

TRCA Executive Meeting, October 6, 2023

Permit Approval

MZO 644/20 - 11260 Weston Road

City of Vaughan, Region of York

Presented by: Adam Miller, MCIP, RPP
Associate Director, Development Planning and Permits

October 6, 2023

Permit Application Under Section 28.0.1

APPLICATION FOR PERMIT UNDER *O. Reg. 166/06* AND PURSUANT TO SUBSECTION 28.0.1 OF THE *CONSERVATION AUTHORITIES ACT* (MINISTER'S ZONING ORDERS)

This presentation will provide additional information regarding:

- **MZOs and Mandatory Permits**
- **Context** (Location, Description, Planning Background, Existing Natural Features)
- **Permit Application Overview**
- **Rationale for Permission / Conclusion**

MZOs and Mandatory Permits

Having regard for Ministers Zoning Orders,

- An authority **shall grant the permission**
- An authority **may attach conditions to the permission**, including conditions to mitigate,
 - (a) any effects the development project is likely to have on the control of flooding, erosion, dynamic beaches or unstable soil or bedrock
 - (b) any conditions or circumstances created by the development project that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property

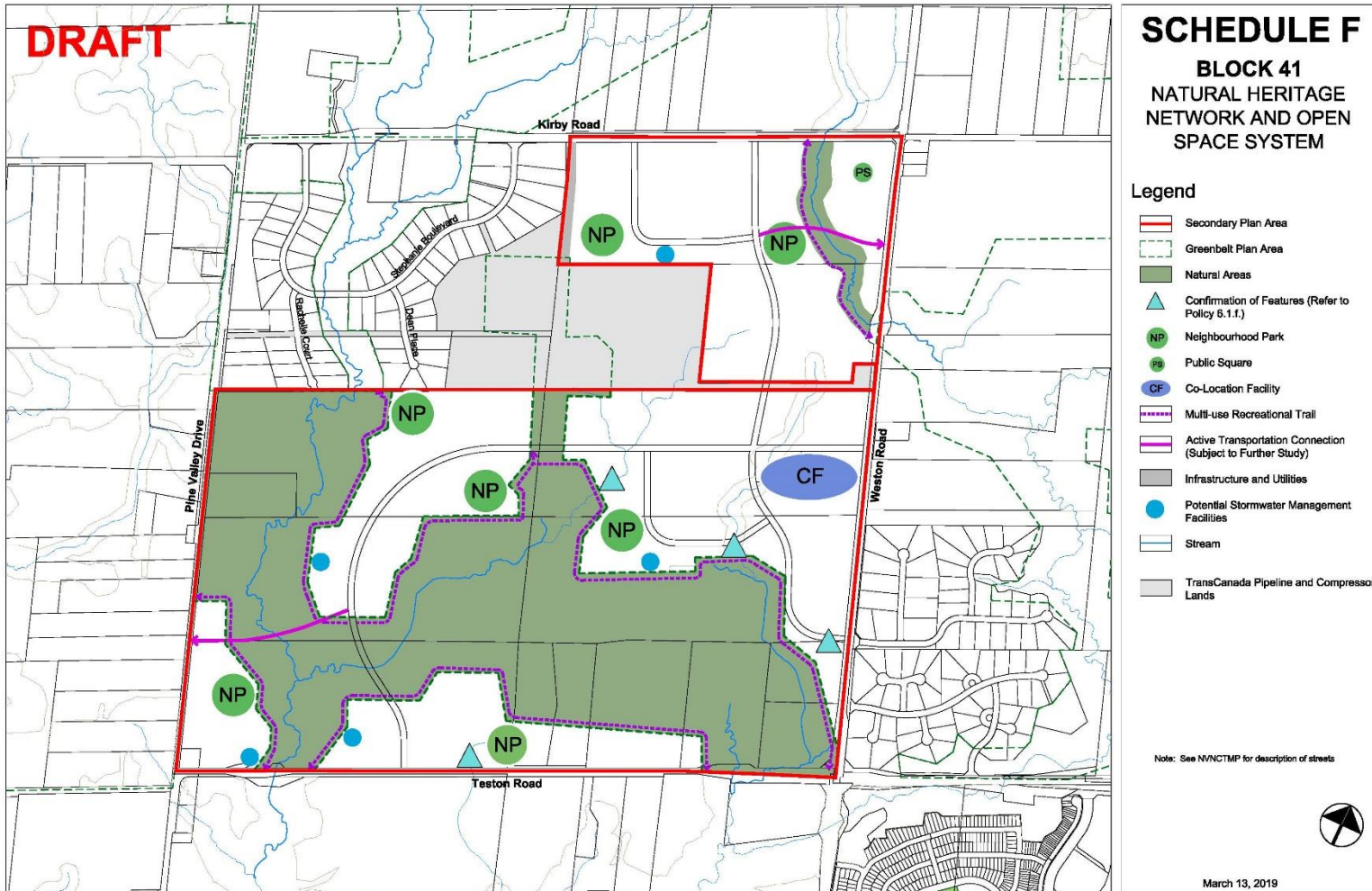
MZOs and Mandatory Permits

- An authority **shall enter into an agreement with the permit holder**
- The authority and the permit holder may agree to add a municipality or party to the agreement.
- The agreement shall set out actions and requirements that the holder of the permission must complete or satisfy in order to compensate for ecological impacts or any other impacts that may result from the granting of the permission.
- No works under the permit may begin until the agreement has been entered into.

