

Item 11.1

Section IV – Ontario Regulation 166/06, As Amended

TO: Chair and Members of the Executive Committee
Meeting #1/19, February 8, 2019

FROM: Carolyn Woodland, Senior Director, Planning and Development

RE: **APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 166/06, AS AMENDED**
Development, Interference with Wetlands and Alterations to Shorelines and Watercourses

KEY ISSUE

Pursuant to Ontario Regulation 166/06, as amended, written permission from the Authority is required for:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b) development, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

A permit may be refused through a Hearing Process, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land is affected.

RECOMMENDATION

THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for the applications which are listed below:

MAJOR PERMIT APPLICATION 11.1 – 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 site specific conditions and permissions that extend beyond two years.

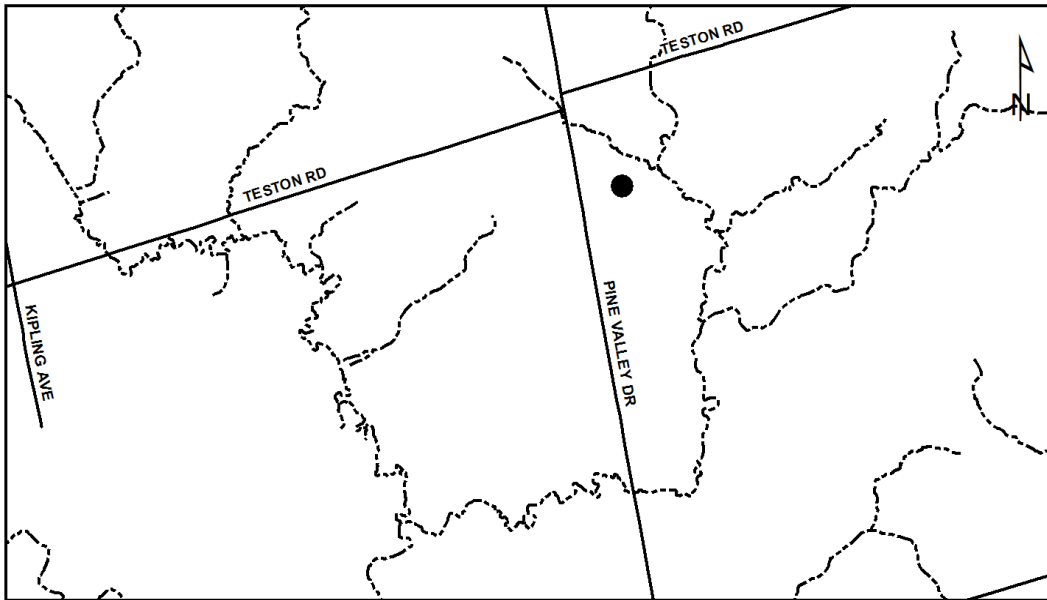
CITY OF VAUGHAN

11.1 PRIMA VISTA ESTATES INC.

To construct, reconstruct, erect or place a building or structure and site grade on Lot 24, 25, Concession 6, (10601 Pine Valley Drive), in the City of Vaughan, Humber River Watershed as located on the property owned by Prima Vista Estates Inc. The purpose is to undertake works with TRCA's Regulated Area of the Humber River Watershed in order to facilitate final grading, servicing and development works associated with Draft Approved Plan of Subdivision 19T-03V05. The subject property is located within Planning Block 40, on lands known municipally as 10601 Pine Valley Drive, in the City of Vaughan.

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MAP LOCATION: Part of Lot 25, Concession 6, City of Vaughan



The permit will be issued for the period of February 8, 2019 to February 7, 2021 in accordance with the following documents and plans which form part of this permit:

- **Drawing 701-1 - Erosion and Sediment Control Plan Stage 1 & 2 – Tree Clearing, Topsoil Stripping and Earthworks – Phase A & B, prepared by SCS Consulting Group Ltd., dated September 27, 2016, received by TRCA November 2, 2018;**
- **Drawing 701B-2 - Erosion and Sediment Control Plan Stage 1 & 2 – Tree Clearing, Topsoil Stripping and Earthworks – Phase B, prepared by SCS Consulting Group Ltd., dated September 27, 2016, received by TRCA November 2, 2018;**
- **Drawing 702-1 - Erosion and Sediment Control Plan Stage 3 & 4 – Servicing, Pond Construction and House Construction, prepared by SCS Consulting Group Ltd., dated September 27, 2016, received by TRCA November 2, 2018;**
- **Drawing 702-2 - Erosion and Sediment Control Plan Stage 3 & 4 –Servicing, Pond Construction and House Construction, prepared by SCS Consulting Group Ltd., dated September 27 2016, received by TRCA November 2, 2018;**
- **Drawing 703 - Erosion and Sediment Control Details, prepared by SCS Consulting Group Ltd., dated August 31, 2016, received by TRCA November 2, 2018;**
- **Drawing 704 - Erosion and Sediment Control Details, prepared by SCS Consulting Group Ltd., dated August 31, 2016, received by TRCA November 2, 2018;**
- **Drawing 101 - General Plan 1 (red-line revised by TRCA), prepared by SCS Consulting Group Ltd., dated October 19, 2018, received by TRCA November 2, 2018;**
- **Drawing 102 - General Plan 2, prepared by SCS Consulting Group Ltd., dated October 19, 2018, received by TRCA November 2, 2018;**
- **Drawing 501 - Grading Plan 1, prepared by SCS Consulting Group Ltd., dated October 19, 2018, received by TRCA November 2, 2018;**
- **Drawing 502 - Grading Plan 2, prepared by SCS Consulting Group Ltd., dated October 19, 2018, received by TRCA November 2, 2018;**
- **Drawing 503 - Grading Plan 3, prepared by SCS Consulting Group Ltd., dated December 13, 2018, received by TRCA December 17, 2018;**

