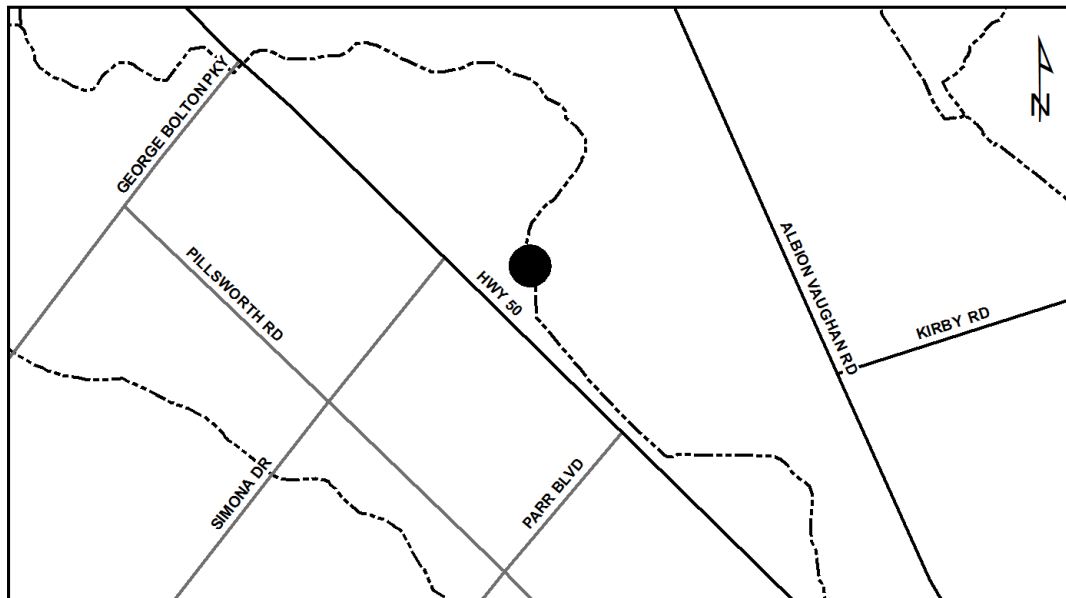


## TOWN OF CALEDON

### 11.20 HIGHWAY 50

To alter a watercourse on Lot 2, Concession 7, (Highway 50), in the Town of Caledon, Humber River Watershed. The purpose is to grade, fill and construct within the Humber River Watershed to facilitate the realignment and natural channel design of a watercourse located on the east side of Highway 50 and south of Simona Drive in Bolton (Town of Caledon).

**MAP LOCATION:** East of Highway 50, North of Mayfield Rd, 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 Marco Mercante, agent, dated May 18, 2018, to address all outstanding TRCA requirements prior to issuance of the permit and post securities, and received by the TRCA on May 18, 2018.**

#### **Application-Specific Permit Conditions**

1. The Owner shall post securities for the construction of the natural channel realignment and restoration works to the satisfaction of the TRCA.

#### **RATIONALE**

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

##### **Proposal:**

The subject lands are 0.946 ha in size and located within the Bolton Rural Settlement Area boundary, and are generally surrounded by industrial and commercial uses to the north, west and south; and a residential subdivision to the east. Robinson Creek, a tributary of the West Humber River, and the associated Regional Floodplain traverses a portion of the property. The subject property is one of the few remaining vacant lots within the area. Historic grade modifications to the surrounding landscape have affected the drainage on the site and overtime ponding water has created a wetland feature on the lands. The applicant is proposing to realign the watercourse and re-grade the site to accommodate future commercial development. Municipal planning approval is not required to facilitate the proposed works.

## Item 11.20

TRCA staff are agreeable to modifications to the wetland and watercourse features, in this instance, with the expectation that the applicant provides for enhancements to the corridor and the watercourse on the property. The applicant proposes a natural channel design to encourage fish habitat through the creation of pocket wetlands, and provides for a robust riparian planting plan. The environmental buffers will also be planted. The natural channel design and landscaping plan are consistent with, and will complement the enhancements attained within this corridor within the recently approved subdivision to the north.

The new natural channel is approximately 25 m in width. The proposed works will result in a developable area of 0.490 ha and the natural channel will comprise 0.456 ha of the site.

### Site-Specific Conditions:

As a condition of the permit, the applicant will be required to post securities for the construction and restoration of the new natural channel.

### Control of Flooding:

The proposed channel works will occur in the Regional Storm Floodplain; however based on the design and TRCA review, no permanent modifications to the storage and conveyance of stream and storm flows are anticipated.

### Pollution:

Appropriate sediment and erosion controls will be installed and maintained on the subject property during all phases of construction.

### Dynamic Beaches:

Not applicable

### Erosion:

A geotechnical analysis has been reviewed by TRCA staff. There are no geotechnical and/or slope stability concerns anticipated with this permit application.

### Conservation of Land:

All in-water works must adhere to the fisheries timing window. In-water works are generally prohibited from March 15 to July 15, and September 15 to May 31. As part of the realignment, pocket wetlands will be created within the channel to encourage fish habitat and a robust planting plan is included.

### *Plantings*

All plantings for the restoration works will be native, non-invasive species as per TRCA's planting guidelines.

### 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: 53502 - Application #: 0271/15/CAL**

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**Date: June 6, 2018**