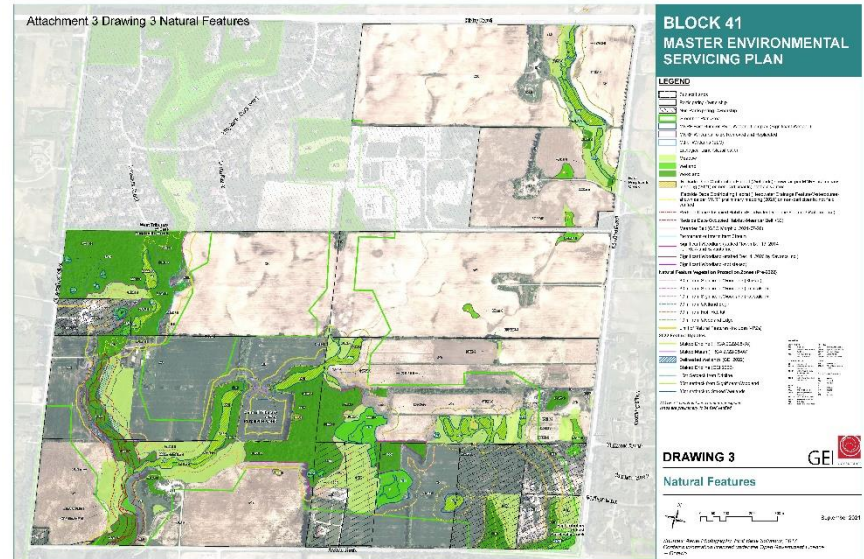
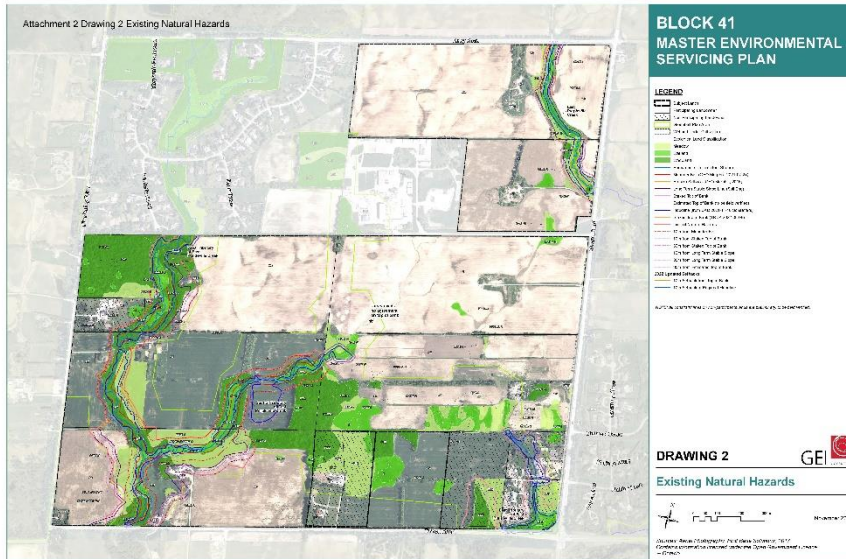
Context - Property Location



