



THE TORONTO AND REGION CONSERVATION AUTHORITY

**INDEX TO  
EXECUTIVE COMMITTEE MINUTES #10/07**

**Friday, December 7, 2007**

MINUTES	
Minutes of Meeting #9/07, held on November 2, 2007	1035
CONFLICT OF INTEREST	
Ford, Rob	1035
DELEGATIONS	
Klein, Bob, Vice President, Kleinburg and Area Ratepayers' Association re: Kleinburg New Forest North Project	1036
Lorello, Richard, Kleinburg resident re: Kleinburg New Forest North Project	
Puseljic, Drasko and Nancy Ferguson, City of Toronto residents re: Request for Disposal of Toronto and Region Conservation Authority-Owned Land, West side of Scarboro Crescent, south of Romana Drive, City of Toronto, CFN 36290	1036
PRESENTATIONS	
Bowerbank, Andrew, Manager, Sustainable Development re: West Coast Green Conference, attended from September 20-22, 2007, in San Francisco, California, approved by Resolution #B110/07.	1036
SOURCE PROTECTION PLANNING	1037
REQUEST FOR DISPOSAL OF TORONTO AND REGION CONSERVATION AUTHORITY-OWNED LAND	
West side of Scarboro Crescent, south of Romana Drive, City of Toronto, CFN 36290	1040
REVISED PROJECT FOR THE ETOBICOKE MOTEL STRIP WATERFRONT PARK (March, 1993)	
Red Carpet Inns Limited, CFN 23217	1043
ENVIRONMENTAL ASSESSMENT FOR THE NATURALIZATION AND FLOOD PROTECTION OF THE LOWER DON RIVER	
Delivery Agreement and Gartner Lee Limited Contract Amendments	1043

ENVIRONMENTAL ASSESSMENT FOR THE DON MOUTH NATURALIZATION AND PORT  
LANDS FLOOD PROTECTION PROJECT

Contract to Undertake Subsurface Investigations on TEDCO-owned land in Port Lands

	1047
ONTARIO REGULATION 166/06	
0 Tower Hill Road, Town of Richmond Hill	1119
5 Ashley Park Road, City of Toronto	1109
8 Woodmere Court, City of Toronto	1110
9 Bellehaven Crescent, City of Toronto	1111
10 Grovetree Road, City of Toronto	1057
10 Rose Valley Crescent, City of Toronto	1107
11 Seabrook Avenue, City of Toronto	1058
13 Carmel Court, City of Toronto	1111
15 Falstaff Avenue, City of Toronto	1054
16 Edenbridge Drive, City of Toronto	1056
16 Gram Street, City of Vaughan	1073
18 Chatterton Court, City of Brampton	1107
18 Highland Creek Court, City of Vaughan	1071
21 Fallingbrook Woods, City of Toronto	1111
22 Ballyconnor Court, City of Toronto	1110
24 Everglades Court, Town of Richmond Hill	1081
27 Olivers Lane, Town of Caledon	1112
33 Ashgrove Place, City of Toronto	1110
35 Douglas Crescent, City of Toronto	1111
39 Lakeview Avenue, Town of Whitchurch-Stouffville	1113
49 Houseman Crescent, Town of Richmond Hill	1113
59 Kingsway Crescent, City of Toronto	1090
60 Annina Crescent, Town of Markham	1074
61 Astley Avenue, City of Toronto	1094
63 Jellicoe Avenue, City of Toronto	1108
65 Jellicoe Avenue, City of Toronto	1108
71 Roxborough Drive, City of Toronto	1068
77 Lunau Lane, Town of Markham	1075
78 Hadrian Drive, City of Toronto	1109
85 Mount Olive Drive, City of Toronto	1108
96 Julia Valentina Avenue, City of Vaughan	1070
106 Abbruzze Court, City of Vaughan	1112
149 Strathearn Road, City of Toronto	1066
164 Humbercrest Boulevard, City of Toronto	1053
217 Pine Avenue, Town of Caledon	1112
246 Oxford Street, Town of Richmond Hill	1082
350 Silverstone Drive, City of Toronto	1108
428 O'Connor Drive, City of Toronto	1093
1815 Altona Road, City of Pickering	1107
3952 Bethesda Road, Town of Whitchurch-Stouffville	1113
12772 Ninth Line North, Town of Whitchurch-Stouffville	1084
16719 Humber Station Road, Town of Caledon	1100
1666001 Ontario Inc.	1103

Alterra Homes (Brampton) Ltd.	1113
Amtoca Investments Limited	1112
Berryfield Estates Inc., Town of Caledon	1099
Block 12 Properties Inc.	1096
Brampton, City of (Corporation of)	1050, 1085
Brookdale Centre Inc.	1051
Cedar Brae Golf and Country Club	1063
Granite Club Limited, City of Toronto	1110
Gus Corporation	1061
Earth Rangers	1116
Enbridge Gas Distribution Inc.	1091, 1117
Markham, Town of (Corporation of)	1078, 1102
Mississauga, City of	1087
Part 5 - Concession 7 and 8 (Plan 65R-11650), City of Vaughan	1097
Petro Canada	1077
RioCan Holdings Inc.	1088
RioKim Holdings (Ontario) Inc.	1109
Sabella Ridge Estates Inc., Town of Richmond Hill	1105
Toronto Hydro Energy Services	1060
University of Toronto	1065
Wynford Recreation Centre	1062
KLEINBURG NEW FOREST NORTH PROJECT	
City of Vaughan	1120
ROUTINE INFRASTRUCTURE WORKS	1127
DAWSCO (CYRARO) DEVELOPMENT CORP.	
Ontario Municipal Board Hearing	1137
SPILLS RESPONSE DECISION SUPPORT SYSTEM	
Award of Sole Source Contract	1141
2008 FEE SCHEDULE	
Revision	1143



THE TORONTO AND REGION CONSERVATION AUTHORITY

**MEETING OF THE EXECUTIVE COMMITTEE #10/07  
December 7, 2007**

**The Executive Committee Meeting #10/07, was held in the South Theatre, Black Creek Pioneer Village, on Friday, December 7, 2007. The Chair Gerri Lynn O'Connor, called the meeting to order at 10:32 a.m..**

**PRESENT**

David Barrow	Member
Rob Ford	Member
Suzan Hall	Member
Ron Moeser	Member
Gerri Lynn O'Connor	Chair
Richard Whitehead	Member

**ABSENT**

Maria Augimeri	Vice Chair
Colleen Jordan	Member

**RES.#B143/07 - MINUTES**

Moved by: Ron Moeser  
Seconded by: Suzan Hall

**THAT the Minutes of Meeting #9/07, held on November 2, 2007, be approved.**

**CARRIED**

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**CONFLICT OF INTEREST**

Rob Ford declared a conflict of interest with respect to item 8.1.5 - 16 Edenbridge Drive, as it is a neighbouring property to his own.

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**DELEGATIONS**

- (a) A delegation by Mr. Richard Lorello, Kleinburg resident, in regard to item 8.2- Kleinburg New Forest North Project.
- (b) A delegation by Mr. Bob Klein, Vice President, Kleinburg and Area Ratepayers' Association, in regard to item 8.2- Kleinburg New Forest North Project.
- (c) A delegation by Ms. Nancy Ferguson, City of Toronto resident, in regard to item 7.2 - Request for Disposal of Toronto and Region Conservation Authority-Owned Land, West side of Scarboro Crescent, south of Romana Drive, City of Toronto, CFN 36290.

**RES.#B144/07 - DELEGATIONS**

Moved by: Rob Ford  
Seconded by: David Barrow

**THAT delegation (a) be allotted an additional 3 minutes.**

**CARRIED**

**RES.#B145/07 - DELEGATIONS**

Moved by: Suzan Hall  
Seconded by: David Barrow

**THAT above-noted delegations (a) and (b) be heard and received.**

**CARRIED**

**RES.#B146/07 - DELEGATIONS**

Moved by: Rob Ford  
Seconded by: David Barrow

**THAT delegation (c) be allotted an additional 3 minutes.**

**CARRIED**

**RES.#B147/07 - DELEGATIONS**

Moved by: Suzan Hall  
Seconded by: Richard Whitehead

**THAT above-noted delegation (c) be heard and received.**

**CARRIED**

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**PRESENTATIONS**

- (a) A presentation by Andrew Bowerbank, Manager, Sustainable Development, in regard to the West Coast Green Conference, attended from September 20-22, 2007, in San Francisco, California, approved by Resolution #B110/07.

**RES.#B148/07 - PRESENTATION**

Moved by: Suzan Hall  
Seconded by: Richard Whitehead

**THAT presentation (a) be deferred to the next Executive Committee meeting that the presentater is available to attend.**

**CARRIED**

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**SECTION I - ITEMS FOR AUTHORITY ACTION**

**RES.#B149/07 - SOURCE PROTECTION PLANNING**

Extension of sole source contract to retain a consultant to provide professional services for the CTC Source Protection Region in the drinking water source protection planning process and increase in existing purchase order cap due to increase workload related to enactment of the Clean Water Act, 2006 and regulations.

Moved by: David Barrow  
Seconded by: Ron Moeser

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT the contract with Thorpe & Associates be extended for a period of 3 years, commencing April 1, 2008, based on annual renewals to provide professional services for the source water protection planning process for the CTC Source Protection Region - Toronto and Region Source Protection Authority (TRSPA), Credit Valley Source Protection Authority (CVSPA) and Central Lake Ontario Source Protection Authority (CLOSPA);**

**THAT the contract for the April, 2007 to March 31, 2008 period be amended to increase the cap on funding to Thorpe & Associates to \$120,000 per annum plus 10% contingency to address work that must be done to meet deadlines as set out in provincial regulations;**

**THAT funding to Thorpe & Associates be capped at \$120,000 per annum plus an annual cost of living increase based on Statistics Canada, Consumer Price Index, Toronto Area, plus a 10% contingency for fiscal years April 2008 to March 2009, April 2009 to March 2010 and April 2010 to March 2011;**

**THAT the contract be subject to termination by Toronto and Region Conservation Authority (TRCA) or Thorpe & Associates, for any reason, upon 30 days notice;**

**THAT this contractual obligation be binding on TRCA acting as lead Source Protection Authority only to the extent that the province continues to provide funding;**

**THAT the contract be reviewed annually by the CTC Management Committee and only continue based on satisfactory performance of the contractor;**

**AND FURTHER THAT TRCA staff be authorized and directed to take such actions as necessary to implement the contract including the execution and signing of documents.**

**CARRIED**

#### **BACKGROUND**

As authorized by Authority Resolution #A92/05 at meeting #3/05, held on April 27, 2005, the principle of Thorpe & Associates, Beverley Thorpe, was hired in April, 2005 to provide project management services in support of source water protection planning at the CTC Region and TRCA. The initial contract was for one year with annual renewal in April, 2006 and 2007, ending in March, 2008.

The proclamation of the *Clean Water Act, 2006* and promulgation of the first set of regulations on July 3, 2007 has imposed new legal and timeline requirements on the legally created source protection authorities, particularly for the Toronto and Region Source Protection Authority (TRSPA) as the lead source protection authority within the CTC Source Protection Region. The program has evolved from the 'no regrets' technical work focus to a legally mandated delivery program, including the creation of a source protection committee that must be supported. The inaugural meeting of the CTC source protection committee (SPC) is December 10, 2007.

With these new legal requirements and increased workload, it is essential to ensure that the CTC Region has program management support in place to guide the work in the go-forward period: terms of reference must be submitted by the CTC SPC to TRSPA, Credit Valley Source Protection Authority (CVSPA) and Central Lake Ontario Source Protection Authority (CLOSPA) by August, 2008; technical assessment reports must be completed within one year of the province approving the terms of reference; and source protection plans completed by mid 2012. All these products require preparation of technical material, review and endorsement by the SPC, public consultation and review by the respective source protection authorities prior to submission to the province.

The technical work required in respect of source protection planning under the *Clean Water Act, 2006* and associated regulations, including the project management services, is funded by the province through a memorandum of agreement with Conservation Ontario and the conservation authorities. Starting April 1, 2008, the province has indicated that it plans to fund the source protection authorities for drinking water source protection work through transfer payments.

#### **RATIONALE**

Over the contract period to date Ms. Thorpe has successfully executed her responsibilities. Some examples of the services provided include guiding the technical staff from the three participating conservation authorities (CAs) in preparing workplans, completing technical studies (including peer review), representing the CTC Region on the province-wide committee of project managers, providing advice and support to the CTC Management Committee of Chief Administrative Officers, making presentations to the conservation authority boards, local councils and leading a municipal technical advisory committee comprised of representatives from the planning, works and health departments of all the upper, lower and single tier municipalities wholly or partially within the CTC Region. In addition, Ms. Thorpe, at the request of the province and TRCA, has presented papers on source water issues at a number of conferences and forums and was instrumental in assisting in the development of a near shore study for Lake Ontario.

The drinking water source protection process has broken new ground in water management and requires an experienced project manager. Ms. Thorpe has a wealth of experience, a well established network of senior managers within the province and the project management skills to lead not only the CTC Region activities but also to be a resource for other conservation authorities and source protection committees. The CTC SPC is just being established and both the Chair and members will greatly appreciate the consistent leadership that Ms. Thorpe has shown and will benefit from the historical and technical knowledge that she has available to her.

Ms. Thorpe is dedicated to the conservation cause and has dedicated many volunteer hours beyond her contract to support the source protection strategy, estimated at 20% of her reported time. During the three years of her contract, she has not requested an increase in her hourly rate, even though the contract made express provision for this.

Ms. Thorpe will be mentoring some of the technical staff over the next 3 years to allow their professional development to meet the needs of the succession planning process.

Ms. Thorpe has extensive experience prior to undertaking this assignment with TRCA with over 25 years' experience at the Ontario Ministry of the Environment, as a senior manager in the operations, policy development, and environmental sciences divisions, both nationally and internationally. She has extensive background in managing projects in the public and private sector.

Critical to the success of source water protection, Ms. Thorpe is skilled at facilitation and consultation with a wide-variety of stakeholders on complex and controversial projects. She holds a Master of Science degree, jointly with the Department of Botany and Institute for Environmental Studies, University of Toronto. She conducted field research in remote areas in northern Canada focusing on the effects of oil pollution on aquatic environments.

Senior staff at the CLOCA and CVC are in support of this contract.

#### **FINANCIAL DETAILS**

This position is funded completely from allocation by the Province of Ontario for source water protection planning.

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**Date: November 29, 2007**

**RES.#B150/07 -**

**REQUEST FOR DISPOSAL OF TORONTO AND REGION  
CONSERVATION AUTHORITY-OWNED LAND**

West side of Scarboro Crescent, south of Romana Drive, City of Toronto, CFN 36290. Toronto and Region Conservation Authority is in receipt of a request from Nancy Ferguson and Drasko Puselijic to explore the possibility of the sale of a fragment of TRCA-owned land located on the west side of Scarboro Crescent, south of Romana Drive (abutting the south boundary of 4 Scarboro Crescent, within Scarborough Bluffs Park), City of Toronto - Scarborough Community Council Area, Lake Ontario waterfront.

Moved by: Suzan Hall  
Seconded by: Richard Whitehead

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT the Toronto and Region Conservation Authority (TRCA)-owned land located on the west side of Scarboro Crescent, south of Romana Drive (abutting the south boundary of 4 Scarboro Crescent, within Scarborough Bluffs Park), City of Toronto - Scarborough Community Council Area, be retained for conservation and park purposes.**

**CARRIED**

**BACKGROUND**

A letter was received from Nancy Ferguson and Drasko Puselijic requesting the sale of a fragment of TRCA-owned land, situated on the west side of Scarboro Crescent, within Scarborough Bluffs Park, as an addition to the side yard of their property at 4 Scarboro Crescent.

At Executive Committee Meeting #5/05, held on July 8, 2005, Resolution #B86/05 was approved as follows:

*THAT the potential disposal of a fragment of land on the west side of Scarboro Crescent, south of Romana Drive (abutting the south boundary of 4 Scarboro Crescent), City of Toronto - Scarborough Community Council Area 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.*

In 2004, TRCA completed the sale of the parcel of land, which abuts 4 Scarboro Crescent, to the owners of 25 Midland Avenue. Nancy Ferguson and Drasko Puselijic have requested that the Executive Committee be made aware of all the facts and circumstances regarding the sale to the owners of 25 Midland Avenue.

