



October 1, 2018  
File: 1614-00063

**VIA EMAIL**

Municipality of Middlesex Center  
Planning and Development Services  
10227 Ilderton Road  
Ilderton, ON N0M 2A0

**Attention: Mr. Brian Lima, P. Eng.  
Director of Public Works and Engineering**

Dear Brian:

**Reference: Edgewater Estates Phase 2 (File No. 39T-MC0902)  
South Winds Development Co. Inc.  
Proposed Red Line Amendment**

### **Introduction**

LDS Consultants Inc. (LDS) has been retained by South Winds Development Co. Inc. to provide a servicing strategy in support of a proposed red line amendment for Phase 2 of their Edgewater Estates subdivision. The subject property, being the Phase 2 lands, is situated to the north and west of Phase 1 which was previously registered in July of 2018 as Plan 33M-746. The subject site is proposed to be developed as 235 single family residential lots serviced by a network of local streets on full municipal services.

### **Background Information**

The servicing strategy presented herein was developed using information contained in the following series of documents and engineering drawings:

- Functional SWM Report, prepared by LDS Consultants Inc., dated October 2016; and,
- Edgewater Estates Phase 1 Servicing Drawings, prepared by LDS Consultants Inc., dated September 2017.

### **Sanitary Servicing**

A review of sanitary drainage area plans and sanitary sewer design sheets for the receiving sanitary sewer system has been completed. As indicated on the Sanitary Sewer Design Sheet, the proposed sewer system utilizes 91.9% of its available capacity at the outlet. Additional details including drainage areas, flows, sewer routing and pipe capacity, are provided on the following series of enclosed drawings:

- Sheet 1 of 10 Sanitary Drainage Area Plan – Part 1
- Sheet 2 of 10 Sanitary Drainage Area Plan – Part 2
- Sheet 3 of 10 External Storm Drainage Area Plan
- Sheet 7 of 10 Sanitary Sewer Design Sheet



## Storm Servicing

As described in the Functional SWM Report, major and minor system flows from the Phase 2 lands will drain to the stormwater management facility constructed in conjunction with the servicing of Phase 1. The stormwater management facility offers quantity and quality control for the entire development area including external lands situated to the north of the subject site. Attenuated flows will discharge to the existing ravine feature situated downstream of the SWM facility outlet. The ravine, which has been subject to ongoing erosion will be stabilized in conjunction with the servicing of Phase 1 to convey major system flows from the stormwater management facility to the Thames River. Additional details including drainage areas, flows, sewer routing and pipe capacity, are provided on the following series of enclosed drawings:

- Sheet 4 of 10 Storm Drainage Area Plan – Part 1
- Sheet 5 of 10 Storm Drainage Area Plan – Part 2
- Sheet 6 of 10 External Storm Drainage Area Plan
- Sheet 8 of 10 Storm Sewer Design Sheet

## Water Servicing

The water distribution system has been designed such that the Phase 2 lands will be serviced via the extension of the 200 mm watermain on Edgewater Boulevard and Everson Drive respectively. Additional details including pipe size, fire hydrant spacing and valve locations are provided on the following enclosed drawings:

- Sheet 9 of 10 Water Distribution Plan – Part 1
- Sheet 10 of 10 Water Distribution Plan – Part 2

## In Closing

We trust the foregoing and enclosed series of drawings adequately demonstrate how the Phase 2 lands will be serviced from a municipal servicing perspective. Should you have any questions concerning the foregoing and attached, please do not hesitate to contact the undersigned.

All of which is respectfully submitted by,

**LDSCONSULTANTS INC.**



**Anthony Gubbels, P. Eng.**

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Encl.

Distribution: South Winds Development Co. Inc.

