

**FUNCTIONAL SERVICING &
STORMWATER
MANAGEMENT REPORT**

2184/2194 ONEIDA CRESCENT

**CITY OF MISSISSAUGA
REGION OF PEEL**

PREPARED FOR:

**100975344 ONTARIO INC
(C/O DAVID SCHROEDER)**

PREPARED BY:

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APRIL 2026

CFCA FILE NO. 2958-7552

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Revision Number	Date	Comments
Rev.0	April 16, 2026	Issued for 1 st ZBA/DP Submission

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1.0 Introduction

C.F. Crozier & Associates Inc. (Crozier) was retained by 1000975344 Ontario Inc. (c/o David Schroeder) to prepare a Functional Servicing and Stormwater Management Report to support the Zoning By-Law Amendment and Draft Plan of Subdivision applications required to permit the proposed re-development of 2184/2194 Oneida Crescent in the City of Mississauga (hereby known as the 'proposed development').

The purpose of this report is to demonstrate that the proposed development can be developed in accordance with the City of Mississauga (City), Region of Peel (Region), and Credit Valley Conservation (CVC) guidelines and standards from a water, wastewater, and stormwater management perspective. It should be noted that the details of the stormwater management system will be finalized during the detailed design stage of the Site Plan/Subdivision.

2.0 Site Description

The subject lands cover an area of approximately 1.97 ha and currently consist of two (2) existing residential dwellings. The subject lands, located in a residential neighborhood, are bounded by Oneida Crescent to the north, existing residential properties to the east and west, and a Natural Heritage Area to the south.

The elements envisioned for this development include:

- 8 units proposed as part of the plan.
 - o Units 1-4 will be freehold dwellings.
 - o Units 5-8 will be condominium detached dwellings.
- A private access road.
- The existing dwelling and structures within 2184 Oneida Crescent are proposed to remain as existing.
- The structures within 2194 Oneida Crescent are proposed to be demolished.

2.1 Background Information

The following drawings, design standards, and documents were referenced during the preparation of this report:

- Development Concept Plan, prepared by Glen Schnarr & Associates Inc., dated March 2026.
- Plan of Survey completed, prepared by Tarasick McMillan Kubicki Limited, dated December 2024.
- Development Requirements Manual, issued by the City of Mississauga, dated April 2025.
- Linear Wastewater Standards, issued by the Region of Peel, dated December 2025
- Region of Peel Public Works Design, Specifications & Procedure Manual – Linear Infrastructure: Watermain Design Criteria, issued by the Region of Peel, dated June 2010.
- Stormwater Management Guideline, issued by Credit Valley Conservation, dated July 2022.
- Issued for Construction Drawing 58820-D, Oneida Crescent, prepared by the Region of Peel, dated July 2016.
- Issued for Construction Drawing 58821-D, Oneida Crescent, prepared by the Region of Peel, dated July 2016.

Relevant excerpts from the above listed items are provided in Appendix A.

3.0 Water Servicing

The Region of Peel is responsible for the operation and maintenance of the public water and treatment system in the City of Mississauga, and all local systems must connect to the Regional system. The existing and proposed water servicing is discussed in the following sections.

3.1 Existing Water Servicing

A review of the drawings referenced in Section 2.1, identifies the following water servicing infrastructure in proximity to the proposed development:

- 150 mm diameter polyvinyl chloride (PVC) watermain is located within Oneida Crescent.
- One (1) water service lateral extending to 2184 Oneida Crescent.
- One (1) water service lateral extending to 2194 Oneida Crescent.

3.2 Design Water Demand

The water demand was estimated for the proposed development in accordance with the *Region of Peel Public Works Design, Specifications & Procedure Manual – Linear Infrastructure: Watermain Design Criteria* (Region of Peel, June 2010).

An average daily demand of 280 L/cap/day was used. An equivalent population was determined for the proposed development using the person per unit rate for single-detached units of 4.2 persons per unit, in accordance with the *Linear Wastewater Standards* (Region of Peel, December 2025).

Table 1 below outlines the estimated existing and proposed domestic water demand. Supporting calculations are provided in Appendix B.

Table 1: Estimated Domestic Water Demand

Scenario	Equivalent Population (persons)	Average Daily Demand (L/s)	Maximum Day Demand (L/s)	Peak Hour Demand (L/s)
Existing	9	0.03	0.06	0.09
Proposed	34	0.11	0.22	0.33

Thus, the domestic water service will be required to convey a peak flow rate of 0.33 L/s.

3.3 Fire Flow Demand

The Fire Underwriters Survey (FUS) method was used to estimate the fire flow requirements for the proposed development. It is assumed that the dwellings will be made of ordinary construction material, have no sprinkler systems, and have adequately protected vertical openings.

Table 2 summarizes the estimated fire flow demand and duration necessary to meet fire protection for the proposed development.

Table 2: Estimated Fire Demand

Method	Demand Flow (L/s)	Duration (hr)
Fire Underwriters Survey	233	3.0

Thus, the proposed water service is required to accommodate a fire flow of 233 L/s for a duration of 3.0 hours. Supporting calculations are provided in Appendix B.

Please note that the Fire Underwriters Survey calculated value for the estimated fire flow is a conservative estimate. Hydrant flow tests will need to be conducted to confirm the fire flow capacity of the 150 mm diameter watermain on Oneida Crescent.

3.4 Proposed Water Servicing

3.4.1 Freehold Development

Water servicing for the proposed freehold unit will be provided by dedicated 32 mm diameter copper lateral connections from the existing 150 mm diameter PVC watermain on Oneida Crescent.

3.4.2 Condominium Development

Water servicing for the proposed condominium units will be provided by an internal 150 mm diameter PVC watermain extending from Oneida Crescent, which transitions to a 50 mm diameter looped water distribution main beneath the cul-de-sac.

Each condominium unit will have a dedicated 32 mm diameter copper lateral connection from either the internal 150 mm diameter or the 50 mm diameter PVC watermain.

The Servicing Plan (C103) illustrates the location of the proposed watermain alignment and servicing laterals.

4.0 Sanitary Servicing

The Region of Peel is responsible for the operation and maintenance of the sanitary sewer system in the City of Mississauga and all local systems must connect to the Region of Peel system. The existing and proposed sanitary servicing is outlined in the following sections.

4.1 Existing Sanitary Servicing

A review of the drawings referenced in Section 2.1, identifies the following sanitary servicing infrastructure in proximity to the proposed development:

- A 250 mm diameter polyvinyl chloride (PVC) sanitary sewer located within Oneida Crescent, draining north to south.
- One (1) holding tank servicing 2194 Oneida Crescent via sanitary pumping to Oneida Crescent.
- One (1) sanitary service lateral extending to 2184 Oneida Crescent.

4.2 Design Sanitary Flow

The design sanitary flows and equivalent population for the proposed development were calculated with reference to the *Linear Wastewater Standards* (Region of Peel, December 2025).

In accordance with Region of Peel design criteria, a unit sanitary sewage flow of 290 L/capita/day was applied to estimate the average daily flow for the proposed development. An infiltration rate of 0.26 L/s/ha and an appropriate peaking factor were then applied to determine the total design sewage flow.

A summary of the sanitary design flows is presented in **Table 3**, split between the areas draining to Oneida Crescent. Supporting calculations are provided in Appendix C.

Table 3: Estimated Sanitary Design Flows

Scenario	Drainage Area (ha)	Total Persons	Average Daily Flow (L/s)	Peak Flow (L/s)	Infiltration Flow (L/s)	Total Sanitary Flow (L/s)
Existing	1.97	9	0.03	0.12	0.51	0.63
Proposed	1.97	34	0.11	0.44	0.51	0.97

Note: Total sanitary flow includes infiltration flow and peak flow.

Thus, the sanitary service will be required to convey a peak flow rate of 0.97 L/s.

4.3 Proposed Sanitary Servicing

4.3.1 Freehold Development

Sanitary servicing for the proposed freehold units will be provided by dedicated lateral connections from the existing 250 mm diameter PVC sanitary sewer on Oneida Crescent.

4.3.2 Condominium Development

Sanitary servicing for the proposed condominium units will be provided by an internal 200 mm diameter PVC sanitary sewer that extends along the private access road from the existing 250 mm diameter PVC sanitary sewer within Oneida Crescent.

Each proposed condominium unit will have a dedicated lateral connection from the internal 200 mm PVC sanitary sewer. Sanitary flows will convey by gravity to a lift station located at SAN MH S2 prior to being pumped to the existing 250 mm diameter PVC sanitary sewer within Oneida Crescent.

