February 12, 2026
34492-25

Ryan Mounsey, MCIP, RPP
Urban Insights Inc.
sent via email

Re: Proposed Severance
104-106 Brentwood Avenue, City of Kitchener
Sanitary and Water Servicing Review

Dear Sir,

Van Harten Surveying Inc. was retained by the owner of the subject property to prepare an estimate of the servicing demand in support of the proposed severance application for the subject property.

BACKGROUND

The property is located on the north side of Brentwood Avenue between Montgomery Road and Jackson Avenue within the City of Kitchener. The property is currently developed with a residential home.

The proposed development consists of severing the property into two building lots and constructing a semi-detached unit on each lot. Building plans and a servicing and grading plan have been prepared and submitted to the City for review.

Based on a review of the building plans, each side of the semi is proposed to contain two bachelor units, one 1-bedroom unit, and one 2-bedroom unit, for 8 units proposed in total.

SANITARY

There is an existing 300mm sanitary sewer on Brentwood Avenue in front of the subject property. It is proposed to connect each of the severed properties to this sewer with a 100mm PVC SDR28

lateral at minimum 2%. The existing lateral for the former dwelling is to be removed and capped at the main.

WATER

There is an existing 150mm PVC DR18 watermain on Brentwood Avenue in front of the subject property. It is proposed to connect each of the lot to this watermain with a single domestic service. Each service would consist of a 50mm polyethylene service in the street which would be reduced to a 38mm polyethylene service just inside the street-line. A 38 mm pipe is proposed in the right-of-way as current City standards do not permit the use of 38 mm diameter pipe on the public side.

The existing water service is to be decommissioned in accordance with DGSSMS and City standards.

Water Demand

The estimated water demand was calculated for the property under the proposed condition. Considering a population of 1.78 ppu (Hemson, 2022) and a per capita water usage of 225 L/day (DGSSMS 2026) the expected average daily water demand for this development would be 3,375 L/day or 3.4 cu.m/day. Average day, maximum day and peak hour estimates are provided in the table below inclusive of peak factors and detailed calculations are provided in the attachment.

	Description	PPU	Population	Average Day (L/s)	Maximum Day (L/s)	Peak Hour (L/s)
Proposed	2 semi-detached dwellings (8 apartments)	1.78	14.24	0.04	0.37	0.56

In December 2025, the Region of Waterloo identified a potential water supply constraint issue within the Mannheim Service Area. The Agile Report (January 13, 2026), identified that the Mannheim Service Area is projected to experience an average daily water demand of

approximately 117,441 cu.m/day during 2025. The water demand associated with this development (3.4 cu.m./day) represents approximately 0.003% of the overall projected average daily demand for the Mannheim service area.

Sincerely,

VAN HARTEN SURVEYING INC.

Kristine Campbell, P.Eng.

Encl. Water Design Flow Calculation Sheet
Encl. Approved Servicing and Grading Plan

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Project No:	34492-25
Project Name:	Proposed Severance
Project Location:	104 Brentwood Avenue, Kitchener
Date:	2/11/2026
Update:	2/11/2026

Water Design Flow Calculation

Site Characteristics

Site Area =	0.055594	ha	*Per Site Plan
Number of Units =	8	units	
Population per Unit =	1.78	ppu	2022 Kitchener Development Charges Study
Site Population =	15	people	

Residential Design Flow

Average Daily Demand =	225	L/cap/day	DGSSMS 2026
Site Population =	15	people	
Average Daily Demand =	3375	L/day	
Site Average Daily Flow =	**0.04**	**L/s**	
MOE Max. Day Peak Factor =	9.50		*MOE Design Guidelines, Table 3-3
MOE Peak Hour Factor =	14.30		*MOE Design Guidelines, Table 3-3
Peak Max. Day Design Flow =	**0.37**	**L/s**	=Average Daily Flow * Max Day PF
Peak Hour Design Flow =	**0.56**	**L/s**	=Average Daily Flow * Max Hour PF

Notes:

Design Guideline	Average Daily Flow (L/s)	Max. Day Flow (L/s)	Peak Hour Design Flow (L/s)
DGSSMS/MOE	**0.04**	**0.37**	**0.56**

*Water design flow calculations complete with reference to the Region of Waterloo and Area Municipalities DGSSMS (2026) and the Ministry of Environment Design Guidelines for Drinking-Water Systems (2008)

GENERAL NOTES

1. CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE CITY OF KITCHENER DEVELOPMENT MANUAL, REGION OF WATERLOO AND AREA MUNICIPALITIES DGSSMS, THE ONTARIO BUILDING CODE, AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
2. ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT, AND REGULATIONS FOR CONSTRUCTION PROJECTS.
3. A RIGHT OF WAY OCCUPANCY PERMIT MUST BE OBTAINED FROM THE CITY PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE - A MINIMUM OF 5 DAYS PRIOR TO THE REQUESTED WORK DATES OUTSIDE DOWNTOWN AND A MINIMUM OF 10 DAYS PRIOR TO REQUESTED WORK DATES WITHIN THE DOWNTOWN.
4. THE OWNER IS RESPONSIBLE FOR COORDINATION OF ALL REQUIRED UTILITIES.
5. BUILDER TO CONFIRM LOCATION OF SANITARY / WATER SERVICE LOCATIONS WITH OWNER / ARCHITECT PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO BE RESPONSIBLE FOR PROVISION, MAINTENANCE AND RESTORATION OF THE CONSTRUCTION ACCESS.
7. TEMPORARY SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE AND ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO THE SATISFACTION OF THE CITY AND GRAND RIVER CONSERVATION AUTHORITY.
8. DISTURBED AREAS TO BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE ARE OF THEIR WORK WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RELATING TO DAMAGE OF SAME.
10. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES, FOR THE PURPOSES OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
11. A GEOTECHNICAL CONSULTANT SHOULD BE RETAINED TO CARRY OUT NECESSARY INSPECTIONS AND TESTING DURING CONSTRUCTION TO ENSURE PROPER PLACEMENT OF MATERIAL AND ADEQUATE COMPACTION.
12. PARKING AND DRIVEWAY SURFACES TO BE CONSTRUCTED OF A STABLE HARD SURFACE AND TREATED TO PREVENT EROSION AND THE RAISE OF DUST AND LOOSE PARTICLES.
13. ANY ERRORS, OMISSIONS AND/OR CHANGE OF CONDITIONS ON SITE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PERFORMING THE RELATED WORK.
14. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

SERVICING NOTES

1. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT THE REGION OF WATERLOO DGSSMS, CITY OF KITCHENER DEVELOPMENT MANUAL AND APPLICABLE OPSS / OPSD.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RELATING TO DAMAGE OF SAME.
3. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES, FOR THE PURPOSES OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
4. ALL GAS AND HYDRO METERS TO BE INSTALLED AT THE SIDE OF EACH DWELLING.
5. VAN HARTEN SURVEYING TO BE PRESENT FOR ANY WORK WITHIN THE RIGHT-OF-WAY. CONTRACTOR TO NOTIFY THE CONSULTANT A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTING ANY WORKS IN ORDER TO COORDINATE ON-SITE REVIEW.
6. CONSULTANT INSPECTOR TO BE SCOTT GABEL C.E.T. (226-751-6883).

EXISTING SERVICES

1. SANITARY, STORM AND WATERMAIN INFORMATION SHOWN ON THIS PLAN IS BASED ON THE SURVEYED POSITION OF MANHOLE LIDS AND RECORD DRAWINGS OBTAINED FROM THE CITY OF KITCHENER.
2. PROPOSALS TO CONNECT TO AN EXISTING SERVICE LATERAL REQUIRES APPROVAL FROM THE CITY OF KITCHENER. PER CITY DEVELOPMENT MANUAL, REDEVELOPMENT MUST OCCUR WITHIN 2 YEARS OF DEMOLITION AND THE EXISTING SERVICE PIPE MUST BE APPROPRIATELY SIZED FOR THE PROPOSED USE AND LESS THAN 50 YEARS OLD.

SANITARY

1. SANITARY LATERALS TO BE 100mm PVC SDR28 AND GREEN IN COLOUR INSTALLED AT A MINIMUM 2.0% SLOPE. PVC SDR28 PIPE PER PER CSA B182.2 625 kPa STIFFNESS.
2. SANITARY LATERAL TO BE INSTALLED 2.5m BELOW FINISHED GRADE AT THE PROPERTY LINE UNLESS OTHERWISE NOTED.
3. SERVICE CONNECTIONS TO THE MAIN ARE TO BE MADE USING FACTORY MADE TEE OR WYE. FACTORY-MADE TEES OR WYES TO BE USED FOR ALL SERVICE CONNECTIONS WHERE THE DIAMETER OF THE MAIN PIPE SEWER IS LESS THAN 450mm DIAMETER AND LESS THAN TWICE THE DIAMETER OF THE SERVICE CONNECTION.
4. ALL SEWERS ARE TO BE INSTALLED WITH GASKETED BELL AND SPIGOT PIPE AND TO THE APPROPRIATE OPSS, OPSD.
5. ALL PVC SEWERS SHALL BE CONSTRUCTED WITH GRANULAR A BEDDING COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED BY A GEOTECHNICAL CONSULTANT. RECYCLED ASPHALT OR CONCRETE ARE NOT BE USED AS ANY PART OF BEDDING MATERIALS. TRENCH ABOVE THE SPECIFIED BEDDING IS TO BE BACKFILLED WITH APPROVED NATIVE MATERIAL FROM THE PROJECT SITE AND IS TO BE PLACED IN LAYERS NOT EXCEEDING 300mm AND IS TO BE COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY.
6. BUILDER IS TO ENSURE THE PROPOSED UNDERSIDE OF FOOTING ALLOWS A GRAVITY SANITARY SEWER CONNECTION.
7. A SEWAGE EJECTOR PUMP IS TO BE INSTALLED IN CONFORMANCE WITH OBC AND MUNICIPAL REQUIREMENTS IF A GRAVITY SANITARY SEWER CONNECTION CANNOT BE ACHIEVED.

