DATE July 9, 2025 **Project No.** 221-09821-00

SCOPED EIS ADDENDUM – 1765-1775 Thorny Brae Pl., Mississauga, ON.

Introduction & Scope

WSP Canada Inc. (WSP, formerly MMM Group Limited) has been retained by Mississauga Road Properties Inc. to prepare an addendum to the previously supported Scoped Environmental Impact Study (EIS; WSP 2019) in accordance with the comments provided by City of Mississauga in March 2024, and with respect to the proposed development at 1765-1775 Thorny Brae Place, Mississauga (the Subject Property).

Scope of work for the current addendum is as follows:

- Field surveys to update existing conditions, completed by WSP on:
    - September 14, 2022
    - September 20, 2022
    - October 12, 2022
    - November 15, 2024
    - June 12, 2025
- Review of updated site plans and associated technical documentation:
    - Registered Plan (Schaeffer Dzaldov Purcell Ltd.; February 10, 2025)(Attachment A)
    - Servicing Plan, Drawing CV-2 (MGM Consulting Inc.; June 23, 2025) (Attachment B)
    - Grading Plan, Drawing CV-1 (MGM Consulting Inc.; June 23, 2025) (Attachment B)
    - Details Plan, Drawing CV-4 (MGM Consulting Inc.; June 23, 2025) (Attachment B)
    - Arborist Report (BTI; June 2025)
    - Tree Protection Plan (BTI; January 2025)
    - Landscape Concept Plan (BTI; June 19, 2025)
    - Architectural Drawings (Chamberlain Architect Services Limited; June 13, 2025)
- Review of previous Scoped EIS conclusions and recommendations in consideration of updated plans and technical documentation.

Existing Natural Heritage Conditions 2025

Based on the field surveys completed in 2022, 2024 and 2025, site conditions are consistent with those documented in the 2019 Scoped EIS, with some minor changes (i.e., tree maturation or decline, successional shrub regeneration, maintenance / garbage cleanup around existing houses, and clearing associated with the sewer and outfall installation). There are no changes to the mapped ELC vegetation communities[1] or wildlife habitat as shown of Figures 3 and 4 of the Scoped EIS (WSP 2019) (Attachment C). The four existing homes and access road are still present as of June 2025 and interim erosion & sediment control (ESC) / vegetation protection fencing is still installed / functional at the east development limit, though should be inspected regularly and repaired as needed.

There are no findings from the 2022, 2024 or 2025 field work that result in changes to policy compliance assessment, conclusions or recommendations in the 2019 Scoped EIS.

As documented in the Arborist Report (BTI 2025), the development envelope is dominated by planted and / or non-native tree species such as Russian Olive (*Elaeagnus angustifolia*), Siberian Elm (*Ulmus pumila*), Austrian Pine (*Pinus nigra*), Colorado Blue Spruce (*Picea pungens*), Domestic Apple (*Malus* spp.), European White Elm (*Ulmus laevis*), White Mulberry (*Morus alba*), Amur Maple (*Acer ginnala*), Scots Pine (*Pinus sylvestris*), Small-leaved Linden (*Tilia cordata*), Black Poplar (*Populus nigra*), Norway Maple (*Acer platanoides*) and Sweet Cherry (*Prunus avium*). Some native trees are also present e.g., Green Ash (*Fraxinus pensylvanica*), Manitoba Maple (*Acer negundo*), Black Walnut (*Juglans nigra*), American Elm (*Ulmus americana*), Eastern White Cedar (*Thuja occidentalis*) and Trembling Aspen (*Populus tremuloides*).

Proposed Development

The proposed development consists of 11 blocks of 3-storey stacked townhouses; a single internal access road; parking; and amenity spaces. Stormwater management (SWM) is provided by the previously installed storm sewer and outfall to the Credit River (2018), as part of the approved subdivision agreement under file number T-09002M (4601 Mississauga Road). Refer to the Functional Servicing and Stormwater Management Report (MGM; June 24, 2025) for details.

The proposed development respects the previously established ***development constraint limit*** (per Section 5.2.2 of the Scoped EIS) and no grading is proposed beyond that development limit (see DWG CV-1; MGM June 2025, included in Attachment B). Based on the updated site surveys, no change to the approved *development constraint limit* is proposed.

Per the Arborist Report (BTI 2025), all trees within the development envelope are proposed for removal. Most are non-native / planted and many of these trees are already in poor condition or dead. In addition, there are several trees proposed for removal along the property boundary with the city-owned boulevards; many of those trees are

[1] Noting that some cultural communities (CUM1-1, CUW1, CUT1-1) have expanded or contracted slightly since 2019

dead. Healthy trees in those areas require removal for grading and construction. Trees on adjacent lands owned by others to the south and within the retained natural area east of the development limit will be retained and protected by proposed tree protection hoarding or continued maintenance of the existing fence.

Key elements of the proposed project activities as documented in Section 5.3 of the Scoped EIS are confirmed, with some updates regarding tree removals (as per the updated Arborist Report and Tree Protection Plan; June 2025). The other items, as below, still apply:

- Prior to any construction, ESC fencing and vegetation protection fencing are to be installed at the limits of grading. Refer to Drawing CV-1 Erosion and Sediment Control Plan (MGM 2025) and Figure 10 of the Arborist Report (BTI 2025).
- Design / details of the restoration and enhancement works within the future valley buffer and contiguous tablelands, as discussed in the ***Woodland Enhancement Strategy*** (Appendix M of the Scoped EIS), should be finalized and implemented. That strategy includes: retention of existing higher quality woodland (FOD7-1 and CUS vegetation communities), including snags; removal of woodland south of the SWM easement (west portion of Unit 5c and 6b); creation of new woodland habitat north of the SWM easement – via native species plantings and retention of non-invasive tree species; invasive species control within retained woodland areas and proposed restoration areas; woodland enhancement plantings with native species; seed collection of Virginia Stickseed and dispersal through enhancement areas; salvage of logs, rootwads and brush from areas of tree removal; installation of additional wildlife habitat elements + retention of existing habitat; closure of the informal pedestrian trail; and garbage removal.
- Tree removals to be undertaken in compliance with the Migratory Birds Convention Act (MBCA), and in consideration of potential SAR bat habitat (i.e., removal during the non-active bat period from December 1 to March 31 to prevent harm to individuals).
- For trees recommended for removal due to construction, compensation in accordance with City requirements will be determined as a condition of approval. Refer to the Landscape Concept Plan (BTI 2025).

Additional mitigation measures as documented in Section 7.1 of the Scoped EIS are confirmed,

- Implementing a post-construction biological monitoring plan, as per the *Woodland Enhancement Strategy*; two years of post-construction monitoring of plantings, invasive species, breeding bird use and general woodland health.
- Installing permanent fencing at the development / retained natural area interface - to restrict uncontrolled access to the valleylands and prevent rear yard 'creep' into the natural area. See Drawings CV-1 and CV-4 (MGM 2025) for details.
- Signage identifying the presence of a ‘sensitive natural area’ is recommended at regular intervals along the development / valley interface.

- Implementation of the recommended SWM strategy, with refinements at detailed design, which will maintain water inputs to the channel / Credit River and mitigate potential erosion and sedimentation in downstream receiving areas.
- Implementation of best management practices (BMPs) during construction:
    - Erosion and Sediment Control (ESC) Plan including ESC fencing installed at grading limits prior to and throughout construction; see Drawings CV-1 and CV-4 (MGM 2025).
    - Installation of vegetation protection fencing, coincident with the ESC fencing, prior to and throughout construction. See Figure 10 of the Arborist Report (BTI 2025) for details.
    - Guidelines for heavy equipment use to reduce potential for damage to natural areas (mechanical damage to trees, soils compaction etc.);
    - Follow the Clean Equipment Protocol for Industry (Ontario Invasive Plant Council 2013).

Conclusion

In consideration of all of the above, and with implementation of all recommended protection, mitigation and enhancement measures, the development can be undertaken as proposed while protecting retained / adjacent environmental features and their functions.