The Servicing Plan (C103) illustrates the location of the proposed sanitary sewer system and associated infrastructure.

5.0 Storm Servicing

The storm servicing for the proposed development in both the existing and proposed conditions are outlined in the following sections.

5.1 Existing Storm Servicing

A review of the as-constructed drawing referenced in Section 2.1, identifies the following storm servicing infrastructure in proximity to the proposed development.

- A 1500 mm diameter concrete storm sewer located on Oneida Crescent (north of the proposed development), draining north to south.
- A 1500 mm diameter concrete storm sewer located adjacent to the western boundary of the proposed development, draining north to south.
- Two (2) existing catchbasins fronting 2184 Oneida Crescent.
- An existing ditch and 300 mm diameter PVC culvert fronting 2914 Oneida Crescent.

The Oneida Crescent storm sewer and the storm sewer adjacent to the proposed development ultimately convey runoff from both the minor and major events to the existing headwall located southwest of the proposed development.

5.2 Existing Site Drainage Conditions

Existing topography divides the site into two (2) pre-development drainage catchment areas, as illustrated on the Pre-Development Drainage Area Plan (Figure 1).

- Catchment EXT1 (A = 0.04 ha; RC = 0.46) comprises landscaped area at the northwestern boundary of the subject lands, a portion of 2194 Oneida Crescent's existing driveway, and a portion of Oneida Road and the adjacent boulevard.
 - o Overland runoff is conveyed towards the site.
- Catchment 101 (A = 1.97 ha; RC = 0.36) comprises the site.
 - o Overland runoff is conveyed towards the existing Natural Heritage System at the rear of the subject lands.

Figure 1 - Pre-Development Drainage Area illustrates the pre-development drainage catchments.

5.3 Proposed Storm Servicing

5.3.1 Freehold Development

To maintain drainage continuity within the roadside ditch and direct flows toward the existing storm sewer network, 300 mm diameter PVC culverts will be installed beneath the driveways servicing the proposed freehold units. Likewise, the overland and concentrated flow from the front portion of the proposed freehold development will drain towards the roadside ditch and, subsequently, the existing storm sewer system.

Individual sump pumps will convey weeping tile drainage from each proposed freehold unit to dedicated service laterals that outlet to the units' respective rear yards.

5.3.2 Condominium Development

Storm servicing for the proposed condominium development will be provided by an internal 300 mm diameter PVC storm sewer, which ultimately connects to the existing 1500 mm diameter concrete storm sewer located adjacent to the western boundary of the property development.

Individual sump pumps will convey weeping tile drainage from each proposed condominium unit to dedicated service laterals that outlet to the units' respective rear yards.

The Servicing Plan (C103) illustrates the location of the proposed storm and sanitary sewer system and associated infrastructure.

5.4 Proposed Drainage Conditions

The proposed development's grading divides the proposed development into five (5) post-development drainage catchment areas, as illustrated on the Post-Development Drainage Area Plan (Figure 2).

- Catchment EXT1 (A = 0.01 ha; RC = 0.25) comprises a portion of the proposed freehold units' driveways and landscaped areas and a portion of the private access road.
 - o Overland runoff is conveyed towards the roadside ditch along Oneida Crescent and directed to a proposed relocated catchbasin adjacent to the Unit 3's proposed driveway. The catchbasin outlets to the existing storm sewer system that conveys flows to the existing headwall located southwest of the proposed development. Emergency overland flows will be directed to the roadway in accordance with the original design.
- Catchment UC1 (A = 0.06 ha; RC = 0.68) comprises uncontrolled drainage from the front portions of Units 3 and 4, including partial roof, driveway, and landscaped areas.
 - o Overland runoff is conveyed towards the Catchment EXT1 and its respective roadside ditch along Oneida Crescent.
- Catchment UC2 (A = 0.05 ha; RC = 0.64) comprises uncontrolled drainage from the front portions of Units 1 and 2, including partial roof, driveway, and landscaped areas.
 - o Overland runoff is conveyed towards the Catchment EXT1 and its respective roadside ditch along Oneida Crescent.

- Catchment UC3 (A = 1.31 ha; RC = 0.34) comprises uncontrolled drainage from the west portion of Unit 5 and the rear portions of Units 5 through 8, including partial roof and landscaped areas.
 - o Stormwater runoff is conveyed overland towards the Natural Heritage System at the proposed development's southern and western boundaries.
- Catchment 201 (A = 0.55 ha; RC = 0.72) comprises controlled drainage from the private access road and portions of Units 1-8, including partial roof coverage, landscaped areas, and select driveways.
 - o Storm events up to and including the 10-year return period will be captured by the proposed catchbasins and catchbasin maintenance hole and conveyed to the Jellyfish filter and underground tank. Remaining non-infiltrated, treated flows will then discharge to the existing storm sewer system west of the proposed development and ultimately outlet to the Natural Heritage System located south of the proposed development. Emergency flows exceeding the design capacity of the system will be conveyed overland and via swales to the rear of the proposed development, where they will discharge to the Natural Heritage System.

The Grading Plan (Drawing C102) and the Post-Development Drainage Plan (Figure 2) illustrate the proposed development's grading and drainage patterns.

6.0 Stormwater Management

The stormwater management criteria and design requirements are outlined in the following sections. It should be noted that the details of the stormwater management system will be finalized during the detailed design stage.

6.1 Stormwater Management Criteria

Stormwater management design criteria were established in accordance with the City of Mississauga's *Development Requirements Manual* (April 2025), Credit Valley Conservation's *Stormwater Management Guideline* (July 2022), and correspondence with Credit Valley Conservation (May 2025).

The stormwater management criteria applicable to the proposed development are as follows:

Water Quantity Control

Per the Project Status Report of DARC 25-73 W7, City of Mississauga's *Development Requirements Manual* (April 2025) and correspondence with Credit Valley Conservation (May 2025), the proposed development is not required to provide water quantity control.

However, the proposed development must restrict stormwater discharge to the capacity of the receiving stormwater network, corresponding to the 10-year storm event.

Water Quality Control

Per the Credit Valley Conservation *Stormwater Management Guideline* (July 2022), the proposed development must achieve Ontario Ministry of the Environment, Conservation and Parks (MECP) Enhanced Level of protection (long-term average removal of 80% of suspended solids) for water quality control prior to discharging to the City of Mississauga's storm system.

Water Balance

Per correspondence with Credit Valley Conservation (May 2025), the proposed development is required to provide infiltration for the first 3 mm of precipitation.

Erosion Control

Per the Credit Valley Conservation *Stormwater Management Guideline* (July 2022), the proposed development is required to retain the first 5 mm of precipitation on-site.

6.2 Water Quantity

The storm sewer system will be sized to collect and convey runoff from Catchment 201 for storm events up to and including the 10-year event, corresponding to a maximum peak flow rate of 110 L/s. Supporting calculations are provided in Appendix D.

Storm events exceeding the 10-year design capacity will result in excess flows being safely conveyed overland and via swales to the Natural Heritage System located at the rear of the proposed development.

Individual sump pumps will be provided for all proposed units and will convey weeping tile drainage from each unit to the units' respective rear yards, promoting infiltration.

Since the proposed development is not required to provide water quantity control, no additional stormwater storage is proposed.

6.3 Water Quality

Stormwater quality controls for the drainage area must meet Enhanced Level protection. Enhanced water quality protection involves the removal of at least 80% of total suspended solids from 90% of the annual runoff volume.

For Catchment 201, a catchbasin shield is installed within STM CB1 to collect unclean stormwater from the private access road and proposed condominium unit driveways. Clean stormwater from other areas within Catchment 201 is collected by additional internal catchbasins. All stormwater from Catchment 201 is routed through a Jellyfish Filter located upstream of the open-bottom stormwater tank.

Table 4 summarizes the removal efficiencies of each device.

Table 4: Total Suspended Solids Removal

Catchment	Device	Total Controlled Area	Impervious Unclean Area (m ²)	Imperviousness (%)	Total Suspended Solids Removal Efficiency (%)	Cumulative Total Suspended Solids Removal Efficiency (%)
201	Catchbasin Shield	5516	1427	26%	48%	48%
	Jellyfish Filter	5516	1427	26%	89%	46%
Controlled Total Area		5516	1427		-	95%

Thus, the enhanced water quality protection is achieved with a cumulative total suspended solids removal efficiency of 95%.

