

MAJOR PERMIT APPLICATIONS 10.3 - 10.3 – REGULAR – FOR APPROVAL

Applications that involved a more complex suite of technical studies to demonstrate consistency with policies; applications that cover a significant geographic area, extensive modifications to the landscape, major infrastructure projects, applications requiring site specific conditions and permissions that extend beyond two years.

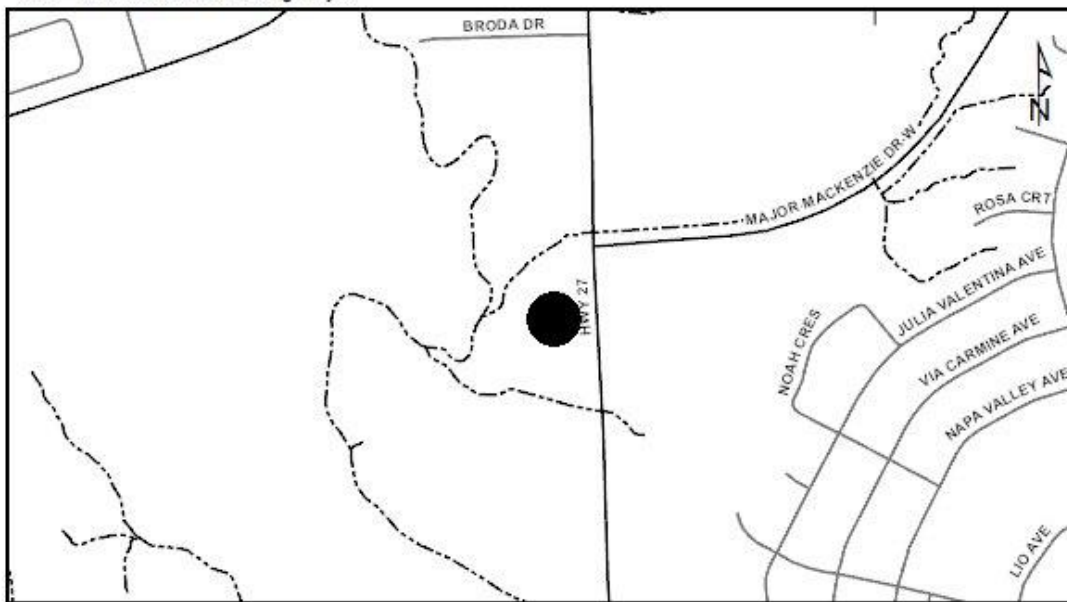
CITY OF VAUGHAN

1264564 ONTARIO LTD.

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part Lot 19, Concession 2, (9770 Highway 27), in the City of Vaughan, Humber River Watershed as located on the property owned by 1264564 Ontario Ltd.

The purpose is to undertake works within TRCA's Regulated Area of the Humber River watershed in order to facilitate the construction of a temporary accessory structure (construction office) and installation of a replacement sewage septic system. The subject property is located on lands known municipally as 9770 Highway 27, in the City of Vaughan.

MAP LOCATION: 9770 Highway 27



The permit will be issued for the period of June 10, 2022 to June 9, 2024 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. SP-1, Overall & Part Site Plans Replacement Sewage Septic System Design, prepared by Gunnell Engineering Ltd., engineering stamp dated May 13, 2022, received by TRCA on May 16, 2022;**