WSP Canada Inc.

Corey Burt, MSc.
Ecologist

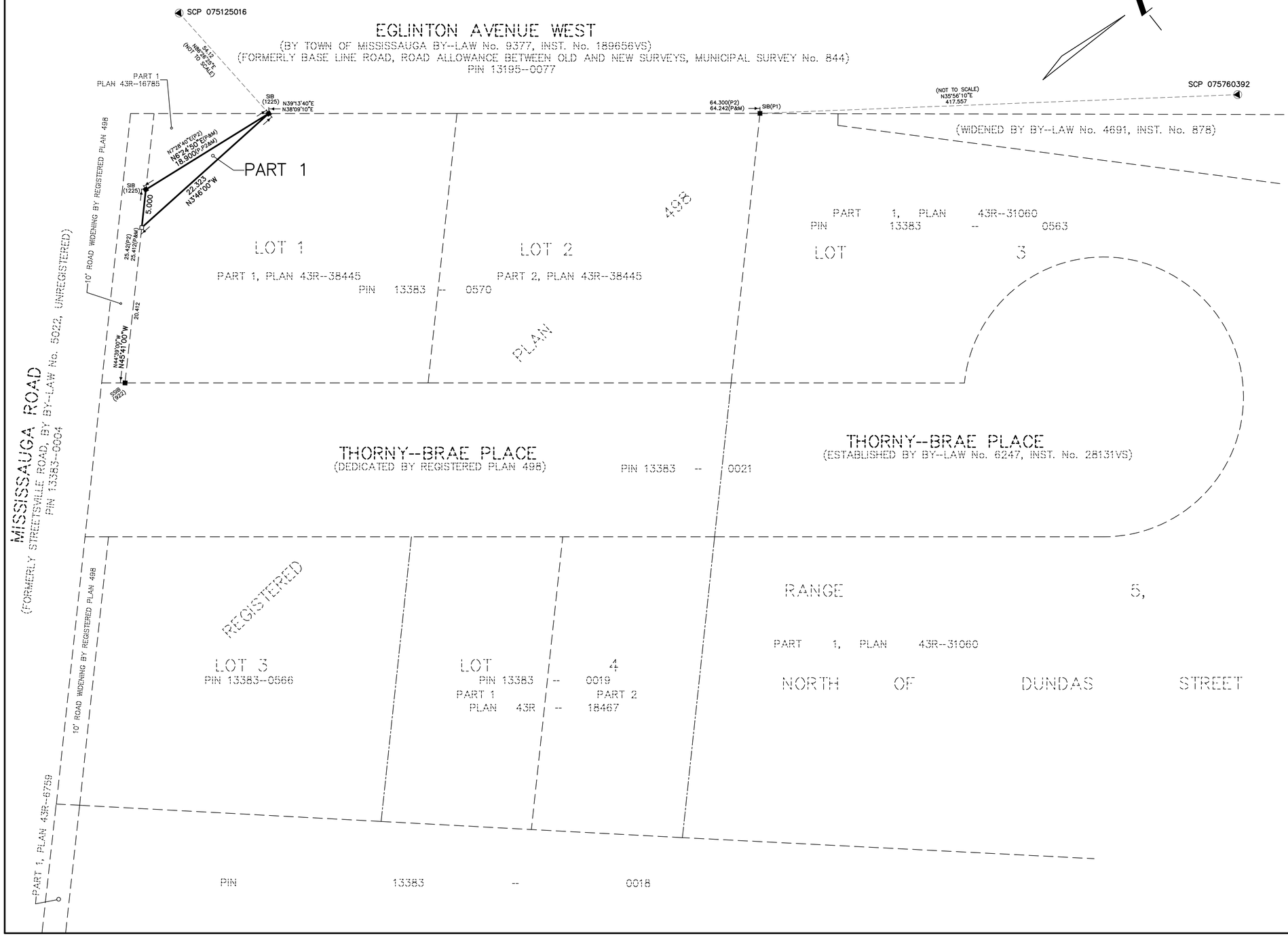
Jeff Gross, MSc.
Senior Ecologist

Attachments:

Attachment A – Registered Plan
Attachment B – Servicing Plan
Attachment C – Scoped EIS Figures 3 & 4 (2019)

Attachment A
Registered Plan

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



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

DATE _ _ _ _ _ _ _ _, 2025.

OPHIR N. DZALDOV
ONTARIO LAND SURVEYOR

PLAN 43R–

RECEIVED AND DEPOSITED

DATE _ _ _ _ _ _ _ _ _ _

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL No. 43

SCHEDULE

PART	LOT	PLAN	PIN	AREA (m^2)
1	PART OF 1	498	PART OF 13383–0570	37.3

PLAN OF SURVEY OF
PART OF LOT 1
REGISTERED PLAN 498
(GEOGRAPHIC TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300

10 5 0 10 20 30 METRES

SCHAEFFER DZALDOV PURCELL LTD.

NOTES

□	DENOTES	PLANTED MONUMENT
■	"	FOUND MONUMENT
SIB	"	STANDARD IRON BAR
IB	"	IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
P	"	PLAN 43R–38445
P1	"	REGISTERED PLAN 498
P2	"	PLAN 43R–16785
M	"	MEASURED
922	"	SCHAEFFER DZALDV PURCELL LTD.
1225	"	D.B. SEARLES, O.L.S.

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 075125016 AND 075760392, UTM ZONE 17, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999713.

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID.	NORTHING	EASTING
SCP 075125016	4824783.177	605284.687
SCP 075760392	4825175.088	605623.335

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE DAY OF , 2025.

DATE :

OPHIR N. DZALDOV
ONTARIO LAND SURVEYOR

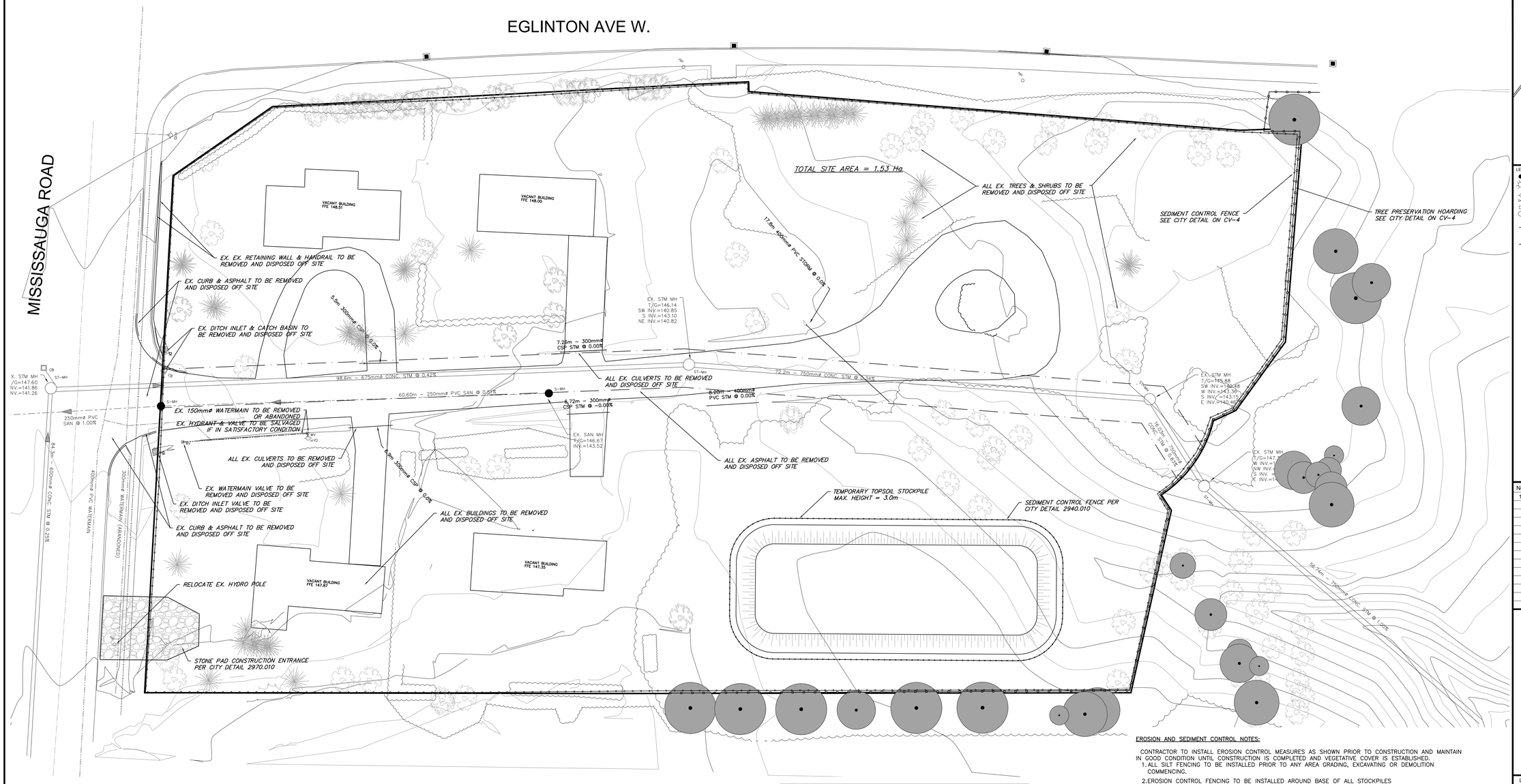
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER _____.

