

ATTACHMENT 1c

Appendix 'B' – TRCA's Conditions of Draft Plan Approval

TRCA's Conditions of Draft Plan Approval

TRCA staff have no objection to the approval of Draft Plan of Subdivision 19T-19V003, prepared by KLM Planning Partners Inc., dated March 11, 2020, subject to the following conditions:

1. That prior to development, pre-servicing or site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans, as may be amended, to the satisfaction of TRCA and the City of Vaughan in accordance with the following reports:
 - Functional Servicing & Stormwater Management Report, prepared by Schaeffers Consulting Engineers, revision no. 1 dated March 2020;

As may be amended, to the satisfaction of TRCA and the City of Vaughan, this submission shall include:

- i. A description of the storm drainage system (quantity, quality, water balance and erosion control) for the proposed development of the subject lands and how it will comply with all related TRCA standards;
- ii. Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system;
- iii. Appropriate stormwater management techniques which may be required to control minor and major flows;
- iv. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial;
- v. Appropriate SWMPs to be used to treat stormwater, to mitigate the impacts of development on the erosion and siltation on-site and/or downstream areas and/or discharge areas during and after construction, in accordance with current Erosion and sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and an ESC report must address phasing and staging, demonstrate how impacts to the NHS (both aquatic and terrestrial) will be minimized and contingency measures that will be implemented;
- vi. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;

- vii. Proposed measures to promote infiltration and maintain water balance for the plan area in accordance with Functional Servicing & Stormwater Management Report, prepared by Schaeffers Consulting Engineers, revision no. 1 dated March 2020, as may be amended, to the satisfaction of TRCA and the City of Vaughan;
- viii. Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development;
- ix. A subsurface investigation (including assessment of groundwater levels) for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;
- x. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements;
- xi. Grading plans for the subject lands. Cut and fill is to be minimized to the greatest extent possible. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated natural feature buffer blocks;
- xii. All applicable plans illustrating that all works, including all grading, site alterations, construction staging, or materials associated with these activities, will not encroach or be placed on lands owned by the TRCA, City of Vaughan, or lands to be conveyed to a public agency as part of this plan of subdivision or on environmental lands adjacent to this plan of subdivision;
- xiii. The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended;
- xiv. Cross-sections and details where grading is proposed adjacent to the Natural Heritage System including but not limited to existing and proposed grades, limits of the natural features and hazards, buffers, transition to the adjacent tableland areas, interim stabilization of the slopes/disturbed areas, mitigation, tree protection, sediment and erosion controls, and supporting geotechnical/soils analyses;
- xv. No grading shall be permitted within any Natural Heritage Feature. Grading encroachment within the established environmental buffers shall

not be permitted unless otherwise agreed upon by the City and the TRCA. All areas to be protected must be effectively isolated through fencing or other appropriate ESC measures prior to any site alteration being initiated; and

2. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the salinification of TRCA for any proposed topsoil stripping in the plan area. This submission shall include:
 - i. Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology; and
 - ii. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping.
3. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site that looks at opportunities for the retention of larger trees, means of protecting retained trees/forest edges from development activities, and opportunities for the salvage and re-use of trees throughout the site as buffer plantings to the satisfaction of TRCA.
4. That prior to the registration of this plan or any phase thereof, the Owner prepare comprehensive edge management and restoration planting plans to the satisfaction of TRCA for the Natural Heritage System Buffer Block (Block 41).
5. That prior to the registration of this plan or any phase thereof, the Owner prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Natural Heritage System Buffer Block (Block 41) to the satisfaction of TRCA, which must include but is not limited to the removal of paths, culverts, structures, fences, debris, etc. and the restoration of these areas to a natural state
6. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
7. That the Natural Heritage System Buffer Block (Block 41) be dedicated into public ownership, free of all charges and encumbrances, to the satisfaction of TRCA.
8. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA which is standard, normal and consistent with applications and approvals for development of this kind:
 - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans

referenced in TRCA's conditions of draft plan approval (Conditions 1 through 7 inclusive in TRCA's letter dated April 23, 2020);

- ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA;
 - iii. To obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA;
 - iv. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA;
 - v. To erect a permanent fence along all residential lots that abut the Natural Heritage System Buffer Block (Block 41) to the satisfaction of TRCA and the City of Vaughan;
 - vi. To prohibit grading works within the Natural Heritage System Buffer Block (Block 41) unless approved by TRCA; and,
 - vii. To prohibit retaining walls in or adjacent to the Natural Heritage System Buffer Block (Block 41) unless approved by TRCA.
9. That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval (Conditions 1 through 8 inclusive in TRCA's letter dated April 23, 2020), if necessary, to the satisfaction of TRCA.
10. That the Owner provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.