STORM

1. STORM LATERALS TO BE PVC SDR28 AND WHITE IN COLOUR INSTALLED AT MINIMUM 2% GRADE. PVC SDR28 PIPE PER PER CSA B182.2 625 kPa STIFFNESS.
2. ALL SEWERS ARE TO BE INSTALLED WITH GASKETED BELL AND SPIGOT PIPE AND TO THE APPROPRIATE OPSS, OPSD.
3. ALL PVC SEWERS SHALL BE CONSTRUCTED WITH GRANULAR A BEDDING COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED BY A GEOTECHNICAL CONSULTANT. RECYCLED ASPHALT OR CONCRETE ARE NOT BE USED AS ANY PART OF BEDDING MATERIALS. TRENCH ABOVE THE SPECIFIED BEDDING IS TO BE BACKFILLED WITH APPROVED NATIVE MATERIAL FROM THE PROJECT SITE AND IS TO BE PLACED IN LAYERS NOT EXCEEDING 300mm AND IS TO BE COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY.

WATER

1. WATER SERVICE SIZE 25mm (1") OR 50mm (2") MUST BE POLYETHYLENE CONSTRUCTED AS PER CSA B.137.10 MINIMUM SERIES 160 WITH STIFFENERS.
2. WATER SERVICES TO BE SEPARATED FROM STORM AND SANITARY SEWERS, INCLUDING LATERALS, BY 2.5m HORIZONTALLY IN ACCORDANCE WITH MECP GUIDELINES. THE WATER SERVICE MAY BE LOCATED CLOSER IF THE FOLLOWING CONDITIONS ARE MET:
   - -THE BOTTOM OF THE WATER SERVICE PIPE AT ALL POINTS IS AT LEAST 500mm ABOVE THE TOP OF THE SEWER PIPE WHEN IN A COMMON TRENCH AND THE WATER SERVICE IS PLACED ON A SHELF AT ONE SIDE OF THE TRENCH; AND/OR,
   - -THE WATER SERVICE IS CONSTRUCTED OF A SINGLE RUN OF PIPE WITH NO JOINTS OR FITTINGS BETWEEN THE STREETLINE AND THE INSIDE FACE OF THE BUILDING.
3. SERVICE BOXES TO BE SET TO THE FINISH GRADE SURFACE FOLLOWING CONSTRUCTION. SERVICES BOXES WITHIN HARD SURFACING TO HAVE A 100mmø PVC FROST COLLAR INSTALLED.
4. MINIMUM 2.0m COVER OVER WATER SERVICE IS REQUIRED.
5. THE CONTRACTOR SHALL FURNISH ALL FITTINGS, SPECIALS, BRANCH OUTLETS, CLOSURE PIECES, ETC. REQUIRED FOR THE COMPLETE INSTALLATION OF THE WATERMAIN.
6. PROVISIONS FOR FLUSHING WATER LINE PRIOR TESTING, ETC. MUST BE PROVIDED. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE.
7. ALL LIVE TAPPING AND OPERATION OF CITY WATER VALVES TO BE COMPLETED BY KITCHENER UTILITIES. ARRANGEMENTS TO BE MADE A MINIMUM OF 48 HOURS IN ADVANCE.
8. BUILDER TO CONTACT CITY FOR WATER METER INSTALLATION. WATER METERS TO BE INSTALLED WITHIN A HEATED SPACE IN BUILDINGS.

WATERMAIN AND WATER SERVICES TO HAVE A MINIMUM VERTICAL SEPARATION OF 0.5m WHEN CROSSING SEWERS, INCLUDING LATERALS. ENGINEER AND CITY TO BE NOTIFIED IF THIS SEPARATION CANNOT BE ACHIEVED.
ALL UNDERGROUND SERVICE MATERIALS AND INSTALLATIONS TO BE IN GENERAL CONFORMANCE WITH MECP GUIDELINES AND THE ONTARIO BUILDING CODE.

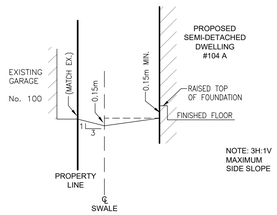
GRADING NOTES

1. TOP OF FOUNDATION WALL TO BE MINIMUM 0.15m ABOVE FINISHED GRADE AROUND THE BUILDING PERIMETER. UNDERSIDE OF FOOTING TO BE A MINIMUM OF 1.22m BELOW FINISHED GRADE AROUND THE BUILDING PERIMETER. LOT TO BE GRADED SO THAT WATER DOES NOT ACCUMULATE AT // NEAR BUILDINGS.
2. LANDSCAPE AREAS ON SITE TO BE RESTORED WITHIN MINIMUM 150mm TOPSOIL AND EITHER SEED OR SOD.
3. LOT GRADING DESIGN TO BE IN GENERAL CONFORMANCE WITH THE CITY OF KITCHENER DEVELOPMENT MANUAL, SECTION J 'LOT GRADING'.
4. PROPOSED DRIVEWAY SLOPES TO BE BETWEEN 2% MINIMUM AND 8% MAXIMUM WITH A OPTIMUM DRIVEWAY SLOPE OF 4%.
5. A MINIMUM OF 6 m OF THE REAR LOT AREA ADJACENT TO THE HOUSE IS TO BE GRADED AT MINIMUM 2% TO MAXIMUM 6%.
6. WALKWAYS ARE TO HAVE A MINIMUM CROSS SLOPE OF 2% (WHERE THE GRADIENT IS LESS THAN 2%) AND A MAXIMUM COMBINED GRADIENT AND CROSS SLOPE OF 5%.
7. ALL SLOPES NOT TO EXCEED 3H:1V UNLESS OTHERWISE NOTED.
8. DISTURBED LOT AREAS TO BE RESTORED WITH MINIMUM 150mm TOPSOIL AND EITHER SEED OR SOD.
9. RETAINING WALLS TO BE DESIGNED BY OTHERS. RETAINING WALLS TO BE DESIGNED COMPLETE WITH GUARD WHERE REQUIRED BY THE ONTARIO BUILDING CODE.
10. MATCH EXISTING GRADES AT ALL PROPERTY BOUNDARIES. GRADING NOT TO EXTEND ONTO ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER(S). A COPY OF ANY SUCH AGREEMENT IS TO BE MADE AVAILABLE TO THE CITY PRIOR TO ANY TOPSOIL STRIPPING OR GRADING.
11. ALL GRANULAR MATERIAL TO BE COMPACTED TO MINIMUM 100% AND OTHER MISCELLANEOUS FILL MATERIAL TO BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (UNLESS OTHERWISE PRESCRIBED BY A QUALIFIED GEOTECHNICAL ENGINEER).
12. ALL EARTHWORKS ACTIVITIES TO BE UNDERTAKEN IN CONFORMANCE WITH O.Reg. 406/19 REGARDING ON-SITE AND EXCESS SOIL MANAGEMENT.

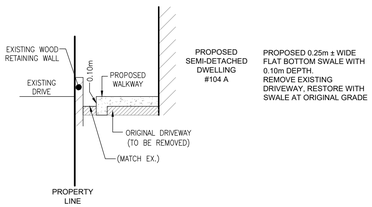
CITY OF KITCHENER ADDITIONAL NOTES

1. THE PROPERTY OWNER IS RESPONSIBLE FOR RESTORATION OF ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE CITY OR REGIONAL RIGHT-OF-WAY TO CITY OF KITCHENER OR REGIONAL STANDARDS.
2. IF, FOR UNFORESEEN REASONS, THE OWNER AND/OR HIS/HER REPRESENTATIVE MUST ENCROACH ONTO PRIVATE LANDS TO UNDERTAKE ANY WORKS, HE/SHE 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 DEVELOPMENT ENGINEERING DIVISION, PRIOR TO ANY WORK BEING PERFORMED. FAILURE TO COMPLY WITH THE ABOVE IS AT THE PROPERTY OWNERS OWN RISK.
3. ALL WORK WITHIN THE CITY OR REGIONAL RIGHT-OF-WAY MUST GO THROUGH THE CITY OF KITCHENER'S OFF-SITE WORKS PROCESS AND MUST BE COMPLETED BY A DEVELOPER SELECTED SOLELY AT THE DEVELOPERS EXPENSE.

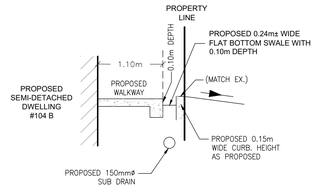
CROSS-SECTION A-A'
N.T.S.



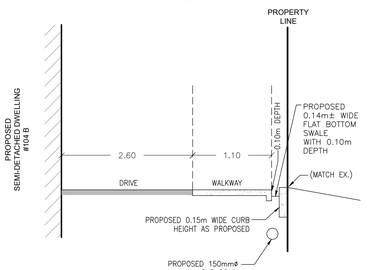
CROSS-SECTION B-B'
N.T.S.



