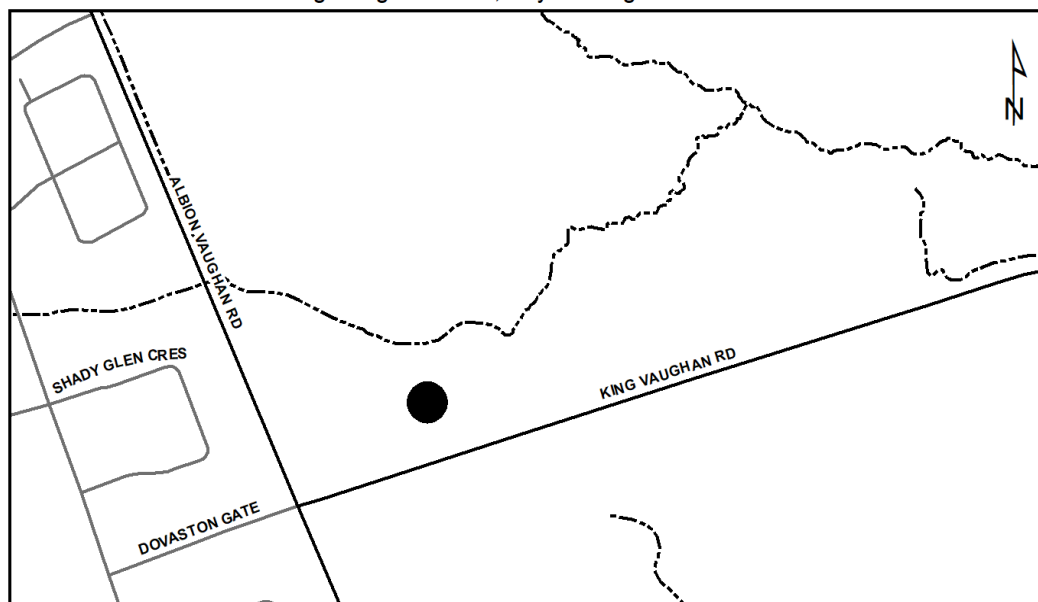


CITY OF VAUGHAN

11.9 7850 KING VAUGHAN ROAD

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 1, Concession 11, (7850 King Vaughan Road), in the City of Vaughan, Humber River Watershed. The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed in order to facilitate the construction of a retaining wall varying from 0.2 metres (0.66 feet) to 2.12 metres (6.96 feet) in height and approximately 35 metres (114.83 feet) in length, and slope restoration and plantings to address historic incursions and vegetation removals. The works are included as part of an overall residential proposal consisting of a new single detached dwelling and a new septic system, which are outside of TRCA's Regulated Area.

MAP LOCATION: 7850 King-Vaughan Road, City of Vaughan



The permit will be issued for the period of September 7, 2018 to September 6, 2020 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-1.1, Site Plan, prepared by n Architecture Inc., dated July 9, 2018, received by TRCA on July 11, 2018;**
- **Drawing No. A-1.0, Site Plan, prepared by n Architecture Inc., dated July 9, 2018, received by TRCA on July 11, 2018;**
- **Sheet No. L1-01, Landscape Restoration Plan, prepared by Marton Smith Landscape Architects., Revision 3 dated July 12, 2018, received by TRCA on July 12, 2018;**
- **Sheet No. LD-01, Landscape Details, prepared by Marton Smith Landscape Architects., Revision 3 dated July 10, 2018, received by TRCA on July 11, 2018;**
- **Drawing No. ESC-1, Part Site Plan Erosion and Sediment Control, prepared by Gunnell Engineering, Revision 1 dated June 19, 2018, received by TRCA July 11, 2018;**
- **Drawing No. SP-2, Part Site & Grading Plan, Sewage System Design, prepared by Gunnell Engineering, Revision 2 dated July 10, 2018, received by TRCA July 11, 2018;**

