SERVICING & STORMWATER MANAGEMENT REPORT

PEOPLECARE – THE TOWN OF THE BLUE MOUNTAINS LONG-TERM CARE FACILITY

Project No.: 2026-0316-10

ISSUED FOR SITE PLAN APPROVAL

Sept 25, 2026

WALTERFEDY

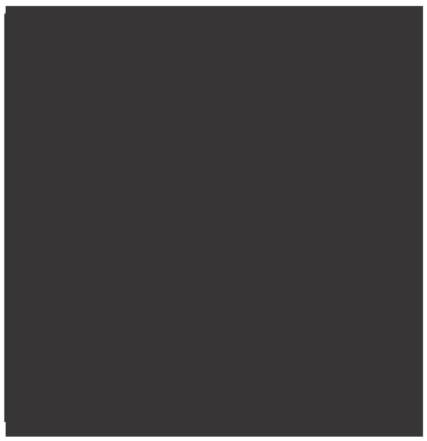
DISCLAIMER AND LIMITATION OF LIABILITY

This document was prepared by WalterFedy for **peopleCare Inc.** ("Client") for the specific purpose and use by the client, as described in the report and subsequent scope of work agreement. This report was completed based on the information that was available at the time of the report preparation and completion, and is subject to all limitations, assumptions and qualifications contained herein. Any events or circumstances that have occurred since the date on which the report was prepared, are the responsibility of the client, and WalterFedy accepts no responsibility to update the report to reflect these changes.

WalterFedy agrees that this report represents its professional judgement and any estimates or opinions regarding probable costs, schedules, or technical estimates provided represent the professional judgement in light of WalterFedy's experience as well as the information available at the time of report preparation. In addition, WalterFedy accepts no responsibilities for changes in market or economic conditions, price fluctuations for labour and material costs, and therefore makes no representations, guarantees or warranties for the estimates in this report. Persons relying on such estimates or opinions do so at their own risk. WalterFedy agrees with the Client that it will provide under this Agreement the standards of care, skill and diligence normally provided in the performance of services in respect of work similar to that contemplated by this Agreement.

This report may not be disclosed or referred to in any public document without the prior formal written consent of WalterFedy. Any use which a third party makes of the report is at the sole responsibility and risk of the third party.

ISSUANCE AND REVISION RECORD					
REV	**DATE**	**WRITTEN BY**	**QA BY**	**SEALED BY**	**ISSUANCE**
1	June 30, 2026	T Keller	J Zehr	T Keller	Issued for SPA
2	Sept 25, 2026	T Keller	J Zehr	T Keller	Reissued for SPA



Tyler Keller, P.Eng.
Civil Project Manager
Associate



PEOPLECARE – THE TOWN OF THE BLUE MOUNTAINS

SERVICING & STORMWATER MANAGEMENT REPORT

Table of Contents

Page

1.0 INTRODUCTION 3
1.1 Background 3
1.2 Reference Reports and Drawings 3
2.0 EXISTING INFORMATION 4
2.1 Existing Topography 4
2.2 Geotechnical Investigation 4
2.3 Existing Servicing and Utilities 5
3.0 REVIEW AGENCIES 5
3.1 Town of The Blue Mountains 5
3.2 Grey Sauble Conservation Authority 5
3.3 Other Agencies 5
4.0 SANITARY SERVICING 6
5.0 WATER SERVICING 6
5.1 Design Criteria 6
5.2 Domestic Water Demand 6
5.3 Fire Flow Demand 7
5.4 Service Design 7
6.0 STORM SERVICING AND STORMWATER MANAGEMENT 8
6.1 Stormwater Management Objectives and Design Criteria 8
6.2 Existing Stormwater Management Facility 8
6.3 Stormwater Management Design 8
7.0 SITE GRADING 9
7.1 Compliance with On-Site and Excess Soil Management Provincial Regulations 9
8.0 EROSION AND SEDIMENT CONTROL 9
9.0 CONCLUSIONS 10

FIGURES
DRAWINGS

Appendix A Sanitary Design
Appendix B Watermain Design
Appendix C Storm Design

1.0 INTRODUCTION

WalterFedy was retained by peopleCare Inc. to complete a Servicing and Stormwater Management Report in support of a Site Plan Application (SPA) for their proposed long-term care facility within the Town of The Blue Mountains. The development will be 3-storeys and will include 192 long-term care beds, along with associated surface parking and amenity space. The rear of the building is proposed to include a walk-out condition to suit the existing natural grade on site.

The purpose of this Functional Servicing and Stormwater Management Report is to identify how the development will be serviced, including water, storm, and sanitary connections to the existing municipal infrastructure. C.F. Crozier & Associates Inc. (Crozier) has completed a Servicing and Stormwater Management report for the proposed townhouse development east of peopleCare's site and a Stormwater Management Updated Memorandum for the surrounding Home Farm subdivision, which are both owned by MacPherson Builders.

The report completed for MacPherson's townhouse development also accounts for peopleCare's long-term care facility. WalterFedy has coordinated closely with Crozier to provide required site statistics and anticipated water and wastewater demands. Storm and sanitary connections from this long-term care development will be conveyed to the stormwater management facility and sanitary pump station that was installed for the Home Farm subdivision, via a municipal easement that runs through MacPherson's site.

1.1 Background

The proposed development will be on land that is currently owned by the Town of the Blue Mountains, known as "Future Town Development Lands". This land will be purchased by peopleCare prior to development. The Town's new fire hall is currently being constructed south of the subject site. MacPherson's townhouse development is proposed east and southeast of the site. The Home Farm subdivision is approximately 150m south of the site. The site is also bound by residential homes to the west, that front onto Grey Road 19. Another proposed residential subdivision, referred to as "Parkbridge Craigleith" is north of the site.

The site is currently zoned Development (D). The proposed zoning is Institutional (I).

A new municipal right-of-way will be extended from the Home Farm subdivision to the proposed development in order to provide access to the site and frontage to a municipal road. A municipally owned watermain is also proposed within the new roadway, which will service the long-term care facility.

The proposed property area is approximately 1.42 ha. The final property boundaries will be coordinated with the Town of The Blue Mountains as part of the land purchase agreement. The site currently exists as an open field.

A portion of the northwest corner and northeast corner of the site are within a Grey Sauble Conservation Authority regulated area.

1.2 Reference Reports and Drawings

In preparation of this report, the following background information was referenced:

1. *Home Farm - Town of The Blue Mountains – General Servicing Plan*, C.F. Crozier & Associates Inc., June 4, 2025. Prepared for The Town of The Blue Mountains.
2. *Parkbridge Craighleith – Town of The Blue Mountains – Overall Site Grading Plan (West)*, C.F. Crozier & Associates Inc., December 12, 2023. Prepared for The Town of The Blue Mountains.
3. *Town of The Blue Mountains, Fire Station 2 – Issued for Tender Drawings*, J.L.Richards, *April 16, 2025*. Prepared for The Town of The Blue Mountains.

4. *Stormwater Management Update Memorandum – Home Farm Residential Development*, C.F. Crozier & Associates Inc., March 12, 2024.
5. *Geotechnical Investigation – Proposed Home Farm Residential Development, Town of the Blue Mountains, Ontario,* by Terraprobe Inc., Dated July 4, 2011.
6. *Geotechnical Investigation – Proposed 3-Storey Long-Term Care Facility, 796511 Grey Road 19, The Blue Mountains, Ontario*, by Chung & Vander Doelen Engineering Ltd., June 2, 2026
7. *Water Distribution System Memo – Home Farm Rental Development*, by C.F. Crozier & Associates Inc., June 25, 2026

The following guidance documents were also referenced in preparation of this report:

1. *Design Guidelines for Sewage Works*, Ministry of the Environment, Conservation and Parks, March 2019
2. *Design Guidelines for Drinking Water Systems,* Ministry of the Environment, Conservation and Parks, May 2019
3. *Town of The Blue Mountains Municipal Master Plan for Town-Wide Water Distribution System*, J.L.Richards, October 2019
4. *Engineering Standards*, Town of The Blue Mountains, May 2023

2.0 EXISTING INFORMATION

2.1 Existing Topography

A topographic survey of the site was completed by WalterFedy in April 2026. Legal plans for the site will be created as part of the land purchasing agreements with the Town. The site is currently undeveloped and consists primarily of an open field. A wooded area exists to the northeast corner of the site.

The site naturally drains from southwest towards the northeast, with elevations ranging from 220.00 m at the northwestern corner, to 213.00 m at the northeastern corner. Elevations along the western property line fall to 217.25 m at the northwest corner. The eastern property line currently falls from an elevation of 216.00 m at the southeastern corner to 213.00. However, the proposed townhouse development is proposing grades of approximately 218.00 along the boundary with the subject site.

2.2 Geotechnical Investigation

A geotechnical investigation for the Home Farm subdivision was completed by Terraprobe in June 2011, with the report being finalized in July 2011. One borehole (BH1) was advanced within the subject site area, with a monitoring well being installed to measure groundwater levels. The surface elevation of the borehole was 216.60 m. At the time of the investigation, this area consisted of 125mm of silty topsoil, underlain with sandy silt to a depth of 3.7 m below the surface. The borehole was withdrawn at this depth due to the auger grinding on what was assumed to be boulders. The borehole remained dry and open upon completion of drilling.

The groundwater was measured to be 0.2m above the surface in both June and July of 2011.

A site-specific geotechnical investigation was completed by Chung & Vander Doelen Engineering Ltd., in June 2026. Ten (10) boreholes were advanced to depths between 3.20 m and 9.40 m below the surface. Two (2) monitoring wells were also installed within two of the boreholes.

Topsoil was encountered at the surface of all boreholes to depths ranging between 200mm and 275mm. The topsoil is underlain with sandy silt to silty sand till to depths between 3.20 m and 9.40 m below the surface, to termination depth.

Groundwater was measured at BH2 and BH4 at the time of drilling in April 2026, and observed via a site visit in May 2026. Groundwater depths at BH2 were measured to be 3.99 m below the surface, corresponding to an elevation of 211.58. It was noted that the stabilized groundwater is anticipated to be closer to the surface and actual depth may require an extended period to fully stabilize due to low-permeability soil. The groundwater depth at BH4 was measured to be 0.16m below the surface. Groundwater depth is expected to vary seasonally and in response to weather events. Future groundwater readings are planned.

2.3 Existing Servicing and Utilities

Services surrounding the site were documented by Crozier in their General Servicing Plans prepared for the Home Farm subdivision. No municipal services currently exist within the immediate vicinity of the subject site.

As part of the Home Farm Subdivision, servicing stubs were provided to account for future developments to the north. This includes a 200-mm-diameter sanitary stub sloped at 0.5%, a 200-mm-diameter water main, a 450-mm-diameter storm stub sloped at 2.0%, and a knockout within a double catchbasin manhole with a downstream 825-mm-diameter storm sewer. The 450-mm-diameter storm sewer also connects to the 825-mm-diameter storm sewer. A stormwater management facility exists immediately south of the 825-mm-diameter storm sewer.

The sanitary stub connects to a 200-mm-diameter sanitary sewer, which conveys flows towards a pumping station. The pump station then conveys flows towards the municipal gravity sanitary sewer system on Grey Road 19 via forcemain.

A 200-mm-diameter watermain loops throughout the Home Farm subdivision and connects to the existing 350-mm-diameter municipal watermain on Grey Road 19.

Other utilities, such as hydro, gas, and telecommunications services can be provided to the site from the Home Farm subdivision.

3.0 REVIEW AGENCIES

3.1 Town of The Blue Mountains

The Town of the Blue Mountains will be responsible for the review and approval of the Site Plan Approval application, as well as the site grading, servicing, and stormwater management design for the overall development.

3.2 Grey Sauble Conservation Authority

As a portion of the site is within a Grey Sauble Conservation Authority (GSCA) regulated limited, the GSCA will be required to review and approve the proposed grading and stormwater management design.

3.3 Other Agencies

The development will require review by other utility providers having jurisdiction, including but not limited to, telecommunications, gas and hydro.

4.0 SANITARY SERVICING

The proposed development is to include a 192-bed long-term care facility. The Ontario Building Code (OBC) states that long-term care facilities generate an average sanitary demand of 450 L/bed/day. The sanitary demand for the site was peaked using the Harmon Formula, with the number of beds being used as the population. The Town of The Blue Mountains also stipulates an extraneous flow rate of 0.28 L/s/ha. Table I represents the anticipated sanitary demand from the proposed development.

Table I: Proposed Sanitary Flow from Proposed Development

Long-Term Care Beds	192
Average Daily Flow (Town of The Blue Mountains)	450 L/bed/day
Peaking Factor (Harmon)	4.154
Peaked Long-Term Care Demand	**4.154 L/s**
Site Area	1.42 ha
Extraneous Flow Allowance	0.28 L/s/ha
Total Extraneous Flow	**0.398 L/s**
Total Sanitary Flow	**4.552 L/s**

For a developed site with a design population of 192 (number of proposed long-term care beds), and an area of 1.42 ha, the anticipated peaked sanitary demand is 4.55 L/s. Refer to Appendix A for the sanitary demand calculations. It should be noted that this flow rate will be combined with the sanitary flows from the proposed townhouse development to the east.

Crozier will be responsible for designing a municipal sanitary sewer through MacPherson's townhouse development within a municipal easement. This sewer will accept the sanitary flows from the long-term care development and convey them towards the pump station. Refer to the Functional Servicing and Stormwater Management Report by Crozier for MacPherson's townhouse development, which includes sanitary flows from this subject development, for the pumping station capacity analysis.

5.0 WATER SERVICING

5.1 Design Criteria

The Town of The Blue Mountains Engineering Standards recommend a pressure range within their watermains of 350 kPa (50 psi) to 550 kPa (80 psi) under average and maximum day conditions, and 275 kPa (40 psi) to 700 kPa (100 psi) under peak hour conditions. Under fire flow conditions, the minimum allowable pressure is 140 kPa (20 psi). The guidelines also state that the maximum velocity within a watermain should not exceed 5.0 m/s.

5.2 Domestic Water Demand

The OBC sanitary demand of 450 L/cap/day was also used for the domestic water demand calculations for the development. The domestic demand was peaked using Table 3-3 in the MECP guidelines for drinking water systems serving fewer than 500 people, with a maximum day factor of 4.54 and a peak hour factor of 6.84, for a population of 192 people. The values provided in the MECP table were interpolated between 150 and 300 people. The same design populations used in the sanitary demand calculations were also used for the water demand calculations. Table II below summarizes the overall proposed domestic water demand for the development.

Table II: Proposed Domestic Water Demand

Long-Term Care Beds	192
Average Demand (OBC)	450 L/bed/day
Peaking Factors (MECP)	
Max Day	4.54
Max Hour	6.84
Total Max Day Demand	**4.54 L/s**
Total Max Hour Demand	**6.84 L/s**

The anticipated maximum day demand is 4.54 L/s, and the maximum hour demand is 6.84 L/s. Refer to Appendix B for the domestic water demand calculations.

5.3 Fire Flow Demand

Fire flow requirements were calculated using the current issue of *Water Supply for Public Fire Protection* published by the Fire Underwriters Survey (FUS). To facilitate calculations, it is necessary to determine whether buildings are to be protected by a sprinkler system, as the resulting requirement for fire flow is calculated differently for buildings with or without sprinkler systems. Based on the Building Code Analysis, it is noted that the proposed building will be fitted with a sprinkler system. As such, the fire flow for the site will need to be designed per NFPA 13 *Standard for Installation of Sprinkler Systems* (2013), which stipulates the criteria used for determining fire flow for buildings with sprinklers.

Table III summarizes the proposed fire demand for the long-term care parcel. The fire demand calculations can also be found in Appendix B.

Table III: Fire Flow Demand

Type of Construction	Non-Combustible Construction (C=0.8)
Effective Floor Space	7,627.50 m^2
Occupancy Charge	Limited-Combustible Contents (-15%)
Automated Sprinkler Protection	Yes
Designed to NFPA 13 Standard	Yes (-30%)
Standard Water Supply to Sprinklers and Standpipes	Yes (-10%)
Fully Supervised System	Yes (-10%)
Exposure Charges	+15%
Fire Flow Demand	**150 L/s (2378 usgpm)**

The proposed fire demand for the long-term care development is 150 L/s. A private hydrant will be required on site to provide adequate fire protection.

5.4 Service Design

The water service shall be sized to convey the combination of the Maximum Day Demand and the Fire Demand, within the pressure and velocity ranges as specified. This combined flow rate is 154.54 L/s, which can be serviced via a 200-mm-diameter water service.

A new municipal watermain will be designed within the proposed right-of-way extension concurrently with the detailed design of the long-term care facility. This new watermain will connect to the municipal watermain through the neighbouring townhouse development, creating a looped system. A new 200-mm-diameter service will branch off this watermain to service the development. The *Water Distribution System Memo* by Crozier states that the available flow at 20 psi at peopleCare's connection point is approximately 212.67 L/s (J-R4). A new, private hydrant will also be installed on the site.

Additionally, J.L. Richards modelled the town's water distribution system, accounting for the proposed subdivision, fire hall, rental site and this long-term development, along with other recent developments within the town. Two scenarios were modelled, including a single feed, and a looped system to the site. The looped scenario is proposed. The model indicates that the hydraulic grade line near the site's connection point during the combined Maximum Day and Fire Demand is 253.33 m. Based on a finished floor elevation of 219.10 m, this results in 34.32 m of head, or 48.8 psi, indicating that there is adequate pressure within the system to support this development.

6.0 STORM SERVICING AND STORMWATER MANAGEMENT

6.1 Stormwater Management Objectives and Design Criteria

The Town of the Blue Mountains Engineering Standards are to be used for this development. The following stormwater management criteria are expected to be applicable:

- 'Enhanced' water quality control with 80% long-term average-annual total suspended solids (TSS) removal; and
- Post-to-pre-development peak flow control for the 2-year through the 100-year return period design storms.
- Limit surface ponding around buildings to be a minimum of 0.30 m below the surrounding finished floor elevation and limit flooding across the site to a maximum depth of 0.45 m for the 100-year storm event.

6.2 Existing Stormwater Management Facility

The northern stormwater management facility within the Home Farm subdivision will accept runoff from the majority of the site. The top of pond elevation is 215.30 and was designed to have a ponding elevation of 214.90 m during the 100-year storm event. The pond has a total volume of 5,870 m^3 and was designed to control an overall catchment of 10.72 ha. The volume in the pond during the regional storm event is expected to be 5,154 m^3, corresponding to an elevation of 215.02.

