

**PDF – A11 LAND FORM CONSERVATION,
PREPARED BY CUNNINGHAM
ENVIRONMENTAL ASSOCIATES,
DECEMBER, 2023**

LANDFORM CONSERVATION ASSESSMENT

1972229 Ontario Ltd.

5239 Old Brock Road

Lots 16, 17, 18 and 20 and Part of

Lots 15, 19, 21 and 27 and Parts of Alfred Street and Tracey Street

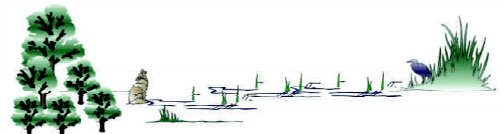
Registered Plan 94

Geographic Township of Pickering

Now in the City of Pickering

Regional Municipality of Durham

December 2023



Cunningham Environmental Associates

December 18, 2023

File No. 1917

Mr. Art Sympatico
Sympatico Group (1972229 Ontario Ltd.)
Sympatico Property Services Ltd.
91 Esna Park Drive, Unit #1
Markham, Ontario L3R 2R2

Re: Landform Conservation Assessment, 1972229 Ontario Ltd., 5329 Old Brock Road, Lots 16, 17, 18 and 20 and Parts of Alfred Street and Tracey Street, Registered Plan 94, Geographic Township of Pickering, Now in the City of Pickering, Regional Municipality of Durham: Our File 1917

Dear Mr. Sympatico:

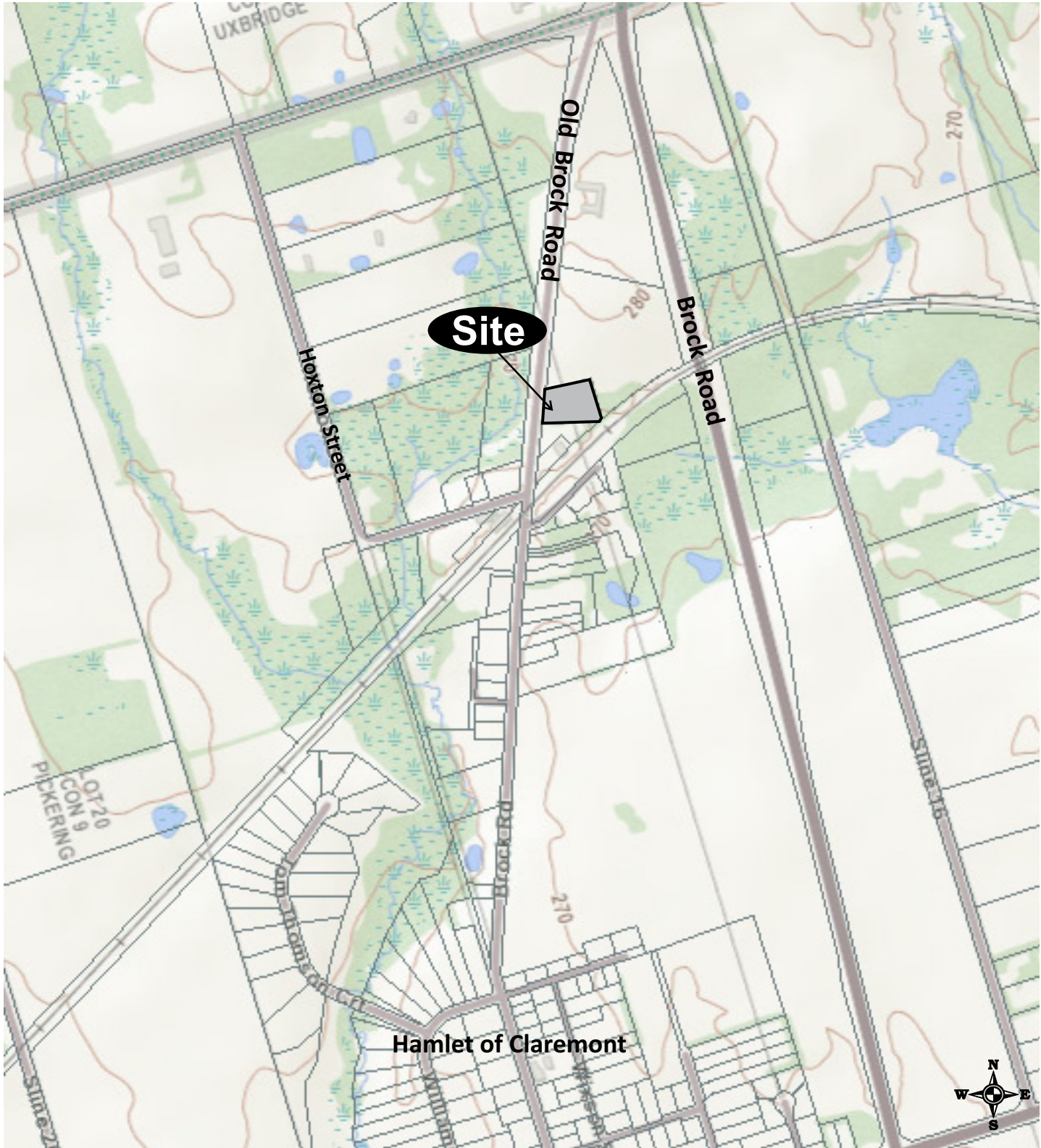
1.0 BACKGROUND

Cunningham Environmental Associates (CEA) was retained in May 2019 by the Owner (1972229 Ontario Ltd.) of a parcel of land (herein known as the “subject property”, “property” or “site”), located at 5329 Old Brock Road, in the Hamlet of Claremont, City of Pickering, Regional Municipality of Durham, Ontario. The property is relatively flat, with the exception of the intermittent tributary which borders the southern property perimeter. The property is roughly rectangular in-shape and covers approximately 0.060 hectares (1.5 acres). **Figure 1** schematically shows the location of the subject property in a local context.

The entire property lies within the Oak Ridges Moraine (ORM), namely within the ORM Rural Hamlet and Rural Settlement Designation. The majority of the property is regulated under the **Conservation Authorities Act** (Conservation Ontario 2023), with the majority of the property regulated by the **Toronto Region Conservation Authority (TRCA) Ontario Regulation 166/06** (Province of Ontario 2006), with the exception of a small triangle-shaped portion in the southeast corner.

