



THE TORONTO AND REGION CONSERVATION AUTHORITY

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THE TORONTO AND REGION CONSERVATION AUTHORITY

**MEETING OF THE EXECUTIVE COMMITTEE #11/06**  
**January 19, 2007**

The Executive Committee Meeting #11/06, was held in the South Theatre, Black Creek Pioneer Village, on Friday, January 19, 2007. The Chair Dick O'Brien, called the meeting to order at 10:40 a.m..

**PRESENT**

Maria Augimeri	Member
David Barrow	Member
Suzan Hall	Member
Dick O'Brien	Chair
Gerri Lynn O'Connor	Vice Chair

**ABSENT**

Frank Dale	Member
Rob Ford	Member

**RES.#B163/06 - MINUTES**

Moved by: David Barrow  
Seconded by: Gerri Lynn O'Connor

**THAT the Minutes of Meeting #10/06, held on December 1, 2006, be approved.**

**CARRIED**

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**SECTION I - ITEMS FOR AUTHORITY ACTION**

**RES.#B164/06 - GREENLANDS ACQUISITION PROJECT FOR 2006-2010**  
Flood Plain and Conservation Component, Rouge River Watershed  
Lesspeak Investments Limited, CFN 38004. Purchase of property located east of Meadowvale Road and north of Sheppard Avenue East, City of Toronto - Scarborough Community Council Area, under the "Greenlands Acquisition Project for 2006-2010", Flood Plain and Conservation Component, Rouge River watershed.

Moved by: Gerri Lynn O'Connor  
Seconded by: Maria Augimeri

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.16 hectares (0.38 acres), more or less, of vacant land being Part of Lot 4, Concession 3 and designated as Part 3 on a Draft Plan of Survey prepared by KRCMAR Limited, Ontario Land Surveyors, under their Job No. 88-176, dated October 30, 2006, City of Toronto - Scarborough Community Council Area, be purchased from Lesspeak Investments Limited;**

**THAT the purchase price be \$2.00;**

**THAT Lesspeak Investments Limited pay Toronto and Region Conservation Authority (TRCA) \$39,000.00 towards the future purchase of 2.12 hectares (5.24 acres), more or less, of vacant valley being Part of Lot 4, Concession 3 and designated as Part 1 on Plan 66R-11213, City of Toronto - Scarborough Community Council Area from Divaba Construction Limited;**

**THAT TRCA receive conveyance of the land free from encumbrance, subject to existing service easements;**

**THAT the firm of Gardiner Roberts LLP, Barristers & Solicitors, be instructed to complete the transaction at the earliest possible date. All reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid;**

**AND FURTHER THAT the appropriate TRCA officials be authorized and directed to execute all necessary documentation required.**

**CARRIED**

#### **BACKGROUND**

Resolution #A260/05 at Authority Meeting #9/05, held on November 25, 2005, approved the Greenlands Acquisition Project for 2006-2010.

Through the review of Site Plan Control Application S94039 to allow for primarily multi-unit residential development on the tableland portion of the subject property, TRCA staff established the limits of the Open Space lands (i.e. Part 3 on draft Plan of Survey) which are comprised of a tableland buffer adjacent to the valley corridor of the Rouge River at this location. The valley land portion of the property is not being transferred to TRCA at this time.

In 1988, Lesspeak Investments Limited (Lesspeak) negotiated a purchase and sale agreement with Divaba Construction Limited (Divaba) for the subject property. Lesspeak was only interested in acquiring the table land portion of the site in order to develop this area of the property for multi-unit residential purposes, while Divaba was interested in retaining title to the valley lands. As part of the offer to purchase agreement, a Mutual Undertaking was signed between Divaba and Lesspeak, confirming that Divaba would convey the entire property to Lesspeak conditional upon Lesspeak reconveying the valley lands to Divaba for nominal consideration at the appropriate time.

Lesspeak proceeded with Official Plan and Zoning By-law Amendment applications as well as a Site Plan Control application to allow for multi-unit residential development, with a small amount of office-hotel-commercial at the northeast corner of Meadowvale Road and Sheppard Avenue East. The former City of Scarborough and the Ontario Municipal Board (OMB) approved the Lesspeak applications for the table land residential / commercial development. Although TRCA staff usually requests that all valley corridor land be set aside for public ownership when commenting on development applications pursuant to the Planning Act, Lesspeak remained bound by the Mutual Undertaking to reconvey the valley lands to Divaba; hence, staff was only able to achieve the proposed acquisition of the 10 metre table land buffer of the valley corridor as approved by the OMB. The acquisition of the tableland buffer by TRCA will create a natural severance, separating the Lesspeak table land parcel from the remnant valley land. Consequently, Lesspeak will then be able to complete its obligations under the Mutual Agreement and reconvey the valley parcel to Divaba.

Lesspeak recognizes that acquisition of the 10 metre table land buffer does not achieve TRCA's goal of bringing the entire valley corridor parcel into public ownership. Therefore, Lesspeak has agreed to make a financial contribution of \$39,000.00 to TRCA toward a purchase price for the remnant 2.12 hectare (+/-) area of valley land. The value of the valley land is supported by an appraisal on hand; TRCA staff will continue to negotiate the purchase of the valley with Divaba in this regard.

Negotiations have been conducted with Mr. George Seidel of Lesspeak Investments Limited.

Attached is a plan showing the location of the subject lands.

#### **RATIONALE**

The subject property falls within TRCA's approved master plan for acquisition for the Rouge River watershed as outlined in the approved Greenlands Acquisition Project for 2006-2010.

#### **TAXES AND MAINTENANCE**

It is proposed that the lands be turned over to the City of Toronto for management.

**Report prepared by: George Leja, extension 5342**

**For Information contact: George Leja, extension 5342 or Ron Dewell, extension 5245**

**Date: December 21, 2006**

**Attachments: 1**



**RES.#B165/06 -**

**GREENLANDS ACQUISITION PROJECT FOR 2006-2010**

Flood Plain and Conservation Component, Duffins Creek Watershed  
Barbara Fletcher, CFN 38076. Purchase of a partial taking, located east of Brock Road, south of Albright Road, Township of Uxbridge, Regional Municipality of Durham, under the "Greenlands Acquisition Project for 2006-2010", Flood Plain and Conservation Component, Duffins Creek watershed.

Moved by: Gerri Lynn O'Connor  
Seconded by: Maria Augimeri

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT 1.22 hectares (3.02 acres), more or less, consisting of a rectangular shaped parcel of vacant ecologically sensitive land be purchased from Barbara Gene Fletcher, said lands being Part of Lot 6, Concession 5, Township of Uxbridge, Regional Municipality of Durham, further described as being Part 1 on Plan 40R-24587, situated east of Brock Road, south of Albright Road;**

**THAT the purchase price be \$24,176.79 or \$8,000 per acre;**

**THAT Toronto and Region Conservation Authority (TRCA) fence the limit between the lands being acquired by TRCA and the lands being retained by Barbara Fletcher;**

**THAT TRCA receive conveyance of the land required free from encumbrance, subject to existing service easements;**

**THAT Gardiner Roberts, Barristers and Solicitors, be instructed to complete the transaction at the earliest possible date. All reasonable expenses incurred incidental to the closing for land transfer tax, legal costs and disbursements are to be paid;**

**AND FURTHER THAT the appropriate TRCA officials be authorized and directed to execute all necessary documentation required.**

**CARRIED**

**BACKGROUND**

Resolution #A260/05, at Authority Meeting #9/05, held on November 25, 2005 approved the Greenlands Acquisition Project for 2006-2010.

In this instance, it is TRCA's intent to purchase 1.22 hectares (3.02 acres) of the approximate 20.24 hectare (50.00 acre) Fletcher property. This area consists of the rear easterly portion of the property which is heavily treed with mixed forest. The remaining 19.01 hectares (46.98 acres) will be retained by Ms. Fletcher for rural residential and equestrian use. This parcel of land is improved with an existing single family dwelling together with an equestrian stable/riding arena.

Negotiations have been conducted with the property owner, Ms. Barbara Fletcher, and as a result TRCA has obtained an option on the property which is conditional on the necessary approvals.

Attached is a sketch showing the location of the subject lands.

### **RATIONALE**

The subject property falls within TRCA's approved master plan for acquisition for the Duffins Creek watershed as outlined in the approved Greenlands Acquisition Project for 2006-2010. It is located in the headwaters of the Duffins Creek with a portion of the subject lands in a provincially significant Area of Natural and Scientific Interest (ANSI). The property is designated as Natural Core Area and Natural Linkage Area under the Oak Ridges Moraine Conservation Plan and is adjacent to TRCA holdings in the area. The acquisition of this parcel will compliment TRCA's holdings in the Glen Major area, will help consolidate the protection of the resource features as provided by the abutting TRCA holdings and will provide a potential trail link between our Glen Major holdings.

### **TAXES AND MAINTENANCE**

Based on the realty taxes paid on adjacent TRCA lands, it is estimated that the annual taxes for the property would be approximately \$200.00. On December 10, 2004, the Ontario government announced a regulation that expands the environmental criteria for lands that are eligible to receive a property tax exemption. Based on a preliminary review of the new criteria, it would appear that a portion of the subject lands would be eligible for exemption for the 2007 taxation year.

Since TRCA maintains lands in this vicinity in the Glen Major area the addition of the subject parcel of land would not significantly impact TRCA's maintenance costs at this location given that these types of lands require a low degree of maintenance.

### **FINANCIAL DETAILS**

All expenditures for this acquisition including appraisal, survey, environmental and legal fees are to be charged to the TRCA land acquisition capital account.

**Report prepared by: Tom Campitelli, extension 5335**

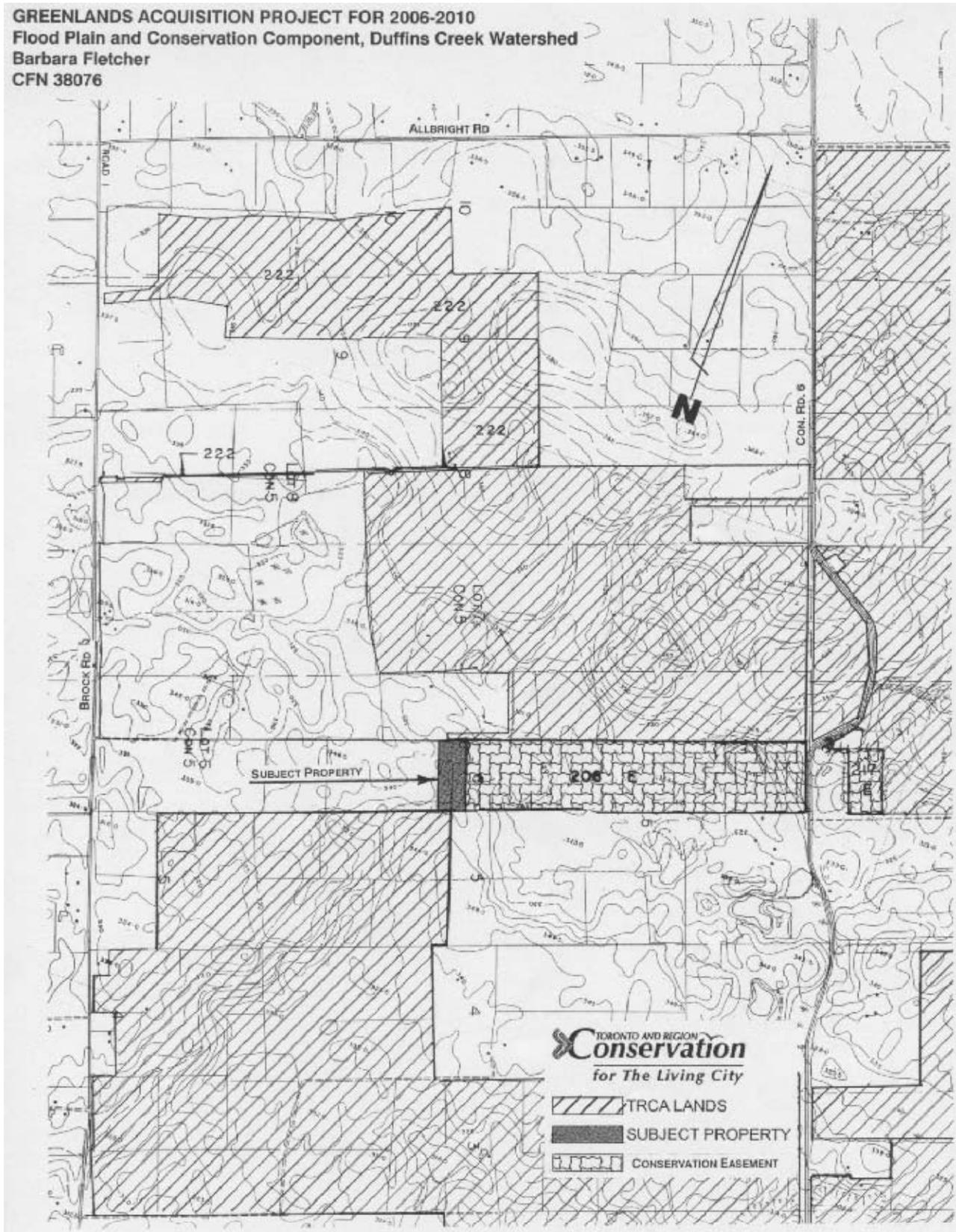
**For Information contact: Ron Dewell, extension 5245 or Tom Campitelli, extension 5335**

**Date: December 19, 2006**

**Attachments: 1**

Attachment 1

GREENLANDS ACQUISITION PROJECT FOR 2006-2010  
Flood Plain and Conservation Component, Duffins Creek Watershed  
Barbara Fletcher  
CFN 38076



**RES.#B166/06** -

**GREENLANDS ACQUISITION PROJECT FOR 2006-2010**

Flood Plain and Conservation Component, Humber River Watershed,  
City of Toronto (York West)

Ringley Construction Inc., CFN 38580. Purchase of property located north of Wilson Avenue, east of Hwy 400 at 115 Torbarrie Road, Toronto (York West), under the "Greenlands Acquisition Project for 2006-2010", Flood Plain and Conservation Component, Humber River watershed.

