

Item 10.1

Section IV – Ontario Regulation 166/06, As Amended

TO: Chair and Members of the Executive Committee
June 11, 2021 Meeting

FROM: Sameer Dhalla, Director, Development and Engineering Services

RE: **APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 166/06, AS AMENDED**
Development, Interference with Wetlands and Alterations to Shorelines and Watercourses

KEY ISSUE

Pursuant to Ontario Regulation 166/06, as amended, written permission from the Authority is required for:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b) development, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

A permit may be refused through a Hearing Process, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land is affected.

RECOMMENDATION

THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for the applications which are listed below:

MAJOR PERMIT APPLICATION 10.1 – REGULAR – FOR APPROVAL

Applications that involved a more complex suite of technical studies to demonstrate consistency with policies; applications that cover a significant geographic area, extensive modifications to the landscape, major infrastructure projects, applications requiring site specific conditions and permissions that extend beyond two years.

CITY OF VAUGHAN

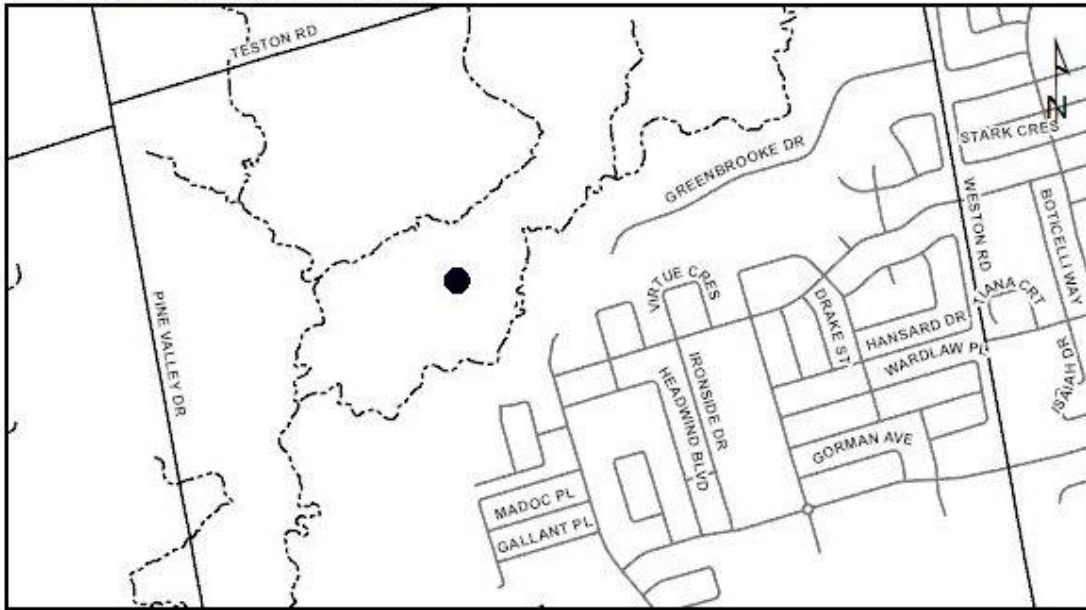
10.1 PRIMA VISTA ESTATES INC. / 840999 ONTARIO LTD.

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. / 840999 Ontario Ltd. The purpose is to facilitate, within TRCA's Regulated Area of the Humber River Watershed, topsoil placement, construction of a trail loop, and the installation of erosion and sediment control measures within the future Park Block within

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Block 40, on lands known municipally as 10601 Pine Valley Drive, in the City of Vaughan.

MAP LOCATION: 10601 Pine Valley Drive



The permit will be issued for the period of June 11, 2021 to June 10, 2023 in accordance with the following documents and plans which form part of this permit:

- **Drawing no. 724, Erosion and Sediment Control Plan Stage 1 – Topsoil Placement, prepared by SCS Consulting Group, dated May 2021, received by TRCA May 21, 2021;**
- **Drawing no. PMP1, Park Master Plan, prepared by Strybos Barron King, revision no. 6 dated April 24, 2020, received by TRCA May 21, 2021;**
- **Drawing no. L111, Valley Buffer & Woodlot Restoration Plan, prepared by Strybos Barron King, revision no. 5 dated March 13, 2020, received by TRCA May 21, 2021;**
- **Drawing no. L112, Park Buffer & Woodlot Restoration Plan, prepared by Strybos Barron King, revision no. 5 dated March 13, 2020, received by TRCA May 21, 2021;**
- **Drawing no. L113, Park Buffer & Woodlot Restoration Plan, prepared by Strybos Barron King, revision no. 5 dated March 13, 2020, received by TRCA May 21, 2021;**
- **Drawing no. L114, Park Buffer & Woodlot Restoration Planting List, prepared by Strybos Barron King, revision no. 5 dated March 13, 2020, received by TRCA May 21, 2021.**

RATIONALE

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

Proposal:

Excess topsoil was placed within the future Park Block for the City of Vaughan without authorization from TRCA. The site is regulated for valleyland slopes, and area of influence of the East Humber River Wetland Complex, a Provincially Significant Wetland (PSW). The topsoil was put in the middle of the peninsula lands inside the future trail loop and outside of any features. The trail will be constructed and the topsoil placed both inside the trail loop and outside of the loop a minimum of 10 metres from the Long-Term Stable Top of Bank. Double rows of sediment fencing are to be placed just outside of the buffer and then the buffer and

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perimeter of the park will be fully planted with native vegetation. The topsoil placement was conducted without the benefit of a permit and as such, double the fee was applied.

Control of Flooding:

There is no flood plain associated with the future park; accordingly, there are no concerns with the control of flooding.

Pollution:

The site where topsoil has been placed and will be spread, is flat and a double row of silt fence is proposed to protect the feature and buffer. No concerns with pollution are anticipated as a result of these works.

Dynamic Beaches:

Not applicable.

Erosion:

The topsoil was placed well outside of any steep slopes and the required buffers. Trail construction, grading and restoration with a robust planting plan is proposed upon completion of the trail loop. No erosion is anticipated as a result of these works.

Conservation of Land:

There are no impacts to the conservation of land associated with the placement of the topsoil and the construction of the Park trail. There will be no impacts to the PSWs on the adjacent lands.

Plantings

A robust planting plan, corresponding with the approved proposal in the Block 40/47 MESP, is proposed for the site. All species are native and non-invasive.

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: 64691 - Application #: 0378/21/VAUG

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