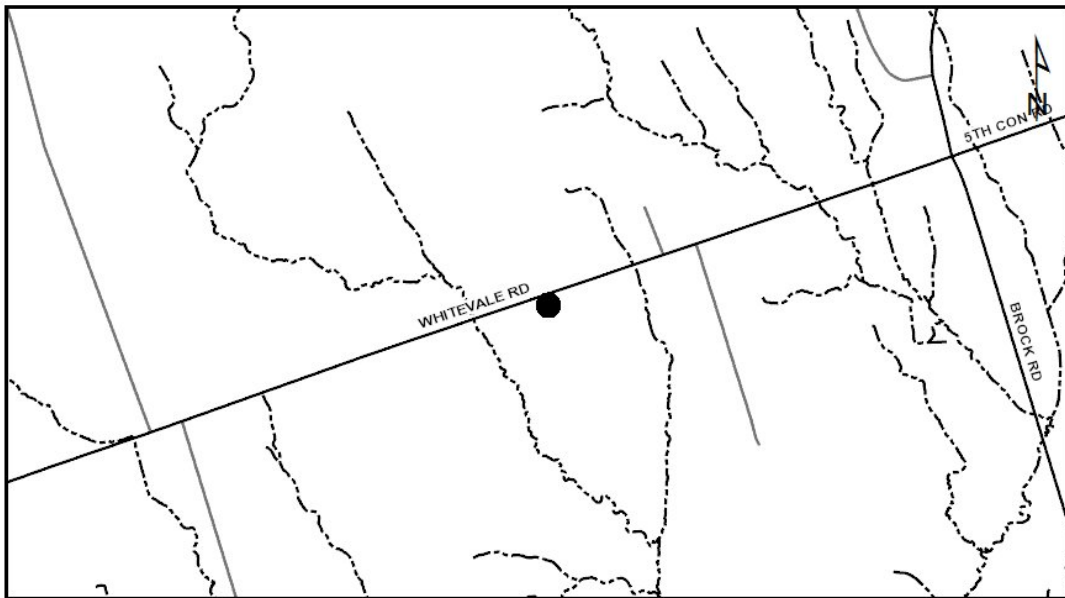


CITY OF PICKERING

11.3 MATTAMY (SEATON) LIMITED

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 21, 22, 23, Concession 5, Lot 21, 22, Concession 4, (1415 Whitevale Road), in the City of Pickering, Duffins Creek Watershed as located on the property owned by Mattamy (Seaton) Limited. The purpose is to site grade and install temporary sediment and erosion control outfalls at 1415 Whitevale Road located 500 m west of Brock Road in the City of Pickering.

MAP LOCATION: ArcGIS Web Map



The permit will be issued for the period of July 6, 2018 to July 5, 2020 in accordance with the following documents and plans which form part of this permit:

- **Report. Construction Management & Erosion and Sediment Control Brief, Mattamy Whitevale Lands (Seaton), prepared by R.J. Burnside & Associates Limited, Stamped by S.W. Webb on June 15, 2018, Revision No.5, revised on June 2018, received by TRCA on June 15, 2018;**
- **Figure No. EW-1, Earthworks Cut to Fill Plan, prepared by R.J. Burnside & Associates Limited, Dated August 17, 2018, received by TRCA June 15, 2018;**
- **Figure No. 6.1, Whitevale Road Development, MESPA Feature Water Augmentation Drainage Areas, prepared by R.J. Burnside & Associates Limited, Dated February 17, 2017, received by TRCA on June 15, 2018;**
- **Figure No. 17, Whitevale Road Development, Pre-Development Storm Drainage Area Plan, prepared by R.J. Burnside & Associates Limited, received by TRCA on June 15, 2018;**
- **Drawing No. C901A, Whitevale Subdivision, Whitevale Central-Erosion and Sediment Control, prepared by R.J. Burnside & Associates Limited, Revision No. 5, revised on June 15, 2018 Stamped by S.W. Webb on June 15, 2018, received by TRCA on June 15, 2018;**