Moved by: Gerri Lynn O'Connor  
Seconded by: Maria Augimeri

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.313 hectares (0.774 acres), more or less, of vacant land being part of Lots 13 and 14 , Concession 5 WYS and designated as Blocks 155 and 156 on drafted plan of subdivision prepared by Rady-Pentek & Edward Surveying Ltd. OLS under job no. 04-067, City of Toronto (York West), located north of Wilson Avenue, east of Hwy 400 at 115 Torbarrie Road, being purchased from Ringley Construction Ltd.;**

**THAT the purchase price be \$2.00;**

**THAT Toronto and Region Conservation Authority (TRCA) receive conveyance of the land free from encumbrance, subject to existing service easements;**

**THAT the firm of Gardiner Roberts LLP, Barristers & Solicitors, be instructed to complete the transaction at the earliest possible date. All reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid;**

**AND FURTHER THAT the appropriate TRCA officials be authorized and directed to execute all necessary documentation required.**

**CARRIED**

**BACKGROUND**

Resolution #A260/05 at Authority Meeting #9/05, held on November 25, 2005, approved the Greenlands Acquisition Project for 2006-2010.

Negotiations have been conducted with Mr. Sydney Gangbar Q.C. of Sydney Gangbar Q.C., Barrister & Solicitor.

Attached is a plan showing the location of the subject lands.

**RATIONALE**

The subject property falls within TRCA's approved master plan for acquisition for the Humber River watershed as outlined in the approved Greenlands Acquisition Project for 2006-2010. The lands are also identified as part of TRCA's Terrestrial Natural Heritage System.

**TAXES AND MAINTENANCE**

It is proposed that the lands be turned over to the City of Toronto for management.

**FINANCIAL DETAILS**

Funds for the costs related to this purchase are available in the TRCA land acquisition capital account.

Report prepared by: Edlyn Wong, extension 5711

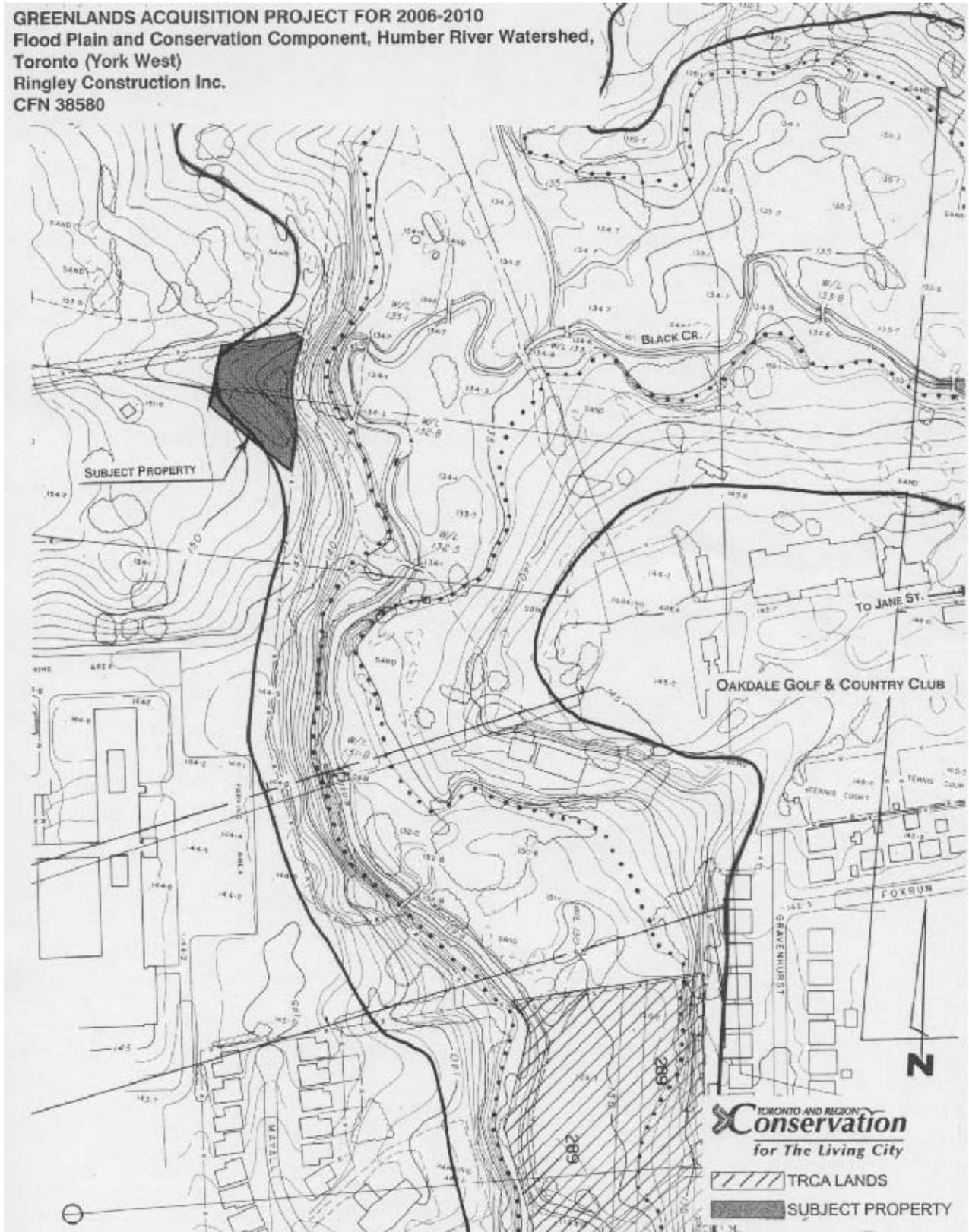
For Information contact: Edlyn Wong, extension 5711, Ron Dewell, extension 5245

Date: December 19, 2006

Attachments:1

Attachment 1

GREENLANDS ACQUISITION PROJECT FOR 2006-2010  
Flood Plain and Conservation Component, Humber River Watershed,  
Toronto (York West)  
Ringley Construction Inc.  
CFN 38580



**RES.#B167/06** -

**EXCHANGE OF LANDS**

Vicinity of 507 Marksbury Road, City of Pickering  
Jasmine Rauh-Munch and Dorne Munch. Receipt of request from  
Jasmine Rauh-Munch and Dorne Munch to exchange lands in the vicinity  
of 507 Marksbury Road, Lake Ontario shoreline, City of Pickering,  
Regional Municipality of Durham.

Moved by: Gerri Lynn O'Connor  
Seconded by: Maria Augimeri

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS the Toronto and Region Conservation Authority (TRCA) is in receipt of a request from Jasmine Rauh-Munch and Dorne Munch, the owners 507 Marksbury, in the vicinity of the Lake Ontario shoreline, City of Pickering to enter into an exchange of land;**

**AND WHEREAS it is in the opinion of TRCA that it is in the best interest of TRCA in furthering its objectives, as set out in Section 20 of the Conservation Authorities Act, to proceed with an exchange of land in this instance;**

**THEREFORE LET IT BE RESOLVED THAT TRCA enter into an exchange of lands on the following basis:**

- a) Jasmine Rauh-Munch and Dorne Munch will convey to TRCA a parcel of land containing 0.046 hectares (0.12 acres), more or less, improved with a two storey residence and single detached garage, being Part of Lot 11, Registered Plan 270, City of Pickering, Regional Municipality of Durham, municipally known as 507 Marksbury Road;
- b) TRCA will convey to Jasmine Rauh-Munch and Dorne Munch parcels of land containing 0.054 hectares (0.13 acres), more or less, of vacant land, being Part of Lots 10 and 12, Registered Plan 270, City of Pickering, Regional Municipality of Durham, located on the east side of Marksbury Road adjacent to the Lake Ontario shoreline, together with a cash payment of \$200,000;
- c) Jasmine Rauh-Munch and Dorne Munch will provide TRCA with vacant possession of 507 Marksbury Road, within one year of the completion of the transaction or upon their personal use and occupancy of the new lot being Part of Lots 10, 11 and 12, Registered Plan 270, City of Pickering, Regional Municipality of Durham;
- d) Jasmine Rauh-Munch and Dorne Munch acknowledges TRCA-owned lands are subject to sewer and water easements and agrees to accept title subject to such easements;
- e) completion of this sale will be subject to obtaining the necessary Planning Act approvals;
- f) any additional conditions as deemed appropriate by the TRCA staff or solicitor;

**THAT the transaction be subject to the City of Pickering contributing 50% of the total acquisition costs of the subject property, not to exceed \$220,000;**

**THAT a sewer and water easement in favour of the Regional Municipality of Durham be granted by TRCA to protect the existing servicing;**

**THAT the sale be subject to the approval of the Minister of Natural Resources in accordance with Section 21 (2) of the Conservation Authorities Act C.27 as amended;**

**That the firm of Gartner Roberts LLP, Barristers and Solicitors, be instructed to complete the transaction at the earliest possible date. All reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid;**

**AND FURTHER THAT appropriate TRCA officials be authorized and directed to take whatever action may be required to give effect thereto, including the obtaining of any necessary approvals and the execution of any documents.**

**CARRIED**

#### **BACKGROUND**

At Meeting #8/06, held on October 13, 2006, the Executive Committee approved Resolution #B138/06 as follows:

*THAT the potential disposal of a fragment of land adjacent to 507 Marksbury Road, City of Pickering, be referred to Toronto and Region Conservation Authority (TRCA) staff for review and discussion in accordance with established TRCA policies;*

*AND FURTHER THAT a report be brought forward to the Executive Committee at a future date recommending further action.*

The subject TRCA properties are parts of larger properties acquired from Mertha Jaworsky, C. Bell / K. Gray and Mary Heath, on May 14, 1981, October 15, 1981 and June 24, 1994 respectfully.

In early fall of 2006, TRCA staff approached Jasmine Rauh-Munch and Dorne Munch who had recently acquired 507 Marksbury from the estate of Mrs. Rauh about exploring a land exchange to reconfigure their residential lot to consolidate TRCA's ownership along this section of the Lake Ontario waterfront. The owners agreed to discussions and retained an architect to prepare a lot configuration and building envelope which would:

- i) be outside the 100 year erosion limit as accepted by the Ontario Municipal Board (OMB) in their decision on TRCA's lot severance on the westside of Marksbury;
- ii) meet the minimum lot requirements of the City of Pickering Zoning Bylaw;
- iii) facilitate Pickering's waterfront vision and waterfront trail;
- iv) provide a building envelope that would meet the Region of Durham's water/sanitary sewer easement requirements; and
- v) provide a building envelope that would maintain the existing views from the adjacent residence owned by Alan May.

Staff is recommending the land exchange as set out in the attached sketch as it addresses the above key conditions. City of Pickering and Region of Durham officials have confirmed their support for the proposed land exchange. The proposal is supported by an appraised value based on an independent valuation.

#### **RATIONALE**

The subject property falls within TRCA's approved Greenlands Acquisition Project for 2006-2010 and its acquisition is essential for public access and future construction of the waterfront trail. The acquisition would be strategic and move towards realizing the City of Pickering's vision for its waterfront as set out in the Mayor's Task Force report and endorsed by City Council.

#### **TAXES AND MAINTENANCE**

Since this is an exchange of land the impact on the tax and maintenance budgets for this small fragment of land will be minimal. It is proposed that a portion of TRCA lands in this area will be turned over to the City of Pickering under the Waterfront Management Agreement.

#### **FINANCIAL DETAILS**

It is proposed that the City of Pickering contribute 50% of the total acquisition costs, not to exceed \$220,000. This is consistent with the City of Pickering Council resolution to fund up to 50% of waterfront acquisitions by TRCA.

#### **DETAILS OF WORK TO BE DONE**

Obtain approval of the City of Pickering Council for 50% of total acquisition costs, not to exceed \$220,000. Make application to the Region of Durham's Land Division Committee for the severance. Make application to the Minister of Natural Resources for approval.

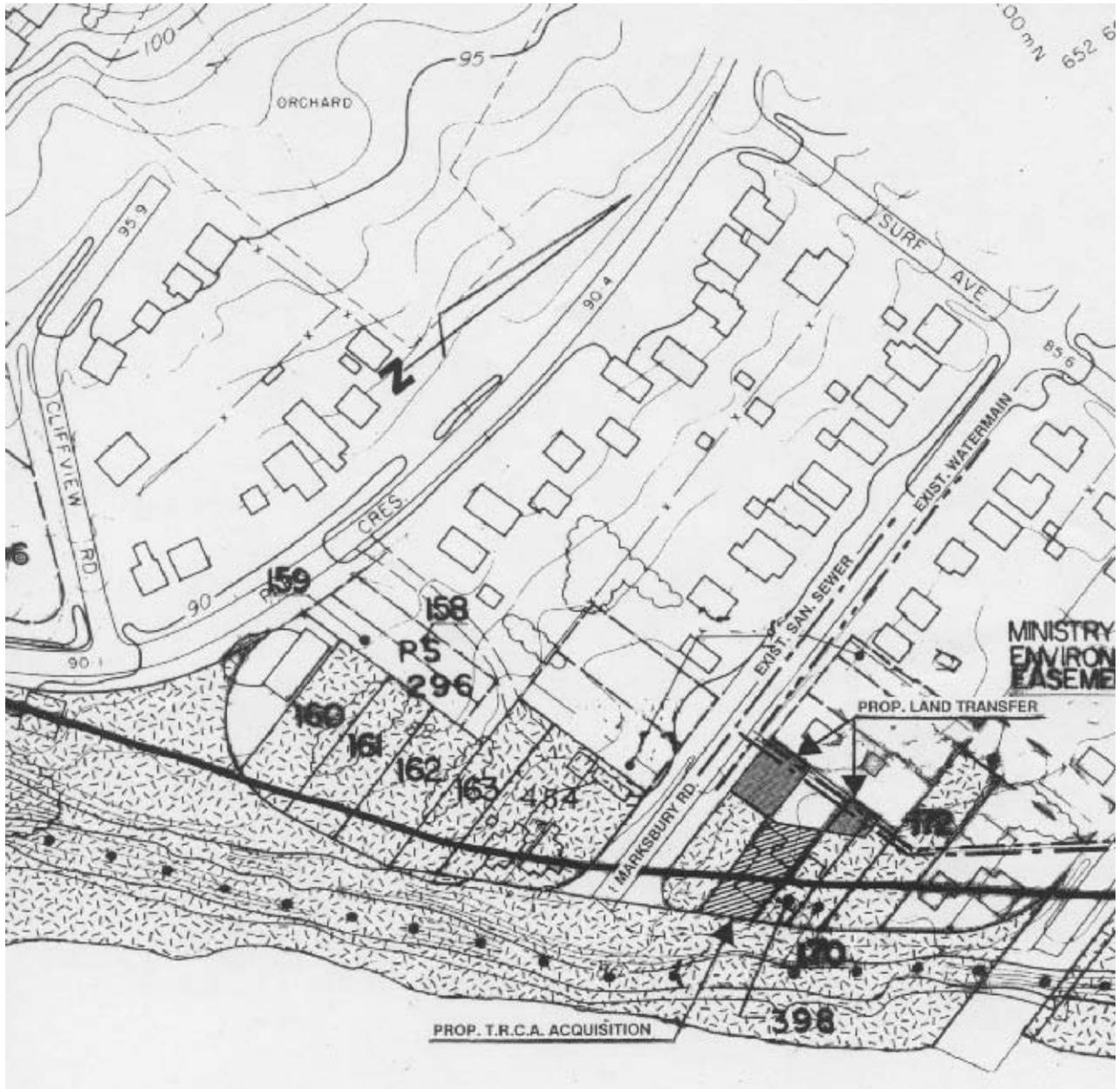
**Report prepared by: Ron Dewell, extension 5245**

**For Information contact: Ron Dewell, extension 5245; Larry Field extension 5243**

**Date: January 10, 2007.**

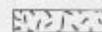
**Attachments: 1**

Attachment 1



LAKE ONTARIO

TORONTO AND REGION  
**Conservation**  
 for The Living City

-  TRCA LANDS
-  PROP. T.R.C.A. ACQUISITION
-  PROP. LAND TRANSFER

**EXCHANGE OF LANDS**  
 Vicinity of 507 Marksbury Road, City of Pickering  
 Jasmine Rauh-Munch and Dorne Munch

**RES.#B168/06 - LISA ZID AND CITY OF TORONTO ONTARIO MUNICIPAL BOARD HEARING**

Authorization for Toronto and Region Conservation Authority (TRCA) to retain a solicitor so that TRCA can participate as a party before the Ontario Municipal Board on a referral related to a minor variance application under the Planning Act, to permit an existing residential building addition to remain as constructed.