The pond was designed to provide quantity and quality control for the subject site area. For the design of the pond, the subject site was originally considered in an overall catchment with an area of 5.37 ha, and an imperviousness of 55.5%. This catchment also includes the fire hall site and the townhouse development. This catchment area has increased in size to accommodate the proposed developments.

6.3 Stormwater Management Design

Crozier will be responsible for designing a municipal storm sewer through MacPherson's townhouse development within an easement. This sewer will accept the stormwater runoff from the long-term care development's building roof and parking lot, and convey the flows towards the stormwater management facility. Internal catchbasins and storm sewers will be required within the site.

Refer to the Functional Servicing and Stormwater Management Report by Crozier for MacPherson's townhouse development, which includes this subject site area, for the new catchment parameters and the corresponding performance of the pond.

The rear portion of the site behind the proposed building will be at a lower level than the surrounding parking lot, and as a result, will not be able to drain to the stormwater management facility, and will therefore sheet flow offsite towards the northeast. This area is proposed to only consist of landscaping features and patios, and no stormwater quantity or quality control will be required.

The entire existing site is currently being conveyed to the northeast. Using The Town of the Blue Mountains storm sewer design criteria and the Rational Method, the maximum existing flow rate leaving the site towards the northeast is 138.1 L/s during the 5-year storm event, and 230.4 L/s in the 100-year storm event. In proposed conditions, the maximum flow rate being conveyed towards the northeast is 35.0 L/s during the 5-year storm event, and 58.4 L/s during the 100-year storm event. These parameters and calculations are summarized in Table IV.

Table IV: Maximum Stormwater Flows Towards Northeast

Return Period	Intensity (i) (Time of Concentration = 5 min)	Drainage Area (A)	Runoff Coefficient (C)	Flow Rate (Q) (Q = 0.0028 x C x i x A)
Existing Conditions				
5-year	173.7 mm/hr	1.42 ha	0.20	138.1 L/s (0.1381 m^3/s)
100-year	289.7 mm/hr	1.42 ha	0.20	230.4 L/s (0.2304 m^3/s)
Proposed Conditions				
5-year	173.7 mm/hr	0.24 ha	0.30	35.0 L/s (0.0350 m^3/s)
100-year	289.7 mm/hr	0.24 ha	0.30	58.4 L/s (0.0584 m^3/s)

These catchments are also illustrated in Figures 1 and 2.

7.0 SITE GRADING

The grading of the site will respect the existing grades along the western and northeastern property lines, and match into proposed grading of the fire hall to the south, the proposed grades of the Parkbridge Craigleith development to the north, and the proposed grades of the townhouse development to the east and southeast. The site will also be graded to comply with the Town of The Blue Mountains standards, as well as the Accessibility for Ontarians with Disabilities Act (AODA).

Major overland flow from the parking area will be directed towards MacPherson's townhouse development to the east. Retaining walls will be required to facilitate the walk out condition at the rear of the building.

7.1 Compliance with On-Site and Excess Soil Management Provincial Regulations

The MECP regulation O.Reg. 406/19 "On-Site and Excess Soil Management" under the Environmental Protection Act states that the excavation of excess material, and subsequent off-site disposal of excess soils from this site, will require testing and reporting in the MECP's Environmental Activity and Sector Registry (EASR). The Owner and Contractor will be responsible for complying with all of the noted requirements.

8.0 EROSION AND SEDIMENT CONTROL

Any sediment tracked onto the roadway during the course of construction will be cleaned by the Contractor. To help minimize the amount of mud being tracked onto the roadway, a mud mat will be installed at the primary construction access. Additionally, silt fence will be installed around the development limits to eliminate any sediment from leaving the site and will remain in place and be maintained until landscaping has been completed and soil has been vegetated. Silt fence will also be installed around any stockpiles on site, with the stockpiles kept a minimum 2.5 m from the property boundary.

Silt sacs in catchbasins will be installed to prevent silt or sediment-laden water from entering inlets. These will be inspected to ensure that they have been properly installed and function as designed throughout construction.

The controls will be maintained, and accumulated sediments removed once their capture capacity has been decreased by one third. It is proposed that, during construction activities, visual monitoring will be conducted

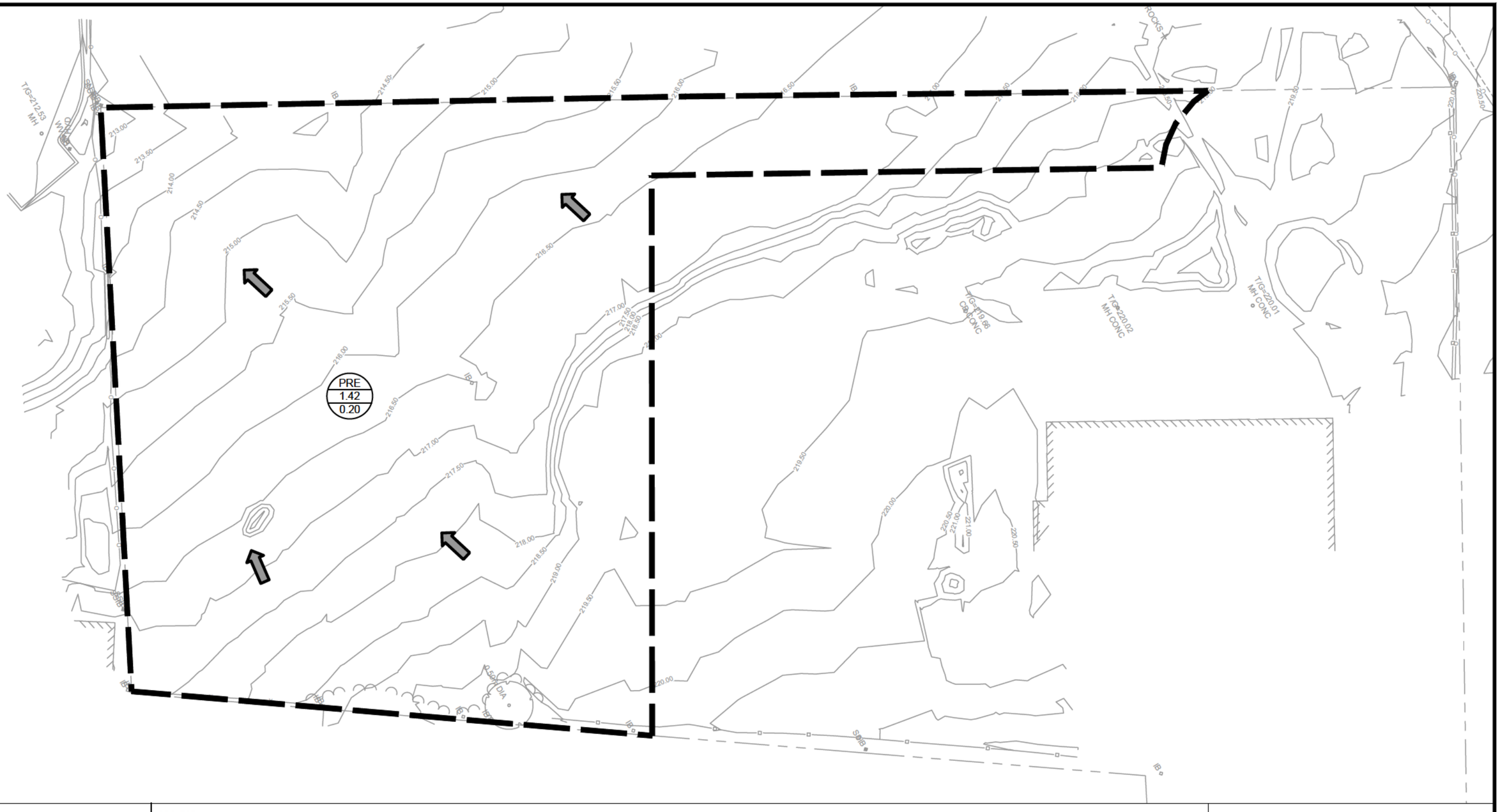
bi-weekly and within 24 hours of any rainfall event of 25 mm or greater. During the construction period, monitoring will consist of visual observation for the effectiveness of the sediment and erosion controls and sediment migration off site. Construction inspections will be conducted until such time as the construction activities are complete, the site has been stabilized, and all vegetation has achieved a minimum 70% density.

9.0 CONCLUSIONS

Based on the analysis presented in this report it is concluded that:

- The proposed long-term care development will be serviced via a 200-mm-diameter sanitary sewer that will run through the neighbouring MacPherson townhouse development via a municipal easement. This sewer will convey the flows towards the pump station.
- The site will be serviced via a new 200-mm-diameter watermain that will be looped through the right-of-way extension and the neighbouring townhouse development.
- The northern stormwater management facility constructed for the Home Farm subdivision is expected to provide quantity and quality control for the proposed development.
- Stormwater runoff from the site will be conveyed to the stormwater management facility via storm sewers within a municipal easement through MacPherson's townhouse site. Major overland flow from the parking lot will also run through MacPherson's townhouse site.
- Site grading will match into existing grades at property lines, or the proposed grading plans of neighbouring developments as appropriate.
- Perimeter silt fence, silt fence at the base of all stockpiles, silt sacs in catchbasins, and construction entrance mud mats can provide erosion and sediment control. These will be included in detailed design in coordination with the proposed construction staging plan.

FIGURES



C:\Users\tkeller\DC\ACCDocs\WalterFedy\2026-0316-10_peopleCare-The_ Blue_Mountains_LTC\Project Files\1. Published\1.05. CVIL\1.05.1 Plot_Files\2026-0316-10_STM_PLT; FIG-1; DWG To PDF no layers.pc3; 2026-09-08 1:46:28 PM

PROJECT:

peopleCare
TOWN OF THE BLUE MOUNTAINS

TITLE:

EXISTING CATCHMENT AREAS

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY IS FORBIDDEN.
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY.
DO NOT SCALE THIS DRAWING.

COPYRIGHT © 2026 WalterFedy

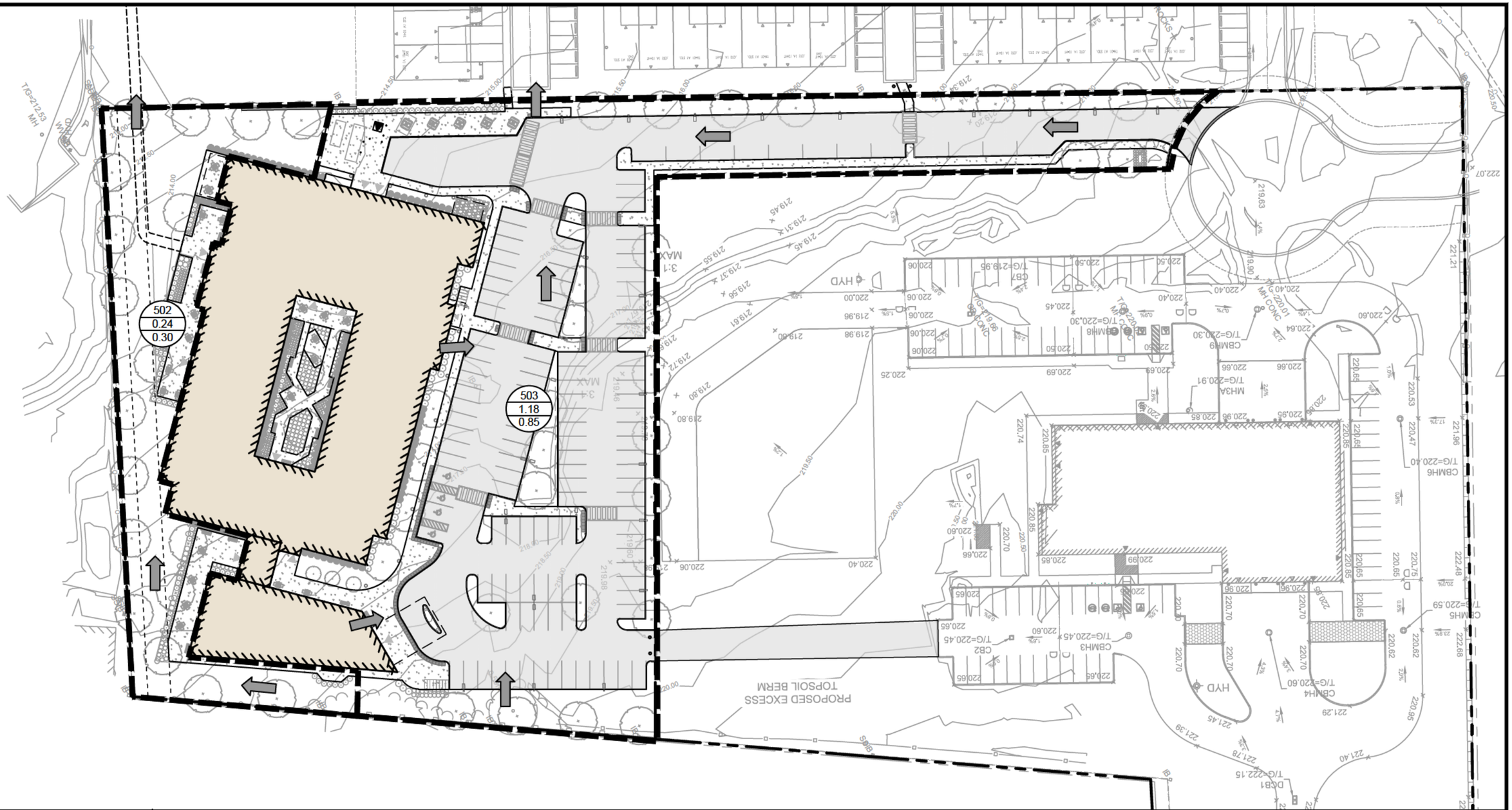
WALTERFEDY

KITCHENER OFFICE
675 Queen Street South, Suite 111, Kitchener, Ontario N2M 1A1
T: 519.576.2150 F: 519.576.5499 walterfedy.com

SCALE:	1:750	DATE:	2026-09-08
DRAWN BY:	TK	PROJECT NO.:	2026-0316-10
CHECKED BY:	TK	FILE:	2026-0316-10_STM_PLT

SHEET NO.:

FIG-1



C:\Users\tkeller\DC\ACCDocs\WalterFedy\2026-0316-10_peopleCare-The_ Blue_Mountains_LTC\Project Files\1. Published\1.05. CVIL\1.05.1 Plot_Files\2026-0316-10_STM_PLT; FIG-2; DWG To PDF no layers.pc3; Tyler Keller; 2026-09-25, 9:05:47 AM

PROJECT:

peopleCare
TOWN OF THE BLUE MOUNTAINS

TITLE:

PROPOSED CATCHMENT AREAS

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY IS FORBIDDEN.
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY.
DO NOT SCALE THIS DRAWING.

COPYRIGHT © 2026 WalterFedy

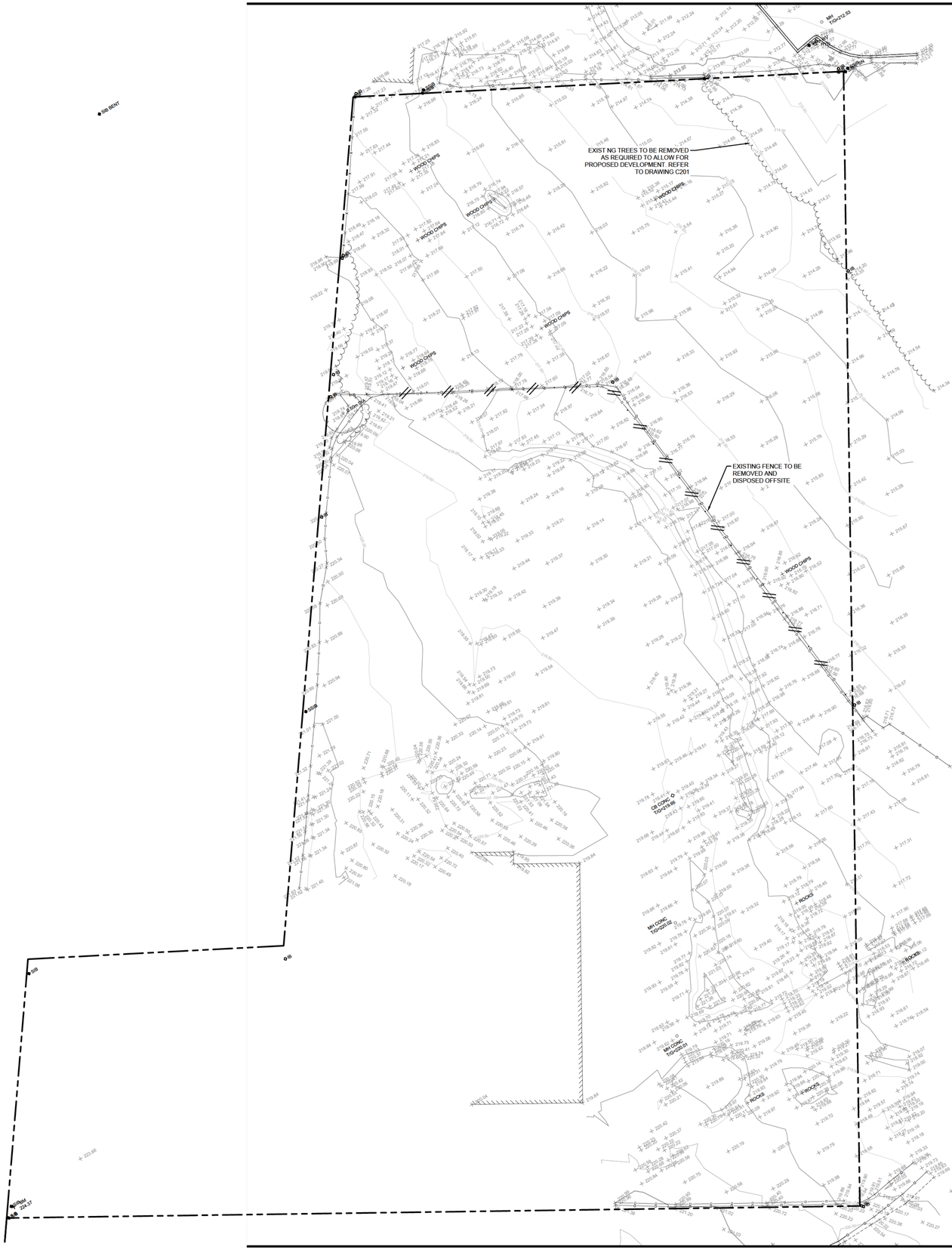
WALTERFEDY
KITCHENER OFFICE
675 Queen Street South, Suite 111, Kitchener, Ontario N2M 1A1
T: 519.576.2150 F: 519.576.5499 walterfedy.com