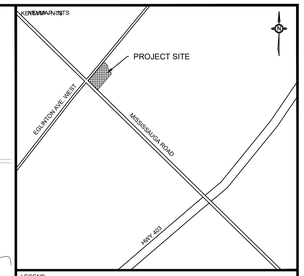
SCHAEFFER DZALDOV PURCELL LTD.
ONTARIO LAND SURVEYORS
64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL (416)987–0101

CALC. SL	DRAWN: ACAD/LW	CHECKED :	SCALE 1:300	JOB No. 23–425–01

PLOT SIZE: 18X30 FEBRUARY 10, 2025

Attachment B
Servicing and Grading Plans





LEGEND

- HP - EXISTING HYDRO POLE
- LS - EXISTING LIGHT STANDARD
- HYD - EXISTING FIRE HYDRANT
- WV - EXISTING WATER VALVE
- CB - EXISTING CATCHBASIN
- MH - EXISTING MANHOLE
- PROPOSED SILT FENCE
- PROPOSED TREE PRESERVATION HOARDING

No.	DATE	DRAWING ISSUE DESCRIPTION
1	2025 06 23	FIRST SUBMISSION

CITY OF MISSISSAUGA NOTES:

a) ALL SEDIMENT CONTROL FENCING IS TO BE ERECTED PRIOR TO THE COMMENCEMENT OF ANY SITE GRADING OPERATIONS. AS PER CITY OF MISSISSAUGA STANDARD 2940.01
b) ALL CATCHBASINS WITHIN LANDSCAPED AREAS TO HAVE SEDIMENT BARRIER (CITY OF MISSISSAUGA STANDARD 2930.02 OR 2930.03) ERECTED IMMEDIATELY AFTER CATCHBASIN INSTALLATION. SEDIMENT PROTECTION BARRIER TO BE MAINTAINED ON A REGULAR BASIS OR TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
c) ALL ROADSIDE CATCHBASINS TO HAVE SEDIMENT PROTECTION AS PER CITY OF MISSISSAUGA STANDARD 2930.04 INSTALLED IMMEDIATELY AFTER CATCHBASIN INSTALLATION. SEDIMENT PROTECTION BARRIER TO BE MAINTAINED ON A REGULAR BASIS OR TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
d) CONSTRUCTION SEQUENCE:
   - INITIAL SEDIMENT CONTROL INSTALLATION
   - SITE GRADING OPERATIONS
   - UNDERGROUND SERVICING OPERATIONS
   - BUILDING CONSTRUCTION
   - FINAL GRADING OPERATIONS
e) IF SITE CONSTRUCTION ACTIVITIES ARE INTERRUPTED AND/OR INACTIVITY EXCEEDS 30 DAYS, ALL STRIPPED AND/OR BARE SOIL AREAS ARE TO BE STABILIZED BY SODDING/SEEDING/MULCHING OR OTHER APPROVED METHOD, TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
f) THIS CONTROL PLAN IS PREPARED FOR SUBMISSION TO THE CITY MISSISSAUGA IN CONJUNCTION WITH AN APPLICATION FOR EROSION AND SEDIMENT CONTROL PERMIT NO. ____UNDER THE EROSION AND SEDIMENT CONTROL BY-LAW NO 512-91, AS AMENDED.
g) ALL EROSION AND SEDIMENT CONTROL MEASURE ARE TO BE REGULARLY INSPECTED AND MAINTAINED, AS REQUIRED, TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
h) DURING ALL CONSTRUCTION PHASES, MUD TRACING CONTROL, CONSISTING OF FLUSHING AND SWEEPING ROADS, IS TO BE PROVIDED FOR ALL ROADS, AS WARRANTED, IN ACCORDANCE WITH THE CITY OF MISSISSAUGA MUD TRACKING CONTROL POLICY.

NOTE:

CONTRACTOR TO CONTACT MGM CONSULTING INC. IMMEDIATELY SHOULD THERE BE ANY CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED GRADING AND/OR SERVICING DESIGN, OR CONFLICTS IN CONSTRUCTING THE WORK AS PER THE INTENT OF THE APPROVED DESIGN PRIOR TO CONSTRUCTION.

NOTE:

1. ALL WORK TO CONFORM TO THE LATEST MUNICIPAL STANDARDS AND SPECIFICATIONS AS WELL AS THE LATEST ADOPTED ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
2. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER TO SATISFACTION OF THE MUNICIPALITY AND MGM CONSULTING INC.
3. CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING SERVICES AND UTILITIES PRIOR TO AND DURING CONSTRUCTION
4. CONTRACTOR TO LOCATE AND CONFIRM ALL EXISTING UTILITIES AND SERVICE INFORMATION PRIOR TO CONSTRUCTION
5. CONTRACTOR TO ENSURE ADEQUATE CLEARANCE FROM ALL EXISTING SERVICES AND UTILITIES
6. CONTRACTOR TO CONFIRM ALL EXISTING INVERTS PRIOR TO INTERNAL SERVICING.
7. CONTRACTOR TO CONFIRM THE PAVEMENT STRUCTURE THICKNESS' BASED ON THE GEOTECHNICAL REPORT.

EROSION AND SEDIMENT CONTROL NOTES:

CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND VEGETATIVE COVER IS ESTABLISHED.

1. ALL SILT FENCING TO BE INSTALLED PRIOR TO ANY AREA GRADING, EXCAVATING OR DEMOLITION COMMENCING.
2. EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES
3. EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MANHOLE AND CATCHBASINS
4. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
5. EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED.
6. NO ALTERNATIVE METHODS OR EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER
7. CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF SEDIMENT RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.
8. CONTRACTOR MUST REMOVE EROSION AND SEDIMENTATION FENCING PRIOR TO COMPLETION OF PROJECT. CONTRACTOR TO HAVE EROSION AND SEDIMENTATION FENCE INSPECTED WHEN VEGETATION HAS ESTABLISHED, BUT PRIOR TO FENCE BECOMING OVERGROWN. ENGINEER'S REPRESENTATIVE TO DETERMINE IF VEGETATION HAS REACHED THE CRITICAL POINT AND WILL THEN INSTRUCT CONTRACTOR TO REMOVE FENCE.
9. FOR DETAILS OF ALL ELECTRICAL REMOVALS INCLUDING LIGHT STANDARDS, AND UNDERGROUND DUCT AND WIRING, REFER TO ELECTRICAL DRAWINGS
10. FOR DETAILS ON TREE REMOVALS, AND PROTECTION REFER TO LANDSCAPING DRAWNIGS

MAINTENANCE RECOMMENDATIONS

1. EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 THE HEIGHT OF THE FENCE.
2. OWNERS REPRESENTATIVE TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.