Moved by: Maria Augimeri  
Seconded by: David Barrow

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT authorization be given to Toronto and Region Conservation Authority (TRCA) staff to retain a solicitor so that TRCA can participate as a party before the Ontario Municipal Board (OMB) on a referral related to a minor variance application, that is not in conformity with Natural Hazard Policies of the Provincial Policy Statement;**

**THAT staff continue to work cooperatively with the City of Toronto and the appellants to ensure that the requirements of the Provincial Policy Statement are met;**

**AND FURTHER THAT the OMB and all parties and participants to the hearing be so advised.**

**CARRIED**

**BACKGROUND**

The subject property (173 Chesterton Shores) is a single family residential lot located on the shore of Lake Ontario bordered to the east and west by TRCA-owned lands and the Canadian National Railway tracks to the north.

In a 1992 site plan application, a 23.3 square metre (250 sq. ft) addition to the west side of the dwelling was refused on grounds that TRCA was not satisfied that the long term stability and safety of the development could be assured against the 100 year storm events and other water related hazards.

In approximately 2002/2003 the applicant constructed a 111.5 square metre (1,200 sq.ft) addition with basement on the west and south faces of the existing dwelling without building permits or planning approvals. The applicant has neither applied for or received a permit from TRCA. The building addition maintains a setback of approximately 2.4 (8') metres from the top of bank adjacent to Lake Ontario. Furthermore, the dwelling as enlarged is situated almost to the west lot line with the eavestrough and external stairs encroaching onto adjacent TRCA-owned land.

It should be noted that the dwelling as enlarged falls entirely within the Shoreline Regulation Limit as illustrated on map 96 associated with Ontario Regulation 166/06, *Regulation for Development, Interference with Wetlands and Alteration to Shorelines and Watercourses*.

A stop work order has been issued by the City of Toronto Building Division due to the absence of building permits, planning approvals and the inability of the building inspector to properly inspect finished enclosed work. On April 16, 2003 an Order-to-Comply for "work no permit" was issued. A Stop Work Order was issued on April 23, 2003. Both are still outstanding following prosecution June 3, 2005.

TRCA staff provided comments to the Committee of Adjustment on December 20, 2005 expressing concern about the placement of fill on the property without TRCA permits. TRCA staff also expressed concern in the same letter above about the long term stability and safety of the development against the 100 year storm events and other water related hazards.

TRCA staff has included in their comments noted above a reference to the Provincial Policy Statement issued under Section 3 of the Planning Act that states:

*3.1.1 Development shall generally be directed to areas outside of:*

- a) hazardous lands adjacent of the shorelines of the Great Lakes-St. Lawrence River System and large inland lakes which are impacted by flooding, erosion, and dynamic beach hazards.*

TRCA staff is not convinced that this addition is outside of the hazardous lands and has recommended that the variance be refused.

#### **RATIONALE**

The hearing date has been set by the OMB for January 22, 2007. City of Toronto legal staff have advised that they will be attending the hearing to oppose the application. TRCA staff is also preparing to attend the hearing to defend the Provincial Natural Hazard Policies as they relate to the subject property.

#### **DETAILS OF WORK TO BE DONE**

Staff is requesting the authorization of the Authority to retain a solicitor so that TRCA can participate as a party before the Ontario Municipal Board. Staff will continue to work with the parties and participants to the hearing to resolve the issues and will represent TRCA interests before the OMB.

Report prepared by: Mark Rapus, extension 5259  
For Information contact: Mark Rapus, extension 5259  
Date: January 10, 2007

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**RES.#B169/06 - MOTION TO RE-OPEN**

Moved by: David Barrow  
Seconded by: Maria Augimeri

THAT item 7.5 - Lisa Zid and City of Toronto Ontario Municipal Board Hearing be re-opened.

CARRIED

**RES.#B170/06**

Moved by: David Barrow  
Seconded by: Maria Augimeri

THAT Res.#B168/06 - Lisa Zid and City of Toronto Ontario Municipal Board Hearing, be reconfirmed.

CARRIED

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**SECTION II - ITEMS FOR EXECUTIVE ACTION**

**RES.#B171/06 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 166/06**

Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. Pursuant to Ontario Regulation 166/06, written permission from the Authority is required for:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b) development, if in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

A permit may be refused through a Hearing Process, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land is affected.

Moved by: David Barrow  
Seconded by: Gerri Lynn O'Connor

THAT permits be granted in accordance with Ontario Regulation 166/06 for the applications (8.1.1 - 8.1.19, with the exception of 8.1.4 - Albion Centre (Rio Kim Holdings) Ontario Inc.), which are listed below.

CARRIED

**RES.#B172/06 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 166/06**

Moved by: Suzan Hall  
Seconded by: Gerri Lynn O'Connor

THAT a permit be granted in accordance with Ontario Regulation 166/06 for the application 8.1.4 - Albion Centre (Rio Kim Holdings) Ontario Inc., which is listed below.

CARRIED

**RES.#B173/06 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 166/06**

Moved by: Maria Augimeri  
Seconded by: Gerri Lynn O'Connor

THAT a permit be granted in accordance with Ontario Regulation 166/06 for the application 8.1.52 - City of Mississauga, which is listed below.

CARRIED

**CITY OF BRAMPTON**

**8.1.1 CITY OF BRAMPTON**

To construct a structure and site grade on Lot 11, Concession 2 EHS, within the Heart Lake Road realignment from Bovaird Drive to approximately 1 km north of Bovaird Drive, in the City of Brampton, Etobicoke Creek Watershed, as located on the property to be acquired by the City of Brampton.

The purpose is to construct a structure and site grade to facilitate the construction of a watermain, sanitary sewer and storm sewer within the Heart Lake Road realignment from Bovaird Drive to approximately 1 km north of Bovaird Drive, in the City of Brampton, Etobicoke Creek Watershed.

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- Letter of Undertaking to provide revisions to the engineering drawings to the satisfaction of TRCA, dated January 10, 2007; received January 10, 2007; prepared by The Municipal Infrastructure Group.

**RATIONALE**

The application was reviewed by staff on the basis of the following information:

Proposal:

The proposal consists of the construction of a sanitary sewer, watermain and a storm sewer under the realigned portion of Heart Lake Road to service proposed development adjacent to the realignment. The servicing will extend north from Bovaird Drive, west of the existing Heart Lake Road and reconnect at the existing Heart Lake Road. This application is for the approval of the infrastructure within the road re-alignment only and does not include approvals for the design of the realigned portion of Heart Lake Road or adjacent development. This permit application has been submitted to the Executive Committee in conjunction with another permit application for the construction of the Heart Lake Road realignment (CFN 38530). At such time that this application receives approval, the City of Brampton and the applicant will be responsible for coordinating works for the required servicing.

Control of Flooding:

TRCA engineering staff has reviewed the proposal and determined that the proposed works will have no impact to the control of flooding.

Pollution:

Standard erosion control measures (silt fencing) will be implemented for the duration of construction, and until the site is restored, in order to prevent construction generated sediment from entering the wetland.

Dynamic Beaches:

Not applicable

Erosion:

There will be no geotechnical/slope stability issues associated with the proposal.

Conservation of Land:

As the wetland will not be impacted by the development, no fisheries concerns will result.

*Plantings*

All disturbed areas will be restored with native non-invasive species following construction.

Policy Guidelines:

This proposal complies with Section 4.3 - Infrastructure and Servicing - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 38644 - Application #: 013/07/BRAM**

**Report Prepared by: Sharon Lingertat, extension 5717**

**For information contact: Sharon Lingertat, extension 5717**

**Date: January 10, 2007**

**CITY OF MISSISSAUGA**

**8.1.2 THELMA SOLIMINE**

To construct, reconstruct, erect or place a building or structure on Lot 19, Plan 728, (3078 Jarrow Avenue), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Thelma Solimine.

The purpose is to construct a 288.61 square metre (3,165 sq. ft.) expansion to an existing industrial building within a TRCA Regulated Area of the Etobicoke Creek Watershed.

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A001, Site Plan Layout/Grading Plan, prepared by E. Ferrante, dated July 17, 2006, received by TRCA on November 20, 2006;**

- Drawing No. A002, Floor Plans and Details, prepared by E. Ferrante, dated July 17, 2006, received by TRCA on November 20, 2006;
- Drawing No. A003, Building Elevations, prepared by E. Ferrante, dated July 17, 2006, received by TRCA on November 20, 2006;
- Drawing No. A004, Sections and Details, prepared by E. Ferrante, dated July 17, 2006, received by TRCA on November 20, 2006;
- Drawing No. A005, Ontario Building Code Notes, prepared by E. Ferrante, dated July 17, 2006, received by TRCA on November 20, 2006;
- Drawing No. S1, Foundation and Roof Framing Plan, prepared by Leo Tam, dated May, 2006, received by TRCA on November 20, 2006;
- Drawing No. S2, Sections, prepared by Leo Tam, dated May, 2006, received by TRCA on November 20, 2006;
- Drawing No. S3, General Notes and Typical Details, prepared by Leo Tam, dated May, 2006, received by TRCA on November 20, 2006;
- Drawing No. MT1, Ground Floor Plan-H.V.A.C., Plumbing & Drainage, dated June, 2006, received by TRCA on November 20, 2006.

## **RATIONALE**

The application was reviewed by staff on the basis of the following information:

### Proposal:

The purpose of this application is to construct a 288.61 square metre (3, 165 sq. ft.) expansion to an existing industrial building. The subject property is located within the Dixie/Dundas Special Policy Area (SPA). The proposed addition will be adequately floodproofed in accordance with SPA criteria. The building will also be able to withstand water flow velocities expected during the Regional Storm Event.

### Control of Flooding:

The proposed works are located within the Regional Floodplain. TRCA Water Resources staff have confirmed that this proposal will not have any significant impacts to the storage and/or conveyance of flood waters.

### Pollution:

Appropriate erosion and sediment controls (i.e., silt fence) have been proposed with this application, and will be maintained throughout all phases of construction.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical and/or slope stability concerns associated with this application.

### Conservation of Land:

No significant vegetation will be removed as a result of this project. There are no fisheries related concerns associated with this project.

### *Plantings*

The existing site is currently a paved parking area and adjacent to several adjacent commercial uses. As such, no significant vegetation is to be removed as a result of construction.

### Policy Guidelines:

The proposal is consistent with Section 4.2.1 (B) - Development Guidelines for Development/Redevelopment within Designated Two Zone Areas or Special Policy Areas - of the TRCA's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 38506 - Application #: 755/06/MISS**

**Report Prepared by: Jason Wagler, extension 5743**

**For information contact: Joshua Campbell, extension 5386**

**Date: January 10, 2007**

## **CITY OF PICKERING**

### **8.1.3 WEBTECH SAFETY PRODUCTS INC.**

To change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units on Lot 58, Plan 283, (452 Rougemount Drive), in the City of Pickering, Rouge River Watershed as located on the property owned by Webtech Safety Products Inc..

The purpose is to construct within a Regulated Area of the Rouge River watershed in order to facilitate the construction of a two storey addition to an existing home on Rougemount Drive.

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, Site Plan, Cross Section and Construction Notes, September 2006, prepared by Posterlund, received December 18, 2006;**
- **Drawing No.3, Back Yard Landscape Plan, January 3, 2006, prepared by Marina Dillon, Vandermeer Nursery Ltd., received January 5, 2006.**

## **RATIONALE**

The application was reviewed by staff on the basis of the following information:

### Proposal:

The proposal involves development within a Regulated Area of the Rouge River watershed in order to facilitate the construction of a two storey, 952 square foot addition on an existing home on Rougemount Drive. The subject property is located adjacent to the Rouge River Valley. As such, there is a significant top of bank in the rear yard of the property. However, the location of the house and the proposed addition is sufficiently set back from the valley. The valley located in the rear yard has been stripped of much vegetation by a previous owner. As part of this application, the current owner has agreed to replant native species along the valley wall in order to ensure the stability of this valley land.

Control of Flooding:

The proposed works are not located within the Regional Storm Floodplain and therefore will not affect the storage and conveyance of flood waters.

Pollution:

Sediment control fencing will be installed and maintained during construction to prevent sediment from entering the adjacent valley system.

Dynamic Beaches:

Not applicable

Erosion:

TRCA technical staff have reviewed this application and are satisfied that the works are adequately set back from the top of bank and that the works will not be subject to erosion.

Conservation of Land:

No significant features will be impacted by the proposed works and there will be no impacts on the valley land located in the rear yard of this property.

*Plantings*

Previous disturbed valley lands located in the rear yard the subject property will be stabilized and re-vegetated following construction. These plantings will be carried out in accordance with TRCA Planting and Seed Mix Guidelines.

Policy Guidelines:

This proposal complies with Section 4.2.2 C - Minor Additions - of this Authority's Valley and Stream Corridor Management Program.

