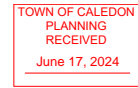


March 2, 2022



Anthony Syhlonyk
Planner
Toronto and Region Conservation Authority
101 Exchange Ave, Concord,
ON L4K 5R6

Via email: Anthony.Syhlonyk@trca.ca

Dear Anthony Syhlonyk:

Re: 12148 Albion Vaughan Road Scoped EIS, Bolton, Town of Caledon (Palmer #1604601)

Palmer is requesting TRCA support for a walking pathway in relation to the restoration design, discussed in the scoped Environmental Impact Study (EIS) for the proposed housing development at 12148 Albion Vaughan Road in Bolton, Town of Caledon. We are aware via correspondence for Permit C-210305, that the TRCA has reviewed the application, including the scoped EIS for the project, and did not have any comments and were satisfied with the site plan and proposed restoration design drawings.

The 10 m natural feature setback and designed floodplain have been combined to create a proposed restoration Planting Area (green area on **Figure 3** from the EIS, attached). As stated in the Scoped EIS, it is recommended that this area be planted and restored with *native, self-sustaining vegetation*. The restoration plan is detailed in Section 7.4.3 of the EIS and in the approved channel restoration drawings. In addition to the restoration Planting Area, the 10 m floodplain setback is proposed to be seeded with a native species grass seed mix, to extend the potential natural area and functions, while allowing for maintenance, hazard access and passive recreational use of the area (Section 7.4.4 of the EIS and approved channel restoration drawings). In addition, several native tree plantings (Sugar Maple, Eastern White Pine) are proposed for this area on the project Landscape Plan (also shown on **Figure 3**).

What was perhaps not explicitly detailed in the EIS but detailed in application drawings is that a walking pathway was proposed at the edge of the 10 m floodplain setback. Refer to **Figure 3** of the Scoped EIS (attached) for the location of this proposed trail.

In our opinion, this restoration design provides the necessary natural feature and hazards setbacks per Living City Policies. The proposed pathway does not encroach into the restoration Planting Area, does not present a flood hazard, and would ease flood hazard access. The trail is at the very outer edge of the 10 m floodplain setback, and at a distance far greater than 6 m from the realigned watercourse top of slope.

We are requesting TRCA support regarding the overall restoration concept, including the pathway. Some specific support and/or comments requested would include:

- Support for the native seeding plan for the 10 m floodplain setback.
- Support for the walking pathway at the edge of the 10 m floodplain setback.
- Confirmation that paving is acceptable for the pathway at this location.
- Support or comment on the potential to grant an easement to the proponent/ future condominium owner for the 10 m floodplain setback to allow for the maintenance of the floodplain setback area, while this area would be dedicated to a public authority. As of yet, no authority has formally requested ownership.
- Note: Our fencing preference would be to keep the 10 m floodplain setback open, allowing the restoration plan planted trees/shrubs to provide a natural barrier between the natural feature restoration Planting Area and the 10 m floodplain setback. This would allow the future condominium owner to have access to maintain the pathway and mow the grass in the 10 m floodplain setback. We would be open to erecting a fence between the 10 m floodplain setback and restoration Planting Area if necessary, but believe that the plantings would suffice as a barrier.

