Bronte Creek Meadows Phase 1

Preliminary
Water Distribution Report

Project Location:
Upper Middle Road & Burloak Drive
Burlington, ON

Prepared for:
Alinea Land Corporation
4480 Paletta Court
Burlington, ON L7L 5R2

Prepared by:
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Burlington, ON L7L 6B8

June 14, 2024
October 2, 2025
Revised: February 20, 2026

MTE File No.: 52982-104

Engineers, Scientists, Surveyors.

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Appendix A Draft Plan of Subdivision (11x17 Reduced)
Appendix B Usage Rates, Water Demands, and Design Values

1.0 INTRODUCTION

1.1 Overview

MTE Consultants Inc. (MTE) has been retained by Alinea Land Corporation to complete a Preliminary Water Distribution Report in support of a Draft Plan of Subdivision application for Phase 1 of the Bronte Creek Meadows Community, located in the City of Burlington. The Bronte Creek Meadows Community – Phase 1 is referred to herein as the 'Subject Lands'.

This Preliminary Water Distribution Report was originally submitted in October 2025 to support the Bronte Creek Meadows Community – Phase 1 Draft Plan application. Since then, the project team has received comments from the City of Burlington, Region of Halton, Conservation Halton, as well as various other commenting agencies and bodies. Based on those comments and subsequent meetings and discussions, there was some edits to the Draft Plan of Subdivision. This report has been updated to reflect those modifications, and also address the comments received todate.

The Subject Lands comprise an irregular shaped area of vacant lands of approximately 49.36ha and are part of a 132.7ha parcel of land that makes up the Bronte Creek Meadows Community. The Subject Lands are bound by Upper Middle Road (Halton Regional Road 38) to the north, Burloak Drive (Halton Regional Road 21) to the east, Mainway to the south, and existing development to the west, which includes Corpus Christi Catholic Secondary School and residential development, as shown in **Figure 1**.

There is a 20m wide Hydro One corridor adjacent (and external) to the north limits of the Subject Lands, oriented in an east-west direction, located immediately south of the Upper Middle Road right-of-way. This corridor contains a hydro pole line with six overhead hydro cables that runs parallel to Upper Middle Road. Within the Subject Lands adjacent to the hydro corridor, there is an 18.28m wide Enbridge easement which contains twin 508mm diameter high pressure underground oil pipelines, both of which are currently inactive.

Development plans for Phase 1 of the Subject Lands include residential, mixed-use, employment, park, natural heritage system, natural heritage enhancement blocks, open space lands, stormwater management and municipal road allowances. The Draft Plan of Subdivision (dated February 5, 2026) for the proposed development has been prepared by Bousfields Inc. and forms the basis of this report. The Draft Plan has been included in **Appendix A**.

The purpose of this study is to confirm that adequate pressure and water supply is available to support the proposed development through connections to the existing water distribution network. The guidelines for the minimum and maximum pressures within the development, under various demand scenarios including fire flows, are set out by the Ministry of the Environment, Conservation and Parks (MECP), the Region of Halton (Region), and the City of Burlington (City).