SCALE:	1:750	DATE:	2026-09-08
DRAWN BY:	TK	PROJECT NO.:	2026-0316-10
CHECKED BY:	TK	FILE:	2026-0316-10_STM_PLT

SHEET NO.:

FIG-2

DRAWINGS

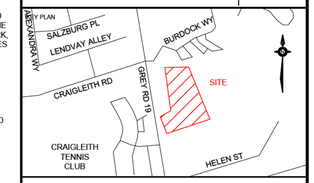


GENERAL NOTES

1. TOPOGRAPHIC INFORMATION AND LEGAL BOUNDARY DATA OF THE SITE FROM SURVEY BY WALTERFEDY, DATED APRIL 2026.
2. BOREHOLE LOCATIONS AND GEOTECHNICAL NFORMATION FROM CHUNG & VANDER DOELEN ENGINEER NG LTD. DATED JUNE 2, 2026.
3. THIS SET OF PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED BY THE DESIGN ENG NEER AND APPROVED BY THE LOCAL MUNICIPALITY.
4. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
5. THIS PLAN NOT TO BE REPRODUCED N WHOLE OR IN PART WITHOUT THE PERMISSION OF WALTERFEDY.
6. THE POSITION OF POLE LINES, CONDUITS, WATERMA NS, SEWERS, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UT LIT ES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILIT ES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM AND THOSE NOT LOCATED PRIOR TO CONSTRUCTION.
7. ANY AREA DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIG NAL CONDITION OR BETTER TO THE SATISFACTION OF THE CONSULTANT AND AUTHORITY HAV NG JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR RESTOR NG ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE MUNIC PAL RIGHT-OF-WAY TO MUNIC PAL STANDARDS.
8. ALL HEALTH AND SAFETY RELATED SIGNAGE MUST BE POSTED AT THE SITE AS REQUIRED BY APPLICABLE LAW AND BEST MANAGEMENT PRACTICES.
9. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CONSULTANT WITH A DIGITAL FILE OF AS-CONSTRUCTED DRAWINGS. THE DRAW NGS MUST REFLECT THE CONSTRUCTED STATE OF THE WORK. SUBMISSION OF UNALTERED DESIGN DRAW NGS AND CONTRACT CHANGES WILL NOT BE ACCEPTED.

peopleCare communities

KEY PLAN



PROJECT NORTH

TRUE NORTH

DATE	ISSUANCE	NO.
2026.05.19	ISSUED FOR ZONING BY-LAW AMENDMENT	
2026.06.30	ISSUED FOR SPA	
2026.08.19	50% DD	
2026.09.25	REISSUED FOR SPA	

LEGEND

- BOREHOLE No. — EXIST NG BOREHOLE LOCATION
- TEST PIT No. — EXIST NG TEST PIT LOCATION
- PIEZOMETER No. — EXIST NG PIEZOMETER LOCATION
- 0.2m DIA — EXIST NG DEC DUOUS /CONIFEROUS TREE
- EXIST NG TREE DRIPLINE AND/OR VEGETATION LINE
- 325.0 — EXIST NG CONTOUR
- 325.0 — EXIST NG LIDAR CONTOUR
- REMOVALS
- EXISTING EDGE OF WATER

BENCHMARK

Y = 4929376 988 X = 553717.439 Z = 224 370

TOP OF DOUBLE NAILS IN HYDRO POLE NEAR FIRE HALL ENTRANCE

1:500 — 0 5.0 10.0 25.0

CLIENT

TOWN OF BLUE MOUNTAIN LTC INC. (peopleCare)
595 Parkside Dr Suite 2, Waterloo, ON

PROJECT

LONG-TERM CARE DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

TITLE

EXISTING CONDITIONS & REMOVALS PLAN

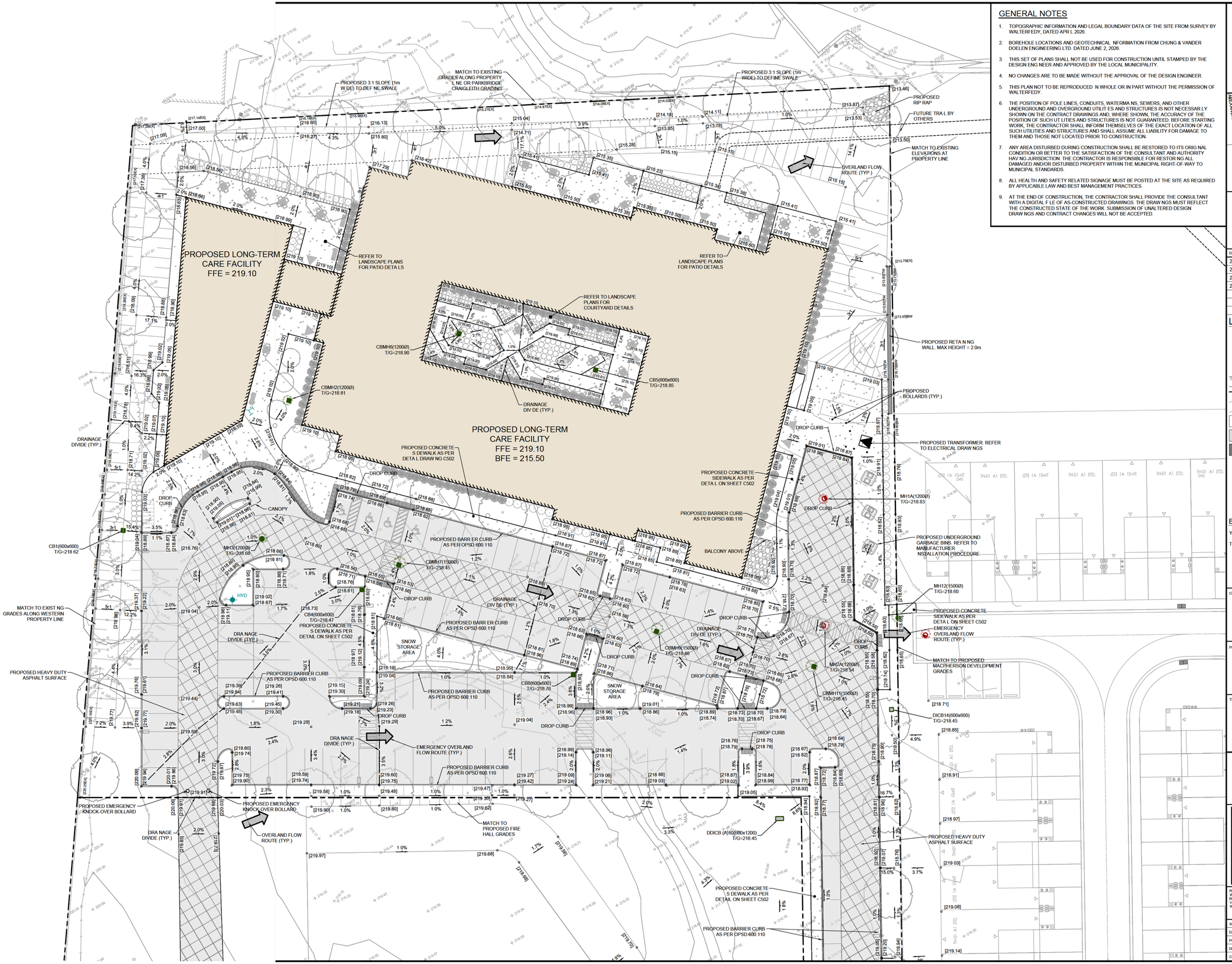
WALTERFEDY
TORONTO | CALGARY | **KITCHENER** | HAMILTON
800.685.1378 walterfedy.com

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY. A PART OF WF GROUP IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. DO NOT SCALE THIS DRAWING -
COPYRIGHT © 2025 WalterFedy, A Part of WF Group Inc.

SCALE	1:500
DATE	2026-05-22
PROJECT NO.	2026-0316-10
DRAWN BY	LH
CHECKED BY	TK

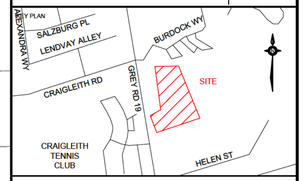
SHEET NO.

C101


PROPOSED LONG-TERM CARE FACILITY FFE = 219.10
PROPOSED LONG-TERM CARE FACILITY FFE = 219.10 BFE = 215.50
PROPOSED 3:1 SLOPE (1m WIDE) TO DEFINE SWALE
MATCH TO EXISTING GRADES ALONG PROPERTY LINE OR PARKBRIDGE CRAIGLEITH GRADING
PROPOSED RIP RAP
FUTURE TRAIL BY OTHERS
MATCH TO EXISTING ELEVATIONS AT PROPERTY LINE
OVERLAND FLOW ROUTE (TYP.)
REFER TO LANDSCAPE PLANS FOR PATIO DETAILS
REFER TO LANDSCAPE PLANS FOR COURTYARD DETAILS
PROPOSED RETAINING WALL MAX HEIGHT = 2.0m
PROPOSED BOLLARDS (TYP.)
PROPOSED TRANSFORMER. REFER TO ELECTRICAL DRAWINGS
PROPOSED UNDERGROUND GARBAGE BINS. REFER TO MANUFACTURER INSTALLATION PROCEDURE
MH12(1500Ø) T/G=218.60
PROPOSED CONCRETE SIDEWALK AS PER DETAIL ON SHEET C502
EMERGENCY OVERLAND FLOW ROUTE (TYP.)
MATCH TO PROPOSED MACPHERSON DEVELOPMENT GRADES
DICB14(600x600) T/G=218.45
PROPOSED HEAVY DUTY ASPHALT SURFACE
DDICB (A)10(600x1200) T/G=218.45
MH1A(1200Ø) T/G=218.83
CBMH6(1200Ø) T/G=218.90
CBS(600x600) T/G=218.85
CBMH2(1200Ø) T/G=218.81
CB1(600x600) T/G=218 62
MH3(1200Ø) T/G=218 69
CBMH7(1500Ø) T/G=218 45
CB4(600x600) T/G=218.47
CB8(600x600) T/G=218.76
CBMH9(1500Ø) T/G=218.46
CBMH11(1500Ø) T/G=218.45
MH2A(1200Ø) T/G=218 54
PROPOSED BARRIER CURB AS PER OPSD 600.110
PROPOSED CONCRETE SIDEWALK AS PER DETAIL ON SHEET C502
PROPOSED BARRIER CURB AS PER OPSD 600.110
DROP CURB
CANOPY
BALCONY ABOVE
SNOW STORAGE AREA
DRAINAGE DIVIDE (TYP.)
MATCH TO EXIST NG GRADES ALONG WESTERN PROPERTY LINE
PROPOSED HEAVY DUTY ASPHALT SURFACE
PROPOSED EMERGENCY KNOCK-OVER BOLLARD
OVERLAND FLOW ROUTE (TYP.)
MATCH TO PROPOSED FIRE HALL GRADES
PROPOSED CONCRETE SIDEWALK AS PER DETAIL ON SHEET C502
PROPOSED BARRIER CURB AS PER OPSD 600.110
PROPOSED HEAVY DUTY ASPHALT SURFACE
PROPOSED HEAVY DUTY ASPHALT SURFACE
PROPOSED HEAVY DUTY ASPHALT SURFACE

peopleCare communities

KEY PLAN



PROJECT NORTH

TRUE NORTH

DATE	ISSUANCE	NO.
2026.05.19	ISSUED FOR ZONING BY-LAW AMENDMENT	
2026.06.30	ISSUED FOR SPA	
2026.08.19	50% DD	
2026.09.25	REISSUED FOR SPA	

LEGEND

- [123.45] PROPOSED GRADE
- [123.45]EX EXIST NG GRADE
- 2.0% 2.0% PROPOSED DRAINAGE ARROW/SLOPE
- PROPOSED SWALE
- PROPOSED OVERLAND FLOW ROUTE
- PROPOSED EMBANKMENT (3:1 MAX UNLESS OTHERWISE NOTED)
- PROPOSED CHAINL NK FENCE
- 325.0 EXIST NG CONTOUR
- 325.0 EXIST NG LIDAR CONTOUR
- PROPOSED CONCRETE SURFACE
- PROPOSED LIGHT DUTY ASPHALT SURFACE
- PROPOSED HEAVY DUTY ASPHALT SURFACE

BENCHMARK

Y = 4929376 988 X = 553717.439 Z = 224 370

TOP OF DOUBLE NAILS IN HYDRO POLE NEAR FIRE HALL ENTRANCE

1:250 0 2.5 5.0 12.50

CLIENT

TOWN OF BLUE MOUNTAIN LTC INC. (peopleCare)
595 Parkside Dr Suite 2, Waterloo, ON

PROJECT

LONG-TERM CARE DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

TITLE

GRADING PLAN (2 OF 2)

WALTERFEDY

TORONTO | CALGARY | **KITCHENER** | HAMILTON

800.685.1378 **walterfedy.com**

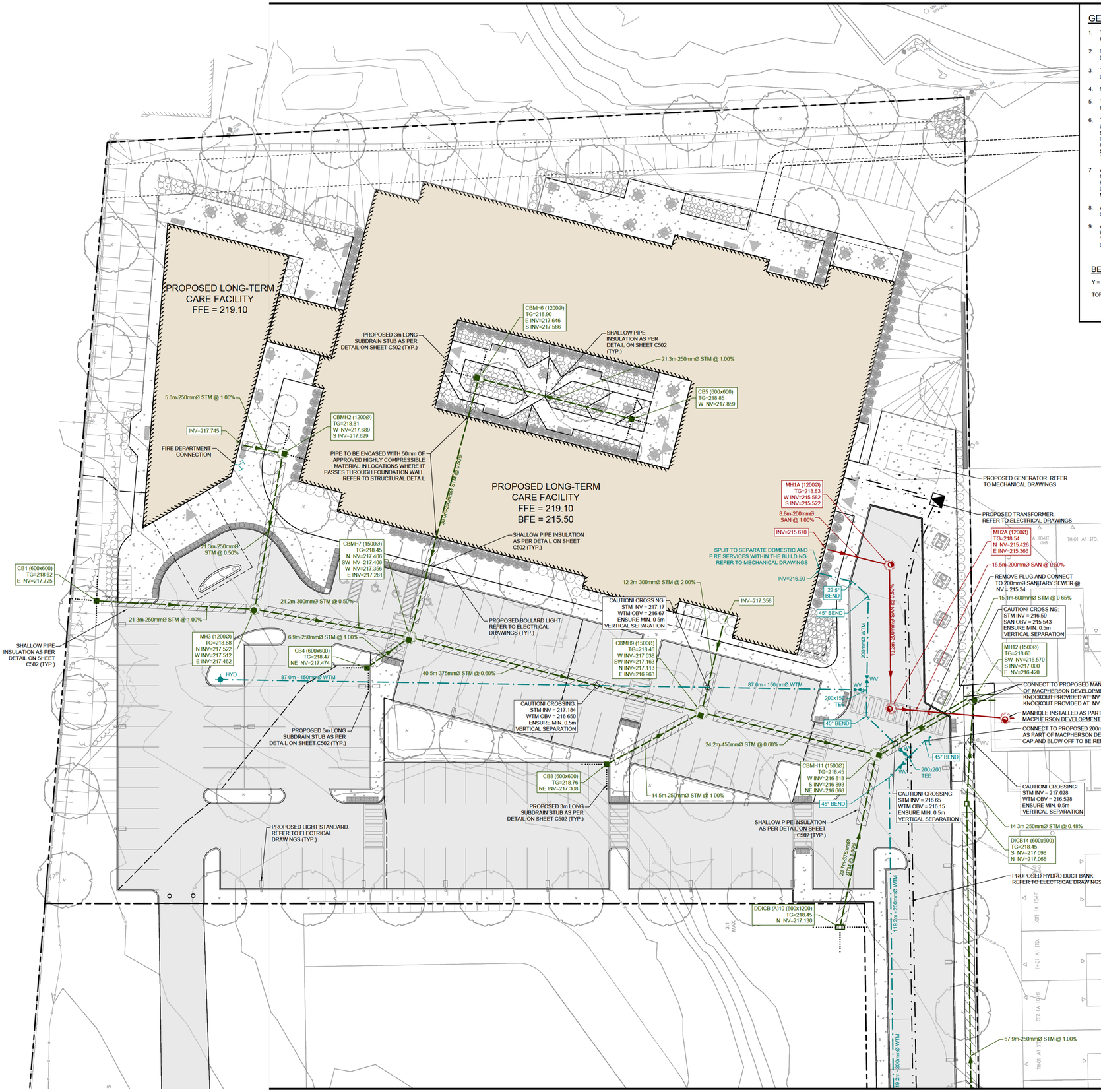
REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY, A PART OF WF GROUP IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. - DO NOT SCALE THIS DRAWING -

COPYRIGHT © 2025 WalterFedy, A Part of WF Group Inc.

SCALE	1:250
DATE	2026-09-25
PROJECT NO.	2026-0316-10
DRAWN BY	LH
CHECKED BY	TK

SHEET NO.

