



*Sent by E-mail: gletman@aurora.ca*

September 28, 2015

**File No. OPA-2015-01, ZBA-2015-02, SUB-2015-01**  
**IMS File No.: PSDC600C4, POFG156 & PZOA548**

Mr. Glen Letman, MCIP, RPP  
Manger of Development Planning  
Town of Aurora  
100 John West Way  
L4G 6J1

Dear Mr. Letman:

**Re: Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications  
Highland Gate Developments Inc.  
21 Golf Links Drive  
Town of Aurora, Regional Municipality of York**

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Thank you for providing the Lake Simcoe Region Conservation Authority (LSRCA) with a detailed response to our original comments provided on April 10, 2015 related to the above-noted applications for official plan amendment, zoning by-law amendment and draft plan of subdivision.

The following documents have been reviewed as part of this 2<sup>nd</sup> submission:

- **Response Letter**, Malone Given Parsons Ltd. (August 11, 2015)
  - Associated attachments
- **Response Letter**, Malone Given Parsons Ltd. (August 17, 2015)
  - Associated attachments
- **Memorandum(2)**, Beacon Environmental (September 2, 2015)
- **VO2 Modelling Information**, email from SCS Consulting (September 11, 2015)
- **HEC-RAS Modelling Information**, emails from SCS Consulting (September 17 & 23, 2015)
- **Draft Plan of Subdivision**, Malone Given Parsons Ltd., (Revision 1, August 10, 2015)
- **Memorandum**, Golder Associates (September 3, 2015)
  - Associated attachments
- **Memorandum**, Golder Associates (September 25, 2015)
  - Associated attachments

The LSRCA has reviewed these plans in the context of the Provincial Policy Statement (PPS), Oak Ridges Moraine Conservation Plan (ORMCP), Lake Simcoe Protection Plan (LSPP), and Ontario Regulation 179/06 of the *Conservation Authorities Act*.

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It is our understanding that all technical reports reviewed as part of the first submission of these applications will be updated to include the information provided in the above-noted documentation prior to submission of detailed design. Based on our review of this submission we are satisfied that all outstanding matters can be addressed through conditions of draft plan approval. As such, we recommend that any approval of the proposed official plan amendment, zoning by-law amendment and plan of subdivision be subject to the following conditions:

1. That prior to final plan approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and municipality:
  - a) A detailed Stormwater Management Report in conformity with the Stormwater Management Master Plan approved under Strategic Action 4.5-SA of the Lake Simcoe Protection Plan; As part of this report the following must be demonstrated:
    - i. The quantity and erosion control storm sewer/super pipes and orifice controls will be located above the adjacent watercourse 100 year water level
    - ii. All storm outfall headwalls will be located outside of the vegetation protection zone of all key natural heritage and hydrologic features, where possible.
  - b) Detailed erosion and sediment control plans;
  - c) Detailed grading and drainage plans;
  - d) A detailed Low Impact Development (LID) Evaluation demonstrating the means to maximize the use of low impact development measures consistent with Policy 1.6.6.7 of the Provincial Policy Statement;
  - e) A detailed cut/fill analysis for any grading proposed within the Regional Floodplain;
  - f) A detailed delineation of the existing and proposed 100 year and Regional Floodplain demonstrating the location of all proposed development outside of the flood susceptible area; and
  - g) A Conveyance Analysis to demonstrate conveyance of proposed flows from Block 188 (Node C3) to an appropriate outlet.
2. That prior to final approval, a hydraulic model flood elevation comparison table of the Existing LSRCA model versus the Proposed Conditions model will be prepared to the satisfaction of the LSRCA.
3. That prior to final plan approval, a detailed consolidated Hydrogeological Report shall be prepared to the satisfaction of the LSRCA and Town demonstrating that the anticipated changes in water balance from pre-development to post-development will be minimized in accordance with Designated Policy 4.8d. of the Lake Simcoe Protection Plan. Prior to submission of detailed design, the owner and/or their delegates shall agree to participate in pre-consultation with the LSRCA regarding the required water balance reporting and presentation.
4. That prior to final approval, a detailed report addressing any dewatering requirements shall be prepared to the satisfaction of the LSRCA and Town demonstrating the location, rate and volume of dewatering required, as well as any proposed monitoring and mitigation.