**CFN: 38420 - Application #: 685/06/PICK**

**Report Prepared by: Shannon McNeill, extension 5744**

**For information contact: Steve Heuchert, extension 5311**

**Date: January 4, 2007**

**CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)**

**8.1.4 ALBION CENTRE (RIO KIM HOLDINGS) ONTARIO INC.**

To construct, reconstruct, erect or place a building or structure on Part Lot 35, Concession 1 FTH Part Lot 1, 2, 3, 13, 15, 17, 19, 21, 23, 25, Plan 2181, (1530 Albion Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Albion Centre (Rio Kim Holdings) Ontario Inc..

The purpose is to develop within a Regional Storm Floodplain of the Humber River to facilitate the construction of a new warehouse and garden centre additions at the existing Canadian Tire Retail Store and Service Centre within the Albion Mall..

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- Drawing No. A01, Site Plan; Drawing No. A02, Partial Main Floor Plan prepared by Turner Fleischer Architects, dated August 9, 2006, received on December 21, 2006;
- Drawing No. S02, Foundation and Ground Floor Plan, prepared by Y and V Engineering Ltd., dated August 10, 2006, received on December 21, 2006;
- Structural Engineering Letter prepared by Y and V Engineering., dated September 15, received December 15, 2006.

## **RATIONALE**

The application was reviewed by staff on the basis of the following information:

### Proposal:

The proposal is to develop within a Regional Storm Floodplain of the Humber River to facilitate the construction of a new warehouse and garden centre additions at the existing Canadian Tire Retail Store and Service Centre within the Albion Mall . The subject property is located west of Kipling Avenue on the north side of Albion Road within the City of Toronto. The proposed additions have a combined floor area of 18,513 square metres and represents an overall increase of 21.2 %, which meets the requirements of the policies related to minor additions.

Based upon existing floodplain estimation information, the site is located within the Regional Storm Floodplain. However, it should be noted that updated engineered mapping will be available in early 2007. TRCA engineering staff anticipate that the update will result in a significant reduction in the predicted depth and velocity of flooding in this area. Through the municipal Site Plan Approval process, the owner has agreed to acknowledge in the Site Plan Agreement, to be registered on title, that the property is located within the floodplain so that all future landowners are aware of the flood risk and the potential for property damage.

### Control of Flooding:

It was not technically feasible for all openings of the new additions to be flood proofed to the Regional Storm Elevation, as the existing development is located below the Regional Storm elevation. TRCA engineering staff are satisfied that the new additions are able to withstand the flows and velocities in the event of a flood based on a letter from a structural engineer that was submitted.

### Pollution:

Sediment controls are not necessary as the proposed works are removed from significant natural features.

### Dynamic Beaches:

Not applicable

### Erosion:

There are no erosion issues.

Conservation of Land:

There are no geo-technical issues associated with this project. There will be no impact on significant natural features, riparian vegetation or fisheries.

*Plantings*

Plantings are not required as part of this application.

Policy Guidelines:

This project complies with Section 4.2.2.C - Minor Additions - of this Authority's Valley and Stream Corridor Management Program.

**CFN: 38553 - Application #: 790/06/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: January 10, 2007**

**8.1.5 CITY OF TORONTO**

To permanently place material on Edenbridge Drive from North Drive to Bearwood Drive in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by the City of Toronto.

The purpose is to replace a watermain along Edenbridge Drive from North Drive to Bearwood Drive.

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing U-1517-1, U-1517-2, U-1517-3; dated November 10, 2006; received December 11, 2006; prepared by City of Toronto Technical Services;**
- **Drawing U-1517-4; dated November 10, 2006; received December 11, 2006; red line revised by TRCA December 20, 2006; prepared by City of Toronto Technical Services.**

**RATIONALE**

The application was reviewed by staff on the basis of the following information:

Proposal:

The proposal consists of the replacement of the existing 200 millimetre diameter watermain along Edenbridge Drive from North Drive to just south of Bearwood Drive. This will include a crossing of Silver Creek, which will be performed by directional drilling.

Control of Flooding:

No adverse impacts to the storage or conveyance of flood waters are anticipated as a result of this project.

Pollution:

Appropriate sediment and erosion controls will be implemented and maintained throughout construction to avoid sedimentation to the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no significant slope stability or geotechnical concerns with the proposed works.

Conservation of Land:

Disturbance will be limited to the existing road and boulevard. There will be no impacts to significant aquatic or terrestrial habitat from the proposed works.

*Plantings*

Disturbed boulevard areas will be stabilized and restored with sod.

Policy Guidelines:

The proposal complies with Section 4.3, Infrastructure and Servicing, of the Authority's Valley and Stream Corridor Management Program.

**CFN: 38408 - Application #: 680/06/TOR**

**Report Prepared by: Alex Blasko, extension 5714**

**For information contact: Alex Blasko, extension 5714**

**Date: January 9, 2007**

**8.1.6 CITY OF TORONTO**

To reconstruct a structure, site grade and permanently place material on Lot 37, Concession 3 FTB, Rockcliffe Boulevard, in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by City of Toronto.

The purpose is to implement rehabilitation works on the Rockcliffe Boulevard Bridge over Black Creek.

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking to provide minor revisions to design drawings; dated December 21, 2006; received December 22, 2006; prepared by SNC-Lavalin Engineers & Constructors Inc.**

**RATIONALE**

The application was reviewed by staff on the basis of the following information:

Proposal:

The proposal consists of the rehabilitation of the Rockcliffe Boulevard Bridge over Black Creek. Work on the superstructure will include wingwall reconstruction, guide rail installation, and the replacement of the existing sidewalk, parapet walls and approach slabs. Work on the substructure will consist of repairs to deteriorated concrete.

Control of Flooding:

No adverse impacts to the storage or conveyance of flood waters are anticipated as a result of this project.

Pollution:

Appropriate controls will be implemented and maintained throughout construction to prevent sediment and debris from entering the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no significant slope stability or geotechnical concerns with the proposed works.

Conservation of Land:

There will be no impacts to significant aquatic or terrestrial features from the proposed works.

*Plantings*

Disturbed areas will be restored with sod. If tree removals are required, they will be replaced with appropriate native species.

Policy Guidelines:

The proposal complies with Section 4.3, Infrastructure and Servicing, of the Authority's Valley and Stream Corridor Management Program.

**CFN: 38497 - Application #: 746/06/TOR**

**Report Prepared by: Alex Blasko, extension 5714**

**For information contact: Alex Blasko, extension 5714**

**Date: January 9, 2007**

**8.1.7 823178 ONTARIO LIMITED**

To construct, reconstruct, erect or place a building or structure on Lot 5, Plan M-1034, (22 Taylorwood Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Paul Maclean.

The purpose is to develop within a Regulated Area of the Humber River to facilitate the construction of a new dwelling. The existing dwelling will be demolished..

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- Drawing No. SP, Site Plan, prepared by Custom Home, revised on December 19, 2006, received on December 28, 2006.

## **RATIONALE**

The application was reviewed by staff on the basis of the following information:

### Proposal:

The proposal is to develop within a Regulated Area of the Humber River to facilitate the construction of a new dwelling. The new dwelling will be demolished and will be slightly larger. The subject property is located east of Scarlett Road and south of Eglinton Avenue West.

### Control of Flooding:

The proposal is not located within a Regional Storm Floodplain and therefore will not impact the storage or conveyance of flood waters.

### Pollution:

A sediment control fence will be installed to prevent construction debris from entering the adjacent ravine.

### Dynamic Beaches:

Not applicable

### Erosion:

There are no erosion issues.

### Conservation of Land:

There are no geo-technical issues associated with this project as all works are 10 metres away from the top of the bank. There will be no impact on fisheries, riparian vegetation or significant natural features.

### *Plantings*

Native and non-invasive species will be planted.

### Policy Guidelines:

The proposal is consistent with Section 4.2.2.D. - Replacement Structures - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 38606 - Application #: 812/06/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: January 10, 2007**

### 8.1.8 STRUCT-CON CONSTRUCTION LTD.

To construct, reconstruct, erect or place a building or structure on Lot 28, Plan 4103, (93 Valecrest Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Struct-Con Construction Ltd..

The purpose is to develop within a Regulated Area of the Humber River to facilitate the construction of a new dwelling. The existing dwelling will be demolished.

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. SP-1, Site Plan, prepared by Strut-con Construction, dated February 2006, received on September 19, 2006. Redlined revised by TRCA staff to indicated sediment fencing on January 9, 2006.**

### RATIONALE

The application was reviewed by staff on the basis of the following information:

#### Proposal:

The proposal is to develop within a Regulated Area of the Humber River to facilitate the construction of a new dwelling. The existing dwelling will be demolished. The subject property is located east of Royal York Road and south of Eglinton Avenue within the City of Toronto.

#### Control of Flooding:

The proposal is not located within a Regional Storm Floodplain and therefore will not impact the storage or conveyance of flood waters.

#### Pollution:

Sediment controls will be installed and maintained during construction to prevent debris from entering the adjacent ravine.

#### Dynamic Beaches:

Not applicable

#### Erosion:

There are no erosion issues.

#### Conservation of Land:

There are no geo-technical issues associated with this project as all works are sufficiently setback from the top of bank. There will be no impact on significant natural features, riparian vegetation or fisheries.

#### *Plantings*

Plantings are not required as part of this application.

Policy Guidelines:

This project is consistent with Section 4.2.2 D - Replacement Structures - of this Authority's Valley and Stream Corridor Management Program.

**CFN: 38189 - Application #: 503/06/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: January 10, 2007**

**CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)**

**8.1.9 ALEXANDRE TIMOFEEV**

To construct, reconstruct, erect or place a building or structure on Lot 379, Plan M-866, (23 Montessor Drive), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Alexandre Timofeev.

The purpose is to develop within a Regulated Area of the Don River to facilitate the construction of a new dwelling. The new dwelling will be slightly larger than the existing dwelling.

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-1, Site Plan, prepared by M-Arch Design Group, dated November 2006, received on January 4, 2006.**

**RATIONALE**

The application was reviewed by staff on the basis of the following information:

Proposal:

The proposal is to develop within a Regulated Area of the Don River to facilitate the construction of a new dwelling. The existing dwelling will be demolished and the new dwelling will be slightly larger. The subject property is located west of Bayview Avenue and south of Highway 401 within the City of Toronto.

Control of Flooding:

The proposal is not located within a Regional Storm Floodplain and therefore will not impact the storage or conveyance of flood waters.

Pollution:

A sediment control fence will be installed to prevent construction debris from entering the adjacent ravine.

Dynamic Beaches:

Not applicable

Erosion:

There are no erosion issues.

Conservation of Land:

There are no geo-technical issues associated with this project as all works are sufficiently setback from the top of the bank. There will be no impact on fisheries, riparian vegetation or significant natural features.

*Plantings*

Native and non-invasive species will be planted.

Policy Guidelines:

The proposal is consistent with Section 4.2.2.D. - Replacement Structures - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 38637 - Application #: 008/07/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: January 10, 2007**

**8.1.10 JASON CHANDERBHAN**

To construct, reconstruct, erect or place a building or structure and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 881, Plan 4760, (42 Yewfield Crescent), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Jason Chanderbhan.

The purpose is to develop within a Regulated Area of the Don River to facilitate the construction of a new dwelling. The existing dwelling will be demolished.

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. SP1, Site Plan, prepared by Ernest H. Hodgson Architect, dated December 2006, received on December 18, 2006.**

**RATIONALE**

The application was reviewed by staff on the basis of the following information:

Proposal:

The proposal is to develop within a Regulated Area of the Don River to facilitate the construction of a new dwelling. The existing dwelling will be demolished. The subject property is located east of Don Mills Road and south of York Mills Road within the City of Toronto.

Control of Flooding:

The proposal is not located within a Regional Storm Floodplain and therefore will not impact the storage or conveyance of flood waters.

Pollution:

Sediment fencing is not necessary as all proposed works are removed from significant natural features.

Dynamic Beaches:

Not applicable

Erosion:

There are no erosion issues.

Conservation of Land:

There are no geo-technical issues associated with this project as all works are sufficiently setback from the top of the bank. There will be no impact on fisheries, riparian vegetation or significant natural features.

*Plantings*

Plantings are not required as part of this application.

Policy Guidelines:

The proposal is consistent with Section 4.2.2.D. - Replacement Structures - of the Authority's Valley and Stream Corridor Management Program

**CFN: 38598 - Application #: 804/06/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: January 10, 2007**

**CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)**

**8.1.11 BIRCHMOUNT BOARDING KENNELS LIMITED**

To construct, reconstruct, erect or place a building or structure, change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 30, Concession 1 Lot 16, Plan 3473, (1563 Birchmount Road), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by Birchmount Boarding Kennels Limited.

The purpose is to develop within a Regional Storm Floodplain of Highland Creek to facilitate the construction of new animal hospital and boarding kennel. The existing animal hospital will be demolished.

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- Drawing No. A-01, Site Plan, prepared by Gerard Natanek, revised October 24, 2006, received on December 19, 2006.

## **RATIONALE**

The application was reviewed by staff on the basis of the following information:

### Proposal:

The proposal is to develop within a Regional Storm Floodplain of Highland Creek to facilitate the construction of a new animal hospital and boarding kennel. The existing animal hospital will be demolished. The subject property is located east of Birchmount Road and south of Ellesmere Road within the City of Toronto.

### Control of Flooding:

All doors and openings of the new structures are flood proofed and situated above the Regional Storm Elevation. The applicant will submit a letter from a structural engineer which states that the new structures are able to withstand the flows and velocities in the event of a flood.

### Pollution:

Sediment controls are not necessary as the proposed works are removed from significant natural features.

### Dynamic Beaches:

Not applicable

### Erosion:

There are no erosion issues.

### Conservation of Land:

There are no geo-technical issues associated with this project. There will be no impact on fisheries, riparian vegetation or significant natural features.

### *Plantings*

Native and non-invasive species will be planted.

### Policy Guidelines:

The proposal is consistent with Section 4.2.2.D - Replacement Structures - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 38590 - Application #: 801/06/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: January 10, 2007**

### 8.1.12 BOB MITCHELL

To construct, reconstruct, erect or place a building or structure and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 395, 396, Plan 1566, (27 Drake Crescent), in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed as located on the property owned by Bob Mitchell.

The purpose is to develop within a Regulated Area of the Lake Ontario Waterfront to facilitate the construction of a new dwelling. The new dwelling will be larger than the existing dwelling.

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 1, Site Plan, prepared by Halsall Engineers and Consultants, dated October 14, 2006, received on November 27, 2006.**

### **RATIONALE**

The application was reviewed by staff on the basis of the following information:

#### Proposal:

The proposal is to develop within a Regulated Area of the Lake Ontario Waterfront to facilitate the construction of a new dwelling. The new dwelling will be larger than the existing dwelling, which will be demolished. The subject property is located south of Kingston Road and east of Midland Avenue within the City of Toronto.

