



PLANNING ACT APPLICATION - PRE-CONSULTATION

Date: August 8, 2024
Planner: Amy Knapp, Planner II
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Address: 1656 Green Lane, Town of East Gwillimbury

APID: 402299

Type of Proposal (Please Highlight):

Official Plan Amendment	Site Plan Approval	Consent
Zoning By-law Amendment	Plan of Subdivision or Condominium	Minor Variance

Description of Proposal:

The Applicant is proposing to develop the western portion of the subject lands (known as SITE 1) to include a Toyota automotive dealership. An extension of the Harry Walker Parkway is currently under construction which will divide the western and eastern portion of the Subject Lands.

The development of the eastern portion (known as SITE 2) is not related to this application and is currently being developed with a warehouse under a separate site plan application.

The lands are subject to Ministerial Zoning Order (MZO) ONTARIO REGULATION 451/20

Is the site within an area governed by Ontario Regulation 41/24? (Please Highlight)

YES (Permit may be required)

NO

Regulated Components (Please list):

- a tributary of the East Holland River and associated valleyland and meanderbelt erosion hazards
- an unevaluated wetland feature and associated 30 metre buffer

Required Report / Study	Corresponding Planning Act Application					
	Official Plan Amendment	Zoning By-law Amendment	Site Plan Approval	Plan of Subdivision or Condominium	Consent	Minor Variance
Proposed Amendment Documents (OPA/ZBA)						
Planning Justification Report prepared by a qualified professional (inclusive of Provincial Plan Conformity including LSPP)			X			
Environmental Impact Study / Natural Heritage Evaluation (SEE NOTE IN COMMENTS BELOW)			X			
Ecological Offsetting Strategy						
Rare, Threatened and Endangered Species Analysis						
Tree Inventory & Preservation Plan / Arborist Report						
Watercourse / Shoreline Protection, Enhancement and Restoration Plans						
Coastal Engineering Study						
Vegetation Protection, Enhancement and Restoration Plans						
Edge Management Plan						
Landscape Plan						
Site Plan / Draft Plan/R Plan			X			
Top of Bank Demarcation Mapping						
Floodplain Analysis						
Meander Belt Analysis						
Geotechnical / Soils Report			X			
Master Drainage Plan						
Slope Stability / Erosion Assessment						
Topographic Survey prepared by an OLS						
Hydrogeological Analysis including a Water Balance			X			
Phosphorus Budget			X			
Functional Servicing Report			X			
Stormwater Management Report			X			
Erosion and Sediment Control Plan			X			
Grading and Drainage Plan			X			
LSRCA Review Fee			X			

Comments:

The proposed development will meet the definition of 'Major Development' as per the Lake Simcoe Protection Plan (LSPP), and the Lake Simcoe Phosphorus Offsetting Policy (LSPOP) and will be required to meet Designated Policies 4.8 and 6.4 of the LSPP. Further, the subject property is within the Wellhead Protection Area (WHPA-Q) The following reports/analysis will be required to satisfy the above noted policies as part of a planning application submission:

- A Functional Servicing Report
- A Stormwater Management Report prepared in accordance with the LSRCA Technical Guidelines for Stormwater Management (SWM) Submissions, inclusive of a phosphorus budget and pre-and post-development water balance assessment. Please refer to the LSRCA Technical Guidelines for SWM Submissions: <https://www.lsrca.on.ca/Shared%20Documents/Technical-Guidelines-for-Stormwater-Management-Submissions.pdf>
- A Preliminary Phosphorus Budget prepared as part of an overall Functional Servicing Report or Preliminary Stormwater Management Report in accordance with policy 4.4.2 of the Lake Simcoe Phosphorus Offsetting Policy (LSPOP): <https://www.lsrca.on.ca/watershed-health/phosphorus>.
- Where the LSPOP applies, submissions are to be in accordance with the LSPOP found here: <https://www.lsrca.on.ca/Shared%20Documents/Phosphorus-Offsetting-Policy.pdf>
- Hydrogeological Analysis which demonstrates that the quality and quantity of groundwater and the function of the recharge area will be protected, improved, or restored. Post- to pre-development water balance assessment following the CA Hydrogeological guidelines for Land Development Applications: https://www.lsrca.on.ca/Shared%20Documents/permits/hydrogeological%20_guidelines.pdf?pdf=HydrogeologicaI-Guidelines.
- If infiltration mitigation plan (LIDs) are being proposed to address the loss of infiltration identified within the water balance assessment. This is usually contained in the Stormwater Management Report, through the design of appropriate LID measures. Seasonally high groundwater levels (from monitoring data) and in-situ soil percolation testing are required to support the design of any underground infiltration facility. Low Impact Development Treatment Train Tool can be found here: <https://www.lsrca.on.ca/Pages/LIDTTTool.aspx>.
- **NOTE:** A Natural Heritage Evaluation was previously submitted with the site plan application for the eastern portion of the subject lands (SITE 2) which identified a wetland feature located on the western portion subject to this proposed development. Wetland boundaries were flagged in the field and surveyed in consultation with an ecologist from the LSRCA on September 10 and October 11, 2019. Please contact LSRCA staff to discuss whether an updated study will be required and/or the scoping of same.