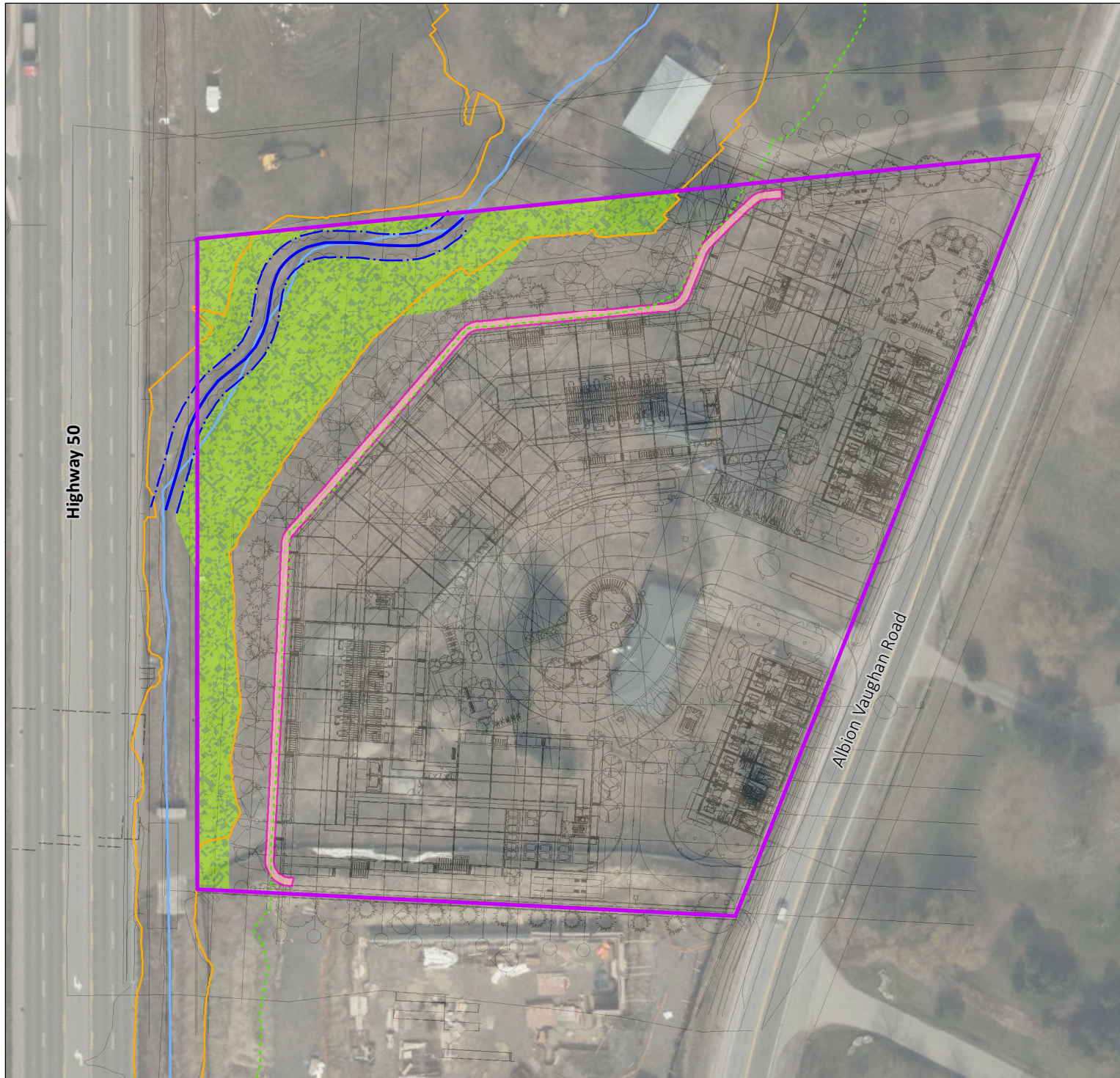
Your support would be greatly appreciated as the proponent moves forward with this project. If you have any questions, please contact the undersigned at austin.adams@pecg.ca or 647-461-2372.

Yours truly,

Palmer[™]



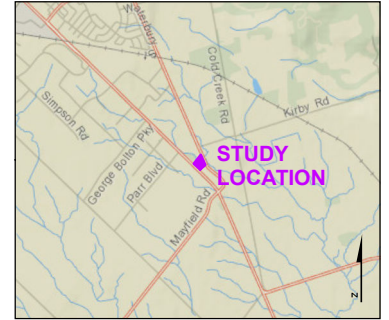
Austin Adams, M.Sc., EP
Senior Ecologist



Highway 50

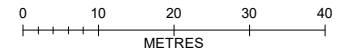
Albion Vaughan Road

OVERVIEW



LEGEND

- RE-ALIGNED WATERCOURSE (CENTRELINE)
- - - BANKFULL CHANNEL WIDTH
- EXISTING WATERCOURSE (CENTRELINE)
- FLOODPLAIN LIMIT
- - - 10 M FLOODPLAIN SETBACK
- 10 M NATURAL FEATURE SETBACK
- PLANTING AREA
- SUBJECT PROPERTY



COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N
SCALE: 1:1,000

DATE SOURCES: Imagery provided York Region (2018). Watercourse (edited) provided by Ontario Hydro Network. Overview basemap: National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Project: 12148 Albion Vaughan
Client: Aztec Restoration

PREPARED BY: **Palmer™**
DRAWN: S. Murray
CHECKED: A. Adams
PROJECT: 1604601
DATE: Feb 22, 2022

Proposed Pathway

FIGURE 3