CROSS-SECTION C-C'
N.T.S.



CROSS-SECTION D-D'
N.T.S.



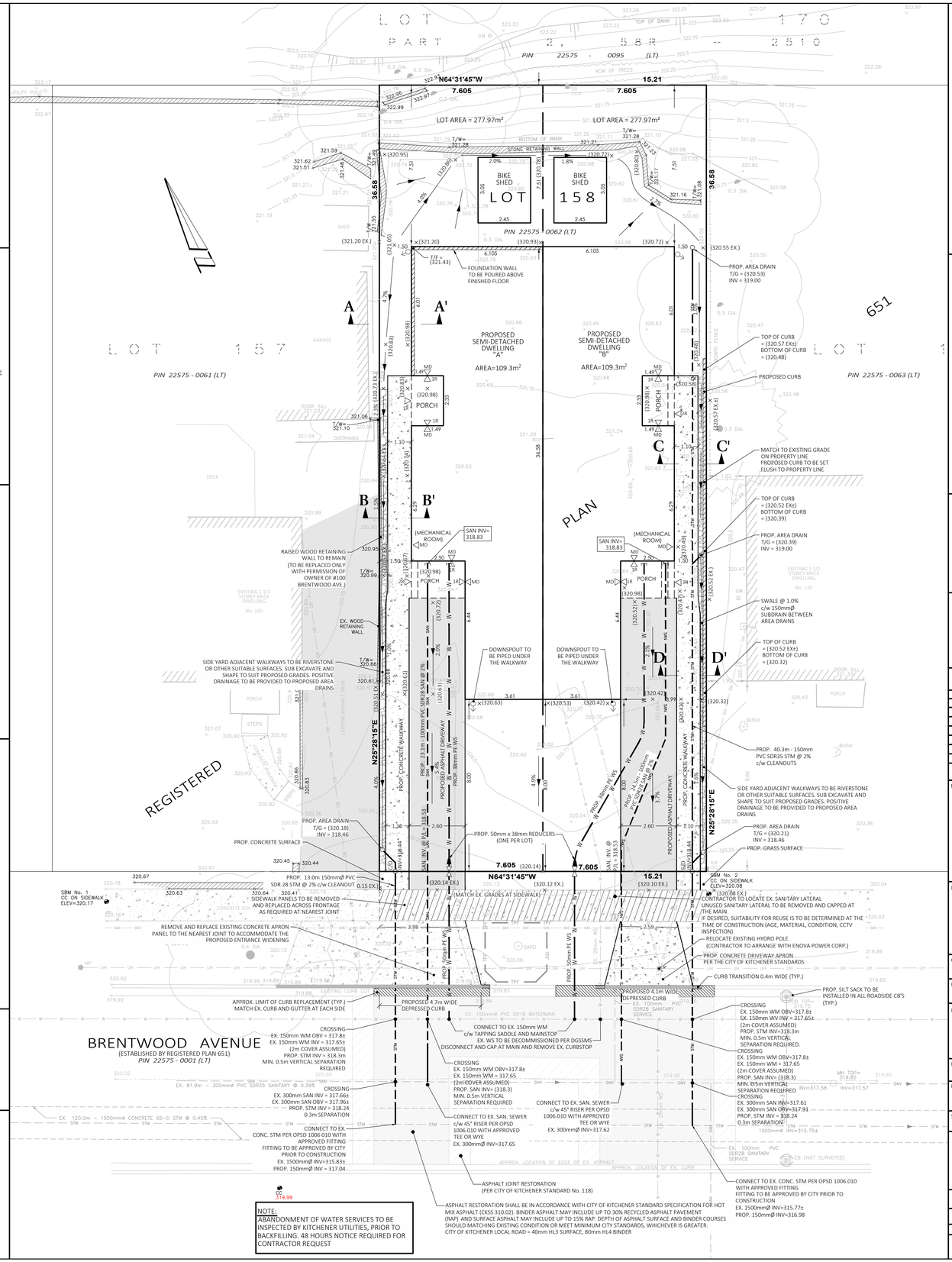
PROPOSED SEMI-DETACHED DWELLING:

TOP OF FOUNDATION @ REAR	= (321.35)*
UNDERSIDE OF FOOTING (FROST)	= (319.20 MIN.)
FINISHED FLOOR	= (321.13)
TOP OF PORCH	= (320.98)

NOTES:
1. "SLAB ON GRADE" CONSTRUCTION WITH FROST FOOTINGS.
2. *RAISED TF REQUIRED AT REAR OF SEMI-UNIT A.

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.


LOT 158
PART 2, 58R-2510
PIN 22575 - 0095 (LT)
PIN 22575 - 0062 (LT)
PIN 22575 - 0061 (LT)
PIN 22575 - 0063 (LT)
LOT 157
LOT 651
N64°31'45"W
15.21
7.605
7.605
LOT AREA = 277.97m²
LOT AREA = 277.97m²
BIKE SHED
LOT 158
STONE RETAINING WALL
PROPOSED SEMI-DETACHED DWELLING "A"
AREA=109.3m²
PROPOSED SEMI-DETACHED DWELLING "B"
AREA=109.3m²
PROPOSED 1-STOREY SEMI-DETACHED DWELLING
PROPOSED 1-STOREY SEMI-DETACHED DWELLING
PROPOSED CURB
PROP. AREA DRAIN T/G = (320.53) INV = 319.00
PROP. AREA DRAIN T/G = (320.57 EX±) BOTTOM OF CURB = (320.48)
FOUNDATION WALL TO BE POURED ABOVE FINISHED FLOOR
PROP. CONCRETE SURFACE
PROP. AREA DRAIN T/G = (320.18) INV = 318.46
PROP. 50mm x 38mm REDUCERS (ONE PER LOT)
PROP. 13.0m 150mmø PVC SDR 28 STM @ 2% c/w CLEANOUT
SIDEWALK PANELS TO BE REMOVED AND REPLACED ACROSS FRONTAGE AS REQUIRED AT NEAREST JOINT
REMOVE AND REPLACE EXISTING CONCRETE APRON PANEL TO THE NEAREST JOINT TO ACCOMMODATE THE PROPOSED ENTRANCE WIDENING
APPROX. LIMIT OF CURB REPLACEMENT (TYP.) MATCH EX. CURB AND GUTTER AT EACH SIDE
SIDE YARD ADJACENT WALKWAYS TO BE RIVERSTONE OR OTHER SUITABLE SURFACES. SUB EXCAVATE AND SHAPE TO SUIT PROPOSED GRADES. POSITIVE DRAINAGE TO BE PROVIDED TO PROPOSED AREA DRAINS
SIDE YARD ADJACENT WALKWAYS TO BE RIVERSTONE OR OTHER SUITABLE SURFACES. SUB EXCAVATE AND SHAPE TO SUIT PROPOSED GRADES. POSITIVE DRAINAGE TO BE PROVIDED TO PROPOSED AREA DRAINS
PROP. GRASS SURFACE
SRM No. 1 CC ON SIDEWALK ELEV=320.17
SRM No. 2 CC ON SIDEWALK ELEV=320.08
CONTRACTOR TO LOCATE EX. SANITARY LATERAL
UNUSED SANITARY LATERAL TO BE REMOVED AND CAPPED AT THE MAIN
IF DESIRED, SUITABILITY FOR REUSE IS TO BE DETERMINED AT THE TIME OF CONSTRUCTION (AGE, MATERIAL, CONDITION, CCTV INSPECTION)
RELOCATE EXISTING HYDRO POLE (CONTRACTOR TO ARRANGE WITH ENOVA POWER CORP.)
PROP. CONCRETE DRIVEWAY APRON PER THE CITY OF KITCHENER STANDARDS
CURB TRANSITION 0.4m WIDE (TYP.)
PROP. SILT SACK TO BE INSTALLED IN ALL ROADSIDE CB'S (TYP.)
PROPOSED 4.7m WIDE DEPRESSED CURB
PROPOSED 4.1m WIDE DEPRESSED CURB
CONNECT TO EX. 150mm WM c/w TAPPING SADDLE AND MAINSTOP
EX. WS TO BE DECOMMISSIONED PER DGSSMS
DISCONNECT AND CAP AT MAIN AND REMOVE EX. CURBSTOP
CROSSING
EX. 150mm WM OBV=317.8±
EX. 150mm WM = 317.65
(2m COVER ASSUMED)
PROP. STM INV= (318.3)
MIN. 0.5m VERTICAL SEPARATION REQUIRED
CROSSING
EX. 300mm SAN INV = 317.66±
EX. 300mm SAN OBV = 317.96±
PROP. STM INV = 318.24
0.3m SEPARATION
CONNECT TO EX. SAN. SEWER c/w 45° RISER PER OPSD 1006.010 WITH APPROVED TEE OR WYE
EX. 300mmø INV=317.62
CONNECT TO EX. SAN. SEWER c/w 45° RISER PER OPSD 1006.010 WITH APPROVED TEE OR WYE
EX. 300mmø INV=317.65
CONNECT TO EX. CONC. STM PER OPSD 1006.010 WITH APPROVED FITTING
FITTING TO BE APPROVED BY CITY PRIOR TO CONSTRUCTION
EX. 1500mmø INV=315.83±
PROP. 1500mmø INV = 317.04
ASPHALT JOINT RESTORATION (PER CITY OF KITCHENER STANDARD No. 118)
ASPHALT RESTORATION SHALL BE IN ACCORDANCE WITH CITY OF KITCHENER STANDARD SPECIFICATION FOR HOT MIX ASPHALT (CXSS 310.02). BINDER ASPHALT MAY INCLUDE UP TO 30% RECYCLED ASPHALT PAVEMENT (RAP) AND SURFACE ASPHALT MAY INCLUDE UP TO 15% RAP. DEPTH OF ASPHALT SURFACE AND BINDER COURSES SHOULD MATCHING EXISTING CONDITION OR MEET MINIMUM CITY STANDARDS, WHICHEVER IS GREATER. CITY OF KITCHENER LOCAL ROAD = 40mm HL3 SURFACE, 80mm HL4 BINDER
BRENTWOOD AVENUE
(ESTABLISHED BY REGISTERED PLAN 651)
PIN 22575 - 0001 (LT)
CROSSING
EX. 150mm WM OBV=317.8±
EX. 150mm WM = 317.65±
(2m COVER ASSUMED)
PROP. STM INV= 318.3m
MIN. 0.5m VERTICAL SEPARATION REQUIRED. EX. WS TO BE DECOMMISSIONED PER DGSSMS
CROSSING
EX. 150mm WM OBV=317.8±
EX. 150mm WM = 317.65
(2m COVER ASSUMED)
PROP. SAN INV= (318.3)
MIN. 0.5m VERTICAL SEPARATION REQUIRED
CROSSING
EX. 300mm SAN INV=317.61
EX. 300mm SAN OBV=317.91
PROP. STM INV = 318.24
0.3m SEPARATION
SWALE @ 1.0% c/w 150mmØ SUBDRAIN BETWEEN AREA DRAINS
TOP OF CURB = (320.52 EX±) BOTTOM OF CURB = (320.32)
PROP. 40.3m - 150mm PVC SDR35 STM @ 2% c/w CLEANOUTS
PROP. 38mm PE WS
PROP. 24.2m - 100mm PVC SDR28 SAN @ 2%
PROP. 24.2m - 100mm PE WS @ 2%
PROP. 38mm PE WS
PROP. 50mmø PE WS
PROP. 50mm PE WS
PROP. 100mm PE WS
PROP. 150mm PE WS
PROP. 200mm PE WS
PROP. 250mm PE WS
PROP. 300mm PE WS
PROP. 350mm PE WS
PROP. 400mm PE WS
PROP. 450mm PE WS
PROP. 500mm PE WS
PROP. 600mm PE WS
PROP. 750mm PE WS
PROP. 900mm PE WS
PROP. 1050mm PE WS
PROP. 1200mm PE WS
PROP. 1350mm PE WS
PROP. 1500mm PE WS
PROP. 1650mm PE WS
PROP. 1800mm PE WS
PROP. 1950mm PE WS
PROP. 2100mm PE WS
PROP. 2250mm PE WS
PROP. 2400mm PE WS
PROP. 2550mm PE WS
PROP. 2700mm PE WS
PROP. 2850mm PE WS
PROP. 3000mm PE WS
PROP. 3150mm PE WS
PROP. 3300mm PE WS
PROP. 3450mm PE WS
PROP. 3600mm PE WS
PROP. 3750mm PE WS
PROP. 3900mm PE WS
PROP. 4050mm PE WS
PROP. 4200mm PE WS
PROP. 4350mm PE WS
PROP. 4500mm PE WS
PROP. 4650mm PE WS
PROP. 4800mm PE WS
PROP. 4950mm PE WS
PROP. 5100mm PE WS
PROP. 5250mm PE WS
PROP. 5400mm PE WS
PROP. 5550mm PE WS
PROP. 5700mm PE WS
PROP. 5850mm PE WS
PROP. 6000mm PE WS
PROP. 6150mm PE WS
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104 & 106 BRENTWOOD AVE. B-2025-33
MANNHEIM SERVICE AREA