important Notes and References:

Information on LSRCA Review Fees can be found here: <https://www.lsrca.on.ca/permits/permit-fees>

The Applicant is required to provide completed and signed technical checklists (attached) as part of their submissions to the LSRCA. Properly developed technical studies, prepared in accordance with applicable technical guidelines, will support timely review by the LSRCA. It is expected that technical submissions by the Applicant will meet good practice and industry standards to minimize resubmissions and avoid unnecessary delay. These comments should only be considered valid for a period of 12 months.

LSRCA Hydrogeological Submission Acknowledgement

I, Name: _____, Credentials: _____ (i.e. P.Geo, or exempted P.Eng. as determined within the *Professional Geoscientists Act of Ontario*), confirm that I am a professional familiar with applicable documents, guidelines and criteria pertaining to groundwater management and that the submission entitled:

Report Name: _____, with associated Drawings: _____ has been reviewed by me and addresses the key components in the check list included below.

I acknowledge that hydrogeological sign-off or sign-off from another discipline pertaining to this submission or a portion of this submission does not constitute a permit from LSRCA. A permit will be required for all works within an LSRCA Regulated Area in accordance with Ontario Regulation 179/06 and additional information may be required as part of the permit process.

I acknowledge that an incomplete submission will result in processing delays and may be returned and/or additional information may be requested.

Signature: _____ Printed Name: _____

Name of Consulting Firm: _____

Date: _____ (mm/dd/yy)

LSRCA Hydrogeological Submission Checklist

The following checklist refers to the requirements when submitting a detailed design submission. These same requirements apply to functional design submissions as well, with the exception of the detailed design drawings. The functional design needs to provide sufficient detail to demonstrate the proposed development concept will be capable of meeting the hydrogeological requirements at the detailed design stage.

For items that have been included, please fill in the report section and report page along with appendix location or drawings pertaining to each item. For items not included, check "No" or "N/A" (Not Applicable) for each item. If "No" or "N/A" are checked, please provide an explanation in the note section of why the criteria do not apply in a particular instance. Please note that the submission may be deemed incomplete and that additional consultation with LSRCA may be required prior to submission acceptance.

The checklist below refers to requirements for every development type, therefore the **LSRCA Hydrogeological Submission Guidelines (2013)** should be referred to for specific study requirements for your type of Planning Act application. For example, the study scope may be reduced for single lot residential applications. Please contact LSRCA to scope study requirements prior to undertaking work.

Yes			No	N/A	Item	Comment
Report Section	Report Page	Drawing/ Appendix				
					Pre-submission consultation with LSRCA has been completed as recommended in the Hydrogeological Assessment Submission Guidelines (2013).	
					The hydrogeological report has been prepared as a standalone document . (i.e., all references, calculations and drawings, Thornthwaite-Mather water balance assessment, are included within the document).	
					A Hard Copy of all reports and all drawings (folded individually to 8.5" x 11" size) has been submitted for LSRCA review.	
					Geological Characterization as per Section 3.1	
					Test pits/Boreholes as per Section 3.1.6 (Required for detailed design)	
					Monitoring Wells as per Section 3.1.7 (Preliminary data required for functional design)	
					Private Well Survey as per Section 3.1.8	
					Characterization of the local hydrostratigraphy/hydrogeology as per Section 3.1.9	
					Description of Surface Water Features and Functions as per Section 3.1.10	
					Water Quality as per Section 3.1.12	
					D-5-5 Water Supply (private servicing only) as per Section 3.1.13	
					Groundwater Levels as per Section 3.2.1 (Preliminary data required for functional design)	

Yes			No	N/A	Item	Comment
Report Section	Report Page	Drawing/ Appendix				
					Pumping Tests as per Section 3.2.2	
					Groundwater Discharge (Baseflow) as per Section 3.2.3	
					Pre- and Post-Development Water Balance Assessment as per Section 3.2.4	
					D-5-4 (Onsite Sewage Systems only) as per Section 3.2.6	
					Infiltration/recharge mitigation plan as per Section 3.3	
					In-situ infiltration testing as per Section 3.3	
					Low impact development design calculations	

Submission/Resubmission Requirements:

1. A completed response matrix which includes a detailed response outlining how each of the comments above have been addressed with reference to applicable reports/drawings (i.e. specific sections/pages/details or tab identifiers).
2. The response matrix is to also include a summary of any additional changes to the design (i.e. in addition to those not identified in the detailed response to comments, and includes changes to reports, drawings, details, facility design, etc.).
3. All drawings are to be folded (8.5 x 11).
4. Reports and engineering drawings/details are to be signed and sealed by a Professional Geoscientist or Professional Engineer as appropriate.
5. Reports are to include a digital copy of applicable models on a Data CD or USB Thumb Drive.
6. All submissions/reports are to include applicable technical components which achieve the minimum requirements outlined in the LSRCA Technical Guidelines for Stormwater Management Submissions, September 2016.

