

## CITY OF PICKERING

### 11.5 1133373 ONTARIO 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 and alter a watercourse on Lot 24, Concession 4, (Crossing of Tributary GA14 on Burkholder Drive (Sideline 24)), in the City of Pickering, Duffins Creek Watershed as located on the property owned by 1133373 Ontario Inc. The purpose is to construct a culvert, wing walls and road, and a temporary culvert crossing, north of Taunton Road, west of Sideline 24.

**MAP LOCATION:** 1133373 Ontario Inc. (Lebovic)



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:

- **Letter of Undertaking, prepared by COLE Engineering, dated August 27, 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 and 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 License of Land for Temporary Use and Access dated <to be determined> between Her Majesty The Queen In

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Right Of Ontario, as represented by The Minister of Economic Development, Employment and Infrastructure ("I/O") and 1133373 Ontario Inc. have been either fulfilled by 1133373 Ontario Inc. or waived by I/O. For greater certainty, the purpose of the foregoing is to ensure that 1133373 Ontario Inc. 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 and associated compensation plantings.

### **RATIONALE**

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

#### Proposal:

The proposal is to construct an 2.4 m high, 8.5 m wide and 30 m long open span culvert and road over Tributary GA14 of Ganatsekiagon Creek in the TRCA regulated area on lands located north of Taunton Road, west of Sideline 24 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 crossing is required to support the development of draft approved Plan of Subdivision SP-2008-11 owned by 1133373 Ontario Inc. (Lebovic). The crossing is necessary to allow construction access to grade the subdivision at a later date, and is being built to ultimate conditions of the future Burkholder Drive to minimize disturbance, and will become part of the City of Pickering's infrastructure. The location and general configuration of the culvert was determined through the Seaton Arterial and Collector Roads Environmental Study Report, July 2017. The culvert will be an open bottom with footings and wing walls to tie into existing grade and will not disturb the existing creek. A temporary 600 mm CSP culvert crossing at an existing farm crossing is also necessary north of Crossing 11 to allow access for the construction. The works will take place on lands within the Natural Heritage System owned by the Ontario Infrastructure and Lands Corporation and leased to 1133373 Ontario Inc. The lease will be triggered upon all approvals being obtained from the TRCA and City of Pickering.

#### Control of Flooding:

The culvert will span the Regional Storm floodplain, and will have no impact on the control of flooding.

#### Pollution:

Temporary sediment controls have been provided per the Greater Golden Horseshoe Area Conservation Authorities, Erosion and Sediment Control Guideline for Urban Construction. The proponent has agreed to employ a multi-layer inspection process using CISEC certified inspectors. The work will not impact the flow of the creek and there is an additional on-line pond downstream (to be removed and restored at a later date) that will act as an additional barrier to sediment transport. A number of the application specific conditions are designed to ensure that proper controls are in place to ensure the contractor does not discharge sediment into the creek.

#### Dynamic Beaches:

Not applicable.

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### Erosion:

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

### Conservation of Land:

The culvert and associated retaining walls and fill will be located in an area of red side dace recovery habitat, and is regulated by MNRF. In addition to contributing to the Seaton overall benefit program through MNRF, the 289 sq. m. of temporary disturbed marsh habitat will be fully restored, and the 2,013 sq. m. of permanently disturbed marsh habitat will be compensated off site through the Subdivision Agreement.

### *Plantings*

Plantings will be secured through the Subdivision Agreement. A native seed mix will be applied to the disturbed areas.

### Policy Guidelines:

This proposal complies with Section 8.9., Infrastructure Policies, of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

**CFN: 60180 - Application #: 0790/18/PICK**

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**Date: August 27, 2018**