

Appendix	A2
SRPRS	20.067
File(s)	D02-20003 D03-20001



April 16, 2020

CFN: 63007
X-Ref: 59076.17

BY EMAIL: Philip.liu@richmondhill.ca

Mr. Philip Liu
City of Richmond Hill
225 East Beaver Creek
Richmond Hill, ON
L4B 3P4

Dear Mr. Liu,

**Re: D02-20003 (Zoning By-law Amendment)
D03-20001 (Subdivision)
20 Maple Grove Avenue, Richmond Hill
20 Maple Grove Ltd.**

This letter will acknowledge receipt of the above noted re-applications. Toronto and Region Conservation Authority (TRCA) staff have reviewed these applications and our comments are provided herein.

Purpose of Application

It is our understanding that the purpose of the above noted applications is to seek approval for a Zoning By-law Amendment and draft Plan of Subdivision to permit the construction of 13 single detached dwelling units and a public road.

Applicable TRCA Regulations and Policies

The subject site is located outside of TRCA's Regulated Area. As such, a permit is not required from the TRCA for the proposed development associated with this application, pursuant to Ontario Regulation 166/06, as amended.

Oak Ridges Moraine Conservation Plan (ORMCP)

Please note that the subject property is located on the Oak Ridges Moraine (ORM), within the Settlement Area land use designation of the Oak Ridges Moraine Conservation Plan (ORMCP). Based on our review, the subject property is located outside the 120 metre Minimum Area of Influence (MAI) of any Key Natural Heritage Features (KNHFs) and/or Hydrologically Sensitive Features (HSFs).

The TRCA has objectives related to the maintenance, restoration and enhancement of the ORMCP area. As technical advisors to York Region, the TRCA must be satisfied that there will be no negative impacts on the natural features resulting from the approval of the subject application. Given the subject property is over 120 metres from any KNHF/HSF, TRCA staff is of the opinion that the proposed development associated with this application will not negatively impact the ecological integrity of the ORM area. However, as municipalities are the designated approval authority under the *Oak Ridges Moraine Conservation Act*, we recommend that the City of Richmond Hill ensure that this application conforms to the provisions of the ORCMP.

Application-Specific Comments

As the site is outside TRCA's regulation limit, TRCA Engineering defers quantity and quality control to the City Engineering staff. As other development in the area may provide quality and quantity downstream, TRCA would like to see an interim solution should the other development in the area not move forward as planned. TRCA Water Resources Engineering staff noted that the proposed measures for the site for quality are OGS, which TRCA typically only credit as 50%. TRCA defer to the City to comment and require additional mitigation measures.

Erosion Control

1. Please demonstrate how the TRCA's erosion control criteria will be met.

Water Balance

2. As the site is located within the limits of the Oak Ridges Moraine Conservation Plan, in addition to providing mitigation from infiltration deficit, please explore opportunities to provide mitigation measures to mitigate the increases in runoff and deficit in evapotranspiration resulting from the proposed development.
3. Please ensure the increased topsoil is greater than 300mm and is amended (consistent with TRCA guidelines). TRCA staff recognizes that increasing the topsoil depth is proposed as a mitigation measure to meet the water balance requirements. Please be advised TRCA requires the soil to be amended to provide optimal conditions necessary for infiltration. Details can be found in the Low Impact Development Stormwater Management Planning and Design Guide (Version 1.0, 2010, prepared by CVC & TRCA) and Preserving and Restoring Healthy Soil: Best Practices for Urban Construction (Prepared by Toronto and Region Conservation Authority June 2012 Version 1.0).

Engineering Drawings

4. Please provide further clarification on drawing GP-1 as to the locations, and area requirements for the proposed infiltration trenches. TRCA requires a level of feasibility that the required storage can be provided. Please demonstrate how storage will be met.
5. Please note, at the detailed design stage erosion and sediment control plan(s) and report will be required that illustrates the location, details, standard notes as well as the phasing/staging of the ESC measures required for the construction of the site. TRCA staff strongly encourage the applicant to explore a multi-barrier approach to be incorporated into the ESC plan. Please provide supporting calculations if applicable. Please refer to the 2006 ESC Guideline, which can be downloaded from TRCA's STEP website: <http://www.sustainabletechnologies.ca/wp/>.

Application Review Fee

In addition to regulatory responsibilities, TRCA has a role as a comment agency for Planning Act applications circulated by member municipalities to assess whether a proposed development may be impacted by the TRCA.

By copy of this letter, the applicant is advised that the Toronto and Region Conservation Authority has implemented a fee schedule for our planning application review services. As such, the application is subject to a combined Draft Plan of Subdivision and Zoning By-law Amendment review fee of \$2,200.00 review fee (2018 TRCA Planning Fees Schedule). The

applicant is responsible for fee payment and should forward the fee to this office within 60 days of this letter.

Recommendation

On the basis of the comments noted above, it is our opinion that this application is **premature** as additional information is required prior to TRCA staff supporting the applications. Please include a response letter within your resubmission outlining how you have addressed each of the technical comments noted above.

We trust this is of assistance. Should you have any further questions or comments, do not hesitate to contact the undersigned.

Yours truly,



Linda Bui
Planner, Development Planning and Permits
linda.bui@trca.ca, Extension 5289