EROSION & SEDIMENT CONTROL SEQUENCES:

1. INSTALL CONSTRUCTION ENTRANCE MUD MAT
2. INSTALL SILT FENCE AROUND THE SITE PERIMETER. SINGLE ROW SILT FENCE DETAIL AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN ATTACHED,
3. DURING THE SERVICING CONSTRUCTION, LIMIT OPEN TRENCH LENGTHS TO MINIMIZE EROSION POTENTIAL,
4. DURING WORK STOPPAGES OR INCLEMENT WEATHER, PLUG ENDS OF OPEN SEWERS TO PREVENT DOWNSTREAM SEDIMENTATION
5. PROVIDE CATCHBASIN SEDIMENT PROTECTION ON ALL CATCHBASIN AND CATCHBASIN MANHOLES FOR THE DURATION OF CONSTRUCTION,
6. ENSURE SILT LADEN WATER FROM TRUCK WASH AREAS ARE DIRECTED TO AREAS PROTECTED BY A FILTER RING AND AT LEAST 15 METERS FROM A WATERCOURSE,
7. ALL SILT LADEN WATER DURING DEWATERING OF TRENCHES TO BE DIRECTED TO AN AREA PROTECTED BY A FILTER RING OR TO A GEOTEXTILE FILTER BAG. FILTRATION TO BE A MINIMUM OF 15 METERS FROM A WATERCOURSE.
8. PROVIDE DUST CONTROL DURING DRY PERIODS AS DIRECTED BY THE SITE ENGINEER OR CONSERVATION
9. SWEEP EXTERNAL STREETS AS DIRECTED BY THE ENGINEER OR CONSERVATION.
10. FOLLOWING BASE COURSE ASPHALT, CATCHBASINS TO BE REWRAPPED WITH GEOTEXTILE.
11. PERIODIC STREET CLEANING AND CATCHBASIN CLEANOUT TO BE PERFORMED AS REQUIRED.

LEGAL AND TOPOGRAPHICAL SURVEY PROVIDED BY:

SCHAEFFER DZALDOV BENNETT LTD.
JOB NO. 15-155-01, DATED JULY 21, 2015.

SITE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE REFERRED TO CITY OF MISSISSAUGA BENCHMARK No. 970, HAVING A PUBLISHED ELEVATION OF 148.702 METRES.

PROFESSIONAL ENGINEER
ANDREW J. HOLTZ
100517318
JUNE 23/2025
PROVINCE OF ONTARIO

MGM CONSULTING INC
Consulting Engineering & Project Management
555 Industrial Drive, Suite 201, Milton, Ontario L9T 5E1
Tel: (905)567-8678
Fax: (905)875-1339
Email: mgm@mgm.on.ca
www.mgm.on.ca

CLIENT:

KINGRIDGE DEVELOPMENTS

OWNER INFO:
NAME: DAN MARION
E-MAIL: dan@kingridgedevelopments.ca
MAIL ADDRESS: 1660 NORTH SERVICE Rd. EAST, SUITE 109-B
OAKVILLE ON L6H 7G3
PHONE: 416-277-7466

PROJECT:

THORNY BRAE TOWNHOUSE DEVELOPMENT
1775 THORNY BRAE PLACE MISSISSAUGA
ONTARIO

DRAWING:

REMOVALS & EROSION AND SEDIMENT CONTROL PLAN

DRAWN BY:	CHECKED BY:	JOB CAPTAIN:
BN	MLS	JB
SCALE: 1:300	PROJECT NO.: 2025-004	SHEET NO.: CV-1
CURRENT ISSUE: 1	CURRENT REV: -	

N:\Projects\2025-004\Working Folders\Drawings\2025-004_A1.dwg

EGLINTON AVE W.

MISSISSAUGA ROAD

BLOCK 1
3 STORY
STACKED
TOWNHOUSES
F.F.E.= 150.31

BLOCK 2
3 STORY
STACKED TOWNHOUSES
F.F.E.= 150.45

BLOCK 3
3 STORY
STACKED
TOWNHOUSES
F.F.E.= 150.46

BLOCK 4
3 STORY
STACKED
TOWNHOUSES
F.F.E.= 150.46

BLOCK 5
3 STORY
STACKED
TOWNHOUSES
F.F.E.= 150.48

BLOCK 6
3 STORY
STACKED
TOWNHOUSES
F.F.E.= 150.39

BLOCK 7
3 STORY
STACKED
TOWNHOUSES
F.F.E.= 150.40

BLOCK 8
3 STORY
STACKED
TOWNHOUSES
F.F.E.= 150.40

BLOCK 9
3 STORY
STACKED
TOWNHOUSES
F.F.E.= 150.45

BLOCK 10
3 STORY
STACKED
TOWNHOUSES
F.F.E.= 150.45

BLOCK 11
3 STORY
STACKED
TOWNHOUSES
F.F.E.= 150.45

GARBAGE AREA

BARRIER CURB & GUTTER PER OPSD 600.070. (TYP)

PROPOSED CONCRETE SIDEWALK

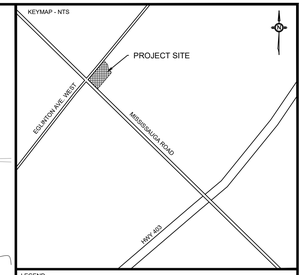
PROPOSED CONCRETE BARRIER CURB & GUTTER

2.0m WIDE CONCRETE SIDEWALK PER OPSD 310.010. (TYP)

MATCH TO EX. PROPERTY LINE GRADE 3:1 MAX. SLOPE

MATCH TO EX. PROPERTY LINE GRADE

KEYMAP - NTS

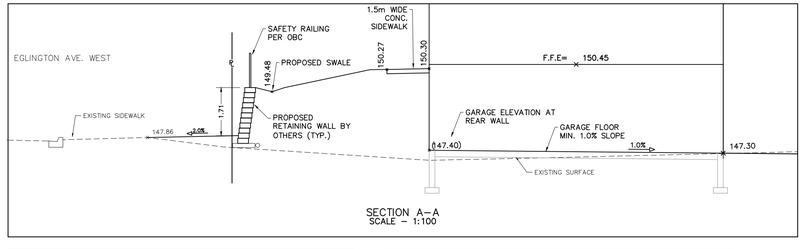


LEGEND

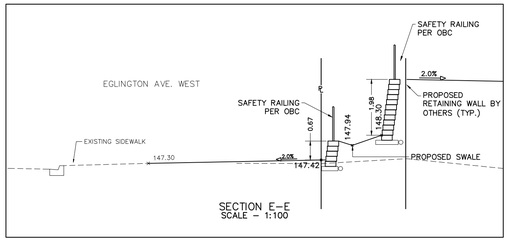
- HP - EXISTING HYDRO POLE
- LS - EXISTING LIGHT STANDARD
- FH - EXISTING FIRE HYDRANT
- WV - EXISTING WATER VALVE
- CB - EXISTING CATCHBASIN
- MH - EXISTING MANHOLE
- OH — EXISTING OVERHEAD HYDRO
- X — EXISTING FENCELINE
- CBMH - PROPOSED CB MANHOLE
- MH - PROPOSED STORM MANHOLE
- CB - PROPOSED CATCH BASIN
- MHA1 - PROPOSED SANITARY MANHOLE
- AD - PROPOSED AREA DRAIN
- 147.49 - PROPOSED GRADE ELEVATION
- 147.50 - EXISTING GRADE ELEVATION
- 2.0% - PROPOSED SLOPE
- PROPOSED MAJOR OVERLAND FLOW

