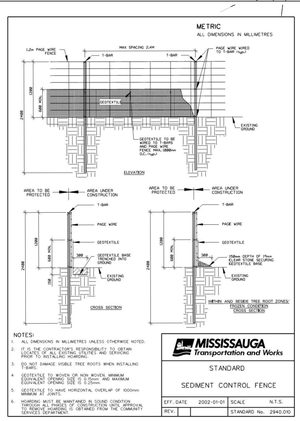




EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE EPA 832/R-92-005, CHAPTER 3, AND THE "ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS".
   A) SILTATION CONTROL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF SITE GRADING WORKS, TO SATISFACTION OF THE CITY AND TRCA.
   B) THE SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AFTER RAINFALL AND/OR EVERY WEEK.
   C) THE SEDIMENT CONTROL DEVICES MUST BE REPAIRED, CLEANED AND/OR REPLACED IF NECESSARY OR AS DIRECTED BY THE ENGINEER, CONSERVATION AUTHORITY OR CITY.
   D) ALL SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION, GRADING, TOPSOILING AND SODDING IS COMPLETE.
   E) WHEN ALL CONSTRUCTION, GRADING AND SODDING IS COMPLETED, THE SEDIMENT CONTROL DEVICES SHALL BE REMOVED AND THE DISTURBED AREAS SHALL BE REINSTATED.
   F) INSTALL STONE PAD CONSTRUCTION ENTRANCE AND/OR FLUSHING OR SWEEPING ROADS, WHERE REQUIRED AS PER CITY OF MISSISSAUGA MUD TRACKING POLICY.
   G) ESC PLAN IS DYNAMIC DOCUMENT WHICH MAY BE SUBJECT TO CHANGE OR MODIFICATIONS AS A RESULT OF SITE DEVELOPMENTS OR CHANGES ON SITE.
   H) THE MEASURES AS PROPOSED MAY BE MODIFIED AT THE DISCRETION OF THE DEVELOPER'S CONSULTANT TO SUIT THE PROPOSED CONSTRUCTION PROGRAMS. THE GENERAL INTENT OF THE PROPOSED EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES.
   I) EROSION AND SEDIMENT CONTROLS METHODS ARE TO BE CONTINUOUSLY EVALUATED, AND UPGRADES ARE TO BE IMPLEMENTED, WHEN NECESSARY
2. ALL CATCHBASINS ON SITE SHALL HAVE PROPER SEDIMENT CONTROLS AS NOTED HEREON.
3. THE EROSION & SEDIMENT CONTROL FENCE SHALL BE AS DETAILED.
4. SEDIMENT CONTROLS SHALL BE IMPLEMENTED AS FOLLOWS:

SITE ACTIVITY	EROSION CONTROL WORKS
PRIOR TO COMMENCEMENT OF SITE CONSTRUCTION:	SILTATION CONTROL FENCE TO BE ERECTED
UPON INSTALLATION OF SITE CATCHBASINS:	CATCHBASIN SEDIMENT CONTROL BARRIER PER DETAIL
UPON SITE GRANULAR BASE COURSE CONSTRUCTION:	CATCHBASIN SEDIMENT CONTROL PROTECTION PER DETAIL
UPON COMPLETION OF SITE PAVEMENT AND SODDING WORKS:	REMOVAL OF CONTROL FENCE & CB SEDIMENT CONTROL PROTECTION

5. ALL DIMENSIONS ARE IN METRES OR MILLIMETRES.
6. THE POSITION OF EXISTING POLES, OVERHEAD LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND OR ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES IS NOT GUARANTEED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY UTILITY STAKEOUTS TO VERIFY THE LOCATION OF ANY HYDRO, BELL, CABLE TV OR GAS UTILITY LINES, AND WHERE REQUIRED, PROVIDE ADEQUATE PROTECTION OF EXISTING UTILITY LINES AND PLANT. BEFORE COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES, AND ASSUME ALL LIABILITY RESULTING FROM DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE SURFACE DRAINAGE FOR THE DURATION OF THE CONSTRUCTION PERIOD.
9. ALL GEOTECHNICAL INFORMATION, INCLUDING BOREHOLE LOGS AND ENGINEERED-FILL SPECIFICATIONS, ARE TO BE OBTAINED FROM THE GEOTECHNICAL CONSULTANT.
10. CONSTRUCTION SHALL NOT COMMENCE UNTIL ALL UTILITY LOCATIONS HAVE BEEN VERIFIED AND ALL PERMITS HAVE BEEN RECEIVED.