6.4 Water Balance and Erosion Control

As outlined in Section 6.1, the proposed development is required to retain the first 3 mm of stormwater runoff through infiltration, reuse, evapotranspiration, or filtration to satisfy water balance criteria. In addition, the erosion control criteria require retention of the first 5 mm of stormwater runoff using the same mechanisms. As the erosion control volume exceeds the water balance requirement, the erosion control criterion governs the retention requirements for the proposed development.

Initial abstraction calculations were completed to determine the erosion control retention volume. **Table 5** summarizes the abstraction volume and infiltration system parameters.

Table 5: Infiltration System Parameters

Required Abstraction (m ³)	Cell Dimension (Length x Width x Depth) (m)	Provided Storage for Water Abstraction (m ³)
27.8	34.3 x 3.8 x 0.25	30.0

The calculated erosion control retention requirement for the proposed development is approximately 27.8 m³. To satisfy this requirement, an open-bottom underground storage tank is proposed, providing approximately 30.0 m³ of storage capacity.

The Servicing Plan (C103) illustrates the location of the proposed storm sewer system and associated infrastructure.

7.0 Conclusion and Recommendations

The existing site is approximately 1.97 ha and currently consists of two (2) existing residential dwellings with associated driveways and landscape areas. The proposed development will consist of four (4) single-detached freehold units and four (4) single-detached condominium units, with associated driveways, and a private access road.

Based on details contained in this report, conclusions for the proposed development include:

- Water demand for the proposed development will be provided by the existing 150 mm diameter PVC watermain within Oneida Crescent. The proposed freehold units will connect directly into the existing 150 mm diameter PVC watermain within Oneida Crescent. The proposed condominium units will be serviced via a 150 mm diameter watermain that will extend from the existing watermain on Oneida Crescent, through the private access road, and loop as a 50 mm diameter copper watermain beneath the cul-de-sac.
- Sanitary servicing for the proposed development will be provided by the existing 250 mm diameter PVC sanitary sewer on Oneida Crescent. The proposed freehold units will connect directly to the existing sanitary sewer. The proposed condominium units will be serviced by a proposed 200 mm diameter sanitary sewer that will connect to the existing sewer and extend along the private access road. Due to servicing elevation constraints, sanitary flows from the condominium units will be collected at a lift station and pumped to the existing 250 mm diameter PVC sanitary sewer on Oneida Crescent.
- Storm servicing for the proposed development will be provided by the existing 1500 mm diameter concrete storm sewer located adjacent to the western boundary of the proposed development. To service the proposed development, a 300 mm diameter storm sewer will capture the proposed development's-controlled flow before discharging it to the existing system.
- Sump pumps will collect foundation weeping tile drainage from all proposed units and discharge it to the units' respective rear yards.
- To maintain drainage continuity within the roadside ditch and direct flows toward the existing storm sewer network, 300 mm diameter PVC culverts will be installed beneath the driveways servicing the proposed freehold units.
- The storm sewer system is sized to convey and ultimately discharge the 10-year storm event.
- Water quality control will be provided through a catchbasin shield that collects unclean stormwater and a Jellyfish Filter, through which all controlled stormwater up to the 10-year storm event is routed.
- Water balance and erosion control will be provided via an open bottom stormwater tank, allowing for infiltration.

Based on the above conclusions, we recommend approval of the application for the proposed development from the perspective of servicing and stormwater management.

Respectfully submitted,

C.F. CROZIER & ASSOCIATES INC.



Madeleine Hooper
Engineering Intern

MPH/tc

C.F. CROZIER & ASSOCIATES INC.

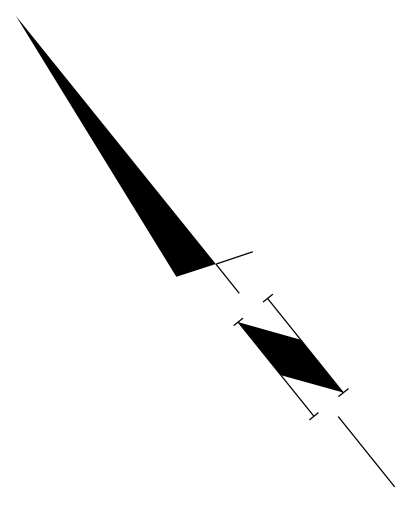


Peter Smuczack, P.Eng.
Project Manager

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APPENDIX A

Background Information

[illegible]

EX. 20mmØ & LARGER COPPER W/S TO BE CUT
AND TRANSFERED OR EXTENDED TO THE NEW WM.

REPLACE EX. W/S WITH 25mmØ COPPER

EX. HYD. V. & B. TO BE REMOVED AND HYD. TO BE RETURNED
TO REGION YARD IN MISSISSAUGA, 3515 WOLFEDALE RD.
VALVES TO BE DISPOSED OF OFF SITE.

**THIS DRAWING TO BE USED FOR
WATERMAIN CONSTRUCTION ONLY**

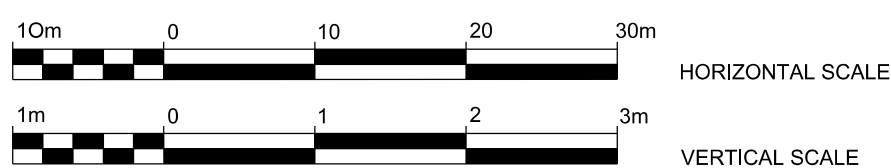


All Driveways Are ASPHALT Unless Otherwise Noted
All Water And Sanitary Service Locations Are Approximate
And Must Be Located Accurately In The Field
All Horizontal And Vertical Bends Are In Degrees
All Pipes Size In mm
20C Existing Water Service, Size In mm
WS20 Proposed Water Service, Size In mm
B.M. No. Elev.
Description
Location
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	Approved by
Chkd.	

48 HOURS PRIOR TO COMMENCING WORK NOTIFY THE FOLLOWING

THE REGIONAL MUNICIPALITY OF PEELE	CABLE TELEVISION/FIBEROPTIC PROVIDERS
CITY OF MISSISSAUGA WORKS DEPT.	BELL CANADA
CITY OF BRAMPTON WORKS DEPT.	ENERSOURCE TELECOM
TOWN OF CALEDON WORKS DEPT.	HYDRO ONE TELECOM
BELL CANADA	ROGERS CABLE
ENBRIDGE INCORPORATED-GAS DISTRIBUTION	ALLSTREAM
ONTARIO MINISTRY OF TRANSPORTATION	PSN (PUBLIC SECTOR NETWORK)
ONTARIO CLEAN WATER AGENCY	FUTUREWAY (F/G BROADBAND)
HYDRO ONE NETWORKS	
ENERSOURCE, HYDRO MISSISSAUGA	
HYDRO ONE BRAMPTON	



Region of Peel
Working for you

ONEIDA CRESCENT

(FROM THE QUEENSWAY TO SIR RICHARDS ROAD)

PROP. 150mm WATERMAIN

STA. 0+000 TO STA. 0+220

CAD Area	Area	Z-16	Project No.	16-1310B
Checked by	Drawn by	R.F.	Plan No.	58820-D
Date	JUL 2016	Sheet		