It is to be noted that a Natural Heritage Evaluation (CEA 2021) was previously submitted and reviewed by the TRCA. **Figure 2** schematically shows the Ecological Land Classification (ELC) Unit – Vegetation Communities and on-site structures and equipment as of the spring and summer of 2019.

There are other technical reports, drawings and figures listed in the City of Pickering Pre-Consultation Meeting Minutes/Meeting Summary (City of Pickering 2019), which have been submitted in regards to the proposed Zoning By-law Amendment Application No. A 14/21, as well as a Site Plan Approval (SPA) application.



<https://www.google.ca/mpashl=en>

Figure 1. Study Site Location

Scale 1:NTS*

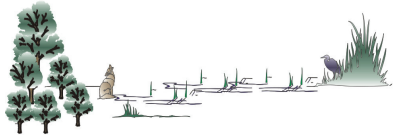
5329 Old Brock Road

Hamlet of Claremont
City of Pickering

1972229 Ontario Ltd.
Lots 16, 17, 18 and 20
and Part of Lots 15, 19, 21, and 22
and Part of Alfred Street
and Part of Tracey Street

Registered Plan 94
Geographic Township of Pickering
Now in the City of Pickering, Regional Municipality of Durham

 subject property





Cunningham Environmental Associates



Figure 2. Ecological Land Classification (ELC) Units

5329 Old Brock Road
 Hamlet of Claremont
 City of Pickering

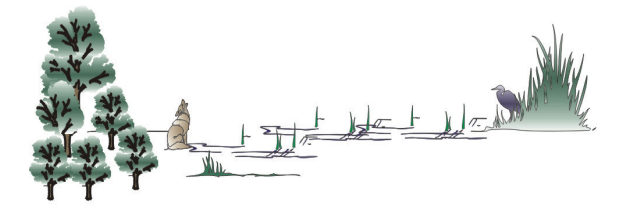
1972229 Ontario Ltd.*
 Lots 16, 17, 18 and 20
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 and Part of Alfred Street
 and Part of Tracey Street
 Registered Plan 94
 Geographic Township of Pickering
 Now in the City of Pickering,
 Regional Municipality of Durham

-  subject property boundary (approx.)
-  intermittent swale/drainage ditch (direction of flow)

Ecological Land Classification Code
 (see Table 1 for details)

CVR_4	Rural Residential (gravel yard - pad)
MEGM3-4	Mineral Cultural Meadow
FODM11	Naturalized Deciduous Hedgerow
FOCM5	Naturalized Coniferous Hedgerow
FODM4-11	Dry-Fresh Black Locust Woodland (copse)
SWDM4-5	Poplar Mineral Deciduous Swamp
MAMM1-12/MASM1-1	Common Reed Graminoid Mineral Meadow Marsh/Cattail Mineral Shallow Marsh

* First Base Solutions (FBS)
 Coloured Orthophoto (2019)
 Scale 1:575 (approx.)



Cunningham Environmental Associates

As part of TRCA review and comments in regards to the proposed Zoning By-law Amendment Application No. A 14/21 (TRCA 2022a), the TRCA has requested the submission of a Landform Conservation Assessment to show conformity with Oak Ridges Moraine Conservation Plan (ORMCP) Technical Paper #4 Land Conservation. However, as CEA understands at present ORMCP issues are no longer under the jurisdiction of the TRCA, as of the passing of Bill 23 (Province of Ontario 2022). However, based on a review of the City of Pickering Official Plan (City of Pickering 2018), there are policies which apply to ORMCP Landforms. Chapter 16 – Development Review, Policy 16.41 Landform Conservation Areas – Oak Ridges Moraine is applicable to the subject property. There are also Durham Region ORMCP Landform policies applicable to the proposed development.

The Pickering OP policy reads as follow:

16.41 *City Council, in recognition of the need to maintain the significant landform conservation areas (Categories 1 and 2) on the Oak Ridges Moraine as shown on Schedule VI:*

(a) maintain significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;

(b) limit the portion of the net developable area of the site that is disturbed to not more than 25 percent of the total area of the site, and limit the net developable area of the site that has impervious surfaces to not more than 15 percent of the total area of site for areas shown as Category 1 Areas with the exception of mineral aggregate operations (see Schedule VI);

(c) limit the portion of the net developable area of the site that is disturbed to not more than 50 percent of the total area of the site, and limit the net developable area of the site that has impervious surfaces to not more than 20 percent of the total area of the site for areas shown as Category 2 Areas with the exception of mineral aggregate operations (see Schedule VI);

(d) require proponents of an application for major development with respect to land in a landform conservation area (Categories 1 and 2) to include a landform conservation plan that:

- (i) identifies elevation contours in sufficient detail to show the basic topographic character of the site, with an interval of not more than 2.0 metres;
- (ii) analysis of the site by slope type;
- (iii) identifies significant landform features such as kames, kettles, ravines and ridges; and
- (iv) identifies all water bodies including intermittent streams and ponds;

(e) require that the landform conservation plan shall also include a development strategy that identifies appropriate planning, design and construction practices to minimize disruption to landform character, including:

- (i) retention of significant landform features in an open, undisturbed form;
- (ii) road alignment and building placement to minimize grading requirements;
- (iii) concentration of development on portions of the site that are not significant;
- (iv) use of innovative building design to minimize grading requirements; and
- (v) use of selective grading techniques;

(f) require that proponents of an application for development or site alteration with the exception of mineral aggregate operations that does not constitute major development, with respect to land in a landform conservation area (Categories 1 and 2), shall require a site plan that:

- (i) identifies the areas within which all building, grading and related construction will occur; and
- (ii) demonstrates that buildings and structures will be located within the areas referred to in clause (i) so as to minimize the amount of site alteration required; and

(g) require Site Plan Control to limit grading and the alteration of the natural landscape to implement the policies of this section of the Plan.

As stated in TRCA (2022), the proposed development includes: a landscape and pool installation business; outdoor storage of landscape material; an office; and a storage barn for landscape equipment and materials. Proposed Zoning By-law Amendment No. A 14/21 will permit the existing landscape and pool installation business.

2.0 METHODS

Extensive natural environment field inventories were undertaken as part of the Natural Heritage Evaluation (CEA 2021). CEA is knowledgeable as to the land use, topography and drainage, soils and groundwater based on the team consulting reports, drawings and figures prepared for the proposed development and uses on the property. In this regard, the NHE (CEA 2021) should be consulted in its entirety for details as to these physical and natural parameters.