SITE CONTROL MEASURES

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF THE SITE AT ALL TIMES.
12. IF CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCEEDS 30 DAYS, STRIPPED/BARE AREAS WILL BE STABILIZED BY SEEDING.
13. THE DEVELOPMENT AREA FOR STRIPPING AND EXCAVATION IS APPROXIMATELY 0.59 HA.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING THE SEDIMENTATION FENCING, CATCHBASIN CONTROL DEVICE, MUD MAT AND OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY EARTH MOVING.
15. CONTRACTOR SHALL NOTIFY THE CONSULTANT 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING ACTIVITIES OF CONSTRUCTION.
16. ALL ROADSIDE CATCHBASINS TO HAVE SEDIMENT PROTECTION AS PER DETAIL ON THIS DRAWING. SEDIMENT PROTECTION BARRIER TO BE MAINTAINED ON A REGULAR BASIS OR TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
17. ALL SEDIMENT REMOVED FROM SEDIMENT TRAPS SHALL BE DISPOSED OFF-SITE IN LOCATIONS ACCEPTABLE TO AND IN ACCORDANCE WITH CITY REGULATIONS.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES IN GOOD WORKING ORDER AT ALL TIMES. THE CONTRACTOR SHALL INSPECT SUCH DEVICES AT LEAST ONCE A WEEK AND AFTER EACH RAIN FALL EVENT, AND MAKE ALL NECESSARY REPAIRS AS REQUIRED OR AS DIRECTED BY THE ENGINEER, CONSERVATION AUTHORITY OR CITY.
19. ONGOING INSPECTION, MONITORING AND MAINTENANCE OF THE SILTATION CONTROL FENCE SHALL BE PROVIDED; RELOCATION OF THE SILTATION CONTROL FENCE SHALL BE UNDERTAKEN DURING CONSTRUCTION WHEN IT IS DEEMED NECESSARY BY THE PRACTITIONER OR WHEN IT IS RECOMMENDED BY THE ENVIRONMENTAL INSPECTOR.

TRAFFIC CONTROL AND MUD TRACKING

20. CONTRACTOR TO BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SINAGE. CONTRACTOR IS REQUIRED TO ADHERE TO ALL CONDITIONS SET OUT BY THE CITY OF MISSISSAUGA.
21. DURING ALL CONSTRUCTION PHASES, MUD TRACKING CONTROL, CONSISTING OF FLUSHING AND SWEEPING ROADS, IS TO BE PROVIDED FOR ALL ROADS, AS WARRANTED, IN ACCORDANCE WITH THE CITY OF MISSISSAUGA POLICIES.
22. ALL CONSTRUCTION VEHICLES TO ENTER AND LEAVE THE SITE AT APPROVED LOCATIONS ONLY. ALL VEHICLES MUST TRAVEL OVER A VIBRATORY MUD MAT WHEN LEAVING THE SITE.
23. THE CONTRACTOR IS RESPONSIBLE FOR CLEANUP OF MUDTRACKING ON A DAILY BASIS OR ON A MORE FREQUENT BASIS IF DIRECTED BY THE CITY OR THE CONSULTANT.
24. CONTRACTOR TO LIMIT CONSTRUCTION ACTIVITIES WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THE DRAWINGS. CONTRACTOR TO RESTORE ALL DISTURBED AREAS OUT SIDE THE WORKING AREA TO ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
25. IF NECESSARY, TRUCKS SHALL BE WASHED DOWN BEFORE LEAVING THE SITE.
26. CONTRACTOR TO CONFORM TO ALL CITY OF MISSISSAUGA NOISE AND DUST CONTROL STANDARDS AND BY-LAWS. THE SITE MUST BE WET DOWN IF NECESSARY TO CONTROL DUST. EROSION AND SEDIMENT CONTROL
27. EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED OR REPLACED WITHIN 48 HOURS OF INSPECTION OR BOTH.
28. ALL DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS WORK PROGRESSES.
29. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREA. IF THE PRESCRIBED MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS AND A CREDIT VALLEY CONSERVATION AUTHORITY ENFORCEMENT OFFICE SHOULD BE IMMEDIATELY CONTACTED. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED AS NECESSARY.
30. ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE AND REFUELING WILL BE CONDUCTED A MINIMUM OF 30M FROM THE WATER.
31. ALL GRADES WITHIN THE REGULATORY FLOOD PLAN WILL BE MAINTAINED OR MATCHED.

