

Attachment 10

From: [Stephen Bohan](#)
To: [David Harding](#)
Subject: [External] RE: Request for Comment - 1st Submission – CIHA.23.002 (OP.23.011 & Z.23.020) for 661 & 681 Chrislea Road.
Date: Tuesday, August 8, 2023 1:52:15 PM
Attachments: [image003.png](#)
[image004.png](#)

Hi David,

Further to our comments on the PAC submission, a small portion of the subject lands is within TRCA's Regulated Area. Based on a review of the of circulated materials, the proposed works continue to be located outside of TRCA's Regulated Area. As such, TRCA's planning and regulatory interests would not be impacted.

Source Water Protection

The property is located within an area subject to the Source Protection Plan (SPP). The SPP under the Clean Water Act, 2006, developed for the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Region, took effect on December 31, 2015. The proposed works are in a vulnerable area referred to as a Wellhead Protection Area – Q2 (WHPA-Q2).

The site is located within an area of the WHPA-Q2 that has been identified as being down-gradient of municipal wells. As such, the project is exempt from the REC-1 part 2 policy.

Development of the site is still subject to the REC-1 part 1 policy of the CTC SPP. In accordance with the REC-1 part 1 policy, new development is required to implement best management practices, such as Low Impact Development (LID), with the goal of maintaining predevelopment recharge.

The circulated functional servicing and stormwater report includes details related to water balance criteria based on retention of the first 5 mm of a rainfall event (i.e., surface water quantity controls), not average annual rainfall, which is the criteria of the CTC SPP. There is also a note in the report identifying that retention and water re-use method details will be provided at detailed design.

TRCA staff defer to the City of Vaughan as the Planning Approval Authority to confirm if the proponent is implementing best management practices for maintaining recharge per the REC-1 part 1 policy.

Regards,

Stephen Bohan

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