## **25 Midland Avenue**

In 1990, TRCA received a request from the owners of 25 Midland Avenue to purchase 0.012 hectares (0.029 acres) of land at the rear of their property from TRCA. In accordance with TRCA's disposal policy, the request was brought to the attention of the Authority and was reviewed with TRCA's technical staff and the local and regional municipalities (City of Scarborough and the Municipality of Metropolitan Toronto). The subject property was not affected by any TRCA programs and policies at that time and no municipal objections to the sale were received.

In 1995, the Authority approved the sale of land to the owners of 25 Midland Avenue. Due to financial difficulties, the owners could not proceed with the completion of the transaction until 2003.

## **4 Scarboro Crescent**

This request was circulated to TRCA technical staff and staff of the City of Toronto Parks, Forestry and Recreation Department. The following comments were received:

### **TRCA's Technical Staff**

These TRCA lands are part of Scarborough Bluffs Park and are regulated pursuant to Ontario Regulation 166/06. It is staff's opinion that the subject tablelands provide an important connection to the waterfront corridor in this location and should be protected. There is potential to improve the natural features and functions of this property through regeneration with native plant material; loss of this land would be contrary to TRCA's Terrestrial Natural Heritage System Strategy program interests.

### **City of Toronto Parks Forestry & Recreation Staff**

The City of Toronto new Official Plan includes policies with respect to the sale or disposal of publicly-owned and city-owned lands in the city's green space system. Specifically, Policy 2.3.2.4 states: "*The sale or disposal of publicly-owned lands in Parks and Open Space Areas is discouraged, and no city-owned lands in Parks and Open Space Areas will be disposed of.*". As the subject lands are considered part of the city's greenspace system within Scarborough Bluffs Park and are managed as parks by the city, staff would not support the disposal of these lands.

A plan illustrating the location of the subject lands is attached.

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

**Michael Fenning, extension 5223**

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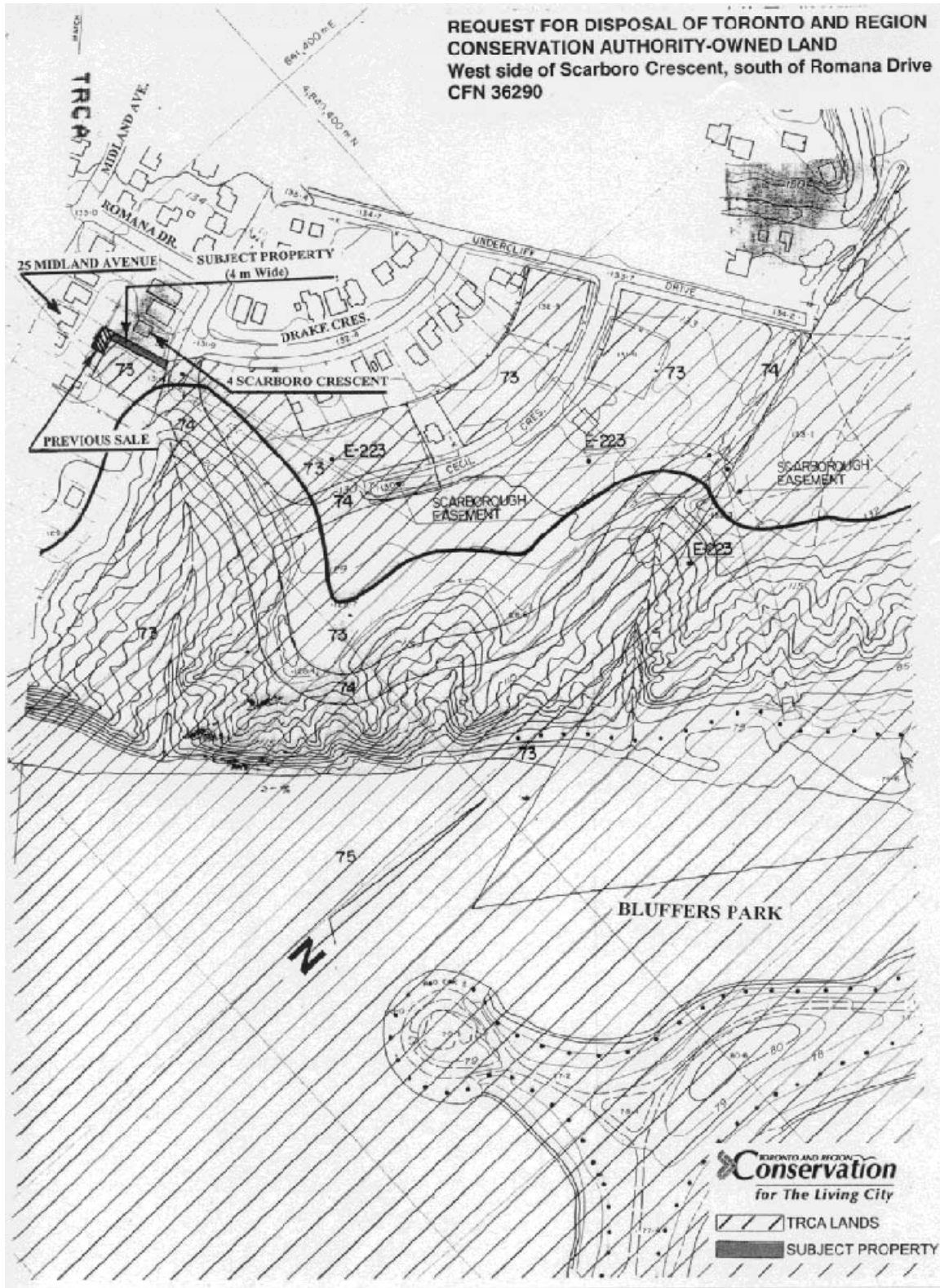
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**Date: November 26, 2007**

**Attachments: 1**

Attachment 1



**RES.#B151/07 -**

**REVISED PROJECT FOR THE ETOBICOKE MOTEL STRIP WATERFRONT PARK (March, 1993)**

Red Carpet Inns Limited, CFN 23217. Settlement of compensation for rights expropriated for the Revised Project for the Etobicoke Motel Strip Waterfront Park (March, 1993).

Moved by: Suzan Hall  
Seconded by: Rob Ford

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT confidential item 7.3 - Revised Project for the Etobicoke Motel Strip Waterfront Park (March, 1993), be approved;**

**AND FURTHER THAT staff report back when the item is completed and can be made public.**

**CARRIED**

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**RES.#B152/07 -**

**ENVIRONMENTAL ASSESSMENT FOR THE NATURALIZATION AND FLOOD PROTECTION OF THE LOWER DON RIVER**

Delivery Agreement and Gartner Lee Limited Contract Amendments. Authorization to proceed with amendments to the Toronto Waterfront Revitalization Corporation Delivery Agreement and Gartner Lee Limited contract for the Environmental Assessment for the Naturalization and Flood Protection of the Lower Don River.

Moved by: David Barrow  
Seconded by: Ron Moeser

**WHEREAS THE EXECUTIVE COMMITTEE RECOMMENDS THAT Toronto and Region Conservation Authority (TRCA) was identified as the recipient agency to undertake the naturalization and flood protection of the mouth of the Don River;**

**WHEREAS in December, 2002, Toronto Waterfront Revitalization Corporation (TWRC) and TRCA signed a Delivery Agreement for the sum of \$2 million dollars for the delivery of two Environmental Assessments: the Lower Don River West Remedial Flood Protection Project (LDRW Project) and the Don Mouth Naturalization and Port Lands Flood Protection Project (DMNP Project);**

**WHEREAS in February, 2004, staff was authorized to retain a consulting team led by Gartner Lee Limited (GLL) to an upset limit of \$1,194,896 for the Environmental Assessment for the Don Mouth Naturalization and Port Lands Flood Protection Project (EA for the DMNP Project);**

**WHEREAS in June, 2004, the three levels of government authorized TWRC to increase the upset limit of the Delivery Agreement for the DMNP Project to \$3 million in recognition of the added cost to undertake two separate environmental assessments, increased administration costs and additional design requirements;**

**WHEREAS in 2006, TRCA and TWRC sought approval from the three levels of government to further increase the Delivery Agreement by \$1,300,000 to \$4,300,000 including an increase of \$1,018,460 for TRCA and Gartner Lee expenses, in recognition of an expanded scope of work and study area, further added complexity related to new waterfront issues and an increased contingency to address uncertainty related to other possible issues;**

**WHEREAS in February, 2007, TWRC postponed approval of the \$1,300,000 until the resolution of TWRC's International Design Competition for the Lower Don Lands, due to a further anticipated increase in study area and scope of work;**

**WHEREAS in September, 2007, TWRC submitted to the levels of government a budget request to increase the Delivery Agreement by \$3,259,538 (including the postponed budget request of \$1,300,000) to \$6,259,538 to address additional data collection needs and the further expansion of the study area, scope of work and level of assessment required to incorporate the results of the International Design Competition for the Lower Don Lands;**

**WHEREAS in October, 2007, TWRC subsequently amended this request to the original \$4,300,000 sum to expedite the level of governments' ability to flow resources within approved budgets with the understanding that a subsequent request would be made to enable completion of the work;**

**WHEREAS in November, 2007, TWRC received approval from the levels of government to increase the existing Delivery Agreement (December, 2002) by \$1,300,000 to \$4,300,000;**

**WHEREAS in 2008, TWRC and TRCA will be required to enter into a second Delivery Agreement with an anticipated upset limit of \$1,959,538, subject to the execution of a new Contribution Agreement between TWRC and the levels of government, to meet the remainder of TRCA's budget request submitted in September, 2007;**

**THEREFORE LET IT BE RESOLVED THAT TRCA enter into an amendment of the existing Delivery Agreement with TWRC for the DMNP Project increasing the upset limit to \$4,300,000;**

**THAT TRCA staff be authorized to amend the existing contract with the consultant team led by Gartner Lee Limited (GLL) to an upset limit of \$1,699,548 plus an additional \$50,449 to cover expenses incurred by the consultant team during TWRC's International Design Competition for the Lower Don Lands, subject to the execution of the amendment for the existing Delivery Agreement between TWRC and TRCA for the DMNP Project;**

**THAT staff be authorized and directed to take all necessary actions to enter into a second Delivery Agreement with TWRC and such other legal agreements as may be necessary, to an upset limit of \$1,959,538, subject to the execution of a second Contribution Agreement between TWRC and the levels of government, in order to complete the EA for the DMNP Project;**

**AND FURTHER THAT staff be authorized and directed to take all necessary actions to implement the foregoing, including the signing and execution of any documents.**

**CARRIED**

**BACKGROUND**

At Authority Meeting #5/06, held on June 23, 2006, Resolution Res. #A143/06 was approved, in part, as follows:

*...THEREFORE LET IT BE RESOLVED THAT TRCA enter into an amended Eligible Recipient Agreement with TWRC providing an additional \$1,018,460.00 (excluding any additional costs for TWRC) for the second stage of the DMNP Project;*

*THAT following authorization by TWRC, the contract for the consultant team led by Gartner Lee Limited be increased from \$1,182,100.00 to \$1,706,716.39 plus \$256,007.46 for contingencies;...\**

\*Total value of the request at the time was to increase the Delivery Agreement from \$3,000,000 to \$4,300,000 million, including Toronto Waterfront Revitalization Corporation (TWRC) expenses.

In October, 2006, TWRC determined that a new approach was required to integrate the many initiatives of the Lower Don Lands and proceeded to undertake an International Design Competition for the Lower Don Lands. The design competition included the entire naturalization study area of the environmental assessment for the EA for the DMNP Project, excluding the Don Narrows, between January and May, 2007. The purpose of the design competition was to retain a design team that could produce a unifying vision for the revitalization of the Lower Don Lands area while demonstrating an understanding of the array of physical, ecological, operational and socioeconomic issues that required consideration under such a vision. In February, 2007, TWRC postponed the execution of the Delivery Agreement amendment when it became apparent that the International Design Competition would further increase the scope of work and study area to be contemplated through the EA for the DMNP Project and its associated costs.

In May, 2007, a team led by Michael Van Valkenburg Associates (MVVA) was selected through TWRC's Design Competition. The principal result of the design competition was to greatly enrich the range of naturalization and recreation opportunities to be considered through the EA for the DMNP Project by expanding the size of the study area, relocating the primary river channel and natural areas away from the dense infrastructure network surrounding 480 Lakeshore Boulevard and increasing the level of integration with and consideration for the development of the surrounding urban areas through design.

At Authority Meeting #5/07, held on June 22, 2007, Mr. Chris Glaisek, TWRC's Vice President of Planning and Design, presented the results of the Lower Don Lands International Design Competition and highlighted the opportunities that the competition provided as it relates to the Don Mouth Naturalization and Port Lands Flood Protection Project Environmental Assessment.

Since May, 2007, TRCA staff and the consultant team led by GLL have been working closely with MVVA, TWRC and the City of Toronto to ensure that the alignment of the Don River mouth proposed in the MVVA vision is seamlessly integrated into the EA for the DMNP Project and that all alternatives are fairly and equally evaluated against each other and the 'do nothing' alternative.

In September, 2007, TWRC submitted a request to the three levels of government for an amendment to increase the existing Delivery Agreement upset limit from \$3,000,000 to \$6,259,538 (which includes the \$1,300,300 amendment request previously identified at Authority Meeting #5/06). In November, 2007, the levels of government amended the Contribution Agreement with TWRC from \$3,000,000 to \$4,300,000. A Contribution Agreement is the legal instrument used by the three levels of government to fund TWRC for a particular project, which in turns allows for the execution of a Delivery Agreement between TWRC and its eligible recipient (i.e. TRCA).

TWRC subsequently amended this request to the original \$4,300,000 sum to expedite the level of governments' ability to flow resources within the existing approved budgets at TWRC with the understanding that a subsequent request would be made to enable completion of the work. TRCA is working with TWRC to amend the existing Delivery Agreement to correspond with the signed Contribution Agreement of \$4,300,000. Once executed, TRCA staff intend to amend the contract with the consultant team led by GLL to reflect an increase in their eligible expenses from \$1,194,896 to \$1,699,548, plus an additional \$50,449 to cover costs incurred for their team's participation during TWRC's International Design Competition and plus applicable taxes. The amended Contribution Agreement contains a general contingency of which approximately \$130,000.00 remains unallocated.

TRCA was informed by TWRC that a second Contribution Agreement will be required in early 2008 to authorize the remainder of the September, 2007 budget request of \$1,959,538. It is intended that when this second Contribution Agreement between the levels of government and TWRC is signed, the subsequent Delivery Agreement between TWRC and TRCA will be executed shortly thereafter.

#### **FINANCIAL DETAILS**

TRCA expenses will be billed through the 191-series of accounts assigned to the EA for the Don Mouth Naturalization and Port Lands Flood Protection Project and will be funded by TWRC.

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**Date: December 05, 2007**

**RES.#B153/07 -**

**ENVIRONMENTAL ASSESSMENT FOR THE DON MOUTH  
NATURALIZATION AND PORT LANDS FLOOD PROTECTION  
PROJECT**

Contract to Undertake Subsurface Investigations on TEDCO-owned land in Port Lands. Retain a qualified firm to undertake a subsurface investigation on lands owned by Toronto Economic Development Corporation in the Port Lands in support of the Don Mouth Naturalization and Port Lands Flood Protection Project Environmental Assessment.