C202



GENERAL NOTES

1. TOPOGRAPHIC INFORMATION AND LEGAL BOUNDARY DATA OF THE SITE FROM SURVEY BY WALTERFEDY, DATED APR L 2026.
2. BOREHOLE LOCATIONS AND GEOTECHNICAL NFORMATION FROM CHUNG & VANDER DOELEN ENGINEER NG LTD. DATED JUNE 2, 2026.
3. THIS SET OF PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED BY THE DESIGN ENG NEER AND APPROVED BY THE LOCAL MUNICIPALITY.
4. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
5. THIS PLAN NOT TO BE REPRODUCED N WHOLE OR IN PART WITHOUT THE PERMISSION OF WALTERFEDY.
6. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS, AND OTHER UNDERGROUND AND OVERGROUND UT LIT ES AND STRUCTURES IS NOT NECESSAR LY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UT LITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM AND THOSE NOT LOCATED PRIOR TO CONSTRUCTION.
7. ANY AREA DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIG NAL CONDITION OR BETTER TO THE SATISFACTION OF THE CONSULTANT AND AUTHORITY HAV NG JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR RESTOR NG ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT-OF-WAY TO MUNICIPAL STANDARDS.
8. ALL HEALTH AND SAFETY RELATED SIGNAGE MUST BE POSTED AT THE SITE AS REQUIRED BY APPLICABLE LAW AND BEST MANAGEMENT PRACTICES.
9. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CONSULTANT WITH A DIGITAL F LE OF AS-CONSTRUCTED DRAWINGS. THE DRAW NGS MUST REFLECT THE CONSTRUCTED STATE OF THE WORK. SUBMISSION OF UNALTERED DESIGN DRAW NGS AND CONTRACT CHANGES WILL NOT BE ACCEPTED.

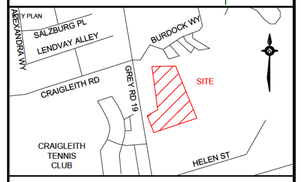
BENCHMARK

Y = 4929376.988 X = 553717.439 Z = 224.370

TOP OF DOUBLE NAILS IN HYDRO POLE NEAR FIRE HALL ENTRANCE

peopleCare communities

KEY PLAN



PROJECT NORTH TRUE NORTH

DATE	ISSUANCE	NO.
2026.05.19	ISSUED FOR ZONING BY-LAW AMENDMENT	
2026.06.30	ISSUED FOR SPA	
2026.08.19	50% DD	
2026.09.25	REISSUED FOR SPA	

LEGEND

CB / DCB	PROPOSED CATCHBASIN / DOUBLE CATCHBASIN
DICB/DDICB	PROPOSED DITCH NLET CATCHBASINS/DOUBLE CATCHBASIN
CBMH / DCBMH	PROPOSED CATCHBASIN MANHOLE / DOUBLE CATCHBASIN MANHOLE
DICBMH(A)(B)	PROPOSED DITCH NLET CATCHBAS N MANHOLE (TYPE A) / (TYPLE B)
MH	PROPOSED STORM MANHOLE
MH	PROPOSED SANITARY MANHOLE
HYD	PROPOSED F RE HYDRANT
WV	PROPOSED WATERMAIN VALVE
CS	PROPOSED CURB STOP
REDUCER	PROPOSED REDUCER
	PROPOSED F RE DEPARTMENT CONNECTION
EX CB / DCB	EXIST NG CATCHBASIN / DOUBLE CATCHBAS N
EX DI	EXIST NG DITCH NLET CATCHBAS N
EX MH	EXIST NG STORM MANHOLE
EX CBMH / DCBMH	EXIST NG CATCHBASIN MANHOLE / DOUBLE CATCHBASIN MANHOLE
EX SAN MH	EXIST NG SANITARY MANHOLE
EX HYD	EXIST NG F RE HYDRANT
EX WV	EXIST NG WATERMAIN VALVE
EX CS	EXIST NG CURB STOP
EX WELL	EXIST NG F RE DEPARTMENT CONNECTION
	EXIST NG WELL
	PROPOSED SANITARY SEWER/SERVICE
	PROPOSED STORM SEWER/SERVICE
	PROPOSED WATERMAIN/SERVICE
	EXIST NG SANITARY SERVICE
	EXIST NG STORM SERVICE
	EXIST NG WATERMAIN
	PROPOSED SUBDRA N
	PROPOSED LAMP STANDARD
UP / HP	PROPOSED UT LITY / HYDRO POLE
SIGN	PROPOSED SIGN
PR HYDRO TRANSFORMER	PROPOSED HYDRO TRANSFORMER

1:250 (0 2.5 5.0 12.50)

CLIENT

TOWN OF BLUE MOUNTAIN LTC INC. (peopleCare)
595 Parkside Dr Suite 2, Waterloo, ON

PROJECT

LONG-TERM CARE DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

TITLE

SERVICING PLAN (1 OF 2)

WALTERFEDY

TORONTO | CALGARY | **KITCHENER** | HAMILTON

800.685.1378 **walterfedy.com**

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY, A PART OF WF GROUP IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. - DO NOT SCALE THIS DRAWING -

COPYRIGHT © 2025 WalterFedy, A Part of WF Group Inc.

SCALE	1 250
DATE	2026-09-25
PROJECT NO.	2026-0316-10
DRAWN BY	LH
CHECKED BY	TK

SHEET NO.

C301

CB8 (600x600)
TG=218.76
NE INV=217.308

PROPOSED 3m LONG SUBDRAIN STUB AS PER DETA L ON SHEET C502 (TYP.)

PROPOSED LIGHT STANDARD. REFER TO ELECTRICAL DRAW NGS (TYP.)

14.5m-250mmø STM @ 1.00%

CBMH11 (1500Ø)
TG=218.45
W INV=216.818
S INV=216.893
NE INV=216.668

45° BEND

SHALLOW P PE INSULATION AS PER DETAIL ON SHEET C502 (TYP.)

WV

200x200 TEE

CAUTION! CROSSING:
STM INV = 216.65
WTM OBV = 216.15
ENSURE MIN. 0.5m VERTICAL SEPARATION

CAUTION! CROSSING:
STM INV = 217.028
WTM OBV = 216.528
ENSURE MIN. 0.5m VERTICAL SEPARATION

14.3m-250mmø STM @ 0.48%

DICB14 (600x600)
TG=218.45
S INV=217.098
N INV=217.068

23.7m-375mmø STM @ 1.42%

PROPOSED HYDRO DUCT BANK. REFER TO ELECTRICAL DRAW NGS

DDICB (A)10 (600x1200)
TG=218.45
N INV=217.130

3:1 MAX

119.2m - 200mmø WTM

67.9m-250mmø STM @ 1.00%

DICB13 (600x600)
TG=219.01
N INV=217.777

PROPOSED LIGHT STANDARD. REFER TO ELECTRICAL DRAWINGS (TYP.)

PROPOSED HYDRO DUCT BANK. REFER TO ELECTRICAL DRAW NGS

CONNECT TO PROPOSED 200mmø WATERMAIN AS PART OF MACPHERSON DEVELOPMENT. CAP AND BLOW OFF TO BE REMOVED

119.2m - 250mmø WTM

PROPOSED EXCESS TOPSOIL BERM

CB2
T/G=220.45

3
20.45

CBMH8
T/G=220.30

CB7
T/G=219.95

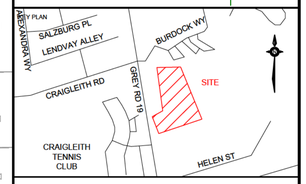
MH3A
T/G=220.91

CBMH9
T/G=220.30

HYD

peopleCare communities

KEY PLAN



PROJECT NORTH

TRUE NORTH

DATE	ISSUANCE	NO.
2026.05.19	ISSUED FOR ZONING BY-LAW AMENDMENT	
2026.06.30	ISSUED FOR SPA	
2026.08.19	50% DD	
2026.09.25	REISSUED FOR SPA	

LEGEND

CB / DCB	PROPOSED CATCHBASIN / DOUBLE CATCHBASIN
DICB/DDICB	PROPOSED DITCH INLET CATCHBASINS/DOUBLE CATCHBASIN
CBMH / DCBMH	PROPOSED CATCHBASIN MANHOLE / DOUBLE CATCHBASIN MANHOLE
DICBMH(A)/(B)	PROPOSED DITCH INLET CATCHBAS N MANHOLE (TYPE A) / (TYPLE B)
MH	PROPOSED STORM MANHOLE
MH	PROPOSED SANITARY MANHOLE
HYD	PROPOSED F RE HYDRANT
WV	PROPOSED WATERMAIN VALVE
CS	PROPOSED CURB STOP
REDUCER	PROPOSED REDUCER
	PROPOSED F RE DEPARTMENT CONNECTION
EX CB / DCB	EXIST NG CATCHBASIN / DOUBLE CATCHBAS N
EX DI	EXIST NG DITCH INLET CATCHBAS N
EX MH	EXIST NG STORM MANHOLE
EX CBMH / DCBMH	EXIST NG CATCHBASIN MANHOLE / DOUBLE CATCHBASIN MANHOLE
EX SAN MH	EXIST NG SANITARY MANHOLE
EX HYD	EXIST NG F RE HYDRANT
EX WV	EXIST NG WATERMAIN VALVE
EX CS	EXIST NG CURB STOP
EX WELL	EXIST NG F RE DEPARTMENT CONNECTION
	EXIST NG WELL
	PROPOSED SANITARY SEWER/SERVICE
	PROPOSED STORM SEWER/SERVICE
	PROPOSED WATERMAIN/SERVICE
	EXIST NG SANITARY SERVICE
	EXIST NG STORM SERVICE
	EXIST NG WATERMAIN
	PROPOSED SUBDRA N
LIP / HP	PROPOSED LAMP STANDARD
SIGN	PROPOSED UT LITY / HYDRO POLE
PR HYDRO TRANSFORMER	PROPOSED SIGN
	PROPOSED HYDRO TRANSFORMER

1:250
0 2.5 5.0 12.50

CLIENT

TOWN OF BLUE MOUNTAIN LTC INC. (peopleCare)
595 Parkside Dr Suite 2, Waterloo, ON

PROJECT

LONG-TERM CARE DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

TITLE

SERVICING PLAN (2 OF 2)

WALTERFEDY
TORONTO | CALGARY | **KITCHENER** | HAMILTON
800.685.1378 walterfedy.com

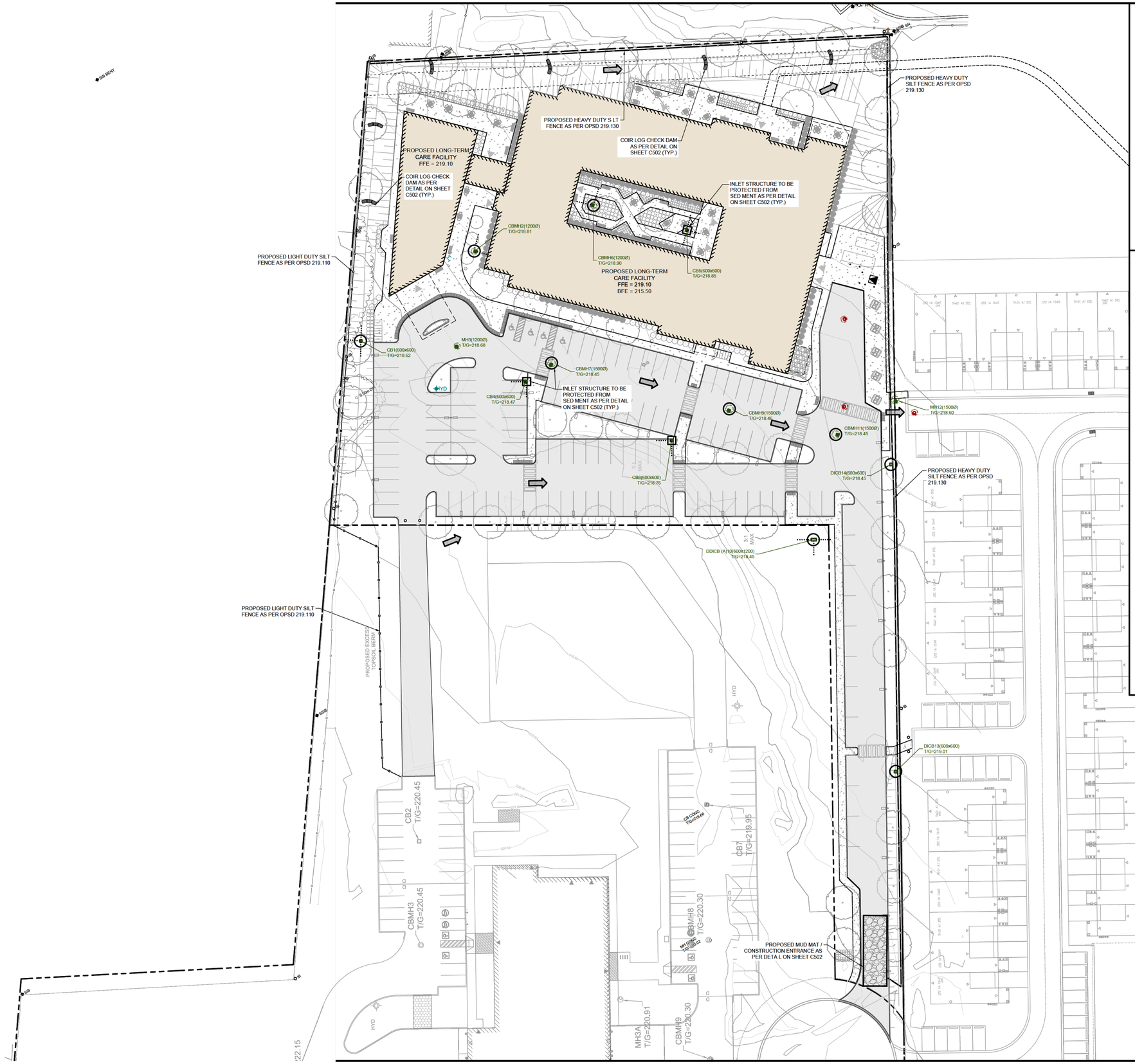
[redacted]

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY A PART OF WF GROUP IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. - DO NOT SCALE THIS DRAWING -

COPYRIGHT © 2025 WalterFedy, A Part of WF Group Inc.

SCALE	1:250
DATE	2026-09-25
PROJECT NO.	2026-0316-10
DRAWN BY	LH
CHECKED BY	TK

SHEET NO.
C302



GENERAL NOTES

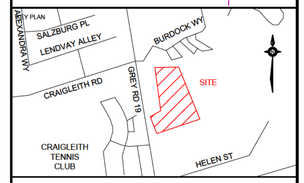
1. TOPOGRAPHIC NFORMATION AND LEGAL BOUNDARY DATA OF THE SITE FROM SURVEY BY WALTERFEDY, DATED APRIL 2026.
2. BOREHOLE LOCATIONS AND GEOTECHNICAL INFORMATION FROM CHUNG & VANDER DOELEN ENG NEERING LTD. DATED JUNE 2, 2026.
3. THIS SET OF PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED BY THE DESIGN ENGINEER AND APPROVED BY THE LOCAL MUNIC PALITY.
4. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
5. THIS PLAN NOT TO BE REPRODUCED IN WHOLE OR N PART WITHOUT THE PERMISSION OF WALTERFEDY.
6. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE START NG WORK, THE CONTRACTOR SHALL NFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILIT ES AND STRUCTURES AND SHALL ASSUME ALL LIAB LITY FOR DAMAGE TO THEM AND THOSE NOT LOCATED PRIOR TO CONSTRUCTION.
7. ANY AREA DISTURBED DUR NG CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CONSULTANT AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS RESPONS BLE FOR RESTORING ALL DAMAGED AND/OR DISTURBED PROPERTY WITH N THE MUNICIPAL RIGHT-OF-WAY TO MUNICIPAL STANDARDS.
8. ALL HEALTH AND SAFETY RELATED SIGNAGE MUST BE POSTED AT THE SITE AS REQU RED BY APPLICABLE LAW AND BEST MANAGEMENT PRACTICES.
9. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL PROV DE THE CONSULTANT WITH A DIGITAL FILE OF AS-CONSTRUCTED DRAW NGS. THE DRAWINGS MUST REFLECT THE CONSTRUCTED STATE OF THE WORK. SUBMISSION OF UNALTERED DESIGN DRAWINGS AND CONTRACT CHANGES W LL NOT BE ACCEPTED.

LEGEND

	PROPERTY LINE
	LEGAL EASEMENT
	BUILDING SETBACK
■ SIB	STANDARD IRON BAR
○ EX LS	EXIST NG LAMP STANDARD
○ EX UP	EXIST NG UTILITY POLE
○ EX HP	EXIST NG HYDRO POLE
	EXIST NG GUY WIRE
EX SIGN	EXIST NG SIGN
EX MH	EXIST NG STORM MANHOLE
EX SAN MH	EXIST NG SANITARY MANHOLE
EX HYD	EXIST NG F RE HYDRANT
EX WV	EXIST NG WATERMAIN VALVE
325.0	EXIST NG MAJOR CONTOUR
	EXIST NG MINOR CONTOUR
	EXIST NG EMBANKMENT
	EXIST NG DITCH CENTRELINE
	EXIST NG SILT FENCE
	EXIST NG CHAINL NK FENCE
	EXIST NG ASPHALT
	EXIST NG CONCRETE
	EXIST NG CURB
	EXIST NG GRAVEL
	PROPOSED CATCHBASIN
CBMH	PROPOSED CATCHBASIN MANHOLE
	PROPOSED DITCH NLET CATCHBAS N
MH	PROPOSED STORM MANHOLE
MH	PROPOSED SANITARY MANHOLE
HYD	PROPOSED F RE HYDRANT
	PROPOSED HEAVY DUTY SILT FENCE
	PROPOSED LIGHT DUTY S LT FENCE
	PROPOSED MUD MAT
	NLET STRUCTURE PROTECTION
	PROPOSED CHECK DAM

peopleCare communities

KEY PLAN



PROJECT NORTH

TRUE NORTH

DATE	ISSUANCE	NO.
2026.05.19	ISSUED FOR ZONING BY-LAW AMENDMENT	
2026.06.30	ISSUED FOR SPA	
2026.08.19	50% DD	
2026.09.25	REISSUED FOR SPA	

BENCHMARK

Y = 4929376.988 X = 553717.439 Z = 224.370

TOP OF DOUBLE NAILS IN HYDRO POLE NEAR FIRE HALL ENTRANCE

CLIENT

TOWN OF BLUE MOUNTAIN LTC INC. (peopleCare)
595 Parkside Dr Suite 2, Waterloo, ON

PROJECT

LONG-TERM CARE DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

TITLE

EROSION & SEDIMENT CONTROL PLAN

WALTERFEDY
TORONTO | CALGARY | **KITCHENER** | HAMILTON
800.685.1378 walterfedy.com

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY A PART OF WF GROUP IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. - DO NOT SCALE THIS DRAWING -

COPYRIGHT © 2025 WalterFedy, A Part of WF Group Inc.

SCALE	1:400
DATE	2026-09-25
PROJECT NO.	2026-0316-10
DRAWN BY	LH
CHECKED BY	TK

SHEET NO.

