

### CITY OF PICKERING

#### DG GROUP

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 and alter a watercourse on Lot 27, Concession 4, (Sideline 26 and Taunton Road), in the City of Pickering, Duffins Creek Watershed as located on the property owned by DG Group.

The purpose is to construct a stormwater management facility emergency overflow, minor grading and an outfall north of Taunton Road, west of and along part of the length of Sideline 26 in the Seaton Neighbourhood of the City of Pickering.

**MAP LOCATION:** Taunton Road and Sideline 26 (SWMF #20)



The permit will be issued for the period of May 3, 2019 to May 2, 2021 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by Sabourin Kimble & Associates Ltd., dated April 18, 2019, received April 18, 2019, committing to address all comments provided by TRCA.**

#### **Application-Specific Permit Conditions**

14. The Owner shall coordinate a pre-construction meeting with the agent, contractor, engineer, inspector, TRCA, municipality and any other regulatory agencies prior to the commencement of the approved works to the satisfaction of TRCA.
15. The Owner shall ensure all works within and adjacent to the watercourse are directly supervised by a qualified ecologist and/or fluvial geomorphologist (or an equivalent as approved by TRCA) to the satisfaction of TRCA.
16. The Owner shall ensure all erosion and sediment controls are monitored by an environmental monitoring professional certified by CISEC; and the environmental monitoring professional shall utilize an on-line erosion and sediment control document monitoring

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software as may be updated from time to time in carrying out their duties; and the appropriate access permissions to the software shall be granted to TRCA staff.

17. No work as authorized by the issuance of this permit may be commenced by the permit holder unless and until all conditions precedent as set out in the Licence of Land for Temporary Use and Access dated July 5, 2017 between Her Majesty The Queen In Right Of Ontario, as represented by The Minister of Economic Development, Employment and Infrastructure ("I/O") and Zavala Developments Inc. and Oak Ridges Seaton Inc. have been either fulfilled by Zavala Developments Inc. and Oak Ridges Seaton Inc. or waived by I/O. For greater certainty, the purpose of the foregoing is to ensure that Zavala Developments Inc. and Oak Ridges Seaton Inc. does not rely on this permit to commence work, or even enter onto the subject lands, unless and until all requisite permissions to enter as granted by I/O are in full force and effect and without outstanding conditions precedent.
18. The Owner shall obtain clearance from TRCA Planning & Development staff prior to requesting the full or partial release of any Letters of Credit or other securities from the City of Pickering for the approved works and associated compensation plantings.

### **RATIONALE**

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

#### Proposal:

The proposal is to construct the stormwater management pond emergency overflow, minor grading, an access driveway and an outfall for the facility referred to as the Seaton SWMF 20 within the TRCA regulated area on lands located north of Taunton Road, west of and partially along the length of Sideline 26 in the City of Pickering. This one of many TRCA permits required to construct the Seaton Community, the planning approvals of which were the result of a lengthy Ontario Municipal Board mediation process in 2012. The outfall is required to support the development of draft approved Plan of Subdivision SP-2009-02 owned by subsidiaries of DG Group, as well as the extension and widening of Sideline 26 (aka. Whites Road extension / Spine 4) which is being constructed in advance of the subdivisions. The outfall will serve SWMF 20 located in the Natural Heritage System between two subdivisions, track south along Sideline 26 and discharge through a headwall and plunge pool into a tributary of the West Duffins Creek known as DB-2. The works will be constructed using open cut in conjunction with the Whites Road extension works. The works will take place in part on lands within the Natural Heritage System owned by the Ontario Infrastructure and Lands Corporation and leased to the subsidiaries of DG Group. The lease will be triggered upon all approvals being obtained from the TRCA and City of Pickering.

#### Control of Flooding:

The plunge pool is located in the regional storm floodplain but is designed to have no impact on the control of flooding. The remainder of the project is not located within the Regional Storm Floodplain.

#### Pollution:

Temporary sediment controls have been provided per the Greater Golden Horseshoe Area Conservation Authorities, Erosion and Sediment Control Guideline for Urban Construction. The proponent has agreed to employ a multi-layer inspection process using CISEC certified inspectors. A number of the application-specific conditions are designed to ensure that proper controls are in place to ensure the contractor does not discharge sediment from the construction site.

#### Dynamic Beaches:

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Not applicable.

### Erosion:

The proposal was designed in consultation with a professional geotechnical engineer and geomorphologist, and was reviewed by TRCA's geotechnical and water resource engineers. The engineers are satisfied that the proposal will not have any impact on erosion. Temporary erosion controls have been provided per the Greater Golden Horseshoe Area Conservation Authorities, Erosion and Sediment Control Guideline for Urban Construction.

### Conservation of Land:

The project by its nature must locate near the tributary and will involve the unavoidable removal of 0.35 ha of forest. An agreement has been executed with the landowner to secure funds to compensate for the lost habitat per the Guideline for Determining Ecosystem Compensation. The landowner will restore the remaining disturbed portions of the natural heritage system located outside of the infrastructure. Vegetation was removed in the February-March period in order to avoid migratory birds. Through restoration and compensation, the proposal will have no impact on the conservation of land.

### *Plantings*

Woody vegetation will be planted in former agricultural fields within the Natural Heritage System to restore and compensate for lost natural features as part of the compensation agreement and has been secured through direct payment to TRCA. The disturbed areas around the headwall and plunge pool will be restored with woody vegetation.

### Policy Guidelines:

This proposal complies with Section 8.9., Infrastructure Policies, of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

**CFN: 59737 - Application #: 0451/18/PICK**

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**Date: April 18, 2019**