

July 25, 2025

CFN: 70383.04  
Ex. Ref: 68381.15

**BY E-MAIL ONLY** ([leo@almonthomes.ca](mailto:leo@almonthomes.ca))

Leo Perciasepe  
Apcom Enterprises Inc.  
15 Yorkton Boulevard  
Markham, ON, L6C 0J9

Dear Leo Perciasepe,

**Re: Concept Development Application – Submission 3**  
**1794 Appleview Road**  
**Lot 57, Plan 1051, Pickering**  
**North of Dunbarton Road & West of Appleview Road**  
**Applicant: Ashley Yearwood, Planning Peace of Mind Services Inc.**  
**Owner: Leo Perciasepe, Apcom Enterprises Inc.**

Toronto and Region Conservation Authority (TRCA) staff provide the following comments in response to the third submission of the referenced Concept Development Application. The list of materials reviewed by TRCA staff has been included in Appendix A.

**Recommendation**

Based on the review of revised plans, TRCA staff have no concerns with respect to the proposed development proceeding to the required Planning Act Applications at this time. Detailed comments are included in Appendix B of this letter. Please note some comments are deferred to the consent or permit review stage of the proposed development.

Should you have any questions or comments, please contact the undersigned.

Regards,

Terina Tam  
Senior Planner  
Development Planning and Permits | Development and Engineering Services  
437-880-2421  
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TT/tt

cc: Ashley Yearwood, Planning Peace of Mind Services Inc.: [ayearwood81@gmail.com](mailto:ayearwood81@gmail.com)

Liam Crawford, City of Pickering: [lcrawford@pickering.ca](mailto:lcrawford@pickering.ca)

## **Appendix A: Materials Reviewed by TRCA**

The following materials were received by TRCA:

- TRCA Comment Matrix, prepared by applicant, dated May 23, 2025, received by TRCA on May 23, 2025;
- Surveyor's Real Property Report and Topography, prepared by r-pe Surveying Ltd., dated July 4, 2025, received by TRCA on July 4, 2025;
- Slope Stability Assessment, prepared by Soil Engineers Ltd, dated June 11, 2025, received by TRCA on June 11, 2025.

**Appendix B: Detailed Comments**

The following comments are based on a review of the materials noted in Appendix ‘A’ and pertain to regulations under the Conservation Authorities Act and TRCA’s Mandatory Programs and Services:

#	Description	TRCA Comment Submission #1	TRCA Comment Submission #2	Applicant Response Submission #2	TRCA Comment Submission #3
1	Long-Term Stable Top of Slope (LTSTOS)	<p>Please submit a stamped geotechnical report. The scope of work for the geotechnical study is as follows:</p> <ul style="list-style-type: none"><li>a. A topographical survey is required to illustrate the slope features including existing top of slope, contours of the slope, toe of the slope, watercourse, etc.;</li><li>b. Boreholes should be drilled to determine the native soil stratigraphy;</li><li>c. In-situ and lab tests should be carried out, to identify the soil stratigraphy encountered throughout the entire slope, and to determine the soil strength parameters required for slope stability analysis;</li><li>d. Piezometers should be installed in select boreholes to measure groundwater levels;</li><li>e. The location of the long-term stable top of slope should be determined as follows:<ul style="list-style-type: none"><li>- A sufficient number of cross-sections based on the topography (e.g. slope height and inclination) and slope features that represent the critical slope conditions should be analyzed;</li><li>- Long-term stable slope allowances (setbacks) should be determined and correctly incorporated into each cross-section to delineate the long-term stable top of slope for each cross-section. The minimum acceptable safety factor is 1.50;</li><li>- The Bishop, Spencer or Morgenstern-Price methods can be used for the slope stability analysis. The slope stability analysis should be performed by using either SLIDE or SLOPE/W;</li><li>- Any stabilization effects of existing retaining structures on slopes should be ignored when delineating the long-term stable top of slope;</li></ul></li><li>f. The cross-sections, methodology, parameters, and test results should be presented in the report. The long-term stable top of slope should be shown on the site plan.</li></ul>	<p>Based on our review of Soil Engineer’s slope stability report, it is understood that the slope was analyzed along 3 cross-sections (namely cross-sections A-A, B-B and C-C).</p> <p>Cross sections A-A and B-B represent the northern portion of the slope whereas cross-section C-C captures the southern portion of the slope. Please note that the slope conditions of the northern portion differ greatly to that of the southern portion. The southern slope is a tiered slope. The northern portion of the slope, on the other hand, is not tiered.</p> <p>Please note that the LTSTOS line for cross-sections A-A and B-B is accurate; however, the LTSTOS for cross-section C-C is not accurate. It appears that Soil Engineers assessed the lower portion of the tiered slope for cross-section C-C. Therefore, the LTSTOS delineated for that cross-section is the stable top of bank of the lower slope and not the overall slope. The upper slope was not analyzed.</p> <p>Please reanalyze cross-section C-C and ensure the upper slope is assessed accordingly. Please revise the geotechnical report and update the LTSTOS and corresponding buffer on all applicable plans. Note, the LTSTOS should not be below the TRCA staked top of bank.</p>	<p>Cross-Section C-C was updated to include the lower and upper-tier slope and the location of the TRCA boundary.</p> <p>The resulting FOS of each slope section is above 1.5.</p> <p>The LTSTOS near Cross-section C-C was also revised accordingly and presented on Drawing No.1. of the revised Slope Stability Assessment, prepared by Soil Engineers Ltd. dated April 25, 2025</p>	Comment Addressed.

2	Feature Delineation	Please provide an updated topographic survey showing all natural feature limits detailed in the Background section of the letter. The limits staked by TRCA on September 18, 2023, should be revised from “TRCA Boundary” to the following: “ <u>Top of Slope Staked by TRCA on September 18, 2023</u> ” and “ <u>Dripline Staked by TRCA on September 18, 2023</u> ”. The TRCA Boundary line which is closer to the creek is the top of slope. Please also include the LTSTOS (as per geotechnical report) and the regulatory floodplain elevation (to be provided by TRCA staff at a later date).	<p>The TRCA’s staked top of bank is not shown on any of the plans. The top of bank should be clearly depicted and labelled on all applicable plans. Please revise the plans accordingly.</p> <p>TRCA staff note that dripline staking and EIS have been deferred to the municipality as a result of legislative changes.</p>	<p>The updated topographical survey illustrates the TRCA physical staked top of bank feature.</p> <p>GeoProcess (our Ecology firm) is preparing a terms of reference in consultation with the TRCA and the City of Pickering to review a Scoped Environmental Impact Study (EIS). The EIS will also consist of dripline staking, which will be peer reviewed by the City of Pickering.</p>	Comment Addressed.
3	Lot Configuration	TRCA policies do not support the creation of new lots within the Natural System, identified as being a 10-meter buffer from the greater of the long-term stable top of slope/bank, stable toe of slope, regulatory floodplain, meander belt, and any contiguous natural features or areas (dripline). Please delineate the 10-meter setback line from furthest inland natural feature and revise the proposed lot configuration accordingly to ensure the regulated feature and buffers are maintained on one lot.	<p>The regulated features and buffers should be maintained on one lot (Part 4). Please revise the lot configuration accordingly.</p> <p>TRCA staff note that the proposal shows Part 3 as a retained residential lot. Please note there is no access to Part 3 from a public road. The Natural System (features + buffers) will need to be conveyed into public ownership. Please revise the lot configuration to ensure all residential lots have access from a public road.</p>	<p>The updated conceptual plan illustrates that all residential lots are reconfigured to only accommodate frontages off Goldenridge Road. The remnant parcel off Appleview Road will have to be rezoned for Open Space Hazard Lands purposes with the City of Pickering and will be conveyed into public ownership.</p> <p>If feasible, following the findings of the dripline assessment, we would like to explore opportunities with TRCA and City of Pickering staff to straighten the rear lot lines of the Goldenridge parcels.</p>	Comment Addressed.
4	Conveyance	It is the policy of TRCA that development not be permitted within the Natural System and that it be conveyed into public ownership for long-term preservation.	<p>It is understood that Part 4 is intended to be conveyed into public ownership. However, the current proposal only shows Part 4 as the regulated features, but do not include the associated 10-meter buffer. Please note the buffers are also part of the Natural System and should be conveyed and included in Part 4. Please also clearly label Part 4 on the plans as “Part 4 - Convey to Public Ownership”.</p>	<p>Based on the results of the floodplain elevation and LTSTOS plus a 10-metre buffer inland from these features, TRCA has advised that safe access cannot be secured in accordance with their development policies.</p> <p>As such, the retained and severed lots will only accommodate frontages off Goldenridge Road, whereas lands on the subject property 10 metres from the LTSTOS and floodplain elevation will be conveyed into public ownership as a condition of consent with the City of Pickering.</p> <p>The conveyed lands will also include the Appleview Road frontage.</p>	<p>Comment Addressed.</p> <p>Please ensure the lands to be conveyed into public ownership are clearly labelled and delineated for the corresponding Planning Act Application.</p>

