

Bruce Robb

From: David Stewart <dstewart@tacc.com>
Sent: Tuesday, December 19, 2017 11:06 AM
To: Bruce Robb
Subject: Leslie Elgin Developments Inc. 19tR-04009 Ph 2 SIP Requirements
Attachments: SIP Implementation Guide Nov 2015.pdf

Hi Bruce

Further to our conversation regarding the Region's Servicing Incentive Program (SIP) requirements I have attached the ***SIP Implementation Guide*** which details the requirements. The following is a summary of the sustainability components of the program that may assist with your report concerning servicing allocation for Phase 2 of the Leslie Elgin Developments Inc. subdivision:

1. **Underground Servicing Components**

The sanitary sewer system is required to be constructed, certified, and commissioned (with documentation) in accordance with York Region's 2011 "Sanitary Sewer System Inspection, Testing and Acceptance Guideline" including:

Sanitary Manholes

- Precast and Pre-benched Monolithic Based Sanitary Manholes
- Watertight sanitary manholes with a sealed chimney and pre-manufactured gasketed connections
- Applicable municipal standard Sanitary Manhole Frame and Cover
- Watertight manhole covers for all sanitary manholes in low points or outside paved roadway, or within overland flow or on down-sloping cul-de-sacs

Sanitary Sewers

- Sanitary sewer pipes to ensure the absence of extraneous flows
- Pre-manufactured connections, joints, tees and standard fittings
- Sanitary pipes shall be comprised of PVC DR 35 (or better) and installed with bell and spigot gasketed joints
- C900 (100mm to 300mm) or C905 (340mm to 600mm) PVC Pipe (or concrete pressure pipe) for areas of high water table or where the sewer is greater than 8.5m deep.

Sanitary Service Connections

- Sanitary service connections that are comprised of PVC DR28 (or better) with bell and spigot gasketed joints.
- Sealed manufactured cleanouts

Bulkheads

- Installation of bulkheads to prevent infiltration or flushing water from entering the existing wastewater system during construction and prior to commissioning.

2. **House Construction shall incorporate the following**

- All houses shall provide WaterSense® 4L/flush toilets or 3/6 L siphonic dual flush toilets installed throughout development;

- Rough-in ON-DEMAND hot water recirculation system installed to the kitchen sink and the master bathroom throughout development; OR one complete hot water circulation system connected to either the kitchen sink or the main bathroom.

3. Post Construction Monitoring

- Peer review and sign-off of I/I and Flow Monitoring Report certifying that the system (after two periods of 8 months of monitoring) meets the following criteria:
 - Maximum instantaneous RDII allowance of 0.12 L/s/ha (under a 1:25 year event); and
 - Maximum GWI allowance of 0.0375 L/mm dia/100 m sewer pipe/hour.
- CCTV inspections of mainlines, as well as all laterals (mainline to building face), undertaken after building enclosure and up to 30 days prior to closing/occupancy.

I trust this provides the information your require. I note that the SIP tri-Party Agreement has received Council endorsement and is now being prepared for execution by the Town, Region and Leslie-Elgin Developments Inc.

Please contact me if you require any further clarification.

Thank you Bruce.

David Stewart
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