

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL AGENDA

ADDENDUM

Tuesday, October 15, 2013
(7:00 p.m.)

15. COMMUNICATIONS:

15.2 Matters for Disposition:

15.2.2 Ashlea Brown, Environmental Planner, Lake Simcoe Region Conservation Authority, dated October 8, 2013, commenting on Site Alteration Permit SA2012-04, Part Lot 3, Conc. 3 (G), 6003 Smith Blvd, Baldwin, Baldwin 33 Incorporated.

(Advisement: Refer to Report No. OED-2013-0050, Item No. 14.3.1 of this agenda)

15.2.3 Brian Kemp, General Manager - Conservation Lands, Lake Simcoe Region Conservation Authority, dated October 9, 2013, commenting on Site Alteration Permit SA2012-04, Part Lot 3, Conc. 3 (G), 6003 Smith Blvd, Baldwin, Baldwin 33 Incorporated.

(Advisement: Refer to Report No. OED-2013-0050, Item No. 14.3.1 of this agenda)



Sent by e-mail

October 8, 2013

Ms. Yvonne Aubichon
Town of Georgina, Clerks Division
26557 Civic Centre Road
Keswick, ON L4P 3G1

Dear: Ms. Aubichon,

RE: Application for Approval of a Site Alteration Permit
6003 Smith Blvd
Town of Georgina, Region of York

Thank-you for circulating the notice of a public meeting for a site alteration permit to the Lake Simcoe Region Conservation Authority (LSRCA). Please note that the following comments are from a regulatory perspective in accordance with Ontario Regulation 179/06 under the *Conservation Authorities Act*. Given that the LSRCA is also an adjacent landowner we will be providing comments from this perspective by way of a separate letter.

Based on our review and a site meeting we have determined the following:

1. Part of the subject property is regulated under Ontario Regulation 179/06 for lands adjacent to wetlands
2. Adjacent lands to the west contain significant woodlands
3. Adjacent lands contain wetlands
4. The subject property is partially located within a Hamlet and Protected Countryside of the Greenbelt Plan
5. The subject property is identified as a significant groundwater recharge area

Based on our conversation with the applicant and subsequent site plan (attached), it is our understanding that the applicant is maintaining a 30 metre setback (no fill placement or grading) from the significant woodland and wetlands. On this basis, we are of the opinion that the applicant is meeting the intent of the Greenbelt Plan policies by avoiding the features and their minimum vegetation protection zones.

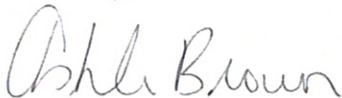
In addition, the information provided to date indicates that all filling will be located outside of any area governed by Ontario Regulation 179/06; therefore a permit would not be required from the LSRCA. This is to be confirmed through the revised detailed plans.

Further, we recommend that following mitigation measures be implemented through the site alteration process:

1. Sediment and erosion control fencing be installed prior to any fill being placed on site. The controls should be inspected after every rainfall and maintained until all exposed soils have been stabilized.
2. A soils report prepared by a qualified professional should be provided for each location where fill is being imported from and should indicate that all fill conforms with the Ministry of the Environment guidelines (Ontario Regulation 347 and Ontario Regulation 461/05).
3. Mud mats and dust control schematics should be in place prior to fill being imported to the site.
4. Periodic testing of the fill and/or groundwater to ensure that the material is inert and that neighboring wells will not be affected.
5. Confirmation that existing drainage patterns and water balance for adjacent lands will be maintained.

Please advise us of your decision. If you have any further questions please do not hesitate to contact me at 905-895-1281 ext. 318 or via email at a.brown@lsrca.on.ca.

Sincerely,



Ashlea Brown
Environmental Planner

Enclosed (1)

Copy: Marvin Blanchard- Owner
Harold Lenters, Joe Costanza- Town of Georgina
Brian Kemp, Jennifer Hayward, Kevin Kennedy- LSRCA



October 9, 2013

Mr. Joe Costanza
Civil Technician
Town of Georgina
26557 Civic Centre Road
Keswick, ON L4P 3G1

Dear Mr. Costanza:

Re: Site Alteration Permit SA2012-04
Part of Lot 3, Concession 3 - Town of Georgina

We have been made aware of the above noted proposal to place 700,000 m³ of fill on the property adjacent to land owned by the Lake Simcoe Region Conservation Authority (LSRCA) known as the Baldwin Dam Conservation Area. This conservation area contains various ecologically significant and sensitive features including, portions of locally significant and provincially significant wetlands, significant forest, significant recharge areas, source water protection areas and portions of the Black River.

In absence of a detailed topographic survey showing existing and proposed grades, existing swales, creeks, wetlands, ponds, drainage patterns etc., or environmental analysis, Conservation Lands staff are unable to fully assess the impacts of this proposal. Staff have reviewed the information provided by the Town, as well as our in-house environmental information and have identified several concerns related to this proposal. As a landowner adjacent to this proposed fill site we offer the following comments in regard to this application.

- 1) This proposal is for a significant amount of fill that would involve approximately 70,000 truckloads of fill to be placed on lands adjacent to LSRCA's property (based on a typical 10 m³ dump truck). This activity will take years to complete and has the potential to affect the existing surface drainage patterns and increase airborne particulate dispersion. We have concerns regarding the quality of the fill to be deposited on-site and who will be responsible for testing and reporting on the fill quality.
- 2) The existing topography of the subject property drains toward LSRCA's lands and this has the potential to cause impacts to LSRCA's property and the existing ecological features through potential increased surface flows causing erosion, increased amounts of suspended sediment in surface runoff and reduced water quality which could impact on amphibian habitat within the immediately adjacent wetland and the health of the warm water fishery within the Black River.

.../2

- 3) We request that the applicant provide the topographic survey showing existing and proposed grades, existing swales, creeks, wetlands, ponds, drainage patterns etc. and provide a letter from a qualified professional that the existing surface flows from both a quality and quantity perspective will not affect LSRCA's lands.
- 4) Given the number of years it will take to deposit this amount of fill on the property the applicant should be required to prepare a phasing plan that shows the areas to be filled, silt control measures, storm water controls if required, and approximate timeline for completion (i.e., 1-2 year increments).
- 5) Provide buffer plantings within the 30 metre buffer adjacent to LSRCA's property to enhance the buffer area between the proposed new toe of slope and LSRCA's property line.
- 6) Be advised that Environment Canada operates an atmospheric station approximately 1 km east of the subject lands and they should be contacted to confirm that this fill operation will not adversely affect their monitoring station.
- 7) We support the mitigation recommendations provided by LSRCA's Ashlea Brown, submitted October 9th, 2013 to the Town Clerk.

We trust that the Applicant will be required to enter into a site alteration agreement with the Town and that the obligations of the applicant to retain a qualified engineer or environmental consultant to ensure that the site alteration is in accordance with reasonable engineering and environmental practices and that the environmental consultant report to the Town on a regular basis, we would recommend annually given that the permit is only valid for one year.

Please forward a copy of the staff report on this matter when it is available.

Yours truly,



Brian R. Kemp,
General Manager - Conservation Lands

Copy: Yvonne Aubichon, Town Clerk – Town of Georgina
Rob Baldwin, Charles Burgess, Ashlea Brown, Kevin Kennedy - LSRCA