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5. That prior to final plan approval, a detailed phosphorus budget shall be prepared to the satisfaction of the LSRCA demonstrating that the anticipated changes in phosphorus loadings from pre-development to post-development will be minimized in accordance with Designated Policy 4.8e. of the Lake Simcoe Protection Plan.
6. That prior to final plan approval, a detailed Ecological Offsetting Report shall be prepared to the satisfaction of the LSRCA and municipality identifying the appropriate compensatory measures for the loss of wetland, woodland, and their associated buffers resulting from the development, including but not limited to infrastructure encroachments from new roads and associated watercourse realignments as well as proposed stormwater management outlets. The value of ecological offsetting required shall generally consist of replacement of the feature and/or buffer on a 2:1 (woodland) or 3:1 (wetland) ratio as well as the calculated Ecosystem Services Value, or appropriate equivalent.
7. That prior to final plan approval, a detailed Restoration/Mitigation Plan shall be prepared to the satisfaction of the LSRCA and municipality which will include but not be limited to required vegetation enhancement in all vegetation protection zones to key natural heritage and hydrologic features, online pond removal and restoration in the Western Tributary and Tannery Creek corridors, enhancement of Block 219 between Street J and I, and salt management/mitigation for new watercourse crossings and roads adjacent to existing watercourses.
8. That prior to final plan approval, a detailed Natural Channel Design based on geomorphic principles shall be prepared to the satisfaction of the LSRCA and municipality to address the proposed removal of on-line ponds along Western Creek and Tannery Creek. The design must demonstrate that the existing stage discharge of the watercourse will be maintained as much as possible and there will be no increase in any upstream or downstream erosion and/or flooding.
9. That prior to final plan approval, a Trails Impact Study shall be prepared to the satisfaction of the LSRCA and the municipality.
10. That prior to final plan approval, a Monitoring Plan shall be prepared to the satisfaction of the LSRCA and the municipality in keeping with the recommendations of the updated Natural Heritage Evaluation to address the impacts of the development on the natural heritage system including adaptive management where appropriate.
11. That prior to final approval, a subwatershed conformity report shall be prepared to the satisfaction of the LSRCA demonstrating how the proposed use and development fulfills the requirements or recommendations of the East Holland Subwatershed Plan (2010).

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12. That prior to final plan approval, the owner shall pay all development fees to the LSRCA in accordance with the approved fees policy, under the *Conservation Authorities Act*.
13. That prior to final plan approval, the owner shall obtain a permit from the LSRCA for any development within an area subject to Ontario Regulation 179/06 under the *Conservation Authorities Act*.
14. That prior to final plan approval, the owner shall demonstrate that any requirements related to fish habitat under the *Fisheries Act* have been addressed to the satisfaction of the Federal Department of Fisheries and Oceans.
15. That prior to final plan approval, the owner shall demonstrate that any requirements related to dam removal under the *Lands and Rivers Improvement Act* have been addressed to the satisfaction of the Ministry of Natural Resources and Forestry.
16. That prior to final plan approval, Blocks 207-216 and Block 219 shall be zoned Environmental Protection (EP-X) with the following provisions:
  - a. Notwithstanding the provisions of Section 30.1 respecting permitted uses, the lands shown zoned EP-X Environmental Protection Exception Zone shall not be used, except for the following uses:
    - i. conservation
    - ii. floodplain
    - iii. wildlife areas
    - iv. passive public walking trails
  - b. No buildings or structures shall be erected in this zone whether or not ancillary to the uses permitted.
17. That prior to final plan approval, Blocks 185 to 191, 198, and 204-206 shall be zoned Major Open Space Exception with the following provisions:
  - c. Notwithstanding the provisions of Section 31.1 respecting permitted uses, the lands shown zoned O-X Major Open Space Exception Zone shall not be used, except for the following uses:
    - i. conservation
    - ii. forestry
    - iii. public parks
    - iv. wildlife areas