Moved by: David Barrow  
Seconded by: Ron Moeser

**WHEREAS THE EXECUTIVE RECOMMENDS THAT Toronto and Region Conservation Authority (TRCA) has been identified by Toronto Waterfront Revitalization Corporation (TWRC) to undertake subsurface investigations throughout Toronto Economic Development Corporation (TEDCO)-owned lands throughout the Port Lands in support of the Environmental Assessment for the Don Mouth Naturalization and Port Lands Flood Protection Project (EA for the DMNP Project);**

**WHEREAS TRCA has been authorized to retain Decommissioning Consulting Services Limited (DCS) to undertake technical oversight services on behalf of TRCA relating to the required subsurface investigations;**

**WHEREAS DCS, as a component of their technical oversight services to TRCA, will prepare (with assistance from TEDCO) and release a Request for Quotations to three firms that have been pre-authorized by TWRC to undertake subsurface investigations in support of the EA for the DMNP Project;**

**WHEREAS DCS will review the quotations submitted by the three eligible firms and make a recommendation to TRCA as to which firm should receive the award based on a combination of lowest bid and demonstrated understanding of the work;**

**THEREFORE LET IT BE RESOLVED THAT TRCA be authorized to enter into a Delivery Agreement with TWRC to an upset limit of \$300,000 (taxes and contingency included) to undertake the required subsurface investigations within the Port Lands in support of the EA for the DMNP Project;**

**THAT TRCA be authorized to enter into a contract to undertake the subsurface investigations with whichever of the three, pre-qualified firms best meets the terms and conditions of the Request for Quotations at the lowest price, subject to the execution of a Delivery Agreement between TRCA and TWRC;**

**AND FURTHER THAT TRCA staff be authorized and directed to take all necessary actions to implement the foregoing, including the signing of all Delivery Agreements, amendments or other legal documents deemed required in order to retain the successful firm, subject to approval of the award by TWRC.**

**CARRIED**

## **BACKGROUND**

At Authority Meeting #3/01, held on April 27, 2001, Resolution #A58/01 was approved, in part, as follows:

*THAT the Government of Canada, the Province of Ontario, and the City of Toronto be advised that the TRCA will undertake the Naturalization and Flood Protection for the Lower Don River: Environmental Assessment and Functional Design component of the Toronto Waterfront Revitalization Initiative and will make every reasonable effort to complete the project through to the submission of the Environmental Assessment within the 18 month time frame established for the work;*

*AND FURTHER THAT the staff proceed as quickly as possible to hire the appropriate consultants that have proven expertise for this project in such a manner that expedites the process while providing a cost effective approach and achieving excellence in design and the incorporation of the City of Toronto's policies for environmental sustainability.*

Further, a Resolution Not Requiring Board Approval for a Sole Source Request for Proposal (Meeting RFP #2/07 - Sole Source (\$10,000 to \$50,000)), was approved, in part, as follows:

*THEREFORE LET IT BE RESOLVED THAT Toronto and Region Conservation Authority (TRCA) retain DCS to undertake the technical oversight for a subsurface investigation program on behalf of TEDCO in support of the DMNP EA to an upset limit of \$20,450.00 plus 10% contingency (plus applicable taxes), subject to the necessary funding being authorized by TWRC.*

The Environmental Assessment for the Don Mouth Naturalization and Port Lands Flood Protection Project is currently at the stage of evaluating a list of alternatives down to two preferred alternatives. This stage of the EA should be completed by March, 2008, at which time a very detailed evaluation of environmental impacts will be conducted on the remaining alternatives under consideration.

As such, it will be critically important in March or April, 2008 that the EA team is in possession of information summarizing the existing soil and groundwater conditions across the entire study area in order to be able to assess the potential environmental and financial implications of these subsurface conditions on the remaining alternatives under consideration.

TRCA and TWRC are working on the framework for a Delivery Agreement that will authorize TRCA to proceed with the subsurface investigations.

TRCA and DCS are also working to develop a Request for Quotations, with the assistance of TEDCO and TWRC, that will be submitted to three firms that have been pre-qualified by TWRC as being eligible to undertake subsurface investigations. These firms include:

- Seacor Environmental Incorporated;
- Stantec Consulting Limited; and
- Water and Earth Science Associates Limited (WESA).

The Request for Quotations will outline a subsurface investigation program devised by DCS, with input from TEDCO regarding property access and availability of existing data. DCS will review the received quotations from the three firms and recommend one of the firms to undertake the proposed subsurface investigation to TRCA, TEDCO and TWRC. TRCA will sign a contract with the successful firm to undertake the subsurface investigations with an anticipated upset limit of \$300,000 (taxes and contingency included).

Subsurface data collected by the successful firm will be analyzed and summarized in support of the technical evaluation of the short list of alternatives remaining under consideration for the EA for the DMNP Project in Spring, 2008.

### **FINANCIAL DETAILS**

Expenses generated by the successful firm in relation to the subsurface investigations will be billed to a new account called 191-20 (Subsurface Investigations) and expenses generated by TRCA staff in support of this work will continue to be billed to the existing account for the EA for the Don Mouth Naturalization and Port Lands Flood Protection Project 191-02. Funds will be provided by TWRC under the Delivery Agreement.

Costs incurred by TEDCO staff will be billed directly to TWRC through the mechanisms outlined in their Memorandum of Understanding between TWRC, City of Toronto and TEDCO.

**Report prepared by: Ken Dion, extension 5230**

**Email: kdion@trca.on.ca**

**For Information contact: Ken Dion, extension 5230**

**Email: kdion@trca.on.ca**

**Date: December 05, 2007**

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## **SECTION II - ITEMS FOR EXECUTIVE ACTION**

### **RES.#B154/07 - 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: Suzan Hall  
Seconded by: Ron Moeser

**THAT permits be granted in accordance with Ontario Regulation 166/06 for the applications (8.1.1 - 8.1.24, with the exception of 8.1.5 - 16 Edenbridge Drive, and 8.1.64 - 8.1.67, inclusive), which are listed below.**

**CARRIED**

**RES.#B155/07 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 166/06**

Moved by: David Barrow  
Seconded by: Suzan Hall

**THAT a permit be granted in accordance with Ontario Regulation 166/06 for the application 8.1.5 - 16 Edenbridge Drive, which is listed below.**

**CARRIED**

## **CITY OF BRAMPTON**

### **8.1.1 CORPORATION CITY OF BRAMPTON**

To site grade and temporarily or permanently place, dump or remove any material originating on the site or elsewhere on Part of Lots 6 & 7, Concession 4 E.H.S. and Part IX, also known as Part of Lots 6 & 7, RP M-857, known municipally as 9050 Bramalea Road (Chinguacousy Park) in the City of Brampton, Etobicoke Creek Watershed, as located on the property owned by the City of Brampton.

The purpose is to site grade, temporarily or permanently place, dump or remove any material originating on the site or elsewhere (amphitheatre, topsoil) in Chinguacousy Park, City of Brampton, Etobicoke Creek Watershed as located on the property owned by the City of Brampton.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **SK-101 - Amphitheatre Demolition Site Plan; dated September 24, 2007; received November 6, 2007; prepared by the City of Brampton;**
- **SK-102 - Amphitheatre Demolition; dated October 30, 2007; received November 6, 2007; redline revised November 12, 2007; prepared by the City of Brampton.**

### **RATIONALE**

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

#### Proposal:

This proposal involves demolition of the Chinguacousy Park Amphitheatre as a result of safety issues due to the compromised structural integrity of the building. These works were identified as Emergency Works and a letter was sent to the City of Brampton on November 12, 2007 summarizing the authorized works. This permit application seeks to formalize works that will have already taken place through this process.

Works will involve the demolition of the amphitheatre, including the basement and upper stage area. Silt fencing will be installed between the amphitheatre and the pond to prevent sediment and debris from entering the watercourse. The excavated land will be filled with granular 'B' fill followed by 6 inches of topsoil and then sodded or seeded, depending on weather conditions. Finished grades will match existing grades on either side of the structure. There will be no stockpiling on site. Access to the site will be from the parking lot along the pedestrian trail.

Control of Flooding:

There will be no impacts 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 watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

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

Conservation of Land:

No significant vegetation will be removed as a result of construction. The potential for a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). This application is subject to the Ministry of Natural Resources (MNR) warmwater fisheries timing window. All in or near water works must be completed between July 1 and March 31.

*Plantings*

All disturbed areas will be sodded or seeded.

Policy Guidelines:

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

**CFN: 40000 - Application #: 845/07/BRAM**

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

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

**Date: November 27, 2007**

**CITY OF PICKERING**

**8.1.2 BROOKDALE CENTRE INC.**

To construct, reconstruct, erect or place a building or structure and site grade on Part Lot 24, 25, Concession 1, (1105 Kingston Road), in the City of Pickering, Frenchman's Bay Watershed as located on the property owned by Brookdale Centre Inc..

The purpose is to site grade and construct a portion of a commercial building and surface parking.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. G1, Grading Plan, prepared by A. M. Canderas Associates, dated January 24, 2006, Revision No. 10, revised November 14, 2007, received November 14, 2007;**
- **Drawing No. C1, Construction Management and Erosion and Sediment Control Plan, prepared by A. M. Canderas Associates, dated September 1, 2007, Revision No. 2, revised October 31, 2007, received November 5, 2007.**

## **RATIONALE**

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

### Proposal:

The proposal is to site grade and construct a commercial building, surface parking and associated servicing within the regulated area of the Frenchman's Bay watershed. The subject property is located on the south side of Kingston Road and west of Liverpool Street and is currently developed with a large warehouse, various accessory buildings and parking. The site will be redeveloped with a Home Depot and associated retail/commercial buildings.

### Control of Flooding:

The grading and development is located outside of the Regional Storm Floodplain and will have no impact on the storage and conveyance of flood waters. A flood study was submitted by the applicant to confirm the location of the Regional Storm Floodplain due to the complexities of the downstream drainage under Highway 401 and the railway tracks.

### Pollution:

Temporary sediment control has been provided per the Greater Golden Horseshoe Area Conservation Authorities, Erosion and Sediment Control Guideline for Urban Construction. The subject property is well removed from the watercourse.

### Dynamic Beaches:

Not applicable.

### Erosion:

Erosion control has been provided per the Greater Golden Horseshoe Area Conservation Authorities, Erosion and Sediment Control Guideline for Urban Construction.

### Conservation of Land:

The subject property is highly urbanized. The proposal will have no impact on the conservation of land.

### *Plantings*

Landscaping is provide on site.

Policy Guidelines:

The proposal is in conformity with Section 4.2.2., Development and Redevelopment/Intensification Within Non-Established Communities/Highly Urbanized Areas, of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 39994 - Application #: 841/07/PICK**

**Report Prepared by: Steve Heuchert, extension 5311**

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

**Date: November 27, 2007**

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

**8.1.3 164 HUMBERCREST BOULEVARD**

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 17, Plan , Part Lot 16, Plan, (164 Humbercrest Boulevard), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

The purpose is to develop within a Regulated Area of the Humber River Watershed in order to facilitate the construction of a second and partial third floor addition to the existing single-storey detached dwelling.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-1, Site Plan, prepared by Elevation Architects, dated August 27, 2007, received on September 19, 2007;**
- **Drawing No. A-6, South & East Elevations, prepared by Elevation Architects, dated August 27, 2007, received on September 19, 2007;**
- **Drawing No. A-7, North & West Elevations, prepared by Elevation Architects, dated August 27, 2007, received on September 19, 2007.**

**RATIONALE**

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

Proposal:

The purpose is to develop within a Regulated Area of the Humber River Watershed in order to facilitate the construction of a second and partial third floor addition to the existing single-storey detached dwelling. The footprint of the existing dwelling is to remain the same. The subject property is located west of Jane Street and south of Dundas Street West in the City of Toronto.

Control of Flooding:

The site is not located within regional storm flood plain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

Pollution:

A temporary sediment control fence will be installed to prevent construction debris from entering the valley.

Dynamic Beaches:

Not applicable.

Erosion:

A geotechnical slope stability report has been reviewed and approved by TRCA geotechnical engineering staff and the proposal will be constructed in accordance with the recommendations of this report.

Conservation of Land:

No significant vegetation will be removed as a result of construction. The proposal is not located closer to the top of bank than the existing dwelling.

*Plantings*

No plantings are required as part of this application.

Policy Guidelines:

The proposal is consistent with Section 4.2.2., Development and Redevelopment/Intensification within Non-Established Communities/Highly Urbanized Area, of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 39749 - Application #: 668/07/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: November 28, 2007**

**8.1.4 15 FALSTAFF AVENUE**

To construct, reconstruct, erect or place a building or structure and site grade on Lot 15, Plan, (15 Falstaff Avenue), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

The purpose is to develop within the Regulated Area of the of the Humber River Watershed in order to facilitate the construction of a sunroom addition to the rear of the existing two-storey single family detached dwelling.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 1, Site Plan, prepared by Lifestyle Sunrooms, dated April 27, 2007, received on June 29, 2007;**
- **Drawing No. 4, Front Elevation, prepared by Lifestyle Sunrooms, dated April 27, 2007, received on June 29, 2007;**
- **Drawing No. 5, Left Elevation, prepared by Lifestyle Sunrooms, dated April 27, 2007, received on October 25, 2007;**

- **Drawing No. 6, Right Elevation, prepared by Lifestyle Sunrooms, dated April 27, 2007, received on June 29, 2007.**

## **RATIONALE**

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

### Proposal:

The purpose is to develop within the Regulated Area of the of the Humber River Watershed in order to facilitate the construction of an enclosed sunroom addition (approximate gross floor area of 20 square metres) to the rear of the existing two-storey single family detached dwelling. The subject site is located east of Jane Street on the south side of Falstaff Avenue in the City of Toronto.

### Control of Flooding:

The subject property is located within the regulatory flood plain of the Humber River Watershed however, TRCA staff have determined the proposed works will not adversely impact the storage and/or conveyance of flood waters.

### Pollution:

Sediment fencing is not required as the proposed works are adequately set back from the watercourse.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical concerns associated with this application.

### Conservation of Land:

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

### *Plantings*

No plantings are required as part of this project.

### Policy Guidelines:

This proposal is consistent with Section 4.2.2 (B) - Development Guidelines for Minor Additions within Non-Established Communities/Highly Urbanized Area of the TRCA Valley and Stream Corridor Management Program.

**CFN: 39588 - Application #: 548/07/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: November 28, 2007**

### **8.1.5 16 EDENBRIDGE DRIVE**

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 Part Block C & A, Plan 2615 & 2581, (16 Edenbridge Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

The purpose is to develop within a Regulated Area of the Humber River Watershed in order to facilitate the construction of a two-storey single family detached dwelling with an attached garage and in-ground pool. The existing dwelling and pool are to be demolished.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-01, Site Plan and Servicing Plan, prepared by Tony Gornik Build/Design Ltd., dated August 23, 2007, Revision No. 2, revised on October 24, 2007, received on October 30, 2007;**
- **Drawing No. L1, Landscape Plan including Tree Protection, Planting, Grading and Sediment Control, prepared by John Lloyd & Associates Landscape Architects, dated August 8, 2007, Revision No. 4, revised on October 24, 2007, received on October 30, 2007.**

### **RATIONALE**

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

#### Proposal:

The purpose is to construct a two-storey dwelling including attached garage and in-ground pool at 16 Edenbridge Drive in the City of Toronto. The existing single family dwelling and pool are to be demolished. The site is located west of Royal York Road and north of The Kingsway in a Regulated Area of the Humber River Watershed.

#### Control of Flooding:

This site is not located within a regional storm flood plain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

#### Pollution:

A temporary sediment control fence will be installed to prevent construction debris from entering the abutting golf course.

#### Dynamic Beaches:

Not applicable.

#### Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

The appropriate tree protection fencing will be installed.

*Plantings*

Native tree shrubs and seed mix will be planted and recommendations in the report pertaining to tree protection and maintenance during construction will be implemented.

Policy Guidelines:

The proposal is consistent with Section 4.2.2., Development, Redevelopment/Intensification within Non-Established Communities/Highly Urbanized Areas, of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 39984 - Application #: 834/07/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: November 28, 2007**

**8.1.6 10 GROVETREE ROAD**

To construct, reconstruct, erect or place a building or structure on Lot 25, Plan M-800, (10 Grovetree Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

The purpose is to develop within a Regulated Area of the Humber River Watershed in order to facilitate the construction of a replacement retaining wall and associated slope restoration works.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 1 of 2, Site Plan, prepared by Multi-Design Associates Inc., dated October 24, 2006, received on October 26, 2007;**
- **Drawing No. 2 of 2, Risistone Detail, prepared by Multi-Design Associates Inc., dated October 24, 2006, Revision No. 1, Revised October 26, 2007, received on October 26, 2007;**
- **Restoration Plan for Slope, prepared by Urban Forest Associates Inc., dated October 9, 2007, received on October 15, 2007.**

**RATIONALE**

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

Proposal:

The purpose is to develop within the Regulated Area of the Humber River Watershed in order to facilitate the construction of a replacement retaining wall and associated slope restoration works. The subject site is located west of Islington Avenue, south of Albion Road and abuts the Humber River West Branch at the rear property line. The application is in response to a violation of O. Reg 166/06 identified in early 2007.

Control of Flooding:

This site is not located within a regional storm flood plain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

Pollution:

A temporary sediment control fence will be installed to prevent construction debris from entering the valley.

Dynamic Beaches:

Not applicable.

Erosion:

A geotechnical slope stability report has been reviewed and approved by TRCA geotechnical engineering staff and the proposal will be constructed in accordance with the recommendations of this report.

Conservation of Land:

The appropriate tree protection fencing will be installed.

*Plantings*

Native tree shrubs and seed mix will be planted along the top of bank and recommendations in the report pertaining to tree protection and maintenance during construction will be implemented.