5	Restoration Plan	TRCA will require all existing structures, including the dwelling, retaining walls and stairs, within the Natural System be removed to facilitate the proposed severance and the future conveyance. Please submit a <u>Restoration Plan</u> showing how all disturbed areas will be stabilized and restored following the removals. Please include dense plantings of native trees/shrubs and an appropriate seed mix within the buffer to the feature. See <a href="#">CVC's Plant Selection Guide</a> and <a href="#">TRCA's Seed Mix Guideline</a> .	<b>Comment not addressed.</b>	<p>Due to the technical nature of this request, we are requesting to defer this requirement as a condition to future consent applications with the City of Pickering or to the TRCA permit stage.</p> <p>After discussing with Ms. Megan Cranfield on May 12, 2025, this request may be considered.</p>	<b>Comment deferred to consent stage.</b>
6	Erosion and Sediment Control Plan	At the permit stage for any development within the TRCA regulated area, please submit an <u>Erosion and Sediment Control Plan</u> fully isolating the works from the regulated feature (see <a href="#">TRCA's ESC Guideline</a> ). Please ensure appropriate details are included (e.g., non-woven silt fence, silt soxx, tree hoarding fencing, etc.), along with all applicable <a href="#">TRCA Standard Notes</a> . Please also ensure that no staging or stockpiling is proposed within TRCA's regulated area.	<b>Comment deferred to permit stage.</b>	<p>Noted and thank you.</p> <p>Due to the technical nature of this request, this requirement can be addressed as a condition to a future consent application with the City of Pickering or to the TRCA permit stage.</p>	<b>Comment deferred to permit stage.</b>
7	Regulated Feature Assessment		Please provide an assessment of potential impacts to TRCA regulated features.	<p>It is our understanding that the revised conceptual residential lot layout will not require a regulated feature assessment. Based on the results of the floodplain elevation and long term stable top of slope (LTSTOS) plus the 10-metre buffer inland from these features, safe vehicular access cannot be granted off Appleview Road.</p> <p>This development has been amended to permit three residential lots for detached dwellings off Goldenridge Road. The proposed lots will maintain a 10-metre buffer from the most restrictive of either the LTSTOS, the floodplain elevation and the dripline in consultation with the City of Pickering.</p>	<p><b>Comment Addressed.</b></p> <p>All proposed residential lots have been revised to be located entirely outside of the regulated features/hazards and required TRCA buffers. As such, TRCA Ecology staff can confirm that a regulated feature assessment is no longer required.</p>