



May 9, 2023

CFN 68382.01  
X-Ref CFN 32190.02

**By email: [apereira@klmplanning.com](mailto:apereira@klmplanning.com)**

Mr. Aidan Pereira  
KLM Planning Partners Inc.  
64 Jardin Drive, unit 1B  
Vaughan, ON L4K 3P3

Dear Mr. Pereira:

**Re: Concept Development Application  
257 Harris Avenue  
City of Richmond Hill  
Owner: Sridhar Methuku  
Agent: KLM Planning Partners Inc.**

Thank you for the opportunity to review this application, received on April 24, 2023. Toronto and Region Conservation Authority (TRCA) staff have reviewed the application in accordance with Section 21.1(1) of the *Conservation Authorities Act*, which requires TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. We have also reviewed the application in accordance with Ontario Regulation 166/06, whereby development and/or site alteration proposed within an area regulated by the Authority must meet the applicable tests and associated policies (Section of 8 of TRCA's Living City Policies) for implementation of the regulation. TRCA's review does not include comments pertaining to matters (e.g. natural heritage) outside of our core planning mandate and regulatory authority.

Please be advised this correspondence is absent of input from the City of Richmond Hill Planning and/or Building departments. Further, this letter is based on current policy, which is subject to change. Any future development proposal would be required to meet the policies in effect at the time a formal application is filed. Further, this letter does not provide official comment or clearance with respect to the TRCA's position on any municipal application(s) related to the subject property.

#### **Purpose of the Application**

It is our understanding that the purpose of the above noted application is to construct six semi-detached dwelling units on the subject property. Significant alteration to the existing topography would be required to accommodate the proposal as illustrated in the concept plan provided (Draft Site Plan, prepared by KLM Planning Partners Inc., dated May 3, 2023). At this time, the detailed extent of these grading works have not yet been provided.

#### **Ontario Regulation 166/06**

Under the provisions of section 28 of the *Conservation Authorities Act*, TRCA administers a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulation (Ontario Regulation 166/06). Based upon our current mapping, a significant portion of the subject property is located within TRCA's regulated area as it appears to be traversed by a draw feature

connected with a broader valley system. TRCA would have an interest in protecting potential development from regulating feature's slope hazard.

**Site and Concept Plan Comments**

TRCA staff (Anthony Sun, Brad Stephens, Tammy Duong, Ali Shirazi and Don Ford) conducted a site visit to the subject property together with Anant Patel (Parks Planner, City of Richmond Hill), the property owner and consultants from Palmer Environmental (Robin McKillop and Erin Donkers), Salna Surveying and yourself on April 21, 2023. We note that the dripline of vegetation was staked by City of Richmond Hill staff during the site visit.

As discussed on-site, TRCA staff accept that the overall feature lacks a defined watercourse (with bed and bank, evidence of intermittent or permanent flow associated with a watercourse). Based upon this conclusion and evidence prepared by Palmer Environmental suggesting that the slope feature is morainal topography further steepened as a result of fill placement when the area was initially developed and not a naturally occurring river / stream valley corridor, TRCA staff are satisfied that the feature does not meet the definition of a valleyland under the Provincial Policy Statement (PPS 2020).

The depression area can be classified as a local drainage feature which historically took in roadway drainage through a culvert located near the northern end of the feature. We note that through the development of the Draft Plan of Subdivision on the north side of Harris Avenue (Heathwood Homes (Jefferson) Limited) drainage from the subdivision will be directed to a stormwater management pond east of the subject property and not into this local drainage feature.

As such, the subject property does not contain a regulating natural feature (valley or watercourse) or natural hazard of interest to the TRCA.

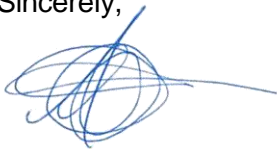
**Recommendation**

In light of the above, TRCA staff has no objection to modifying the grades on the subject property to accommodate the proposed development.

We remind the applicant to consult with the City of Richmond Hill regarding setback requirements to respect the natural heritage feature (vegetation) staked on site.

We trust these comments are of assistance. Should you have any questions, please contact me at [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca).

Sincerely,



Anthony Sun, RPP, MCIP  
Senior Planner  
Development Planning and Permits  
Tel: (437) 880-2283

cc: Anant Patel, City of Richmond Hill