Project Status Report

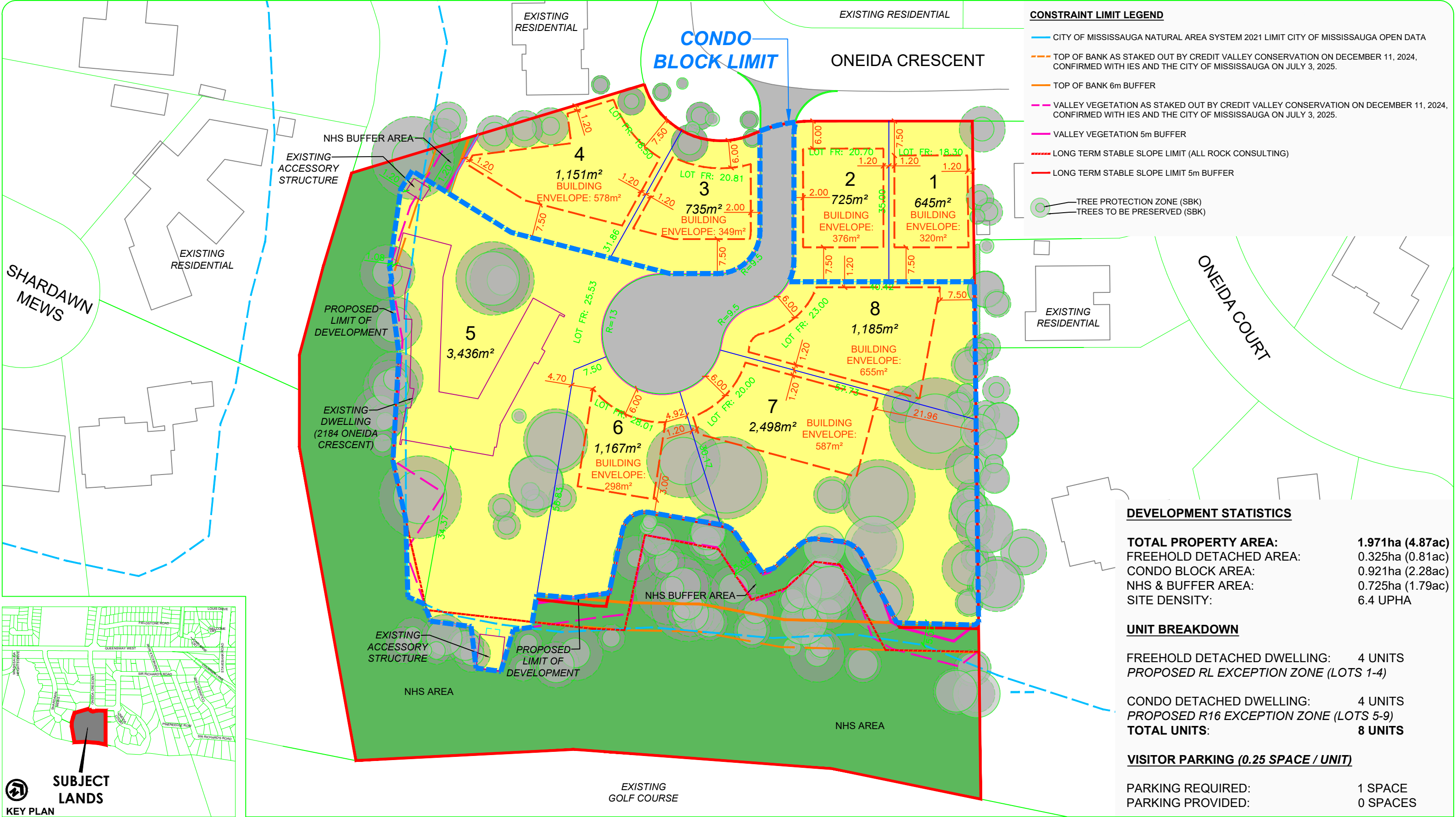


REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
23	1	CREDIT VALLEY CONSERVATION Maricris Marinas 5/7/25 4:40 PM	8. SUBMISSION REQUIREMENT, Plans: MAY2025- Please ensure the relevant plans (Site/Grading, Servicing, Buffer Planting and ESC plans) include the following: (1) Topographic surveyed grades/elevation. (2) Delineation of all hazards associated with the Credit River (top of bank and vegetation associated with the valley as staked by CVC [include date of staking], long term stable slope [as per geotechnical investigation]) and required setbacks. (3) All existing and proposed development with dimensions. (4) Appropriate development setbacks from the hazards. (5) City of Mississauga Datum with relevant benchmark. (6) Signed and sealed by a Qualified Professional.				Unresolved
24	1	CREDIT VALLEY CONSERVATION Maricris Marinas 5/7/25 4:40 PM	9. SUBMISSION REQUIREMENT, SWM: MAY2025- An FSR/SWM report and servicing plans will be required/reviewed to confirm the criteria will be appropriately met. CVCs SWM Criteria Document may be found at the following link: https://cvc.ca/wp-content/uploads/2012/01/CVC-SWM-Guide_f_20220720.pdf (1) Water Quantity-Flooding (Section 4): For Credit River – no requirement (2) Erosion (Section 5): CVC requires at a minimum retain 5mm on site where conditions do not warrant the detailed analyses in Section 4.3. (3) Water Balance (Section 7): At minimum first 3 mm of precipitation must be infiltrated. Note that Erosion target and Water balance targets are not cumulative –a site target of 5 mm will address both the erosion and water balance criteria.				Unresolved

Project Status Report



REF #	CYCLE	REVIEWED BY	COMMENT TEXT	FILENAME	DISCUSSION	MILESTONE	STATUS
5	1	ENVIRONMENTAL ENG REV STORM Neda Razeghi 5/4/25 3:57 PM	SUBMISSION REQUIREMENT: A Stormwater Management Brief/Memo is required. The site is within the Credit River watershed, where no quantity control is required in City of Mississauga; However, it will be necessary to implement on-site stormwater management techniques into the design to limit the post-development stormwater discharge to the capacity of the storm sewers (10-year storm). The first 5mm runoff shall be retained on site. https://www.mississauga.ca/wp-content/uploads/2020/08/26144147/Section-8-Storm-Drainage-Design-Requirements-1.pdf				Unresolved
6	1	ENVIRONMENTAL ENG REV STORM Neda Razeghi 5/4/25 3:57 PM	[SUBMISSION REQUIREMENT]: A Servicing Plan is required. Ensure that the existing and proposed storm servicing is clearly labelled. Also ensure that the details of the outlet are provided and if the current outlet is part of the existing private system.				Unresolved
7	1	ENVIRONMENTAL ENG REV STORM Neda Razeghi 5/4/25 3:59 PM	COMMENT: The applicant is required to achieve the 80% TSS removal rate in accordance with the Ministry of the Environment, Conservation and Parks criteria (enhanced protection).				Info Only
8	1	ENVIRONMENTAL ENG REV STORM Neda Razeghi 5/4/25 3:59 PM	COMMENT: The applicant is required to implement low impact development measure such as permeable pavement green roofs landscape irrigation with stormwater re-use etc.				Info Only
9	1	ENVIRONMENTAL ENG REV STORM Neda Razeghi 5/4/25 4:00 PM	COMMENT: Please be advised that the Stormwater Charge has come into effect as of January 2016. Credits of up to 50% are available for on-site stormwater management on non-residentil and multi-residential properties. Learn more at www.stormwatercharge.ca				Info Only



DEVELOPMENT CONCEPT PLAN FREEHOLD & CONDOMINIUM DETACHED DWELLINGS

2184 & 2194 ONEIDA CRESCENT,
PART OF LOTS C & D, RANGE 3, CREDIT INDIAN RESERVE,
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL



SCALE 1:750
MARCH 16, 2026





PLAN OF SURVEY WITH TOPOGRAPHY OF
PART OF LOTS C AND D
RANGE 3
CREDIT INDIAN RESERVE
(ORIGINALLY IN TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 200
0 5 10 METRES

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

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

PROPERTY SUMMARY
PROPERTY DESCRIPTION: 2184 ONEIDA CRESCENT, BEING PART OF
LOTS C AND D, RANGE 3, CREDIT INDIAN RESERVE (ORIGINALLY TOWNSHIP
OF TORONTO), CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL,
PIN 13359-0689.
EASEMENTS/RIGHTS-OF-WAY: SUBJECT TO EASEMENT IN FAVOUR OF THE
CORPORATION OF THE TOWN OF MISSISSAUGA AS IN V102840.
COMMENTS: NOTE LOCATION OF FENCES.

PROPERTY DESCRIPTION: 2194 ONEIDA CRESCENT, BEING PART OF
LOTS C AND D, RANGE 3, CREDIT INDIAN RESERVE (ORIGINALLY TOWNSHIP
OF TORONTO), CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL,
PIN 13359-0690.
EASEMENTS/RIGHTS-OF-WAY: NONE REGISTERED ON TITLE.
COMMENTS: NOTE LOCATION OF FENCES.

UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY
APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS
INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE
AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION.
TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY
CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928,
AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 070220509,
HAVING A PUBLISHED ELEVATION OF 107.505 metres.

BEARING NOTE
BEARINGS ARE AZIMUTHIC AND ARE REFERRED TO THE SOUTHEASTERLY
LIMIT OF ONEIDA CRESCENT AS SHOWN ON PLAN 43R-23551,
HAVING A BEARING OF N39°40'55"E.

LEGEND
DENOTES SURVEY MONUMENT FOUND
IP DENOTES IRON PIPE
SB DENOTES STANDARD IRON BAR
SSB DENOTES SHORT STANDARD IRON BAR
BB DENOTES BELL BOX
CB DENOTES CONCRETE UTILITY POLE
CLIP DENOTES CATCH BASIN
DIB DENOTES DITCH INLET CATCH BASIN
FHT DENOTES TOP OF FIRE HYDRANT
GUY DENOTES GUY WIRE ANCHOR
INV DENOTES INVERT
TM DENOTES TOP OF WALL
MV DENOTES WATER VALVE
P1 DENOTES STARR & TARASICK, O.L.S., OCTOBER 28, 1959
P2 DENOTES STARR & TARASICK, O.L.S., OCTOBER 28, 1959
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0.20mD DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
0.20mC DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
TREE CANOPIES ARE DRAWN TO SCALE.

