

## Item 11.2.

### **PERMIT APPLICATION 11.2 IS A MAJOR APPLICATION - ERRATA**

Applications that involved a more complex suite of technical studies to demonstrate consistency with policies; applications that cover a significant geographic area (e.g. subdivisions, stormwater management ponds), extensive modifications to the landscape, major infrastructure projects, emergency works, resolution of violations/after the fact permits, trail construction.

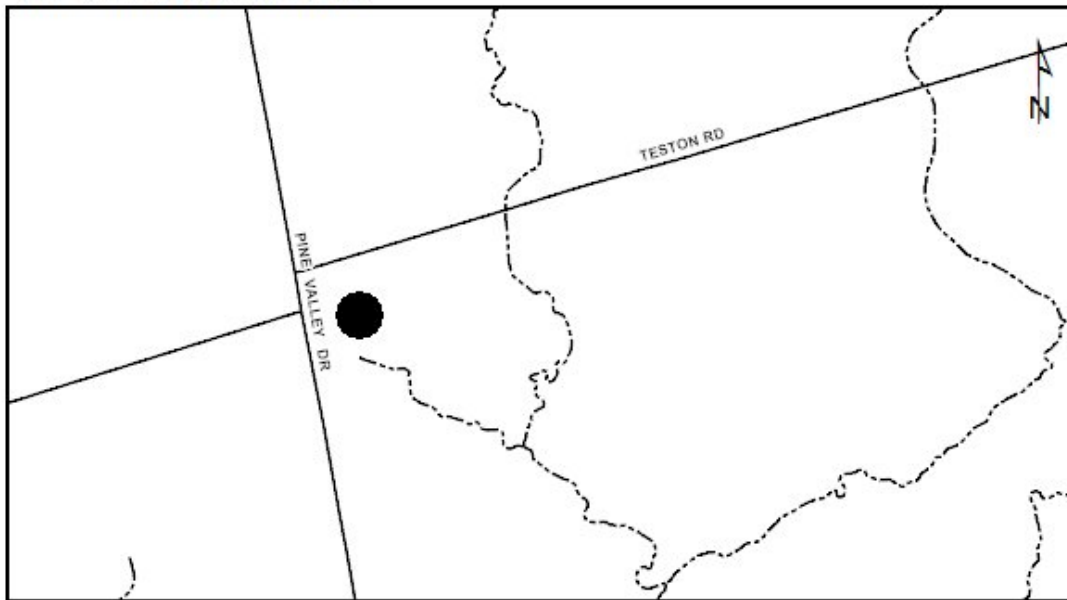
### **CITY OF VAUGHAN**

#### **11.2. PRIMA VISTA ESTATES INC.**

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 25, Concession 6, (4333 Teston Road), in the City of Vaughan, Humber River Watershed as located on the property owned by Prima Vista Estates Inc.

The purpose is to facilitate, within TRCA's Regulated Area of the Humber River Watershed, final grading and servicing works, in addition to final home and commercial building construction, associated with Phase 4 of draft approved subdivision 19T-03V05, located at 4333 Teston Road, in the City of Vaughan.

**MAP LOCATION:** 4333 Teston Road



The permit will be issued for the period of April 5, 2019 to April 4, 2021.

**The documents and plans which form part of this permit will be listed in a separate report**

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### **RATIONALE**

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

#### Proposal:

The purpose is to facilitate, within TRCA's Regulated Area of the Humber River Watershed, final grading and servicing works, including an access road, construction of commercial buildings, house construction and buffer plantings in Phase 4 of draft approved plan of subdivision 19T-03V05, located at 4333 Teston Road, in the extreme northwest corner of Block 40, within the City of Vaughan.

The subdivision was draft approved in May 2015 by the Ontario Municipal Board. The construction of the Phase 1 subdivision (south of Phase 4) is currently underway. The Phase 4 subdivision consists of a commercial block, a medium density block and the access road into the subdivision. Both of these developments were reviewed under separate site plans. The commercial block (DA.19.001) is approximately 0.74 hectares and will be developed as a commercial plaza consisting of two commercial buildings with access onto Teston Road and Purple Creek Road. The medium density block (DA.18.029) is approximately 3.11 hectares and will consist of 68 townhouse units including parking. This permit will include all of the components of the subdivision. A permit for topsoil removal and preliminary grading within the medium density block was issued on February 28, 2019.

The site is within the area of influence of a provincially significant wetland complex with wetlands to the northwest of the site (across the intersection of Teston Road and Pine Valley Drive) and to the east of the site, associated with Purpleville Creek. The Purpleville Creek valley corridor is east of the subject site. No impacts to these features are anticipated as a result of the development.

#### Control of Flooding:

The proposed works are located outside of the Regional Storm flood plain. As such, no impacts to the storage or conveyance of floodwaters are anticipated as a result of the proposed works.

#### Pollution:

Standard erosion and sediment control measures including a double row of silt fencing, rock check dams, and sediment traps have been proposed with this application and will be maintained through all phases of construction.

#### Dynamic Beaches:

Not applicable.

#### Erosion:

There are no geotechnical and/or slope stability concerns associated with this development. TRCA was satisfied with the slope stability report for this project. In addition, the implementation of the aforementioned erosion and sediment control measures will minimize erosion on the site.

#### Conservation of Land:

The subject property consists of portions of a valley system containing a watercourse, provincially significant wetland and flood plain, with farm fields covering the remaining tableland. The property contains an existing single residential dwelling to be removed. All proposed development is to take place outside of the Natural System, including the buffers, and is

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adequately set back from any slope hazards. Erosion and sediment controls are proposed to ensure no sediment enters into the natural areas.

### *Plantings*

As no significant vegetation is proposed to be removed as part of this application, a compensation planting plan was not required. However, an enhanced landscape planting plan for the buffer has been provided, to the satisfaction of TRCA.

### 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 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: 60447 - Application #: 0986/18/VAUG**

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**Date: March 26, 2019**