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- Drawing No. DT-1, Sewage System Details, prepared by Gunnell Engineering Ltd., engineering stamp dated May 13, 2022, received by TRCA on May 16, 2022;
- Drawing No. DT-2, Sewage System Details, prepared by Gunnell Engineering Ltd., engineering stamp dated May 13, 2022, received by TRCA on May 16, 2022;
- Drawing No. DT-3, Sewage System Details, prepared by Gunnell Engineering Ltd., engineering stamp dated May 13, 2022, received by TRCA on May 16, 2022;
- Drawing No. DT-4, Waterloo Biofilter Details, prepared by Gunnell Engineering Ltd., engineering stamp dated May 13, 2022, received by TRCA on May 16, 2022;
- Drawing No. DT-5, Sewage Tank Tie Down Details, prepared by Gunnell Engineering Ltd., engineering stamp dated May 13, 2022, received by TRCA on May 16, 2022;
- Drawing No. DT-6, Specifications and Notes Laboratory Soil Analysis, prepared by Gunnell Engineering Ltd., engineering stamp dated May 13, 2022, received by TRCA on May 16, 2022;
- Drawing No. A1, Proposed Rear Addition and Alterations, prepared by Giancarlo Garofalo Architect Inc., revision no. 18, dated January 28, 2022, received by TRCA on March 17, 2022;
- Drawing No. A11, Proposed Temporary Construction Office, prepared by Giancarlo Garofalo Architect Inc., revision no. 4, dated March 16, 2022, received by TRCA on March 17, 2022;
- Drawing No. A12, Proposed Temporary Construction Office, prepared by Giancarlo Garofalo Architect Inc., revision no. 4, dated March 16, 2022, received by TRCA on March 17, 2022;
- Drawing No. A13, Proposed Temporary Construction Office, prepared by Giancarlo Garofalo Architect Inc., revision no. 4, dated March 16, 2022, received by TRCA on March 17, 2022;
- Drawing No. A14, Proposed Temporary Construction Office, prepared by Giancarlo Garofalo Architect Inc., revision no. 4, dated March 16, 2022, received by TRCA on March 17, 2022;
- Drawing No. A15, Proposed Temporary Construction Office, prepared by Giancarlo Garofalo Architect Inc., revision no. 4, dated March 16, 2022, received by TRCA on March 17, 2022;
- Drawing No. A16, Proposed Temporary Construction Office, prepared by Giancarlo Garofalo Architect Inc., revision no. 4, dated March 16, 2022, received by TRCA on March 17, 2022;
- Temporary Construction Office Wave Velocity/Hydrostatic Pressure, prepared by XTX Engineering Limited, dated March 16, 2022, received by TRCA on March 17, 2022.

Application-Specific Permit Conditions

14. The owner acknowledges and agrees that the temporary construction office will be used only as a non-habitable accessory structure.
15. The owner acknowledges and agrees that the temporary construction office will be removed upon completion of the hotel renovation project or after a period of two years when the permit expires, whichever occurs first.
16. The owner acknowledges and agrees that the site of the temporary construction office will be returned to its pre-construction state or better once removed.

RATIONALE

The application was reviewed by staff on the basis of the following information:

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Proposal:

The purpose of this permit is to undertake works within TRCA's Regulated Area of the Humber River watershed in order to facilitate the construction of a temporary accessory structure (construction office) and installation of a replacement sewage septic system. The subject property is located on lands known municipally as 9770 Highway 27, in the City of Vaughan.

The subject property is located entirely within TRCA's Regulated Area because it is within a valley corridor and Regional Storm flood plain associated with the Humber River. The site is currently developed with a hotel building and associated parking lot area.

The proposed temporary office structure will be utilized during the future renovation works to the hotel building, which will be subject to a separate TRCA permit approval. The structure is temporary in nature and will not be used as a habitual dwelling unit. Furthermore, the structure has been designed to withstand the depths and velocities of flood waters anticipated on the property during a Regional Storm event.

The proposed replacement septic system is located a minimum of 15 metres away from the watercourse that traverses the western portion of the property. The system has been designed to withstand lateral and buoyant pressures associated with flood waters and will also have watertight seals and appropriate valves to prevent back up in the event of a flood.

The areas of the site where the works will take place consist of manicured lawn that is void of any significant natural features. Furthermore, staff are satisfied that the flood storage loss as a result of the proposed fill placement and grading associated with the replacement septic system is negligible and will not result in any negative impacts to the storage or conveyance of flood water during a Regional Storm event. Based on the above, TRCA staff are satisfied that there are no ecological, geotechnical, or flood related impacts anticipated with the works.

Control of Flooding:

The proposed works are located within the Regional Storm flood plain. TRCA staff are satisfied that the fill required to facilitate the installation of the replacement septic system is minor in nature and will not result in any impacts to the storage and/or conveyance of flood waters during a Regional Storm event.

Pollution:

Appropriate sediment and erosion controls will be installed and maintained throughout all phases of construction to isolate the work area.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with the proposed works.

Conservation of Land:

The proposed works are located within historical altered/disturbed areas that void of any significant natural features. Furthermore, suitable erosion and sediment controls have been proposed to minimize any potential impact from the works on the adjacent watercourse.

Plantings

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As no significant vegetation is being removed, no restoration plantings are required as a part of the current works.

Policy Guidelines:

This proposal complies with Section 8.4 - General Regulation Policies - and Section 8.9.5 - Underground Infrastructure - of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (TRCA).

CFN: 67113 - Application #: 0527/22/VAUG

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