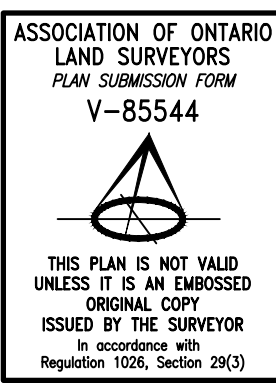
SURVEYOR'S CERTIFICATE
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 30, 2024 AND
UPDATED ON DECEMBER 11, 2024 FOR TOP OF BANK AND VEGETATION.

DECEMBER 19, 2024
DATE BORYS KUBICKI
DATE ONTARIO LAND SURVEYOR

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@bmk.ca

DRAWN BY: JMH FILE No. 10150-SRPR-T



APPENDIX B

Water Demand Calculations

Existing Domestic Water Demand

Semi-Detached & Detached Population

Area:	1.97	ha
Number of Units:	2	units
Population Density:	4.2	persons/unit
Population:	9	

Design Parameters

Average Demand (L/capita/d)

280

Average Daily Demand = 2,520.00 L/day
0.03 L/s

Peaking Factors

Max Day = 2.0
 Peak Hour = 3.0

Max Day = **0.06** L/s
 Peak Hour = **0.09** L/s

Notes & References

Plan of Survey
 (Tarasick McMillan Kubciki Limited, 2024)
Linear Wastewater Standards
 (Region of Peel, December 2025)

Region of Peel Public Works Design, Specifications & Procedures Manual - Linear Infrastructure: Watermain Design Criteria (June 2010) - Section 2.3

Max Day = Average Day Demand * Max Day
 Peak Hour = Average Day Demand * Peak Hour

Municipality	Average Daily Water Demand (L/s)	Max Day Demand (L/s)	Peak Hourly Demand (L/s)
Region of Peel	0.03	0.06	0.09

Proposed Domestic Water Demand

Semi-Detached & Detached Population

Area: 1.97 ha
 Number of Units: 8 units
 Population Density: 4.2 persons per unit
 Population: 34

Design Parameters
Average Demand (L/capita/d)

280

Average Daily Demand = 9,520.00 L/day
 0.11 L/s

Peaking Factors

Max Day = 2.0
 Peak Hour = 3.0

Max Day = 0.22 L/s
 Peak Hour = 0.33 L/s

Notes & References

Development Concept Plan
 (Glen Schnarr & Associates Inc., March 2026)
Linear Wastewater Standards
 (Region of Peel, December 2025)

Region of Peel Public Works Design, Specifications & Procedures Manual - Linear Infrastructure: Watermain Design Criteria (June 2010) - Section 2.3

Max Day = Average Day Demand * Max Day
 Peak Hour = Average Day Demand * Peak Hour

Municipality	Average Daily Water Demand (L/s)	Max Day Demand (L/s)	Peak Hourly Demand (L/s)
Region of Peel	0.11	0.22	0.33

Fire Flow Determination Per Fire Underwriters Survey (2020) - Lot 8

Water Supply for Public Fire Protection - 2020

Fire Underwriters Survey

Part II - Guide for Determination of Fire Flows for Public Fire Protection in Canada

An estimate of fire flow required for a given area may be determined by the formula:

$$RFF = 220 * C * \sqrt{A}$$

where:

RFF = the required fire flow in litres per minute (L/min)

C = the construction coefficient is related to the type of construction of the building

= 1.5 for Type V Wood Frame Construction

= 0.8 for Type IV-A Mass Timber Construction

= 0.9 for Type IV-B Mass Timber Construction

= 1.0 for Type IV-C Mass Timber Construction

= 1.5 for Type IV-D Mass Timber Construction

= 1.0 for Type III Ordinary Construction

= 0.8 for Type II Non-combustible Construction

= 0.6 for Type I Fire Resistive Construction

A = the total effective floor area (effective building area) in square metres (excluding basements at least 50 percent below grade) in the building considered

STEP A: Construction Coefficient (C)

1.5

Type V Wood Frame Construction

STEP B: Total Effective Floor Area Proposed Building

Residential Single Detached Dwelling

Yes/No/Unknown

Is basement at least 50% below grade?

Unknown

If yes, basement floor area excluded

Vertical openings protected?

Unknown

*For consideration for effective area calculations

Calculate Effective Floor Area based on the highlighted cell

-C value from 1.0 to 1.5: 100% of all floor areas are used

-C value below 1 and vertical openings are not protected: Consider two largest floors plus 50% of all floor above to a max of eight

-C value below 1 and vertical openings are protected: Consider single largest floor plus 25% of the two immediately adjoining floors

*A building may be subdivided if there is a vertical firewall with a fire-resistance rating greater than 2 hours, and meets the requirements of the National Building Code.

Floors Above Grade	Total Floor Area (m ²)	% of Area Considered	Effective Floor Area (m ²)
Gross Floor Area	960	100%	960
Total	960		960
Total Effective Floor Area	960		960

STEP C:

Therefore RFF = **10,000** L/min (rounded to nearest 1000 L/min)

STEP D: Occupancy Contents Adjustment Factor

The required fire flow may be reduced by as much as -25% for occupancies having contents with very low fire hazard or may be increased by up to 25% surcharge for occupancies having a high fire hazard.

Occupancy and Contents Adjustment Factor

Non-Combustible	-25%
Limited Combustible	-15%
Combustible	0%
Free Burning	15%
Rapid Burning	25%

*Refer to Table 3 for recommended Occupancy and Contents Charges by major occupancy examples.

Type of Occupancy	Adjustment Factor
Residential Occupancy	Limited Combustible -15%

Total Reduction % **-1,500** L/min (reduction)

RFF = **8,500** L/min (not rounded)

Note: The RFF flow 8500 L/min is used in Step E and F.

Fire Flow Determination Per Fire Underwriters Survey (2020) - Lot 8

STEP E: Automatic Sprinkler Protection

Sprinklers - The required fire flow may be reduced by up to 50% for complete automatic sprinkler protection depending upon adequacy of system.

	Yes/No/Unknown	*Possible Reduction Available	Actual Reduction Provided
Automatic sprinkler protection designed and installed in accordance with NFPA 13?	No	-30%	0%
Water supply is standard for both the system and Fire Department hose lines?	No	-10%	0%
Fully supervised system?	No	-10%	0%

*Reduction available assumes complete building coverage

*30% reduction typical for building requiring sprinkler system

Total Reduction % **0%** (reduction)

Total Reduced Flow **0 L/min** (reduction, not rounded)

STEP F: Exposure Adjustment Charge

Exposure - A percentage of water for the exposures should be added to the required fire flow for the subject building to provide adequate flow rates for hose streams used to reduce the spreading of fire from the subject building to exposed risks. The required fire flow of a subject building may be increased depending on the severity of exposed risks to the subject building and the distance between the exposed risks and the subject building. This charge considers the usage of water supplies to prevent exposed risks from igniting or being damaged during a major fire incident in the subject building.

Separation Distance	Maximum Exposure Adjustment Charge
0 to 3m	25%
3.1 to 10m	20%
10.1 to 20m	15%
20.1 to 30m	10%
Greater than 30m	0%

*If a vertical fire wall is properly constructed and has a rating of no less than 2 hours, then the boundary can be treated as protected with no exposure charge

*The maximum exposure adjustment charge to be applied to a subject building is 75%

*The distance in metres from the subject building facing wall to the exposed building facing wall, measured to the nearest metre, between the nearest points of the buildings. Where either the subject building or the exposed building is at a diagonal to the other building, the shortest distance should be increased by 3 metres and this adjusted value used as exposure distance.