The ORMCP Technical Paper Services 4 – Landform Conservation has been reviewed as to its applicability to the proposed development. Technical drawings provided to CEA which are germane to the proposed development and protection of the Category 2 Landform Conservation area as identified under the ORMCP, Durham OP and Pickering OP.

In addition to the Category 2 Landform Conservation Assessment issues, the TRCA provided Ecology Comment 3 as follows: *“TRCA accept the species proposed in the buffer planting plan. Please update the planting plan to include the quantity of each species proposed. Please see TRCA Mix Guideline to help with the soil preparation and improvements to the planting plan.”*

3.0 GENERAL FINDINGS

3.1 Category 2 Landform

As shown and surveyed on the Sketch Showing Topographic Information – **Figure 3** (ertl surveyors 2017), the spot topographical elevations show the majority of the property is relatively flat from north to south and west to east. Spot elevations around the edges of the proposed development area range from 271.05 masl at the north property edge, to 270.55 masl at the south edge along the edge of the intermittent tributary, to 270.72 masl at the west property edge. Other technical drawings germane to the assessment of ORMCP landforms and protection of the on-site natural features (unevaluated wetland, intermittent tributary, black locust woodland, and hedgerows) are shown on **Figure 4** – Site Grading, ESC+Construction Management Plan (Valdor Engineering Inc. 2021) and **Figure 5** – SWM Drainage Plan Post-Development (Valdor Engineering In. 2023).

SKETCH SHOWING
 TOPOGRAPHIC INFORMATION
 LOTS 16, 17, 18, AND 20
 AND PART OF LOTS 15, 19, 21 AND 22
 AND PART OF ALFRED STREET
 AND PART OF TRACEY STREET,
 REGISTERED PLAN 94
 GEOGRAPHIC TOWNSHIP OF PICKERING,
 NOW IN THE,

CITY OF PICKERING
 REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:250
 0 1 2 3 4 5 10 15 20 metres

© COPYRIGHT
 ertl surveyors 2017
 Ontario Land Surveyors

Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Caution
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE
 USED FOR EXCEPT FOR THE PURPOSE INDICATED IN
 THE TITLE BLOCK.
 THIS SKETCH IS PROTECTED BY COPYRIGHT ©

Notes
 THE LOCATION IS AT 5329 OLD BROCK ROAD, CITY OF
 PICKERING.
 FIELD WORK WAS COMPLETED ON 10TH DAY OF MARCH,
 2017.
 THIS SKETCH IS AN ORIGINAL IF EMBOSSED BY THE
 SURVEYOR'S SEAL, OR IF IT IS PDF CERTIFIED IN AN
 ELECTRONIC VERSION.

Benchmark
 CITY OF PICKERING BENCHMARK No.9-004
 ELEVATION = 272.553m

- Legend**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - IB DENOTES STANDARD IRON BAR
 - N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST
 - UP DENOTES UTILITY POLE
 - DS DENOTES DOOR SILL
 - WS DENOTES WOOD STAKE
 - DENOTES DECIDUOUS TREE
 - ⊙ DENOTES CONIFEROUS TREE
 - ∅ DENOTES INDICATES DIAMETER