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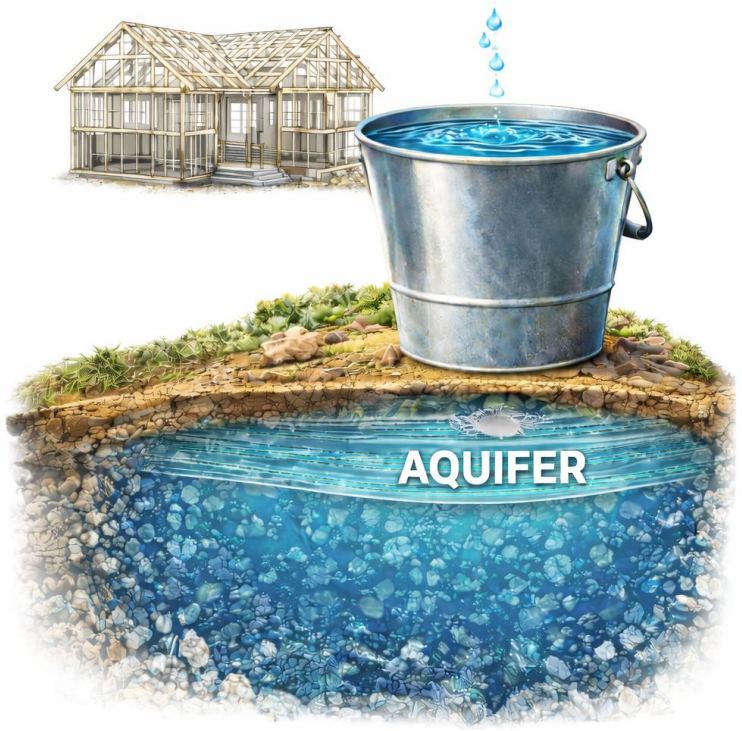
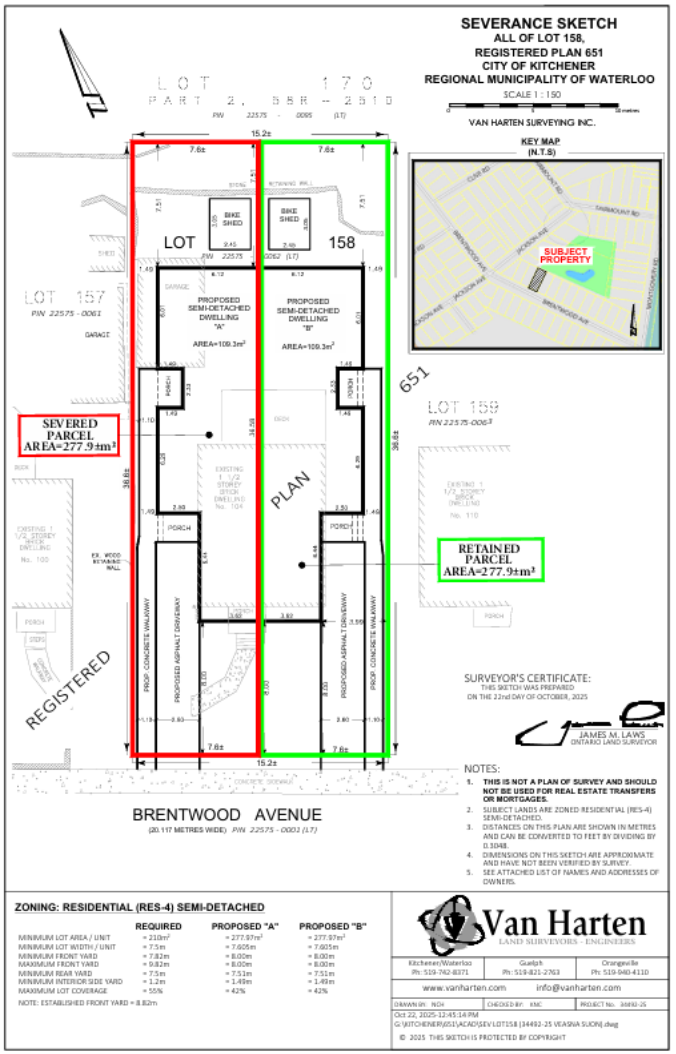


