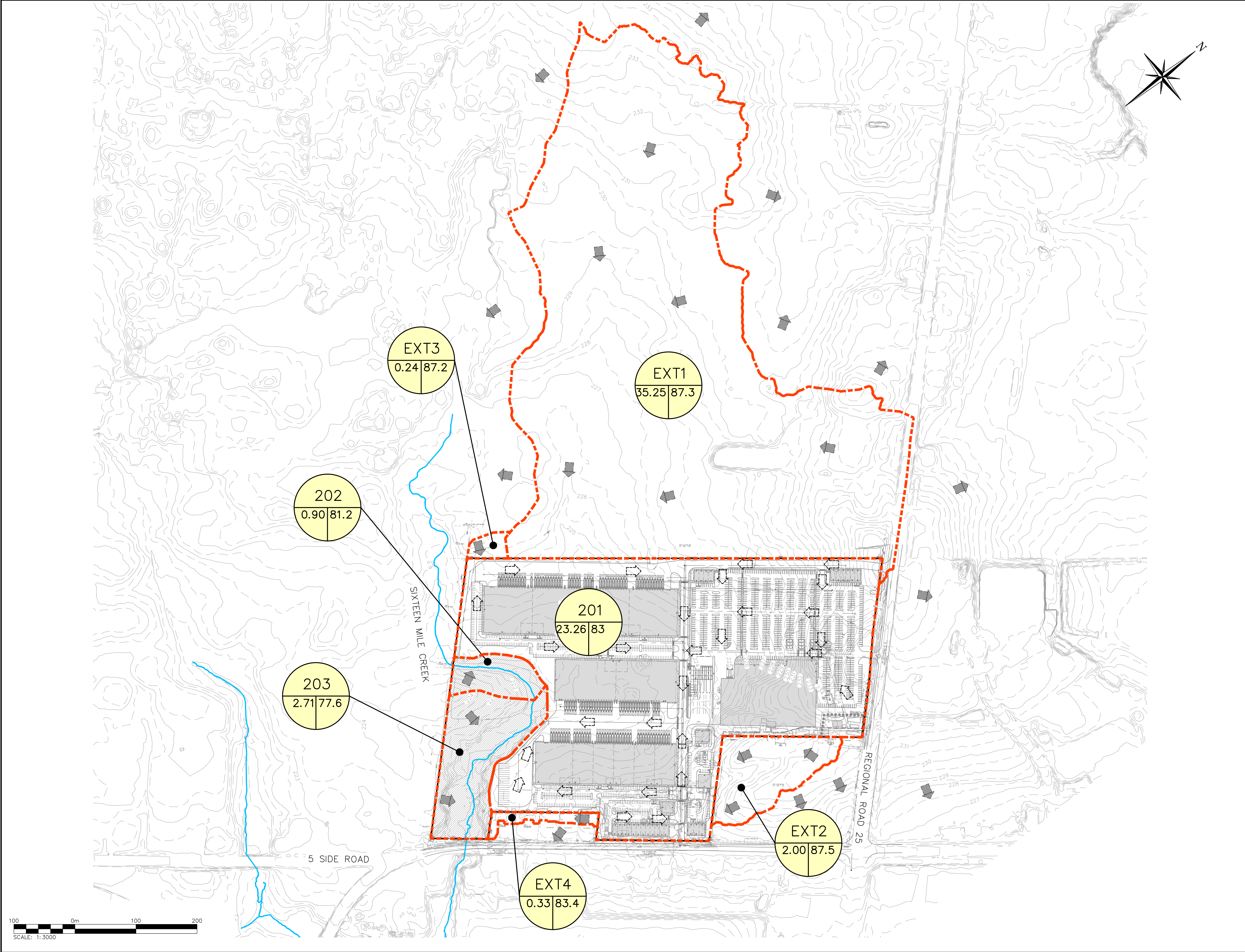
Project

9094 REGIONAL ROAD 25
TOWN OF HALTON HILLS

Drawing

PRE-DEVELOPMENT DRAINAGE AREA PLAN

Drawn By	S.K.	Design By	I.F.	Project	2022-7556
Check By	I.F.	Check By	R.S.A.	Drawing	FIG 3



LEGEND

- EX MAJOR CONTOURS (1.00 m)
- EX MINOR CONTOURS (0.50 m)
- PROPERTY BOUNDARY
- WATERCOURSE CENTRELINE
- PROPOSED DRAINAGE CATCHMENT
- EXISTING OVERLAND DRAINAGE ARROW
- PROPOSED OVERLAND FLOW ARROW

104
CATCHMENT I.D.
AREA (ha) | SCS CURVE NUMBER, CN


NOTE: CN VALUES FOR STANDHYDs ARE CALCULATED FOR THE PERVIOUS AREA OF THE CATCHMENT

- SURVEY NOTES:**
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Engineer




Engineer

Project

9094 REGIONAL ROAD 25
TOWN OF HALTON HILLS

Drawing

POST-DEVELOPMENT DRAINAGE AREA PLAN



Drawn By	S.K.	Design By	I.F.	Project	2022-7556
Check By	I.F.	Check By	R.S.A.	Drawing	FIG 4