Exposed buildings	Distance	Surcharge Factor	Surcharge (L/min)
North	Lot 2 15.1	15%	1275
East	Existing Dwelling 24.0	10%	850
South	Lot 7 2.4	25%	2125
West	Lot 3 18.3	15%	1275

Total Reduced Flow **5,525 L/min** Surcharge (not rounded)

STEP G: Final Required Fire Flow

Step D - Occupancy Adjusted Fire Flow Demand	8,500 L/min
Step E - Sprinkler (Reduction)	0 L/min
Step F - Exposure Charge	5,525 L/min

Final Fire Flow: **14,025 L/min**

or **14,000 L/min** (rounded to nearest 1000L/min)

or **233 L/s**

or **3,698 USGPM**

Required duration: **3.00 hours**

*Refer to Table 1 for Duration

Table 1 - FUS 2020

Required Duration of Fire Flow	
Flow Required (L/min)	Duration (hours)
2,000 or less	1.00
3,000	1.25
4,000	1.50
5,000	1.75
6,000	2.00
8,000	2.00
10,000	2.00
12,000	2.50
14,000	3.00
16,000	3.50
18,000	4.00
20,000	4.50
22,000	5.00
24,000	5.50
26,000	6.00
28,000	6.50
30,000	7.00
32,000	7.50
34,000	8.00
36,000	8.50
38,000	9.00
40,000 and over	9.50

*Interpolate for intermediate figures

APPENDIX C

Sanitary Flow Calculations



Project: 2184/2194 Oneida Crescent
Project No.: 2958-7552
Created By: MPH
Checked By: PS
Date: 2026.04.17

Existing Sanitary Flow

Developed Site Area		1.97 ha	Plan of Survey (Tarasick McMillan Kubciki Limited, 2024)
<u>Number of Residential Units and Land Usage</u>			
1) Single Residential		2.00 Units	
<u>Person Per Residential Unit</u>			
1) Single Residential		4.20 persons/unit	Linear Wastewater Standards (Region of Peel, December 2025)
Total Residential Population		9.00 Persons	
<u>Unit Sewage Flows</u>			
Residential		290.00 L/C-day	
Infiltration		0.26 L/s/ha	
<u>Total Design Sewage Flows</u>			
Infiltration/Inflow Residential		0.51 L/sec	
Average Daily Residential Flow		0.03 L/sec	
Residential Peak Factor	(Harmon Formula)	4.00	
Total Peak Daily Flow		0.63 L/sec	
Sewage System Requirements			

Proposed Sanitary Flow

Developed Site Area	1.97 ha	Notes & References <i>Plan of Survey</i> (Tarasick McMillan Kubciki Limited, 2024)
<u>Number of Residential Units and Land Usage</u>		
1) Single Residential	8.00 Units	
<u>Person Per Residential Unit</u>		
1) Single Residential	4.20 persons/unit	<i>Linear Wastewater Standards</i> (Region of Peel, December 2025)
Total Residential Population	34.00 Persons	
<u>Unit Sewage Flows</u>		
Residential	290.00 L/C-day	
Infiltration	0.26 L/s/ha	
<u>Total Design Sewage Flows</u>		
Infiltration/Inflow Residential	0.51 L/sec	
Average Daily Residential Flow	0.11 L/sec	
Residential Peak Factor	4.00	
(Harmon Formula)		
Total Peak Daily Flow	0.97 L/sec	
Sewage System Requirements		

Connection Demand Table

WATER CONNECTION

Connection point ³⁾				
Existing 150mm diameter watermain on Oneida Crescent.				
Pressure zone of connection point		2		
Total equivalent population to be serviced ¹⁾		34 persons		
Total lands to be serviced		1.97 ha		
Hydrant flow test				
	Hydrant flow test location	Oneida Crescent (To Be Completed at Detailed Design)		
		Pressure (kPa)	Flow (in l/s)	Time
Minimum water pressure		-	-	
Maximum water pressure		-	-	

No.	Water Demand		
	Demand type	Demand	Units
1	Average day flow	0.11	l/s
2	Maximum day flow	0.22	l/s
3	Peak hour flow	0.33	l/s
4	Fire flow ²⁾	233.33	l/s
Analysis			
5	Maximum day plus fire flow	233.55	l/s

WASTEWATER CONNECTION

Connection point ⁴⁾	
Existing 250 mm diameter sanitary sewer on Oneida Crescent.	
Total equivalent population to be serviced	
34 persons	
Total lands to be serviced	
1.97 ha	
6	Wastewater sewer effluent (in l/s)
	0.97

¹⁾ Please refer to design criteria for population equivalencies

²⁾ Please reference the Fire Underwriters Survey Document

³⁾ Please specify the connection point ID

⁴⁾ Please specify the connection point (wastewater line or manhole ID)

Also, the "total equivalent population to be serviced" and the "total lands to be serviced" should reference the connection point. (the FSR should contain one copy of Site Servicing Plan)

Please include the graphs associated with the hydrant flow test information table

Please provide Professional Engineer's signature and stamp on the demand table

All required calculations must be submitted with the demand table submission.

APPENDIX D

Stormwater Management Calculations



Project: 2184/2194 Oneida Cresce
Project No.: 2958-7552
Created By: MPH
Checked By: PS
Date: 2026.04.17

Rational Method Calculation

Storm Return	IDF Curve		
	Coef. A	Coef. B	Coef. C
2 Year	610	4.6	0.78
5 Year	820	4.6	0.78
10 Year	1010	4.6	0.78
25 Year	1160	4.6	0.78
50 Year	1300	4.7	0.78
100 Year	1450	4.9	0.78