MANNHEIM SERVICE AREA



104 & 106 BRENTWOOD AVE. B-2025-32

WITHIN A CENTRAL NEIGHBOURHOOD

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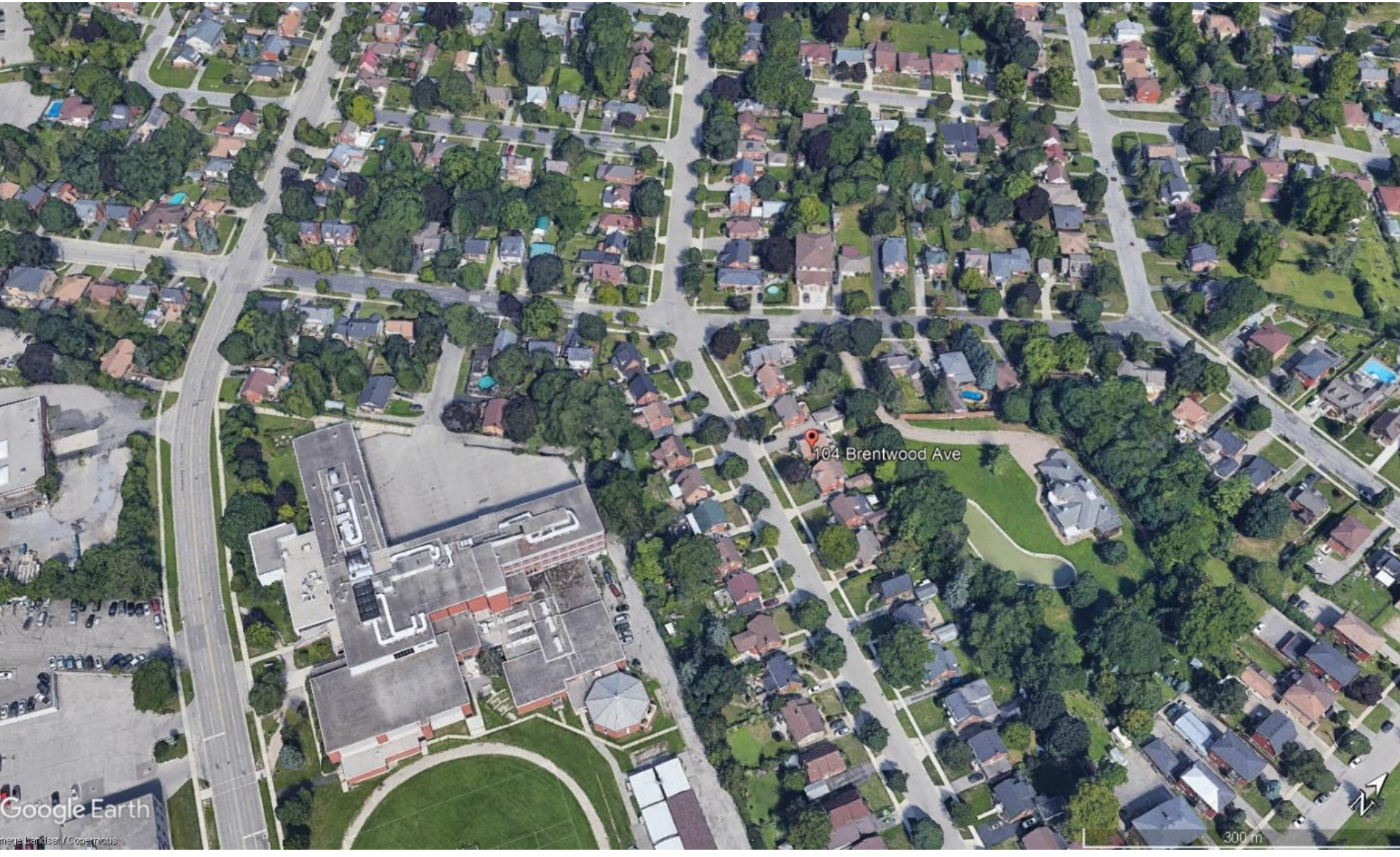

104 & 106 BRENTWOOD AVE. B-2025-33
IMPROVEMENTS ON THE WAY: FEB 6th

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WATER SUPPLY CRISIS

Waterloo Region spending $15 million in hopes of increasing water supply

The money will be spent on a container filtration system that — if it is technically successful — could eventually add another 300 litres per second of water into the system.

Updated Feb. 11, 2026 at 11:12 a.m. | Feb. 6, 2026 | 1 min read (31)

https://www.therecord.com/news/waterloo-region/waterloo-region-spends-15-million-to-add-more-water-supply/article_0a4f6f5d-bf09-5dcb-b4ae-bac62b9bae1e.html

"Staff therefore recommend that Council approve the additional capital expenditure and contract awards as outlined in this report. Subject to Council approval, the work of this contract will begin immediately upon approval. The first container is anticipated to be installed by June 2026, pending confirmation of a number of variables. Based on the result of the pilot, receipt of MECP approvals, confirmation of electrical needs, and other factors to be worked through, it is anticipated that the remaining containers will be installed and operational by July 2027. If successful, the pilot project is expected to add approximately 50 L/s, while the full implementation is expected to add up to 300 L/s of restored capacity." (COR-TRY-26-004, February 6 2026 Regional Council).

https://pub-regionofwaterloo.escribemeetings.com/FileStream.ashx?DocumentId=15801

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0.003% of average daily demand

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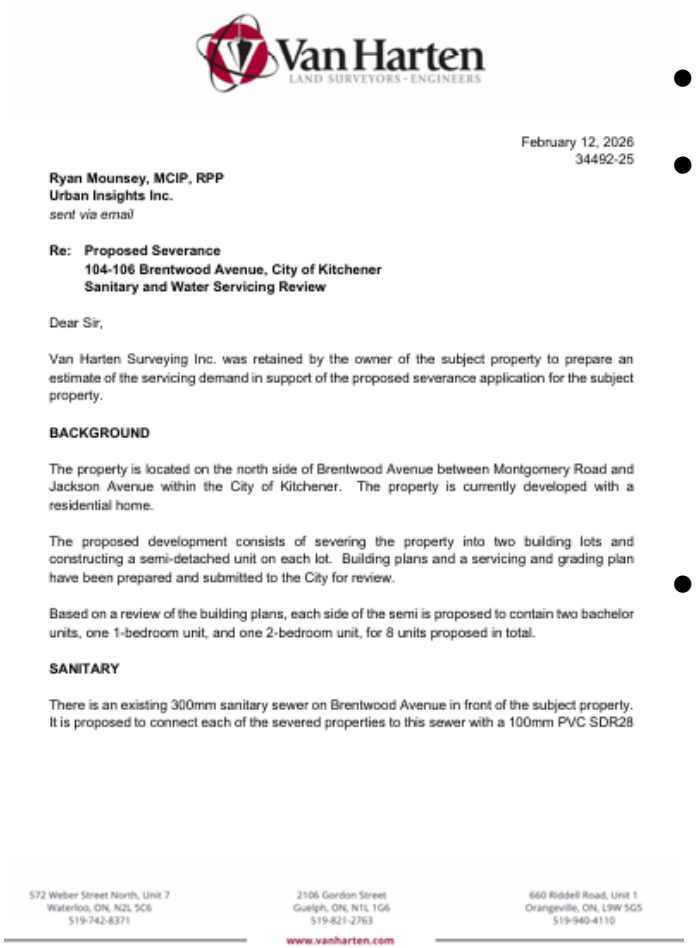

Van Harten
LAND SURVEYORS - ENGINEERS

February 12, 2026
34492-25

Ryan Mounsey, MCIP, RPP
Urban Insights Inc.
sent via email

Re: Proposed Severance
104-106 Brentwood Avenue, City of Kitchener
Sanitary and Water Servicing Review

Dear Sir,

Van Harten Surveying Inc. was retained by the owner of the subject property to prepare an estimate of the servicing demand in support of the proposed severance application for the subject property.

BACKGROUND

The property is located on the north side of Brentwood Avenue between Montgomery Road and Jackson Avenue within the City of Kitchener. The property is currently developed with a residential home.

The proposed development consists of severing the property into two building lots and constructing a semi-detached unit on each lot. Building plans and a servicing and grading plan have been prepared and submitted to the City for review.

Based on a review of the building plans, each side of the semi is proposed to contain two bachelor units, one 1-bedroom unit, and one 2-bedroom unit, for 8 units proposed in total.

SANITARY

There is an existing 300mm sanitary sewer on Brentwood Avenue in front of the subject property. It is proposed to connect each of the severed properties to this sewer with a 100mm PVC SDR28

572 Weber Street North, Unit 7
Waterloo, ON, N2L 5C6
519-742-8371

2106 Gordon Street
Guelph, ON, N1L 1G6
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON, L9W 5G5
519-940-4110

www.vanharten.com

- A 38 mm (1.5”) pipe is proposed.
- The estimated water demand was calculated for the property under the proposed condition. Considering a population of 1.78 ppu (Hemson, 2022) and a per capita water usage of 225 L/day (DGSSMS 2026) the expected average daily water demand for this development would be 3375 L/day or 3.4 cu.m/day.
- The water demand associated with this development (3.4 cu.m./day) represents approximately 0.003% of the overall projected average daily demand for the Mannheim service area.

2024 PPS BALANCING ACT

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- Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by: promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation (2.2.1.c, Housing).
- infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs (3.1.1. General Policies for Infrastructure and Public Service Facilities).
- Before consideration is given to developing new infrastructure and public service facilities: the use of existing infrastructure and public service facilities should be optimized (3.1.2.a, General Policies for Infrastructure and Facilities).
- to accommodate forecasted growth in a timely manner (3.6.1.a, Sewage, Water and Stormwater).
- to integrate servicing and land use considerations at all stages of the planning process (3.6.1.d, Sewage, Water and Stormwater).
- Planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system and reserve water system capacity (3.6.7 Sewage, Water and Stormwater).

ADDRESSES 2024 PPS

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- Advancing a small-scale, infrastructure-efficient form of housing within the existing serviced area and in a timely manner as new service improvements are on the way to improve the Mannheim Service Area operational capacity.

- Optimizing existing infrastructure for the efficient use of land for residential intensification.

- The existing Mannheim System average daily usage is below the sustainable supply capacity of 125,712 m^3 / day with 8,271 m^3/day.

- The proposed incremental demand represents only **~0.003%** of the Mannheim Service Area's projected 2025 average daily demand of **117,441 m^3/day,** confirming that the proposed development constitutes a marginal, low-impact servicing scenario that would not have any measurable effect on the overall Mannheim water supply system.