#### Control of Flooding:

The proposal is not located within a Regional Storm Floodplain and therefore will not impact the storage or conveyance of flood waters.

#### Pollution:

Sediment controls are not necessary as the proposed works are removed from significant natural features.

#### Dynamic Beaches:

Not applicable

#### Erosion:

There are no erosion issues.

#### Conservation of Land:

TRCA geo-technical staff have no slope stability issues associated with this project as the proposed dwelling is sufficiently setback from the top of bank and removed from significant natural features. There will be no impact on significant natural features, riparian vegetation or fisheries.

#### *Plantings*

Plantings are not necessary as part of this application.

Policy Guidelines:

This project is consistent with Section 4.2.2 D - Replacement Structures - of this Authority's Valley and Stream Corridor Management Program.

**CFN: 38545 - Application #: 785/06/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: January 10, 2007**

**8.1.13 TELUS COMMUNICATIONS**

To construct, reconstruct, erect or place a building or structure on, (Corporate Drive at Highland Creek), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by Telus Communications.

The purpose is to construct within a Regional Storm Floodplain of the Highland Creek to facilitate the installation of communication ducts over the Highland Creek culvert at Corporate Drive..

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- **Design Drawing, prepared by Plantec Consulting Engineers, dated September 8, 2006, received on October 5, 2006.**

**RATIONALE**

The application was reviewed by staff on the basis of the following information:

Proposal:

The proposal is to construct within a Regional Storm Floodplain of the Highland Creek to facilitate the installation of communication ducts over the Highland Creek culvert at Corporate Drive. The works are part of a TELUS Toronto Fibre Network Design. The subject property is located east of McCowan Road and south of Highway 401 in the City of Toronto.

Control of Flooding:

As the works are located within the Regional Storm Floodplain, however, there will be no impacts to the existing hydraulic opening of the culvert. As such, no significant impacts to the storage and conveyance of stream flows are anticipated as a result of this project.

Pollution:

Sediment controls will be installed and maintained to prevent debris from entering the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no erosion issues.

Conservation of Land:

There are no geo-technical issues associated with this project. There will be no impact on riparian vegetation or significant natural features. No in water works are required and all excavated materials will be removed off site.

*Plantings*

Plantings are not required as part of this application.

Policy Guidelines:

The proposed works are consistent with Section 4.3 - Infrastructure and Servicing - of this Authority's Valley and Stream Corridor Management Program.

**CFN: 38430 - Application #: 690/06/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: January 10, 2007**

**CITY OF TORONTO (TORONTO AND EAST YORK COMMUNITY COUNCIL AREA)**

**8.1.14 SOBEY'S CAPITAL INC.**

To change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part Lot 8, 9, Plan 5-A, (197 Front Street East), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Sobey's Capital Inc..

The purpose is to develop within a Regional Storm Floodplain of the Don River to facilitate the conversion of an existing warehouse to a Sobeys Retail Store..

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. S1, Servicing Plan; Drawing No. G1, Grading Plan, prepared by R.J. Burnside and Associates Ltd., dated August 15, 2006, received on November 15, 2006;**
- **Drawing No. A3.0, Existing/Proposed Exterior Elevations, prepared by Andrew Bousfield Architect, dated June 28, 2006, received on November 15, 2006.**

**RATIONALE**

The application was reviewed by staff on the basis of the following information:

Proposal:

The proposal is to develop within a Regional Storm Floodplain of the Don River to facilitate the conversion of an existing warehouse to a Sobeys Retail Store. The subject property is within the Lower Don Special Policy Area (SPA) and is located east of Lower Sherbourne Street on the south side of Front Street.

Control of Flooding:

All openings and doors of the development are flood proofed to TRCA engineering requirements and meets Special Policy Area criteria.

Pollution:

Sediment controls are not necessary as the proposed works are removed from significant natural features.

Dynamic Beaches:

Not applicable

Erosion:

There are no erosion issues.

Conservation of Land:

There are no geo-technical issues associated with this project. There will be no impact on significant natural features, riparian vegetation or fisheries.

*Plantings*

Plantings are not required as part of this application.

Policy Guidelines:

The proposal is consistent with Section 4.2.1.(B), Development Guidelines for Development/Redevelopment within Designated Two Zone Areas or Special Policy Areas, of the Authority's Valley and Stream Corridor Management Program.

**CFN: 38504 - Application #: 756/06/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: January 10, 2007**

**CITY OF VAUGHAN**

**8.1.15 611428 ONTARIO LIMITED**

To grade the site and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part Lot 9, Concession 9, west of Highway 27 and north of Highway 7), in the City of Vaughan, Humber River Watershed as located on the property owned by 611428 Ontario Limited.

The purpose is to conduct site grading and permit the temporary/permanent placement, dumping and/or removal of material within a Regulated Area of the Humber River, in order to allow for the development of an industrial subdivision located on the west side of Highway 27, south of Langstaff Road, in the City of Vaughan.

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- Grading Control Plan, Drawing No. 00-025-04, Sheet 1 of 3, prepared by Robert DeAngelis, Condeland Engineering Ltd., dated July 2006, received July 28, 2006;
- Grading Control Plan, Drawing No. 00-025-05, Sheet 2 of 3, prepared by Robert DeAngelis, Condeland Engineering Ltd., dated July 2006, received July 28, 2006;
- Grading Control Plan, Drawing No. 00-025-06, Sheet 3 of 3, prepared by Robert DeAngelis, Condeland Engineering Ltd., dated July 2006, received July 28, 2006;
- Sedimentation and Erosion Control Plan, Drawing No. 00-025-22, Sheet 1 of 1, prepared by Robert DeAngelis, Condeland Engineering Ltd., dated July 2006, received July 28, 2006.

## **RATIONALE**

The application was reviewed by staff on the basis of the following information:

### Proposal:

The proposal is to conduct site grading, temporarily/permanently place, dump and/or remove material within a Regulated Area of the Humber River in order to facilitate the development an industrial subdivision on the subject lands near Highway 27 and Langstaff Road, in the City of Vaughan.

The subject lands are approximately 23.37 hectares (57.75 acres) in size, and are located on the west side of Highway 27, south of Nickel Gate. A draft plan of subdivision application (19T-90018) was previously submitted to Authority staff for review in 1990. The limit of the natural features on the subject site were identified at that time and an appropriate development setback established. The associated subdivision application was draft approved in 2001 with the requirement that the open space lands be placed into public ownership, either to the TRCA or the City of Vaughan. The proposed grading works for the subject lands will fulfill a condition of draft approval previously issued by the TRCA.

The applicant commenced grading works in 2005 on the subject property, within areas located outside of the Authority's Regulated Area. TRCA staff had no objections to the initiation of these works provided satisfactory sediment and erosion controls were established for the site. The subject permit application covers those lands within the Regulated Area requiring grading works.

### Control of Flooding:

The proposed grading works are located outside of the Regional Storm Flood Plain of the Humber River. As such, the works will not impact the storage or conveyance of flood waters.

Pollution:

Erosion and sediment controls have been previously erected on the site as grading works were initiated in 2005 for lands located outside of the Authority's Regulated Area. The erosion and sediment controls are to be maintained for the duration of the additional grading works.

Dynamic Beaches:

Not applicable.

Erosion:

Erosion on the work site will be minimized through the aforementioned sediment and erosion control measures. Further, an appropriate development setback has been previously established from the natural features located on the subject lands (i.e., stable top of bank).

Conservation of Land:

There is no significant vegetation located within the area proposed for grading. In addition, there are no geotechnical slope stability concerns nor in-water works proposed as part of this application.

*Plantings*

As no significant vegetation will be removed as part of the works, and thus, a planting plan will be not be required.

Policy Guidelines:

This proposal complies with Section 4.1.1 - New Urban Development, of the Authority's Valley and Stream Corridor Management Program.

**CFN: 38152 - Application #: 480/06/VAUG**

**Report Prepared by: Kevin Huang, extension 5307**

**For information contact: Kevin Huang, extension 5307**

**Date: January 10, 2007**

**8.1.16 WALDEMAR WATOR**

To change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units on Lot 8, Plan M-1828, 445 Stevenson Avenue, in the City of Vaughan, Humber River Watershed as located on the property owned by Waldemar Wator.

The purpose is to permit site grading and placement of material within a Regulated Area of the Humber River Watershed to facilitate the construction of two second storey additions and a covered entry.

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- **Site Plan for 445 Stevenson Avenue, Drawing No. A-1, prepared by Del-dom Design & Construction in November 2006, received by the TRCA December 22, 2006, redline revised to indicate sediment control fencing and the removal of excess fill material;**

- Existing House Plans for 445 Stevenson Avenue, Drawing No. A-2, prepared by Del-dom Design & Construction in November 2006, received by the TRCA December 22, 2006;
- Proposed Basement and Foundation Plan for 445 Stevenson Avenue, Drawing No. A-3, prepared by Del-dom Design & Construction in November 2006, received by the TRCA December 22, 2006;
- Proposed First Floor Plan for 445 Stevenson Avenue, Drawing No. A-4, prepared by Del-dom Design & Construction in November 2006, received by the TRCA December 22, 2006;
- Proposed Second Floor Plan for 445 Stevenson Avenue, Drawing No. A-5, prepared by Del-dom Design & Construction in November 2006, received by the TRCA December 22, 2006;
- Proposed Roof Plan for 445 Stevenson Avenue, Drawing No. A-6, prepared by Del-dom Design & Construction in November 2006, received by the TRCA December 22, 2006;
- Section 1 for 445 Stevenson Avenue, Drawing No. A-7, prepared by Del-dom Design & Construction in November 2006, received by the TRCA December 22, 2006;
- Section 2 for 445 Stevenson Avenue, Drawing No. A-8, prepared by Del-dom Design & Construction in November 2006, received by the TRCA December 22, 2006;
- Proposed Front Elevation for 445 Stevenson Avenue, Drawing No. A-9, prepared by Del-dom Design & Construction in November 2006, received by the TRCA December 22, 2006;
- Proposed Rear Elevation for 445 Stevenson Avenue, Drawing No. A-10, prepared by Del-dom Design & Construction in November 2006, received by the TRCA December 22, 2006;
- Proposed South Elevation 445 Stevenson Avenue, Drawing No. A-11, prepared by Del-dom Design & Construction in November 2006, received by the TRCA December 22, 2006;
- Proposed North for 445 Stevenson Avenue, Drawing No. A-12, prepared by Del-dom Design & Construction in November 2006, received by the TRCA December 22, 2006.

## RATIONALE

The application was reviewed by staff on the basis of the following information:

### Proposal:

The proposal is to construct two second storey additions and a covered entry within a Regulated Area of the Humber River Watershed. One second storey addition is proposed on the northern side of the property above the existing garage and the other second storey addition is proposed to the south above the existing kitchen. There are no geotechnical/slope stability issues associated with the development. The development will not be located within the Regional Storm Flood Plain and no significant natural features will be affected by the project.

### Control of Flooding:

The development will not be located within the Regional Storm Flood Plain. As such, there will be no impact on the storage or conveyance of flood waters.

Pollution:

Sediment control fencing will be installed and maintained during construction to prevent sediment from entering the adjacent valley system.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical/slope stability issues associated with the development. However, staff recommend that the steep slope to the north of the residence be planted with understory shrubs, to prevent potential future erosion.

Conservation of Land:

As the watercourse will not be impacted by the proposal, no fisheries concerns will result. There are no other significant natural features on, or adjacent to, the site that may be negatively impacted by the project.

*Plantings*

The proposed works will not affect any significant natural features. All disturbed areas will be restored to existing conditions upon completion of the project. TRCA recommends restoring the steep slope to the north of the residence with understory shrubs. The forest understory provides important protection to the slope by stabilizing it and preventing potential future erosion.

Policy Guidelines:

The proposal is consistent with Section 4.2 - Existing Development - of the Authority's Valley and Stream Corridor Management Program

**CFN: 38604 - Application #: 810/06/VAUG**

**Report Prepared by: Suzie Losiak, extension 5724**

**For information contact: Coreena Smith, extension 5269**

**Date: January 10, 2007**

**TOWN OF CALEDON**

**8.1.17 BRAD MOORE**

To construct, reconstruct, erect or place a building or structure on Lot 221, Plan 43M-974, (7 Vantagebrook Court), in the Town of Caledon, Humber River Watershed as located on the property owned by Brad Moore.

The purpose is to construct an in-ground swimming pool at the rear of an existing residential dwelling within a TRCA Regulated Area of the Humber River Watershed.

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 1, Site Plan, received by TRCA November 10, 2006.**

## **RATIONALE**

The application was reviewed by staff on the basis of the following information:

### Proposal:

The purpose of this application is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of an in-ground swimming pool at the rear of an existing dwelling located at 7 Vantagebrook, in the Town of Caledon. The rear of the subject property is adjacent to a valley corridor. The proposed pool is located on the tableland portion of the site and is setback sufficiently from the valley corridor.

### Control of Flooding:

The proposed works are located outside of the Regional Floodplain. As such, no impacts to the storage and/or conveyance of flood waters are anticipated.

### Pollution:

Appropriate erosion and sediment controls (silt fence) have been proposed with this application, and will be maintained throughout all phases of construction.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical and/or slope stability concerns associated with this project.

### Conservation of Land:

No significant vegetation will be removed as a result of construction.

#### *Plantings*

The proposed pool is located within an existing manicured lawn. No significant vegetation will be removed as a result of the construction.

### Policy Guidelines:

This proposal is in conformity with Section 4.2.2 (E) – Property Improvements and Ancillary Structures – of the Authority’s Valley and Stream Corridor Management Program (VSCMP).

**CFN: 38526 - Application #: 770/06/CAL**

**Report Prepared by: Jason Wagler, extension 5743**

**For information contact: Quentin Hanchard, extension 5324**

**Date: January 10, 2007**

**8.1.18**

**FRED KOLB**

To construct, reconstruct, erect or place a building or structure on Lot 18, Concession 7, (15570 Mount Hope Road), in the Town of Caledon, Humber River Watershed as located on the property owned by Fred Kolb.

The purpose is to undertake works within a TRCA Regulated Area in order to facilitate the expansion of an existing agricultural storage facility.

