



March 16th, 2023

Re: **Seaton (TFPM) Inc.**
Draft Plan of Subdivision – PRE 028/22
Pre-Consultation Comments
Toronto and Region Conservation Authority (TRCA)

We are currently in the process of clearing conditions of the Pre-Consultation for the above captioned project. The following provides each of the TRCA's conditions of approval for Seaton (TFPM) Inc., as well as how the condition has been, or will be satisfied in ***bolded italics***. With your co-operation, we are working towards having this clearance complete as soon as possible.

Seaton (TFPM) Inc. (PRE 28/22) is proposing a draft plan of subdivision and a zoning by-law amendment for lands located north of the Phase 2 Mattamy (Seaton) Limited lands. The proposal includes: 203 detached dwellings, 90 street townhouses, 23 rear-lane townhouses, and 52 back-to-back townhouses. The plan also includes a 2.56 hectare elementary school block, a 0.95 hectare park block, and a 1.65 hectare stormwater management pond block. The applicant seeks to rezone the subject property from Agriculture "A" zone, and to add these lands to the Seaton Zoning By-law 7364/14 in appropriate zone categories to facilitate the implementation of the draft plan of subdivision.

Attn: Steve Heuchert, Stephanie Dore

- Condition #1: TRCA staff understand that there is a new draft plan of subdivision and zoning by-law amendment application being applied for by Seaton TFPM Inc. as it relates to the lands located north of the Phase 2 Mattamy Limited Lands. TRCA staff will require the following in order to review these applications:
1. Functional Servicing & Stormwater Management Report including all relevant calculations
 - a. Reports included in submission from RJ Burnside
 2. Environmental Impact Statement (Terms of Reference to be provided to TRCA staff prior to study completion for review)
 - a. RJ Burnside and Mattamy will request a meeting with the TRCA to discuss next steps
 3. Hydrogeology Assessment
 - a. Reports included in submission from RJ Burnside
 4. Geotechnical Investigation if required for any SWM outfalls or other infrastructure
 - a. Report included in submission from Golder Associates
 5. Planning Justification Report
 - a. Report included in submission from Korsiak
 6. Civil Drawings including Site Grading & Site Servicing
 - a. Drawings included in submission from RJ Burnside

7. Site Plan and Phasing Plans
 - a. No Site Plan/Phasing Plans provided at this time as the phasing is unknown currently.
8. Conceptual Landscape/Planting Plans
 - a. Landscapae/Planting Plans will be provided at a later submission / detailed design
9. Erosion and Sediment Control and Construction Management Plans
 - a. Drawings included in submission package from RJ Burnside.
10. TRCA Planning Review Fee: for Draft Plan of Subdivision 10ha to 25ha, Complex: \$67,375.00. This includes the ZBA application review fee as we use the greater of the two for combined applications.
 - a. Fees have been dropped off to Stephaine. Please advise if anything is outstanding

Please let me know if you require any further information or clarification.

Sincerely,

Andrew Scott
Land Development – Project Manager
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