104 & 106 BRENTWOOD AVE. B-2025-33

ADDRESSES SECTION 53 OF PLANNING ACT

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- The proposed consent represents an orderly and appropriate subdivision of land under Section 53, respecting the existing residential lotting pattern and neighbourhood character.
- The severance supports Provincial Planning Statement (2024 PPS) objectives by enabling gentle density and efficient use of serviced urban land within the settlement area.
- The new lot is suitable and desirable for low-rise residential use, providing a compatible form of incremental intensification.
- Municipal servicing impacts are modest, relying on a standard residential connection (1.5” service).
- Overall, the proposal reflects good planning, advances housing supply objectives, and is in the public interest as a small-scale, low-impact consent application.

CLOSING

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- Respectfully submit that the proposed consent represents a modest, low risk (no tangible impact) and incremental form of gentle-density intensification that will generate only a marginal water demand impact within the broader Mannheim Service Area.

- 0.003% of the overall projected average daily demand for the Mannheim service area.

- Water demand associated with approved development is realized gradually through phased construction and occupancy (there is a time lag or gap between approval and occupancy).

- At the same time, the Region has initiated active operational improvements to restore treatment capacity, including the recently approved $15.16 million Mannheim Containerized Filtration Solution. Upgrades are underway.

- Respectfully request that the Committee of Adjustment approve this consent application as an appropriate, low-impact form of residential intensification that can proceed under constrained conditions.

- Represents a reasonable, proportionate and coordinated planning response that supports gentle density housing delivery while broader regional water supply solutions continue to advance.

104 & 106 BRENTWOOD AVE. B-2025-33
3 OPTIONS - THANK YOU

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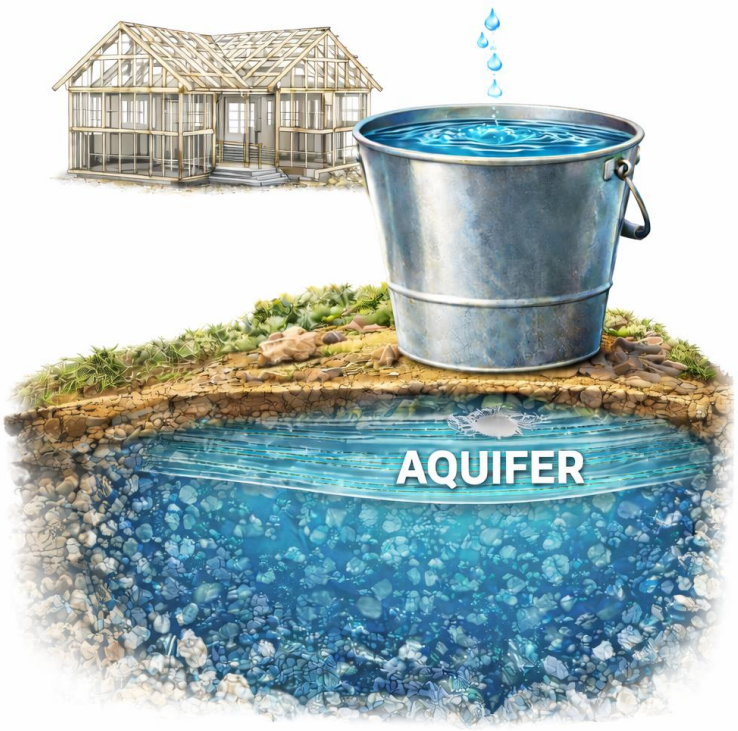
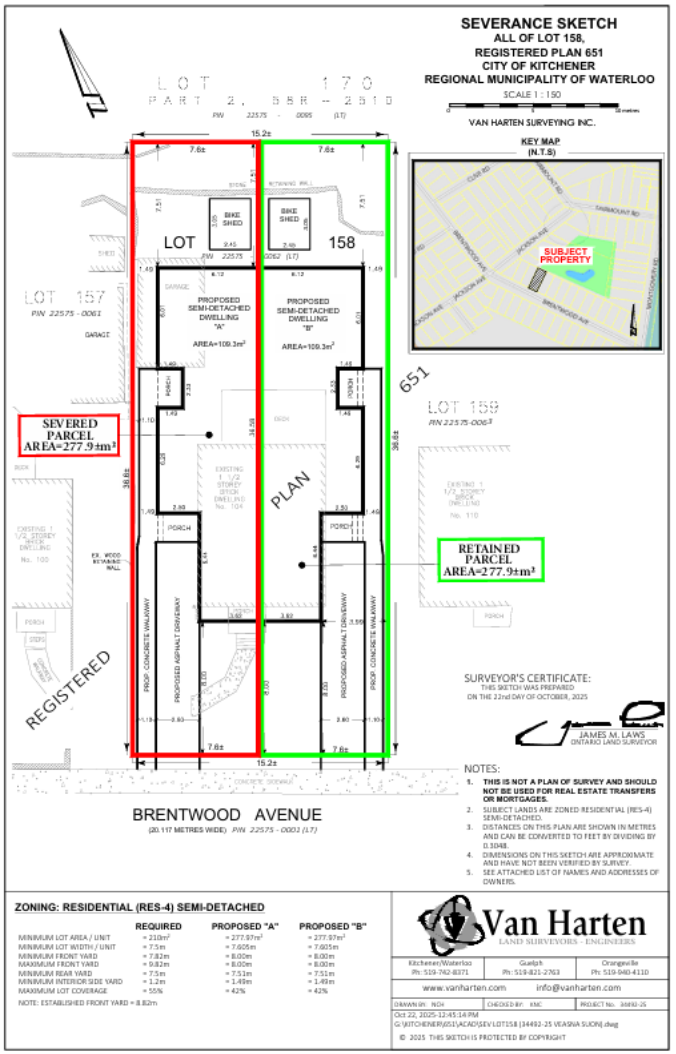


MANNHEIM SERVICE AREA



CofA Letter

Date: February 12, 2026
From: Ryan O. Mounsey. CEO.BES.MUDS.MCIP.RPP. Urban Insights Inc.
To: City of Kitchener CofA and Planning Staff

Re: 104 and 106 Brentwood Avenue, CofA Application No. B 2025-033
Proposed New Residential (Consent) Lot – Marginal Water Demand Impact

Dear Committee of Adjustment ("CofA") and City Staff,

A.The Request and New Information

The property is located at 104 and 106 Brentwood Avenue shown in Appendix 1, with the severance plan shown in Appendix 2, for reference.

I am writing in support of the proposed consent application to create one new residential lot to accommodate a form of gentle-density housing consisting of a semi-detached dwelling with accessory residential units.

Based on Regional agency review deferral comments, The Committee of Adjustment received this severance application in December 2025 and the City and Committee chose to defer this Committee of Adjustment application decision to February 17, 2026 CofA meeting. Three months has now passed with limited progress related to development approval protocols.

This proposal represents a minor, incremental intensification opportunity within the existing built-up area and is consistent with the Province's direction to optimize infrastructure, support housing supply, and plan efficiently for current and future population growth. This proposal is also supported by the City of Kitchener Official Plan for residential intensification.

At the outset, I acknowledge the Region's ongoing concerns regarding water supply constraints within the Integrated Urban System ("IUS"), and in particular the Mannheim Service Area, which has now been evaluated as a distinct service area within the broader system. However, we respectfully submit that this consent application represents a marginal, low-impact servicing scenario and should not be equated with major growth allocations or infrastructure-intensive development approvals. This is a City of Kitchener planning decision, with the Region of Waterloo acting as a commenting agency who has issued a blanket deferral position with respect to development applications across the Mannheim Service Area.

Given the demonstrated lag between development approvals and the gradual realization of actual water demand through construction and occupancy, together with ongoing operational adjustments within the Mannheim Service Area, we respectfully request that the Committee of Adjustment approve this minor application. The evidence indicates that this modest scale of development represents a marginal and incremental demand that has no material impact within the system's current capacity context, and that an indefinite deferral of small-scale gentle density applications is neither proportionate nor sustainable.

The primary source of available information on the Regional Water Capacity condition is provided in a Peer Review Engineering Study prepared by Agile presented at the January 13 Region of Waterloo Sustainability, Infrastructure and Development (SID) Committee with the website and report links provided below:

- Meeting Link: https://pub-regionofwaterloo.escribemeetings.com/Meeting.aspx?Id=94e4b6a1-1817-42d5-9974-b56fbaf2c3b6&Agenda=Merged&lang=English
- Agile Report Link: https://pub-regionofwaterloo.escribemeetings.com/filestream.ashx?DocumentId=15483

In addition to the Agile Report, please see this technical information prepared by Kristine Campbell P.Eng. from Van Harten Land Surveyors Engineers (Provided in Appendix 3).

- A Sanitary and Water Servicing Review was prepared by Van Harten Surveying Inc. (February 12, 2026) to quantify the servicing demand associated with the proposed severance and gentle-density development at 104–106 Brentwood Avenue.
- The review confirms that the site is located on an existing serviced urban street with a 150 mm municipal watermain and a 300 mm sanitary sewer, and that the proposed development can be accommodated through standard domestic connections in accordance with City servicing standards.
- A 38 mm pipe is proposed in the right of-way as current City standards do not permit the use of 38 mm diameter pipe on the public side.
- Based on accepted population and per-capita usage assumptions, the study estimates an average daily water demand of approximately 3.4 m^3/day for the full 8-unit proposal.
- Importantly, the memo concludes that this incremental demand represents only ~0.003% of the Mannheim Service Area's projected 2025 average daily demand of 117,441 m^3/day.