C401

STORM AND SANITARY SEWER

1. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS: SMOOTH PROFILES, TO OPSS 1841 AND CSA B182.2, WITH SEPARATE GASKET AND INTEGRAL BELL SYSTEM, N 6 0m NOMINAL LENGTHS AS FOLLOWS:
   - 1.1. 100-150mm OD: SDR28 PVC, WITH 625 kPa STIFFNESS.
   - 1.2. 200mm OD AND LARGER: SDR35 PVC WITH 320 kPa ST FFNESS.
2. SUBSURFACE DRAINAGE P PE AND FITT NGS: TO OPSS 405, PERFORATED PVC PIPE TO OPSS 1841 OR PE P PE TO OPSS.MUNI 1840, TO CAN/CSA-B182.1; COMPLETE WITH KNITTED SOCK GEOTEXTILE AS REQU RED (TERRAFIX 270R OR EQUIVALENT).
3. CORRUGATED STEEL PIPE (CSP): TO OPSS 1801 AND CSA G401, COMPLETE WITH COUPL NGS, NEOPRENE GASKETS, BENDS AND OTHER FITT NGS; JOINT NG TO BE 2-P ECE BAND WITH ANGLES COMPLETE WITH NEOPRENE GASKETS FOR NON-PERFORATED PIPE.
4. NON-REINFORCED CONCRETE SEWER PIPE AND FITTINGS: TO OPSS 1820, CAN/CSA-A257 AND ASTM C14.
5. RE NFORCED CONCRETE SEWER P PE AND FITT NGS - C RCULAR: TO OPSS.MUNI 1820, CAN/CSA-A257 AND ASTM C76.
6. MANHOLES AND CATCHBASIN MANHOLES TO BE PRECAST 1200mm DIAMETER WITH ALUMINUM STEPS AT 300mm SPACING AS PER OPSD 701.010 UNLESS SPEC FIED OTHERWISE.
7. CATCHBASINS TO BE 600mm SQUARE PRECAST AS PER OPSD 705.010.
8. CATCHBASIN MANHOLES AND CATCHBASINS TO HAVE A MINIMUM 600mm DEEP SUMP.
9. MANHOLE AND CATCHBASIN, FRAMES, GRATES, CASTINGS, LIDS TO BE AS PER OPSS 1850.
10. CAST IRON FRAMES AND COVERS OR GRATES- STORM SEWERS: TO OPSS 1850 AND OPSD 400.020, OPSD 401.010 (A, CLOSED).
11. CAST IRON FRAMES AND COVERS OR GRATES - SANITARY SEWERS: TO OPSS 1850, OPSD 401.010 (A, CLOSED).
12. ALL SANITARY MANHOLES LOCATED IN STORM WATER PONDING AREAS TO HAVE WATERTIGHT FRAME AND COVERS AS PER OPSD 401 030
13. STORM SEWERS AND SERVICES TO HAVE M N MUM 1.5m COVER TO TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFIC ENT, CONTRACTOR SHALL NSTALL SHALLOW BUR ED SEWER P PE N ACCORDANCE WITH APPLICABLE 'SEWER P PE INSULATION DETAIL' INDICATED IN DRAW NG DETA LS.
14. SANITARY SEWERS AND SERVICES TO HAVE A M N MUM 2.8m COVER TO TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFIC ENT, CONTRACTOR SHALL NSTALL SHALLOW BUR ED SEWER P PE N ACCORDANCE WITH APPLICABLE 'SEWER P PE INSULATION DETAIL' INDICATED IN DRAW NG DETA LS.
15. ALL PIPES, TO BE INSTALLED FLUSH WITH THE INSIDE WALLS OF THE STRUCTURE AND PARGED TO A SMOOTH F NISH.
16. ALL MANHOLES TO BE PRE-BENCHED OR BENCHED WITH 30MPa CONCRETE AS PER OPSD 701 021. BENCHING SHALL EXTEND TO THE SPR NG LINE OF LARGEST PIPE IN THE MANHOLE AND SHALL HAVE A SLOPE OF 1:8.
17. ALL STRUCTURES ARE TO BE NSTALLED WITH FROST STRAPS N ACCORDANCE WITH OPSD 701.100. FROST STRAPS SHALL BE CONTINOUS AND EXTEND TO THE BOTTOM OF THE MA NTENANCE HOLE OR A M N MUM OF 4m BELOW GRADE.
18. CONTRACTOR TO SUPPLY AND PAY FOR CCTV INSPECTION OF ALL SEWER L NES AND STRUCTURES.
19. ACCEPTANCE OF SEWER L NES AND STRUCTURES SHALL BE MADE AFTER THE CONSULTANT HAS REVIEWED THE CCTV DOCUMENTATION AND V DEOS, AND EXPRESSED N WRITING THAT THE SEWER LINES AND STRUCTURES ARE ACCEPTABLE.
20. IF CCTV INSPECTIONS SHOW ADDITIONAL CLEANING IS REQUIRED, CLEAN AND RE-INSPECT THE SEWER UNT L ACCEPTED BY THE CONSULTANT.
21. A M NIMUM OF ONE (1) AND MAXIMUM OF THREE (3) ADJUSTMENT UNITS SHALL BE INSTALLED ON EACH STRUCTURE TO A MINIMUM HEIGHT OF 75mm AND MAX MUM OF 300mm. THE FIRST ADJUSTMENT UNIT SHALL BE LAID N A FULL BED OF MORTAR AND ALIGNED WITH THE OPENING IN THE STRUCTURE. SUCCESSIVE ADJUSTMENT UNITS SHALL BE LA D PLUMB TO THE FIRST ADJUSTMENT UNIT AND SEALED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. FRAMES WITH GRATES OR COVERS SHALL BE SET N A FULL BED OF MORTAR ON THE ADJUSTMENT UNITS AND SUPPORTED USING SHIMS. ROCKS, STONES AND DEBRIS WILL NOT BE PERMITTED FOR USE AS SHIMS.

WATERMAINS

1. POLYVINYL CHLORIDE (PVC) PIPE: MANUFACTURED TO CAST RON OD (CIOD); COLOUR CODED BLUE, WITH NTEGRAL WALL THICKENED BELL DESIGNED FOR JOINT ASSEMBLY US NG AN ELASTOMERIC GASKET CONFORMING TO ASTM D3139 AND CSA B137 3., TO CSA B137.3, COMPLETE WITH TRACER W RE.
   - 1.1. 100 TO 300mm: TO AWWA C900, DR 18, IPEX OR APPROVED EQUAL.
2. MOLECULARLY ORIENTED POLYV NYL CHLORIDE (PVCO) PIPE: MANUFACTURED TO CIOD; COLOUR CODED BLUE, BIAXIALLY OR ENTED, WITH NTEGRAL WALL THICKENED BELL DESIGNED FOR JOINT ASSEMBLY USING AN ELASTOMERIC GASKET CONFORMING TO ASTM D3139 AND CSA B137.3.1, COMPLETE WITH TRACER W RE.
   - 2.1. 100 TO 300mm: TO AWWA C909, PC 1620 kPa, BIONAX OR APPROVED EQUAL.
3. ALL WATER SERVICING TO HAVE MINIMUM 1.7m COVER.
4. ALL WATER SERVICING PROVIDING FIRE FLOWS MUST BE PRESSURE TESTED TO 200 PSI AS PER THE OBC PLUMB NG CODE.
5. FITTINGS: FOR POLYV NYL CHLORIDE (PVC) AND MOLECULARLY OR ENTED POLYVINYL CHLOR DE (PVCO) P PE SHALL BE EITHER:
   - 5.1. GRAY IRON ACCORDING TO AWWA C110/A21.10.
   - 5.2. DUCT LE IRON ACCORD NG TO C110/A21.10 OR AWWA C153 AND SHALL BE CEMENT LINED ACCORDING TO AWWA C104/A21.4.
   - 5.3. INJECTION MOULDED POLYVINYL CHLORIDE, BLUE IN COLOUR AND ACCORDING TO AWWA C907 AND CSA B137 2.
   - 5.4. PREFABRICATED POLYV NYL CHLORIDE, BLUE N COLOUR AND ACCORDING TO AWWA C905 AND CSA B137 3.
6. JOINT RESTRA NTS:
   - 6.1. FOR PVC PIPE AND FITTINGS: TO ASTM F1674 AND AWWA C111, SERRATED RING TYPE; FOR PUSH ON JOINTS UN FLANGE (SER ES 1300, 1350 & 1360), EBAA (SERIES 1600, 2500 & 2800) OR CLOW (SERIES 300 & 350); OR WEDGE ACTION TYPE AS MANUFACTURED BY EBAA (SERIES 2000PV), OR UNIFLANGE (SER ES 1500) AND STAR STARGRIP 4000, 4100P.
   - 6.2. FOR PVCO PIPE. (AWWA C909) AND FITTINGS: SERRATED R NG TYPE; FOR PUSH ON JOINTS UNIFLANGE (SERIES 1360), EBAA (SER ES 2500), WEDGE ACTION TYPE AS MANUFACTURED BY CLOW (SER ES 2000 TUF GR P), STAR (STARGR P 3500).
   - 6.3. ALL MECHANICAL JOINTS IN TEMPORARY AND PERMANENT CONNECTIONS TO NCLUDE MECHANICAL JO NT RESTRAINTS.
   - 6.4. WATERMAIN FITTINGS WHICH CHANGE DIRECTIONS VERTICALLY OR HORIZONTALLY TO BE FULLY RESTRAINED BY MECHANICAL JOINT RESTRAINT OR THRUST BLOCKS (OPSD 1103.01 AND 1103 02). THREADED ROD WILL NOT BE PERMITTED.
   - 6.5. WATERMAIN FITTINGS TO BE SUPPLIED WITH MECHANICAL JO NT RESTRAINTS. FOR WATERMA N PIPE SIZES 150mmØ OR LESS ALL PIPE JO NTS TO BE RESTRAINED WITHIN 5.0m FROM ALL FITT NGS, N EACH D RECTION, UNLESS SHOWN OTHERWISE ON THE CONTRACT DRAWINGS. FOR WATERMAIN P PE SIZES GREATER THAN 150mmØ ALL PIPE JOINTS TO BE RESTRA NED WITHIN 10 0m FROM ALL FITTING, IN EACH DIRECTION, UNLESS SHOWN OTHERWISE ON THE CONTRACT DRAWINGS. ALL TEES TO HAVE MINIMUM 2.0m SOLID PIPE LENGTH ON EACH RUN OF THE TEE, OR PROV DE A THRUST BLOCK PER OPSD 1103.010.
7. TRACER W RE:
   - 7.1. T.W.U. #10 GAUGE SOLID COPPER WIRE.
   - 7.2. PVC WATERMAIN SHALL HAVE SOLID COPPER, AWG #10 TRACER WIRE STRAPPED TO TOP AT 5 0m INTERVALS. TRACER WIRE SHALL BE BROUGHT TO THE SURFACE AT ALL HYDRANTS AND CONNECTED TO THE LOWER FLANGE OF THE HYDRANT.
   - 7.3. DO NOT CONNECT THE TRACER WIRE ON NON-METALLIC SYSTEMS TO NEW OR EXISTING METALLIC WATERMA N PIP NG AND/OR ASSOCIATED FITTINGS.
   - 7.4. ALL CONNECTIONS MADE US NG DRYCONN WATERPROOF CONNECTIONS OR EQUIVALENT.
8. WATERMAIN VALVES, 100mm AND LARGER, SHALL BE AS PER AWWA C509-MUELLER A2360-23 OR APPROVED EQUIVALENT (OPEN LEFT) NCLUD NG VALVE BOX AND 2.3kg ANODE.
9. HYDRANTS:
   - 9.1. CONFORM TO AWWA C502 FOR DRY-BARREL HYDRANTS, OSPD 1105.010 AND PAINTED CHROME YELLOW.
   - 9.2. SHALL BE NSTALLED WITH TWO 65mm HOSE NOZZLES AT 180 DEGREES AND A 100mm ULC APPROVED STORTZ CONNECTION; 32mm SQUARE OPERAT NG NUT, OPEN COUNTER-CLOCKWISE AND HAVE MECHANICAL JO NT END; COMPLETE WITH A MAX MUM 10m LONG AND 150mm DIAMETER LEAD, 150mm GATE VALVE, ANCHOR TEE, VALVE AND BOX PROV DED IN ACCORDANCE WITH THE TOWN OF THE BLUE MOUNTAINS ENG NEER NG STANDARDS.
10. SERVICE PIPE:
    - 10.1. SERVICES 100mm OR GREATER: PVC CLASS 150 TO CSA B137.3.
11. ANODES TO BE PROVIDED AS REQU RED BY THE AUTHORITY HAV NG JURISDICTION. ANODES TO BE AT LEAST 1.0m AWAY FROM THE WATER SYSTEM APPURTENANCES AND AS DEEP AS THE BOTTOM OF THE APPURTENANCES, AND AT LEAST 1.0m APART FROM ANY OTHER ANODES.
    - 11.1. HYDRANTS - 10 9kg ZINC ANODE CONNECTED TO BOTTOM OF HYDRANT BOOT BUT
    - 11.2. RESTRAINTS, VALVES AND METALLIC FITTINGS - 5.4kg ANODE
    - 11.3. CONNECTIONS TO EXISTING IRON WATERMAINS - 14.5kg MAGNESIUM ANODE
12. PETROLATUM TAPE SYSTEMS: TO BE COMPRISED OF THREE COMPONENTS; PASTE, MASTIC, AND TAPE THAT MEET AWWA C217-09, SUPPLIED BY DENSO NORTH AMERICA NC. OR PETRO COATING SYSTEMS LTD. OR RUSTROL SYSTEMS (NTERPROVINCIAL CORROSION CONTROL COMPANY LTD.). ONLY MATERIAL FROM SUPPLIERS LISTED SHALL BE USED. AT NO TIME SHALL MATERIALS FROM EITHER SYSTEM BE UT LISED WITH ONE AND OTHER.
    - 12.1. ALL MECHANICAL JOINT RESTRAINTS TO BE WRAPPED WITH APPROVED PETROLEUM TAPE SYSTEM.
13. PROVIDE ADEQUATE SUMP BELOW CONNECTION, AND PUMP NG IF REQUIRED, TO PREVENT CONTAM NATION OF NEW WATERMAIN WITH TRENCH GROUND WATER OR ANY OTHER FOREIGN MATTER.
14. ALL WATERMA N AND SERVICE COMMISSIONING, PRESSURE/LEAKAGE TEST NG, DISINFECTION, BACTERIOLOGICAL ANALYSIS AND FLUSHING TO BE SUCCESSFULLY COMPLETED BY THE CONTRACTOR AND ACCEPTED BY THE TOWN OF THE BLUE MOUNTAINS AND CONSULTANT PRIOR TO PERMANENT CONNECTION TO WATER DISTRIBUTION SYSTEM.
    - 14.1. CONTRACTOR TO SUBMIT A WATERMAIN COMMISSIONING PLAN TO THE TOWN OF THE BLUE MOUNTAINS AND CONSULTANT AT LEAST TWO WEEKS PRIOR TO CHLORINE RESIDUAL & BACTERIOLOGICAL TESTING.

CONSTRUCTION NOTES

GENERAL

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
   - 1.1. CHECK AND VER FY ALL DIMENSIONS AND EXIST NG ELEVATIONS WHICH INCLUDES, BUT IS NOT LIMITED TO, THE BENCHMARK ELEVATIONS, EXIST NG SERVICE CONNECTIONS AND EXISTING NVERTS.
   - 1.2. OBTAIN ALL UT LITY LOCATES AND REQUIRED PERMITS AND LICENSES.
   - 1.3. VERIFY THAT THE F NISHED FLOOR ELEVATIONS AND EXIST NG FLOOR ELEVATIONS (WHICH MAY APPEAR ON THIS PLAN) COMPLY WITH THE F NAL ARCHITECTURAL DRAWINGS.
   - 1.4. CONF RM ALL DRAW NGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
   - 1.5. REPORT DISCREPANCIES IN EXISTING CONDITION INFORMATION MMEDIATELY TO THE CONSULTANT.
2. THE CONTRACTOR SHALL ASSUME ALL LIAB LITY FOR DAMAGE TO EXISTING WORKS. DAMAGE SHALL BE RECT FIED TO THE SATISFACTION OF THE CONSULTANT AND OWNER.
3. THE CONTRACTOR IS RESPONS BLE FOR THE TEMPORARY SUPPORT AND/OR RELOCATION OF EXIST NG UT LITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE REQU REMENTS OF ALL UTILITY COMPANIES WHEN CROSSING OR WORK NG NEAR THE R PLANT.
4. THE CONTRACTOR IS RESPONS BLE FOR VER FYING THE ACCURACY OF ALL TEMPORARY BENCHMARKS ESTABLISHED FOR DESIGN PURPOSES, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY DISCREPANC ES TO THE CONTRACT ADM NISTRATOR BEFORE COMMENC NG WORK.
5. THE CONTRACTOR SHALL CONTACT THE CONSULTANT 48 HOURS PRIOR TO COMMENC NG WORK TO DETERMINE DEGREE OF INSPECTION AND TESTING REQU RED FOR CERT FICATION OF UNDERGROUND SERVICE NSTALLATION.
6. THE RIGHT-OF-WAY (NCLUD NG THE BOULEVARD) IS NOT TO BE USED FOR ANY CONSTRUCTION ACTIVITY UNTIL A WORK PERMIT (OR EQUIVALENT) HAS BEEN OBTA NED AS PER THE TOWN OF THE BLUE MOUNTA NS REQUIREMENTS.
7. ALL WORK ON THE MUNICIPAL RIGHT-OF-WAY WILL BE INSTALLED BY THE SITE CONTRACTOR UPON SUCCESSFUL APPLICATION FOR A WORK PERMIT (OR EQUIVALENT) BY THE CONTRACTOR.
8. LIMIT CONSTRUCTION TO ACCEPTABLE T MES WITHIN THE TOWN OF THE BLUE MOUNTAINS NOISE BYLAW. CONSTRUCTION HOURS ARE 7AM TO 7PM MONDAY TO FR DAY, THE CONTRACTOR WILL REQUIRED TO REQUEST APPROVAL FROM TOWN COUNCIL PRIOR TO COMPLETING ANY WORK OUTS DE OF REGULAR HOURS AND ON STATUTORY HOLIDAYS.
9. IF, FOR UNFORESEEN REASONS, THE OWNER AND/OR THE R REPRESENTATIVE MUST ENCROACH ONTO PRIVATE LANDS TO UNDERTAKE ANY WORKS, THEY MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON THE PRIVATE PROPERTY TO PERFORM ANY WORKS. COPIES OF THESE LETTERS OF CONSENT MUST BE SUBMITTED TO THE TOWN OF THE BLUE MOUNTA NS ENGINEERING DEVELOPMENT DIVISION, PRIOR TO ANY WORK BE NG PERFORMED. FA LURE TO COMPLY WITH THE ABOVE IS AT THE PROPERTY OWNERS & CONTRACTOR'S OWN RISK.