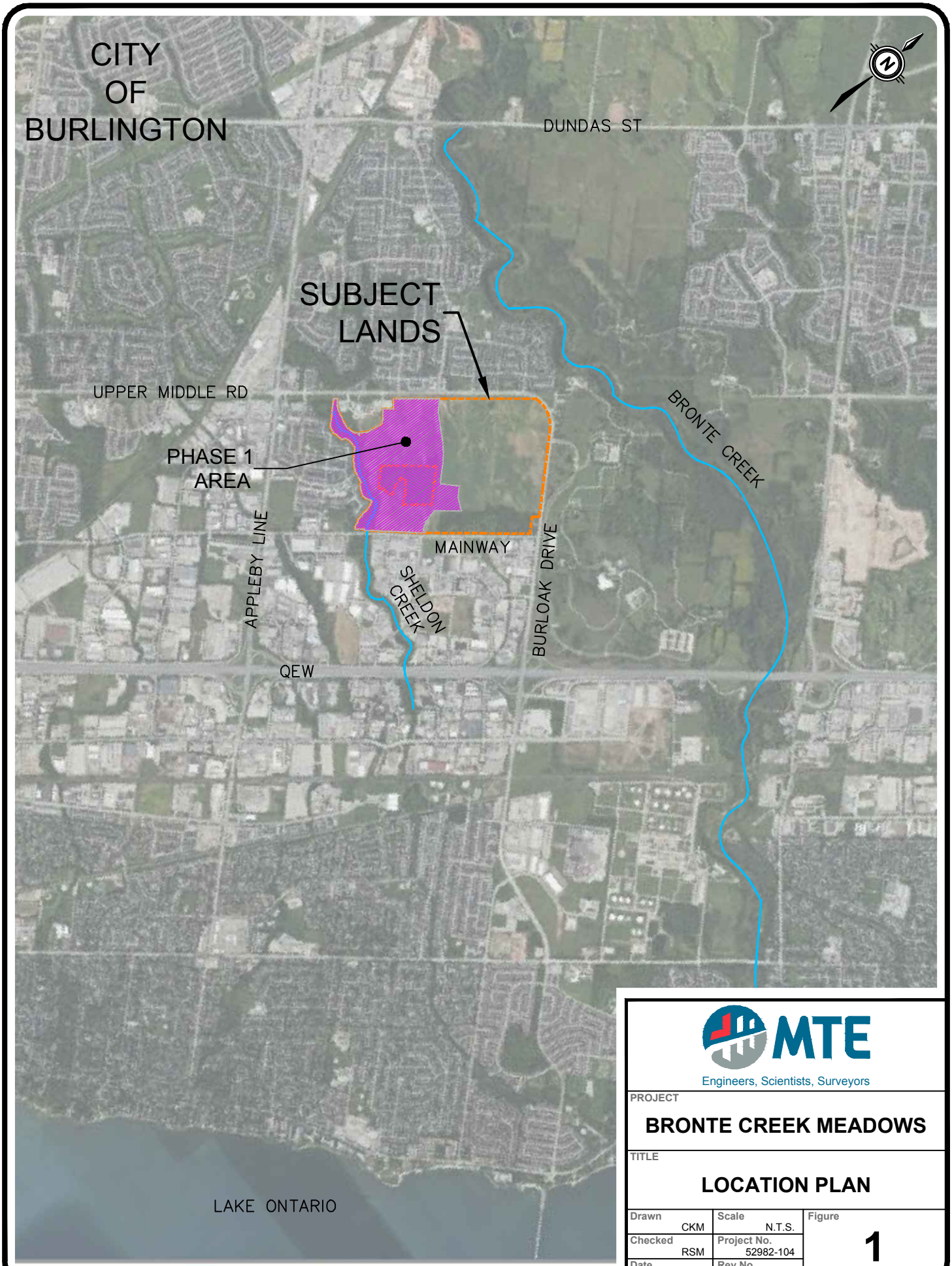
1.2 Background Information

The Subject Lands are currently located within the northeast corner of the Burlington Pressure Zone B2 as part of the Halton Region's water distribution system. This zone currently services central Burlington between the QEW/Fairview Street and Upper Middle Road. The Burlington Pressure Zone B2 generally consists of all lands between elevations of 97.5m and 134.3m that are west of Bronte Creek.

Burlington Pressure Zone B3 is located mainly north of Upper Middle Road and services all lands north to Highway 407, at ground elevations between 129.7m and 165.9m west of Bronte Creek.

Preliminary finished grades for the Subject Lands range from approximately 129.3m to 142.5m, therefore it is expected that both pressure zones may be utilized to obtain daily demand pressures which are in accordance with Section 2.5.5 of the Region's *Water and Wastewater Linear Design Manual* (WWLDM) *(December 2025).*

As the proposed development is situated along the border of the two pressure zones, services located within Burlington Pressure Zone B3 with lower finished grade elevations may require the installation of individual/system pressure reducing valves (PRVs), in accordance with Section 2.6.8 of the WWLDM. Conversely, any proposed development within Burlington Pressure Zone B2 with higher finished grade elevations may require the installation of individual booster pumps.



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PROJECT
BRONTE CREEK MEADOWS

TITLE
LOCATION PLAN

Drawn: CKM	Scale: N.T.S.	Figure: 1
Checked: RSM	Project No.: 52982-104	
Date: 2026-02-20	Rev No.: 2	

2.0 ANALYSIS METHODOLOGY

2.1 Water Distribution System Model Development

The Region provided to MTE their master water distribution system model in the form of an Infowater Pro database file, which has been utilized for the analysis of this study. The internal site watermain network has been added to the model and connected to the existing network to analyze the serviceability of the internal network in terms of meeting daily demand pressures and required fire flows.

The internal network for the analysis was developed by assigning physical parameters to each node and pipe. Refer to **MTE Drawing 52982-104-WM1** for the proposed water distribution network.