No.	DATE	DRAWING ISSUE DESCRIPTION
1	2025 06 23	FIRST SUBMISSION

SECTION A–A
SCALE – 1:100



SECTION E–E
SCALE – 1:100



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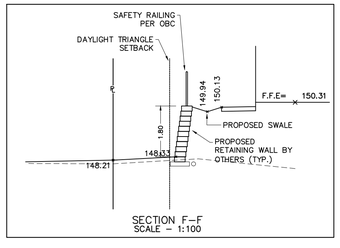

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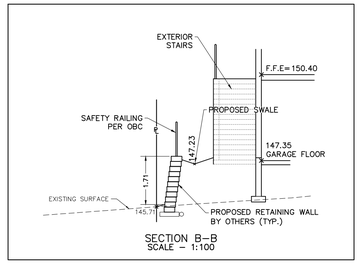
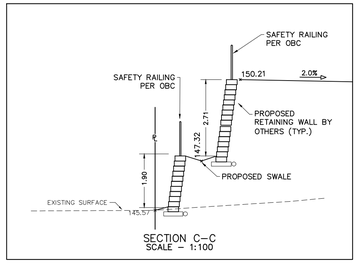
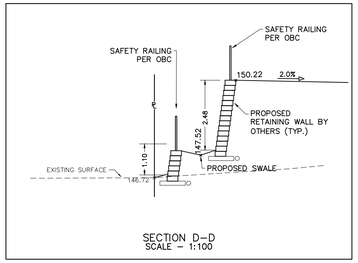
SCALE – 1:100



SECTION C–C
SCALE – 1:100



SECTION D–D
SCALE – 1:100



NOTE:
CONTRACTOR TO CONTACT MGM CONSULTING INC. IMMEDIATELY SHOULD THERE BE ANY CONFLICTS BETWEEN EXISTING CONDITIONS AND PROPOSED GRADING AND/OR SERVICING DESIGN, OR CONFLICTS IN CONSTRUCTING THE WORK AS PER THE INTENT OF THE APPROVED DESIGN PRIOR TO CONSTRUCTION.

NOTE:
1. ALL WORK TO CONFORM TO THE LATEST MUNICIPAL STANDARDS AND SPECIFICATIONS AS WELL AS THE LATEST ADOPTED ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
2. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER TO SATISFACTION OF THE MUNICIPALITY AND MGM CONSULTING INC.
3. CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING SERVICES AND UTILITIES PRIOR TO AND DURING CONSTRUCTION
4. CONTRACTOR TO LOCATE AND CONFIRM ALL EXISTING UTILITIES AND SERVICE INFORMATION PRIOR TO CONSTRUCTION
5. CONTRACTOR TO ENSURE ADEQUATE CLEARANCE FROM ALL EXISTING SERVICES AND UTILITIES
6. CONTRACTOR TO CONFIRM ALL EXISTING INVERTS PRIOR TO INTERNAL SERVICING.
7. CONTRACTOR TO CONFIRM THE PAVEMENT STRUCTURE THICKNESS' BASED ON THE GEOTECHNICAL REPORT.

LEGAL AND TOPOGRAPHICAL SURVEY PROVIDED BY:

SCHAEFFER DZALDOV BENNETT LTD.
JOB NO. 15-155-01, DATED JULY 21, 2015.

SITE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE REFERRED TO CITY OF MISSISSAUGA BENCHMARK No. 970, HAVING A PUBLISHED ELEVATION OF 148.702 METRES.

CONSULTANT:

MGM CONSULTING INC
Consulting Engineering & Project Management
555 Industrial Drive, Suite 201, Milton, Ontario L9T 5E1
Tel: (905)567-8678
Fax: (905)875-1339
Email: mgm@mgm.on.ca
www.mgm.on.ca

CLIENT:

KINGRIDGE DEVELOPMENTS

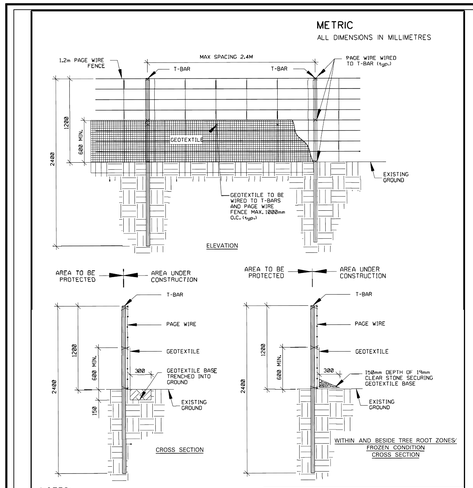
OWNER INFO:
NAME: DAN MARION
E-MAIL: dan@kingridgedevelopments.ca
MAIL ADDRESS: 1660 NORTH SERVICE Rd. EAST, SUITE 109-B
OAKVILLE ON L6H 7G3
PHONE: 416-277-7466

PROJECT:
THORNY BRAE TOWNHOUSE DEVELOPMENT
1775 THORNY BRAE PLACE MISSISSAUGA
ONTARIO

DRAWING:
SERVICING PLAN

DRAWN BY:	CHECKED BY:	JOB CAPTAIN:
BN	MLS	JB
SCALE: 1:300	PROJECT NO.: 2025-004	SHEET NO.: CV-2
CURRENT ISSUE: 1	CURRENT REV: -	

N:\Projects\2025-004\Working Folders\Drawings\2025-004 A2.dwg



NOTES:

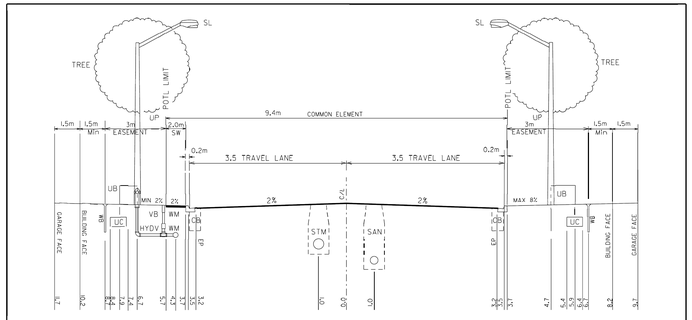
1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN LOCATES OF ALL EXISTING UTILITIES AND SERVICING PRIOR TO INSTALLING HOARDING.
3. DO NOT DAMAGE VISIBLE TREE ROOTS WHEN INSTALLING T-BARS.
4. GEOTEXTILE TO WOVEN OR NON WOVEN, MINIMUM EQUIVALENT OPENING SIZE IS 0.15mm AND MAXIMUM EQUIVALENT OPENING SIZE IS 0.25mm.
5. GEOTEXTILE TO HAVE HORIZONTAL OVERLAP OF 1000mm MINIMUM AT JOINTS.
6. HOARDING MUST BE MAINTAINED IN SOUND CONDITION THROUGH ALL PHASES OF CONSTRUCTION UNTIL APPROVAL TO REMOVE HOARDING IS OBTAINED FROM THE COMMUNITY SERVICES DEPARTMENT.

MISSISSAUGA Transportation and Works

STANDARD

SEDIMENT CONTROL FENCE

EFF. DATE	2002-01-01	SCALE	N.T.S.
REV.			STANDARD No. 2940.010



LEGEND

EP - EDGE OF PAVEMENT
CB - CATCH BASIN
CURB - CURB OR CURB AND GUTTER
CL - CENTRELINE
GAS - GAS MAIN
HYD - FIRE HYDRANT
HYDV - FIRE HYDRANT VALVE
PWV - PRIVATE WATER VALVE
PL - PROPERTY LINE
POTL - PARCEL OF TIED LAND
SL - STREETLIGHT
SW - SIDEWALK
SAN - SANITARY SEWER
STM - STORM SEWER
UB - UTILITY BOX (HYDRO,TELECOMMUNICATIONS)
UC - UTILITY CORRIDOR (HYDRO,TELECOMM,GAS,SL)
UP - UTILITY POLE
WM - WATERMAIN
WB - WATERBOX
VB - VALVEBOX