TRAFFIC, ACCESS, SAFETY

1. PEDESTRIANS MUST BE ASSURED SAFE PASSAGE AT ALL TIMES. ALL PEDESTRIAN WALKWAYS MUST BE MA NTAINED AS LONG AS POSS BLE AFTER WHICH T ME IT IS TEMPORAR LY REPLACED BY A SUITABLE GRANULAR MATERIAL TO THE SATISFACTION OF THE CONSULTANT AND/OR THE TOWN OF THE BLUE MOUNTAINS.
2. ON STREET PARKING W LL NOT BE PERMITTED FOR ANY CONSTRUCTION VEHICLES OR CONSTRUCTION STAFF. THE CONTRACTOR SHALL PROV DE ADEQUATE PARK NG FAC LITIES ON SITE TO SUIT THE NATURE AND LOCATION OF THE WORK.
3. FOR EMERGENCY RESPONSE, CONTRACTOR MUST MAINTAIN CONSTRUCTION ACCESS FREE AND CLEAR OF DEBRIS, MATERIALS, VEHICLES, AND EQUIPMENT.
4. THE CONTRACTOR SHALL BE RESPONS BLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, NSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS, AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS OF THE TOWN OF THE BLUEMOUNTA NS AND THE MTO MANUAL OF UN FORM TRAFFIC CONTROL DEVICES.

REMOVALS

1. ALL REMOVALS TO BE N ACCORDANCE WITH OPSS MUNI 510.

ASPHALT

1. ASPHALT MATERIAL TO BE PROVIDED AS PER OPSS 1150 AND INSTALLED AS PER OPSS 310.
2. WHERE NEW ASPHALT ABUTS EXISTING ASPHALT, EXIST NG ASPHALT SHALL BE SAW CUT AND HAVE TACK COAT APPL ED AS PER OPSS 308 TO A CLEAN DRY FACE BEFORE NEW ASPHALT IS PLACED.
3. SUBMIT ONE COPY OF THE PROPOSED ASPHALT MIX DESIGN FOR ANY PAVING MATERIALS DIRECTLY TO THE CONSULTANT A MINIMUM OF TWO WEEKS IN ADVANCE OF SCHEDULED ASPHALT PAV NG.

CONCRETE

1. CONCRETE BARR ER CURB TO BE AS PER OPSD 600.110 - 32MPa @ 28 DAYS CONCRETE TO OPSS 353, 7±1.5% AIR ENTRA NMENT, 19mm MAX COURSE AGGREGATE, 60mm MAX SLUMP.
2. CONCRETE SIDEWALK TO BE AS PER DETAIL ON SHEET C201 - 32MPa @ 28 DAYS CONCRETE TO OPSS 351, 7±1 5% A R ENTRAINMENT, 19mm MAX COURSE AGGREGATE,, 70±20mm SLUMP.
3. UNSHRINKABLE F LL: TO OPSS 1359, 28-DAY COMPRESSIVE STRENGTH: 0.4 - 0.7 MPa, MAXIMUM 25mm COURSE AGGREGATE SIZE.
4. SUBMIT ONE COPY OF ALL PROPOSED CONCRETE MIX DESIGNS D RECTLY TO THE CONSULTANT A MINIMUM OF TWO WEEKS IN ADVANCE OF SCHEDULED CONCRETE POURING.

GRANULAR

1. ALL GRANULAR BASE, SUBBASE, SUBGRADE AND BACKFILL TO BE PROVIDED AS PER OPSS.MUNI 1010 AND INSTALLED AS PER OPSS MUNI 314.
2. COARSE GRANULAR FILL: MATERIAL AS SPEC FIED BELOW; COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY, UNLESS SPEC FIED OTHERWISE, N L FTS NOT EXCEED NG 300mm IN COMPACTED THICKNESS; MOISTURE CONTENT WITHIN PLUS OR M NUS 2% OF THE REQUIREMENTS OF ASTM D698.
   - 2.1. GRANULAR 'B', TYPE 2 TO OPSS MUNI 1010
3. F NE GRANULAR FILL: MATERIAL AS SPEC FIED BELOW; COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY, UNLESS SPEC FIED OTHERWISE, N L FTS NOT EXCEED NG 150mm IN COMPACTED THICKNESS; MOISTURE CONTENT WITHIN PLUS OR M NUS 2% OF THE REQUIREMENTS OF ASTM D698.
   - 3.1. GRANULAR 'A' TO OPSS MUNI 1010.

EARTHWORK

1. IN ACCORDANCE WITH THE TOWN OF THE BLUE MOUNTAINS BY-LAW (OR EQUIVALENT), PRE-GRAD NG OR TREE REMOVAL SHALL OCCUR, IN ADVANCE OF THE FINAL SITE PLAN ENGINEERING ACCEPTANCE, WITHOUT PERMIT. SHOULD THE DEVELOPER OR CONTRACTOR WISH TO PREPARE THE SITE FOR CONSTRUCTION PRIOR TO ENGINEERING ACCEPTANCE, AN APPLICATION FOR A SITE ALTERATION PERMIT (OR EQUIVALENT) MUST BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEERING AND CONSTRUCTION DIVISION FOR REVIEW AND APPROVAL.
2. ANY AREAS WHICH REQUIRE FILL IN EXCESS OF 0.30m ARE SUBJECT TO COMPACTION TESTS AND SUCH TESTS MUST SHOW A MINIMUM COMPACTION OF 98% SPMDD AT ALL DEPTHS.
3. RETAINING WALLS TO BE DESIGNED BY OTHERS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PROPOSED RETAINING WALLS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER CERTIFIED IN THE PROVINCE OF ONTARIO TO THE CONSULTANT, PRIOR TO CONSTRUCTION. SHOP DRAWINGS TO BE APPROVED BY CONSULTANT IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLETION (OR EQUIVALENT) COMPLETED BY THE RETAINING WALL DESIGN ENGINEER OR CERTIFIED INSPECTION COMPANY BEFORE ACCEPTANCE OF THE WORK.

TOPSOIL/SOD

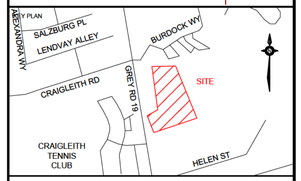
1. TOPSOIL TO BE PROVIDED AND INSTALLED AS PER OPSS 802. SOD TO BE PROV DED AND NSTALLED AS PER OPSS 803.

PAVEMENT MARK NG & SIGNS

1. PAVEMENT MARK NGS TO BE LAID OUT AS PER THE DRAWINGS AND CONTRACTOR TO CONTACT CONSULTANT TO REV EW LAYOUT PRIOR TO PAINTING. ALL PAINT LINES TO BE OF UNIFORM COLOR AND DENSITY WITH SHARP EDGES TO THE SATISFACTION OF THE CONSULTANT.
2. PAVEMENT MARK NGS TO BE:
   - 2.1. ORGANIC SOLVENT BASED TRAFFIC PAINT TO CONFORM TO OPSS 1712 AND APPLIED AS PER OPSS 710
     - 2.1.1. WHITE - CGSB 1-GP-12C WHITE 513-301
     - 2.1.2. YELLOW - SHALL MATCH EITHER THE YELLOW COLOUR CHIP OF THE MINISTRY OF TRANSPORTATION ONTARIO OR U.S. FEDERAL 595B, YELLOW 33538
3. ALL EXISTING SIGNS, MA L BOXES, POSTS, ETC., WHICH MUST BE REMOVED TO ACCOMMODATE CONSTRUCTION SHALL BE SALVAGED AND REINSTATED AS DIRECTED BY THE CONTRACT ADMINISTRATOR N EQUAL OR BETTER CONDITION. THE CONTRACTOR SHALL MAKE GOOD ANY DAMAGE CAUSED TO SUCH FACILIT ES AT HIS OWN EXPENSE. ALL EXIST NG TRAFFIC CONTROL SIGNS MUST BE REINSTATED BY THE END OF EACH WORKING DAY. EXISTING STOP CONTROL SIGNS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION TO THE SATISFACTION OF THE ROAD AUTHORITY AND THE CONTRACT ADM NISTRATOR.

peopleCare communities

KEY PLAN



PROJECT NORTH TRUE NORTH

DATE	ISSUANCE	NO.
2026.05.19	ISSUED FOR ZONING BY-LAW AMENDMENT	
2026.06.30	ISSUED FOR SPA	
2026.08.19	50% DD	
2026.09.25	REISSUED FOR SPA	

BENCHMARK

Y = 4929376 988 X = 553717.439 Z = 224 370

TOP OF DOUBLE NAILS IN HYDRO POLE NEAR FIRE HALL ENTRANCE

CLIENT

TOWN OF BLUE MOUNTAIN LTC INC. (peopleCare)
595 Parkside Dr Suite 2, Waterloo, ON

PROJECT

LONG-TERM CARE DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

TITLE

NOTES

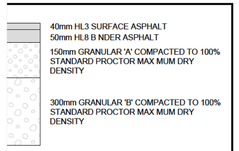
WALTERFEDY
TORONTO | CALGARY | **KITCHENER** | HAMILTON
800.685.1378 **walterfedy.com**

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY, A PART OF WF GROUP IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. - DO NOT SCALE THIS DRAWING -
COPYRIGHT © 2025 WalterFedy, A Part of WF Group Inc.

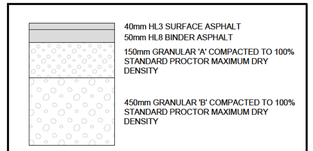
SCALE	
DATE	2026-06-12
PROJECT NO.	2026-0316-10
DRAWN BY	LH
CHECKED BY	TK

SHEET NO.

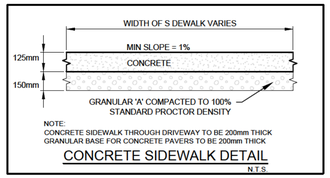
C501



.IGHT DUTY PAVEMENT STRUCTURE DETAIL
N.T.S.



HEAVY DUTY PAVEMENT STRUCTURE DETAIL
N.T.S.



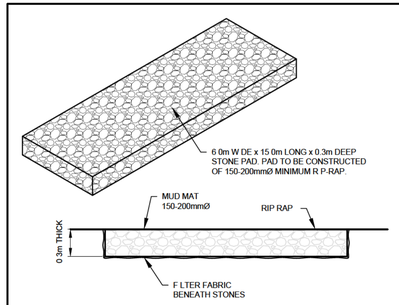
NOTE:
CONCRETE SIDEWALK THROUGH DRIVEWAY TO BE 200mm THICK
GRANULAR BASE FOR CONCRETE PAVERS TO BE 200mm THICK

CONCRETE SIDEWALK DETAIL
N.T.S.

– TERRAFIX TERRAFENCE,
TERRAFIX 270R OR
APPROVED
EQUIVALENT (500
MICRONS
MAX OPEN NG SIZE)

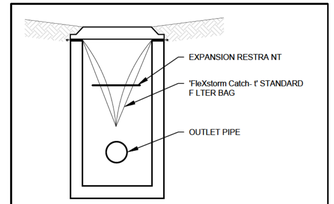
–

ONTROL FILTER FABRIC
E TERRAFIX TERRAFENCE,
70R OR APPROVED EQUAL
E INSTALLED BEFORE ANY
K IS PERFORMED AND REMA N
ND IS STAB LIZED
STOCKPILES TO HAVE
ONTROL FILTER FABRIC
JND PERIMETER
R TO MONITOR AND
NCE, REMOVE SEDIMENT
D IMMEDIATELY REPAIR ANY
TER EVERY RA NFALL



NOTE:
1. MUD MAT TO BE CONSTRUCTED PRIOR TO ANY SITE WORKS AND TO BE THE DESIGNATED ACCESS FOR ALL CONSTRUCTION TRAFFIC.
2. CONTRACTOR TO CLEAN MUD MAT DAILY. MAT TO BE MAINTAINED N GOOD WORK NG ORDER UNTIL GRADING WORKS ARE COMPLETED AND GRANULAR "A" & "B" HAVE BEEN PLACED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY MUD/SEDIMENT TRACKED ON TO MUNICIPAL ROADS.

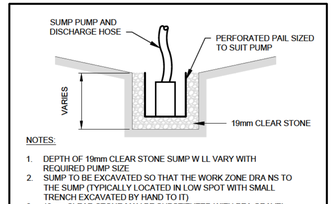
CONSTRUCTION MUD MAT DETAIL
N.T.S.



MA NTENANCE SCHEDULE:

- INSPECT AFTER EVERY MAJOR RAIN EVENT
- INSPECT EVERY 3 WEEKS M N MUM
- S LTSACK SHOULD NEVER BE OVER HALF FULL
- FULL BAG CAN BE REMOVED, DUMPED, CLEANED, AND REUSED (TO REMOVE INSERT 25mm REBAR INTO REMOVAL FLAP POCKETS) (TO DUMP NSERT 25mm REBAR NTO BOTH DUMPING STRAPS).
- ANY DEBRIS THAT ENTERS STRUCTURE TO BE CLEANED IMMEDIATELY

TEMPORARY SILTATION CONTROL DETAIL
N.T.S.

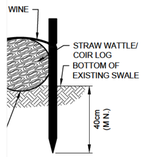


NOTES:

1. DEPTH OF 19mm CLEAR STONE SUMP W LL VARY WITH REQUIRED PUMP SIZE
2. SUMP TO BE EXCAVATED SO THAT THE WORK ZONE DRA NS TO THE SUMP (TYPICALLY LOCATED IN LOW SPOT WITH SMALL TRENCH EXCAVATED BY HAND TO IT)
3. 19mm CLEAR STONE MAY BE SUBSTITUTED WITH PEA GRAVEL
4. 5 GALLON PERFORATED PAIL IS PLACED ON A BED OF STONE AT LEAST 1/2 THICKNESS OF THE PAIL DIAMETER

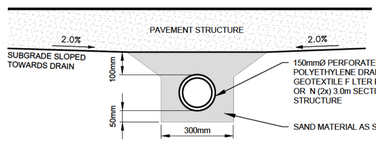
DEWATERING SUMP DETAIL
N.T.S.

WINE



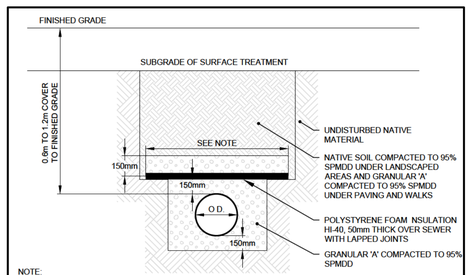
ECTION B-B

S.



NOTES:
1. PERFORATED CORRUGATED POLYETHYLENE DRAINAGE PIPE SHALL MEET THE REQUIREMENTS OF OPSS 1840.
2. P PE F LTER FABRIC CONFORMING TO OPSS 1860 FOR GEOTEXTILE CLASS 1 WITH A F LTRATION OPENING SIZE OF 150 TO 450 MICRONS SHALL BE SUPPLIED ON ALL SECTIONS OF PERFORATED PIPE.
3. LAY PERFORATED P PE WITH PERFORATIONS DOWNWARD.
4. OPEN UPSTREAM ENDS OF PIPES SHOULD BE CAPPED.
5. SUBDRA N PIPES TO BE SET ON AT LEAST 1 0% GRADE DRA N NG TO A POSITIVE FROST-FREE OUTLET.
6. BEDDING AND BACKFILL MATERIAL SHALL BE CONCRETE SAND MEETING THE GRADATION REQUIREMENTS OF OPSS 1002 (FINE AGGREGATE FOR CONCRETE)
7. DO NOT CONNECT UPSTREAM ENDS TO STRUCTURES

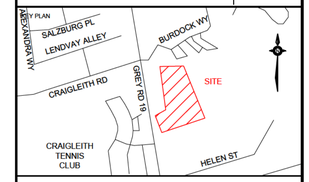
SUBDRAIN DETAIL
N.T.S.



NOTE:
INSULATION TO BE 1.8m W DE FOR PIPES UP TO 250mmØ AND 2.4m WIDE
FOR P PES 300mmØ TO 600mmØ

SHALLOW PIPE INSULATION DETAIL
N.T.S.

peopleCare communities



PROJECT NORTH TRUE NORTH

DATE	ISSUANCE	NO.
2026.05.19	ISSUED FOR ZONING BY-LAW AMENDMENT	
2026.06.30	ISSUED FOR SPA	
2026.08.19	50% DD	
2026.09.25	REISSUED FOR SPA	

BENCHMARK

Y = 4929376 988 X = 553717.439 Z = 224 370

TOP OF DOUBLE NAILS IN HYDRO POLE NEAR FIRE HALL ENTRANCE

CLIENT

TOWN OF BLUE MOUNTAIN LTC INC. (peopleCare)
595 Parkside Dr Suite 2, Waterloo, ON

PROJECT

LONG-TERM CARE DEVELOPMENT
TOWN OF THE BLUE MOUNTAINS

TITLE

DETAILS

WALTERFEDY
TORONTO | CALGARY | **KITCHENER** | HAMILTON
800.685.1378 **walterfedy.com**

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY, A PART OF WF GROUP, IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. - DO NOT SCALE THIS DRAWING -

COPYRIGHT © 2025 WalterFedy, A Part of WF Group Inc.

SCALE	
DATE	2026-06-12
PROJECT NO.	2026-0316-10
DRAWN BY	LH
CHECKED BY	TK

SHEET NO.