2.1.1 Network Connections

Water supply for the subject lands will be provided by three external connection points to the existing municipal water distribution system, as follows:

- 400mm diameter – Upper Middle Road and Quinte Street.
- 400mm diameter – Upper Middle Road and Sutton Drive.
- 300mm diameter – Mainway and Sutton Drive.

2.2 Design Criteria

The water network for the analysis was developed by assigning physical parameters to each node and pipe within Phase 1 of the development. As per Section 2.2.1 of the WWLDM, the model was run for the peak hour demand and the maximum day plus fire flow scenarios, and was checked against design guidelines for pressure, velocity, and fire flow availability. The model parameters, design criteria, and guidelines are outlined in the following sections.

2.2.1 Population and Density

The population for the development was based on the land use areas (as per the Draft Plan of Subdivision) multiplied by the associated population density as per Tables 2-3 and 2-4 of the WWLDM. These densities are listed below in **Table 2.1**.

Table 2.1 – Population Densities

Structure Type	Area (ha)	p/ha	Population
Single Family	10.98	95	1,043
Townhouse	8.46	260	2,200
Mixed-Use	0.43	420	181
Commercial (Employment)	6.60	110	726
Institutional (School)	0.00	50	0

The Draft Plan of Subdivision was used to determine the population corresponding to each node in the model. The total area and appropriate densities listed above were used to estimate a population of approximately 4,150 people for the subject lands. Refer to the Demand Calculations in **Appendix B** for more details regarding the population estimate.

2.2.2 System Demands

Section 2.3 of the WWLDM provides recommended water usage rates, broken down by land-use. These water usage rates are 230L/person/day for residential, and 190L/employee/day for Industrial Commercial Institutional (ICI).

Using the usage rate, residential and ICI water demands were calculated from the number of units contributing to each node within the model, multiplied by the number of persons per unit (or employees), multiplied by their respective L/p/d rate, and then converted to L/s.

The usage rates and demand calculations for each node are provided in **Appendix B**.

2.2.3 Peaking Factors

Peaking factors for Maximum Day and Peak Hour were obtained from Table 2-5 of the WWLDM. **Table 2.2** summarizes the peaking factors used based on the population estimates from the proposed development plans.

Table 2.2 – Peaking Factors

Demand Scenario	Factor
Average Day	1.0
Maximum Day	1.9
Peak Hour	3.0

2.2.4 Fire Flow Requirements

Various guidelines and references exist for calculating the required water supply for firefighting purposes. In Ontario, two standards/guidelines are most often referenced. They are:

- Ontario Building Code (*OBC*) – Provincial codes and guidelines published by the Ministry of Municipal Affairs and Housing for the Province of Ontario.
- The Fire Underwriter's Survey (*FUS*) – an insurance industry guideline.

Many municipalities in Ontario use both the *OBC* and the *FUS* fire flow requirements for assessing firefighting water supply requirements. Ideally, fire flow demands for new developments are calculated based on the *FUS* criteria, however, it is not reasonable to expect that the existing municipal watermain infrastructure always has the operational capacity to supply water at the rates prescribed in the *FUS* guidelines. As a result, at no time shall the available fire flow be less than that required by the Ontario Building Code.

The fire demand for the development was determined from the *Water Supply for Public Fire Protection, A Guide to Recommended Practice in Canada (2020), Fire Underwriters Survey (FUS)*. Based on the *FUS* manual, the required fire flow is as follows:

Residential:

- Medium-density, contiguous multi-block townhomes – 8,000L/min (133L/s).
- Medium-density, single family homes < 3.0m separation – 6,000L/min (100L/s).
- Apartments, Max. 4 storeys, standard construction – 15,000L/min (250L/s).

Commercial/Institutional – 12,000L/min (200L/s).

Specific layouts have not been finalized for the mixed-use block. It has been assumed that a minimum fire flow of 250L/s is to be provided for the purpose of this preliminary analysis. As such, the fire flow values should be confirmed when the information becomes available.

2.2.5 Friction Factors

As outlined in Section 2.5 of the WWLDM, the watermain shall be designed using the Hazen-Williams friction C-factors listed in **Table 2.3**. It is assumed that all watermain materials are PVC for the proposed development.

Table 2.3 – Hazen-Williams C-Factors

Size of Pipe (mm Dia.)	Material	C-Factor
150	PVC/HDPE	100
200-250	PVC/HDPE	110
300-600	PVC/HDPE	120

2.2.6 Minor Losses

As per Section 2.5.1 of the WWLDM, minor losses are built into the C-Factors as shown above. Therefore, no additional losses within the system have been calculated at this time.