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, prepared by F. Kolb, dated December 18, 2006, stamped received by TRCA Planning and Development staff December 18, 2006.**

## **RATIONALE**

The application was reviewed by staff on the basis of the following information:

### Proposal:

This proposal involves the construction of a 245 square metre (2,640 sq. ft.) addition to an existing agricultural storage facility within a TRCA Regulated Area of the Humber River Watershed. The subject property is located on the west side of Mount Hope Road, south of Old Church Road, in the Town of Caledon. Note that a previous application on these lands was previously approved by TRCA's Executive Committee to enclose a drainage corridor. The ecological function of the drainage corridor was limited and the primary function of the feature was the conveyance of storm flows. The proposed works include an expansion of an existing storage barn to ensure adequate protection of equipment and the continued viability of the farm practice.

The proposed structure consists of a wood frame and metal exterior with sliding doors. Recognizing the flood constraints on-site, significant measures have been incorporated into the design of this proposal to address flooding conditions. For example, the metal exterior is to be elevated above grade to allow for flood waters to by-pass the proposed structure and maintain the conveyance of pre-development flood waters. In addition, no foundation is proposed with this project. As such, the proposed works may be considered to be 'ancillary' in nature. As well, the proposed works have been designed to withstand water flow velocities expected during the Regional Storm Event.

### Control of Flooding:

The proposed works are located within the Regional Floodplain. TRCA Water Resources staff have confirmed that this proposal will not have any significant impacts to the storage and/or conveyance of flood waters.

### Pollution:

Appropriate erosion and sediment control measures have been proposed with this application and will be maintained throughout all phases of construction.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical and/or slope stability concerns associated with this project.

Conservation of Land:

There are no fisheries related concerns with this proposal. No significant vegetation will be removed as a result of construction.

*Plantings*

The project will not affect any significant natural features. No enhancement plantings are required.

Policy Guidelines:

This proposal is in conformity with Section 4.2 - Existing Development - of the TRCA's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 38554 - Application #: 791/06/CAL**

**Report Prepared by: Adam Miller, extension 5244**

**For information contact: Adam Miller, extension 5244**

**Date: January 10, 2007**

**TOWN OF RICHMOND HILL**

**8.1.19 REGIONAL MUNICIPALITY OF YORK**

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and interfere with a wetland (southeast side of Leslie Street at Haynes Lake), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to undertake minor restorative ditching (site grading and removal/placement of fill within wetland interference limit) within the York Region Right of Way (ROW) on the east side of Leslie Street, between Bethesda Sideroad and Bloomington Road near Haynes Lake in the Town of Richmond Hill.

The permit will be issued for the period of January 19, 2007 to January 18, 2009 in accordance with the following documents and plans which form part of this permit:

- **Letter Re: Leslie Street (Y.R. 12) Ditch Maintenance at Haynes Lake, The Regional Municipality of York, File No. T04-Maintenance-3701; prepared by the Regional Municipality of York; dated November 15, 2006; received by TRCA November 24, 2006;**
- **Location Plan - Haynes Lake Ditch Maintenance, Leslie Street (Y.R. 12), Town of Richmond Hill; prepared by the Regional Municipality of York; dated November 15, 2006; received by TRCA November 24, 2006; redline revised by TRCA staff on December 6, 2006;**
- **Ontario Provincial Standard Drawing - Light Duty Silt Fence Barrier - OPSD 219.110; dated 1996 02 01; received by TRCA November 24, 2006.**

**RATIONALE**

The application was reviewed by staff on the basis of the following information:

Proposal:

Region of York staff reviewed the drainage around Haynes Lake and identified a ditch that has the potential to overflow onto Leslie Street and freeze during the winter months to create slippery and unsafe conditions.

Generally the works consisted of site grading in a Regulated Area to create a new 50 metre section of drainage ditch on the east side of Leslie Street.

A letter was sent to the Region of York on December 6, 2006 authorizing the emergency works. This Executive Committee Report formalizes the works that have already taken place.

Control of Flooding:

Proposed works were not within a Regional Storm Floodplain therefore there were no concerns related to the storage or conveyance of floodwaters.

Pollution:

Standard sediment and erosion control measures (silt fence) were implemented for the duration of construction until at least 48 hours after completion of the ditching in order to prevent construction generated sediment from entering any watercourse/waterbody/wetland feature.

Dynamic Beaches:

Not applicable.

Erosion:

Ditch stabilization was undertaken with 100 millimetre to 150 millimetre sized riverstone for stabilization.

Conservation of Land:

No disturbance to any watercourse/waterbody/wetland feature was conducted during the works. With erosion and sedimentation control plans in effect, the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat was mitigated and a Letter of Advice will be written by TRCA staff on behalf of Fisheries and Oceans Canada (DFO).

*Plantings*

Disturbed areas will be seeded with native/non-invasive seed mix following construction (if required and as weather permits).

Policy Guidelines:

The proposal complies with Section 4.3 - Infrastructure and Servicing - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 38505 - Application #: 757/06/RH**

**Report Prepared by: Chris Barber, extension 5715**

**For information contact: June Murphy, extension 5304**

**Date: January 10, 2007**

**THE FOLLOWING PERMIT APPLICATIONS WERE ERRATA ITEMS:**

**RES.#B174/06 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO  
REGULATION 166/06 - ERRATA APPLICATIONS**

Moved by: David Barrow  
Seconded by: Gerri Lynn O'Connor

**THAT permits be granted in accordance with Ontario Regulation 166/06 for applications (8.1.20 - 8.1.27, with the exception of items 8.1.21, 8.1.22 and 8.1.25, which were withdrawn), that had been scheduled on the agenda as errata items for which all the required information was received and finalized as listed below.**

**CARRIED**

**CITY OF BRAMPTON**

**8.1.20 CITY OF BRAMPTON**

To construct a structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 11, Concession 2, Heart Lake Road realignment from Bovaird Drive to approximately 1 km north of Bovaird Drive, in the City of Brampton, Etobicoke Creek Watershed, as located on the property to be acquired by the City of Brampton.

The purpose is to construct a structure, site grade and permanently place and remove fill to facilitate the realignment of Heart Lake Road from Bovaird Drive to approximately 1 km north of Bovaird Drive, in the City of Brampton, Etobicoke Creek Watershed.

The permit will be issued for the period of January 19, 2007 to January 18, 2009.

- **Letter of Undertaking to provide revisions to the engineering drawings to the satisfaction of TRCA, dated January 10, 2007; received January 11, 2007; prepared by the City of Brampton.**

**RATIONALE**

The application was reviewed by staff on the basis of the following information:

Proposal:

The proposal consists of the realignment of 1 km of Heart Lake Road extending north from Bovaird Drive, west of the existing Heart Lake Road, reconnecting at the existing Heart Lake Road and the construction of a storm sewer. The road will be 4-lanes with a two-way left turn lane. A sidewalk will be located on the west side of the road. The realigned portion of Heart Lake Road will be adequately setback from the North Wetland, which is considered a Provincially Significant Wetland, located on the east side. Dense plantings will be located in the buffer between the road and the North Wetland to mitigate any impacts.

The North Wetland is contaminated from previous land use activities and is presently owned by the Peel County Game and Fish Protective Association. As part of the EA, the City of Brampton, through the planning and development process, has committed to facilitate the preparation of a risk assessment and site remediation plan, as well as examine the feasibility of removing the existing Heart Lake Road and reconnecting the North and East Wetlands. Terms of Reference for this work are currently being prepared through the development planning process.

Control of Flooding:

TRCA engineering staff has reviewed the proposal and determined that the proposed works will have no impact to the control of flooding.

Pollution:

Standard erosion control measures (silt fencing) will be implemented for the duration of construction, and until the site is restored, in order to prevent construction generated sediment from entering the wetland.

Dynamic Beaches:

Not applicable

Erosion:

There will be no geotechnical/slope stability issues associated with the proposal.

Conservation of Land:

As the wetland will not be impacted by the development, no fisheries concerns will result.

*Plantings*

All disturbed areas will be restored with native non-invasive species following construction. The buffer between the North Wetland and the road realignment will be densely planted with native non-invasive trees and shrubs.

Policy Guidelines:

This proposal complies with Section 4.3 - Infrastructure and Servicing - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 38530 - Application #: 762/06/BRAM**

**Report Prepared by: Sharon Lingertat, extension 5717**

**For information contact: Sharon Lingertat, extension 5717**

**Date: January 10, 2007**

**8.1.21 SUMMIT GREEN LAND CORPORATION**

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 15, Concession 6 EHS, (Summit Green Crescent), in the City of Brampton, Humber River Watershed as located on the property owned by Summit Green Land Corporation.

- **Withdrawn**

## CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

### 8.1.22 OAKDALE GOLF & COUNTRY CLUB

To construct, reconstruct, erect or place a building or structure, site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 13 - 15, Concession 4, 5, (2388 Jane Street), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Oakdale Golf & Country Club.

- **Withdrawn**

## TOWN OF CALEDON

### 8.1.23 1096281 ONTARIO LIMITED

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on the East Half of Lot 12, Concession 5, W.H.S., (816 Mayfield Road West), in the Town of Caledon, Etobicoke Creek Watershed as located on the property owned by 1096281 Ontario Limited.

The purpose is to undertake works within a TRCA Regulated Area in order to facilitate the conversion/expansion of a topsoil manufacturing site with related storage.

The permit will be issued for the period of January 19, 2007 to January 18, 2009.

- **Letter of Undertaking, prepared by. A. Ward, Richardson Foster Ltd., dated January 17, 2006, to address outstanding engineering and ecology related issues.**

## RATIONALE

The application was reviewed by staff on the basis of the following information:

### Proposal:

This proposal involves the conversion/expansion of a topsoil manufacturing site with related storage within a TRCA Regulated Area of the Etobicoke Creek Watershed. The subject property is located on the west side of Mississauga Road, north of Mayfield Road, in the Town of Caledon. The subject lands are currently used for top soil mixing and storage operations. Based on a site inspection conducted by TRCA staff, existing stormwater presently drains toward a stream corridor. Under existing conditions, drainage is uncontrolled and untreated. A component of the proposed works involve upgrading the existing stormwater management controls for this site by constructing a stormwater management facility and related storm servicing. All works are located on the tableland portion of the subject property. A detailed enhancement planting plan is included as part of this application which will increase the ecological functions of the adjacent natural heritage features (i.e., stream corridor).

Control of Flooding:

The subject property is located outside of the Regional Floodplain. As such, the storage and/or conveyance of flood waters will not be impacted.

Pollution:

Appropriate erosion and sediment control measures have been proposed with this application and will be maintained throughout all phases of construction. The proposed works include upgrading existing stormwater management controls and will improve water quality.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this proposal.

Conservation of Land:

TRCA staff has reviewed the potential for fisheries impacts from the proposed works and has determined that there are no fisheries related concerns. No significant vegetation will be removed as a result of this proposal.

*Plantings*

A variety of native and non-invasive plant species will be planted along the western and northern property boundary adjacent to the stream corridor in accordance with TRCA's restoration and seed mix guidelines.

Policy Guidelines:

This proposal is in conformity with Section 4.2.2 - Development and Redevelopment/Intensification Within Non-Established Communities/Highly Urbanized Areas and Section 4.2.2 (F) - Opportunities for Regeneration, of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 38549 - Application #: 787/06/CAL**

**Report Prepared by: Adam Miller, extension 5244**

**For information contact: Adam Miller, extension 5244**

**Date: January 10, 2007**

**TOWN OF MARKHAM**

**8.1.24 MONARCH CORPORATION**

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part Lot 26, 27, Concession 3, (Elgin Mills Road East and Woodbine Avenue), in the Town of Markham, Rouge River Watershed as located on the property owned by Monarch Corporation.

The purpose is to permit works within a regulated area to facilitate the construction of a stormwater management facility and outfall.

The permit will be issued for the period of January 19, 2007 to January 18, 2009.

- Letter of undertaking provided by Gary Hatt, P.Eng., of Cole Engineering, dated January 17, 2007 to address all outstanding engineering and ecology issues.

## **RATIONALE**

The application was reviewed by staff on the basis of the following information:

### Proposal:

The purpose of this application is to permit works within a regulated area to facilitate the construction of a stormwater management facility and outfall to be located north of Elgin Mills Road East and west of Woodbine Avenue, in the Town of Markham. The subject lands are located within a plan area known as 'West Cathedral' community. The facility proposed with this application is to form the headwaters for the existing Tributary to the Rouge (known as Carleton Creek), which is proposed to be renaturalized through the development of this plan area. In this regard, subsequent permit applications to undertake the renaturalization works noted above will be forthcoming for consideration by the Executive Committee. In addition to providing some natural habitat, the proposed facility has been designed to effectively mitigate upstream storm runoff in terms of water quality and quantity. The works associated with this application will not result in a Harmful Alteration, Disturbance or Destruction (HADD) of fish habitat, thus Authorization from Fisheries and Oceans Canada (DFO) is not required. However, a letter of advice on behalf of DFO will be prepared prior to the issuance of this permit.

### Control of Flooding:

The proposed works are located at the headwaters of the watercourse identified above. In this regard, TRCA technical staff have reviewed the proposal and have determined that no adverse impacts to the storage and/or conveyance of flood waters will result from these works

### Pollution:

Appropriate erosion and sediment control measures have been proposed with this application and will be maintained throughout all phases of construction.

### Dynamic Beaches:

Not applicable

### Erosion:

There are no geotechnical and/or slope stability concerns associated with this proposal. In addition, the proposed facility and outfall have been designed to reduce downstream erosion rates.

### Conservation of Land:

As previously noted, the proposed works will not result in a HADD. However, a letter of advice on behalf of DFO will be prepared prior to the issuance of this permit. No significant vegetation will be removed as a result of this proposal, however, a detailed landscape plan has been submitted which proposes to increase the ecological functions of this facility.

### *Plantings*

All proposed plant materials will be native and non-invasive species. In addition, all landscaping works will be in accordance with TRCA's restoration and seed mix guidelines.

### Policy Guidelines:

This proposal is in conformity with Section 4.3 - Infrastructure and Servicing, of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 38631 - Application #: 003/07/MARK**

**Report Prepared by: Joshua Campbell, extension 5386**

**For information contact: Joshua Campbell, extension 5386**

**Date: January 10, 2007**

## **TOWN OF RICHMOND HILL**

### **8.1.25 1567143 ONTARIO LIMITED**

To alter a shoreline and alter a watercourse on Part Lot 9, 10, Plan 4840, (354 - 360 Enford Road), in the Town of Richmond Hill, Don River Watershed as located on the property owned by 1567143 Ontario Limited.

- **Withdrawn**

## **TOWN OF RICHMOND HILL**

### **8.1.26 JOHN CHIAVATTI CONSTRUCTION LTD.**

To construct, reconstruct, erect or place a building or structure, site grade and interfere with a wetland on Lot 200, Part Lot 4, Plan 65R-28904, (92 Snively Street), in the Town of Richmond Hill, Humber River Watershed as located on the property owned by John Chiavatti Construction Ltd.