Revision note
 ADDED TOPOGRAPHIC INFORMATION
 ON NOVEMBER 21ST, 2018
 ADDED TOPOGRAPHIC INFORMATION
 ON JUNE 14TH, 2019

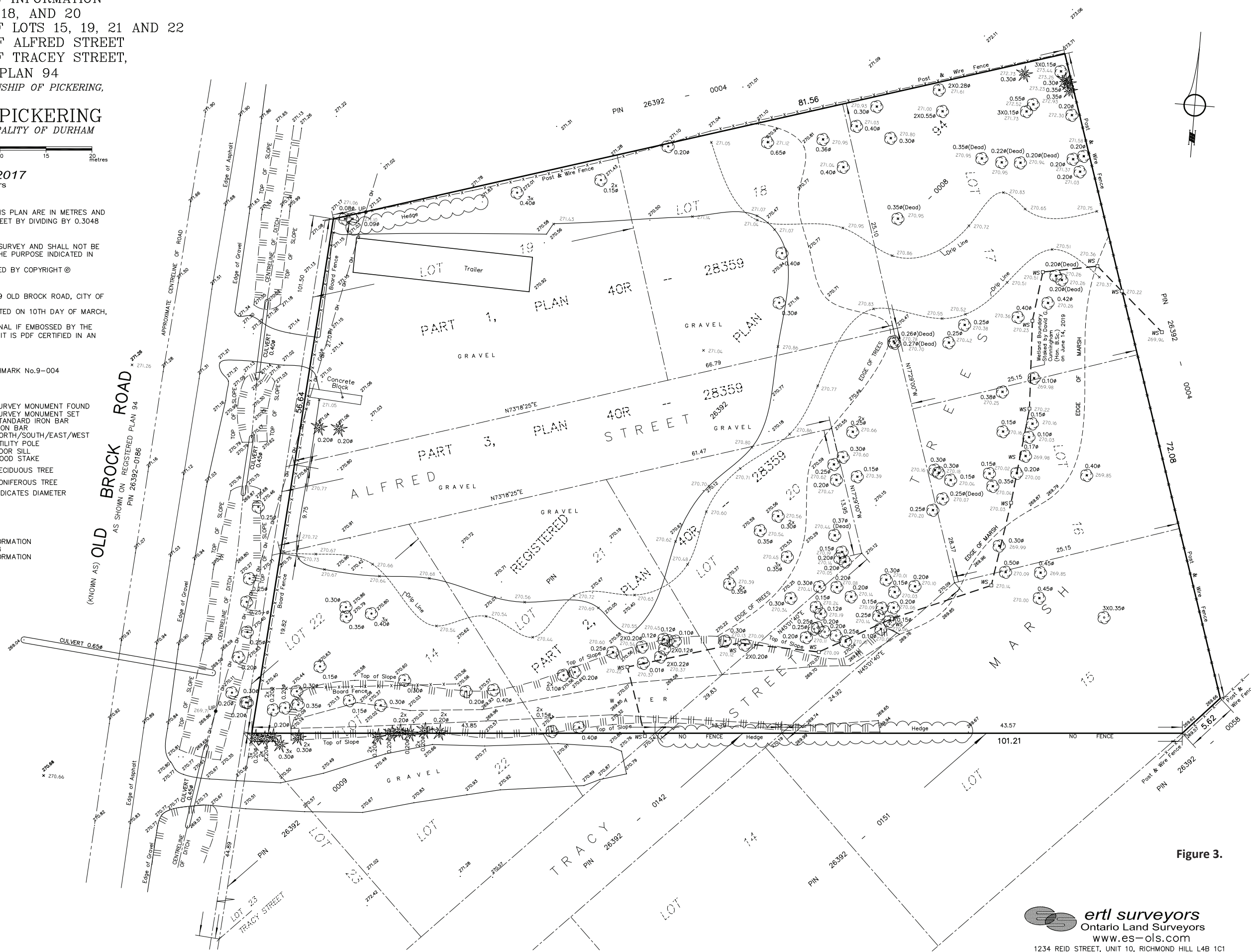
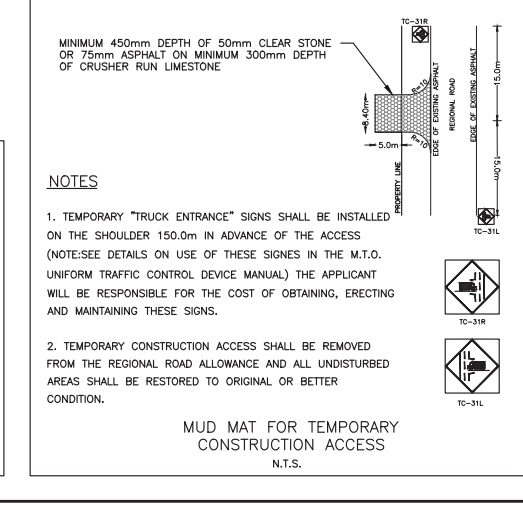
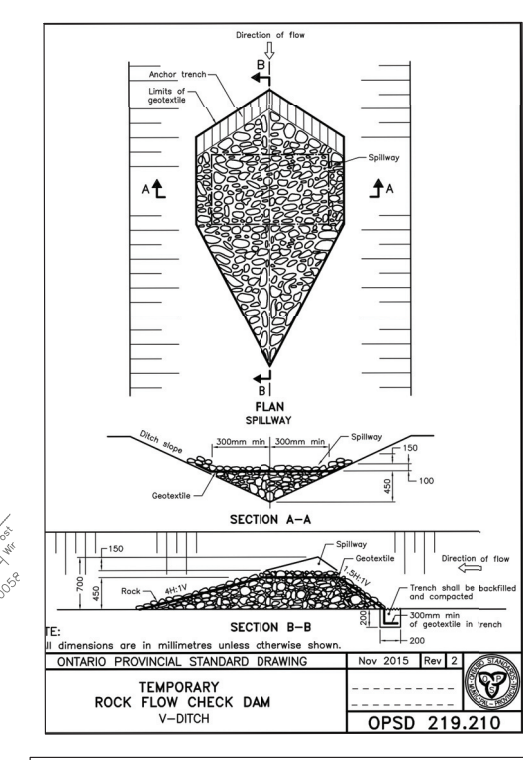
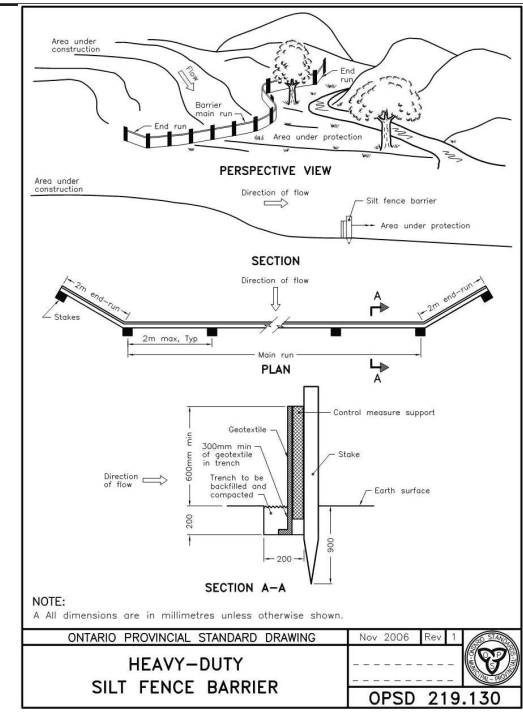
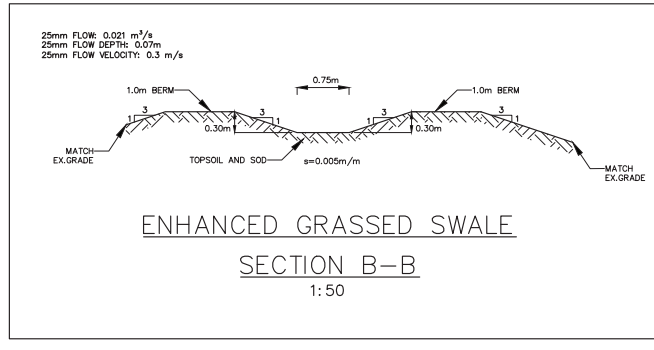
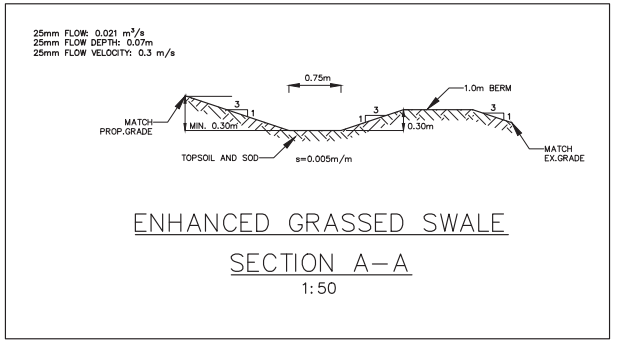


Figure 3.

"THIS IS NOT
 AN ORIGINAL COPY
 UNLESS
 EMBOSSED WITH
 SEAL."