2.2.7 Pressure Requirements

As outlined in the MECP's *Design Guidelines for Drinking Water Systems (2008)*, the pressure guidelines used for all demand scenarios are shown below in **Table 2.4**.

Table 2.4 – Pressure Guidelines

Demand Scenario	Pressure Guidelines (kPa)	
	Minimum	Maximum
Average Day	350	550
Maximum Day	350	550
Peak Hour	275	700
Minimum Hour	275	700
Max Day + Fire	140	700

At a minimum, the pressure requirements of the Region are to be followed. The Region's WWLDM states that normal operating pressures (i.e. Daily Demand Scenarios) are to be approximately between 350-550kPa, while not being less than 275kPa and not more than 700kPa. Should pressures exceed 690kPa, then pressure reducing valves are required with the approval by the Region.

3.0 RESULTS

The model was run to analyze the pipe sizes, system pressures, and available flows according to the design criteria under the daily demand and fire flow scenarios. The updated Infowater Pro model files (with internal servicing added) will be provided to the Region separately from this report.

It is assumed that due to the proposed grading of the south end of the development, namely Block 238, this area will be connected to the existing watermain on Mainway, which is serviced by Burlington Pressure Zone B2. The remainder of the development is proposed to be connected to the watermain on Upper Middle Road, which is serviced by Burlington Pressure Zone B3.

3.1 Phase 1 Water Servicing

Table 3.1 provides a summary of the model results for the proposed Phase 1 development, identifying the system pressures for the peak hour scenario, as well as the available fire flows under the maximum day plus fire flow scenario. It is proposed that for the lands serviced by Burlington Pressure Zone B3, two connections to the existing 400mm diameter watermain on Upper Middle Road be provided for this phase of development; one at the intersection with Sutton Drive and the other at the intersection with Quinte Street. The proposed connection for the lands serviced by Burlington Pressure Zone B2 is to the existing 300mm diameter watermain on Mainway at Sutton Drive.

Watermain sizing is designed based on providing adequate fire flows to each demand node, while meeting MECP and Region pressure guidelines. As shown in **Table 3.1**, the proposed water distribution system will be able to adequately provide the required daily water demands within the MECP recommended minimum and maximum pressure range guidelines of 275kPa to 750kPa for the peak hour demand scenario. Block 238 (J-119) has daily demand pressures less than 350kPa and may require individual booster pumps, which will be confirmed during the Site Plan Approval processes.

No junction nodes exceed 690kPa under daily demand scenarios, therefore no pressure reducing valves will be required.

Table 3.1 – Modelling Results

Node	Elev. (m)	Average Day Pressure (kPa)	Max Day Pressure (kPa)	Peak Hour Pressure (kPa)	Fire Flow	
					Maximum Day + Fire Flow Required (L/s)	Fire Flow Available (L/s)
J-101	140.30	574	560	528	100.29	702.45
J-102	139.65	580	566	534	150.48	663.62
J-103	140.06	576	562	530	101.20	443.81
J-104	140.16	575	561	529	251.93	491.39
J-105	139.03	586	572	540	100.44	395.00
J-106	137.60	600	586	554	152.02	412.34
J-107	139.22	584	570	538	151.82	397.77
J-108	138.18	594	581	548	100.44	420.99
J-109	139.76	579	565	533	100.51	327.59
J-110	137.23	604	590	558	150.69	622.47
J-111	138.72	589	575	543	100.37	401.82
J-112	138.59	590	577	544	150.71	433.98
J-113	137.83	598	584	552	150.69	504.15
J-114	137.65	600	586	554	150.98	469.99
J-115	137.58	600	586	554	150.69	555.73
J-116	137.36	603	589	556	151.56	410.08
J-117	137.00	606	592	560	100.18	613.54
J-118	136.50	611	597	565	151.19	588.83
J-119	131.50	345	372	336	103.43	376.34

4.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the foregoing water distribution analysis, it is concluded that:

1. Direct connection to the existing watermains on Upper Middle Road and Mainway will adequately service the proposed water distribution network for Phase 1 of the Bronte Creek Meadows Community. Based on preliminary finished grades the Subject Lands fall within the operating range of both Burlington Pressure Zones B2 and B3.
2. The proposed water distribution network will adequately provide the required daily water demands within the recommended minimum and maximum pressure range of 275kPa to 700kPa for the peak hour demand scenario. Block 238 may require individual booster pumps, which will be confirmed during the Site Plan Approval processes.
3. The pipe sizing for the development has been optimized to meet fire flow requirements without having unnecessarily large pipes.
4. Water model results indicate that the proposed water distribution system will adequately provide the recommended *FUS* fire flows at the minimum MECP pressure of 140kPa.
5. The modified Infowater Pro model files will be provided to the Region for their review.

