

Section IV – Ontario Regulation 166/06, as amended

TO: Chair and Members of the Executive Committee
Friday, October 7, 2022 Meeting

FROM: Sameer Dhalla, Director, Development and Engineering Services

RE: **MAJOR PERMIT APPLICATIONS – REGULAR- FOR APPROVAL
TOWN OF CALEDON - 13540 CALEDON KING TOWNLINE ROAD
SOUTH (ALBION)**

KEY ISSUE

The purpose is to facilitate the construction of stormwater management infrastructure associated with a new residential plan of subdivision located at 13540 Caledon King Townline Road South, in the Town of Caledon.

RECOMMENDATION:

THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for Town of Caledon - 13540 Caledon King Townline Road South (Albion).

TOWN OF CALEDON

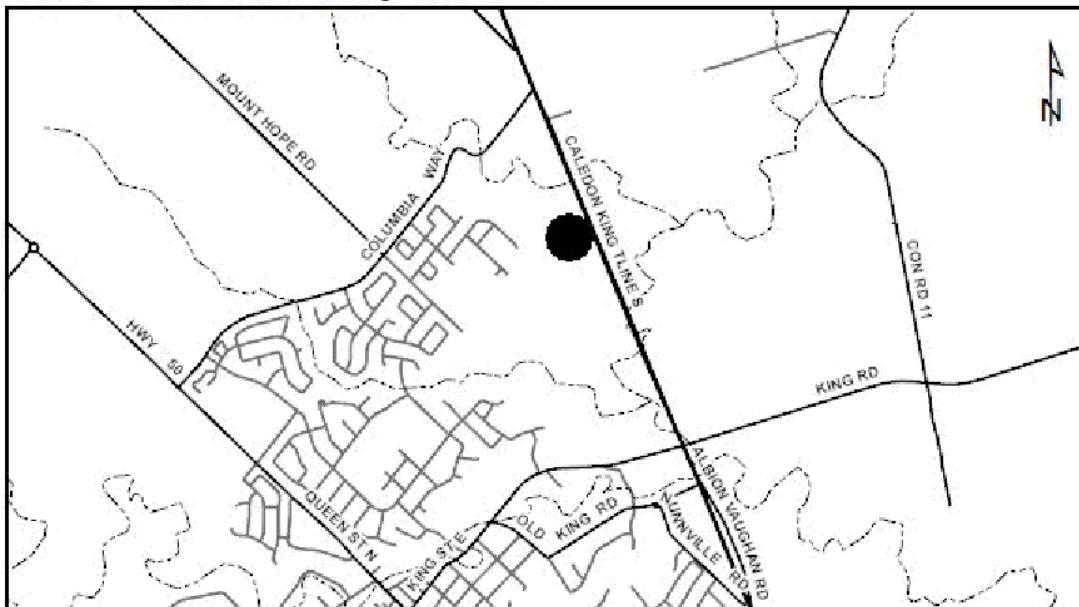
HI-LANDS OF BOLTON CORP.

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 Lot 9, Concession 8 Lot PART 1, 2, 3, Plan 43R34664, Plan 43R39080 PART 1, (13540 Caledon King Townline Road South (Albion)), in the Town of Caledon, Humber River Watershed as located on the property owned by Hi-Lands of Bolton Corporation.

The purpose is to facilitate the construction of stormwater management infrastructure associated with a new residential plan of subdivision located at 13540 Caledon King Townline Road South, in the Town of Caledon.

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MAP LOCATION: 13580 Caledon King Townline, Caledon



The permit will be issued for the period of October 7, 2022 to October 6, 2027 in accordance with the following documents and plans which form part of this permit:

- **Hi-Lands of Bolton Proposed Residential Development SPA 2016-0017, TRCA Easement Planting Plan, drawing TRCA-L1, produced by Insite Landscape Architects Inc., dated Dec 12-17, revised to July 2, 2019;**
- **Hi-Lands of Bolton Proposed Residential Development SPA 2016-0017, TRCA Planting Plan Fresh Air Gate, drawing TRCA-L2, produced by Insite Landscape Architects Inc., dated Dec 12-17, revised to June 19, 2019;**
- **Hi-Lands of Bolton Proposed Residential Development SPA 2016-0017, TRCA Planting Notes + Details, drawing TRCA-L3, produced by Insite Landscape Architects Inc., dated Dec 12-17, revised to June 19, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Town Line, Stormwater Management Pond, drawing number SWM-2, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Town Line, Stormwater Management Pond, drawing number SWM-3, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Town Line, Stormwater Management Sections, drawing number SWM-4, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Town Line, Stormwater Management Details, drawing number SWM-5, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Town Line, Stormwater Management Sections, drawing number SWM-6, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**

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- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Town Line, Stormwater Management Sections, drawing number SWM-7, produced by Cole Engineering, dated April 2017, revised to June 17, 2019.**

RATIONALE

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

Proposal:

The purpose of this application is to facilitate the construction of stormwater management infrastructure associated with a new residential plan of subdivision located at 13540 Caledon King Townline Road South, in the Town of Caledon. Please note that this proposal was previously approved by TRCA through permit C-191153 (CFN 60150), which has since expired. This application is identical to the previous TRCA approval. In 2013, the Authority delegated positive permit approval to senior staff through resolution #A199/13, which included permissions on non-major items for a period of 2 years or less. Due to the length of the anticipated construction timeline associated with this proposal, the applicant has requested permission for a period of 5 years, which requires approval by the TRCA's Executive Committee. This permit is one of three related permit applications before the committee for approval (Related CFNs 67722, 67781). The other two related applications by the same applicant pertain to grading and servicing the subdivision development and the development of a vacant lot of record adjacent to the subdivision lands.

The subject lands, owned by Hi-Lands of Bolton Corporation, are the tableland portions of the former Bolton Camp lands. The valleyland portions of the property were previously sold to TRCA, and the tableland portions retained by the developer for the proposed Hi-Lands of Bolton development. Through the purchase agreement, TRCA staff agreed upon limits of development on the subject property. Planning for the Hi-Lands of Bolton development has proceeded over the past 16 years, with approvals provided (through settlement) by the Ontario Land Tribunal (OLT), then known as the Ontario Municipal Board (OMB). Subsequent to the OLT approval, the applicant worked through technical details pertaining to access to the site, stormwater management and servicing. Through an iterative process involving TRCA staff and the engineering consultants for the applicant, a more innovative underground storage facility was designed with a smaller footprint, to fit into the previously approved stormwater management block. The proposed underground system is designed to also provide enhanced infiltration of treated water which will reduce the potential for downstream erosion on TRCA lands, and will provide for park amenity space above the facility. Presently, the stormwater management block is forested, and tree removals will be required to facilitate the construction of the proposed facility. As part of this application, planting enhancements are proposed, adjacent to the proposed access road from Caledon-King Townline, and on directly adjacent non-vegetated TRCA lands, to strengthen the edge. Through these measures, as well as planting in the environmental buffers around the site, the potential impact of this proposed development on adjacent TRCA lands is being reduced to the extent possible.

Control of Flooding:

The subject property, and all development proposed under this permit application are located outside of the Regulatory Floodplain. As such, no impacts to flood storage or conveyance are anticipated.

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Pollution:

Adequate sediment and erosion control measures have been proposed and integrated in the associated drawings.

Dynamic Beaches:

Not applicable.

Erosion:

Geotechnical/slope stability issues associated with this site have been addressed through a geotechnical analysis, which was utilized to set the limits of development on the property adjacent to the natural heritage system.

Conservation of Land:

The proposed development is located on a tableland portion of the subject property, which was previously utilized for a private school and associated facilities. Through the sale of the valleyland portion of the property to TRCA, limits of development, and buffers were negotiated. Through the planning process, additional plantings, enhancements and funding for off-site restoration works on adjacent TRCA lands were secured.

Plantings

Extensive plantings will be provided in all environmental buffers, in all areas of disturbance on adjacent TRCA lands, as well as along the proposed access road to Caledon-King Townline, in compensation for trees that will be removed through this development, and to provide an enhanced woodland edge, where feasible.

Policy Guidelines:

This proposal is consistent with Section 8.4, General Regulation Policies of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 67635 - Application #: 1045/22/CAL

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