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18. That the owner shall agree in the Subdivision Agreement to include a Holding Provision on lots 180, 181 and 182 that states that:

'The lands cannot be used for a purpose permitted by this By-law until the (H) symbol is removed pursuant to Section 36 of the *Planning Act*. The (H) provision shall be lifted by the Corporation of the Town of Aurora once the following plans have been approved and implemented to the satisfaction of the LSRCA and the municipality:

- v. A floodplain analysis demonstrating no increase in upstream or downstream flooding or erosion;
- vi. A detailed, phased removal plan for the on-line control structures within Western Creek; and
- vii. A natural channel design and restoration plan for the altered watercourse, upstream and downstream of the removed on-line control structures within Western Creek'

19. That the owner shall agree in the Subdivision Agreement to include a Holding Provision on Block 224 that states that:

'The lands cannot be used for a purpose permitted by this By-law until the (H) symbol is removed pursuant to Section 36 of the *Planning Act*. The (H) provision shall be lifted by the Corporation of the Town of Aurora once the following plans have been approved and implemented to the satisfaction of the LSRCA and the municipality:

- viii. A detailed cut/fill and floodplain analysis demonstrating no increase in upstream or downstream flooding or erosion;
- ix. A detailed, phased removal plan for the on-line control structure within Tannery Creek; and
- x. A natural channel design and restoration plan for the altered watercourse, upstream and downstream of the removed on-line control structure within Tannery Creek'

20. That the owner shall agree in the Subdivision Agreement to include a Holding Provision on Block 226 that states that:

'The lands cannot be used for a purpose permitted by this By-law until the (H) symbol is removed pursuant to Section 36 of the *Planning Act*. The (H) provision shall be lifted by the Corporation of the Town of Aurora once a development proposal has been approved for this land with an appropriate setback to the watercourse to the satisfaction of the LSRCA and the municipality.'

21. That the owner shall agree in the Subdivision Agreement to dedicate and transfer the environmentally significant areas located in Blocks 185 to 191 and Blocks 207 to 219 to a public authority (e.g. municipality).

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22. That the owner shall agree in the Subdivision Agreement to adequately demarcate Blocks 185 to 191 and Blocks 207 to 216 by means such as fencing (e.g. cedar rail, living) and/or signage from the existing and proposed residential development.
23. That the owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and requirements contained within the plans and reports as approved by the LSRCA.
24. That the owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA.
25. That the owner shall agree in the Subdivision Agreement to ensure that proper erosion and sediment control measures will be in place in accordance with the approved Grading and Drainage Plans, and Erosion and Sediment Control Plans prior to any site alteration or grading.
26. That the owner shall agree in the Subdivision Agreement to maintain all existing vegetation up until a maximum of 30 days prior to any grading or construction on-site in accordance with 4.20b.-DP of the Lake Simcoe Protection Plan.
27. That the owner shall agree in the Subdivision Agreement to grant any easements required for storm water management purposes to the Town.

#### Notes to Draft Approval

*The LSRCA will require the following prior to the issuance of a clearance letter:*

1. *A copy of the executed subdivision agreement.*
2. *A copy of the draft M-Plan.*
3. *A letter from the developer's planning consultant detailing how each LSRCA condition of draft plan approval has been fulfilled to the satisfaction of the conservation authority*

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If you have any questions regarding these comments, please do not hesitate to contact the undersigned. Please refer to the above noted file numbers in future correspondence.

Sincerely,



Lisa-Beth Bulford, M.Sc.  
Development Planner

LBB

- c. Lawrence Kuk, Town of Aurora
- Shauna Dudding, P.Eng., Geranium Corporation
- Farrah Ward, EIT, Geranium Corporation
- Kim Baker, B.Sc., Beacon Environmental
- Sarah Kurtz, P.Eng., SCS Consulting Group
- John Easton, M.Sc., P.Geo., Golder Associates
- Matthew James Cory, Malone Given Parsons Ltd.
- Rob Baldwin, LSRCA
- LSRCA Review Team