All of which is respectfully submitted,

MTE Consultants Inc.





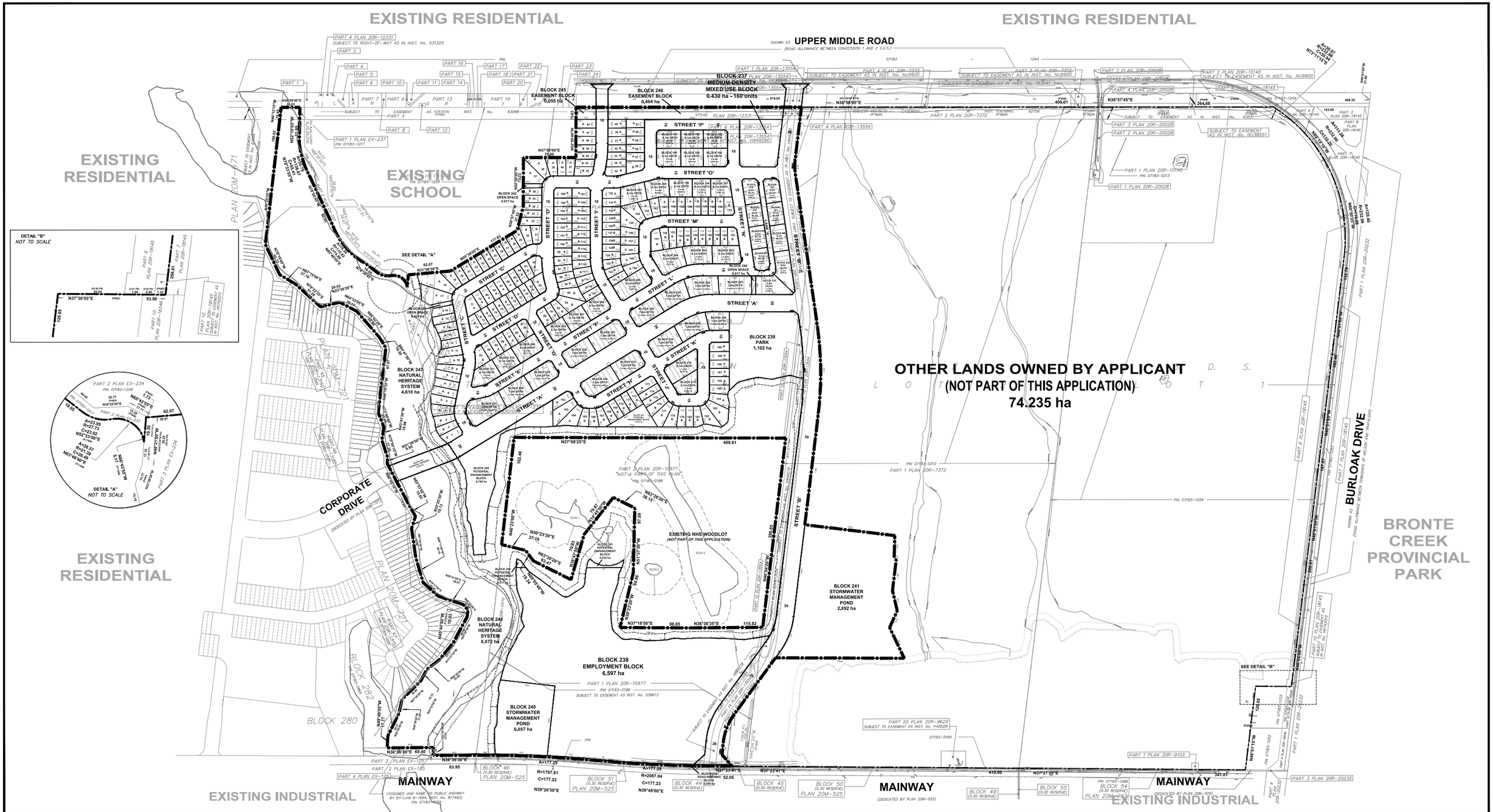
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Appendix A

Draft Plan of Subdivision (11x17 Reduced)





KEY PLAN

Subject Property

Other Lands Owned by Applicant

LEGEND

Subject Property

NOTES

All dimensions are in metres.
All area measurements are computer generated.
All elevations refer to Geodetic Datum.