NOTES

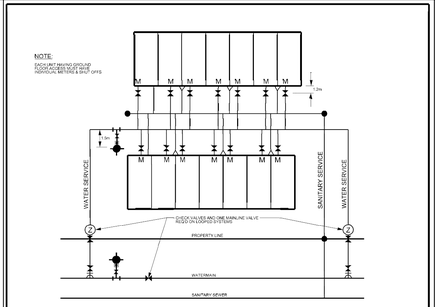
1. HYDRO, TELECOMMUNICATIONS, GAS AND SL CORRIDOR TO HAVE A MINIMUM COVER OF 0.965m.
2. WATERMAIN TO HAVE A MINIMUM COVER OF 1.7m.
3. IF UTILITIES CANNOT BE INSTALLED ACCORDING TO THIS STANDARD THEY ARE TO BE INSTALLED AS CLOSE AS POSSIBLE TO THE PRESCRIBED LOCATION SUBJECT TO THE APPROVAL OF THE TRANSPORTATION AND WORKS DEPARTMENT OF THE CITY OF MISSISSAUGA
4. A 0.4m - 0.6m CLEARANCE MUST BE MAINTAINED BETWEEN CABLES AND HYDRANTS.
5. A 0.3m CLEARANCE MUST BE MAINTAINED BETWEEN WATERMAINS AND UTILITY POLES.
6. ROAD WIDTH IS MEASURED FROM FACE OF CURB TO FACE OF CURB AS DEFINED ON OPSD CURB & GUTTER STD. 600.040. PAVEMENT WIDTH IS MEASURED FROM EDGE OF PAVEMENT (EP) TO EDGE OF PAVEMENT (EP).
7. FOR LOCATION OF GAS MAIN WITHIN UTILITY CORRIDOR REFER TO STD. 2210.050
8. HYDRO TRANSFORMER MUST BE LOCATED AT A MINIMUM OF 3.0m FROM ANY DOORS AND/OR WINDOWS
9. SIDEWALK DETAIL MUST BE AODA COMPLIANT.
10. FOR DRIVEWAY ENTRANCE DETAIL REFER TO STD 2210.58.

METRIC
ALL DIMENSIONS IN METRES

MISSISSAUGA

PRIVATE ROAD CROSS SECTION FOR A COMMON ELEMENT CONDOMINIUM WITH OFF-STREET PARKING

EFF. DATE Feb. 2011		SCALE	N.T.S.
REV. 1	Dec. 2015	STANDARD No. 2211.55	



LEGEND

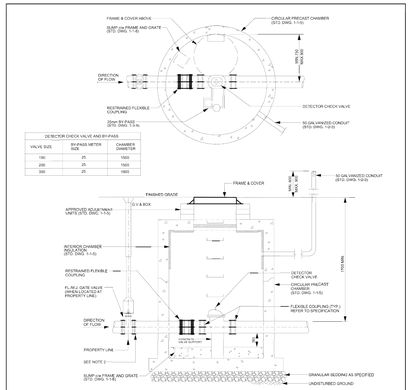
- VALVE & BOX
- DETECTOR CHECK VALVE IN CHAMBER
- CHECK VALVE IN CHAMBER
- TAPPING SLEEVE & VALVE & BOX
- TEE
- FIRE HYDRANT C/W VALVE & BOX
- DIRECTION OF PUMPER NOZZLE
- METER IN CHAMBER
- M METER
- NON SAMPLING SANITARY MAINTENANCE HOLE

Region of Peel Working for you

PUBLIC WORKS STANDARD DRAWING

SERVICING FOR TOWNHOUSE COMPLEX

REV. DATE: NOVEMBER 2011	
APPROVED BY A.P.	DRAWN BY AINLEY GROUP
STD. DWG. NUMBER 1-8-2	SCALE N.T.S.



DETECTOR CHECK VALVE AND BY-PASS			
VALVE SIZE	BY-PASS METER SIZE	CHAMBER DIAMETER	
150	25	1500	
200	25	1500	
300	25	1800	

NOTE

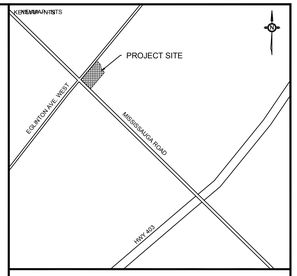
1. INSTALL 50mm GALVANIZED CONDUIT FROM INSIDE CHAMBER WALL TO SUITABLE LOCATION 2000mm MIN. BEYOND TRAFFIC AREA.
2. GATE VALVE, FITTINGS AND PIPE SHALL BE RESTRAINED AS PER REGION OF PEEL REQUIREMENTS.
3. ALL PIPING, FITTINGS, VALVES, APPURTENANCES AND MECHANICAL RESTRAINTS TO BE c/w DENSO PASTE, DENSO MASTIC AND DENSO TAPE OR APPROVED EQUAL, APPLIED TO MANUFACTURER'S RECOMMENDATIONS.

Region of Peel working with you

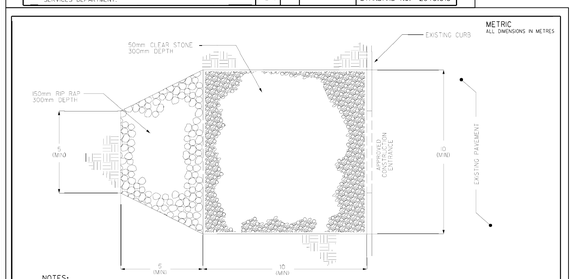
PUBLIC WORKS STANDARD DRAWING

DETECTOR CHECK VALVE IN CHAMBER

REV. DATE: APRIL 2014	
APPROVED BY A.P.	DRAWN BY AINLEY GROUP
STD. DWG. NUMBER 1-3-1	SCALE N.T.S.



No.	DATE	DRAWING ISSUE DESCRIPTION
1	2025 06 23	FIRST SUBMISSION



NOTES:

1. GRANULAR MATERIAL IS TO BE CLEAN APPROVED MATERIAL AND PLACED AT NOTED DIMENSIONS PRIOR TO LAND DISTURBANCE
2. GEOTEXTILE IS TO BE PLACED OVER THE ENTIRE AREA PRIOR TO STONE PLACEMENT.
3. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL REDUCE TRACKING OR FLOWING OF SEDIMENT ONTO THE ROAD, AND GRANULAR MATERIAL IS TO BE REPLACED AS WARRANTED OR DIRECTED BY THE TRANSPORTATION AND WORKS DEPARTMENT OF THE CITY OF MISSISSAUGA.
4. FOR SITE DEVELOPMENTS GREATER THAN 4.0ha IN SIZE 20m (MIN) IS REQUIRED FOR 50mm CLEAR STONE AND 10m (MIN) IS REQUIRED FOR 150mm RIP RAP.

MISSISSAUGA Transportation and Works

STANDARD

STONE PAD CONSTRUCTION ENTRANCE

EFF. DATE	2002-01-01	SCALE	N.T.S
REV.			STANDARD No. 2970.010

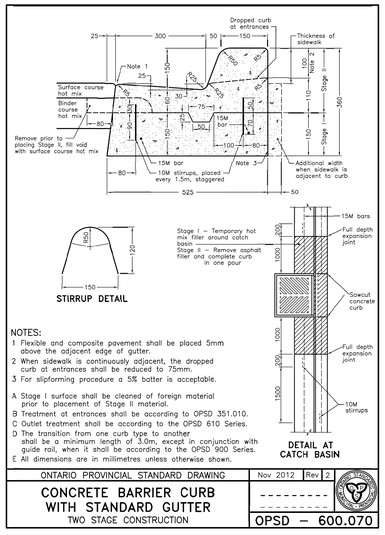
NOTES:

1. Hoarding details to be determined following initial site inspection.
2. Private tree hoarding to be approved by Development & Design ; City tree hoarding to be approved by Community Services Dept.
3. Hoarding must be supplied, installed and maintained by the applicant throughout all phases of construction. **Inspection must be conducted by the Development and Design Division prior to removing any/all private hoarding.**
4. Do not allow water to collect and pond behind or within hoarding.
5. **T-bar supports are acceptable alternative to 4x4 posts. U-shaped metal supports will not be accepted.**
6. **Plywood** must be utilized for 'solid' hoarding. OSB/Chipboard will not be accepted for solid hoarding. Plywood sheets must be installed on "construction" side of frame.
7. Applicant is responsible to ensure utility locates are completed within city boulevard prior to installing framed hoarding.

