

ADDED MAJOR PERMIT APPLICATION – REGULAR – FOR APPROVAL

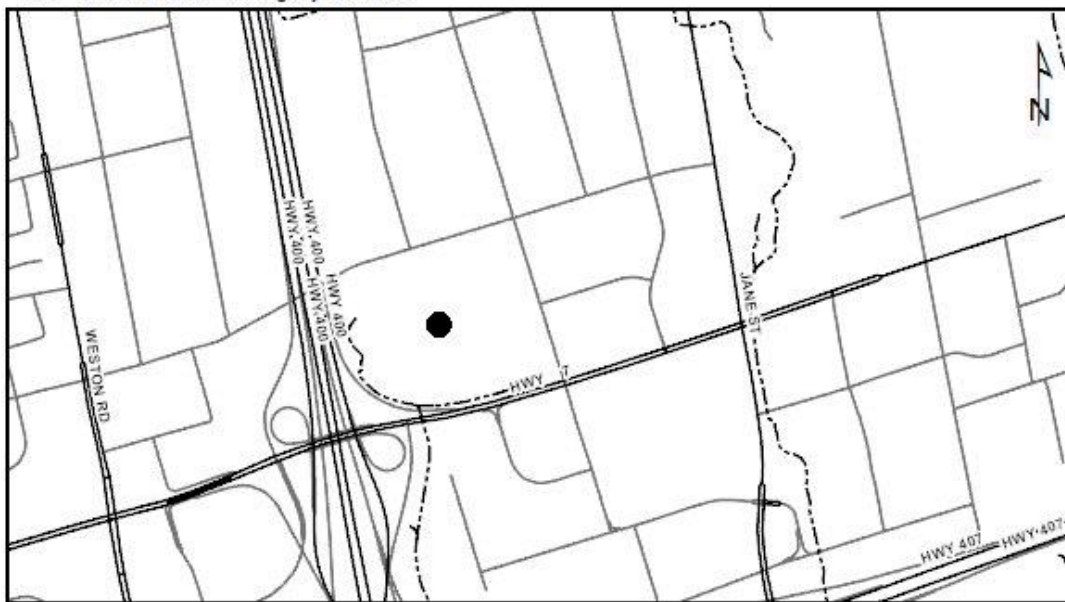
Applications that involved a more complex suite of technical studies to demonstrate consistency with policies; applications that cover a significant geographic area, extensive modifications to the landscape, major infrastructure projects, applications requiring specific conditions and permissions that extend beyond two years.

CITY OF VAUGHAN

11.12 FIRST VAUGHAN INVESTMENTS LIMITED

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and interfere with a wetland on Part Lot 6, 7, Concession 5, (Part of 100 Edgeley Boulevard (a formal address will be obtained in the future)), in the City of Vaughan, Humber River Watershed as located on the property owned by First Vaughan Investments Limited. The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed in order to facilitate site alteration and grading for the construction of Applewood Crescent, connecting Portage Parkway and Highway 7 (North – South) and an extension of Apple Mill Road to the West to connect with the newly created Applewood Crescent. The works also involve the removal of a local wetland and its compensation elsewhere on the site. The roads will ultimately be assumed by the City of Vaughan on lands municipally known as 100 Edgeley Boulevard and identified as Blocks 4, 5 and 6 on Registered Plan 65M-2545.

MAP LOCATION: 100 Edgeley Boulevard



The permit will be issued for the period of November 9, 2018 to November 8, 2020 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 701, Erosion & Sediment Control Plan Stage 1 - Site Preparation and Topsoil Stripping, prepared by SCS Consulting Ltd., dated September 2018, received by TRCA on September 21, 2018;**