LAND USE - AREA TABLE	23121 - 65dp		February 5, 2026
Low Density Residential	Lots 1-190	15%	7.286 ha±
On-Street Townhouses	Blocks 181-218	5%	2.409
Rear-Lane Townhouses	Blocks 214-222	2%	0.832
Double Frontage Townhouses	Blocks 223-236	4%	1.903
Med Density Mixed Use Block	Block 237	1%	0.430
Employment Block	Block 238	13%	6.597
Park	Block 239	2%	1.102
Stormwater Management Ponds	Blocks 240-241	8%	3.779
Open Space Blocks	Blocks 242-244	0%	0.053
Easement Blocks	Blocks 245-246	1%	0.539
Natural Heritage Blocks	Blocks 247-248	27%	13.490
Potential Enhancement Blocks	Blocks 249-252	2%	0.920
Potential Crossing Block	Block 253	1%	0.252
Road Widening	Block 254	0%	0.090
Roads		20%	9.676
Total		100%	49.358 ha±

ROADS			
26.0m Public R.O.W.	1808 m		4.193
18.0m Public R.O.W.	2.944 m		5.344
7.5m Public Lane	165 m		0.139
Total	4,715 m		9.676 ha

ESTIMATED UNIT COUNT			
12.5m Single Family Detached	A	16%	86
11.0m Single Family Detached	B	19%	105
6.1m On-Street Townhouses		23%	119
6.1m Rear Lane Townhouses		7%	44
7.0m Double Frontage Townhouses		14%	84
Medium Density Units		27%	160
Total		100%	597 units

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

A, B, E, F, G, J, L - As Shown on Plan
C. Additional lands owned by the applicant as shown on the key plan.
D. Low Density Residential, On-Street Townhouses, Rear-Lane Townhouses, Dual Frontage Townhouses, Medium Density Mixed Use, School, Employment Block, Park, Stormwater Management Pond, Open Space, Easement, Natural Heritage Blocks, Woodlot Compensation Blocks, Potential Crossing, Road Widening, Roads
H. Piped water to be provided.
I. Clay loam soil.
K. Sanitary & storm sewers to be provided.

SURVEYOR'S CERTIFICATE

I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

ROY C. MAYO, O.L.S. — Day Month Year
MACKAY, MACKAY AND PETERS LIMITED

OWNER'S AUTHORIZATION

I/we, a. 5201 Mainway - Paletta Bros. Four Ltd.
b. 5164 Upper Middle Road - 2362302 Ontario Inc.
c. 5366 Upper Middle Road - Qualico Foods (1994) Inc.
d. 5900 Upper Middle Road - 2362302 Ontario Inc.
e. 5470 Upper Middle Road - Paletta International (1990) Inc.

being the registered owner(s) of the subject lands hereby authorize BOUSFIELD's INC. to prepare and submit a draft plan of subdivision for approval.

a. Signature Day Month Year
b. Signature Day Month Year
c. Signature Day Month Year
d. Signature Day Month Year
e. Signature Day Month Year

DRAFT PLAN OF PROPOSED SUBDIVISION
LOTS 1, 2, 3 & 4
CONCESSION 2 S.D.S.
(GEOGRAPHIC TOWNSHIP OF NELSON)
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

BOUSFIELDs INC.
3 Church Street, Suite 200
Toronto, Ontario M5E 1M2
P (416) 947-9744
F (416) 947-0781

1 : 2500	February 5, 2026	23121 - 65dp
Scale	Date	Drawing Number

Appendix B

Usage Rates, Water Demands, and Design Values

Bronte Creek Meadows
City of Burlington
Project No: 52982-104
Date: February 2026
By: KDK