The purpose is to develop, interfere with a wetland and grade within the Regulated Area of the Humber River Watershed to facilitate the development of a single family residence on an undeveloped lot of record within the Town of Richmond Hill.

The permit will be issued for the period of January 19, 2007 to January 18, 2009.

- **Site Plan, drawn by Dean Ruffolo, Dero Building Consultants Inc., second revision date December 5, 2006, initial date May 2006, received December 7, 2006, red-line revised to remove landscape rock outside of dripline of existing vegetation on site;**
- **Figure 2, ELC Vegetation Communities and Residential Footprint, prepared by Stantec, dated October 2006, received December 20, 2006.**

## **RATIONALE**

The application was reviewed by staff on the basis of the following information:

Proposal:

The subject property is located at 92 Snively Street, on the north side of Snively Street, west of Bayview Avenue, in the Town of Richmond Hill. The subject property is located on the Oak Ridges Moraine, within the Settlement Area land use designation of the Oak Ridges Moraine Conservation Plan (ORMCP). The purpose of the application is to construct a single family residence on an undeveloped lot of record, which backs onto a Provincially Significant Wetland (PSW), within the Humber River Watershed. The subject lot was created by previous rezoning and consent applications in accordance with TRCA policy, the Town of Richmond Hill's Official Plan Amendment (OPA) No. 129 and the ORMCP. Through the previous rezoning and consent applications, the TRCA obtained the PSW and an associated 10 metre buffer, in open space and in public trust. Development on the subject property is entirely outside of the PSW and associated 10 metre buffer and is subject to Site Plan Approval. Through the Site Plan Approval process the applicant has undertaken a Natural Heritage Evaluation and Hydrological Evaluation. On the basis on these reports, TRCA staff have determined that there will be no adverse impact to the adjacent PSW. The proposed single family residence is 246.65 square metres in gross floor area and maintains 21.22 percent total lot coverage. Furthermore, the residence is adequately setback from the abutting PSW and associated buffer, being located within several metres of Snively Street.

Control of Flooding:

The proposed grading works and stormwater outfall are located outside of the Regional Storm Flood Plain of the Humber River. As such, the proposed works will not impact the storage or conveyance of flood waters.

Pollution:

Silt fencing will be installed and maintained during construction, surrounding the area of works to impede the overland migration of construction generated sediments.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this proposal.

Conservation of Land:

Further to the review of the above-referenced Natural Heritage Evaluation and Hydrological Evaluation, TRCA staff are satisfied that there will be no inference to the hydrological function of the wetland. Furthermore, the applicant has provided an additional 10 metre buffer from the rear lot line, which will be enhanced through a Restoration Plan consisting of TRCA approved native and non-invasive plant species.

*Plantings*

TRCA staff have ensured that all plantings on the subject property adhere to the TRCA's guidelines.

Policy Guidelines:

The proposal complies with Section 4.1.1 - New Urban Development - of the Authority's Valley and Stream Corridor Management Program.

CFN: 38535 - Application #: 777/06/RH  
Report Prepared by: Susan Robertson, extension 5370  
For information contact: Joshua Campbell, extension 5386  
Date: January 10, 2007

**8.1.27 JOHN NITSOPOULOS**

To construct, reconstruct, erect or place a building or structure on Lot 39, Plan 3465, (27 Greenbank Drive), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by John Nitsopoulos.

The purpose is to construct a two-storey frame addition at the side of an existing residential dwelling within a TRCA Regulated Area of the Rouge River Watershed.

The permit will be issued for the period of January 19, 2007 to January 18, 2009.

- **Letter of Undertaking to provide a letter of construction advice regarding engineering design to the satisfaction of TRCA, dated January 17, 2007; received January 17, 2007; prepared by Russ Gregory.**

**RATIONALE**

The application was reviewed by staff on the basis of the following information:

Proposal:

The purpose of this application is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of two-storey frame addition at the side of an existing dwelling. The rear of the subject property is adjacent to a valley corridor. The proposed addition is located on the tableland portion of the property and is setback sufficiently.

Control of Flooding:

The proposed works are located outside of the Regional Floodplain. As such, no impacts to the storage and/or conveyance of flood waters are anticipated.

Pollution:

Appropriate erosion and sediment controls (silt fence) have been proposed with this application, and will be maintained throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this project.

Conservation of Land:

No significant vegetation will be removed as a result of construction.

*Plantings*

The proposed addition is located within an existing manicured lawn area. No significant vegetation will be removed as a result of the project. However, native and non-invasive enhancement plantings are included as part of this application.

Policy Guidelines:

This proposal is in conformity with Section 4.2.2 (C) – Minor Additions – of the Authority’s Valley and Stream Corridor Management Program (VSCMP).

CFN: 38641 - Application #: 010/07/RH  
Report Prepared by: Jason Wagler, extension 5743  
For information contact: Joshua Campbell, extension 5386  
Date: January 10, 2007

**PERMIT APPLICATIONS 8.1.28 - 8.1.51 ARE MINOR WORKS LETTER OF APPROVAL:**

**RES.#B175/06 - MINOR WORKS LETTERS OF APPROVAL PURSUANT TO ONTARIO REGULATION 166/06**

Moved by: Gerri Lynn O'Connor  
Seconded by: Maria Augimeri

THAT minor works letters of approval granted by Toronto and Region Conservation Authority staff in accordance with Ontario Regulation 166/06, for items (8.1.28 - 8.1.51, inclusive), which are listed below, be received.

**CARRIED**

**CITY OF BRAMPTON**

**8.1.28 GEORGE BACZYNSKI**  
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 39, Plan 43M-1601, (90 Concorde Drive), in the City of Brampton, Humber River Watershed as located on the property owned by George Baczynski.

CFN: 38501 - Application #: 751/06/BRAM  
Report Prepared by: Jason Wagler, extension 5743  
For information contact: Quentin Hanchard, extension 5324  
Date: November 29, 2006

**CITY OF MISSISSAUGA**

**8.1.29 WEIR CANADA INC.**  
To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Part Lot 3, Plan 43R-7097, (1180 Aerowood Drive), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Weir Canada Inc..

**CFN: 38458 - Application #: 719/06/MISS**  
**Report Prepared by: Jason Wagler, extension 5743**  
**For information contact: Jason Wagler, extension 5743**  
**Date: November 27, 2006**

**CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)**

**8.1.30 DAVID AND LAURIE BURNETT**

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Lot 24, Plan 3881, (105 Burlingame Road), in the City of Toronto (Etobicoke York Community Council Area), Etobicoke Creek Watershed as located on the property owned by David and Laurie Burnett.

**CFN: 38531 - Application #: 773/06/TOR**  
**Report Prepared by: Mark Rapus, extension 5259**  
**For information contact: Mark Rapus, extension 5259**  
**Date: December 7, 2006**

**8.1.31 DUSKO LAZIC**

To construct a ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) on , (112 West Deane Park Drive), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed as located on the property owned by Dusko Lazic.

**CFN: 38525 - Application #: 771/06/TOR**  
**Report Prepared by: Annemarie Sanchez, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: December 5, 2006**

**8.1.32 KAREN VETTESE**

To install a swimming pool on Lot 15, Plan , Part Lot 14, Plan 4059, (77 Valecrest Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Karen Vettese.

**CFN: 38523 - Application #: 767/06/TOR**  
**Report Prepared by: Annemarie Sanchez, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: December 12, 2006**

**8.1.33 MARK AND ALANA KRAMARCHUK**

To construct a ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) on , (7 The Outlook), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed as located on the property owned by Mark and Alana Kramarchuk.

**CFN: 38520 - Application #: 766/06/TOR**  
**Report Prepared by: Annemarie Sanchez, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: December 8, 2006**

**8.1.34 METE AND IOULIA CANTURK**

To construct a ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) on Lot 102, Plan 628250, (152 Varsity Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Mete and Ioulia Canturk.

**CFN: 38502 - Application #: 750/06/TOR**  
**Report Prepared by: Louise Monaghan, extension 5250**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: December 4, 2006**

**8.1.35 PAUL AND MARY CURRIE**

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Lot 198, Plan 1582, (11 Baby Point Crescent), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Paul and Mary Currie.

**CFN: 38630 - Application #: 002/07/TOR**  
**Report Prepared by: Annemarie Sanchez, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: January 8, 2007**

**8.1.36 PEDRO OLIVEIRA AND FRANCESCA PAPASODARO**

To construct a ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) on Lot 386, Plan 1917, (148 Strathnairn Avenue), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Pedro Oliveira and Francesca Papasodaro.

**CFN: 38629 - Application #: 001/07/TOR**  
**Report Prepared by: Louise Monaghan, extension 5250**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: January 3, 2007**

**8.1.37 WOODBINE ENTERTAINMENT GROUP**

To undertake a municipal or utility project on Lot 31, 32, Concession 3 FTH , (555 Rexdale Boulevard), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed as located on the property owned by Woodbine Entertainment Group.

**CFN: 38487 - Application #: 739/06/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: December 13, 2006**

**CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)**

**8.1.38 CANDY SCHAFFEL**

To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) on Lot 17, Plan 7303, (27 Brockington Crescent), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Candy Schaffel.

**CFN: 38538 - Application #: 779/06/TOR**

**Report Prepared by: Louise Monaghan, extension 5250**

**For information contact: Steve Heuchert, extension 5311**

**Date: December 11, 2006**

**8.1.39 ELENA LITINETSKAIA**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 50, Plan 5249, (15 Denmark Crescent), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Elena Litinetskaia.

**CFN: 38521 - Application #: 769/06/TOR**

**Report Prepared by: Louise Monaghan, extension 5250**

**For information contact: Steve Heuchert, extension 5311**

**Date: December 4, 2006**

**8.1.40 G.T. GUNN**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Part Lot 4, 5, Plan 3510, (12 Campbell Crescent), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by G.T. Gunn.

**CFN: 38503 - Application #: 749/06/TOR**

**Report Prepared by: Louise Monaghan, extension 5250**

**For information contact: Steve Heuchert, extension 5311**

**Date: November 28, 2006**

**CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)**

**8.1.41 JAMES WILSON**

To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) and construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 25, Plan 4467, (48 Crocus Drive), in the City of Toronto (Scarborough Community Council Area), Don River Watershed as located on the property owned by James Wilson.

**CFN: 38522 - Application #: 768/06/TOR**

**Report Prepared by: Louise Monaghan, extension 5250**

**For information contact: Steve Heuchert, extension 5311**

**Date: December 7, 2006**

**8.1.42 KUMARI PEIRIS**

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Lot 2, Plan 66M-2410, (14 Vandorf Street), in the City of Toronto (Scarborough Community Council Area), Rouge River Watershed as located on the property owned by Kumari Peiris.

**CFN: 38579 - Application #: 798/06/TOR**

**Report Prepared by: Louise Monaghan, extension 5250**

**For information contact: Steve Heuchert, extension 5311**

**Date: January 2, 2007**

**8.1.43 MEHDI SHOJAAT**

To construct a ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) on Lot 6, Concession D Part 1 Plan 64R-13621, 64R-15506, (200 Beechgrove Drive), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by Mehdi Shojaat.

**CFN: 38340 - Application #: 626/06/TOR**

**Report Prepared by: Louise Monaghan, extension 5250**

**For information contact: Steve Heuchert, extension 5311**

**Date: December 4, 2006**

**CITY OF TORONTO (TORONTO AND EAST YORK COMMUNITY COUNCIL AREA)**

**8.1.44 ELEANOR MCCAIN**

To change the use, size, or number of dwelling units of a structure, or undertake work that does not change the footprint of the existing structure on Lot 92, Plan 528-Y, (81 Highland Avenue), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Eleanor McCain.

**CFN: 38508 - Application #: 753/06/TOR**

**Report Prepared by: Louise Monaghan, extension 5250**

**For information contact: Steve Heuchert, extension 5311**

**Date: November 29, 2006**

**8.1.45 FRANCESCO MULE**

To construct a ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) on Lot 30, Plan M598, (10 Ferris Crescent), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Francesco Mule.

**CFN: 38488 - Application #: 737/06/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: November 23, 2006**

**8.1.46 GAIL NEETESON**

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Lot 10, Plan 3998, (16 Ridgfeld Road), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Gail Neeteson.

**CFN: 38546 - Application #: 786/06/TOR**

**Report Prepared by: Louise Monaghan, extension 5250**

**For information contact: Steve Heuchert, extension 5311**

**Date: December 14, 2006**

**8.1.47 PETER AND CAMILLA DALGLISH**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 3, 4, Plan 454E, (35 Binscarth Road), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Peter and Camilla Dalglish.

**CFN: 38511 - Application #: 759/06/TOR**  
**Report Prepared by: Annemarie Sanchez, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: November 30, 2006**

**8.1.48 RICHARD WHITE AND SANDRA BOARQUE**

To construct a ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) on Lot 43, Plan M-390, (1 Pine Crescent), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Richard White and Sandra Boarque.

**CFN: 38500 - Application #: 752/06/TOR**  
**Report Prepared by: Annemarie Sanchez, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: December 5, 2006**

**TOWN OF AJAX**

**8.1.49 RICK OLTEANU**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 78, Plan 40M-1766, (458 Delaney Drive), in the Town of Ajax, Duffins Creek Watershed as located on the property owned by Rick Olteanu.

**CFN: 38536 - Application #: 778/06/AJAX**  
**Report Prepared by: Shannon McNeill, extension 5744**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: December 11, 2006**

**8.1.50 ANDREW DAVIDSON**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Part of Lot 16, Concession 8, (9966 Castlederg Sideroad), in the Town of Caledon, Humber River Watershed as located on the property owned by Andrew Daivdson.

**CFN: 38589 - Application #: 800/06/CAL**  
**Report Prepared by: Jason Wagler, extension 5743**  
**For information contact: Quentin Hanchard, extension 5324**  
**Date: January 2, 2007**

**8.1.51 NICK DEBOER**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 18, Concession 8, (15571 Mount Hope Road), in the Town of Caledon, Humber River Watershed as located on the property owned by Nick deBoer.

CFN: 38547 - Application #: 789/06/CAL  
Report Prepared by: Jason Wagler, extension 5743  
For information contact: Quentin Hanchard, extension 5324  
Date: December 18, 2006

## CITY OF MISSISSAUGA

### 8.1.52 CITY OF MISSISSAUGA

To construct, reconstruct, erect or place a building or structure and site grade on the north side of Britannia Road East, in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by City of Mississauga.