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- **Drawing No. SP-1, Overall Site Plan, Sewage System Design, prepared by Gunnell Engineering, Revision 1 dated June 19, 2018, received by TRCA July 11, 2018;**
- **Cost Estimate - Landscape Restoration, prepared by Marton Smith Landscape Architects, dated May 30, 2018, received July 11, 2018.**

Application-Specific Permit Conditions

1. The Owner shall provide TRCA with a Security in the amount of \$13,850.00 in a form satisfactory to TRCA for the works subject to this permit prior to the start of the works. The Owner agrees that any non-compliance with the approved permit, plans, documents and/or conditions shall make the following remedies available to TRCA, in addition to any other remedies available to it under law:
 - Drawing on the Security in whole or in part;
 - Undertaking or completing at the Owner's cost any works approved under the permit;
 - Rectifying issues of non-compliance at the Owner's cost;
 - Entering upon the Owner's lands through TRCA's employees, servants or agents;
 - Canceling the permit issued with respect to the Owner's lands.
2. The Owner acknowledges that the \$13,850.00 Security may be released in whole or in part by TRCA 30 days after all works subject to this permit have been completed to the satisfaction of TRCA, which includes, but is not limited to the completion of plantings as described within the permit details, and the final stabilization of all disturbed areas.

RATIONALE

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

Proposal:

The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed in order to facilitate the construction of a retaining wall varying from 0.2 metres (0.66 feet) to 2.12 metres (6.96 feet) in height and approximately 35 metres (114.83 feet) in length, and slope restoration and plantings to address historic incursions and vegetation removals. The works are included as part of an overall residential proposal consisting of a new single detached dwelling and a new septic system, which are outside of TRCA's Regulated Area.

The subject property is partially regulated by TRCA due to the presence of a valley corridor associated with a tributary of the Humber River. In the preliminary stages of this proposal TRCA staff undertook a site visit in order to determine the developable limits of the lot in relation to the proper siting of the overall residential development. TRCA staff noted the presence of a historic access road that had been cut into the slope, as well as vegetation removals and a concrete deck and steps constructed at the southern bank of the watercourse. These works appear to be over 20 years old, and much of them were outside of the area TRCA regulated at the time; therefore a violation notice was not issued for this site.

The applicant has sufficiently delineated the Long Term Stable Top of Slope (LTSTOS) associated with the valley feature, and provided a planting and restoration plan to the satisfaction of TRCA staff that demonstrates a restoration of the 10 metre buffer to be taken from the LTSTOS. This provides for a net ecological gain given the historic conditions of the property. The applicant has agreed to provide a Security to be held by TRCA to ensure the completion of the plantings.

Item 11.9

The subject works are located outside of the Regional Storm Flood Plain associated with the watercourse, and are set 10 metres beyond the LTSTOS of the valley corridor. As such, TRCA staff are satisfied that the works are sited appropriately outside of the erosion hazard. Furthermore, the implementation of the above noted planting plan will provide for a net ecological gain.

Control of Flooding:

The proposed works are located outside of the Regional Storm Flood Plain. As such, no impacts to the storage and/or conveyance of flood waters are anticipated.

Pollution:

The applicant has provided an Erosion and Sediment Control Plan to the satisfaction of TRCA staff.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this project.

Conservation of Land:

No significant vegetation will be removed as a result of the proposed works. The applicant has agreed to provide a Security to be held by TRCA to ensure the completion of the restoration plantings.

Plantings

A planting plan has been provided as part of the subject proposal. A total of 30 trees and 385 shrub plantings are proposed. TRCA staff are satisfied with the planting details proposed.

Policy Guidelines:

This proposal complies with Section 8.4 - General Regulation Policies - and 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: 60085 - Application #: 0662/18/VAUG

Report Prepared by: Polina Bam 5256 polina.bam@trca.on.ca

For information contact: Coreena Smith 5269 csmith@trca.on.ca

Date: August 27, 2018