C502

APPENDIX A

Sanitary Design Calculations

Project:	peopleCare - Blue Mountains
Project No:	2024-1065-10
Date:	2026-06-26
Designed By:	TK
Checked By:	

Design Data		
Min. Velocity	0.6	m/s
Max. Velocity	3.0	m/s
Manning's 'n'	0.013	
Infiltration	0.28	l/s/ha

SANITARY SEWER DESIGN CALCULATIONS

Residential			Long Term Care		
Peaking Factor	Harmon		Peaking Factor	Harmon	
Avg. Daily Flow	350	L/d/c	Avg. Daily Flow	450	L/bed/d

WALTERFEDY

	Residential				Long Term Care		Cummulative		Infiltration		Total	Design Data			
	Area	Units/Beds	Density	Population	Area	Beds	Equivalent Population	Peak Factor	Area	Total Area	Flow	Diameter	Slope	Q_{FULL}	V_{FULL}
Peaked Demand - OBC LTC	*(ha)*		*(ppu)*	*(people)*	*(ha)*				*(ha)*	*(ha)*	*(L/s)*	*(mm)*	*(%)*	*(L/s)*	*(m/s)*
Proposed Long Term Care Facility - 192 Beds	-	-	-	-	1.42	192	192	4.154	1.42	1.42	4.552	200	0.50	23.19	0.74
Average Demand - OBC LTC															
Proposed Long Term Care Facility - 192 Beds	-	-	-	-	1.42	192	192	1.00	1.42	1.42	1.40	200	0.50	23.19	0.74

APPENDIX B

Domestic Water Demand
FUS Fire Demand

REQUIRED DOMESTIC FLOW

ONTARIO BUILDING CODE / MECP / TOWN OF THE BLUE MOUNTAINS GUIDELINES

WALTERFEDY

Project	peopleCare - Blue Mountains
Project #	2026-0316-10
Designer	TK
Address	peopleCare - Town of The Blue Mountains
Description	Domestic Water Demand

OBC DEMAND FOR LTC

Building Description (Proposed Conditions)	Area (ha)	Units	Persons/Unit	Population	Beds	Demand	Max Daily Peak Factor	Max Hourly Peak Factor	**Average Demand (L/s)**	**Max Daily Demand (L/s)**	**Max Hourly Demand (L/s)**
Proposed Long Term Care Facility - 192 Beds	**N/A**	**N/A**	**N/A**	**N/A**	192	450 L/bed/day	4.54	6.84	**1.00**	**4.54**	**6.84**

REQUIRED FIRE FLOW

Water Supply for Public Fire Protection (FUS 2020)

WALTERFEDY

Project	peopleCare - Blue Mountains
Project #	2026-0316-10
Designer	TK
Address	Town of The Blue Mountains
Description	Proposed Fire Demand - LTC

$$F = 220 \times C \times \sqrt{A}$$

F = Required fire flow (LPM)
C = Coefficient related to type of construction
A = Total floor area (including all storeys but excluding any basement levels at least 50% below grade)

Type of Construction	Non-Combustible Construction	**C =**	0.8
Description	Unprotected Metal Structural Components, Masonry or Metal Walls. All Structural Members are Non-Combustible but does not qualify as Fire-Resisitive		

Total Floor Area	3761	m^2
# Storeys	3	
Fire Resistant Building?	NO	

Vertical Openings and Exterior Vertical Communications protected with minimum one (1) hr rating? NO

Area	7627.5	m^2
Description	Area of two largest floors + 50% of each of the floors above it	

First Floor = 3127. Floors 2-3 = 3127

Required Fire Flow 15000 L/min

Occupancy Charge	Limited-Combustible Contents			
Fire Flow Reduction	-15%	**OR**	-2250	L/min
Required Fire Flow	12750	L/min		

Automated Sprinker Protection	YES		
Designed to NFPA 13 Standard	YES	-30%	
Standard Water Supply to Sprinklers and Standpipes	YES	-10%	
Fully Supervised System	YES	-10%	
Fire Flow Adjustment		-6375	L/min

Exposure 1 (North)	**Distance**	24	m	**Charge**	10%
Description					
Exposure 2 (South)	**Distance**	0	m	**Charge**	0%
Description					
Exposure 3 (East)	**Distance**	22	m	**Charge**	10%
Description	Proposed rental development east from the southeastern edge of the ltc.				
Exposure 4 (West)	**Distance**	0	m	**Charge**	0%
Description					

Total Exposure Charge	20%	
Fire Flow Adjustment	2550	L/min

Total Required Fire Flow	9000	L/min
Total Required Fire Flow	2378	U.S. GPM
Total Required Fire Flow	150	L/s

Tyler Keller

From: Evan Hancock [redacted]
Sent: September 21,
To: Wade Stever
Cc: Brian Worsley; Shawn Postma; Ravneet Kaur; Tyler Keller; Sheng Low; Ashley Eusebio
Subject: FW: Long Term Care Facility Boundary Condition
Attachments: Hydraulic Boundary Conditions for Eden Oak (Feb 2021).pdf; Hydraulic Boundary Conditions for Parkbridge Craigleith (Feb 2021).pdf; TOBM Eden Oak Feb2021.pdf; TOBM Parkbridge Feb2021_Rev1.pdf; ModelResults_HomeFarmBC.pdf; Long Term Care Facility Results.pdf; RE Home Farm - Water Model Boundary Conditions Request (05-18-2022).pdf

Good Morning Wade,

Please see the attached results for the Long Term Care boundary conditions.

Please have your engineer review and if you have any questions please reach out.

Thanks,

Evan Hancock
Project Manager, Engineering
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 279| Fax: 519-599-2093
[redacted]

From: Kendra Tyhurst [redacted]
Sent: Friday, September 18, 2026 3:48 PM
To: Evan Hancock [redacted] Brian Worsley [redacted]
Cc: Annie Williams [redacted]
Subject: Long Term Care Facility Boundary Condition

Good afternoon Evan,

Please find below and attached, the requested hydraulic boundary conditions using the updated model as indicated below. The Town's WaterCAD model (Water Model from Lakewood Drive Reconstruction, 2025) was updated with the following proposed developments and anticipated upgrades:

- Parkbridge Development (Boundary Condition provided by JLR, February 3, 2021)
- Home Farm Development (Boundary Condition provided by JLR, May 18, 2022)
- Eden Oak Development (Boundary Condition provided by JLR, February 3, 2021)
- Fire Hall No. 2 (Building Permit received August 29, 2025)
- Upgrades to the Arrowhead Booster Pumping Station (100 L/s firm capacity) per Technical Memorandum 1: Evaluation of Potential Impacts of Increasing the Arrowhead BPS Pumping Capacity (Arcadis, August 12, 2025), Arrowhead pumps 1 and 2 were updated in the model.
    - For modeling purposes, one pump was modelled to represent the two pumps operating in parallel.

The proposed Development ("Long Term Care Facility") is located north of the new Fire Hall No.2 and west of the proposed Home Farm Rental development, which are both located off Grey Road 19 in the Town of the Blue Mountains. It was

simulated using the Town's updated hydraulic water model (2026) to determine hydraulic boundary conditions based on theoretical water demands and fire flows provided by the Developer's Engineer.

Table 1: Theoretical Water Demands and Fire Flow Target

Scenario	Demand (L/s)
Average Daily Demand	1.00
Maximum Daily Demand	4.54
Peak Hour Demand	6.84
Fire flow target	150

The development was modelled under two different servicing configurations, the first as a single service off the Home Farm Development, with the demands being modelled on Junction J-1292 at elevation 219.65m (as seen in the attached boundary condition model printouts), and secondly a looped connection through the Home Farm Rental Development, with demands being modelled at junction J-1296 at elevation 219.10m (as shown in the attached boundary condition model printouts).

Table 2: Long Term Care Facility Single Service Boundary Conditions

Demand Scenario	Configuration 1	
	Junction Node J-1292 (Elev 219.65 m)	
	Pressure (kPa)	HGL (m)
Average Day (1.00 L/s)	623	283.26
Max Day (4.54 L/s) Fire Flow (150 L/s)	326	253.33
Peak Hour (6.84 L/s)	605	281.84

Table 3: Long Term Care Facility Looped Connection Boundary Condition

Demand Scenario	Configuration 2			
	Junction Node J-1292 (Elev 219.65 m)		Junction Node J-1293 (Elev 218.45 m)	
	Pressure (kPa)	HGL (m)	Pressure (kPa)	HGL (m)
Average Day (1.00 L/s)	623	283.26	634	283.26
Max Day (4.54 L/s) Fire Flow (150 L/s)	356	255.99	342	253.42
Peak Hour (6.84 L/s)	601	281.46	572	281.44

The foregoing model results are for current conditions and are based on computer model simulation. We have not reviewed the adequacy of the domestic demand nor the fire flow requirements for the proposed development, which remains the responsibility of the Developer's Engineer.

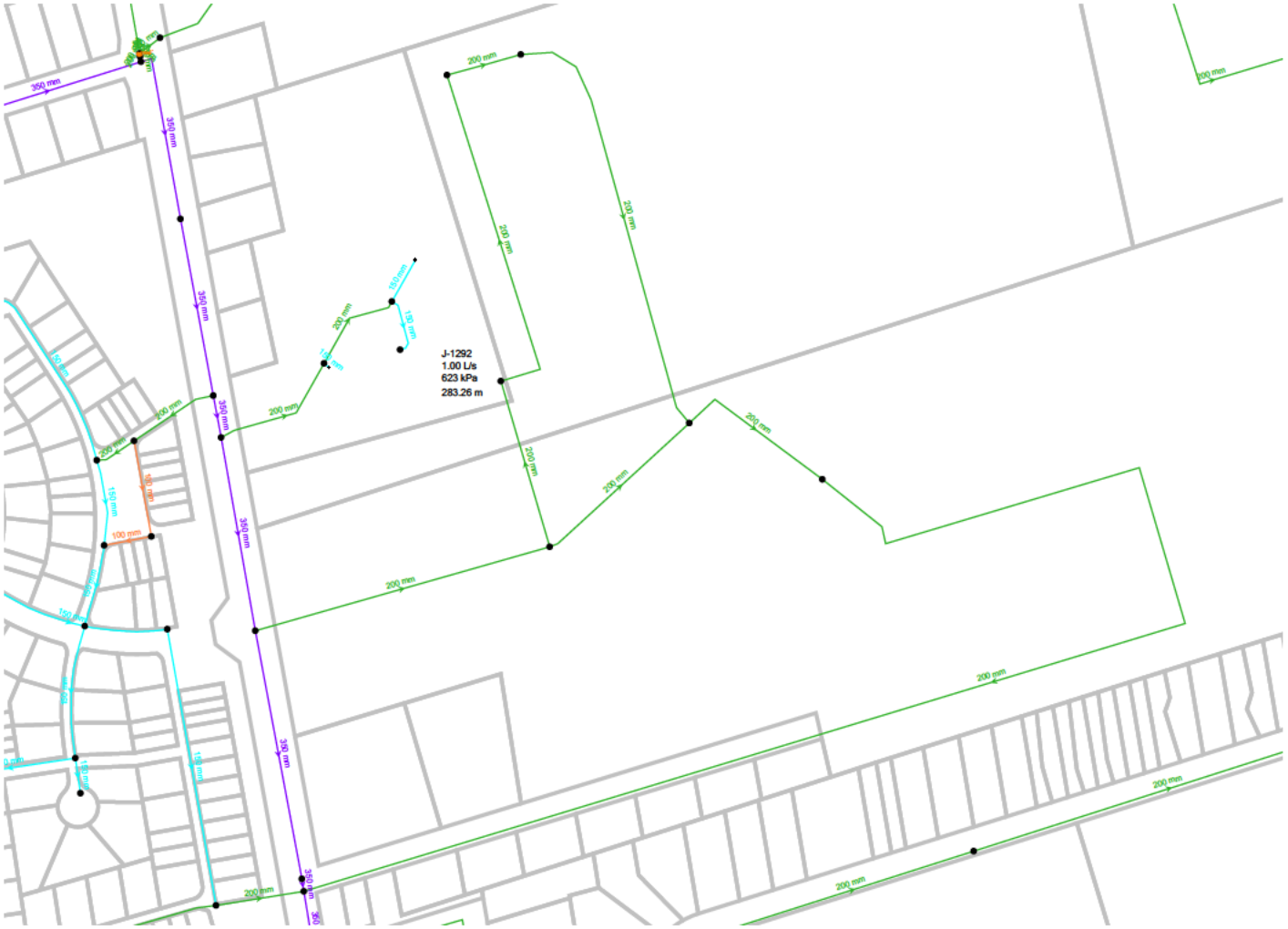
Disclaimer: The model results are based on current simulated operation of the Town's water distribution system. The computer model simulation is based on the best information available at this time. The operation of the water distribution system can change on a regular basis, resulting in a variation in the boundary conditions. It is further noted that the operational characteristics of the water supply system and physical properties of the watermains can change and/or deteriorate over time. These changes may affect the supply characteristics of the system and the assumptions made in developing the model, which in turn could lead to variations in the simulation results. This should be considered by any third party undertaking simulation of system upgrades.

Please contact us should you have any questions regarding the foregoing.

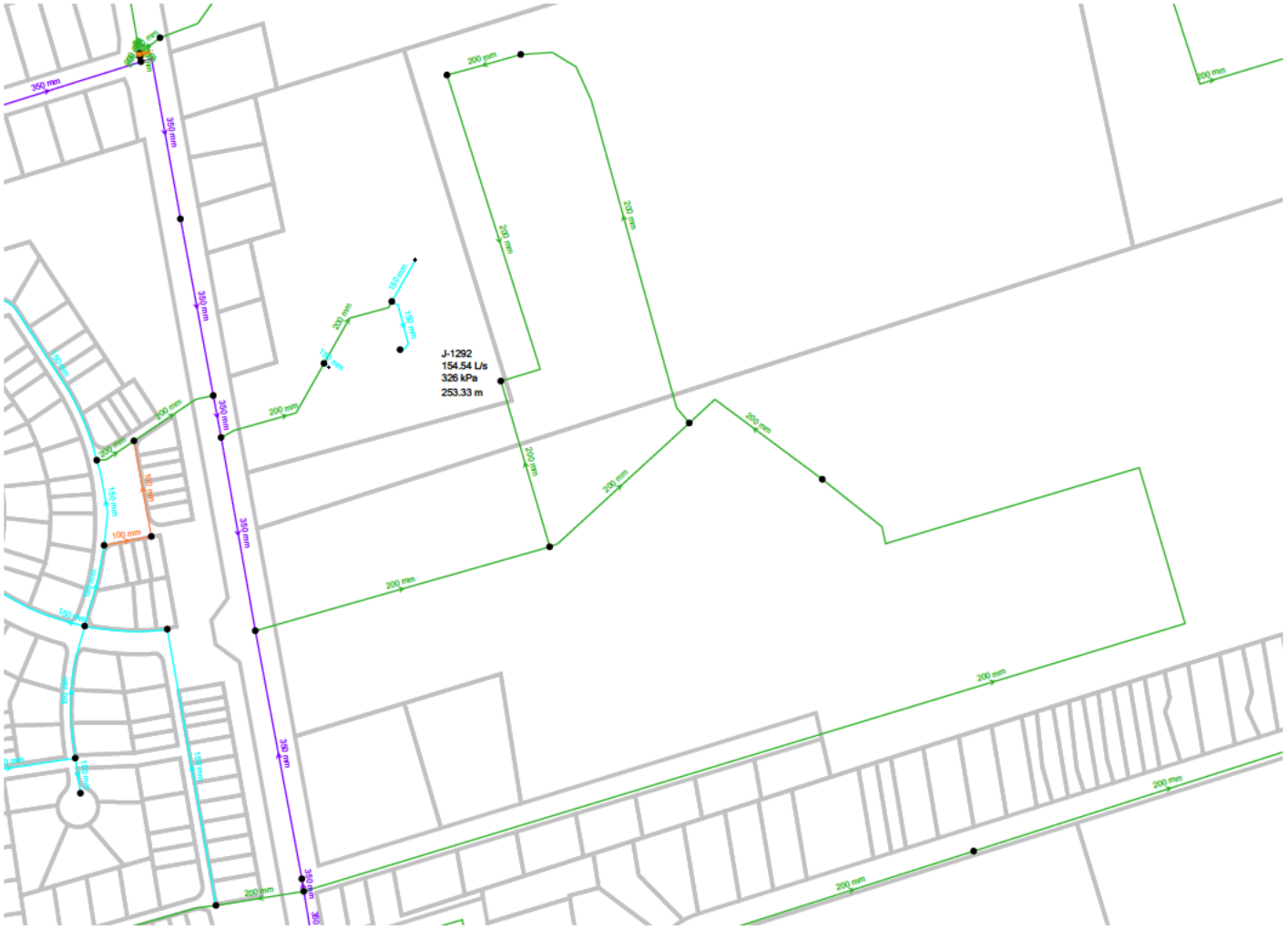
Thank you,
Kendra

Kendra Tyhurst, C.Tech. (she/her)
Civil Technician
[redacted]