IDF curve Mississauga

Rational Method

$$Q = 0.0028 * C * i * A \quad (\text{cms})$$

Intensity

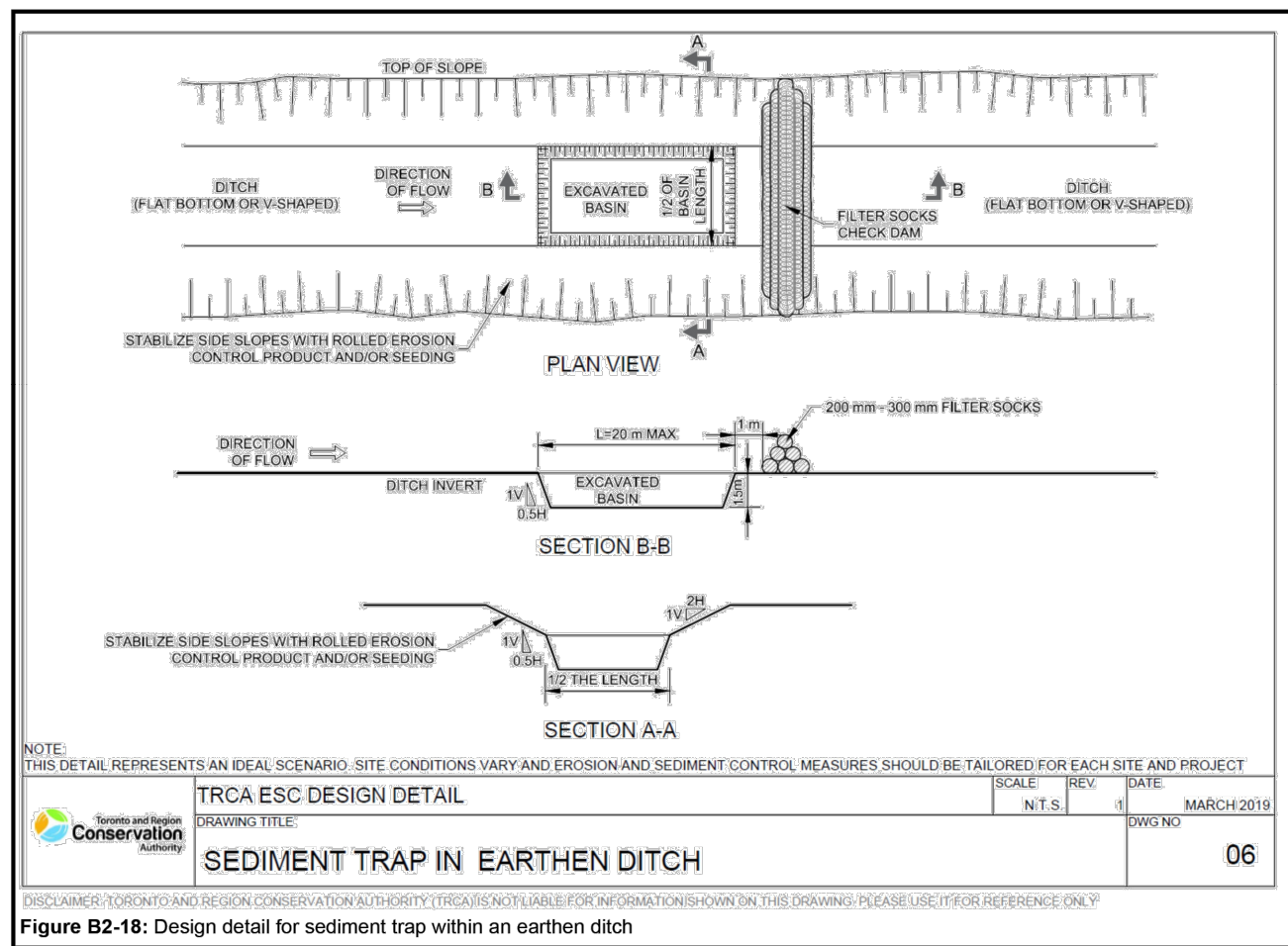
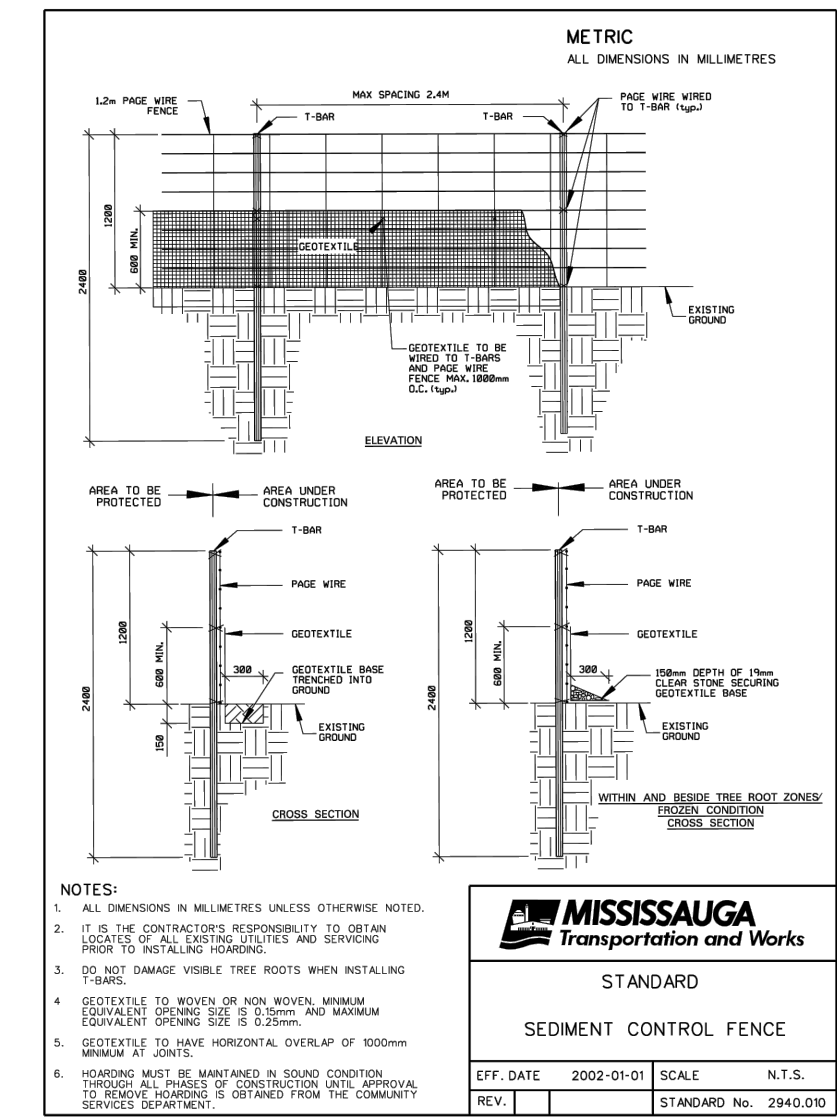
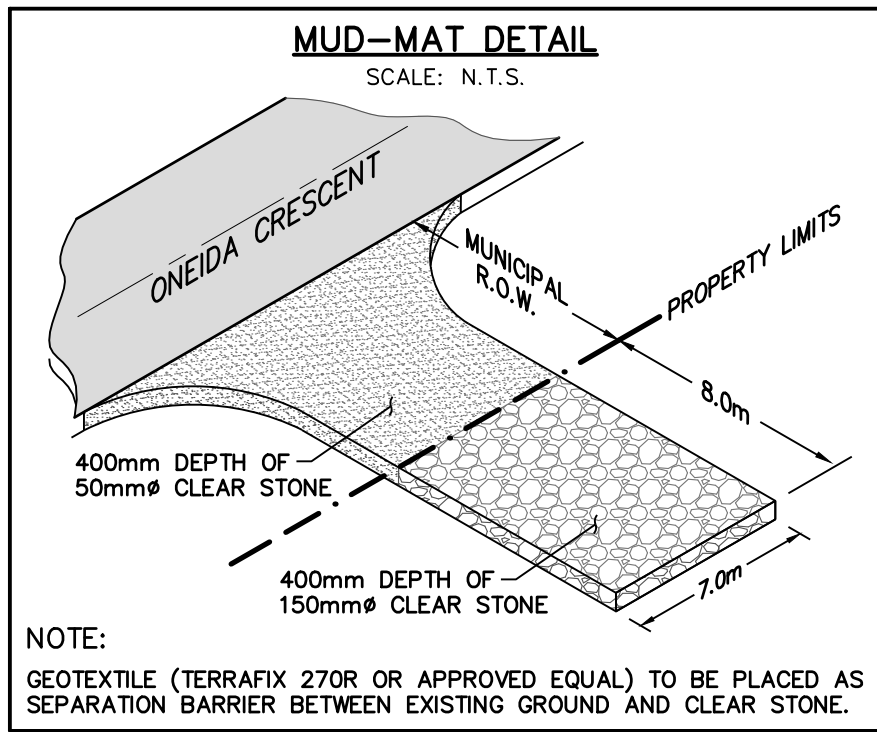
$$i = A / (T_c + b)^c \quad (\text{mm/hr})$$

Equations from MTO Drainage Management Manual

Proposed Condition Peak Flow Rates						
Storm Return	Area A (ha)	Runoff Coef. C	Adjustment to C	Time of Concentration T_c (min)	Intensity i (mm/hr)	Q (cms)
2 Year	0.55	0.72	1.00	15	59.9	0.066
5 Year	0.55	0.72	1.00	15	80.5	0.089
10 Year	0.55	0.72	1.00	15	99.2	0.110
25 Year	0.55	0.79	1.10	15	113.9	0.139
50 Year	0.55	0.86	1.20	15	127.1	0.169
100 Year	0.55	0.90	1.25	15	140.7	0.195

Adjustment Factor to RC per City of Mississauga Standards

DRAWINGS/FIGURES



LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR (0.5m)
---	EXISTING CONTOUR (1.0m)
---	EXISTING DITCH
---	EXISTING GRADE
---	EXISTING OVERLAND FLOW DIRECTION
---	EXISTING SINGLE CATCH BASIN MANHOLE
---	EXISTING SINGLE CATCH BASIN
---	MUD MAT SEE DETAIL ON THIS DRAWING
---	TEMPORARY PROTECTION FENCING SEE DETAIL ON THIS DRAWING
---	TEMPORARY CATCH BASIN SILTATION CONTROL DEVICE (SILTSACK) SEE DETAIL ON THIS DRAWING
---	PROPOSED TEMPORARY SWALE
---	HOARDING FENCE
---	LONG TERM STABLE TOP OF SLOPE LIMIT (ALL ROCK CONSULTING)
---	LONG TERM STABLE TOP OF SLOPE LIMIT 5m BUFFER
---	TOP OF BANK (CVC)
---	TOP OF BANK 6m BUFFER
---	VALLEY VEGETATION (CVC)
---	VALLEY VEGETATION 5m BUFFER
---	NATURAL AREA SYSTEM LIMIT (2021)

NOTES

SURVEY COMPLETED BY TARASICK McMillan KUBICKI LIMITED (DECEMBER 2024).

