



December 9, 2013

Mainline Planning
100 Cold Spring Road
Kleinburg, Ontario
L0J 1C0

Project # 12116

Attention: Joe Plutino

Re: Functional Servicing Report
Green Valley Estates Inc. and Green Valley Estates II Inc.
City of London

This letter presents a brief summary of the Functional Servicing Report (FSR) undertaken on behalf of Green Valley Estates Inc. and Green Valley Estates II Inc. for a residential and commercial development in the City of London.

The subject site is located on Part of Lot 12, Concession 3 in the City of London. It is bounded by Green Valley Road to the north, Highbury Avenue South to the east and Dingman Drive to the south; and is located immediately east of the urban boundary. The total area of the site is approximately 64 ha. The subject site is currently undeveloped and being used for agricultural purposes. Dingman Creek, a tributary of the Thames River, runs through the site and bisects the property into two areas.

Based on the City of London's Water and Sanitary Servicing Development Charge Update 2008, DC Study Final Report prepared by AECOM (latest revision April 2009), the subject site is located within the ultimate build out boundary, and existing sanitary and water services surround the site. The existing services have been identified to have sufficient capacity to service the subject site without further upgrades. The site is proposed to be serviced by an existing 975mm diameter sanitary sewer along Green Valley Road. It is anticipated that the peak sanitary flow rate generated by the proposed development will be 27.3 L/s (26.7 L/s for residential and 0.56 L/s for commercial). The south area of the development will be difficult to service by gravity, since the elevation of the creek is close to the existing sanitary sewer invert. The subject site will require a small pumping station to convey the flows from the south area to a gravity sewer to the north site.

The design water demand for the proposed development is 89.4 L/s, which includes the sum of the maximum day demand and the fire flow requirements. The watermain system for the proposed development north of Dingman Creek is proposed to be connected to the existing system in two locations; one on Green Valley Road, east of Hubrey Road, and one on Highbury Avenue South, south of Green Valley Road. For the area to the south of Dingman Creek, it is proposed to connect to the existing watermain on Dingman Drive in two locations. A proposed 300mm diameter watermain will be constructed within the north edge of the Dingman Road road allowance, parallel to the existing watermain. This will allow for multiple connections to the local 300mm watermain within the subject site, while limiting the number of connections to the existing system to a total of two connections.



Three stormwater management (SWM) ponds are proposed for the subject site, they service three distinct drainage areas located north, southwest and southeast of Dingman Creek. Overland flows from the subject site will be conveyed by the internal storm sewer system and overland flow routes and directed to the corresponding SWM pond, which will attenuate the flows and discharge them into Dingman Creek.

The design criteria used for the sanitary, water, and storm services are based on the City of London's Design Criteria. In addition, the Dingman Creek Subwatershed Study Update was used to set the criteria for the stormwater management plan. For further details regarding the stormwater management and servicing of the subject site, please refer to the Functional Servicing Report, dated December 2013.

Based on our review and analysis completed as part of the Functional Servicing Report and summarized above, it is apparent that the proposed development can be easily serviced through connections to the existing water and sanitary services surrounding the subject site.

Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

THE MUNICIPAL INFRASTRUCTURE GROUP LTD.

A handwritten signature in blue ink that reads 'Lana Russell'. The signature is fluid and cursive, with the first name 'Lana' being more prominent than the last name 'Russell'.

Lana Russell
Water Resource Engineer and Project Manager