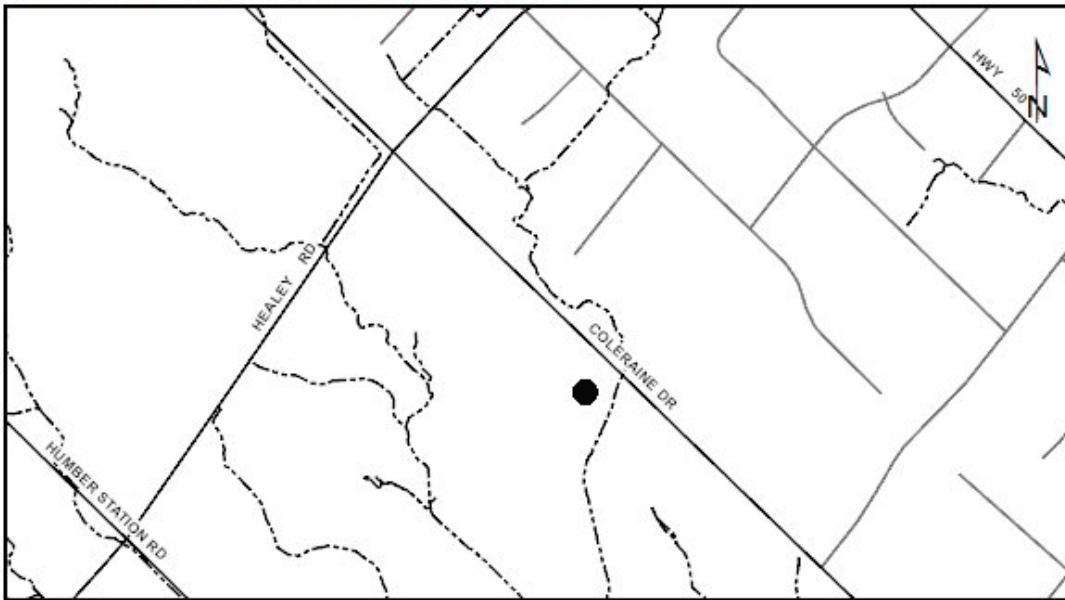


TOWN OF CALEDON

11.14 ONTARI HOLDINGS LTD. C/O BLACKWOOD PARTNERS INC.

To construct, reconstruct, erect or place a building or structure, site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere, interfere with a wetland and alter a watercourse on Part Lot 2, 3, 4, 5, Concession 5, (12724 Coleraine Drive (0 Coleraine Drive)), in the Town of Caledon, Humber River Watershed as located on the property owned by Ontari Holdings Ltd. c/o Blackwood Partners Inc. The purpose is to grade and construct within a Regulated Area of the Humber River Watershed to facilitate site grading, servicing and building construction associated with a large format employment land site plan application located at 12724 Coleraine Dr. in the Town of Caledon.

MAP LOCATION: ArcGIS Web Map12724 Coleraine Dr., Bolton



The permit will be issued for the period of August 10, 2018 to August 9, 2020.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The subject property is 36.83 ha in size and located within the Coleraine West Employment Area, located west of Coleraine Drive, north of Mayfield Road, in the Town of Caledon. The Coleraine West Employment Area is a new employment area in Caledon, located to the west of the existing south Bolton employment lands. The applicant proposes to construct three industrial buildings on the subject lands. As a first phase of development, a 93,844.18 sq. m. (1,010,130 sq. ft.) building will be constructed, with a Stormwater Management (SWM) pond and outfall, and a new wetland feature to compensate for modifications to an existing low-order tributary and headwater drainage feature. It was recently announced by the Town of Caledon

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that a new Amazon Fulfillment Center (i.e. warehouse distribution centre) will be constructed on the subject lands.

The subject property is traversed by the Clarkway Drive Tributary – a tributary of the West Humber River, which contains a Provincially Significant Wetland. The main corridor and appropriate buffers have been protected and excluded from the lands for development, and an appropriate strategy has been devised with respect to the treatment of lower order headwater drainage features, and the enhancement of the system. A headwater drainage feature that conveys flow from the existing industrial lands to the north-east, to the main branch of the Clarkway Drive Tributary has been realigned within a new natural channel. A previous permit issued by the TRCA (i.e. Permit C-170019) permitted the construction of the new natural channel.

The purpose of this subject permit is to site grade and construct servicing and a 93,844.18 sq. m. (1,010,130 sq. ft.) warehouse building on the site. A pre-grading and servicing agreement between the applicant and the Town of Caledon will also be required to facilitate these works.

Two separate permit reports to facilitate the construction of a SWM pond and outfall, and the creation of a new wetland feature are also on the August 10, 2018, TRCA Executive Committee agenda for approval.

Planning for the Coleraine West Employment area has been a comprehensive, multi-year process, which has involved a Regional Official Plan amendment for the urban boundary expansion, as well as a local Official Plan amendment for the Coleraine West Secondary Plan, and a comprehensive Zoning by-law amendment. In the initial stages of this process, the Town retained consultants to complete a Comprehensive Environmental Impact Study and Management Plan (CEISMP). The CEISMP identified the need for additional analysis to be completed in support of individual development applications. This work has been completed collaboratively by Ontari and the other large landowner in the area, Boltcol Holdings North Inc. and Boltcol Holdings South Inc., as an integrated assessment in support of the Zoning by-law amendment (ZBA) for Coleraine West. TRCA staff was involved in the CEISMP process as well as in the review of the Ontari and Boltcol ZBA submission. More detailed analysis has been completed in support of the site-specific site plan applications for these properties.

Control of Flooding:

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:

There are no existing geotechnical/slope stability issues associated with this site. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize erosion on the site.

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Conservation of Land:

The natural heritage system has been delineated through the comprehensive planning process, including appropriate buffers, and set aside for conveyance into public ownership. The proposed development is outside of this area. A landscaping plan has been submitted for the streetscaping.

Plantings

All plantings will be native, non-invasive species as per TRCA's guidelines.

Furthermore, disturbed areas will be seeded with native seed mix as a means of erosion control.

Policy Guidelines:

This proposal is consistent with Section 8.4, General Regulation Policies; 8.8, Interference with a Watercourse; and 8.12, Fill Placement, Excavation and/or Grade Modification Policies of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 60131 - Application #: 0691/18/CAL

Report Prepared by: Leilani Lee-Yates 5370 llee-yates@trca.on.ca

For information contact: Leilani Lee-Yates 5370 llee-yates@trca.on.ca

Date: July 31, 2018