Property Description

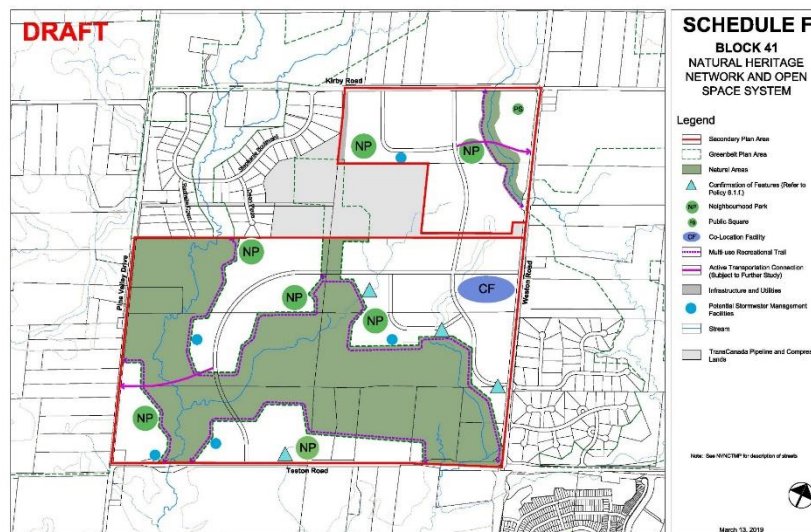


Context – Existing Constraints



Context - Planning Background

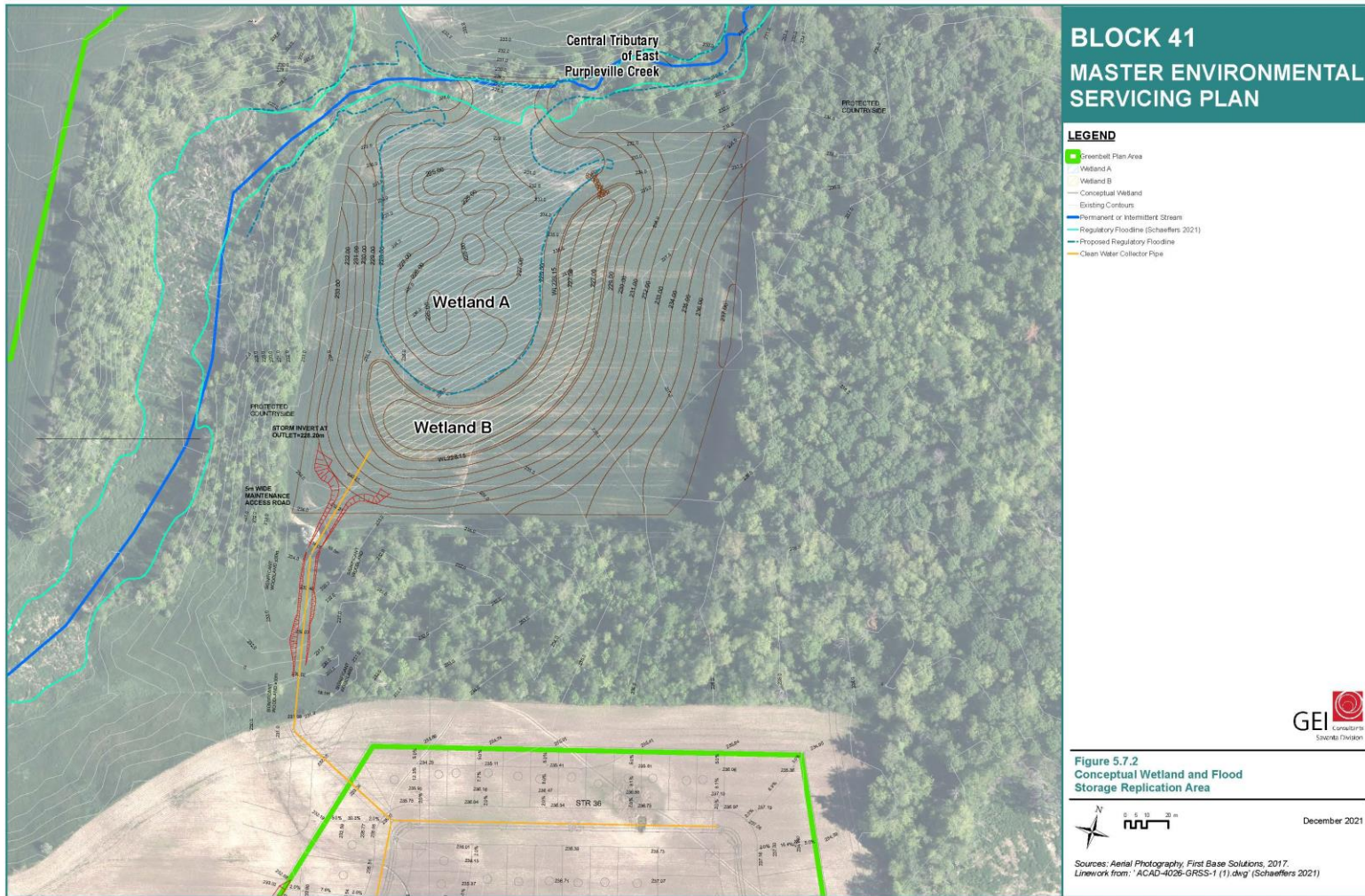
- East Purpleville Creek Subwatershed Study (SWS)
- Block 41 Secondary Plan (OPA 50)
- Block Plan Application (BL.21.2020) and Master Environmental Servicing Plan (MESP)
- Minister Zoning Order
- Applications for Permits



Permit Applications – Overview

- Application to conduct topsoil stripping and rough grading
- Construction of temporary sediment ponds
- Includes grading plans and erosion and sediment control plan
- Technical Studies
- Staff conclusion – will not impact the control of flooding, erosion, dynamic beaches, unstable soils or bedrock

Conceptual Compensation Plan



Proposed Additional Condition

Prior to the execution of the Agreement, the Owner shall provide confirmation satisfactory to TRCA that the ecological compensation required as a result of the permit approval, being a wetland compensation project to be constructed on adjacent lands also subject to the MZO, shall be completed in accordance with Policy 6.2.3 (d) (Component Areas) and Figure 5.7.1 (Existing Conditions in Proposed Wetland and Flood Storage Replication Area), 5.7.2 (Conceptual Wetland and Flood Storage Replication Area), and 6.4.1 (Natural Heritage Restoration / Enhancement Plan) of the Block 41 Master Environmental Servicing Plan (MESP) dated December 2021.

Summary Conclusion

MZO Permit - CA Act requires TRCA to issue permission

Staff reviewed the application and have determined no impacts

Staff are supportive of the issuance of permits with standard permit conditions