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- Drawing No. C901B, Whitevale Subdivision, Whitevale South-Erosion and Sediment Control prepared by R.J. Burnside & Associates Limited, Revision No. 5, revised on June 15, 2018, received by TRCA on June 15, 2018;
- Drawing No. C902A, Whitevale Subdivision, Whitevale Central-Erosion and Sediment Control prepared by R.J. Burnside & Associates Limited, Revision No. 5, revised on June 15, 2018, received by TRCA on revised on June 15;
- Drawing No. C902B, Whitevale Subdivision, Whitevale South-Erosion and Sediment Control prepared by R.J. Burnside & Associates Limited, Revision No. 5, revised on June 15, 2018, received by TRCA on June 15, 2018;
- Drawing No. CMP-D1, Whitevale Subdivision, Notes and Details, prepared by R.J. Burnside & Associates Limited, Revision No. 5, revised on June 15, 2018, received by TRCA on June 15, 2018;
- Drawing No. CMP-D2, Whitevale Subdivision, Sediment Basin 1 Sections & Details prepared by R.J. Burnside & Associates Limited, Revision No. 5, revised on June 15, 2018, received by TRCA on June 15, 2018;
- Drawing No CMP-D3, Whitevale Subdivision, Sediment Basin 2 Sections & Details, prepared by R.J. Burnside & Associates Limited, Revision No. 5, revised on June 15, received by TRCA on June 15, received;
- Drawing No. CMP-D4, Whitevale Subdivision, Sediment Basin 3 Sections & Details by R.J. Burnside & Associates Limited, Revision No. 5, revised on June 15, 2018, received by TRCA on June 15, 2018.

Application-Specific Permit Conditions

14. The Owner shall coordinate a pre-construction meeting with the agent, contractor, engineer, inspector, TRCA, municipality and any other regulatory agencies prior to the commencement of the approved works to the satisfaction of TRCA.
15. The Owner shall ensure all works within and adjacent to the watercourse are directly supervised by a qualified ecologist and/or fluvial geomorphologist (or an equivalent as approved by TRCA) to the satisfaction of TRCA.
16. The Owner shall ensure all erosion and sediment controls are monitored by an environmental monitoring professional certified by CISEC; and the environmental monitoring professional shall utilize an on-line erosion and sediment control document monitoring software as may be updated from time to time in carrying out their duties; and the appropriate access permissions to the software shall be granted to TRCA staff.
17. No work as authorized by the issuance of this permit may be commenced by the permit holder unless and until all conditions precedent as set out in the Licence of Land for Temporary Use and Access dated _____ between Her Majesty The Queen In Right Of Ontario, as represented by The Minister of Economic Development, Employment and Infrastructure ("I/O") and Mattamy (Seaton) Limited or waived by I/O. For greater certainty, the purpose of the foregoing is to ensure that Mattamy (Seaton) Limited does not rely on this permit to commence work, or even enter onto the subject lands, unless and until all requisite permissions to enter as granted by I/O are in full force and effect and without outstanding conditions precedent.
18. The Owner shall obtain clearance from TRCA Planning & Development staff prior to requesting the full or partial release of any Letters of Credit or other securities from the City of Pickering for the approved works.

RATIONALE

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

Item 11.3

Proposal:

The proposal is to site grade and install temporary sediment and erosion control outfalls within the TRCA regulated area at 1415 Whitevale Road located 500 m west of Brock Road in the City of Pickering. This is one of many TRCA permits required to construct the Seaton Community, the planning approvals of which were the result of a lengthy Ontario Municipal Board mediation process in 2012. The works are required to support the rough site grading of draft approved Plan of Subdivision SP-2009-11 owned by Mattamy (Seaton) Limited. The works will take place on lands within the Natural Heritage System owned by the Ontario Infrastructure and Lands Corporation and leased to Mattamy (Seaton) Limited. The lease will be triggered upon all approvals being obtained from the TRCA and City of Pickering.

Control of Flooding:

The proposal is not located within the Regional Storm Floodplain.

Pollution:

Temporary sediment controls have been provided per the Greater Golden Horseshoe Area Conservation Authorities, Erosion and Sediment Control Guideline for Urban Construction.

Dynamic Beaches:

Not applicable.

Erosion:

Temporary erosion control has been provided per the Greater Golden Horseshoe Area Conservation Authorities, Erosion and Sediment Control Guideline for Urban Construction. There are no geotechnical slope stability concerns with the proposal as the temporary outfalls and grading is located well away from any valley slopes.

Conservation of Land:

The pond and grading is located within the Seaton Natural Heritage System which encompasses lands within 30 metres of various features including the limit of vegetation, long term stable top of slope, wetlands, fish habitat and other features. Through the Ontario Municipal Board settlement, infrastructure and grading setback policies were established within the City of Pickering Official Plan. These policies require that subdivision grading be located a minimum of 10 metres from the features within the Natural Heritage System. In addition, the temporary outfalls are setback from the watercourses. This proposal complies with these policies.

Plantings

Plantings will be provided at a later stage of development. This proposal simply facilitates rough grading of the development lands.

Policy Guidelines:

This proposal complies with Section 8.5., Valley and Stream Corridors, of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 59906 - Application #: 0555/18/PICK

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Date: June 27, 2018