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Engineer

Engineer

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Project

2184/2194 ONEIDA CRESCENT
CITY OF MISSISSAUGA

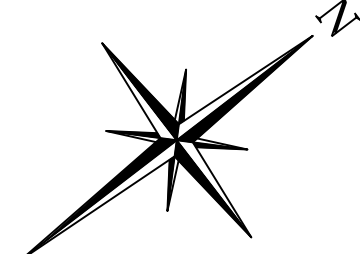
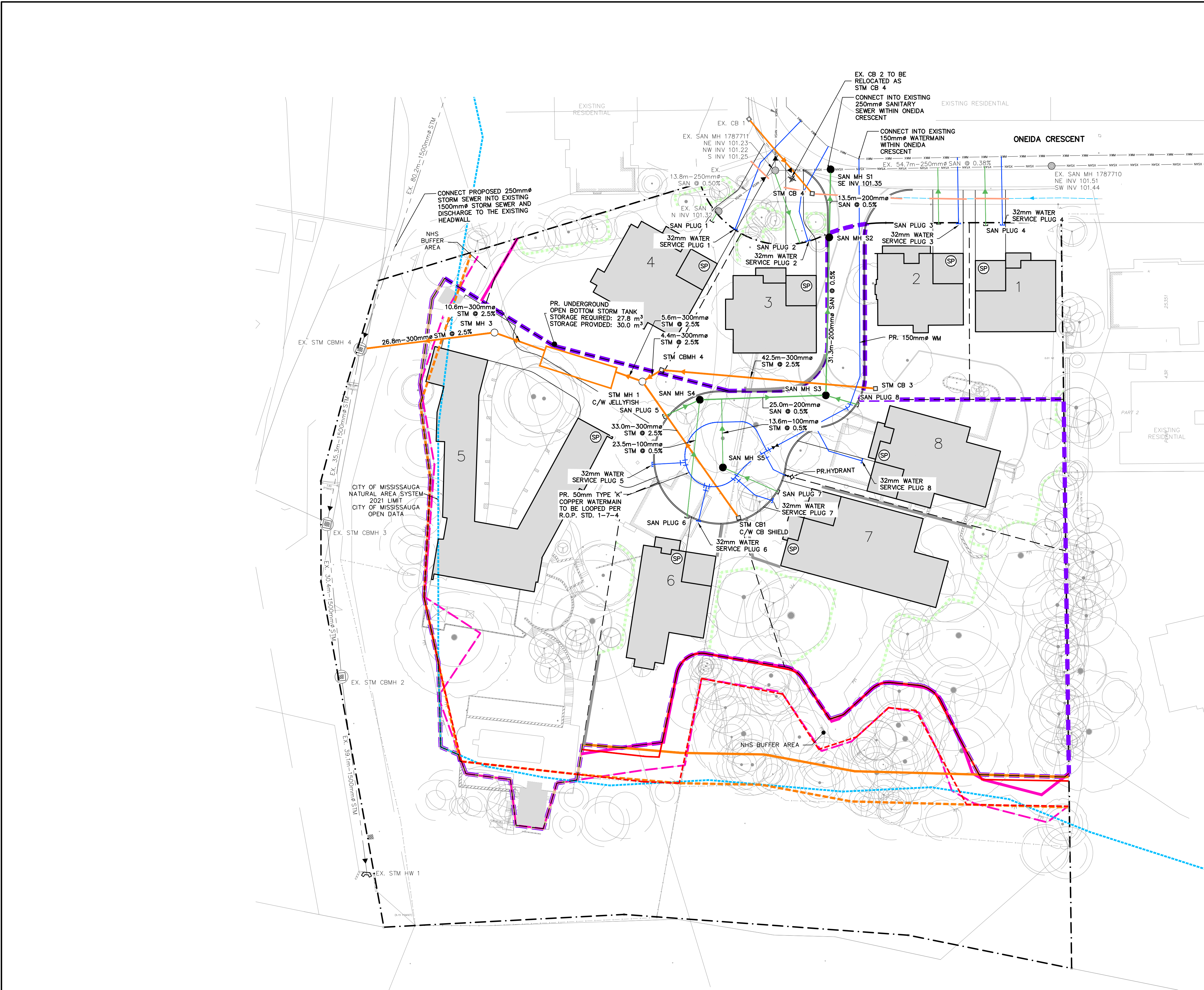
Drawing

EROSION & SEDIMENT CONTROL PLAN

C CROZIER

Drawn By	M.P.H.	Design By	M.P.H.	Project	2958-7552
Check By	P.S.	Check By	P.S.	Drawing	C101





LEGEND	
	PROPERTY LINE
	PARCEL OF TIED LAND LINE
	EXISTING DITCH
	EXISTING SINGLE CATCHBASIN
	EXISTING SINGLE CATCHBASIN MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING STORM SEWER
	BOREHOLE MONITORING WELL
	PROPOSED HYDRANT
	PROPOSED WATER BOX
	PROPOSED VALVE & BOX
	PROPOSED WATERMAIN
	PROPOSED SINGLE CATCHBASIN MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED SINGLE CATCHBASIN PROPOSED CULVERT
	PROPOSED STORM SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SEWER
	PROPOSED SUMP PUMP
	PROPOSED RETAINING WALL
	PROPOSED LIMIT OF DEVELOPMENT
	LONG TERM STABLE TOP OF SLOPE LIMIT (ALL ROCK CONSULTING)
	LONG TERM STABLE TOP OF SLOPE LIMIT 5m BUFFER
	TOP OF BANK(CVC)
	TOP OF BANK 6m BUFFER
	VALLEY VEGETATION (CVC)
	VALLEY VEGETATION 5m BUFFER
	NATURAL AREA SYSTEM LIMIT (2021)

NOTES
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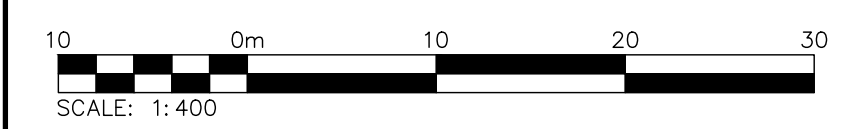
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2184/2194 ONEIDA CRESCENT
CITY OF MISSISSAUGA

Drawing
PRELIMINARY SERVICING PLAN

**CROZIER**

Drawn By	M.P.H.	Design By	M.P.H.	Project	2958-7552
Check By	P.S.	Check By	P.S.	Drawing	C103





LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR (0.5m)
	EXISTING CONTOUR (1.0m)
	EXISTING DITCH
	EXISTING GRADE
	EXISTING OVERLAND FLOW DIRECTION
	EXISTING STORM DRAINAGE CATCHMENT
	CATCHMENT I.D.
	AREA (ha) RUNOFF COEFFICIENT

NOTES
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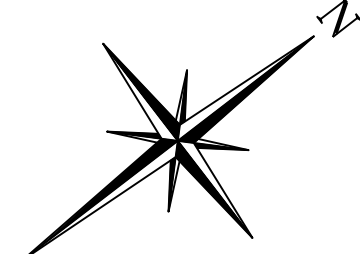
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Project
2184/2194 ONEIDA CRESCENT
CITY OF MISSISSAUGA

Drawing
PRE-DEVELOPMENT DRAINAGE AREA PLAN

Drawn By	M.P.H.	Design By	M.P.H.	Project	2958-7552
Check By	P.S.	Check By	P.S.	Drawing	FIG1



LEGEND	
	PROPERTY LINE
	PARCEL OF TIED LAND LINE
	EXISTING CONTOUR (0.5m)
	EXISTING CONTOUR (1.0m)
	EXISTING DITCH
	EXISTING GRADE
	EXISTING OVERLAND FLOW DIRECTION
	EXISTING SANITARY MANHOLE
	EXISTING SINGLE CATCHBASIN
	EXISTING SINGLE CATCHBASIN MANHOLE
	PROPOSED OVERLAND FLOW DIRECTION
	PROPOSED MINOR FLOW DIRECTION
	PROPOSED SLOPE (3:1 MAX.)
	PROPOSED GRASSED SWALE
	PROPOSED STORM DRAINAGE CATCHMENT
	CATCHMENT I.D.
	PROPOSED STORM MANHOLE
	PROPOSED SINGLE CATCHBASIN MANHOLE
	PROPOSED SINGLE CATCHBASIN
	PROPOSED STORM SEWER
	PROPOSED RETAINING WALL
	PROPOSED LIMIT OF DEVELOPMENT
	LONG TERM STABLE TOP OF SLOPE LIMIT (ALL ROCK CONSULTING)
	LONG TERM STABLE TOP OF SLOPE LIMIT 5m BUFFER
	TOP OF BANK(CVC)
	TOP OF BANK 6m BUFFER
	VALLEY VEGETATION (CVC)
	VALLEY VEGETATION 5m BUFFER
	NATURAL AREA SYSTEM LIMIT (2021)
	PROPOSED CULVERT

NOTES
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CITY OF MISSISSAUGA

Drawing
POST-DEVELOPMENT DRAINAGE AREA PLAN

Drawn By	M.P.H.	Design By	M.P.H.	Project	2958-7552
Check By	P.S.	Check By	P.S.	Drawing	FIG2