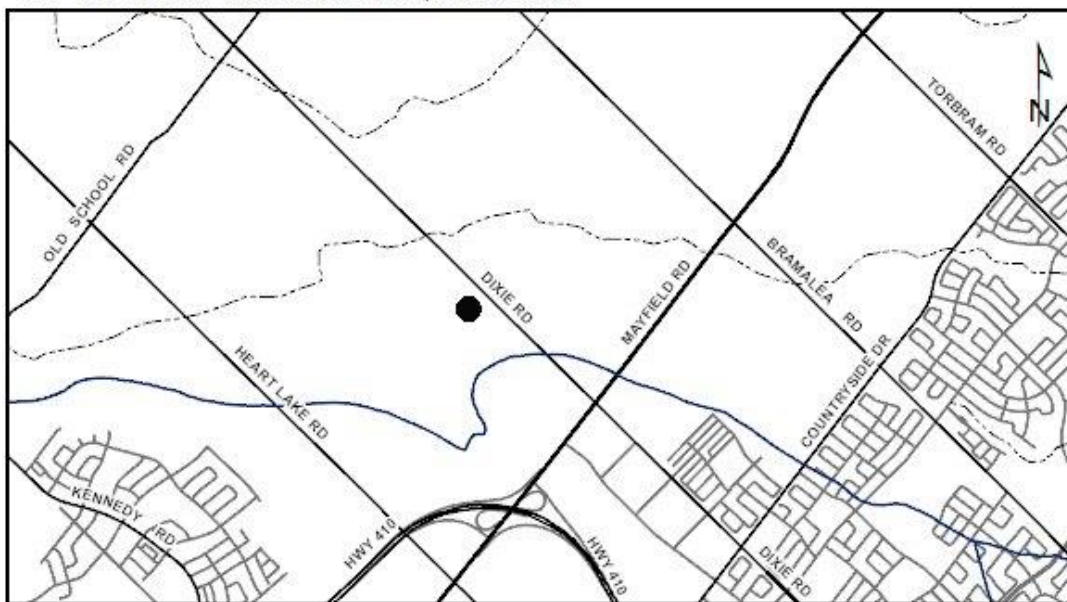


## TOWN OF CALEDON

### 11.11 PROLOGIS CANADA

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 19, 20, Concession 3, (12292 Dixie Road and 12294 Dixie Road), in the Town of Caledon, Humber River Watershed as located on the property owned by Prologis Canada. The purpose is to grade within the Humber River watershed to facilitate the construction of a natural channel realignment, two Stormwater Management ponds, three industrial buildings, restoration plantings within environmental buffers and site grading associated with an approved industrial subdivision located at 12292 and 12294 Dixie Road, in the Town of Caledon.

**MAP LOCATION:** 12292 & 12294 Dixie Rd., Town of Caledon



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 provided by Ross Cronkwright, Vice-President - Development and Construction Manager, Prologis Canada, dated Aug. 20, 2018, to address all outstanding TRCA issues prior to the issuance of the permit, and received by the TRCA on Aug. 20, 2018.**

### RATIONALE

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

#### Proposal:

The proposed Prologis development is a large format logistics facility, within the Mayfield West Industrial Lands. A Comprehensive Environmental Impact Study and Management Plan (CEISMP) was completed for the Mayfield West community in 2007, which included the subject lands. TRCA staff were involved in the review of the CEISMP, and in the delineation of the

## Item 11.11

natural heritage system within the community. A large tableland woodlot is located in the centre of the Industrial lands. Within the woodlot is a Provincially Significant Wetland (PSW), which was evaluated by the Ministry of Natural Resources and Forestry (MNRF) through the CEISMP process. This wetland is also the headwaters of the Humber River "H2" tributary - a tributary of the West Humber River, which bisects the subject property. The woodlot (and wetland) were dedicated to the TRCA subsequent to the CEISMP process, and are now owned by the TRCA.

The applicant is proposing to construct three (3) industrial buildings on a 84.2 ha (208 ac) parcel of land, located on the west side of Dixie Road and north of Mayfield Road, just north of the proposed east-west collector road (i.e. Abbotside Way). The proposed buildings are approximately 59,700 sq. m., 23,204 sq. m. and 82,350 sq. m. in floor area each. In addition to the three (3) buildings, the site will contain two (2) Stormwater Management (SWM) ponds and a realigned east-west channel corridor that bisects the site.

The western portion of the Prologis site is Regulated by the TRCA, adjacent to the PSW, and adjacent to the Humber River tributary. Through the CEISMP and approval of the Plan of Subdivision, it was determined that the "H2" tributary was ephemeral and could be realigned provided that a 30 m natural corridor was created that provides for fish habitat, particularly for Redside Dace, which is a species at risk within the Humber River watershed. Although the "H2" tributary is a contributing Redside Dace habitat tributary, it is not occupied by the species. MNRF staff have issued a Letter of Advice (LOA) stating that the proposed development will not adversely affect Redside Dace or its habitat provided that the applicant implement a series of conditions. The Erosion and Sediment Control (ESC) measures for the subject permit are consistent with MNRF's LOA conditions. Furthermore, MNRF has directed the applicant to provide thermal mitigation within the two SWM ponds to cool the treated stormwater before it is released into the tributary. Thermal mitigation is being achieved by lowering the bottom of one of the ponds, and installing floating pre-fabricated vegetated islands in the other. The applicant is required to undertake monitoring of the SWM ponds to assess the effectiveness of the thermal mitigation techniques.

Through a previous permit, the construction of a diversion channel and site grading was approved. The applicant is presently proposing to construct the ultimate natural channel and two SWM ponds, undertake restoration plantings within the environmental buffers and complete the site grading.

### Control of Flooding:

A diversion channel was approved under a separate permit, which will convey the channel flows while the ultimate channel will be constructed. The ultimate channel is designed to convey the Regulatory Floodplain, and 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.

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### 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.

### Conservation of Land:

All works proposed under this permit application are on lands designated for employment uses, and all significant natural features are being preserved and/or enhanced through this development.

### *Plantings*

A restoration plan for the environmental buffers has been reviewed by TRCA staff, and includes native non-invasive species as per TRCA planting guidelines.

### Policy Guidelines:

This proposal is consistent with Section 8.4 General Regulation Policies of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

**CFN: 60058 - Application #: 0664/18/CAL**

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**Date: August 27, 2018**