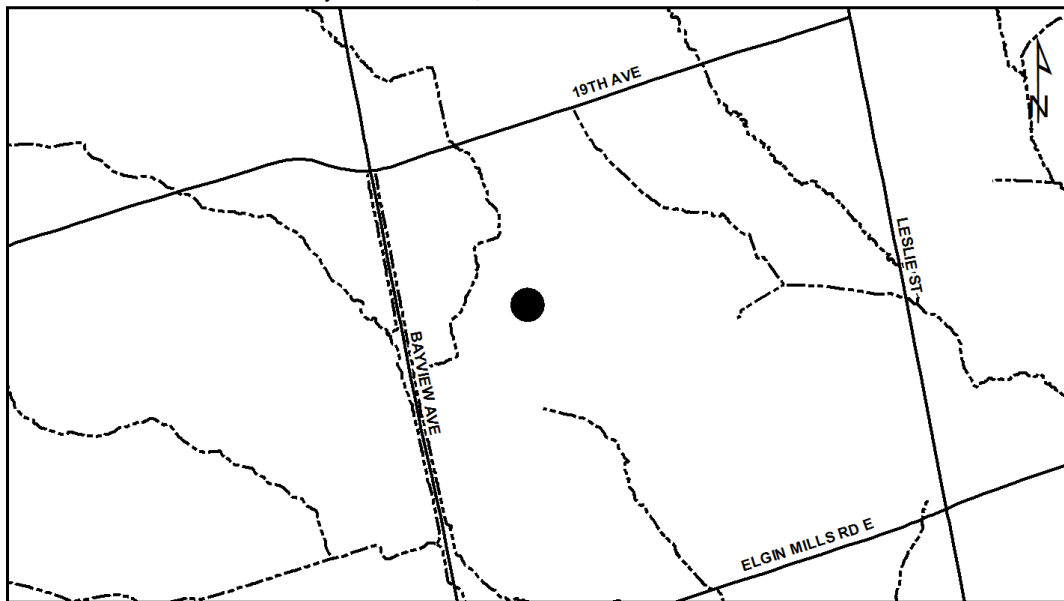


**TOWN OF RICHMOND HILL**

**11.3 PARKGATE HOLDINGS INC. C/O ARMLAND GROUP**

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and interfere with a wetland on Lot 29, Concession 2, (11211 Bayview Avenue), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Parkgate Holdings Inc. c/o Armland Group. The purpose is to undertake works in a TRCA Regulated Area of the Rouge River watershed at 11211 Bayview Avenue, in the Town of Richmond Hill in the Region of York to facilitate topsoil stripping, importing large volumes of fill, preliminary site alteration and grading, and the implementation of sediment and erosion control measures in support of approved draft plan of subdivision 19T(R)-04008, associated with a municipal permits.

**MAP LOCATION:** 11211 Bayview Avenue, Richmond Hill ON



The permit will be issued for the period of January 11, 2019 to January 10, 2021 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. ESC01 - Temporary Stockpile, Erosion and Sedimentation Control Plan Stage 1, prepared by TMIG, dated August 2017, revised September 2018, received by TRCA on October 11, 2018;**
- **Drawing No. ESC02 - Temporary Stockpile, Erosion and Sedimentation Control Plan Stage 1, prepared by TMIG, dated August 2017, revised October 2018, received by TRCA on December 14, 2018;**
- **Drawing No. ESC03 - Temporary Stockpile, Erosion and Sedimentation Control Plan Stage 2, prepared by TMIG, dated August 2017, revised September 2018, received by TRCA on October 11, 2018;**
- **Drawing No. ESC04 - Temporary Stockpile, Erosion and Sedimentation Control Plan Stage 2, prepared by TMIG, dated August 2017, revised October 2018, received by TRCA on December 14, 2018;**
- **Drawing No. ESC07 - Temporary Stockpile, Erosion and Sedimentation Control Details, prepared by TMIG, dated November 2017, revised September 2018, received by TRCA on October 11, 2018.**

### **RATIONALE**

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

#### Proposal:

The purpose of this application is to undertake works within a TRCA Regulated Area of the Rouge River Watershed to facilitate topsoil stripping, stockpiling, site alteration and grading, import large volumes of fill and implement sediment and control measures in support of an approved draft plan of subdivision (19T(R)-04008), associated with a municipal building permit. The subject property is located east of Bayview Avenue, mid block between Elgin Mills Road and 19th Avenue, in the Town of Richmond Hill. Located in the North Leslie Secondary Plan Area, the Master Environmental Servicing Plan (MESP) for North Leslie (west of Leslie Street) was reviewed and approved in principle by TRCA staff on October 9, 2015.

The proposed works includes establishing the rough grades for the draft plan of subdivision by importing fill to the site and the construction of sediment and erosion controls which will remain in place during this phase. Once the temporary works are completed, the sediment and erosion control measures will continue to remain in place and be amended as necessary to implement the next phase of construction, but the works for the next phase of development will be subject to separate permits. As part of the permit review for the preliminary works, TRCA staff have reviewed and approved the Environmental Management Plan for this development, which includes an adaptive monitoring plan.

Through the OMB and MESP review process, a local wetland (F20) which contains a number of breeding amphibians, was identified on the lands to the north, and was afforded a site specific exception within the North Leslie Secondary Plan (Section 9.5.2.2 (g)). The site specific exception permits the relocation of wetland F20, subject to a number of technical studies to be reviewed and approved by the TRCA and the Town. While the wetland is located on the lands to the north (owned by another landowner), the buffer of the wetland extends onto the subject property. To date, no plans have been provided by the adjacent landowner to the north to relocate the wetland in accordance with the policies. As such, until such time as the wetland F20 has been relocated in accordance with the provisions in the North Leslie Secondary Plan, TRCA cannot permit development within a minimum distance of 30 metres of this wetland. As a result, the proposed works subject to this permit is appropriately setback from the wetland and will be subject to a separate permits upon relocation of wetland F20.

TRCA staff have not concerns related to flooding, ecology or geotechnical issues associated with the proposed works subject to this permit.

#### Control of Flooding:

The proposed works are predominantly located on tableland, as the North Leslie Secondary Plan requires a 30 metre buffer to the natural heritage features. As such, there are no anticipated impacts related to flood control conveyance as a result of these works.

#### Pollution:

Appropriate sediment and erosion control measures are to be installed prior to, and maintained during all phases of construction. In addition, a comprehensive monitoring plan has been included in the Environmental Management Plan to undertake ongoing monitoring of the adjacent sensitive wetlands.

#### Dynamic Beaches:

Not applicable

## Item 11.3

### Erosion:

There are no slope stability and/or erosion related concerns associated with this phase of the preliminary site alteration and grading works as the proposed works will incorporate slope stabilization measures to the satisfaction of TRCA staff.

### Conservation of Land:

The site has been historically used as a greenhouse and nursery operation, which was demolished several years ago and has been vacant since. As such, there is no significant vegetation to be removed as a result of this phase of the proposed works. Furthermore, there are no in-water works proposed within this permit, and as such, no fisheries related impacts are anticipated with this permit.

### *Plantings*

As the subdivision works will be staged, this permit does not include the planting and restoration of the environmental buffers at this time. All planting and restoration works will be included in subsequent stages of the final grading and servicing works for the plan of subdivision.

### 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 TRCA.

**CFN: 59316 - Application #: 0127/18/RH**

**Report Prepared by: Doris Cheng 5306 dcheng@trca.on.ca**

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**Date: December 18, 2018**