Policy Guidelines:

The proposal is consistent with Section 4.2.2. (D), Development Guidelines for Replacement Structures within Non-Established Communities/Highly Urbanized Area, of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 39403 - Application #: 413/07/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: November 28, 2007**

**8.1.7 11 SEABROOK AVENUE**

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 21, 22, Plan, (11 Seabrook Avenue), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

The purpose is to develop within a Regulated Area of the Humber River Watershed in order to facilitate the construction of a second-storey addition to the existing single-storey dwelling.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, Site Plan, prepared by Urban Contractors Inc., dated July 20, 2007, received on November 9, 2007;**
- **Drawing No. A7, Elevations, prepared by Urban Contractors Inc., dated July 20, 2007, received on November 9, 2007;**
- **Drawing No. A8, West Elevation, prepared by Urban Contractors Inc., dated July 20, 2007, received on November 9, 2007;**
- **Drawing No. A9, East Elevation, prepared by Urban Contractors Inc., dated July 20, 2007, received on November 9, 2007.**

## **RATIONALE**

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

### Proposal:

The purpose is to develop within a Regulated Area of the Humber River Watershed in order to facilitate the construction of a second-storey addition to the existing single-storey detached dwelling. The subject site is located east of Jane Street and south of Highway No. 401 in the City of Toronto.

### Control of Flooding:

The subject property is located within the regulatory flood plain of the Humber River Watershed however, TRCA staff have determined the proposed works will not adversely impact the storage and/or conveyance of flood waters.

### Pollution:

Sediment fencing is not required as the proposed works are adequately set back from the watercourse.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical concerns associated with this application.

### Conservation of Land:

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

### *Plantings*

No plantings are required as part of this project.

### Policy Guidelines:

The proposal is consistent with Section 4.2.2 (B) - Development Guidelines for Minor Additions within Non-Established Communities/Highly Urbanized Areas of the Authority's Valley and Stream Corridor Management Program.

**CFN: 40015 - Application #: 855/07/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: November 28, 2007**

### 8.1.8 TORONTO HYDRO ENERGY SERVICES

To construct, reconstruct, erect or place a building or structure on Toledo Road and Cosway Court. Etobicoke Creek, in the City of Toronto (Etobicoke York Community Council Area), Etobicoke Creek Watershed as located on the property owned by Toronto Hydro Energy Services.

The purpose is to install light poles and associated underground cables.

The permit will be issued for the period of December 7, 2007 to December 6, 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 to the satisfaction of TRCA; dated November 27, 2007; received November 28, 2007; prepared by SNC-Lavalin Engineers & Constructors.**

### RATIONALE

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

#### Proposal:

The proposal consists of the replacement of light poles and underground ducts/cables along the east side of Toledo Road and the east and south sides of Cosway Court to upgrade the lighting infrastructure. Cosway Court and one valley crossing of Toledo Road north of Arbroath Crescent are located within the Regulation Limit. The new cables will cross a watercourse at Toledo Road by attaching them to the existing structure.

#### 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 other deleterious substances 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 near the valley corridor will be restored with an appropriate native seed mix.

Policy Guidelines:

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

**CFN: 40073 - Application #: 891/07/TOR**

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

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

**Date: November 28, 2007**

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

**8.1.9 GUS CORPORATION**

To construct, reconstruct, erect or place a building or structure on Part Lot 2, 3, Plan 2478, (39 Plymbridge Crescent), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Gus Corporation.

The purpose is to develop within the Regulated Area of the Don River watershed to construct a three storey replacement home. The existing dwelling is to be demolished.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1.1, Site Plan, prepared by Richard Wengle Architect Inc., dated November 22, 2007, received by TRCA November 26, 2007;**
- **Drawing No. A2, Lot Drainage & House Siting Control Plan, prepared by R.G. McKibbin Limited, dated May 2, 2007, received by TRCA November 26, 2007.**

**RATIONALE**

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

Proposal:

The proposed works consist of constructing a new, three-storey home. The site is located within the Regional Storm floodplain of the Don River watershed, in the Hogg's Hollow Special Policy Area (SPA). The existing dwelling is to be demolished.

Control of Flooding:

The proposed dwelling will be floodproofed to the 350 Year Storm elevation.

Pollution:

A sediment control fence will be erected before commencement of any construction or grading works and will remain in place until the proposed works have been completed.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

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

*Plantings*

No plantings are 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 TRCA's Valley and Stream Corridor Management Program.

**CFN: 40063 - Application #: 884/07/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: November 28, 2007**

**8.1.10 WYNFORD RECREATION CENTRE**

To construct, reconstruct, erect or place a building or structure on 15 Club Golfway, in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Wynford Recreation Centre.

The purpose is to develop within a Regulated Area of the Don River watershed to facilitate construction of a replacement ramp.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A2, Ramp Proposal Floor Plan, no known author, undated, received by TRCA November 9, 2007**

**RATIONALE**

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

Proposal:

The proposed works include construction of a new ramp at 15 Club Golfway in the City of Toronto. The site is located east of the Don Valley Parkway, south of Eglinton Avenue East. The existing stairs and ramp are to be demolished.

Control of Flooding:

The site is not located in the Regional Storm Floodplain.

Pollution:

Sediment control fencing is not required as the proposed works are located in the valley and are adequately set back from the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

No vegetation will be removed as a result of construction.

*Plantings*

No plantings are required as part of this project.

Policy Guidelines:

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

**CFN: 40019 - Application #: 859/07/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: November 28, 2007**

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

**8.1.11 CEDAR BRAE GOLF AND COUNTRY CLUB**

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 12, Concession 4, Part Lot 12, 13, Concession 5, (6431 Steeles Avenue East), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by Cedar Brae Golf and Country Club.

The purpose is to develop within a Regulated Area of the Rouge River watershed to facilitate construction of a new pumphouse, recontour two existing bunkers, construct a new bunker, and expand an existing tee.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, Holes 4, 5 and 15 Renovation Project, prepared by Carrick Design Inc., dated April 2, 2007, received by TRCA September 4, 2007;**
- **Drawing No. IRR1, Irrigation Pumphouse and Retrofit, prepared by R.J. Burnside & Associates Ltd., dated November 13, 2007, received by TRCA November 14, 2007.**

## **RATIONALE**

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

### Proposal:

The proposed works include recontouring two bunkers on the 4th green into three bunkers, adding an additional bunker on the 4th green, expanding the 15th tee area, and construction of a new pumphouse adjacent to the existing stormwater pond.

### Control of Flooding:

The proposed cut and fill works for the 4th green and 15th tee occur within the same cross-sectional area and profiles. All excavated materials will be used on site for no net gains in fill material and the contours of the riverbank will be unchanged. The proposed grading should mitigate post construction influences on the conveyance characteristics of the river in the vicinity of the proposed works. The pumphouse proposed location is on the fringe of the floodplain, well setback from the watercourse.

### Pollution:

A sediment control fence will be installed around all construction areas to prevent the migration of construction generated sediment into the watercourse.

### Dynamic Beaches:

Not applicable

### Erosion:

There are no geotechnical concerns associated with this application.

### Conservation of Land:

Tree protection fencing will be installed for the duration of construction. No trees are to be removed to facilitate any of the proposed works.

### *Plantings*

No plantings are required as part of this project.

### Policy Guidelines:

This proposal complies with Section 4.2.2.H, Existing Resource-Based Uses - of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 39735 - Application #: 658/07/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

**For information contact: Mark Rapus, extension 5259**

**Date: November 28, 2007**

### **8.1.12 UNIVERSITY OF TORONTO**

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 Lot 9, 10, Concession 1, (1265 Military Trail), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by University of Toronto.

The purpose is to construct a new pedestrian bridge and connecting trails as well as a new storm sewer outfall. Remnants of a partially demolished pedestrian bridge will also be removed from the watercourse and the area restored.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by City of Toronto, Parks, Forestry and Recreation, dated and received November 26, 2007.**

### **RATIONALE**

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

#### Proposal:

The City of Toronto is proposing to construct a new pedestrian bridge over Highland Creek at the University of Toronto Scarborough Campus. Two existing pedestrian bridges in the vicinity of the new bridge have been damaged and/or destroyed in recent years resulting in no safe access across the Highland Creek. The proposed bridge would be 44 m x 3 m wide steel structure supported on new concrete abutments. New paved pathways (3 metres wide) will be constructed as approaches to the bridge from the existing trail system. Downstream of the proposed works the proponent will be removing remnant piers and abutments associated with a bridge that was originally demolished several years ago. A collapsed storm sewer outfall currently located adjacent to the east pier of the demolished bridge will be removed and the area restored. A new section of 675 mm storm sewer (43 metres in length) and associated outfall will be constructed downstream of the existing outfall.

#### Control of Flooding:

The proposed works are located within the Regional Storm Floodplain, however the works will not affect the storage or conveyance of flood waters.

#### Pollution:

Silt fencing and coffer dams will be secured around all construction areas to prevent the migration of construction generated sediment into the watercourse.

#### Dynamic Beaches:

Not applicable

#### Erosion:

There are no geotechnical issues with the proposed works.

Conservation of Land:

All filled and disturbed areas will be stabilized and revegetated following construction. No significant resource features will be impacted by the proposed works. There will be no impact to fisheries as all work will be conducted in the dry. The proposed works will have no impact to fisheries and will not result in a HADD. A Letter of Advice will be issued on behalf of DFO.

*Plantings*

New riparian plantings of native trees and shrubs will be planted within the areas disturbed by the proposed works.

Policy Guidelines:

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

**CFN: 39192 - Application #: 248/07/TOR**

**Report Prepared by: Mark Rapus, extension 5259**

**For information contact: Mark Rapus, extension 5259**

**Date: November 27, 2007**

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

**8.1.13 149 STRATHEARN ROAD**

To construct, reconstruct, erect or place a building or structure on Lot 82, Plan 261B YORK, (149 Strathearn Road), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

The purpose is to develop within a Regulated Area of the Don River Watershed in order to facilitate the construction of a two-storey detached dwelling. The existing dwelling and detached garage are to be demolished.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, Site Plan Replanting Plan, prepared by Richard Wengle Architect Inc., dated September 7, 2007, received on November 19, 2007;**
- **Drawing No. A6, Front Elevation, prepared by Richard Wengle Architect Inc., dated October 2, 2007, received on November 19, 2007;**
- **Drawing No. A7, Side Elevation, prepared by Richard Wengle Architect Inc., dated October 2, 2007, received on November 19, 2007;**
- **Drawing No. A8, Side Elevation, prepared by Richard Wengle Architect Inc., dated October 2, 2007, received on November 19, 2007;**
- **Drawing No. A9, Rear Elevation, prepared by Richard Wengle Architect Inc., dated October 2, 2007, received on November 19, 2007;**
- **Drawing No. A7, Cross Section N-S, prepared by Richard Wengle Architect Inc., dated October 26, 2007, received on November 19, 2007;**
- **Drawing No. A8, Cross Section, prepared by Richard Wengle Architect Inc., dated October 26, 2007, received on November 19, 2007;**

- **Drawing No. L-1, Landscape and Grading Plan (Front Yard), prepared by John Lloyd & Associates, dated July 26, 2007, revised as per City of Toronto requirements;**
- **Drawing No. L-2, Landscape and Grading Plan (Rear Yard), prepared by John Lloyd & Associates, dated July 26, 2007, revised as per City of Toronto requirements.**

## **RATIONALE**

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

### Proposal:

The purpose is to develop within a Regulated Area of the Don River Watershed in order to facilitate the construction of a two-storey detached dwelling. The existing dwelling and detached garage are to be demolished. The subject site is located west of Bathurst Street, south of Eglinton Avenue West and abuts Cedarvale Park at the rear property line.

### Control of Flooding:

This site is not located within a regional storm flood plain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

### Pollution:

A temporary sediment control fence will be installed to prevent construction debris from entering the valley.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical concerns associated with this application.

### Conservation of Land:

The appropriate tree protection fencing will be installed.

### *Plantings*

Native tree shrubs and seed mix will be planted along the top of bank and recommendations in the report pertaining to tree protection and maintenance during construction will be implemented.

### Policy Guidelines:

The proposal is consistent with Section 4.2.2., Development, Redevelopment/Intensification within Non-Established Communities/Highly Urbanized Areas, of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 39648 - Application #: 590/07/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: November 28, 2007**

#### **8.1.14 71 ROXBOROUGH DRIVE**

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 K 21116-0053, Plan 928-Y, (71 Roxborough Drive), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

The purpose is to develop within a Regulated Area of the Don River Watershed in order to facilitate the reconstruction of a rear portion of the existing dwelling, the construction of a new roof addition and foundation system (helical piers), and the replacement of an existing retaining structure/planters with new concrete retaining planters along a portion of the eastern property boundary.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-000, Cover Sheet, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 4, revised on November 19, 2007, received on November 22, 2007;**
- **Drawing No. A-001, Survey Plan, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 4, revised on November 19, 2007, received on November 22, 2007;**
- **Drawing No. A-002, Site Plan & Project Statistics, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 4, revised on November 19, 2007, received on November 22, 2007, redline revised by TRCA staff on November 28, 2007;**
- **Drawing No. A-010, Existing/Demolition Basement Plan, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 4, revised on November 19, 2007, received on November 22, 2007;**
- **Drawing No. A-011, Existing/Demolition Main Floor Plan, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 4, revised on November 19, 2007, received on November 22, 2007;**
- **Drawing No. A-012, Existing/Demolition 2nd Floor Plan, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 4, revised on November 19, 2007, received on November 22, 2007;**
- **Drawing No. A-013, Existing/Demolition Roof Floor Plan, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 4, revised on November 19, 2007, received on November 22, 2007;**
- **Drawing No. A-300, North/South Section, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 4, revised on November 19, 2007, received on November 22, 2007;**
- **Drawing No. A-301, North/South Section, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 4, revised on November 19, 2007, received on November 22, 2007;**
- **Drawing No. A-302, East/West Sections, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 4, revised on November 19, 2007, received on November 22, 2007;**

- **Drawing No. A-400, South Elevation & North Elevation, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 4, revised on November 19, 2007, received on November 22, 2007;**
- **Drawing No. A-401, West Elevation, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 4, revised on November 19, 2007, received on November 22, 2007;**
- **Drawing No. A-402, East Elevation, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 4, revised on November 19, 2007, received on November 22, 2007;**
- **Drawing No. A-700, Deck Balustrade Typical Section, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 4, revised on November 19, 2007, received on November 22, 2007;**
- **Drawing No. A-900, Exterior & Interior Assemblies, prepared by Kohn Shnier Architects, dated November 19, 2007, Revision No. 4, revised on November 19, 2007, received on November 22, 2007.**

## **RATIONALE**

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

### Proposal:

The purpose is to develop within a Regulated Area of the Don River Watershed in order to facilitate the reconstruction of a rear portion of the existing dwelling, the construction of a new roof addition and foundation system (helical piers), and the replacement of an existing retaining structure/planters with new concrete retaining planters along a portion of the eastern property boundary. The subject site is located east of Mount Pleasant Road, south of St. Clair Avenue East and backs onto a tributary to the Don River.

### Control of Flooding:

This site is not located within a regional storm flood plain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

### Pollution:

A temporary sediment control fence will be installed to prevent construction debris from entering the abutting valley.

### Dynamic Beaches:

Not applicable.

### Erosion:

A geotechnical slope stability report has been reviewed and approved by TRCA geotechnical engineering staff and the proposal will be constructed in accordance with the recommendations of this report.

### Conservation of Land:

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

*Plantings*

Recommendations in the report pertaining to tree protection and maintenance during construction will be implemented.

Policy Guidelines:

The proposal is consistent with Section 4.2.2 (D) - Development Guidelines for Replacement Structures within Non-Established Communities/Highly Urbanized Areas of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 39520 - Application #: 482/07/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: November 28, 2007**

**CITY OF VAUGHAN**

**8.1.15 96 JULIA VALENTINA AVENUE**

To construct, reconstruct, erect or place a building or structure on Lot 6, Plan 65M-3750, (96 Julia Valentina Avenue), in the City of Vaughan, Humber River Watershed.

The purpose is to construct an inground pool within a Regulated Area of the Humber River Watershed at 96 Julia Valentina Avenue, in the City of Vaughan.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Site Plan prepared by the applicant, received by the TRCA November 26, 2007, redline revised to indicate location of sediment control fencing.**

**RATIONALE**

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

Proposal:

The purpose is to construct an inground pool within a Regulated Area of the Humber River Watershed.

