

## **Attachment 1: Proposed Permit Conditions**

TRCA staff recommend that the approval of the requested permits be subject to the following conditions:

**Appendix A: TRCA Standard Conditions** (already agreed-to through the signed permit application as associated with Phase I of the agreement) Where lands do not contain natural features/hazards or associated buffers, the lands shall be subject to the following 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.

**Appendix B - TRCA Special Conditions** (additional conditions to be addressed prior to release of permits associated with Phase II of the agreement) Where lands contain natural features/hazards and/or their associated buffers, the lands shall be subject to the conditions of Appendix A as well as the following conditions:

14. The owners shall provide revised plans and drawings to the satisfaction of TRCA staff to address all outstanding TRCA technical comments.
15. The Owners shall submit comprehensive environmental and engineering reports confirming the location and status of the following natural heritage features and hazards, applicable buffers, and proposed management strategy (i.e., protection in-situ, relocation, compensation and/or removal) considering applicable policy requirements to the satisfaction of TRCA:
  - a. **Flood Hazards:** provide mapping and modelling illustrating the extent of the Regulatory Floodplain in relation to the proposed works confirming the floodplain is consistent with the floodplain mapping provided in the *East Purpleville Creek Subwatershed Study*.
  - b. **Valleylands:** finalize a constraints map, prepared by an Ontario Land Surveyor indicating the staking of valley corridors and other natural heritage features to the on the west side of 11120 Weston Road, (as identified within Drawing 2, of *Block 41, 28E Developments & 1212763 Ontario Ltd. – Topsoil Stripping Permit Applications – Response to TRCA Comments of May 12th and May 19th, 2021*, as prepared by GEI Consultants Savanta Division, dated May 20, 2021). (Attachment 5)
  - c. **Provincially Significant Wetlands (PSWs):** All PSWs, as recognized by the Ministry of Natural Resources and Forestry (MNR), are to be clearly identified on all submitted plans/drawings with 30-metre buffers as per Region of York, City of Vaughan and TRCA policies. In addition to the 30-metre buffer, those PSWs that have been altered since identification by MNR in 2014, shall be avoided and all proposed works/ alterations within these areas shall be removed from all plans/drawings for the permits, to mitigate further disturbance and compaction of soils (Attachment 6). Notwithstanding the above, should the owners wish to pursue works within these areas, confirmation in writing will be required from MNR with respect to their concurrence with any changes to the mapped PSW boundaries, reclassification, or relocation of these PSWs, and TRCA's associated requirements will need to be fulfilled to the satisfaction of TRCA staff.
  - d. **Unevaluated Wetlands:** These features are to be assessed against the applicable evaluation criteria within the wetland definition in O. Reg. 166/06 and TRCA's Living

City Policies (LCP). The unevaluated wetland features that do not meet the definition of a wetland are to be identified as such, referencing the definition. The unevaluated wetland features that meet the definition of a wetland are to be assessed against TRCA policy to determine their management strategy (i.e., protection in-situ, relocation, and/or compensation). Where appropriate, compensation for wetlands will require replacement of ecosystem structure and land base outside of the natural system and Greenbelt, in accordance with TRCA's Guideline for Determining Ecosystem Compensation.

- e. **Headwater Drainage Features (HDFs):** Confirmation of feature status and management as deferred from the stormwater management study must be provided to the satisfaction of TRCA. Specific site data should be referenced in determination of proposed management recommendations for all HDFs. Proposed measures to satisfy management options, as per TRCA's Evaluation, Classification and Management of HDFs Guidelines is to be provided. (see Attachment 7).
  - f. **Contributing Habitat of Redside Dace:** The unevaluated wetlands and HDFs have been identified as Contributing Habitat of Redside Dace. The status of these features is to be confirmed with Ministry of the Environment Conservation and Parks (MECP) as this designation directly impacts management options available in TRCA policy for wetlands and HDFs.
16. The Owner agrees to implement the aforementioned, comprehensive environmental and engineering report as approved by TRCA, and if applicable, the provision of a compensation strategy for any natural features as requested by TRCA.
17. The Owner shall demonstrate that all proposed works are located outside of the Regulatory Floodplain and the associated buffer. Should works be proposed within the Regulatory Floodplain, prior to engaging in any site alteration, the Owner must submit a comprehensive hydraulic assessment, cut and fill analysis, and staged removal to be approved by TRCA, consistent with TRCA's guidelines.
18. The Owner shall submit a Wetland Water Balance Risk Evaluation (pursuant to the TRCA 2017 guideline) for each wetland to be retained on the subject lands. Where directed by the guideline, appropriate monitoring, modelling, mitigation, and contingency measures shall be submitted in an integrated Feature Base Water Balance report (FBWB). The interim condition, during construction, shall be specifically addressed in the report, ensuring adequate seasonal flows are provided to wetlands throughout construction and through full build-out.
19. The Owner shall provide a copy of any permit(s) required under the Endangered Species Act (ESA) from the MECP for the works or shall provide confirmation from the MECP that no such permit is necessary.
20. The Owner shall provide details of all stripping and grading phases within the erosion and sediment control (ESC) strategy. The requested information is necessary to inform TRCA's understanding of the construction strategy and to ensure that construction practices will not impact future SWM facilities. The necessary information shall include, but is not limited to the following:
- a. Stormwater management pond sizing, location, outfall siting.
  - b. Locations and sizing of Low Impact Development (LID) facilities for site and feature based water balance, given that poorly placed sediment ponds and/or traps could lead to clogging of native soils intended for infiltration-based LIDs. Revised topsoil stripping and erosion and sediment control plans shall be provided identifying these

areas and protecting their function from compaction and sedimentation.

21. The Owner must design all temporary Erosion and Sediment Control ponds to be consistent with TRCA's *Erosion and Sediment Control Guideline for Urban Construction (2019)* document, including proper grading to show a consistent 1m depth below the permanent pool for all forebays, sediment dissipation calculations, decommissioning notes, and appropriate drawings including outlet details and full cross-Sections of the temporary pond, including lengthwise from the runoff inlet to the outlet and widthwise across the forebay(s).
22. The Owner is required to provide phased construction drawings and an Erosion and Sediment Control (ESC) report following the 2019 *Erosion and Sediment Control Guideline for Urban Construction*, including an ESC Report and Drawings for the stripping phase, the stabilization phase, and appropriate details.