Based on this information, the proposed severance, and development, constitutes a marginal, low-impact servicing scenario that would not have any measurable effect on the overall Mannheim water supply system.

B. The "Agile Report" – January 13 2026 (refer to link above)

In 2025, the Mannheim Service Area is projected to experience an average daily water demand of approximately 117,441 m^3/day, compared to a total sustainable supply capacity of 125,712 m^3/day, resulting in a modest theoretical surplus of roughly 8,271 m^3/day before any operational resiliency buffer or maintenance outages are applied. This assessment, which shows that the Mannheim Service Area system, is effectively operating at about ~89% availability on average (because ~11% is offline). This system is in the process of being improved[1].

This same 'system' is also informed by measured real-world SCADA (Supervisory Control and Data Acquisition) demand and production data, together with updated sustainable capacity estimates, rather than a purely hypothetical model.

The Agile Report further notes that actual available capacity may differ from theoretical margins due to facilities being periodically offline for renewal or unplanned shutdowns, and because approved development applications do not translate into immediate water demand, as growth is realized gradually through construction and occupancy over time.

B.1.What this Agile Report Means

The Region's peer-reviewed evidence (The Agile Report) shows that Mannheim's system constraint is a macro-level infrastructure and operational resiliency issue, driven by overall service-area demand, offline maintenance requirements, and long-term growth realization, rather than the marginal impact of individual low-demand infill projects.

In practical terms, a small number of minor lot severances—particularly for modest, low-flow residential connections—do not materially change the system-wide capacity balance in the near term, because water demand is realized gradually through phased construction and occupancy, not immediately upon planning approval.

With this information, it is our project team belief that our proposed development believes that the Committee of Adjustment is in a reasonable position consider that a limited number of small-scale severances represent an incremental demand, and should be evaluated proportionately within the broader regional capacity framework, rather than treated as equivalent to major new servicing commitments.

[1] https://www.therecord.com/news/waterloo-region/waterloo-region-spends-15-million-to-add-more-water-supply/article_0a4f6f5d-bf09-5dcb-b4ae-bac62b9bae1e.html

C. Additional Supporting Information to advance the Consent Application

C.1. This Consent Application Does Not Constitute a Form 1 Approval or Servicing Expansion

The proposed severance is a 'land division' (severance) approval under Section 53 of the Planning Act. It is not:

- an application for a new municipal watermain extension,
- a servicing agreement,
- a registered plan of subdivision, or
- a Form 1 authorization for new regulated drinking water infrastructure.

In fact, this severance (subdivision of land) meets the intent of the official plan, it is:

- The proposed consent represents an orderly and appropriate subdivision of land under Section 53, maintaining the existing residential lotting pattern and neighbourhood character.
- The severance supports Provincial Planning Statement (2024 PPS) objectives by enabling gentle density and efficient use of serviced urban land within the settlement area.
- The new lot is suitable and desirable for low-rise residential use, providing a compatible form of incremental intensification.
- Municipal servicing impacts are modest, relying on a standard residential connection, with detailed confirmation appropriately addressed through the building permit process.
- Overall, the proposal reflects good planning, advances housing supply objectives, and is in the public interest as a small-scale, low-impact consent application.

As confirmed in the Region's own water supply framework, Form 1 is associated with the authorization of new or modified municipal waterworks, not the creation of a single low-rise residential lot. Based on this, this consent should be evaluated as a planning-level, marginal impact development approval, rather than as a major servicing trigger.

C.2. The Proposal Represents a Minor Residential Demand User (15-38 mm Service Connection)

The proposed development would be serviced by a standard 38 mm (1.5" residential water service connection, which is typical of low-rise housing forms and fundamentally different from larger connections required for mid-rise or high-demand development. This is not a:

- 50 mm connection,
- 100 mm connection,
- 150 mm connection, or
- nor a development requiring new municipal system expansion.

The water demand associated with a semi-detached and accessory units is modest in scale and represents gentle intensification consistent with established servicing patterns.

C.3. PPS 2024 Supports Optimizing Existing Infrastructure and Timely Growth Accommodation

As part of The 2024 Provincial Planning Statement, there are several policy objectives to balance including:

- Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by: promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation (2.2.1.c, Housing).
- infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs (3.1.1. General Policies for Infrastructure and Public Service Facilities).
- Before consideration is given to developing new infrastructure and public service facilities: the use of existing infrastructure and public service facilities should be optimized (3.1.2.a, General Policies for Infrastructure and Facilities).
- to accommodate forecasted growth in a timely manner (3.6.1.a, Sewage, Water and Stormwater).
- to integrate servicing and land use considerations at all stages of the planning process (3.6.1.d, Sewage, Water and Stormwater).
- Planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system and reserve water system capacity (3.6.7 Sewage, Water and Stormwater).

The proposed consent aligns with this specific policy intent by:

- Advancing a small-scale, infrastructure-efficient form of housing within the existing serviced area and in a timely manner as new service improvements are on the way to improve the Mannheim Service Area operational capacity.
- Optimizing existing infrastructure for the efficient use of land for residential intensification.
- The existing Mannheim System average daily usage is below the sustainable supply capacity of 125,712 m^3 / day with 8,271 m^3/day.
- The proposed incremental demand represents only ~0.003% of the Mannheim Service Area's projected 2025 average daily demand of 117,441 m^3/day**,** confirming that the proposed development constitutes a marginal, low-impact servicing scenario that would not have any measurable effect on the overall Mannheim water supply system.

C.4. A Marginal Consent Approval Does Not Materially Alter Regional System Risk

The Agile assessment, in review, confirms that the Mannheim capacity constraints are driven by:

- sustainable supply downrating,
- operational maintenance outages, and
- long-term infrastructure renewal requirements.

It is also noted in the Agile Report that offline capacity averages approximately 11% annually due to planned maintenance requirements, with short-term outages exceeding 25% in isolated weeks, reflecting broader system-wide operational constraints rather than project-specific demand impacts. These operational challenges are now being actively addressed through near-term Regional investments and treatment capacity restoration initiatives at the Mannheim Water Treatment Plant, which are intended to improve overall system resiliency over time including this spring. Regional Council decisions and actions show that water system constraints are being improved with the first round of improvements available this spring[2].

C.5. Short Term Improvements are Under Way from Region of Waterloo Special Council Meeting – February 6 Special Council Meeting

Regional Council held a Special Meeting on February 6, 2026 to address the emerging water capacity constraint in the Mannheim Service Area and to consider an urgent operational response at the Mannheim Water Treatment Plant. At this meeting, Council approved a new capital project titled the Pilot – Mannheim Temporary Side Stream Treatment, also referred to as the Mannheim Containerized Filtration Solution, with a total authorized budget of $15,162,200, funded from the Water Capital Reserve Fund[3]. This decision included procurement approvals for specialized filtration equipment, construction services, and associated electrical and engineering work, reflecting the Region's active and immediate investment in restoring lost treatment capacity within the Mannheim system.

> *"This project is a promising innovative solution to add additional capacity in the Mannheim Service Area, until such time that the long-term solution being implemented at the Mannheim Water Treatment Plant (WTP) is complete. Early contractor involvement and advance procurement were required to mitigate schedule risk." (COR-TRY-26-004, February 6 2026 Regional Council).*

As part of this investment, the Region is committed to install three temporary ultrafiltration container units at the Mannheim Water Treatment Plant, each providing an estimated 50 L/s of flow capacity, to address existing sedimentation and treatment constraints. The first pilot container is anticipated to be installed by June 2026, with the remaining units expected to be operational by July 2027, subject to MECP approvals and implementation requirements.

> *"Staff therefore recommend that Council approve the additional capital expenditure and contract awards as outlined in this report. Subject to Council approval, the work of this contract will begin immediately upon approval. The first container is anticipated to be installed by June 2026, pending confirmation of a number of variables. Based on the result of the pilot, receipt of MECP approvals, confirmation of electrical needs, and other*

[2] https://pub-regionofwaterloo.escribemeetings.com/FileStream.ashx?DocumentId=15801
[3] https://www.therecord.com/news/waterloo-region/waterloo-region-spends-15-million-to-add-more-water-supply/article_0a4f6f5d-bf09-5dcb-b4ae-bac62b9bae1e.html

factors to be worked through, it is anticipated that the remaining containers will be installed and operational by July 2027. If successful, the pilot project is expected to add approximately 50 L/s, while the full implementation is expected to add up to 300 L/s of restored capacity." (COR-TRY-26-004, February 6 2026 Regional Council).

If successful, the pilot phase is expected to restore approximately 50 L/s of capacity, while full anticipated implementation could restore up to 300 L/s of additional capacity in the Mannheim Service Area. This Regional Council-approved initiative confirms that the Region is actively advancing near-term operational improvements to address the water capacity shortfall.

C.6. The Engineering Submission by Van Harten Land Surveyors Engineers

An Engineering Technical Memo has been prepared (see **Appendix 3**) to evaluate the water service connection requirements for the proposed development. This letter, prepared by Van Harten Land Surveyors Engineers confirms that:

- A 38 mm pipe is proposed in the right of-way as current City standards do not permit the use of 38 mm diameter pipe on the public side.
- The estimated water demand was calculated for the property under the proposed condition. Considering a population of 1.78 ppu (Hemson, 2022) and a per capita water usage of 225 L/day (DGSSMS 2026) the expected average daily water demand for this development would be 3375 L/day or 3.4 cu.m/day.
- The water demand associated with this development (3.4 cu.m./day) represents approximately 0.003% of the overall projected average daily demand for the Mannheim service area.

