

## **Attachment 7: TRCA Proposed Permit Conditions**

### **TRCA Standard Conditions**

1. The Owner shall strictly adhere to the approved TRCA permit, plans, documents and conditions, including TRCA redline revisions, herein referred to as the “works”, to the satisfaction of TRCA. The Owner further acknowledges that all proposed revisions to the design of this project that impact TRCA interests must be submitted for review and approval by TRCA prior to implementation of the redesigned works.
2. The Owner shall notify TRCA Enforcement staff 48 hours prior to the commencement of any of the works referred to in this permit and within 48 hours upon completion of the works referred to herein.
3. The Owner shall grant permission for TRCA staff, agents, representatives, or other persons as may be reasonably required by TRCA, in its opinion, to enter the premises without notice at reasonable times, for the purpose of inspecting compliance with the approved works, and the Terms and Conditions of this permit, and to conduct all required discussions with the Owner, their agents, consultants or representatives with respect to the works.
4. The Owner acknowledges that this permit is non-transferrable and is issued only to the current owner of the property. The Owner further acknowledges that upon transfer of the property into different ownership, this permit shall be terminated and a new permit must be obtained from TRCA by the new owner. In the case of municipal or utility projects, where works may extend beyond lands owned or easements held by the municipality or utility provider, landowner authorization is required to the satisfaction of TRCA.
5. This permit is valid for a period of two years from the date of issue unless otherwise specified on the permit. The Owner acknowledges that it is the responsibility of the owner to ensure a valid permit is in effect at the time works are occurring; and, if it is anticipated that works will not be completed within the allotted time, the Owner shall notify TRCA at least 60 days prior to the expiration date on the permit if an extension will be requested.
6. The Owner shall ensure all excess fill (soil or otherwise) generated from the works will not be stockpiled and/or disposed of within any area regulated by TRCA (on or off-site) pursuant to Ontario Regulation 166/06, as amended, without a permit from TRCA.
7. The Owner shall install effective erosion and sediment control measures prior to the commencement of the approved works and maintain such measures in good working order throughout all phases of the works to the satisfaction of TRCA.
8. The Owner acknowledges that the erosion and sediment control strategies outlined on the approved plans are not static and that the Owner shall upgrade and amend the erosion and sediment control strategies as site conditions change to prevent sediment releases to the natural environment to the satisfaction of TRCA.
9. The Owner shall repair any breaches of the erosion and sediment control measures within 48 hours of the breach to the satisfaction of TRCA.

10. The Owner shall make every reasonable effort to minimize the amount of land disturbed during the works and shall temporarily stabilize disturbed areas within 30 days of the date the areas become inactive to the satisfaction of TRCA.
11. The Owner shall permanently stabilize all disturbed areas immediately following the completion of the works and remove/dispose of sediment controls from the site to the satisfaction of TRCA.
12. The Owner shall arrange a final site inspection of the works with TRCA Enforcement staff prior to the expiration date on the permit to ensure compliance with the terms and conditions of the permit to the satisfaction of TRCA.
13. The Owner shall pay any additional fees required by TRCA in accordance with the TRCA Administrative Fee Schedule for Permitting Services, as may be amended, within 15 days of being advised of such in writing by TRCA for staff time allocated to the project regarding issues of non-compliance and/or additional technical review, consultation and site visits beyond TRCA's standard compliance inspections.

### **Special Conditions**

1. Prior to execution of the Agreement, the Permit Holder shall provide revised plans and drawings to the satisfaction of TRCA staff to address TRCA technical comments.
2. The Owner shall ensure that the construction and relocation take place as outlined in the Block 34 East Phase 1 Vaughan – Spine Road Topsoil Stripping and Wetland Relocation Plan, NHS Summary, and Buffer Encroachment Analysis and Policy Review by GEI/Savanta dated March 30 2021, or any updated version of the report approved by TRCA, to the satisfaction of TRCA staff.
3. The Owner shall have all retaining walls and stormwater management facility designs reviewed and stamped by a qualified civil/structural engineer to ensure stability and integrity and during construction the design firm is to be retained during construction to conduct all necessary inspections and quality control for the construction of the SWM Ponds and Wetlands including their berms, to the satisfaction of TRCA staff.
4. Prior to execution of the Agreement, the Permit Holder shall provide an irrevocable letter of credit to TRCA, to TRCA's satisfaction, for the cost of fill removal, drainage improvements, site grading and wetland restoration on 11110 & 10980 Jane Street & 3180 Teston Road, Vaughan, which TRCA shall be entitled to draw on to restore the site in the event the wetland relocation or operation of the wetlands during the monitoring period is not completed to the satisfaction of TRCA staff. This letter of credit shall remain in place for a period of five years following the final construction of the wetland or the construction and all infrastructure providing contributory flows to the wetlands, whichever is greater.
5. Prior to execution of the Agreement, the Permit Holder shall provide an integrated feature-based water balance design report of the proposed relocated wetlands, including

water level and clean water supply targets to maintain the types of habitat proposed, stormwater management report, floodplain modelling and mapping, grading plans and erosion and sediment control plans including interim conditions, detailed wetland design, and ESC and wetland monitoring and adaptive management plans to TRCA's satisfaction to address TRCA technical comments.

6. The Permit Holder shall ensure that the wetland relocation is supervised on site by a qualified ecologist for the purpose of ensuring all relevant environmental legislation, approved plans and TRCA conditions are adhered to and that weekly monitoring reports, including ESC and monthly wetland monitoring reports, are submitted to TRCA staff.
7. Prior to the execution of the agreement, the Permit Holder shall provide a copy of any permit required under the Endangered Species Act from the Ministry of Environment, Conservation and Parks (MECP) for the works, or shall provide confirmation from the MECP that no such permit is necessary.