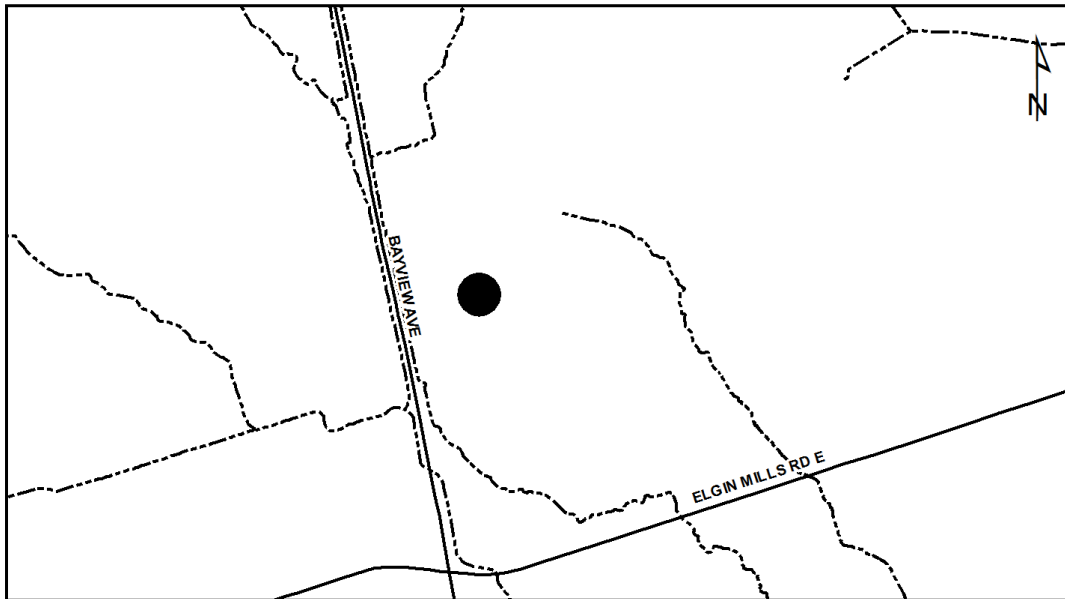


TOWN OF RICHMOND HILL

11.21 AUTUMNHILL INVESTMENT LTD. C/O DG GROUP

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and interfere with a wetland on Lot 27, Concession 2, (11011 Bayview Avenue), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Autumnhill Investment Ltd. c/o DG Group. The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed to facilitate the final site alteration and grade transition from the tableland to the natural heritage system, and the construction of the services in easements in support of an approved draft plan of subdivision (19T(R)-12012), municipally known as 11011 Bayview Avenue, Town of Richmond Hill.

MAP LOCATION: 11011 Bayview Avenue, Richmond Hill - Autumnhill Investments Ltd.



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, prepared by Michael Pozzebon, A.S.O. of Richview 19 Holdings, Autumnhill Investment Ltd., and Raki Holdings Inc. (South), dated Tuesday June 5, 2018, committing to complete all reports and permit drawings to the satisfaction of TRCA staff prior to final issuance of the permit.**

RATIONALE

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

Proposal:

The purpose of this application is to undertake works within a TRCA Regulated Area of the Rouge River Watershed to facilitate the final site alteration and grade transition from the tableland to the natural heritage system, and the construction of the services in easements and rights-of-way within 120 metres of the Provincially Significant Wetland and adjacent to a

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Regional Floodplain . This application is in support of an approved draft plan of subdivision (19T(R)-12012) and implementing zoning by-law amendment which permits a storm pond block (to be considered under separate permit CFN 57806), road connections, part blocks and approximately 26 residential units, associated with a municipal building permit. The subject property is located east of Bayview Avenue, mid block between Elgin Mills Road and 19th Avenue, in the Town of Richmond Hill, south of the Richview 19 site (CFN 58301). Located in the North Leslie Secondary Plan Area, the Master Environmental Servicing Plan (MESP) for North Leslie (west of Leslie Street) was reviewed and approved in principle by TRCA staff on October 9, 2015.

The rough grading of the site was reviewed in 2017 and a permit was issued by TRCA staff (TRCA permit C-171084) for these works. The sediment and erosion controls which were approved subject to the previous permit, will be amended as necessary for this phase of construction. Once the works are completed, the sediment and erosion control measures will continue to remain in place and maintained until construction of the subdivision is complete. Furthermore, the Town of Richmond Hill Geotechnical Peer Reviewer has provided his review, approval and sign off with respect to geotechnical issues associated with the high groundwater conditions from the underlying Oak Ridges Aquifer Complex and safe excavation depth associated with servicing the site.

In accordance with the North Leslie Secondary Plan, a further (more detailed) level of environmental analysis was completed through a site-specific Environmental Management Plan which includes a monitoring plan which was reviewed and approved by TRCA staff. As the review of the final plans are ongoing, the owner has agreed through a letter of undertaking to satisfy all requirements in accordance to the conditions of draft approval, and to complete all reports and drawings to the satisfaction of the staff prior to issuing the permit. Upon the final review and approval of the Environmental Management Plan and the restoration and enhancement plans, TRCA staff will have no concerns related to flooding, ecology or geotechnical issues associated with the proposed works.

Control of Flooding:

The proposed works are located on tableland, but are regulated due to its proximity to the area of interference of a Tributary 3-M and its associated Floodplain (TRCA CFN 53912) to the west of the site which was realigned by the Region of York, and within 120 metres of a Provincially Significant Wetland to the south west. This area is protected through the Secondary Plan with respect to the natural heritage system and its required buffers. As such, based on the required setback, there are no anticipated impacts related to flood control or flood conveyance as a result of the proposed works.

Pollution:

Appropriate sediment and erosion control measures are to be installed prior to, and maintained during all phases of construction. In addition, a comprehensive monitoring plan has been included in the Environmental Management Plan to undertake ongoing monitoring of the adjacent natural features.

Dynamic Beaches:

Not applicable

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Erosion:

Due to the dynamic hydrogeological conditions within North Leslie, this site (as with all sites in North Leslie) is subject to large volumes of fill to bring the overall grading above the elevation of the groundwater. This results in the need to undertake grade transitions from the proposed to the existing grades. As such, the proposed works includes the construction of an engineered slope that transitions from the residential lots to the limit of the natural heritage system and/or stormwater management ponds which are subject to separate permits.

Conservation of Land:

The site has been historically used as active farmland. As such, there is no significant vegetation to be removed as a result of the works. Furthermore, this phase does not contain any in-water works, and as such, there are no fisheries related impacts anticipated with the proposed works.

Plantings

Due to the nature of the construction phasing, this permit will include the planting and restoration of all environmental buffers. All planting and restoration works will be required for the plan of subdivision, with the exception of the stormwater management ponds. All restoration and planting plans for the stormwater management ponds will be included with the respective permits.

Policy Guidelines:

This proposal is consistent with Section 8.4 - General Regulation Policies and Section 8.9 Infrastructure Policies of the Living City Policies for Planning and Development in the Watersheds of the TRCA.

CFN: 59524 - Application #: 0283/18/RH

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Date: June 6, 2018