TRCA approved Ontario Regulation 166/06 permit no. C-06234 on June 21, 2006, allowing the construction of a shed and concrete slab 1.52 metres from the rear lot line and the mapped top-of-bank on the subject property. The proposed pool is located 9.14 metres away from the rear lot line and mapped top-of-bank, further away from the nearest natural feature than the previously approved works. TRCA staff are satisfied that the proposed pool will not have a significant impact on the adjacent valley lands.

Control of Flooding:

The proposal is not located within a Regional Storm Flood Plain. There will be no impact on the conveyance or storage of flood waters.

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

TRCA staff are satisfied that the proposed works will not impact the mapped top-of-bank feature located along the rear lot line.

Conservation of Land:

As a 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*

All disturbed areas will be restored to the existing sodded condition and will not affect any significant natural features.

Policy Guidelines:

The proposal is consistent with Section 4.2.2 E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 40067 - Application #: 887/07/VAUG**  
**Report Prepared by: Anthony Sun, extension 5618**  
**For information contact: Bill Kiru, extension 5306**  
**Date: November 28, 2007**

**8.1.16 18 HIGHLAND CREEK COURT**

To construct, reconstruct, erect or place a building or structure on Lot 3, Plan 65M-3844, (18 Highland Creek Court), in the City of Vaughan, Humber River Watershed.

The purpose is to construct an inground pool, cabana and pergola within a Regulated Area of the Humber River Watershed at 18 Highland Creek Court, in the City of Vaughan.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Site Plan prepared by Cavan's Landscape Design Build dated September 15, 2007, received by the TRCA on October 30, 2007, redline revised to indicated removal of excess fill, erection and maintenance of sediment control fencing during the duration of construction, and replacement plant species as recommended by TRCA Ecology staff.**

## **RATIONALE**

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

### Proposal:

The purpose is to construct an inground pool, deck, two pergola structures, patio and cabana within a Regulated Area of the Humber River Watershed. The proposal is located within a valley corridor.

TRCA approved Ontario Regulation 158 permit no. C-01486 on June 4, 2004, allowing the construction of a retaining wall and site grading on the subject property as a condition for the clearance of Draft Approved Plan of Subdivision 19T-01V02. Additionally, site-specific zoning By-Law 49-2004 established a requirement that all structures, including pools be setback 5.0 metres from the OS1 Open Space Conservation Zone adjacent to rear of the subject property.

Based on the Site Plan submitted by the applicant, one of the proposed pergolas is located within the required 5.0 metre rear yard setback from the adjacent OS1 zone under City of Vaughan By-law 49-2004; however, TRCA staff are satisfied that the proposed pergola will not have a significant impact on the adjacent valley lands.

### Control of Flooding:

The proposal is not located within a Regional Storm Flood Plain. There will be no impact on the conveyance or storage of flood waters.

### Pollution:

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

### Dynamic Beaches:

Not applicable

### Erosion:

TRCA geotechnical staff are satisfied that the proposed works are sufficiently setback from the existing retaining wall and slope as to not have an impact.

### Conservation of Land:

As a 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*

Plantings are to consist of native, non-invasive species approved by TRCA ecology staff and will not affect any significant natural features.

### Policy Guidelines:

The proposal is consistent with Section 4.2.2 E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 39846 - Application #: 739/07/VAUG**  
**Report Prepared by: Anthony Sun, extension 5618**  
**For information contact: Bill Kiru, extension 5306**  
**Date: November 28, 2007**

**8.1.17            16 GRAM STREET**

To construct, reconstruct, erect or place a building or structure on Lot 19, Plan 4626, (16 Gram Street), in the City of Vaughan, Don River Watershed.

The purpose is to construct an inground pool and cabana within a Regulated Area of the Don River Watershed at 16 Gram Street, in the City of Vaughan.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Site Plan numbered "Design #3" prepared by Island Pools & Landscaping dated September 11, 2007, received by the TRCA on October 2, 2007, redline revised to indicate removal of excess fill material.**

**RATIONALE**

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

Proposal:

The purpose is to construct an inground pool, patio and cabana within a Regulated Area of the Don River Watershed. The proposal is located within the Regional Storm Flood Plain.

Control of Flooding:

The proposed works are located within the Regional Storm Flood Plain; however, TRCA water resources engineering staff are satisfied that the proposed development will have minimal impact on the storage and conveyance of flood waters as the proposed works are outside of the floodway and located in an inactive flood storage area.

Pollution:

A watercourse will not be impacted by the proposed works. There are no pollution issues associated with this application.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

As a 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*

All disturbed areas will be restored to the existing sodded condition and will not affect any significant natural features.

### Policy Guidelines:

The proposal is consistent with Section 4.2.2 E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 39934 - Application #: 806/07/VAUG**  
**Report Prepared by: Anthony Sun, extension 5618**  
**For information contact: Bill Kiru, extension 5306**  
**Date: November 27, 2007**

## **TOWN OF MARKHAM**

### **8.1.18 60 ANNINA CRESCENT**

To construct, reconstruct, erect or place a building or structure on Lot 1, Plan 65M-3246, (60 Annina Crescent), in the Town of Markham, Rouge River Watershed.

The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of a deck.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, prepared by Chris Sauer, dated November 15, 2007, stamped received by TRCA Planning and Development on November 15, 2007.**

### **RATIONALE**

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

#### Proposal:

The purpose of the application is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of an un-enclosed deck at the rear of the existing dwelling. The subject property contains an existing dwelling within an established residential subdivision. Historically, many dwellings within the existing subdivision are located within the Regional Storm Floodplain and below the top of bank. The proposed works are consistent with existing development in this area and all existing grades will be maintained. The area to which this application applies is void of any significant vegetation and is currently a manicured lawn.

#### Control of Flooding:

TRCA Water Resources staff has reviewed this proposal and do not anticipate any impacts to the storage and/or conveyance of flood waters. The proposed deck is located outside of the hydraulic floodway.

Pollution:

Appropriate erosion and sediment controls will be installed and maintained on the subject property during all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

Conservation of Land:

No significant vegetation will be removed as result of construction.

*Plantings*

As the proposed development is located within a manicured lawn, no additional plantings are required.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 (E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 40028 - Application #: 862/07/MARK**

**Report Prepared by: Lisa Stern, extension 5370**

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

**Date: November 28, 2007**

**8.1.19 77 LUNAU LANE**

To construct, reconstruct, erect or place a building or structure at 77 Lunau Lane, in the Town of Markham, Don River Watershed.

The purpose is to undertake works within a TRCA Regulated Area of the Don River Watershed in order to facilitate the replacement of an existing retaining wall.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing Schwed Residence, prepared by S. Den Houdyker, dated November 16, 2007, redline revised by TRCA staff on December 7, 2007, stamped received by TRCA Planning and Development on November 16, 2007.**
- **Drawing RW-1, prepared by RisiStone, dated November 2, 2007, stamped received by TRCA Planning and Development on November 8, 2007.**
- **Drawing RW-2, prepared by RisiStone, dated November 2, 2007, stamped received by TRCA Planning and Development on November 8, 2007.**
- **Drawing RW-3, prepared by RisiStone, dated November 2, 2007, stamped received by TRCA Planning and Development on November 8, 2007.**

## **RATIONALE**

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

### Proposal:

The purpose of the proposal is to undertake works within a TRCA Regulated Area of the Don River Watershed in order to facilitate the replacement of an existing retaining wall that is currently failing at the rear of the subject property. The proposed retaining wall will be located in the same location as the existing retaining wall. TRCA technical staff has reviewed a geotechnical report submitted with this application and confirm that there are no geotechnical and/or stability concerns related to this development. The proposed works are located in an area void of any significant vegetation. However, an extensive planting plan has been submitted with this application to improve the ecological condition of this site.

### Control of Flooding:

The subject site is located outside of the Regional Storm Floodplain. As such, no impacts to the storage and/or conveyance of floodwaters are anticipated.

### Pollution:

Appropriate erosion and sediment controls will be installed and maintained on the subject property during all phases of construction.

### Dynamic Beaches:

Not applicable.

### Erosion:

A geotechnical report has been reviewed with this application confirming that there are no geotechnical concerns related to this proposal.

### Conservation of Land:

No significant vegetation will be removed as a result of construction. An extensive planting plan has been incorporated into the design of this project.

#### *Plantings*

All disturbed areas will be re-vegetated with native and non-invasive enhancement plantings consistent with TRCA's planting guidelines.

### Policy Guidelines:

This proposal is consistent with Section 4.2.2 (E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 38404 - Application #: 676/06/MARK**

**Report Prepared by: Lisa Stern, extension 5370**

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

**Date: November 28, 2007**

### **8.1.20 PETRO CANADA**

To construct, reconstruct, erect or place a building or structure and site grade on Part Lot 10, Concession 6, (4641 Highway 7 East), in the Town of Markham, Rouge River Watershed as located on the property owned by Petro Canada.

The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of a restaurant, gas bar and car wash located at 4641 Highway 7, in the Town of Markham.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Sheet No. L-1, Landscape Plan, prepared by Steven Popovich Associates Inc., dated October 2006, Revision No. 6, revised on November 7, 2007, stamped received by TRCA Planning & Development staff on November 20, 2007;**
- **Sheet No. L-2, Landscape Details, prepared by Steven Popovich Associates Inc., dated October 2006, Revision No. 4, revised on November 5, 2007, stamped received by TRCA Planning & Development staff on November 20, 2007;**
- **Sheet No. 3, Sediment & Erosion Control Plan, prepared by MGM Consulting Inc., dated October 22, 2007, Revision No. 2, revised on November 5, 2007, stamped received by TRCA Planning & Development staff on November 20, 2007;**
- **Sheet No. 2, Site Grading Plan, prepared by MGM Consulting Inc., dated April 25, 2007, Revision No. 2, revised on November 5, 2007, stamped received by TRCA Planning & Development staff on November 20, 2007;**
- **Sheet No. SP-1, Proposed Site Plan, prepared by MGM Consulting Inc., Revision No. 8, revised on November 7 2007, stamped received by TRCA Planning & Development staff on November 20, 2007.**

### **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 a driveway entrance associated with the commercial redevelopment located at 4641 Highway 7, in the Town of Markham. The northwest portion of the site, in the location of the proposed driveway entrance, is within TRCA's Regulated Area. The redevelopment proposed on the balance of the lands located outside of the regulated portion of the property includes a gas bar, restaurant, and convenience store. The access road within the Regulated portion of the property is located outside of the Regional Storm Floodplain and is setback sufficiently. In addition, there are no geotechnical or ecology related concerns with this proposal. An enhancement planting plan has been submitted with this proposal.

#### Control of Flooding:

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

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 construction. There are no fisheries related concerns with this proposal.

*Plantings*

All disturbed areas will be re-vegetated with native and non-invasive enhancement plantings consistent with TRCA's guidelines.

Policy Guidelines:

The proposal is in conformity with Section 4.1.1 - New Urban Development - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 40052 - Application #: 874/07/MARK**

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

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

**Date: November 28, 2007**

**8.1.21 THE CORPORATION OF THE TOWN OF MARKHAM**

To temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 15, Concession 7 WEST (Springdale Park - Parklands north of Beck Drive), in the Town of Markham, Rouge River Watershed as located on the property owned by The Corporation of the Town of Markham.

The purpose is to alter a watercourse and remove/place fill/material in a regulated area and Regional Storm Floodplain to restore Spring Creek in the Town of Markham.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Letter Report: GLL Project #70435 Proposed Work Plan for Spring Creek; prepared by Gartner Lee Limited; dated November 2, 2007; received by TRCA November 22, 2007;**
- **Figure 1: Location of Non-designated Crossings; prepared by Gartner Lee Limited; dated October 22, 2007; received by TRCA November 22, 2007;**
- **Figure 2: Typical Cross Section (Existing and Proposed); prepared by Gartner Lee Limited; dated October 22, 2007; received by TRCA November 22, 2007.**

## **RATIONALE**

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

### Proposal:

#### Background:

Spring Creek was constructed in 1995 by Toronto and Region Conservation Authority (TRCA) staff in partnership with the Town of Markham and the community. Stream flow in Spring Creek originated from Spring Creek Well, a former municipal water supply well (artesian flowing well) that had not been decommissioned. In 2002, Spring Creek Well stopped flowing due to lowering of groundwater levels during construction dewatering for the installation of the 16th Avenue York Durham Sewage System (YDSS) sanitary sewer. As a result, there was no water supply to Spring Creek and the creek went dry and filled with vegetation and debris. Prior to this the well flowed at a rate of approximately 600 litres per minute (9 to 12 litres per second) from the Thorncliffe Aquifer into Spring Creek, which joins Robinson Creek south of 16th Avenue. Construction of the sewer is near completion and the aquifer has begun to rebound. It is anticipated the Spring Creek Well will start flowing again in the near future and flow to Spring Creek will resume. In preparation for this restoration, works are being implemented to protect and enhance fish habitat prior creek flow.

#### Project Description:

To restore Spring Creek to a condition similar to that designed in 1995, the following is proposed:

##### *Step 1. Channel Clean-out*

This component involves the clean-out of organic forest debris, living plants and organic soils from the channel bed. Forest soil has formed and mixed with the coarse gravel that was originally placed in the channel in 1995. To achieve a similar channel depth and capacity as originally designed, the top four (4) centimetres (cm) of this "dirty" substrate will be removed and replaced with clean substrate. The entire length of Spring Creek (approximately 256 metres (m)) will be cleaned out by using hand tools (shovels and rakes), with no heavy equipment to be used in the channel or on the banks. Material removed from the channel will be side cast into the forest, a minimum distance of 2 m from Spring Creek. This work will be completed "in-the-dry" prior to flow returning to Spring Creek.

Where Spring Creek flows into Robinson Creek, fine sediment has deposited along the west bank of Robinson Creek, and covered the coarse sediment at the mouth of Spring Creek. It is suggested this occurred because of the lack of stream flow from Spring Creek to maintain a clean channel. This material (approximately 0.75 cubic metres) will be removed and side cast and evenly distributed into the wooded area at least 2 m away from any watercourse.

##### *Step 2. Re-anchor Large Rocks into Bank*

The banks of Spring Creek were originally lined with rocks to contain stream flow. Some of these rocks have become dislodged and fallen into Spring Creek. These rocks will be replaced along the bank, in a stable position.

### *Step 3. Placement of Clean Material*

Once Steps 1 and 2 have been completed, new clean substrate will be placed in the channel, such that the final elevation of the channel bed is similar to that prior to cleaning out the channel bed (i.e. new substrate will be placed to a depth of 4 cm). The substrate to be placed will be free of any fine particulate matter and will be comprised of non-angular particles: 25% <0.5mm; 25% 0.5-1.0 mm; 25% 1.0 to 25mm; and 25% 25 to 45 mm diameter in size. This will be in accordance with the 1995 design which followed this criteria:

- the substrate in the bottom of the creek must protect underlying soil and prevent it from eroding;
- the stream substrate must contain particles of appropriate size for spawning; and
- the substrate must be stable during expected flows.

The various particle sizes will be mixed prior to placing in the creek bed to ensure uniform dispersion in the channel bed. Approximately 3.1 cubic metres of sand and gravel will be required to line the bed of Spring Creek. It will be placed in the channel with hand tools and will be placed as the existing substrate is removed thereby minimizing the amount of exposed soil. No more than 30 m of creek bed will be exposed at one time.

### *Non-designated Crossings*

Local park users have created several unofficial side trails causing stream banks to be trampled resulting in exposed fine soils along the banks. The Town of Markham has stated that no bridges or culverts may be installed at non-designated crossing locations. To mitigate this it is proposed to place larger cobble (approximately 45 to 100 mm in median diameter) at four locations where unofficial trails cross Spring Creek. This cobble will be placed in such a way as to allow water to flow around and over the rock, but also provide a solid substrate, which will help reduce erosion and sedimentation at unofficial crossings. Town of Markham staff is revising requirements for providing permanent crossings and will continue discussions with TRCA and York Region staff in this regard.

### Control of Flooding:

The storage or conveyance of floodwaters will not be impacted by the proposed works.

### Pollution:

Due to the minor nature of the proposed works, erosion and sedimentation impacts to Robinson Creek and Spring Creek are not anticipated as the site is fairly flat, overland flow is minimal and the site is protected from impact erosion by a dense riparian cover. Further, works will be completed under dry conditions before flow returns to Spring Creek.

### Dynamic Beaches:

Not applicable.

### Erosion:

There will be no slope stability or erosion concerns with the proposed works.

Conservation of Land:

As work will be completed under dry conditions, the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be 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 restored to existing conditions following construction.