The purpose is to reconstruct an existing storm outfall structure and restabilize a bridge abutment located within a TRCA Regulated Area of the Etobicoke Creek Watershed.

The permit will be issued for the period of January 19, 2007 to January 18, 2009.

- **Letter of Undertaking, prepared by J. Blair, City of Mississauga, dated January 17, 2006, to address outstanding engineering and ecology related issues.**

## RATIONALE

The application was reviewed by staff on the basis of the following information:

### Proposal:

The purpose of this proposal is to reconstruct an existing storm outfall structure and restabilize the north end of a bridge abutment located on the west side of Etobicoke Creek, on north side of Britannia Road, east of Dixie Road, in the City of Mississauga. The storm outfall structure collects and conveys stormwater from Britannia Road. A significant amount of erosion has recently occurred to the outer bank of Etobicoke Creek, which generally coincides with the location of the storm outfall structure and bridge abutment. As a result, the final section of the outfall has become exposed and severely undermined and erosion has encroached beneath the north end of the concrete bridge abutment.

The exposed section of the pipe will be removed and all disturbed bedding material will be removed. Temporary erosion and sediment controls have been installed and will be maintained until reconstruction/stabilization works are complete. The proposed configuration of the new storm sewer will provide additional energy dissipation prior to discharge to the creek. In addition, the location of the outlet headwall will be further setback from the edge of the watercourse. Based on a site inspection conducted by TRCA staff, no structural damage appears to have occurred to the bridge abutment. As such, new bedding material will be installed beneath the bridge abutment footing to fill the gap created by the erosion activities. Immediately following construction, an erosion control blanket and native live stakes and seed will be applied. The site will be accessed from the west side of Etobicoke Creek and no in-water works are required to facilitate this project.

Control of Flooding:

The proposed works will occur within the Regional Floodplain associated with Etobicoke Creek. Given the short-term nature of the works, TRCA Engineering staff have confirmed that the proposed works will not have a significant impact to the storage and/or conveyance of flood waters.

Pollution:

Appropriate erosion and sediment controls have been installed and will be maintained during all phases of construction. As noted before, no in-water works are required to facilitate the works.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this project. Immediately following construction, a geotextile erosion control blanket will be applied.

Conservation of Land:

TRCA staff have reviewed the potential for fisheries impacts from the proposed works and have confirmed that there are no fisheries related concerns. No significant vegetation will be removed as a result of construction.

*Plantings*

A variety of native and non-invasive plant species will be planted in accordance with TRCA's restoration and seed mix guidelines.

Policy Guidelines:

This proposal is in conformity with Section 4.3 - Infrastructure and Servicing and 5.2 - Erosion Control and Slope Stability Remedial Works - of the TRCA's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 38585 - Application #: 797/06/MISS**

**Report Prepared by: Adam Miller, extension 5244**

**For information contact: Adam Miller, extension 5244**

**Date: January 17, 2007**

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**RES.#B176/06 -**

**WATER BUDGET MODELLING CONTRACT**

Source Water Protection. Award of contract to EarthFX Inc. for water budget modelling.

Moved by:

David Barrow

Seconded by:

Maria Augimeri

**THAT a contract for water budget modelling, to refine the existing water budget components and provide consistent mapping across Toronto and Region Conservation Authority's (TRCA) jurisdiction, be awarded to EarthFX Inc., at a cost not to exceed \$75,000, plus applicable taxes;**

**AND FURTHER THAT TRCA officials be authorized and directed to take such action as may be necessary to implement the contract including the signing of documents.**

**CARRIED**

### **BACKGROUND**

Water budget analysis measures and characterizes the contribution of each component of the hydrologic system (precipitation, runoff, evapotranspiration and infiltration), to develop an understanding of the pathways that water takes through a watershed. Although water budgets carried out for source water protection address drinking water sources, the results can be applied to entire aquatic ecosystems. For example, the results can improve the understanding and protection of aquatic ecosystems (i.e. riparian wetlands) that may rely on groundwater flow.

In 2006, TRCA awarded two contracts to EarthFX Inc. to conduct water budget modelling for the Rouge and Humber watersheds. The first contract combined the use of Water Budget Analysis System (WABAS) software developed by Clarifica Inc. with a three dimensional groundwater flow model developed by EarthFX using the United States Geological Survey (USGS) MODFLOW software. The second contract involved the application of the USGS Precipitation Runoff Management System (PRMS) combined with the EarthFX MODFLOW model.

A peer review of TRCA's conceptual water budget, including all of the numerical models, was completed in 2006 by S.S. Papadapulos and Associates. Their review supported the use of PRMS/MODFLOW for water budgeting. They also noted that previous results from other studies exhibited significant inconsistencies across watershed and political boundaries.

TRCA staff met with the Ontario Ministry of Natural Resources (MNR), the peer review team and our municipal partners in December, 2006 to review EarthFX's results along with TRCA's previous hydrology modelling, and develop a plan to move forward in 2007. The recommendation from that meeting was that TRCA should apply a consistent water budget model across our entire jurisdiction. MNR agreed that consistent mapping of the water budget components across all of TRCA's watersheds is needed, and that \$75,000 could be allocated from the 2006/2007 source water protection funding to complete this work.

The database and numerical models developed by EarthFX under the previous contracts will be used extensively in this investigation. The model outputs will be consistent with those in the Lake Simcoe Region Conservation Authority (LSRCA) and Central Lake Ontario Conservation Authority (CLOCA), since EarthFX also completed those water budget analyses. TRCA staff will work with EarthFX and Credit Valley Conservation (CVC) to ensure that the outputs are also consistent with CVC's modelling work.

## **RATIONALE**

Because of EarthFX's knowledge and expertise developed through the development and calibration of the previous water budget models, they are uniquely qualified to undertake this additional modelling work. The high calibre and cost-effectiveness of EarthFX's efforts has been recognized by the individual study partners in that five of the members, including TRCA, have retained EarthFX for additional projects beyond the scope of their work for the overall partnership.

EarthFX has demonstrated through projects with CLOCA and LSRCA that they can successfully link the output of surface water models to their groundwater model. In addition, EarthFX will now be able to provide a seamless model product across the TRCA/CLOCA and TRCA/LSRCA boundaries, a key requirement for source water protection planning.

The cost of retaining another firm to complete this work would be much higher and the process would take significantly longer, since there would be a substantial learning curve for another consultant to understand the geologic model construction and numerical model parameter estimation process. As well, all output will be processed through EarthFX's software product, Viewlog®, for which TRCA already has multiple licenses.

Pursuant to the TRCA Purchasing Policy, Executive Committee approval is required for sole source contracts over \$50,000 and less than \$200,000.

## **FINANCIAL DETAILS**

Funding for this project (\$75,000, plus applicable taxes) is being made available from MNR through source water protection funding in account number 121-51.

**Report prepared by: Donald Ford, extension 5369**  
**For Information contact: Donald Ford, extension 5369**  
**Date: January 05, 2007**

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**RES.#B177/06 - OUT OF COUNTRY TRAVEL**  
AIIM International Conference, Boston, Massachusetts, April 17-19, 2007.  
Approval for staff travel outside Canada for a conference.

Moved by: David Barrow  
Seconded by: Maria Augimeri

**THAT approval be granted for John Annunziello, Manager, Records and Information to attend the AIIM International Conference in Boston, Massachusetts, April 17 -19, 2007, at a cost not to exceed \$1,500 plus applicable taxes.**

**CARRIED**

## **BACKGROUND**

The Toronto and Region Conservation Authority (TRCA) policy on travel requires Executive Committee approval for staff travel outside of the country on TRCA business.

## **RATIONALE**

TRCA has been implementing an Enterprise Document and Records Management System (EDRMS). It is a 3 year phased project, currently in year one.

AIIM international is a professional organization that enables individuals to manage information thorough technical areas such as imaging and document management. John Annunziello, the project manager for TRCA's EDRMS, has been invited to this year's conference to speak on the implementation of our system. This is an excellent opportunity to learn from other imaging professionals as we move forward in corporate goals.

## **FINANCIAL DETAILS**

As Mr. Annunziello will be a guest speaker, his conference fees have been paid for by the organizers. Air fare, accommodation and meals are anticipated not to exceed \$1,500, plus applicable taxes. Funds are identified in the 2007 Preliminary Operating and Capital Budget.

**Report prepared by: John Annunziello, extension 5272**  
**For Information contact: John Annunziello, extension 5272**  
**Date: December 19, 2006**

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## **RES.#B178/06 - OUT OF COUNTRY TRAVEL**

Great Lakes Programs, 2007. Approval for staff to travel outside Canada to attend various meetings and workshops in support of various Great Lakes Programs during 2007.

Moved by: David Barrow  
Seconded by: Maria Augimeri

**THAT approval be granted to Toronto and Region Conservation Authority (TRCA) staff to attend meetings and workshops in the United States in 2007, organized by agencies and organizations responsible for the management of the Great Lakes;**

**AND FURTHER THAT the travel be approved by the Chief Administrative Officer (CAO) as meeting dates and locations are confirmed, subject to budget provisions.**

**CARRIED**

## **BACKGROUND**

The Toronto and Region Conservation Authority (TRCA) policy on travel requires Executive Committee approval for staff travel outside of the country on TRCA business.

## **RATIONALE**

In recognition of TRCA's contributions and emerging role in Great Lakes programs, such as the Canada-US Water Quality Agreement; the Canada-Ontario Agreement; the International Joint Commission; Lake Wide Management Plans; source protection and Great Lakes Water Level Studies, there is a requirement for staff to travel to meetings/workshops in the United States.

These meetings are frequently held in Rochester, Windsor or Buffalo, but on occasion staff will be required to travel to other cities around the Great Lakes.

TRCA staff is normally invited to these meetings by senior governments and or Great Lakes based organizations.

### **FINANCIAL DETAILS**

Normally travel costs are covered by the agency or organization that has invited TRCA staff to attend these meetings or workshops. When travel costs are not provided, the CAO will, in granting staff permission to travel, take into consideration the ability of TRCA approved program budgets to cover travel costs.

Estimated costs for a hotel room range from \$100-130 (USD) per night. Mileage, depending on the location of the meeting, can range from 192 km return (Toronto to Buffalo) to 302 km return (Toronto to Rochester). Total meal costs per day are estimated to be around \$45-50, which would include gratuities and all applicable sales tax.

Report prepared by: Gary Bowen, extension 5385  
For Information contact: Adele Freeman, extension 5238  
Date: January 10, 2007

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**RES.#B179/06 - MAYORS' MEGAWATT CHALLENGE**  
Consulting Services for Arenas Project. Consultant selection for energy audits at participating Mayors' Megawatt Challenge arenas.

Moved by: David Barrow  
Seconded by: Gerri Lynn O'Connor

**THAT contracts for conducting energy audits at participating Mayors' Megawatt Challenge (MMC) arenas be awarded to Toronto Hydro Energy Services to audit 15 arenas at a total cost not to exceed \$59,042.00 plus applicable taxes, and Finn Projects to audit 11 arenas at a total cost not to exceed \$59,500.00 plus applicable taxes.**

**CARRIED**

### **BACKGROUND**

The Mayors' Megawatt Challenge brings municipalities together to improve energy efficiency and environmental management in their buildings. Through the Mayors' Megawatt Challenge, municipalities demonstrate leadership, inspiring other organizations and individuals to take action towards healthier, more sustainable communities.

In 2006, the MMC began a cooperative special project with a number of its members to address energy and water audits and operational training at municipal arenas. This Arenas project includes the following workplan items:

- benchmark energy and water use in arenas;
- compile facility profiles;
- establish a comprehensive on-line check-list of retrofit and operational best practices for arenas;
- conduct 2 workshops with arena managers and maintenance staff to discuss benchmarking results, share knowledge and experience, and complete the action check-list for each arena;
- develop and administer a single RFP to audit all arenas in the project;
- compile audit results into a comprehensive picture of energy use, potential conservation actions, capital costs and energy savings;
- validate results through an engineering peer review process; and
- help participating municipalities prepare an Energy Conservation Action Plan for each arena enrolled in the project, consistent with Bill 21.

A Request for Proposal (RFP) was sent to 11 area energy audit firms on December 21, 2006. The deadline for submission was January 10, 2007. Four consulting firms submitted proposals.

The successful firms are to carry out energy and water audits at each of the participating arenas. Currently, 9 municipalities and 26 arenas are registered in the Arenas project.

#### **RATIONALE**

The proposals and quotations received were priced as follows (prices include GST):

Toronto Hydro Energy Services	\$100,013
Finn Projects	\$155,608
Byrne Engineering Inc.	\$218,996
Mann Engineering Ltd.	\$272,918

These quotes were based on auditing all 26 arenas. However, it was clearly indicated in the Request for Proposal that Toronto and Region Conservation Authority (TRCA) retained to the right to split the work among two or possibly even three consulting firms. The two firms selected, Toronto Hydro and Finn Projects, are the lowest bidders.

Based on the proposals submitted, TRCA staff is not convinced any one consultant can reliably perform the entirety of this work in the timeframe required. Therefore, staff believe the tight timeline for completion of these audits necessitates the awarding of this contract to two firms. The 26 arenas are located in 9 municipalities stretching from St. Catharines to Kitchener to Smith Ennismore Lakefield (a small jurisdiction near Peterborough). By definition, any meaningful arena audit must be conducted during the ice making season, and as such, we have set a mid-April 2007 deadline for completion. It is felt that the vast geography covered and the large number of arenas involved could be potentially problematic for one firm, particularly under such time constraints. Finn Projects, the second lowest bidder, has made two auditing teams available for conducting the work. Therefore, the participation of Finn, in combination with the one auditing team offered by Toronto Hydro, provides us with optimal flexibility and maximizes assurances that the work will be completed on time. Splitting the contract also allows us to target each firm to specific municipalities, limiting and simplifying contacts with municipal staff and staff of the local energy distribution companies (LDCs) which must also be involved in the effort.

Both firms have demonstrated the experience and abilities required to conduct this work. They both have excellent references, a sound understanding of the project and its deliverables, and staff teams capable for providing professional work.

#### **FINANCIAL DETAILS**

The total budget for the Arenas project is \$366,000. It is 100% funded by revenue supplied by program participants, various local distribution companies and gas utilities, and the Federation of Canadian Municipalities.

Funds are available from account 314-96.

**Report prepared by: Brian Dundas, extension 5262**  
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**Date: January 18, 2007**

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#### **TERMINATION**

ON MOTION, the meeting terminated at 11:08 a.m., on Friday, January 19, 2007.

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Dick O'Brien  
Chair

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Brian Denney  
Secretary-Treasurer

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