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- **Drawing No. 702, Erosion & Sediment Control Plan Stages 2&3 - Earthworks, servicing and Road Construction, prepared by SCS Consulting Ltd., dated September 2018, received by TRCA on September 21, 2018; redline revised on November 5, 2018 for removal of depicted sewer/servicing detailed works;**
- **Drawing No. 703, Erosion & Sediment Control Plan Details, prepared by SCS Consulting Ltd., dated September 2018, received by TRCA on September 21, 2018; redline revised on November 5, 2018 for removal of depicted sewer/servicing detailed works.**

Application-Specific Permit Conditions

1. The Owner shall enter into a wetland compensation agreement with TRCA, to the satisfaction of TRCA, to be finalized prior to March 31, 2019, unless an alternative date has been agreed to by the Owner and TRCA. The agreement shall establish appropriate size and compensation utilizing the Environmental Impact Study prepared by Beacon Environmental dated September 2018 and received by TRCA September 19, 2018; and TRCA's Guideline for Determining Ecosystem Compensation dated June 2018, as may be amended..
2. The Owner shall undertake, at the Owner's expense, the terms of the wetland compensation agreement within the timeframe noted in agreement to the satisfaction of TRCA.

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 site alteration and grading for the construction of Applewood Crescent, connecting Portage Parkway and Highway 7 (North – South) and an extension of Apple Mill Road to the West to connect with the newly created Applewood Crescent. The roads will ultimately be assumed by the City of Vaughan on lands municipally known as 100 Edgeley Road and identified as Blocks 4, 5 and 6 on Registered Plan 65M-2545.

The subject property is located immediately North of Highway 7 and East of Highway 400. The subject property contains a Regulatory Storm flood plain associated with a tributary of Black Creek, and a local wetland. The road network location is proposed to align with Southern off ramp of Highway 400. There are limited opportunities to realign the road network to avoid the local wetland given the fixed connection points to the North and South. Given the size and function of the feature, it was determined it could be recreated elsewhere and its function enhanced from its current condition. A compensation agreement between TRCA and the Owner will cover details associated with these restoration works.

Drawing Number 702 and 703 were redline revised for removal of detailed sewer/servicing works. The subject permit is for top soil stripping, site alteration and grading only and does not extend to sewer/servicing works. Separate approval will be required for servicing works.

Conditional Approval:

TRCA staff recommends that this permit be approved with conditions. The thirteen Standard Permit Conditions previously endorsed by the Board for inclusion on all permits will apply (Resolution #A28/16 at Meeting #2/16 held on April 1, 2016) along with two Application -Specific Permit Conditions listed above.

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Control of Flooding:

The proposed roads are not located within the Regulatory Storm flood plain associated with Black Creek, as such the proposed works will not result in impacts to the storage or conveyance of flood waters.

Pollution:

All erosion and sedimentation will be mitigated through a phased erosion and sediment control plan. Standard erosion and sediment control measures, including silt/sediment fencing, will be implemented prior to construction and maintained for the duration of works, and until the site is stabilized and restored, in order to prevent construction generated sediments from entering the adjacent watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

No impacts to slope stability and erosion are anticipated as a result of the proposed works.

Conservation of Land:

The subject property contains a wetland 0.393ha in size and has been evaluated through an Environmental Impact Study, prepared by Beacon Environmental dated September 2018, received by TRCA September 19, 2018. The proposed site alteration and grading will result in the removal of the wetland and an agreement for appropriate compensation in conformance with TRCA's Guideline for Determining Ecosystem Compensation dated June 2018 will be prepared to the satisfaction of TRCA as per Application - Specific Conditions 1 and 2.

Plantings

Appropriate restoration and planting will be established through the wetland compensation agreement as per Application - Specific Permit Condition 1 and 2.

Policy Guidelines:

The proposal is consistent with Section 8.4 - General Regulation Policies, Section 8.7- Development and Interference within Wetlands and Development within Other Areas (Area of Interference) and Section 8.9- Infrastructure Policies, of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority. The owner has worked with TRCA to demonstrate there will be no impacts to the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land.

CFN: 60355 - Application #: 0893/18/VAUG

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Date: November 5, 2018