- ESC NOTES AND GENERAL NOTES:**
- ALL SEDIMENT AND EROSION CONTROL MEASURES TO REMAIN THROUGHOUT THE DURATION OF THE SITE CONSTRUCTION UNLESS OTHERWISE NOTED.
 - ROUGH GRADE THE SITE BY PLACING CUT MATERIAL IN FILL AREAS. IMPORTED FILL TO BE PLACED AND COMPACTED IN FILL AREA.
 - ALL FILL TO BE PLACED AND COMPACTED TO 98% SPD ENGINEERED FILL STANDARDS WITH LIFTS NOT EXCEEDING 0.2m IN HEIGHT UNDER THE SUPERVISION AND TESTING BY THE GEOTECHNICAL ENGINEER.
 - MUD MAT TO BE REMOVED ONCE THE CONSTRUCTION IS COMPLETE.
 - SILT FENCE AND ROCK CHECK DAM TO BE INSPECTED REGULARLY AND REPAIRED/MAINTAINED AS NECESSARY.
 - SILT FENCE AND ROCK CHECK DAM TO BE REMOVED UPON COMPLETION OF CONSTRUCTION AND STABILIZATION OF DISTURBED AREAS.
 - ROADS TO BE CLEANED PERIODICALLY TO AVOID ACCUMULATION OF MUD, AS REQUIRED.



- CONSTRUCTION MANAGEMENT NOTES:**
- ALL OF THE CONTRACTOR'S OPERATIONS AND ACTIVITIES SHALL BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE ONTARIO TRAFFIC MANUAL (OTM) FOR TEMPORARY CONDITIONS - BOOK 7, MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS PER THE OCCUPATIONAL HEALTH AND SAFETY ACT. ALL CONSTRUCTION EQUIPMENT TO BE PARKED ON-SITE THROUGHOUT THE ENTIRE DURATION OF CONSTRUCTION. IN ADDITION, NO VEHICLE PARKING AND/OR EMPLOYEE PARKING ASSOCIATED WITH THE PROPOSED DEVELOPMENT WILL BE PERMITTED ALONG MCCACHEN STREET.
 - HOURS OF OPERATION (INCLUDING ANY DELIVERY OF MATERIAL AND EQUIPMENT) SHALL BE AS PER CITY OF PICKERING NOISE BY-LAWS.
 - THE CONTRACTOR SHALL BE REQUIRED TO PREVENT DUST NUISANCE RESULTING FROM CONTRACTOR OPERATIONS. WHERE THE WORK WILL RESULT IN THE CREATION OF SUFFICIENT DUST TO IMPACT ADJACENT LANDOWNERS, ROADWAYS OR THE GENERAL PUBLIC, THE CONTRACTOR WILL BE RESPONSIBLE TO ENSURE DUST CONTROL MEASURES ARE IMPLEMENTED. THE COST OF ALL SUCH DUST CONTROL PREVENTATIVE MEASURES SHALL BE BORNE BY THE CONTRACTOR, INCLUDING THE PLACEMENT OF WATER OR CALCIUM CHLORIDE AS DIRECTED BY THE CONTRACT ADMINISTRATOR OR THE CITY OF PICKERING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIRT AND MUD THAT IS TRACKED ONTO THE ROADWAYS FROM VEHICLES ENTERING OR LEAVING THE SITE. THE CONTRACTOR SHALL, UPON REQUEST FROM THE CONTRACT ADMINISTRATOR, IMMEDIATELY PROCEED WITH A CLEAN-UP OPERATION AT HIS EXPENSE.
 - FOR STORMWATER RUN-OFF CONTROLS, DETAILS PERTAINING TO SILT FENCE, SEDIMENT BASIN AND MUD MAT, REFER TO THE EROSION & SEDIMENT CONTROL PLANS.
 - TEMPORARY LANE CLOSURES AND ENCROACHMENTS TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION. PERMANENT SIGNS AND LANE MARKINGS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE ONTARIO TRAFFIC MANUAL (OTM) FOR TEMPORARY CONDITIONS - BOOK 7 AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL PROPOSED TRAFFIC CONTROL DEVICES AND SIGNAGE MUST BE MAINTAINED IN THEIR PROPER LOCATION, CLEANED, WEIGHTED DOWN BY SANDBAGS ONLY AND MAINTAINED THROUGHOUT THE DURATION OF THE WORK.
 - NO LANE CLOSURES ARE PERMITTED ON WEEKDAYS BETWEEN THE HOURS OF 7:00 A.M. TO 9:30 A.M. AND 3:30 P.M. TO 6:00 P.M. THE CONTRACTOR MUST BE AWARE OF HEAVY TRAFFIC VOLUMES DURING THE MORNING AND EVENING RUSH HOURS. UNLESS OTHERWISE NOTED, WORK MUST BE SCHEDULED RESPECTING TRAFFIC FLOWS. TAKING PLACE 9:30AM AND 3:30PM ON WEEK-DAYS.
 - THE CONTRACTOR SHALL PROVIDE TO THE CITY, A 24-HOUR CONTACT, WHICH MUST BE MADE AVAILABLE THROUGHOUT THE DURATION OF THE PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS IN ADVANCE OF COMMENCING WORK AS DETERMINED BY THE CITY (IE. ROAD OCCUPANCY PERMIT ETC.).

KEY PLAN
N.T.S.

LEGEND:

- ±188.50EX EXISTING ELEVATION
- ±188.50 PROPOSED ELEVATION
- 2.0% PROPOSED SLOPE
- PROPOSED SWALE
- PROPOSED OVERLAND FLOW DIRECTION
- FFE FINISHED GROUND FLOOR ELEVATION
- DS ROOF DOWNSPOUT
- SILTATION FENCE
- MUD MAT AT CONSTRUCTION ENTRANCE
- ROCK CHECK DAM

