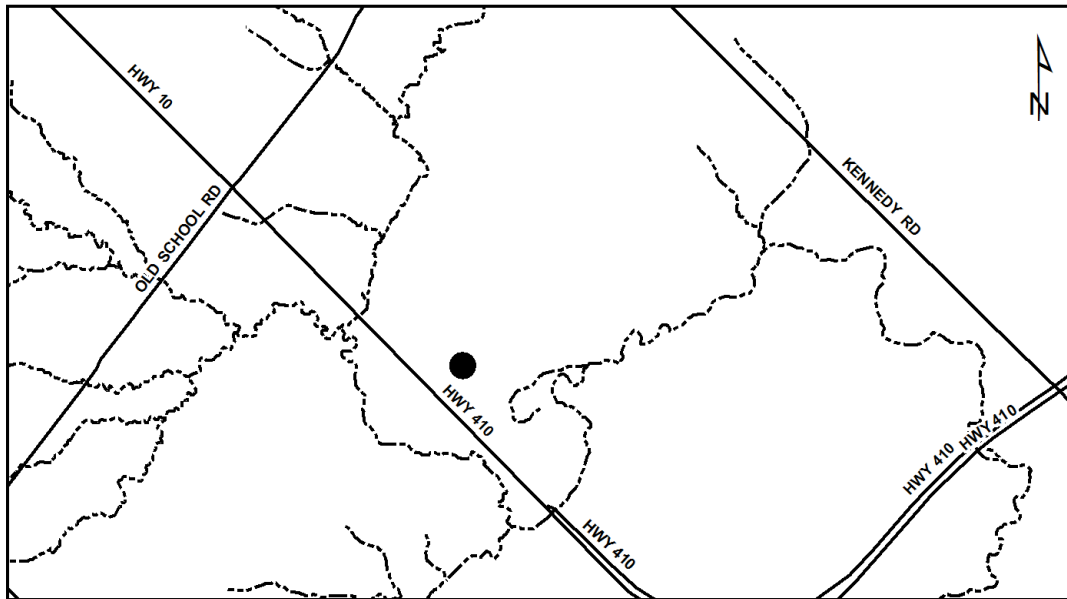


TOWN OF CALEDON

11.19 ARGO CALEDON CORPORATION

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 21, 22, Concession 1, (Highway 10 and Old School Road), in the Town of Caledon, Etobicoke Creek Watershed as located on the property owned by Argo Caledon Corporation. The purpose is to grade and construct within the Etobicoke Creek Watershed to facilitate topsoil stripping, grading, construction of a naturalized stormwater outfall channel, and restoration plantings within valley buffers associated with an approved residential subdivision located at Highway 10 and Old School Road in the Town of Caledon.

MAP LOCATION: Highway 10 and Old School Road, Town of Caledon



The permit will be issued for the period of June 8, 2018 to June 7, 2020 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking provided by Adam Ribeiro, Director of Infrastructure, Trinison Management Corp. dated May 29, 2018, to address all outstanding TRCA requirements prior to issuance of the permit, and received by the TRCA on May 29, 2018.**

Application-Specific Permit Conditions

1. That the Owner satisfies all requirements and obtains a Permission to Enter (PTE) from the TRCA prior to works commencing within TRCA owned lands.

RATIONALE

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

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Proposal:

The subject lands are located east of Highway 10, bound to the north and south by two tributaries of the Etobicoke Creek, and within the Mayfield West Phase 1 Secondary Plan in the Town of Caledon. Through the Argo Caledon Corporation Draft Plan of Subdivision (Town File 21T-12001C), the valleylands to the north and south were dedicated to the TRCA. Phase 1 of the Draft Plan of Subdivision has been completed (i.e. east of the subject lands), and the applicant is now proceeding with earthworks for the subject lands (i.e. Phase 2), which are 9.03 ha (21.31 ac) in size. This permit application is to allow topsoil stripping, grading, construction of a naturalized stormwater outfall channel, and restoration of the valley buffer.

Site-Specific Condition:

As noted, the valleylands and buffers have been gratuitously dedicated to the TRCA as a condition of draft plan approval. To facilitate the construction and long-term maintenance of the outfall channel, and the restoration works within the valley buffer, the applicant will need to obtain a Permission to Enter (PTE) from the TRCA. The TRCA will also establish an easement over the outfall channel in favour of the Town of Caledon for maintenance purposes. The applicant has submitted a PTE application to the TRCA and are working with our Property Services staff to obtain the PTE and identify the area subject to the easement. As a condition of this permit, the permit will not be issued until the applicant satisfies all requirements and obtains the PTE.

The Plan is now moving forward to Registration, and the grading and installation of stormwater infrastructure is required to allow for construction of the subdivision to commence.

Control of Flooding:

The proposed development is located outside of the Regulatory Floodplain. As such, no impacts on the storage or conveyance of floodwaters are anticipated.

Pollution:

Sediment and erosion control measures will be installed and maintained throughout construction to prevent sediment from migrating from the portion of the site on which the development is being completed.

Dynamic Beaches:

Not applicable

Erosion:

A geotechnical analysis has been provided, which has addressed the interests of TRCA staff. There are no geotechnical and/or slope stability concerns anticipated with this permit application.

Conservation of Land:

A robust restoration plan for the valleyland buffers will be implemented by the applicant.

Plantings

All proposed plant species will be native and non-invasive consistent with TRCA's planting guidelines.

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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: 56377 - Application #: 0940/16/CAL

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Date: June 4, 2018