Internal Demand Calculations

Node No.	Residential[1]					Institutional / Commercial / Industrial				Final Demand[3]				Road Elevation
	SF (95pph)	TH (260pph)	APT (420pph)	# Persons	Demand[2] (l/s)	Commercial (110pph)	Institutional (50pph)	# Persons	Demand[2] (l/s)	Avg Day Demand Q_{avg} (l/s)	Peak Hour Demand Q_{peak} (l/s)	Max Day Demand $Q_{max.day}$ (l/s)	Max Day + Fire Flow Demand[4] $Q_{max.d+fire}$ (l/s)	(m)
J-101	0.65			62	0.154			0	0.000	0.154	0.461	0.292	100.29	140.30
J-102	1.07			102	0.253			0	0.000	0.253	0.759	0.481	100.48	139.80
J-103	0.36	0.84		254	0.632			0	0.000	0.632	1.895	1.200	151.20	140.30
J-104		0.88	0.43	409	1.019			0	0.000	1.019	3.056	1.935	251.94	138.70
J-105	0.99			94	0.233			0	0.000	0.233	0.699	0.443	100.44	139.20
J-106	0.34	1.52		427	1.063			0	0.000	1.063	3.188	2.019	152.02	137.10
J-107	1.13	1.07		385	0.959			0	0.000	0.959	2.877	1.822	151.82	139.40
J-108	0.97			92	0.230			0	0.000	0.230	0.690	0.437	100.44	137.60
J-109	1.14			108	0.269			0	0.000	0.269	0.807	0.511	100.51	137.30
J-110	0.44	0.38		141	0.352			0	0.000	0.352	1.055	0.668	150.67	137.50
J-111	0.83			78	0.195			0	0.000	0.195	0.586	0.371	100.37	137.70
J-112	0.59	0.36		150	0.374			0	0.000	0.374	1.121	0.710	150.71	138.00
J-113		0.56		147	0.365			0	0.000	0.365	1.095	0.693	150.69	138.40
J-114		0.80		208	0.517			0	0.000	0.517	1.552	0.983	150.98	137.70
J-115		0.56		146	0.363			0	0.000	0.363	1.088	0.689	150.69	136.80
J-116	2.06	0.51		330	0.820			0	0.000	0.820	2.460	1.558	151.56	135.20
J-117	0.40			38	0.095			0	0.000	0.095	0.284	0.180	100.18	138.50
J-118		0.97		253	0.629			0	0.000	0.629	1.887	1.195	151.20	137.40
J-119				0	0.000	6.60		726	1.806	1.806	5.417	3.431	203.43	131.50
Phase 1 Total	**10.98**	**8.46**	**0.43**	**3424**	**8.52**	**6.60**	**0.00**	**726**	**1.806**	**10.325**	**30.976**	**19.618**	-	-
				Total Area =	**26.47**				**Total Flow Avg. Day =**	**10.325**				
				Total Population =	**4,149**				**Total Flow Max. Day =**	**19.618**				

1. Population Densities

Unit Type	Persons per hectare
Single Family (SF)	95
Townhouse (TH)	260
Apartment (APT)	420
Commercial	110
Institutional	50

Reference: Regional Municipality of Halton - Water and Wastewater Linear Design Manual (v.7 Dec. 2025 - Section 2.3)
Unit count and Land Use areas based on Bousfields Draft Plan (February 5, 2026)

2. Water Demand

Development Type	Design Flow
Residential	0.215 m^3/person/day 0.00249 l/s/person
ICI	0.185 m^3/person/day 0.00214 l/s/person

Reference: Regional Municipality of Halton - Water and Wastewater Linear Design Manual (v.7 Dec. 2025 - Section 2.3)

3. Peaking Factors

Demand Scenario	Factor
Average Day	1.00
Maximum Day	1.90
Peak Hour (Residential)	3.00
Peak Hour (ICI)	3.00

