

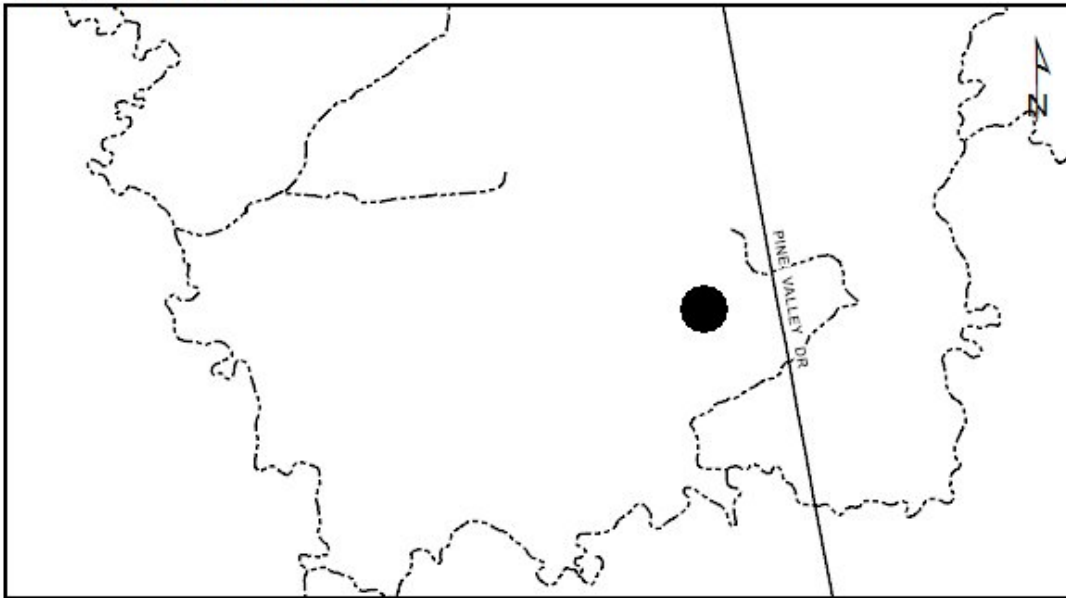
## Item 10.2

### CITY OF VAUGHAN

#### 10.2 COUNTRY WIDE HOMES (PINE VALLEY ESTATES) INC.

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 23, 24, Concession 7, (Pine Valley Drive and Teston Road), in the City of Vaughan, Humber River Watershed as located on the property owned by Country Wide Homes (Pine Valley Estates) Inc. The purpose is to facilitate, within TRCA's Regulated Area of the Humber River Watershed, final grading, servicing and construction associated with Stage 1, Stage 2 and Stage 3 works on lands known municipally as 10390 Pine Valley Drive, in the City of Vaughan.

**MAP LOCATION:** 10390 Pine Valley Drive



The permit will be issued for the period of June 12, 2020 to June 11, 2022 in accordance with the following documents and plans which form part of this permit:

- Letter of Undertaking prepared by Sam Morra of Country Wide Homes (Pine Valley Estates) Inc., dated May 20, 2020.

#### **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, servicing and construction associated with Stage 1, Stage 2, and Stage 3 areas on lands known municipally as 10390 Pine Valley Drive, in the City of Vaughan.

The subject property is within draft plan of subdivision 19T-06V12 (Country Wide Homes - Pine Valley) that was draft approved by the Ontario Municipal Board in 2016. It is within the Block 47 lands for which a Master Environmental & Servicing Plan (MESP) was prepared by the landowner group and approved by TRCA and the City of Vaughan in 2018. Country Wide Homes proposes 162 single family dwelling units, 34 townhouse units within 6 blocks on a 13.7-

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hectare parcel. The site is partially regulated for proximity to slope hazards and flood plain, and for wetlands including their 30 metre area of influence.

The property is relatively flat except for the slope in the western part of the site where it slopes into the valley system to the west and the south. The draft plan is located outside of (above) the long-term stable top of bank plus 10 metres and outside of the flood plain associated with Purpleville Creek. The wetlands are located on the eastern part of the property and will be removed as part of the Stage 3 works. The wetland removals have been approved, in principle, through the development of the MESP. While the wetlands still exist, compensation for their removal has already been carried out (as per TRCA's Guideline for Determining Ecosystem Compensation) in other parts of the Purpleville Creek subwatershed and within TRCA-owned lands.

Stormwater will be directed to the Zzen development pond to the north which has been sized to accommodate the flows from the Country Wide development. The proposed final grading and servicing works are in support of the construction of this future residential subdivision on the property.

A topsoil removal and preliminary grading permit C-18039 that was issued on May 4, 2018 for Stages 1 and 2 only. Topsoil stripping and preliminary grading for the Stage 3 area, which contains 2 wetlands, was held in abeyance until such time as a permit from MECP under the *Endangered Species Act* (ESA) was obtained for removal of the wetlands. That permit was issued in August 2019. The MECP permit requires Overall Benefit works which consists of stream restoration for sections of Marigold Creek within TRCA-owned lands southwest of Pine Valley Drive and Major Mackenzie Drive (habitat improvement for Redside Dace). All of the agreements are now in place to fulfill the ESA permit and as noted above. The TRCA requirements for compensation for loss of wetlands have also been fulfilled through wetland creation projects in other parts of the Purpleville Creek subwatershed (TRCA property on Kipling Avenue, specifically) and the creation of amphibian pond on the Mosaik development site within Block 40 (directly across Pine Valley Drive from this site).

Sediment and erosion controls have been implemented as part of Stage 1 and 2 and consist of a sediment control pond, silt fencing, rock check dams, sediment basins, and Siltsoxx. A revised ESC plan has been submitted and circulated for review and approval. A letter of undertaking has been committed to by the developer to employ ESCs to the satisfaction of TRCA.

### 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 flood waters are anticipated as a result of the proposed works.

### Pollution:

Appropriate erosion and sediment controls have been implemented in the Stage 1 and Stage 2 permit (topsoil removal and preliminary grading) consisting of a sediment control pond, silt fencing, rock check dams, sediment basins, and Siltsoxx have been proposed with this application. A revised ESC plan will be provided for the Stage 3 lands.

### Dynamic Beaches:

Not applicable.

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### Erosion:

There are no geotechnical and/ or slope stability concerns associated with this project. Erosion and sediment controls are proposed as noted above.

### Conservation of Land:

The proposed works are in areas void of any significant vegetation and currently consists of agricultural fields. Stage 3 area involves wetland removals that have already been compensated for as part of the overall MESP implementation.

#### *Plantings*

No significant vegetation is to be removed as part of these works. A planting plan for the buffers is included in the permit drawings.

### Policy Guidelines:

This proposal complies with Section 8.4 - General Regulation Policies - of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

**CFN: 58875 - Application #: 1352/17/VAUG**

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**Date: May 28, 2020**