Policy Guidelines:

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

**CFN: 39972 - Application #: 827/07/MARK**  
**Report Prepared by: Chris Barber, extension 5715**  
**For information contact: Chris Barber, extension 5715**  
**Date: November 28, 2007**

**TOWN OF RICHMOND HILL**

**8.1.22 24 EVERGLADES COURT**

To construct, reconstruct, erect or place a building or structure on Lot 7, Plan 65R-21741, (24 Everglades Court), in the Town of Richmond Hill, Humber River Watershed.

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed to facilitate the construction of a deck and pool shed.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, prepared by V. Liberatore, dated October 26, 2007, stamped received by TRCA Planning and Development on October 26, 2007;**
- **Drawing A, prepared by V. Liberatore, dated October 26, 2007, stamped received by TRCA Planning and Development on October 26, 2007;**
- **Drawing B, prepared by V. Liberatore, dated October 26, 2007, stamped received by TRCA Planning and Development on October 26, 2007;**
- **Drawing C, prepared by V. Liberatore, dated October 26, 2007, stamped received by TRCA Planning and Development on October 26, 2007.**

**RATIONALE**

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

Proposal:

The purpose of this proposal is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a deck and pool shed. The works are located within the Regional Storm Floodplain. However, the proposed development has been adequately flood protected and all existing grades will be maintained. As such, no impacts to the storage and/or conveyance of flood waters are anticipated. The area to which this application applies is void of any significant vegetation and is currently manicured lawn.

Control of Flooding:

TRCA Water Resources staff has reviewed this proposal and do not anticipate any impacts to the storage and/or conveyance of flood waters. The proposed deck and pool shed are located outside of the hydraulic floodway. All excavated fill will be removed from the floodplain.

Pollution:

The subject property is adequately buffered with existing development between the property and the valleyland corridor, as the proposed development is located over 80 metres from the watercourse. As such, sedimentation of the watercourse feature is not expected to occur as a result of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

Conservation of Land:

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

*Plantings*

As the proposed development is located within a manicured lawn, additional plantings are not required.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 (E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 39976 - Application #: 829/07/RH**

**Report Prepared by: Lisa Stern, extension 5370**

**For information contact: Lisa Stern, extension 5370**

**Date: November 28, 2007**

**8.1.23            246 OXFORD STREET**

To construct, reconstruct, erect or place a building or structure on Lot 66, Plan 1999, (246 Oxford Street), in the Town of Richmond Hill, Don River Watershed.

The purpose is to undertake works within a TRCA Regulated Area of the Don River Watershed in order to facilitate the construction of a in-ground pool and related equipment shed.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, prepared by V. Pulla, dated November 6, 2007, stamped received by TRCA Planning and Development on November 6, 2007.**

## **RATIONALE**

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

### Proposal:

The purpose of the application is to undertake works within a TRCA Regulated Area of the Don River Watershed in order to facilitate the construction of an in-ground swimming pool and related equipment shed. The subject property contains an existing dwelling, located within an existing residential subdivision. Historically, many dwellings within the existing subdivision are located below the top of bank. This proposal is consistent with the existing development in this area and existing grades will be maintained. The area to which this application applies is void of any significant vegetation and is currently a manicured lawn. An extensive planting plan will be incorporated into the design of this project to improve the ecological condition of this area.

### Control of Flooding:

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

### Pollution:

Appropriate erosion and sediment controls will be installed and maintained on the subject property during all phases of construction.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

### Conservation of Land:

No significant vegetation will be removed as result of construction. The applicant is currently completing a valley land restoration project in accordance with TRCA's planting guidelines.

### *Plantings*

All plant species will be native and non-invasive species consistent with TRCA's guidelines.

### Policy Guidelines:

This proposal is consistent with Section 4.2.2 (E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 40024 - Application #: 861/07/RH**  
**Report Prepared by: Lisa Stern, extension 5370**  
**For information contact: Lisa Stern, extension 5370**  
**Date: November 28, 2007**

## **TOWN OF WHITCHURCH-STOUFFVILLE**

### **8.1.24 12772 NINTH LINE NORTH**

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 4, Concession 8E, (12772 Ninth Line North), in the Town of Whitchurch-Stouffville, Rouge River Watershed.

The purpose is to undertake grading and permanently place fill material within a Regulated Area associated with a tributary of the Little Rouge River.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Sketch Showing Location of Grading and Filling Works, received by TRCA on June 29, 2007;**
- **Putting Green Plan and Profile, received by TRCA on June 29, 2007;**
- **South and North Berm Plan and Profile, received by TRCA on June 29, 2007.**

## **RATIONALE**

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

### Proposal:

The applicant seeks permission to undertake grading and to permanently place fill materials within a Regulated Area associated with a tributary of the Little Rouge Creek. The purpose of the grading and filling is to improve the Timber Creek Golf facility by creating one putting green and two shallow berms of 1.6 metres in height. The works are located in the northwest quadrant of the community of Stouffville and are 30 metres inland from a headwater tributary of the Little Rouge Creek and approximately 10 metres from the drip line of adjacent vegetation. TRCA staff had previously reviewed and had no objections to a zoning and site plan application for the works in the early 1990's. Both the putting green and berms are partially within an 'estimated' flood plain area pursuant to TRCA's Generic Regulation mapping. The works forming part of this application were constructed earlier this year without a permit. A permit application has now been submitted so that the works might obtain the required TRCA approval pursuant to Ontario Regulation 166/06.

### Control of Flooding:

TRCA water management staff have examined the plans and profiles of the putting green and berms. Based on the extent of grading proposed, it is expected that the works will have negligible impact on the storage and conveyance of flood waters.

Pollution:

As the works have been completed, there are no concerns with respect to sediment and erosion control.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical or slope stability issues associated with this proposal.

Conservation of Land:

The putting green and berms were built on manicured grass areas that did not contain any significant natural heritage features.

*Plantings*

As the works took place on manicured grass areas, no plantings have been made a requirement of this permit.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 H) -Existing Resource Based Uses- of TRCA's Valley and Stream Corridor Management Program.

**CFN: 39417 - Application #: 427/07/WS**

**Report Prepared by: Chris Jones, extension 5718**

**For information contact: Chris Jones, extension 5718**

**Date: November 28, 2007**

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

**RES.#B156/07 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO  
REGULATION 166/06 - ERRATA APPLICATIONS**

Moved by: Suzan Hall  
Seconded by: Ron Moeser

**THAT permits be granted in accordance with Ontario Regulation 166/06 for the applications (8.1.25 - 8.1.38, inclusive) 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**

**8.1.25 CITY OF BRAMPTON**

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 (129 Glidden Road), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by City of Brampton.

The purpose is to undertake works within a TRCA Regulated Area of the Etobicoke Creek Watershed in order to facilitate minor landscape improvements and the conversion of an existing 4,695.76 square metre (50,544.09 sq. ft.) industrial building into an institutional/public use at 129 Glidden Road, in the City of Brampton.

The permit will be issued for the period of December 7, 2007 to December 6, 2009.

- **Drawing No. A1, Proposed Site Plan, prepared by Naylor Architect Inc., dated June 8, 2007, Revision No. 1, revised on September 7, 2007, redline revised by TRCA Planning & Development staff on November 28, 2007, stamped received by TRCA Planning & Development staff on November 7, 2007.**

## **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 Etobicoke Creek Watershed in order to facilitate minor landscaping and the alteration of an existing use at 129 Glidden Road, in the City of Brampton. The existing interior of a 4,695.76 square metre (50,544.09 sq. ft.) industrial building will be converted into a storage facility for the City of Brampton Parks & Recreation Department. The site is adjacent to a stream corridor. TRCA staff have confirmed that the proposed development is located outside of the Regional Floodplain and as such there are no flooding concerns with this proposal. In addition, there are no geotechnical or ecology related concerns associated with this proposal.

### Control of Flooding:

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

### 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 project.

### Conservation of Land:

No significant vegetation will be removed as a result of construction. Additionally, there are no fisheries related concerns associated with these works.

### *Plantings*

All disturbed areas will be revegetated with native and non-invasive species as per TRCA's post-construction restoration guidelines.

Policy Guidelines:

This proposal is in conformity with Section 4.1.1 - New Urban Development - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 39540 - Application #: 508/07/BRAM**

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

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

**Date: November 28, 2007**

**CITY OF MISSISSAUGA**

**8.1.26 CITY OF MISSISSAUGA**

To site grade on Block F, Plan 716, (Dixie Road and Dundas Street East), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by City of Mississauga.

The purpose is to undertake works within a TRCA Regulated Area of the Etobicoke Creek Watershed to facilitate the construction of a 2.4 metre wide pedestrian trail.

The permit will be issued for the period of December 7, 2007 to December 6, 2009.

- **Applewood Trail Extension Drawing 1 of 2, prepared by Mississauga Community Services dated September, 2007, stamped received by TRCA Planning and Development on October 29, 2007, redline revised by TRCA Staff of December 7, 2007;**
- **Applewood Trail Extension Drawing 2 of 2, prepared by Mississauga Community Services dated September, 2007, stamped received by TRCA Planning and Development on October 29, 2007, redline revised by TRCA Staff of December 7, 2007.**

**RATIONALE**

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

Proposal:

The purpose of this project is to undertake works within a TRCA Regulated Area of the Etobicoke Creek Watershed in order to facilitate the construction of a 2.4 metre wide pedestrian trail extension to the existing Applewood Heights trail in the City of Mississauga. This project is being reviewed in tandem with a separate permit application for a proposed pedestrian trail on the adjacent private lands which will connect this development. Given that the proposed works are located on lands owned by different parties, multiple permits are required. The proposed trail will formalize a pathway that has been informally established by park users. As a result, no significant vegetation will be removed and existing grades will be maintained. An extensive planting plan has been submitted with this application to improve the ecological function of the area.

Control of Flooding:

Although works are located within the Regional Storm Floodplain, existing grades will be maintained and all excavated fill will be removed from the floodplain. As such, TRCA Water Resources staff do not anticipate any impacts to the storage and/or conveyance of flood waters.

Pollution:

Appropriate erosion and sediment controls will be installed and maintained on the subject property during all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

Conservation of Land:

No significant vegetation will be removed as result of construction. An extensive planting plan has been incorporated into the design of this proposal.

*Plantings*

The applicant is proposing to naturalize the existing manicured lawn south of the proposed trail with a variety of native, non-invasive species consistent with TRCA's planting guidelines.

Policy Guidelines:

This proposal is consistent with Section 4.1.2 - New Resource-Based Uses - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 40064 - Application #: 885/07/MISS**

**Report Prepared by: Lisa Stern, extension 5370**

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

**Date: November 28, 2007**

**8.1.27 RIOCAN HOLDINGS INC.**

To site grade on Lot 6, Plan 43R-14171, (Dixie Road and Dundas Street East), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Riocan Holdings Incorporated.

The purpose is to undertake works within a TRCA Regulated Area of the Etobicoke Creek Watershed to facilitate the construction of a 2.4 metre wide pedestrian trail.

The permit will be issued for the period of December 7, 2007 to December 6, 2009.

- **Applewood Trail Extension Drawing 1 of 2, prepared by Mississauga Community Services dated September, 2007, stamped received by TRCA Planning and Development on October 29, 2007, redline revised by TRCA Staff of December 7, 2007;**
- **Applewood Trail Extension Drawing 2 of 2, prepared by Mississauga Community Services dated September, 2007, stamped received by TRCA Planning and Development on October 29, 2007, redline revised by TRCA Staff of December 7, 2007.**

**RATIONALE**

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

Proposal:

The purpose of this project is to undertake works within a TRCA Regulated Area of the Etobicoke Creek Watershed in order to facilitate the construction of a 2.4 metre wide pedestrian trail extension to the existing Applewood Heights trail in the City of Mississauga. This proposal is being reviewed in tandem with a separate permit application for a proposed pedestrian trail the adjacent public lands owned by the City of Mississauga which will connect with this proposal. Given that the proposed works are located on lands owned by different parties, multiple permits are required. The proposed trail will formalize a pathway that has been informally established by park users. As a result, no significant vegetation will be removed and existing grades will be maintained. An extensive planting plan has been submitted with this application to improve the ecological function of the area.

Control of Flooding:

Although works are located within the Regional Storm Floodplain, existing grades will be maintained and all excavated fill will be removed from the floodplain. As such, TRCA Water Resources staff do not anticipate any impacts to the storage and/or conveyance of flood waters.

Pollution:

Appropriate erosion and sediment controls will be installed and maintained on the subject property during all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

Conservation of Land:

No significant vegetation will be removed as result of construction. An extensive planting plan has been submitted with this application.

*Plantings*

The applicant is proposing to naturalize the existing manicured lawn south of the proposed trail with a variety of native, non-invasive species consistent with TRCA's planting guidelines.

Policy Guidelines:

This proposal is consistent with Section 4.1.2 - New Resource-Based Uses - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 40065 - Application #: 886/07/MISS**

**Report Prepared by: Lisa Stern, extension 5370**

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

**Date: November 28, 2007**

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

**8.1.28 59 KINGSWAY CRESCENT**

To construct, reconstruct, erect or place a building or structure on Lot 17, 18, Plan 1943, (59 Kingsway Crescent), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

The purpose is to construct a one storey addition in a Regulated Area of the Humber River Watershed.

The permit will be issued for the period of December 7, 2007 to December 6, 2009.

- **Drawing No. A3, Second Floor Plan, prepared by Ph.D Design, dated January 2007, received March 8, 2007;**
- **Landscape Plan, prepared by GPF Design Services, dated February 2007, received December 3, 2007.**

**RATIONALE**

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

Proposal:

The proposal consists of enclosing a second storey deck to create an addition. As the existing house has no buffer from the valley, the addition will be located at top of bank. However, as there has already been disturbance in the valley, this addition will not cause any further disturbance.

Further, there is a deck located at the rear of the house that encroaches into the valley . This deck was constructed without approval from TRCA. Through this permit review, TRCA staff requested that an investigation take place to ensure that the deck was safe. A letter from a structural engineer was provided by the applicant indicating that the deck is structurally sound. Please note that this permit is for the addition only.

Control of Flooding:

The proposed works are not located within the Regional Storm Floodplain.

Pollution:

Sediment fencing is not required as the proposed works are removed from any significant feature.

Dynamic Beaches:

Not applicable

Erosion:

As the house is located on top of bank, TRCA technical staff reviewed a geotechnical report. Technical staff are satisfied that the new addition will not introduce any additional risk to the property. Further, the applicant will be placing a permanent erosion blanket under the deck to ensure there is no further erosion.

Conservation of Land:

There will be no significant vegetation removed as part of this application. The applicant has agreed to seed the slope to increase stability.

*Plantings*

All plantings will be consistent with TRCA's Seed Mix Guidelines.

Policy Guidelines:

This proposal is consistent with Section 4.2.2. C, Minor Addition, of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 39359 - Application #: 373/07/TOR**

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

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

**Date: November 27, 2007**

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

**8.1.29 ENBRIDGE GAS DISTRIBUTION INC.**

To temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on the Hydro R.O.W., north of Ellesmere Road, in the City of Toronto (Scarborough Community Council Area), Don River Watershed as located on the property owned by Enbridge Gas Distribution Inc..

The purpose is to site grade, place/remove fill/material within the regulated area and regional storm floodplain for works associated with the minor repairs to an existing gas main in the City of Toronto.

The permit will be issued for the period of December 7, 2007 to December 6, 2009.

- **Letter of undertaking to provide minor revisions to engineering drawings to the satisfaction of TRCA; dated November 29, 2007; received November 30, 2007; prepared by Enbridge Gas Distribution Inc.**

## **RATIONALE**

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

### Proposal:

The proposal involves minor repairs to an existing IMP NPS 30 ST XHP gas main owned by Enbridge Gas Distributions Inc. in the City of Toronto. The existing gas main is located adjacent to Taylor Creek, north of Ellesmere Road. The proposed works also include two 10 x 10 metre excavation pits at the points of repair in order to provide the appropriate space in which the pipe can be repaired safely.

### Control of Flooding:

There will be no impacts 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 watercourse.

### Dynamic Beaches:

Not applicable

### Erosion:

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

### Conservation of Land:

There will be no in stream work associated with the project. With erosion and sedimentation plans in effect, the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO)

### *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: 40038 - Application #: 866/07/TOR**

**Report Prepared by: Suzanne Bevan, extension 5759**

**For information contact: Suzanne Bevan, extension 5759**

**Date: November 27, 2007**

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

### 8.1.30 428 O'CONNOR DRIVE

To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) on 428 O'Connor Drive, in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

The purpose is to develop within the Regulated Area of the Don River Watershed in order to facilitate the slope restoration works in the rear yard of an existing residential dwelling.