HEAVY-DUTY SILT FENCE BARRIER
OPSD 219.130

TEMPORARY ROCK FLOW CHECK DAM V-DITCH
OPSD 219.210

PROPOSED CONTRACTOR'S YARD
5329 OLD BROCK ROAD
CITY OF PICKERING

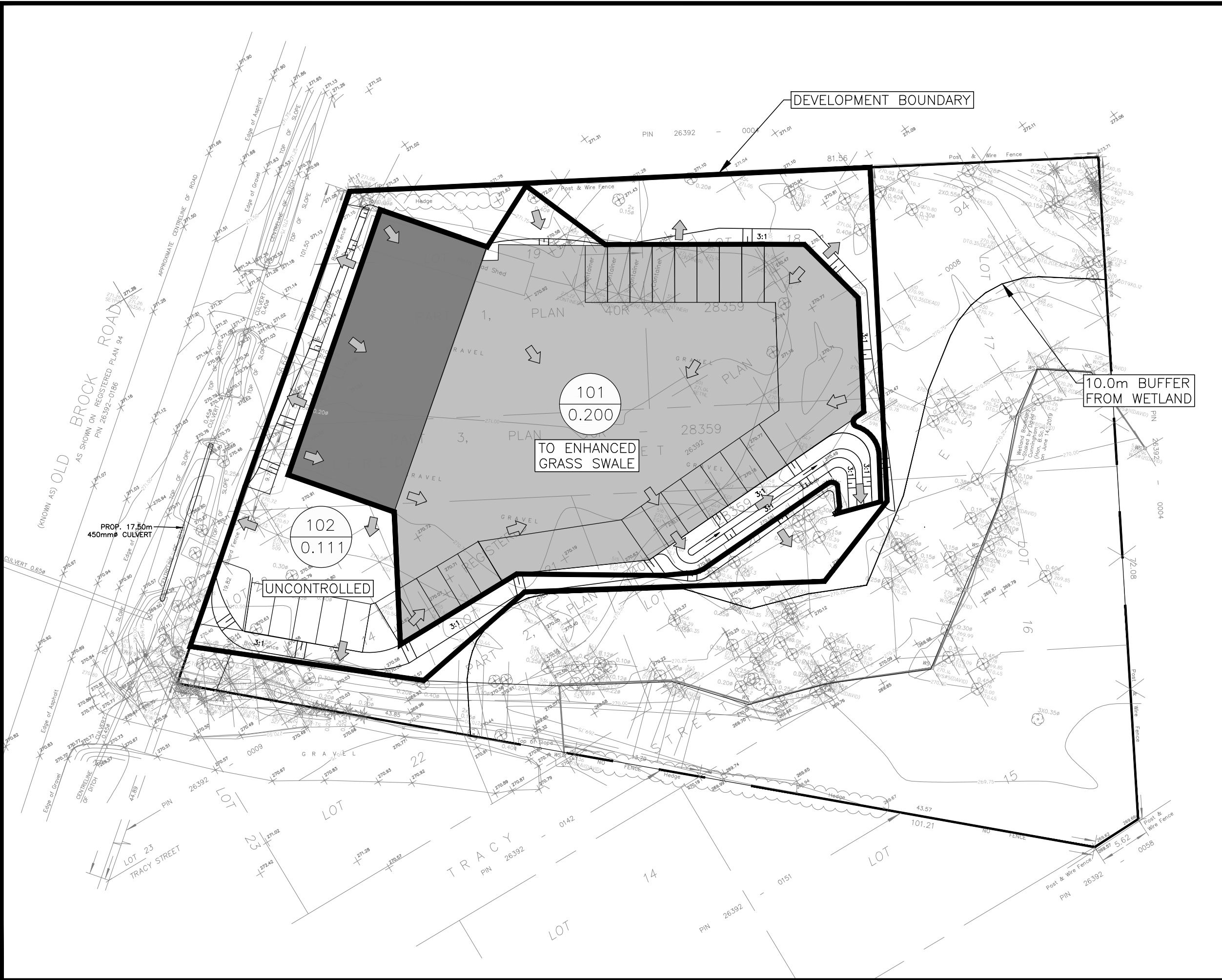
SITE GRADING, ESC+CONSTRUCTION MANAGEMENT PLAN

SCALE: 1:200
DATE OF DWG: AUG. 23, 2021
PROJECT NO.: 21130

DRAWN BY: P.Y.
CHD BY: D.G.

SG-1

VALDOR ENGINEERING INC.
Consulting Engineers - Project Managers
141 Rowley Road, Suite 2, Woodbridge, Ontario, L4 2P9
Tel: (905) 244-2051 Fax: (905) 244-2059
Email: info@valdoreng.com www.valdoreng.com



LEGEND

- 101 — CATCHMENT ID
- 10.00 — AREA (HA)
- DRAINAGE BOUNDARY
- ➔ OVERLAND FLOW

Figure 5.

PROJECT		PROPOSED CONTRACTOR'S YARD 5329 OLD BROCK ROAD CITY OF PICKERING	
TITLE		SWM DRAINAGE PLAN POST-DEVELOPMENT	
		 VALDOR ENGINEERING INC. Consulting Engineers - Project Managers 571 Chislea Road, Unit 4, 2nd Floor Vaughan, Ontario, L4L 8A2 TEL (905)264-0054, FAX (905)264-0069 E-MAIL: info@valdor-engineering.com www.valdor-engineering.com	
PREPARED BY	P.Y.	CHECKED BY	O.B.
SCALE	1:400	DATE	AUG. 2023
PROJECT	21130	FIGURE 1	

As stated in Section 4.2 of the ORMCP, the delineation and definition of a Category 2 (Moderately Complex Landform) is as follows:

4.2 Landform Conservation Areas - Category 2 (Moderately Complex Landform)

Landform conservation areas – Category 2 are land areas within the ORM that have significant portions of their land surface dominated by complex landform patterns. They have been identified by the province as areas having 20% to 50% of the land surface comprised of:

- lands with slopes in excess of 10%;
- land with distinctive landform features such as ravines, kames and kettles; and/or
- land with a diversity of land slope classes*.

Other land areas within the ORM not dominated by complex or distinctive landform features, are not subject to the landform conservation requirements of Section 30 and 35(6) of the ORMCP. Such features constitute less than 20% of the land surface.

The province has prepared **1:50,000** scale mapping that identifies the two landform categories occupying the ORM. This mapping can be used as a basis for determining where and how landform conservation policies should be applied to planning or development applications within the ORM.

As an alternative to using mapping provided by the province to identify Category 1 and 2 landform conservation areas, the municipality may develop more detailed landform conservation mapping provided:

- the mapping is prepared at a scale of 1:10,000 or greater; and
- the mapping is developed on the basis of comprehensive planning for landform units identified and/or approved by MNR.

The more detailed evaluation may be used to:

- refine the boundaries of the landform conservation areas (Category 1 and 2) identified by MNR in accordance with the criteria outlined in Section 30(3) of the ORMCP;
- demonstrate how the municipality will meet the impervious cover and disturbance requirements of Section 30(5) and 30(6) on a landscape rather than site specific basis; and/or
- develop a comprehensive landform conservation strategy consistent with the intent of the ORMCP to guide development.

Prior to developing such a strategy, the municipality must develop a term of reference that will be reviewed and approved by the province.