LSRCA Engineering Submission Acknowledgement

I, Name: _____, Credentials: _____ (i.e. P.Eng., C.E.T.), confirm that I am a professional familiar with applicable documents, guidelines and criteria pertaining to stormwater management, erosion / sediment controls and natural hazards in the province of Ontario and that the submission entitled Report Name: _____

_____, with associated drawings Drawings: _____, has been reviewed by me and addresses the key components in the checklist included below.

I acknowledge that engineering sign-off or sign-off from another discipline pertaining to this submission or a portion of this submission does not constitute a permit from LSRCA. A permit will be required for all works within an LSRCA Regulated Area in accordance with Ontario Regulation 179/06 and additional information may be required as part of the permit process.

I acknowledge that an incomplete submission will result in processing delays and may be returned or rejected at the discretion of the Municipality in consultation with the LSRCA and/or additional information may be requested.

Signature: _____ Printed Name: _____

Name of Consulting Firm: _____

Date: _____ (mm/dd/yy)

LSRCA Engineering Submission Checklist

The following checklist refers to the requirements when submitting a detailed stormwater management submission. These same requirements apply to functional servicing reports (FSRs) as well, with the exception of the detailed design drawings. The FSR needs to provide sufficient detail to demonstrate the proposed development concept will be capable of meeting the stormwater management requirements at the detailed design stage.

For items that have been included in the submission, please fill in the report section and report page along with appendix location or drawings pertaining to each item in the checklist below.

For items not included, check “No” or “N/A (Not Applicable)” for each item in the checklist below. If “No” or “N/A” are checked, please provide an explanation of why the criteria do not apply in a particular instance and note that the submission may be deemed incomplete and that additional consultation with LSRCA will likely be required prior to submission acceptance. The sections noted in this check list refer to those contained within the **LSRCA Technical Guidelines for Stormwater Management Submissions**:

Yes			No	N/A	Item	Comment
Report Section	Report Page	Drawing/ Appendix				
					Pre-submission consultation with LSRCA has been completed as per Section 2.1.1.	
					The SWM report has been prepared as per Section 2.1.6 as a standalone document (i.e. all references, calculations and modelling are included within the document or a referenced appendix).	
					A Digital Copy of all reports and all drawings has been submitted for LSRCA review via a digital submission link.	
					Stormwater Quantity Peak Flow Control as per Section 3.2.1.	
					Stormwater Quantity Volume Control as per Section 3.2.4.	
					Safe conveyance of stormwater to a sufficient outlet as per Sections 3.2.2 / 3.2.3.	
					Stormwater Quality Control (80% TSS removal/Enhanced Level Treatment/Level 1 Treatment) as per Section 3.3.1.	
					Stormwater Quality Control (Phosphorus Removal) as per Section 3.3.2 and as outlined in the Lake Simcoe Protection Plan.	
					Stormwater Quality Control (Other Pollutants) as per Sections 3.3.3 – 3.3.7	
					Stream Erosion Control as per Section 3.4.	
					A Water Balance / Groundwater analysis as per Section 4.0.	
					The Lake Simcoe Phosphorus Offsetting Policy (LSPOP) including a Phosphorous Budget completed for the site using the MOE PTool or STEP's LID TTT as per Section 3.3.2	

Yes			No	N/A	Item	Comment
Report Section	Report Page	Drawing/ Appendix				
					Natural Hazards including floodplain (hydraulics, hydrology, mapping and cut / fill balance if applicable.)	
					SWM Modelling (hydrology and hydraulics) including digital files and all supporting SWM calculations .	
					Erosion and Sediment Control as per Section 5.0. (Drawings to be provided at the detailed design stage)	
					The general requirements, as per Appendix A of the LSRCA Technical Guidelines for SWM Submissions. Please note that this Appendix is not an exhaustive list and that additional site-specific requirements may apply.	

Submission/Resubmission Requirements:

7. A completed response matrix which includes a detailed response outlining how each of the comments above have been addressed with reference to applicable reports/drawings (i.e. specific sections/pages/details or tab identifiers).
8. The response matrix is to also include a summary of any additional changes to the design (i.e. in addition to those not identified in the detailed response to comments, and includes changes to reports, drawings, details, facility design, etc.).
9. Reports and engineering drawings/details are to be signed and sealed by a Professional Engineer.
10. Reports are to include a digital copy of applicable models within the submission link or on a Data CD or USB Thumb Drive.
11. All submissions/reports are to include applicable technical components which achieve the minimum requirements outlined in the LSRCA Technical Guidelines for Stormwater Management Submissions, March 2022.