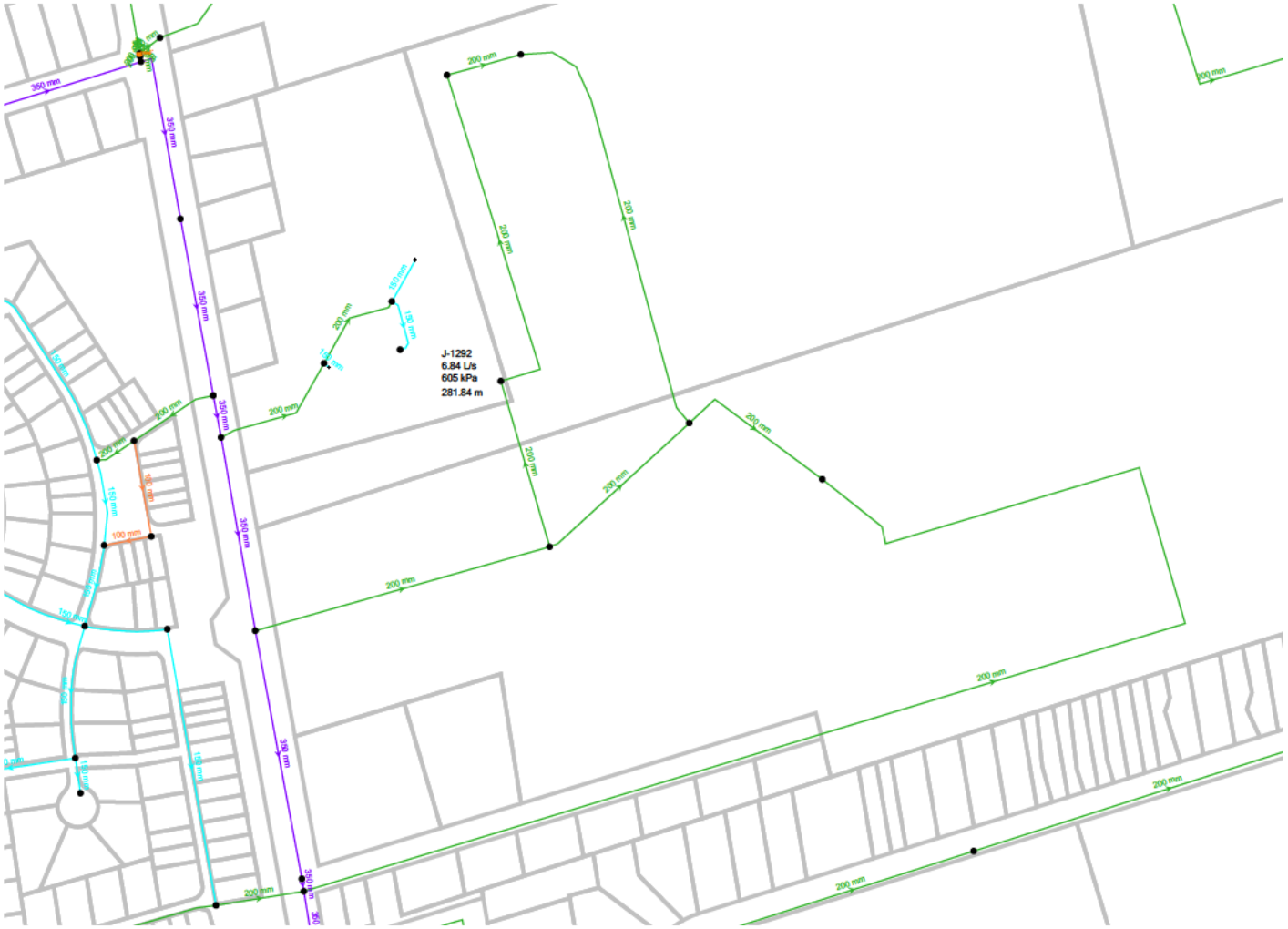
Long-Term Care Facility Boundary Condition
Single Service Congifuration
Average Day Demand
Map View



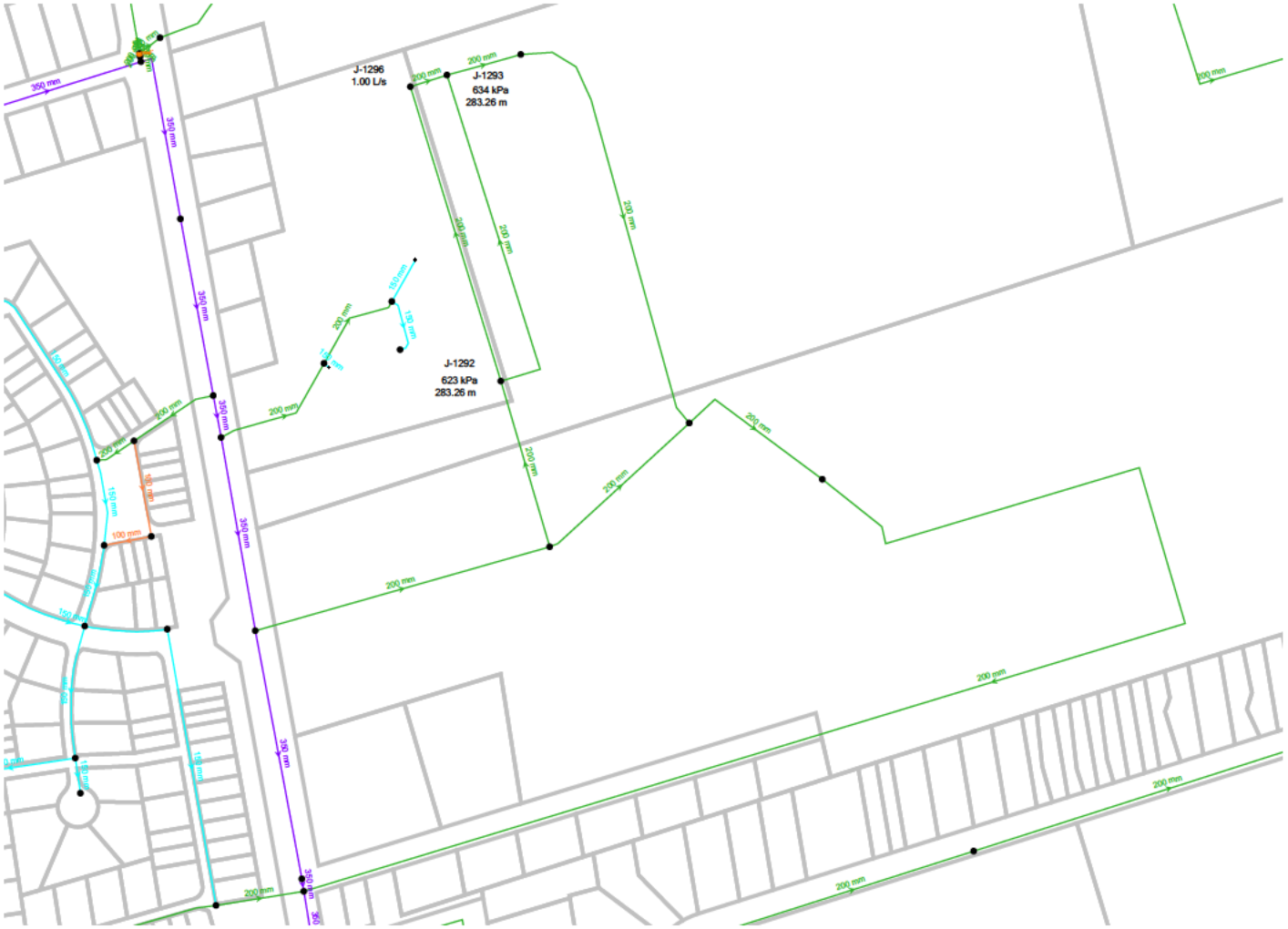
Long-Term Care Facility Boundary Condition
Single Service Congifuration
Maximum Day + 150L/s Fire Flow
Map View



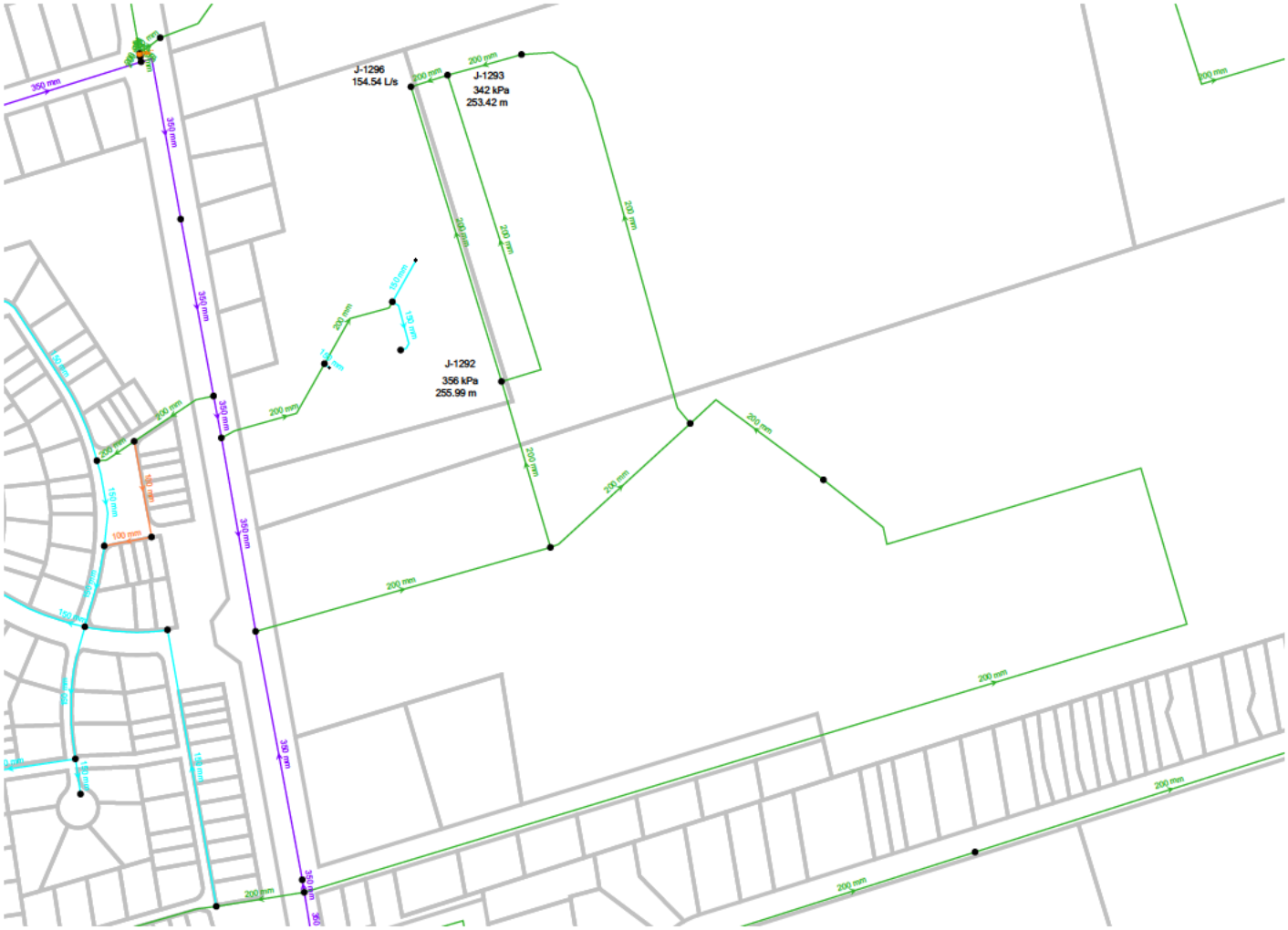
Long-Term Care Facility Boundary Condition
Single Service Congifuration
Peak Hour
Map View



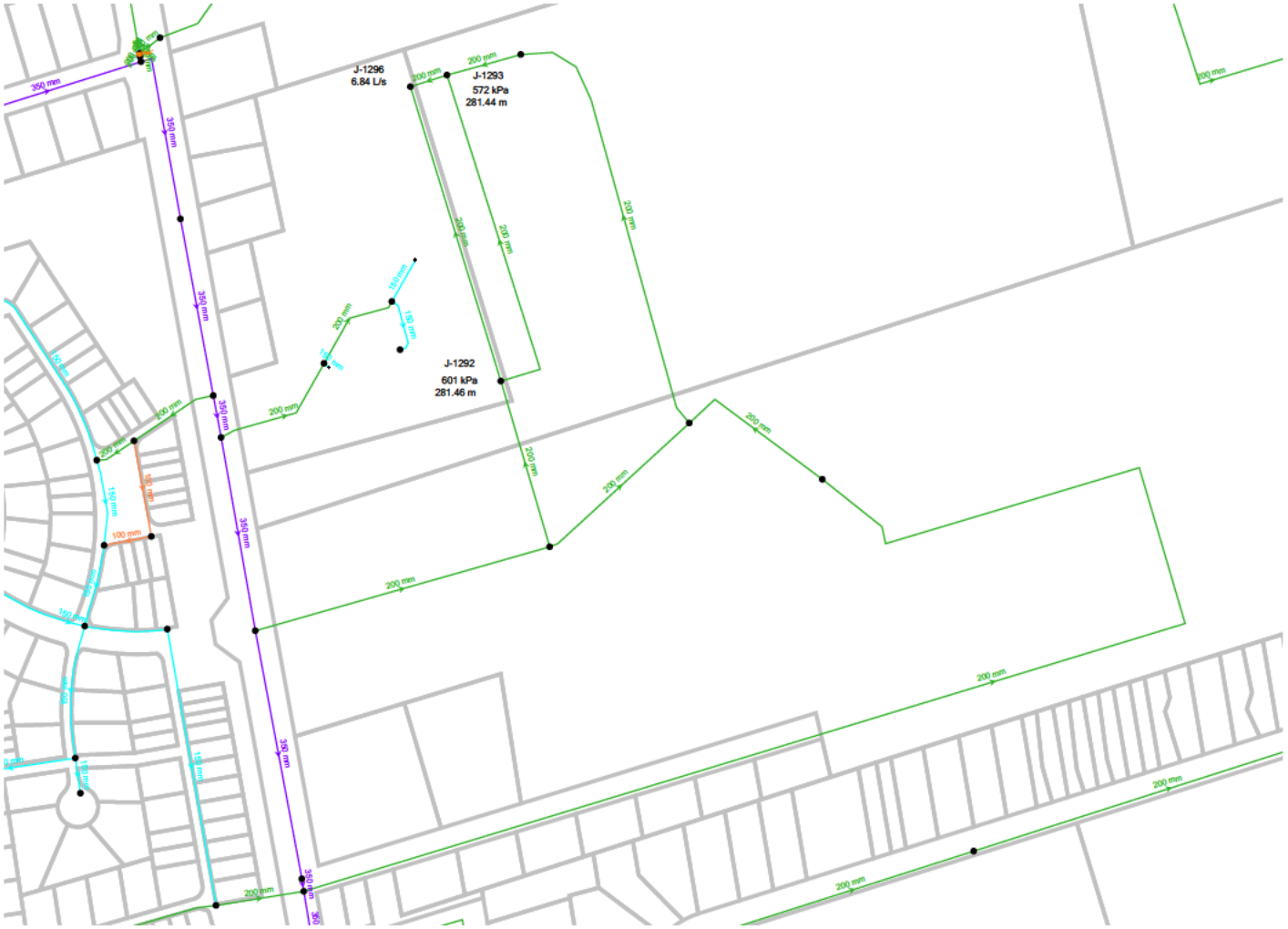
Long-Term Care Facility Boundary Condition
Looped Congifuration
Average Day Demand
Map View



Long-Term Care Facility Boundary Condition
Looped Congifuration
Maximum Day + 150L/s Fire Flow
Map View



Long-Term Care Facility Boundary Condition
Looped Congifuration
Peak Hour
Map View



APPENDIX C

Storm Sewer Design Sheet

WALTERFEDY

Project:	Town of The Blue Mountains - LTC							Storm Parameters				# STORM SEWER DESIGN CALCULATIONS							
Project No:	2026-0316-10							A	481.128										
Date:	25-Sep-26							B	0	Design Frequency	5	Maximum Permitted Full Flow Velocity (m/s)						6	
Designed By:	LH	Checked By:	TK					C	0.699	Manning's 'n'	0.013	Minimum Permitted Full Flow Velocity (m/s)						0.6	

Catchment	Pipe Data			Drainage Area				Time		Design Flow		Pipe Flow							Remarks
	From	To	Length (m)	Area (ha)	C	AC	∑AC	Inlet (min)	System (min)	I (mm/hr)	Q (L/s)	Diameter (mm)	Slope (%)	Q_{FULL} (L/s)	Q/Q_{FULL}	V_{FULL} (m/s)	V (m/s)	Flow Time (min)	
1	CB1	MH3	21.3	0.2	0.3	0.060	0.060	10	10	105.84	17.64	250	1.00%	59.47	0.30	1.21	1.06	0.34	No Surcharge
2	BLDG1	CBMH2	5.6	0.0633	1	0.063	0.063	10	10	105.84	18.61	250	1.00%	59.47	0.31	1.21	1.07	0.09	No Surcharge
3	CBMH2	MH3	21.3	0.017	0.5	0.009	0.072		10.09	105.20	20.98	250	0.50%	42.05	0.50	0.86	0.86	0.41	No Surcharge
	MH3	CBMH7	21.2	0	0	0.000	0.132		10.50	102.28	37.45	300	0.50%	68.38	0.55	0.97	0.99	0.36	No Surcharge
5	CB5	CBMH6	21.3	0.021	0.5	0.011	0.011	10	10	105.84	3.09	250	1.00%	59.47	0.05	1.21	0.64	0.56	No Surcharge
6	CBMH6	CBMH7	36	0.02	0.5	0.010	0.021		10.56	101.91	5.80	250	0.50%	42.05	0.14	0.86	0.60	1.00	No Surcharge
4	CB4	CBMH7	6.9	0.054	0.9	0.049	0.049	10	10	105.84	14.29	250	1.00%	59.47	0.24	1.21	1.00	0.12	No Surcharge
7	CBMH7	CBMH9	40.5	0.21	0.9	0.189	0.390		11.55	95.68	103.62	375	0.60%	135.81	0.76	1.23	1.35	0.50	No Surcharge
9	CB8	CBMH9	14.5	0.043	0.9	0.039	0.039	10	10	105.84	11.38	250	1.00%	59.47	0.19	1.21	0.93	0.26	No Surcharge
8	BLDG 2	CBMH9	12.2	0.326	1	0.326	0.326	10	10	105.84	95.84	300	2.00%	136.76	0.70	1.93	2.09	0.10	No Surcharge
10	CBMH9	CBMH11	24.2	0.08	0.9	0.072	0.827		12.05	92.89	213.29	450	0.60%	220.84	0.97	1.39	1.58	0.25	No Surcharge
11	DDICB 10	CBMH11	23.7	0.88	0.5	0.440	0.440	10	10	105.84	129.36	375	1.00%	175.33	0.74	1.59	1.74	0.23	No Surcharge
12	CBMH11	MH12	15.1	0.26	0.9	0.234	1.501		12.31	91.54	381.58	600	0.65%	495.03	0.77	1.75	1.93	0.13	No Surcharge
13	DICB13	DICB14	67.9	0.06	0.25	0.015	0.015	10	10.00	105.84	4.41	250	1.00%	59.47	0.07	1.21	0.71	1.60	No Surcharge
14	DICB14	MH12	14.3	0.066	0.25	0.017	0.032		11.60	95.43	8.35	250	0.50%	42.05	0.20	0.86	0.67	0.36	No Surcharge
	MH12	CBMH 323	34.7	0	0	0.000	1.532		12.44	90.87	386.73	750	0.50%	787.21	0.49	1.78	1.77	0.33	No Surcharge