As stated above, *“Landform conservation areas – Category 2 are land areas within the ORM that have significant portions of their land surface dominated by complex landform patterns. They have been identified by the province as areas having 20% to 50% of the land surface comprised of:*

- *lands with slopes in excess of 10%;*
- *land with distinctive landform features such as ravines, kames and kettles; and/or*
- *land with a diversity of land slope classes*.”*

Based on the detailed 1:250 Sketch Showing Topographic Information – **Figure 3** (ertl surveyors 2017), the property, including the proposed development area **DOES NOT** contain: lands with slopes in excess of 10% (average slopes on the property are < 1.0%); land with distinctive landform features such as ravines, kames and kettle; and/or land with a diversity of land slope classes. Therefore, based on this analysis there is no Category 2 Landform Conservation Area on the property, based on the ORMCP Technical Paper #4 guidance. Other technical drawings relevant to the determination of the Category 2 Landform Conservation Assessment includes **Figure 6** (TVAL Planning & Design Consultants 2023).

3.2 Landscape Planting Plan (Green Area 804.30 m²)

As per TRCA Ecology Comment 3, *“TRCA accept the species proposed in the buffer planting plan. Please update the planting plan to include the quantity of each species proposed. Please see TRCA Mix Guideline to help with the soil preparation and improvements to the planting plan.”*

In terms of landscaping for the property, **Figure 6** Site Plan & Statistics shows the: proposed locations of metal fabricated storage barn; parking spaces, open storage areas; and storage bins, the Industrial Commercial Area (3110.29 m²). The Industrial Commercial Area more or less is restricted to the gravel yard – pad shown as CVR_4 on **Figure 2**. The strip of disturbed grassland bordering the gravel yard – pad, shown as Green Area (864.30 m²) border the outer edges on the pad on the north, east and south sides. All perimeters of the work area will be fenced.

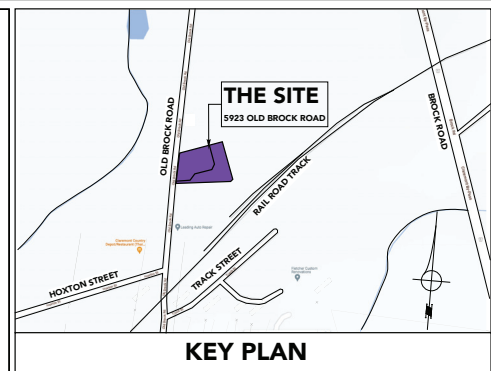
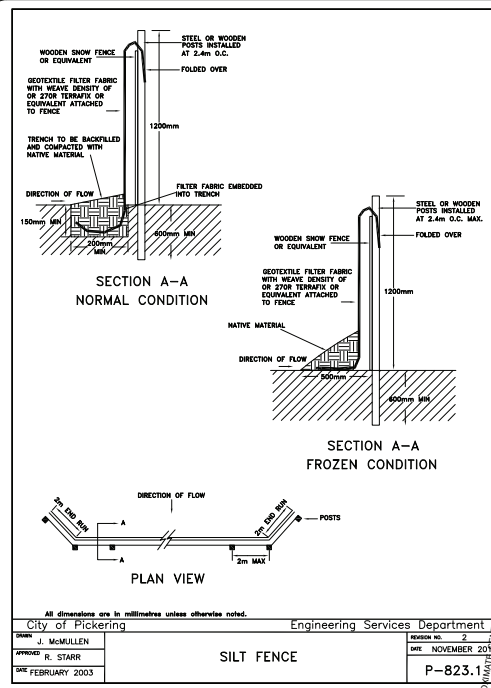
It is intended, that this disturbed grassland area (as of 2019) will be planted with a restoration grass seed mix suited for the topography, soils and moisture conditions in the Green Area. Seeding will be based on the: 1) Post-construction Soil Quality and Depth; 2) Selection of Seed Mixes; 3) Seed Mix Application; Timing; and 4) Caveats, as outlined in the TRCA Seed Mix Guideline V.2.0 (TRCA 2022b).

As per Appendix B: Seed Mix Examples in TRCA (2022b), Table 1 Nurse and Cover Crops, namely Native Perennials such as Canada Wild Rye (*Elymus canadensis*), Virginia Wild Rye (*Elymus virginicus*) and Riverbank Wild Rye (*Elymus riparius*). Other suitable grasses for the flat terrain and gentle slopes in the Grass Area, could include Switch Grass (*Panicum vulgare*), Fringed Brome (*Bromus ciliatus*), along with sedges. It is our opinion that as the Owner owns a landscape company, input as to what native seed mix to plant in the Green Area should include their suggestions, in consult with the TRCA and the Owners landscape architect.

4.0 PROFESSIONAL OPINION & CONCLUDING REMARKS

Based on the previous field work and our knowledge of the property, we have concluded that the proposed development will not affect the ecological integrity of the ORMCP Category 2 Landform which exists off site, and not on-site.

As shown on **Figure 3** the slope differential from north to south and west to east is less than 1 percent, showing the property is more or less flat. Therefore, the landform feature within the property is not considered a Category 2 Landform or a Category 1 Landform as defined in the ORMCP. None of the proposed development area lies within an ORMCP landform and neither do the other wooded and wetland features on and abutting the property.



TOPOGRAPHIC SKETCH SHOWING LOTS 16, 17, 18, AND 20 AND PART OF LOTS 15, 19, 21 AND 22 AND PART OF ALFRED STREET AND PART OF TRACEY STREET, REGISTERED PLAN 94 GEOGRAPHIC TOWNSHIP OF PICKERING, NOW IN THE, CITY OF PICKERING REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:250
 © COPYRIGHT ertl surveyors 2017
 Ontario Land Surveyors