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- Drawing 401 - Purple Creek Road Sta. 0+280 to 0+560, prepared by SCS Consulting Group Ltd., dated October 19, 2018, received by TRCA November 2, 2018;
- Drawing 402 - Purple Creek Road Sta. 0+560 to 0+820, prepared by SCS Consulting Group Ltd., dated October 19, 2018, received by TRCA November 2, 2018;
- Drawing 403 - Purple Creek Road Sta. 0+820 to 1+039, prepared by SCS Consulting Group Ltd., dated October 19, 2018, received by TRCA November 2, 2018;
- Drawing 404 - Pine Heights Drive Sta. 0+000 to 0+208, prepared by SCS Consulting Group Ltd., dated October 19, 2018, received by TRCA November 2, 2018;
- Drawing 405 - Ross Haven Crescent Sta. 0+000 to 0+180, prepared by SCS Consulting Group Ltd., dated October 19, 2018, received by TRCA November 2, 2018;
- Drawing 406 - Ross Haven Crescent Sta. 0+180 to 0+316, prepared by SCS Consulting Group Ltd., dated October 19, 2018, received by TRCA November 2, 2018;
- Drawing 407 - Deerhaven Crescent Sta. 0+000 to 0+200, prepared by SCS Consulting Group Ltd., dated October 19, 2018, received by TRCA November 2, 2018;
- Drawing 408 - Deerhaven Crescent Sta. 0+200 to 0+401, prepared by SCS Consulting Group Ltd., dated October 19, 2018, received by TRCA November 2, 2018;
- Drawing 409 - Antonietta Crescent Sta. 0+140 to 0+340, prepared by SCS Consulting Group Ltd., dated October 19, 2018, received by TRCA November 2, 2018;
- Drawing 410 - Sophies Court Sta. 0+000 to 0+083, prepared by SCS Consulting Group Ltd., dated October 19, 2018, received by TRCA November 2, 2018;
- Drawing 411 - North Bridge West Link Sta. 1+000 to 1+080 – Pond 3 Bridge Link Sta. 1+000 to 1+180, prepared by SCS Consulting Group Ltd., dated October 19, 2018, received by TRCA November 2, 2018;
- Drawing L107 - Valley Buffer Landscape Plan, prepared by Strybos Barron King Landscape Architecture, revised October 12, 2018, received by TRCA November 2, 2018;
- Drawing L108 - Valley Buffer Landscape Plan, prepared by Strybos Barron King Landscape Architecture, revised October 12, 2018, received by TRCA November 2, 2018;
- Drawing L109 - Valley Buffer Landscape Plan, prepared by Strybos Barron King Landscape Architecture, revised October 12, 2018, received by TRCA November 2, 2018;
- Drawing L110 - Valley Buffer Landscape Plan, prepared by Strybos Barron King Landscape Architecture, revised October 12, 2018, received by TRCA November 2, 2018;
- Drawing L111 - Woodlot Restoration Landscape Plan, prepared by Strybos Barron King Landscape Architecture, revised October 12, 2018, received by TRCA November 2, 2018;
- Drawing L112 - Valley Restoration Landscape Plan, prepared by Strybos Barron King Landscape Architecture, revised October 12, 2018, received by TRCA November 2, 2018.

RATIONALE

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

Proposal:

The proposal is to undertake works with TRCA's Regulated Area of the Humber River Watershed in order to facilitate servicing and development works associated with Draft

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Approved Plan of Subdivision 19T-03V05. The subject property is located within Planning Block 40, on lands known municipally as 10601 Pine Valley Drive, in the City of Vaughan.

The subject lands contain a valley corridor associated with Purpleville Creek / East Humber River and a Provincially Significant Wetland (PSW) feature (East Humber River Wetland Complex) which is located within the valley. There is a Regional Storm flood plain associated with the watercourse, but it is contained within the well-defined valley corridor.

The valley corridor will be isolated from the grading and construction activities by siltation control fencing and all stormwater discharge from the site during construction is being collected and conveyed to a previously approved temporary sediment pond on the property, outside of the regulated area. Furthermore, extensive erosion and sediment controls including, but not limited to, flitrex ditch check dams, sediment traps, construction access mud mat and concrete washout station, which were established as part of the previous associated topsoil stripping permit (Permit No. C-161026, August 5, 2016) will be maintained throughout the construction of the final servicing and development. The proposed works fulfil a condition of draft plan approval for the associated subdivision plan (19T-03V05).

It should also be noted that only a portion of the grading and servicing activity is regulated by TRCA. The applicant also requires approval from the City of Vaughan.

Control of Flooding:

The proposed grading, servicing and development are located outside of the Regional Storm Flood Plain; Stormwater management is to be addressed through an approved stormwater managed facility on the property to the south. As such, the storage and/or conveyance of flood waters will not be impacted.

Pollution:

Erosion and sediment control measures have been approved and are being implemented / maintained in order to ensure that sediment is not transported into the natural system.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical / slope stability issues associated with the proposed development. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize erosion on the site.

Conservation of Land:

All natural features adjacent to the site will be protected during the grading and development activities.

Plantings

Restoration plantings will take place as part of the overall subdivision plan. This includes native, non-invasive plantings as part of the restoration of the buffer.

Policy Guidelines:

This proposal complies with Section 8.4 - General Regulation Policies, Section 8.5 - Valley and Stream Corridors, and Section 8.7 - Development and Interference within Wetlands and

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Development within Other Areas (Area of Interference), of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 60530 - Application #: 1039/18/VAUG

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Date: January 25, 2019