The permit will be issued for the period of December 7, 2007 to December 6, 2009.

- **Drawing No. 1 of 2, Plan and Sections, prepared by Alston Associates Inc., dated November 2007, received December 5, 2007;**
- **Drawing No. 2 of 2, General Notes, prepared by Alston Associates Inc., dated November 2007, received December 5, 2007.**

### **RATIONALE**

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

#### Proposal:

The purpose is to develop within the Regulated Area of the Don River Watershed in order to facilitate the slope restoration works due to some extensive erosion in the rear yard of an existing residential dwelling. The subject site is located east of Don Mills Road on the north side of O'Connor Drive and abuts Coxwell Ravine Park at the rear property line.

#### Control of Flooding:

This site is not located within a regional storm flood plain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

#### Pollution:

A temporary sediment control fence will be installed to prevent construction debris from entering the valley.

#### Dynamic Beaches:

Not applicable.

#### Erosion:

A geotechnical slope stability report has been reviewed and approved by TRCA geotechnical engineering staff and the proposal will be constructed in accordance with the recommendations of this report.

#### Conservation of Land:

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

### *Plantings*

Native tree shrubs and seed mix will be planted along the top of bank and recommendations in the report pertaining to tree protection and maintenance during construction will be implemented.

### Policy Guidelines:

The proposal is consistent with Section 4.2.2 (E) - Development Guidelines for Property Improvements and Ancillary Structures within Non-Established Communities/Highly Urbanized Areas of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 40004 - Application #: 849/07/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: November 28, 2007**

### **8.1.31 61 ASTLEY AVENUE**

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 and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part Lot 9, Plan 920, (61 Astley Avenue), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

The purpose is to develop within the Regulated Area of the Don River Watershed in order to facilitate the construction of new 2.5-storey single family detached dwelling and rear deck. The existing dwelling is to be demolished.

The permit will be issued for the period of December 7, 2007 to December 6, 2009.

- **Drawing No. A1, Site Plan, prepared by Gervais Design-Build Ltd., dated October 14, 2007, received on October 24, 2007;**
- **Drawing No. A7, Section 1-1, prepared by Gervais Design-Build Ltd., dated October 14, 2007, received on October 24, 2007;**
- **Drawing No. A12, Landscaping Plan, prepared by Gervais Design-Build Ltd., dated November 30, 2007, received on December 3, 2007.**

### **RATIONALE**

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

Proposal:

The purpose is to develop within the Regulated Area of the Don River Watershed in order to facilitate the construction of new 3-storey single family detached dwelling and rear deck. The existing dwelling is to be demolished. The basement foundation and first floor wall of the proposed dwelling does not exceed the rear extent of the existing dwelling. The proposed second and third storey's are cantilevered 3.05 metres (10') beyond the rear foundation wall. It is noted that the existing dwelling is located approximately 2 metres beyond the long-term stable top of bank. In light of this, the foundations for the proposed dwelling are situated lower than the footings of the existing dwelling and within the zone of long-term slope stability. The proposed foundation design effectively decreases the risks associated with slope stability. The site is located west of Bayview Avenue and south of Moore Avenue in the City of Toronto.

Control of Flooding:

This site is not located within a regional storm flood plain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

Pollution:

A temporary sediment control fence will be installed to prevent construction debris from entering the valley.

Dynamic Beaches:

Not applicable.

Erosion:

A geotechnical slope stability report has been reviewed and approved by TRCA geotechnical engineering staff and the proposal will be constructed in accordance with the recommendations of this report.

Conservation of Land:

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

*Plantings*

Recommendations in the report pertaining to the planting of native tree shrubs and seed mix along the top of bank will be implemented.

Policy Guidelines:

The proposal is consistent with Section 4.2.2., Development, Redevelopment/Intensification within Non-Established Communities/Highly Urbanized Areas, of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 39045 - Application #: 157/07/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: November 28, 2007**

## CITY OF VAUGHAN

### 8.1.32 BLOCK 12 PROPERTIES INC.

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 22, Concession 2, northeast of Major MacKenzie Drive and Dufferin Street, in the City of Vaughan, Don River Watershed as located on the property owned by Block 12 Properties Inc.

The purpose is to site grade, temporarily or permanently place, dump or remove any material within a Regulated Area and alter a watercourse in order to install a sanitary sewer/watermain crossing at Swale 1, within Planning Block 12, in the City of Vaughan.

The permit will be issued for the period of December 7, 2007 to December 6, 2009.

- **Letter of Undertaking, prepared by Mr. David Mhango, Schaeffers Consulting Engineers, dated October 30, 2007, received October 31, 2007.**

### RATIONALE

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

#### Proposal:

The proposal is to conduct site grading works, alter a watercourse and temporarily or permanently place, dump or remove fill material within a Regulated Area and Regional Storm Flood Plain of the East Don River. The proposed works involve the installation of a sanitary sewer/watermain crossing at Swale 1 via directional drilling, in Planning Block 12, in the City of Vaughan. The proposed crossing will allow for the continued servicing of new residential lots within the area.

Planning Block 12 is bounded by Major Mackenzie Drive to the south, Dufferin Street to the west, Teston Road to the north and to the east by Bathurst Street. The proposed work location is generally situated east of Dufferin Street, north of Major Mackenzie Drive, within Draft Approved Plan of Subdivision 19T-99V08 (Andridge Homes Ltd.). The proposed works are in accordance with the approved Block 12 Master Environmental Servicing Plan (MESP).

The sanitary/watermain crossing will traverse an intermittent watercourse that is generally dry for most of the year. The watercourse is poorly defined and does not provide direct fish habitat. Nonetheless, it does provide flow and nutrients to downstream habitat within the East Don River system. The sanitary/watermain crossing is located approximately 2.1 metres below the existing watercourse channel.

As a precaution, the applicant has submitted a contingency plan for the proposed directional drilling operation to address the risk of a frac-out on the work site. Should a frac-out occur, TRCA staff will be notified immediately and works will be completed by implementing a pump by-pass system around the work area. Work will then be conducted in the dry in order to install the sanitary/watermain crossing. Monitoring of the site will also be carried out should the contingency plan be required. This plan has been reviewed by TRCA technical staff and found to be satisfactory.

Control of Flooding:

The proposed works will be located below grade and as such, will not negatively impact the storage or conveyance of flood waters.

Pollution:

Erosion and sediment control measures will be implemented prior to the initiation of construction and maintained for the duration of the works.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical/slope stability issues associated with the proposed works. Erosion on site will be minimized through the implementation of the aforementioned erosion and sediment control measures.

Conservation of Land:

No significant natural features will be impacted by the proposed works. Given the proximity of the works to the watercourse, a Letter of Advice will be issued on behalf of Fisheries and Oceans Canada (DFO).

*Plantings*

As vegetation removal is not proposed as part of the works, plantings will not be required.

Policy Guidelines:

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

**CFN: 39875 - Application #: 771/07/VAUG**  
**Report Prepared by: Kevin Huang, extension 5307**  
**For information contact: Kevin Huang, extension 5307**  
**Date: November 28, 2007**

**8.1.33 PART 5 - CONCESSION 7 AND 8 (PLAN 65R-11650)**

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 Lot 35, Concession 7, 8, Part 5, Plan 65R-11650, in the City of Vaughan, Humber River Watershed.

The purpose is to site grade, temporarily or permanently place, dump or remove any material and construct in order to build a new single-family residence along with an in-ground pool and septic bed at 5010 King-Vaughan Townline Road, on the northwest corner of Kipling Avenue and King-Vaughan Road, in the City of Vaughan.

The permit will be issued for the period of December 7, 2007 to December 6, 2009.

- **Letter of Undertaking - to address outstanding TRCA comments, prepared by applicant, dated November 22, 2007, received November 22, 2007.**

## **RATIONALE**

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

### Proposal:

The proposal is to conduct site grading works, temporarily or permanently place, dump or remove fill material and construct a structure within a Regulated Area of the Humber River. The proposed works involve the construction a new two-storey single family residence along with an in-ground swimming pool and septic bed near the northwest corner of Kipling Avenue and King-Vaughan Road, in the City of Vaughan.

The overall subject property is approximately 3.4 ha (8.4 ac) in size and located between two unopened road allowances. The subject property is also located within an Environmentally Sensitive Area (ESA – King Creek Forest), with the exception of the proposed building location. Previously, TRCA Planning and Ecology staff conducted a site walk of property and identified an area outside of the ESA where a potential building envelope could be accommodated.

A viable building envelope has been identified for the proposed development and an appropriate buffer has been established from the dripline of the surrounding significant vegetation. No significant vegetation will be removed to accommodate the proposed development while the structure will be located outside of the nearby Humber River valley corridor.

At this time, there remain minor issues pertaining to restoration plantings and the implementation of erosion and sediment controls. However, these issues are to be satisfied in accordance with the associated Letter of Undertaking submitted by the applicant and prior to the release of the permit.

### Control of Flooding:

The proposed development is located outside of the Regional Storm Flood Plain of the Humber River. As such, the storage and conveyance of flood waters will not be impacted by the works.

### Pollution:

Erosion and sediment controls are to be erected around the work site and maintained for the duration of construction.

### Dynamic Beaches:

Not applicable.

### Erosion:

Erosion on site will be minimized through the implementation of the aforementioned erosion and sediment control measures.

Conservation of Land:

There are no geotechnical/slope stability issues – the proposed work site is located outside of the valley corridor and away from the valley slope. Furthermore, there will no removal of significant vegetation and no in-water works are proposed.

*Plantings*

A restoration planting plan will be implemented for the site, consisting of plantings of native, non-invasive species within the buffer area.

Policy Guidelines:

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

**CFN: 39745 - Application #: 666/07/VAUG**

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

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

**Date: November 27, 2007**

**TOWN OF CALEDON**

**8.1.34 BERRYFIELD ESTATES INC.**

To temporarily or permanently place, dump or remove any material, originating on the site or elsewhere at 12526 Innis Lake Road, in the Town of Caledon, Humber River Watershed as located on the property owned by Berryfield Estates Incorporated.

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the placement of fill within in an irrigation pond.

The permit will be issued for the period of December 7, 2007 to December 6, 2009.

- **Site Plan, prepared by B. Lackey dated December 4, 2007, Stamped received by TRCA Planning and Development on December 4, 2007.**

**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 fill-in an agricultural irrigation pond. The proposed works will increase the productivity of the agricultural operations on this site. The proposed works are located within the Regional Storm Floodplain and adjacent to a watercourse feature. Based on the proximity of the proposed fill to the watercourse, no negative impacts are anticipated. The proposed filling of the pond will have no negative impacts on current flooding conditions given that the irrigation pond was not included as part of TRCA's current flood data. As such, the proposed works will not impact expected flooding conditions for this area. In addition, there are no geotechnical, or ecology related concerns associated with this proposal.

Control of Flooding:

TRCA Water Resources staff has reviewed this proposal and do not anticipate any 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 project.

Conservation of Land:

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

*Plantings*

TRCA staff are currently working with the applicant to create a planting plan in accordance with TRCA's planting guidelines. A planting scheme will be incorporated into the approved design for this project.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 (E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 40029 - Application #: 863/07/CAL**

**Report Prepared by: Lisa Stern, extension 5370**

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

**Date: November 28, 2007**

**8.1.35 16719 HUMBER STATION ROAD**

To construct, reconstruct, erect or place a building or structure and site grade on Lot 24, Concession 5, 16719 Humber Station Road, in the Town of Caledon, Humber River Watershed.

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a residential garage addition to the side of an existing dwelling.

The permit will be issued for the period of December 7, 2007 to December 6, 2009.

- **Drawing No.1, Site Plan, prepared by Cadtec, dated November 28, 2007, stamped received by TRCA Planning & Development staff on November 29, 2007;**
- **Front (West) Elevation, prepared by Cadtec, dated November 28, 2007, stamped received by TRCA Planning & Development staff on November 29, 2007;**

- **Left Side (North) Elevation, prepared by Cadtec, dated November 28, 2007, stamped received by TRCA Planning & Development staff on November 29, 2007;**
- **Rear (East) Elevation, prepared by Cadtec, dated November 28, 2007, stamped received by TRCA Planning & Development staff on November 29, 2007;**
- **Right Side (South) Elevation, prepared by Cadtec, dated November 28, 2007, stamped received by TRCA Planning & Development staff on November 29, 2007.**

## **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 a residential garage addition located at 16719 Humber Station Road, in the Town of Caledon. The proposed works are set-back further than the existing development and does not involve additional encroachment towards the watercourse feature which traverses the rear of the property. The proposed addition is located within the Regional Floodplain and will be floodproofed in accordance with TRCA's floodproofing requirements. TRCA water resources staff have confirmed that the proposed addition will not significantly impact the conveyance and/or storage of flood waters. In addition, there are no ecological or geotechnical concerns with this application.

### Control of Flooding:

The proposed works are located within the Regional Floodplain. In accordance with TRCA's policies regarding minor additions within floodprone areas, an addition of this size and nature is acceptable to TRCA staff. TRCA staff have confirmed that this proposal will not have any significant impacts to the storage and/or conveyance of flood waters. In addition, the development will be adequately flood protected.

### 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 project.

### Conservation of Land:

The construction area is currently a manicured lawn. As such, no significant vegetation will be removed as a result of this project. There are no fisheries related concerns associated with this project.

### *Plantings*

As no vegetation is to be removed by the proposed works, additional plantings are not required. Due to the small scale of the project, opportunities for plantings on other areas of the property could not be considered through this project.

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: 40030 - Application #: 864/07/CAL**

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

**For information contact: Jason Wagler, extension 5743**

**Date: November 28, 2007**

**TOWN OF MARKHAM**

**8.1.36 THE CORPORATION OF THE TOWN OF MARKHAM**

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 Steeles Avenue East, west of Bayview Avenue, in the Town of Markham, Don River Watershed as located on the property owned by The Corporation of the Town of Markham.

The purpose is to construct, site grade, place/remove fill/material within the regulated area in order to replace an existing watermain in the Town of Markham.

The permit will be issued for the period of December 7, 2007 to December 6, 2009.

- **Letter of Undertaking to provide minor revisions to engineering drawings to the satisfaction of TRCA; dated December 5, 2007; received December 5, 2007; prepared by the Town of Markham.**

**RATIONALE**

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

Proposal:

The proposal involves the abandonment of an existing 200 mm watermain and installing a replacement 300 mm watermain within the north boulevard of Steeles Avenue East, from Henderson Avenue to Bayview Avenue, in the Town of Markham. The proposed watermain will connect to an existing watermain in front of the existing valve chamber located near the bus loop at the Steeles Avenue East and Bayview Avenue intersection.

Control of Flooding:

There will be no impacts 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 watercourse.

Dynamic Beaches:

Not applicable

Erosion:

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

Conservation of Land:

There will be no in stream work associated with the project. The watermain will be installed through an open cut method 3.0 metres from the top of bank. With erosion and sedimentation plans in effect, the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO)

*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: 39943 - Application #: 812/07/MARK**

**Report Prepared by: Suzanne Bevan, extension 5759**

**For information contact: Suzanne Bevan, extension 5759**

**Date: November 27, 2007**

**TOWN OF RICHMOND HILL**

**8.1.37 1666001 ONTARIO INC.**

To construct, reconstruct, erect or place a building or structure, site grade and alter a watercourse on Lot 5, Plan 1642, (11188 Yonge Street), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by 1666001 Ontario Inc..

The purpose is to construct a stormwater outfall structure, undertake site grading and alter a watercourse.

The permit will be issued for the period of December 7, 2007 to December 6, 2009.