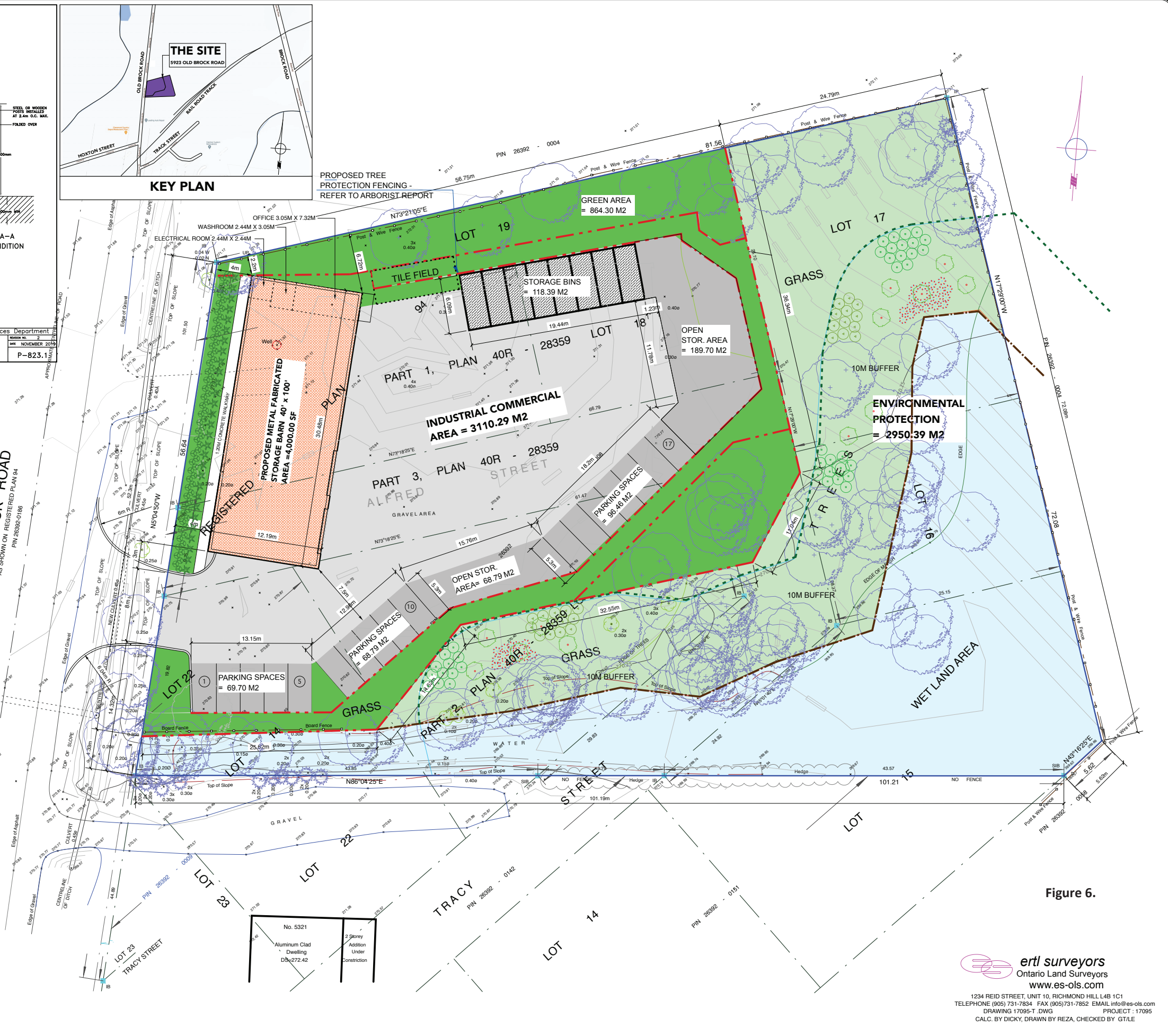
Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Benchmark
 CITY OF PICKERING BENCHMARK No.9-004 ELEVATION = 272.553 m

Notes

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST
- UP DENOTES UTILITY POLE
- DS DENOTES DOOR SILL
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- DENOTES INDICATES DIAMETER

SITE STATISTICS	5329 OLD BROCK RD.
ZONING	
LOT AREA	6060.68 M ²
AREA OF INDUSTRIAL COMMERCIAL	3,110.29 M ²
STORAGE BARN CONTAINERS X 8	371.60 M ² 118.39 M ²
BUILDING AREA	489.99 M ² [8.08%]
GRAVELLED DRIVEWAY PARKING AREA AND SIDEWALK	982.22 M ²
OPEN STORAGE	258.49 M ²
GREEN AREA	1,379.59 M ²
ENVIRONMENTAL PROTECTION AREA	2,950.39 M ²



TVAL DESIGN
 PLANNING & DESIGN CONSULTANTS
 8 WELLESLEY ST EAST SUITE 702
 TORONTO, ONTARIO, M4T 3B2

Revisions:

No.	Date	Issuance and/or Revisions	By
7	03 2023	REVISED LAYOUT	AD
6	03 2021	PROVIDE SITE STATISTICS	AD
5	11 2020	GENERAL REVISIONS	AD
4	04 2020	REV DRAWINGS WITH EROSION CONTROL FENCE & DETAIL	AD
3	03 2020	REVISED PER NEW SURVEY	AD
2	05 2019	REVISED LAYOUT	AD
1	08 17	ISSUED FOR CLIENT REVIEW	AD

Note:
 All drawings are the property of this firm and shall not be used without their expressed written consent.
 Contractors shall check and verify all dimensions and elevations and report any discrepancies before commencement of work.
 All work to conform with all governing codes and by-laws. All prints of plans and specifications are the property of the designer and shall be returned upon completion of work.
 Do not scale drawings dimensions to take precedent over scale.

TONY VALENTIN DESIGN
 QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code
 TONY VALENTIN 20917
 TONY VALENTIN 04 08 15
 TONY VALENTIN 28858
 TONY VALENTIN DESIGN 28858

Grant Morris Associates Ltd.
 PLANNING & DEVELOPMENT CONSULTANTS
 367 SHEPPARD AVE., PICKERING, ONTARIO L1V 1E8
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 EMAIL: grant.morris@rogers.com

Project title:
PROPOSED DEVELOPMENT
 5329 OLD BROCK ROAD
 CITY OF PICKERING
 CLIENT:

Drawing title:
SITE PLAN & STATISTICS

Drawn By: Arnel
 Designed By:
 Checked By:
 Date: AUG 2017
 Scale: 1:200 M

project no.
 sheet no.
A1
 of sheets

ertl surveyors
 Ontario Land Surveyors
 www.es-ols.com
 1234 REID STREET, UNIT 10, RICHMOND HILL, L4B 1C1
 TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com
 DRAWING 17095-T.DWG PROJECT: 17095
 CALC. BY DICKY, DRAWN BY REZA, CHECKED BY GT/LE

Figure 6.

5.0 REFERENCES

AVTL Planning & Design Consultants.

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ertl surveyors.

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Sincerely,

CUNNINGHAM ENVIRONMENTAL ASSOCIATES



David G. Cunningham, Spec. Hons. BSc.
Senior Ecologist/Principal

c.c. Grant Morris Associates Ltd.