REMOVALS AND REINSTATEMENT

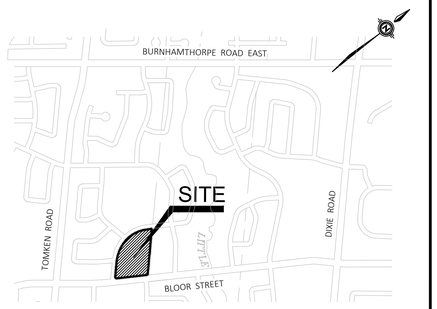
32. ALL STRUCTURES, SURFACE TREATMENTS AND MATERIALS REMOVED FROM THIS SITE MUST BE DISPOSED OF OFF-SITE MEETING ALL REGULATIONS AND REQUIREMENTS OF THE MINISTRY OF THE ENVIRONMENT AND THE CITY OF MISSISSAUGA
33. ALL SITE EXCAVATION AND RESULTING DRAINAGE PATTERNS SHALL NOT ADVERSELY AFFECT ADJACENT LANDS.
34. ANY DE-WATERING OF EXCAVATIONS ON THIS SITE MUST CONFORM TO THE CITY OF MISSISSAUGA SEWER USE BY LAW.
35. IF ANY SEWER OR WATER SERVICES THAT ARE NOT IDENTIFIED ON THIS PLAN ARE DISCOVERED ON THIS SITE BY THE CONTRACTOR, THEY SHALL NOTIFY THE CONSULTANT IMMEDIATELY. IF IT IS DETERMINED THAT THE EXISTING SEWER OR WATER SERVICE IS ABANDONED OR NO LONGER REQUIRED. THE CONTRACTOR SHALL REMOVE THE SERVICE AND ALL ASSOCIATED STRUCTURES TO THE LIMIT OF THE PROPERTY AND DISPOSE OFF-SITE. THE EXISTING SERVICE STUB AT THE PROPERTY LINE SHALL BE PLUGGED WITH A WATERTIGHT PLUG. THE CONTRACTOR SHALL THEN NOTIFY CITY OF MISSISSAUGA OF THE ABANDONED SERVICE CONNECTION SO THAT TORONTO WATER CAN COMPLETE A FORMAL DISCONNECT OF THE MUNICIPAL SERVICE CONNECTION.
36. ALL SURFACE FEATURES TO REMAIN SUCH AS ASPHALT, CURBS AND SIDEWALKS THAT ARE DISTURBED, DAMAGED OR REMOVED DURING THE CONTRACTOR ACTIVITIES SHALL BE REINSTATED TO THE ORIGINAL CONDITION.

CONSTRUCTION SEQUENCE

37. INITIAL SEDIMENT CONTROL INSTALLATION: FALL 2026
    SITE EXCAVATING OPERATIONS: FALL 2026
    UNDERGROUND SERVICES: SPRING 2027
    BUILDING CONSTRUCTION: SPRING 2027
    FINAL GRADING OPERATIONS: FALL 2027

DECOMMISSIONING

38. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EROSION AND SEDIMENT CONTROL DEVICES AND STRUCTURES ONCE THE SITE HAS STABILIZED.



KEY PLAN NTS

LEGEND

+179.42	EX. ELEVATION
+180.76	PROP. ELEVATION
180.00	EX. CONTOUR
	MUD MAT (CONSTRUCTION ACCESS)
	SILTATION CONTROL FENCE
	TEMPORARY SILT TRAP
	LIMIT OF PROPERTY
	TREE PROTECTION FENCE

BENCHMARK NOTES:

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF MISSISSAUGA BENCH MARK No.698 , HAVING AN ELEVATION =130.356 metres.

ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE NOTED.

PIPE SIZES ARE IN MILLIMETRES

No.	REVISIONS	DATE	APPR. BY
3	ISSUED FOR ZBA & S.P.A. SUBMISSION #3	SEP 11/26	D.A.
2	ISSUED FOR 2ND S.P.A. SUBMISSION	JAN 23/26	D.A.
1	ISSUED FOR 1ST S.P.A. SUBMISSION	AUG 14/25	D.A.

CLIENT

CAPREIT APARTMENTS INC.

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E-mail hello@capreit.net

PROJECT TITLE

1055 BLOOR STREET MISSISSAUGA, ONTARIO

STACKED RESIDENTIAL TOWNHOUSE RENTAL DEVELOPMENT

CITY FILE NO.: SP 25-49 W3, REGION FILE NO.: C601718

STAMP

LICENSED PROFESSIONAL ENGINEER
T. M. ABIKOYE
100546720
2026-09-11
PROVINCE OF ONTARIO

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF ENVISION CONSULTANTS LTD. AS TO DESIGN AND SPECIFICATION

DIRECTOR OF DEVELOPMENT / TRANSPORTATION ENGINEERING

CONSULTANT

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E-mail admin@envisionconsultants.ca

MUNICIPALITY

MISSISSAUGA
Region of Peel working with you

SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN

DESIGNED BY:	DATE:	CHECKED BY:
D.A.	SEPT 2026	A.W.
DRAWN BY: M.R.	PROJECT No. 25-1018	
SCALES: 1: 500		DRAWING No. C-103

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PLOTDATE: Sep 11, 2026 - 1:11pm, Sanjaykrunsh