Based on this information, the proposed water service connections represent a minor water connection to the water system and will not have any detrimental impact to the Mannheim Service Area water capacity.

D. Closing

In closing, on behalf of our full project and ownership teams, we respectfully submit that the proposed consent represents a modest, low risk (no tangible impact) and incremental form of gentle-density intensification that will generate only a marginal water demand impact within the broader Mannheim Service Area.

The proposed development represents approximately 0.003% of the overall projected average daily demand for the Mannheim service area. The proposal relies on a standard 38 mm (a 1.5 inch service) residential service connection, does not require any trunk infrastructure expansion, and does not constitute a Form 1 approval or major servicing commitment.

Importantly, the available evidence also demonstrates that water demand associated with approved development is realized gradually through phased construction and occupancy (there is a time lag or gap between approval and occupancy), rather than immediately upon planning approval. At the same time, the Region has now initiated active operational improvements to restore treatment capacity, including the recently approved $15.16 million Mannheim Containerized Filtration Solution, which is expected to add meaningful short-term capacity beginning in 2026. In this context, and with a continued indefinite deferral of minor consent applications, risk creating a disproportionate barrier to modest housing delivery, despite their limited servicing footprint.

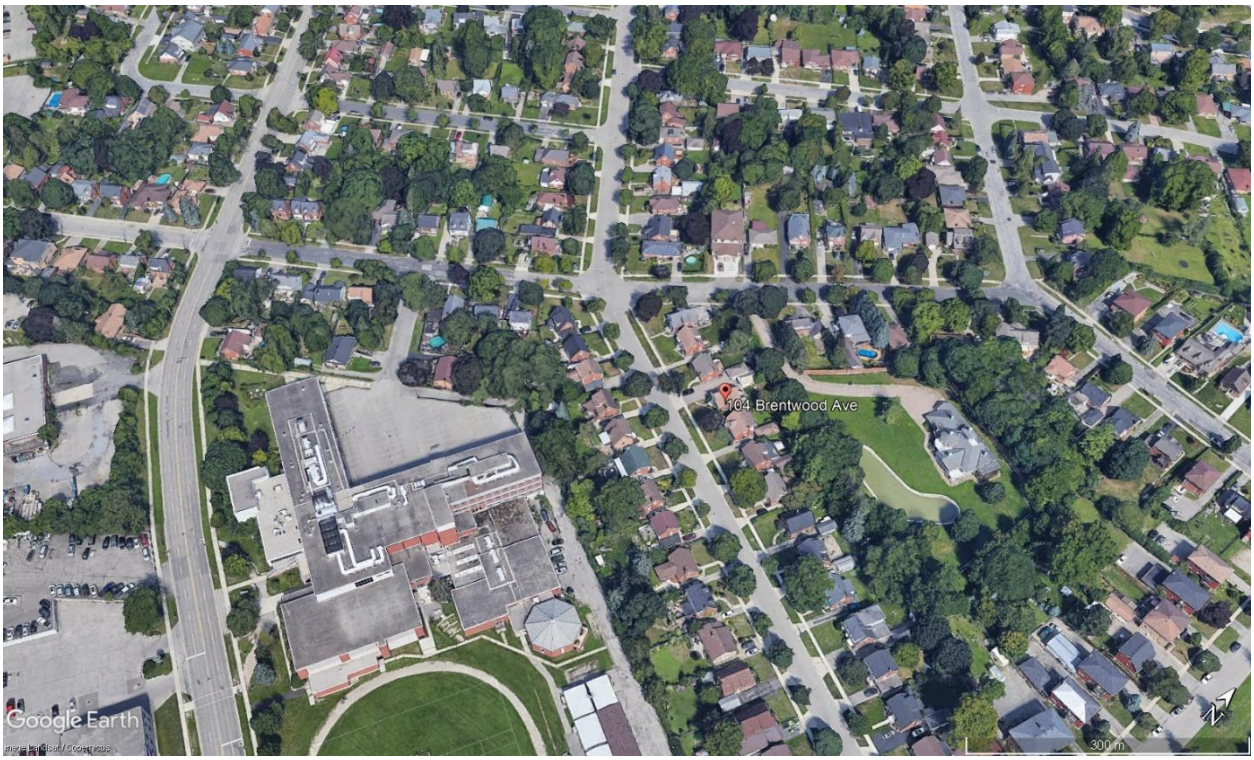
Accordingly, we respectfully request that the Committee of Adjustment approve this consent application as an appropriate, low-impact form of residential intensification that can proceed under constrained conditions, subject to detailed servicing confirmation through the building permit process. This represents a reasonable, proportionate and coordinated planning response that supports gentle density housing delivery while broader regional water supply solutions continue to advance.

Sincerely,

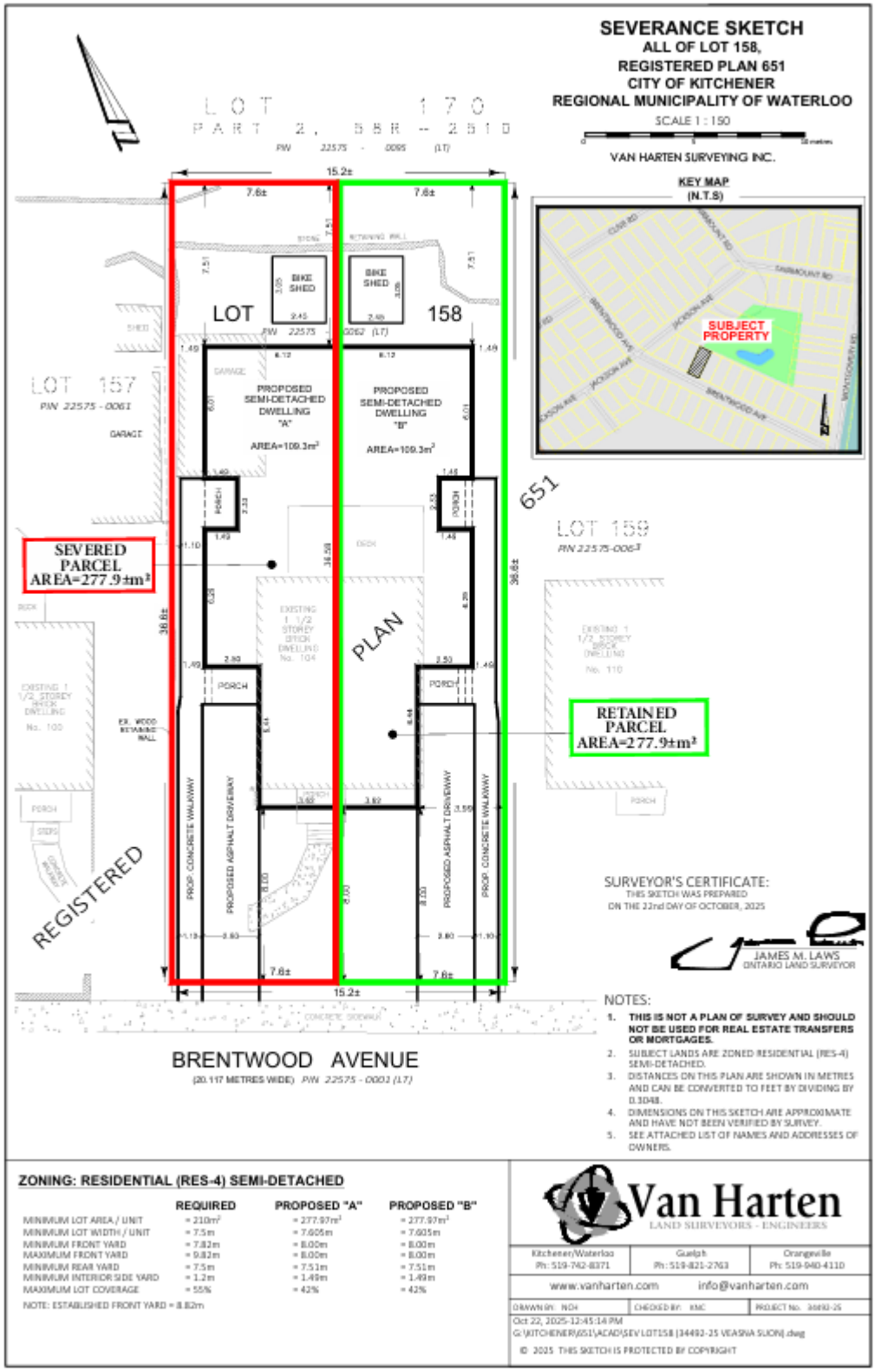
Ryan Mounsey, CEO.BES.MUDS.MCIP.RPP
40 King St. South, Suite 301
Waterloo, N2J 1N8

cc. Client, Project Team (incl. Masri O. Architect and Van Harten Land Surveyors Engineers)
Tina Malone-Wright, Garett Stevenson

APPENDIX 1: LOCATION MAP



APPENDIX 2: SITE PLAN (Severance Plan)



APPENDIX 3: VAN HARTEN LAND SURVEYORS ENGINEERS LETTER DATED FEB. 12 2026

See separate Attachment.