TREE PRESERVATION HOARDING

MISSISSAUGA

SCALE : N.T.S DATE: June 2017



NOTES:

1 Flexible and composite pavement shall be placed 5mm above the adjacent edge of gutter.
2 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
3 For slipforming procedure a 5% batter is acceptable.

A Stage I surface shall be cleaned of foreign material prior to placement of Stage II material.
B Treatment at entrances shall be according to OPSD 351.010.
C Outlet treatment shall be according to the OPSD 610 Series.
D The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail, when it shall be according to the OPSD 900 Series.
E All dimensions are in millimetres unless otherwise shown.

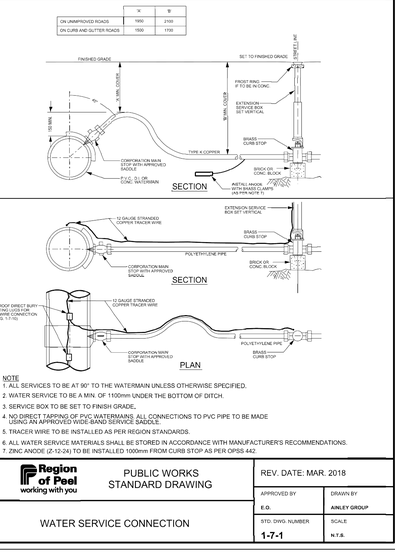
ONTARIO PROVINCIAL STANDARD DRAWING

CONCRETE BARRIER CURB WITH STANDARD GUTTER

TWO STAGE CONSTRUCTION

Nov 2012	Rev. 2

OPSD – 600.070	



NOTE

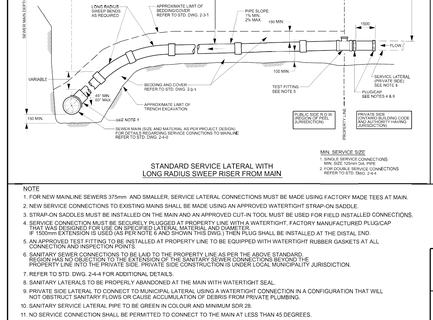
1. ALL SERVICES TO BE AT 90° TO THE WATERMAIN UNLESS OTHERWISE SPECIFIED.
2. WATER SERVICE TO BE A MIN. OF 1100mm UNDER THE BOTTOM OF DITCH.
3. SERVICE BOX TO BE SET TO FINISH GRADE.
4. NO DIRECT TAPPING OF PVC WATERMAINS. ALL CONNECTIONS TO PVC PIPE TO BE MADE USING AN APPROVED WIDE-BAND SERVICE SADDLE.
5. TRACER WIRE TO BE INSTALLED AS PER REGION STANDARDS.
6. ALL WATER SERVICE MATERIALS SHALL BE STORED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. ZINC ANODE (Z-12-24) TO BE INSTALLED 1000mm FROM CURB STOP AS PER OPSS 442.

Region of Peel working with you

PUBLIC WORKS STANDARD DRAWING

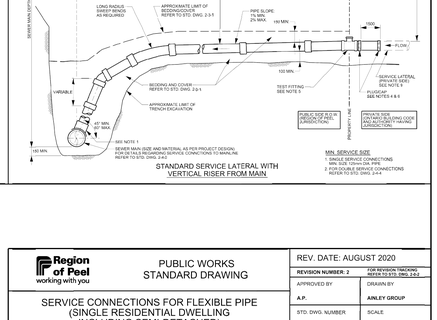
WATER SERVICE CONNECTION

REV. DATE: MAR. 2018	
APPROVED BY E.D.	DRAWN BY AINLEY GROUP
STD. DWG. NUMBER 1-7-1	SCALE N.T.S.



STANDARD SERVICE LATERAL WITH LONG RADIUS SWEEP RISER FROM MAIN

MIN. SERVICE SIZE
1. SINGLE SERVICE CONNECTIONS MIN. SIZE 125mm DIA. PIPE
2. FOR DOUBLE SERVICE CONNECTIONS REFER TO STD. DWG. 2-4-4



STANDARD SERVICE LATERAL WITH VERTICAL RISER FROM MAIN

MIN. SERVICE SIZE
1. SINGLE SERVICE CONNECTIONS MIN. SIZE 125mm DIA. PIPE
2. FOR DOUBLE SERVICE CONNECTIONS REFER TO STD. DWG. 2-4-4

NOTE

1. FOR NEW MAINLINE SEWERS 375mm AND SMALLER, SERVICE LATERAL CONNECTIONS MUST BE MADE USING FACTORY MADE TEES AT MAIN.
2. NEW SERVICE CONNECTIONS TO EXISTING MAINS SHALL BE MADE USING AN APPROVED WATERTIGHT STRAP-ON SADDLE.
3. STRAP-ON SADDLES MUST BE INSTALLED ON THE MAIN AND AN APPROVED CUT-IN TOOL MUST BE USED FOR FIELD INSTALLED CONNECTIONS.
4. SERVICE CONNECTION MUST BE SECURELY PLUGGED AT PROPERTY LINE WITH A WATERTIGHT, FACTORY MANUFACTURED PLUG/CAP THAT WAS DESIGNED FOR USE ON SPECIFIED LATERAL MATERIAL AND DIAMETER IF 1500mm EXTENSION IS USED (AS PER NOTE 8 AND SHOWN THIS DWG.) THEN PLUG SHALL BE INSTALLED AT THE DISTAL END.
5. AN APPROVED TEST FITTING TO BE INSTALLED AT PROPERTY LINE TO BE EQUIPPED WITH WATERTIGHT RUBBER GASKETS AT ALL CONNECTION AND INSPECTION POINTS.
6. SANITARY SEWER CONNECTIONS TO BE LAID TO THE PROPERTY LINE AS PER THE ABOVE STANDARD. PROPERTY OWNER IS RESPONSIBLE FOR ALL THE SANITARY SEWER CONNECTIONS BEYOND THE PROPERTY LINE WITHIN THE PRIVATE SIDE. PRIVATE SIDE CONSTRUCTION IS UNDER LOCAL MUNICIPALITY JURISDICTION.
7. REFER TO STD. DWG. 2-4-4 FOR ADDITIONAL DETAILS.
8. SANITARY LATERALS TO BE PROPERLY ABANDONED AT THE MAIN WITH WATERTIGHT SEAL.
9. PRIVATE SIDE LATERAL TO CONNECT TO MUNICIPAL LATERAL USING A WATERTIGHT CONNECTION IN A CONFIGURATION THAT WILL NOT OBSTRUCT SANITARY FLOWS OR CAUSE ACCUMULATION OF DEBRIS FROM PRIVATE PLUMBING.
10. SANITARY SERVICE LATERAL PIPE TO BE GREEN IN COLOUR AND MINIMUM SDR 28.
11. NO SERVICE CONNECTION SHALL BE PERMITTED TO CONNECT TO THE MAIN AT LESS THAN 45 DEGREES.
12. LATERAL CONNECTIONS UNLESS OTHERWISE SPECIFIED BY PROJECT ENGINEER SHALL BE MADE WITH INVERT OF LATERAL TO ENTER MAINLINE SEWER ABOVE SPRINGLINE AND BELOW TOP DEAD CENTRE.

Region of Peel working with you

PUBLIC WORKS STANDARD DRAWING

SERVICE CONNECTIONS FOR FLEXIBLE PIPE (SINGLE RESIDENTIAL DWELLING INCLUDING SEMI-DETACHED)

REV. DATE: AUGUST 2020	
REVISION NUMBER: 2	FOR REVISION TRACKING REFER TO STD. DWG. 2-2-1
APPROVED BY A.P.	DRAWN BY AINLEY GROUP
STD. DWG. NUMBER 2-4-2	SCALE N.T.S.