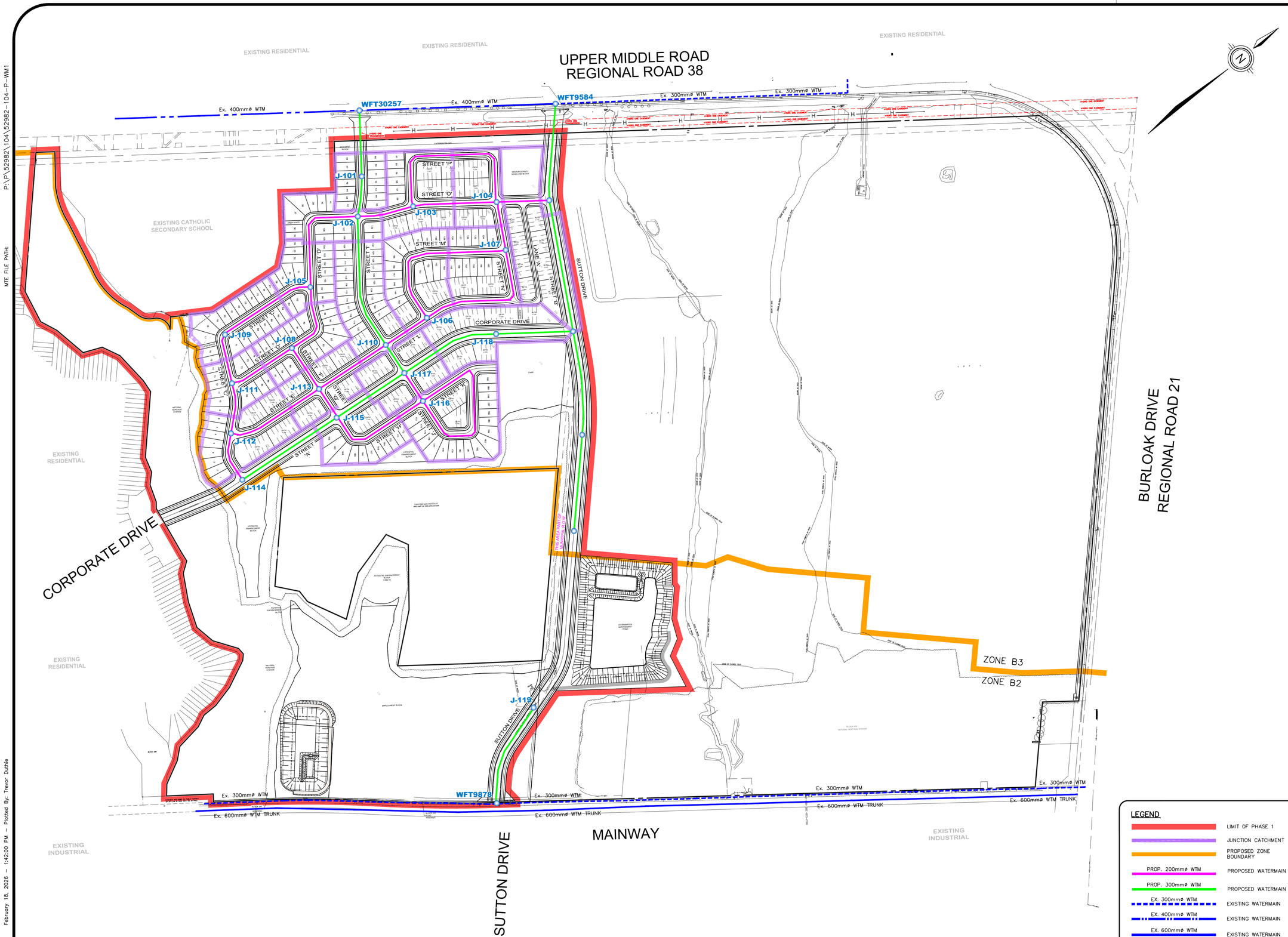
Reference: Regional Municipality of Halton - Water and Wastewater Linear Design Manual (v.7 Dec. 2025 - Section 2.4)

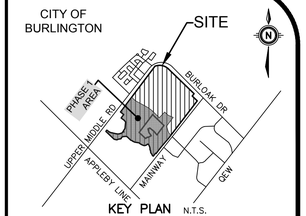
Drawings

MTE

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NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

No.	REVISION	BY	YYYY-MM-DD
8.			
7.			
6.			
5.			
4.			
3.			
2.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2026-02-20
1.	ISSUED FOR PHASE 1 DRAFT PLAN APPROVAL	KRR	2025-10-02

LEGEND

- LIMIT OF PHASE 1
- JUNCTION CATCHMENT
- PROPOSED ZONE BOUNDARY
- PROP. 200mmø WTM — PROPOSED WATERMAIN
- PROP. 300mmø WTM — PROPOSED WATERMAIN
- EX. 300mmø WTM — EXISTING WATERMAIN
- EX. 400mmø WTM — EXISTING WATERMAIN
- EX. 600mmø WTM — EXISTING WATERMAIN
- J-100 — JUNCTION CONTRIBUTING NODE

MTE
Engineers, Scientists, Surveyors
905-639-2552

NOT FOR CONSTRUCTION

CLIENT
ALINEA LAND CORPORATION
4480 PALETTA COURT BURLINGTON, ON

PROJECT
BRONTE CREEK MEADOWS PHASE 1
MAINWAY & BURLOAK DRIVE BURLINGTON, ON

DRAWING
WATER DISTRIBUTION PLAN

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