LEGAL AND TOPOGRAPHICAL SURVEY PROVIDED BY:

SCHAEFFER DZALDOV BENNETT LTD.
JOB NO. 15-155-01, DATED JULY 21, 2015.

SITE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE REFERRED TO CITY OF MISSISSAUGA BENCHMARK No. 970, HAVING A PUBLISHED ELEVATION OF 148.702 METRES.

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NAME: DAN MARION
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OAKVILLE ON L6H 7G3
PHONE: 416-277-7466

PROJECT:

THORNY BRAE TOWNHOUSE DEVELOPMENT
1775 THORNY BRAE PLACE MISSISSAUGA
ONTARIO

DRAWING:

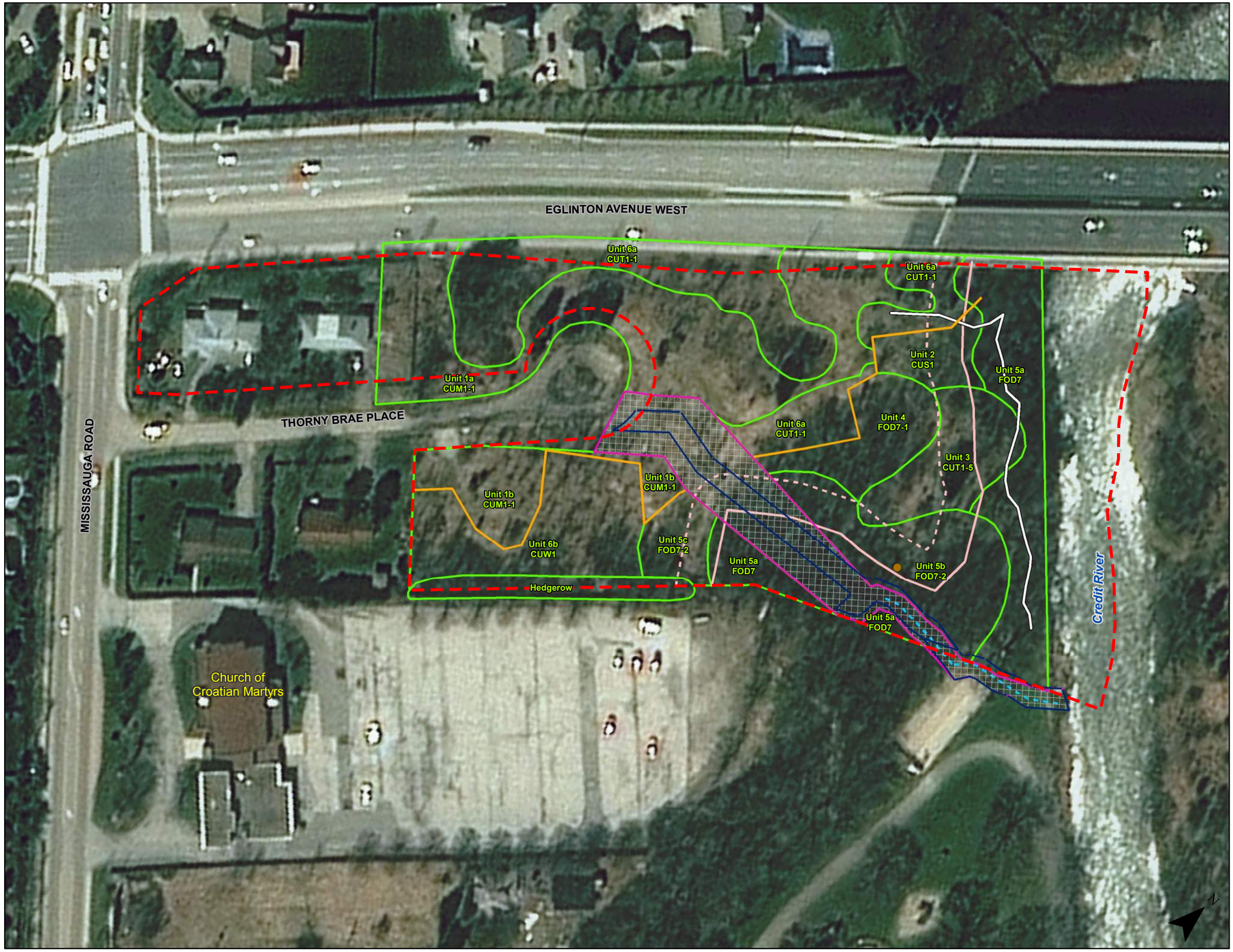
DETAILS PLAN

DRAWN BY:	CHECKED BY:	JOB CAPTAIN:
BN	MLS	JB
SCALE: -	PROJECT NO.: 2025-004	SHEET NO.: CV-4
CURRENT ISSUE: 1	CURRENT REV: -	

Attachment C
Scoped EIS Figures 3 & 4 (WSP 2019)

1745-1775 Thorny Brae Place,
Mississauga
EIS

FIGURE 3
VEGETATION
AND FLORA



Legend

- Butternut Tree
- Subject Property
- Staked Woodland Boundary
- Informal Trail
- Long-Term Stable Slope Line, LTSSL (Soil Eng. Ltd. March 2019)
- LTSSL/ Valley / Core Area 10m Setback
- Intermittent Watercourse
- Vegetation Community

SWM Outlet Easement

- Temporary Easement
- Permanent Easement
- Cleared of Vegetation in 2018

Unit 1a: CUM1-1: Dry-Moist Old Field Meadow

Unit 1b: CUM1-1: Dry-Moist Old Field Meadow

Unit 2: CUS1: Mineral Cultural Savanah

Unit 3: CUT1-5: Raspberry Cultural Thicket

Unit 4: FOD7-1: Fresh-Moist Lowland Deciduous Forest

Unit 5a: FOD7: Lowland Deciduous Forest

Unit 5b: FOD7-2: Fresh-Moist Ash Lowland Deciduous Forest

Unit 5c: FOD7-2: Fresh-Moist Ash Lowland Deciduous Forest

Unit 6a: CUT1-1: Sumac Cultural Thicket

Unit 6b: CUW1: Mineral Cultural Woodland

0 25 50
metres
1:1,000

Figure: 3
Project No.: 3316536
Date Created: 27/10/2016
Date Modified: 15/03/2019
Coordinate System: NAD 1983 UTM Zone 17N
Source: ESRI Basemaps, MMM, LIO

wsp

15/03/2019

L:\Projects\2016\3316536_ThornyBraePlaceEIS\MXDs\3316536_ThornyBraePlaceEIS_Fig1_VegCommunities_201903.mxd

EGLINTON AVENUE WEST

THORNY BRAE PLACE

MISSISSAUGA ROAD

Church of
Croatian Martyrs

Credit River

N

1745-1775 Thorny Brae Place, Mississauga
EIS

FIGURE 4

WILDLIFE

Legend

- Subject Property
- Existing SWM Outfall Location

Cavity Tree Locations

- Basswood
- Butternut
- Willow
- Long-Term Stable Slope Line, LTSSL (Soil Eng. Ltd. March 2019)
- LTSSL/ Valley / Core Area 10m Setback
- Wildlife Movement Corridor
- Breeding Bird and Cavity Tree Surveyed Area
- Candidate Significant Wildlife Habitat
- Confirmed Significant Wildlife Habitat

SWM Outlet Easement

- Temporary Easement
- Permanent Easement
- Cleared of Vegetation in 2018

0 25 50
metres
1:1,000

Figure: 4
Project No.: 3316536
Date Created: 27/10/2016
Date Modified: 15/03/2019
Coordinate System: NAD 1983 UTM Zone 17N
Source: ESRI Basemaps, MMM, LIO

wsp

L:\Projects\2016\3316536_ThornyBraePlaceEIS\MXDs\3316536_ThornyBraePlaceEIS_Fig4_Wildlife_201903.mxd 15/03/2019