- **Drawing No. SP, Servicing Plan, prepared by Cole Engineering Group Ltd., dated October 25, 2006, Revision No. 5, revised on November 27, 2007, received by TRCA on November 28, 2007;**
- **Drawing No. ES, Erosion Siltation Control Plan, prepared by Cole Engineering Group Ltd., dated October 25, 2006, Revision No. 3, revised on November 27, 2007, received by TRCA on November 28, 2007, Red-line revised by TRCA staff on December 5, 2007;**

- **Drawing No. GP, Grading Plan, prepared by Cole Engineering Group Ltd., dated October 25, 2006, Revision No. 5, revised on November 27, 2007, received by TRCA on November 28, 2007;**
- **Drawing No. DE, General Notes and Details, prepared by Cole Engineering Group Ltd., dated October 25, 2006, Revision No. 2, revised on November 27, 2007, received by TRCA on November 28, 2007;**
- **Drawing No. L-1, Landscape Plan, prepared by Brodie & Associates Landscape Architects Inc., dated February 2006, Revision No. 7, revised on December 4, 2007;**
- **Drawing No. L-2, Landscape Details, prepared by Brodie & Associates Landscape Architects Inc., dated February 2006, Revision No. 7, revised on December 4, 2007.**

## **RATIONALE**

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

### Proposal:

The applicant seeks permission to construct a stormwater outfall structure, undertake site grading and alter a watercourse in order to facilitate the development of an automobile dealership adjacent to a tributary of the Rouge River. The site is located on the west side of Yonge Street north of Elgin Mills Road. At the rear of the site are valleylands containing a tributary of the Rouge River and mature woodland. In order to develop the site, grading is required adjacent to the valleylands and a new stormwater outfall is needed in order to convey stormwater from the site to the adjacent watercourse. TRCA staff were involved in the delineation of the valleylands, review of the stormwater management plans and associated grading and planting plans. The valleyland portion of the site is to be conveyed into public ownership.

### Control of Flooding:

The stormwater outfall and grading are located outside of the Regional Storm Flood Plain. The outfall has been designed to safely convey flood flows. Therefore, the control of flooding will not be affected.

### Pollution:

A sediment and erosion control plan will be implemented and maintained for the duration of construction so that sedimentation of the tributary will not occur. A stormceptor system has been incorporated into stormwater scheme for this site to treat stormwater before it enters the valleylands.

### Dynamic Beaches:

Not applicable

### Erosion:

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

Conservation of Land:

TRCA staff have worked with the applicant to select the most appropriate location of the stormwater outfall to minimize the removal of vegetation required for its construction. All site grading will be outside of the valleyland area delineated by TRCA staff with exception of the lands immediately surrounding the outfall location. Staff will issue a letter of advice on behalf of Fisheries and Oceans Canada (DFO) for the outfall, as an Authorization pursuant to the *Fisheries Act (Canada)* was not required. All disturbed areas are to be stabilized and planted following construction.

*Plantings*

A planting plan forms part of this permit and will provide for restoration and buffer plantings adjacent to the valleylands and stormwater outfall.

Policy Guidelines:

This proposal is consistent with Section 4.3 -Infrastructure and Servicing, of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 39373 - Application #: 387/07/RH**  
**Report Prepared by: Chris Jones, extension 5718**  
**For information contact: Chris Jones, extension 5718**  
**Date: November 28, 2007**

**8.1.38 SABELLA RIDGE ESTATES INC.**

To construct, reconstruct, erect or place a building or structure and site grade on Lot 53, Plan 1931, (10684 Yonge Street), in the Town of Richmond Hill, Don River Watershed as located on the property owned by Sabella Ridge Estates Incorporated.

The purpose is to undertake works within a TRCA Regulated Area of the Don River Watershed in order to facilitate the construction of a three-storey multi-unit commercial building.

The permit will be issued for the period of December 7, 2007 to December 6, 2009.

- **Letter of Undertaking, prepared by N. Fidei, Sabella Ridge Estates Inc., dated December 5, 2007, to address outstanding engineering related concerns.**

**RATIONALE**

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

Proposal:

The purpose of the proposal is to undertake works within a TRCA Regulated Area of the Don River Watershed in order to facilitate the construction of a 2,781 square metre three-storey multi-unit commercial building. The subject property is located within the Enford Industrial Area where a number of existing industrial buildings on nearby and/or adjacent properties are subject to flooding as a result of historic modifications to German Mills Creek. Through past discussions with stakeholders, the Town of Richmond Hill, and Ministry of Natural Resources (MNR), it was agreed that a comprehensive flood remedial strategy be developed. To address this matter, a study was completed and approved to identify options for a flood remedial strategy for the broader community. It is intended that components of this strategy will be implemented through future development applications such as this project. The ultimate implementation of this strategy will alleviate flooding within the Enford Industrial Area. A report has been submitted with this application confirming that the proposed development is in compliance with, and has no negative impact on the above noted report. As a result of construction, the subject property and will be removed from the Regional Storm Floodplain.

Control of Flooding:

Based on our review of the report submitted with this application, the subject property will be removed from the Regional Storm Floodplain and the proposed works are in compliance with the overall flood remedial strategy. As such, no impacts to the storage and/or conveyance of flood waters is anticipated.

Pollution:

Appropriate erosion and sediment controls (i.e., silt fence) will be installed and maintained during 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. There are no fisheries related concerns associated with this application.

*Plantings*

No significant vegetation will be removed. As such, no additional plantings are not required.

Policy Guidelines:

The proposed works are in conformity with Section 4.1.1 - New Urban Development - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 40070 - Application #: 888/07/RH**

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

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

**Date: November 28, 2007**

**PERMIT APPLICATIONS 8.1.39 - 8.1.63 ARE MINOR WORKS LETTER OF APPROVAL:**

**RES.#B157/07 - MINOR WORKS LETTER OF APPROVAL PURSUANT TO ONTARIO REGULATION 166/06**

Moved by: Suzan Hall  
Seconded by: Ron Moeser

**THAT minor works letters of approval granted by Toronto and Region Conservation Authority staff in accordance with Ontario Regulation 166/06, for items (8.1.39 - 8.1.63, inclusive), which are listed below, be received.**

**CARRIED**

**CITY OF BRAMPTON**

**8.1.39 18 CHATTERTON COURT**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 27, Plan 43M704, (18 Chatterton Court), in the City of Brampton, Etobicoke Creek Watershed.

**CFN: 39990 - Application #: 837/07/BRAM  
Report Prepared by: Lisa Stern, extension 5370  
For information contact: Lisa Stern, extension 5370  
Date: November 16, 2007**

**CITY OF PICKERING**

**8.1.40 1815 ALTONA ROAD**

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Part Lot 32, Concession 1, (1815 Altona Road), in the City of Pickering, Petticoat Creek Watershed.

**CFN: 39989 - Application #: 836/07/PICK  
Report Prepared by: Chris Jones, extension 5718  
For information contact: Chris Jones, extension 5718  
Date: November 1, 2007**

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

**8.1.41 10 ROSE VALLEY CRESCENT**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 66, Plan A-1, (10 Rose Valley Crescent), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

**CFN: 40020 - Application #: 860/07/TOR**  
**Report Prepared by: Nicole Moxley, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: November 27, 2007**

**8.1.42 350 SILVERSTONE DRIVE**

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 Block E, Plan M1084, (350 Silverstone Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

**CFN: 40001 - Application #: 846/07/TOR**  
**Report Prepared by: Nicole Moxley, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: November 22, 2007**

**8.1.43 85 MOUNT OLIVE DRIVE**

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 Block B, Plan M-985, Block D, Plan M-972, (85 Mount Olive Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

**CFN: 40002 - Application #: 847/07/TOR**  
**Report Prepared by: Nicole Moxley, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: November 22, 2007**

**8.1.44 63 JELlicOE AVENUE**

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Lot 10, Plan, (63 Jellicoe Avenue), in the City of Toronto (Etobicoke York Community Council Area), Etobicoke Creek Watershed.

**CFN: 39893 - Application #: 780/07/TOR**  
**Report Prepared by: Nicole Moxley, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: November 20, 2007**

**8.1.45 65 JELlicOE AVENUE**

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 9, Plan 4075, (65 Jellicoe Avenue), in the City of Toronto (Etobicoke York Community Council Area), Etobicoke Creek Watershed.

**CFN: 39977 - Application #: 828/07/TOR**  
**Report Prepared by: Nicole Moxley, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: November 20, 2007**

**8.1.46 RIOKIM HOLDINGS (ONTARIO) INC.**

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 ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) on Lot 3, 4, 5, Plan 2181, (Finch Avenue West and Kipling Avenue North), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by RioKim Holdings (Ontario) Inc.

**CFN: 39882 - Application #: 764/07/TOR**  
**Report Prepared by: Nicole Moxley, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: October 24, 2007**

**8.1.47 5 ASHLEY PARK ROAD**

To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads), construct a ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) and 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 13, Plan 2875, (5 Ashley Park Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

**CFN: 39863 - Application #: 757/07/TOR**  
**Report Prepared by: Nicole Moxley, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: November 13, 2007**

**8.1.48 78 HADRIAN DRIVE**

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 78 Hadrian Drive, in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

**CFN: 39939 - Application #: 810/07/TOR**  
**Report Prepared by: Nicole Moxley, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: November 12, 2007**

**8.1.49 8 WOODMERE COURT**

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 8, Plan 5773, (8 Woodmere Court), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

**CFN: 39983 - Application #: 835/07/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: November 1, 2007**

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

**8.1.50 33 ASHGROVE PLACE**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 27, Plan 4454, (33 Ashgrove Place), in the City of Toronto (North York Community Council Area), Don River Watershed.

**CFN: 40018 - Application #: 858/07/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: November 28, 2007**

**8.1.51 GRANITE CLUB LIMITED**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Block B, Plan 1858, Block G, Plan M-289, (2350 Bayview Avenue), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Granite Club Limited.

**CFN: 39848 - Application #: 743/07/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: November 13, 2007**

**8.1.52 22 BALLYCONNER COURT**

To install a swimming pool on Lot 2, Plan M-1724, (22 Ballyconner Court), in the City of Toronto (North York Community Council Area), Don River Watershed.

**CFN: 39982 - Application #: 833/07/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: November 13, 2007**

**8.1.53 13 CARMEL COURT**

To construct, reconstruct, erect or place a building or structure on Lot 36, Plan 9373, (13 Carmel Court), in the City of Toronto (North York Community Council Area), Don River Watershed.

**CFN: 39441 - Application #: 444/07/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: November 28, 2007**

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

**8.1.54 9 BELLEHAVEN CRESCENT**

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Lot 55, Plan M-440, (9 Bellehaven Crescent), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed.

**CFN: 39892 - Application #: 781/07/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: November 5, 2007**

**8.1.55 21 FALLINGBROOK WOODS**

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Lot 28, Plan 4304, (21 Fallingbrook Woods), in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed.

**CFN: 40034 - Application #: 868/07/TOR**

**Report Prepared by: Michelle Stafford, extension 5250**

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

**Date: November 28, 2007**

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

**8.1.56 35 DOUGLAS CRESCENT**

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 118, Plan 2398, (35 Douglas Crescent), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

**CFN: 39948 - Application #: 819/07/TOR**

**Report Prepared by: Nicole Moxley, extension 5284**

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

**Date: November 7, 2007**

## **CITY OF VAUGHAN**

### **8.1.57 106 ABBRUZZE COURT**

To install a swimming pool and construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 10, Plan 65M-3001, (106 Abbruzzese Court), in the City of Vaughan, Humber River Watershed.

**CFN: 39999 - Application #: 844/07/VAUG**

**Report Prepared by: Coreena Smith, extension 5269**

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

**Date: November 19, 2007**

## **TOWN OF CALEDON**

### **8.1.58 27 OLIVERS LANE**

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Lot 4, Plan 43M 534, (27 Olivers Lane), in the Town of Caledon, Humber River Watershed.

**CFN: 39960 - Application #: 822/07/CAL**

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

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

**Date: November 2, 2007**

### **8.1.59 217 PINE AVENUE**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Part Lot 27, Concession 7, (217 Pine Avenue), in the Town of Caledon, Humber River Watershed.

**CFN: 40057 - Application #: 879/07/CAL**

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

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

**Date: November 26, 2007**

## **TOWN OF MARKHAM**

### **8.1.60 AMTOCA INVESTMENTS LIMITED**

To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) on Lot 29, Concession 7, (11274 Highway 48), in the Town of Markham, Rouge River Watershed as located on the property owned by Amtoca Investments Limited.

**CFN: 39961 - Application #: 818/07/MARK**

**Report Prepared by: Lisa Stern, extension 5370**

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

**Date: October 30, 2007**

## **TOWN OF RICHMOND HILL**

### **8.1.61 49 HOUSEMAN CRESCENT**

To construct, reconstruct, erect or place a building or structure on Lot 65, Plan 65M-2114, (49 Houseman Crescent), in the Town of Richmond Hill, Don River Watershed.

**CFN: 39935 - Application #: 805/07/RH**

**Report Prepared by: Lisa Stern, extension 5370**

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

**Date: November 8, 2007**

## **TOWN OF WHITCHURCH-STOUFFVILLE**

### **8.1.62 3952 BETHESDA ROAD**

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Part Lot 6, Plan 65R-1701, Part Lot 6, Plan 65R-1701, (3952 Bethesda Road), in the Town of Whitchurch-Stouffville, Rouge River Watershed.

**CFN: 39771 - Application #: 684/07/WS**

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

**For information contact: Bill Kiru, extension 5306**

**Date: November 28, 2007**

### **8.1.63 39 LAKEVIEW AVENUE**

To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) on Lot 39, Plan 65M-2577, (39 Lakeview Avenue), in the Town of Whitchurch-Stouffville, Rouge River Watershed.

**CFN: 39940 - Application #: 811/07/WS**

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

**For information contact: Bill Kiru, extension 5306**

**Date: October 31, 2007**

## **CITY OF BRAMPTON**

### **8.1.64 ALTERRA HOMES (BRAMPTON) LTD.**

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 Lot 23, 24, 25, Plan BR-4, Part Lot 14, 15, 16, 17, 26, Block 2, Plan BR-4, (9 George Street North), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Alterra Homes (Brampton) Ltd.

The purpose is to develop and to construct within the Regulatory Floodplain (Downtown Brampton Special Policy Area), to facilitate the construction of the foundations of a new residential high-rise building.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Letter of undertaking provided by Robert Cooper, Alterra-Finer (Brampton) Inc., dated December 5, 2007, to acknowledge and accept the conditions of permit approval and release.**

## **RATIONALE**

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

### Proposal:

This permit application is to permit the construction of foundations associated with a proposed high-rise residential building located at 11 George Street (now 9 George Street) in the City of Brampton. The subject property is located within the Regulatory Floodplain, in the Downtown Brampton Special Policy Area (SPA). To facilitate the proposed development on the subject property, rezoning and Official Plan amendment applications were required to allow for the building which is presently proposed. These amendments required Provincial approval, in addition to endorsement from the TRCA. A recommendation report, which was supported by the Executive Committee, was brought forward to the Executive Committee at the November 2, 2007 meeting to provide TRCA's concurrence with the technical elements of the proposed planning applications. This report identified that future permit applications would be brought forward for the development of the site, subsequent to final sign-off being provided by the Province, and any outstanding design details being integrated into the site plan application, to the satisfaction of TRCA staff.

It is the understanding of TRCA staff that final sign-off on the applications has not been provided by the Province to date, but that a target date of December 12, 2007, was set to allow the planning applications to be enacted by Brampton City Council at their December, 2007 meeting. Due to the long process of attaining approvals for the subject property, all agencies are working to expedite the final approvals for the proposed development. In this regard, it is also the understanding of TRCA staff that upon enactment of the planning approvals by City Council, City staff would be willing to contemplate the issuance of conditional approvals for the construction of the foundations of the building. TRCA staff are satisfied, based upon the materials submitted to date, that the proposed foundations can meet TRCA's floodproofing requirements.

Although it would be the preference of TRCA staff to not bring forward permit applications associated with the development of this site, until such time as the Provincial approvals are finalized, there is the potential for Provincial and City approvals to be provided well in advance of the next Executive Committee meeting, which would be the next opportunity for the subject permit to be considered. As a result, TRCA staff would recommend that 'conditional' approval be provided for this application, such that the permit could be finalized by TRCA staff, and released, at such time as confirmation has been provided by the Province and the City of Brampton with regard to their satisfaction. Additionally, prior to the release of this permit, TRCA staff would require that a satisfactory letter be provided by the proponent's structural engineer to ensure that the proposed foundations will meet TRCA standards. In support of this application, the Alterra Group has provided a letter of undertaking that confirms their commitment to the above noted conditions. Specifically, the Alterra Group has acknowledged that this permit will not be issued until such time as confirmation has been provided by the Province and the City of Brampton with respect to the approval of the planning applications, and the construction of the foundations. And, the Alterra Group has acknowledged that any construction works completed under this permit that are initiated in advance of final site plan approval being granted, are at their own risk, and that they will be responsible for any remedial works, should they be required to meet the requirements of the final site plan approval.

An additional permit application for the remainder of the building will be brought forward to the Executive Committee for consideration at a later date, at such time as TRCA staff are in a position to provide final endorsement of the site plan application.

Control of Flooding:

The subject property, and proposed development are located within an SPA, and the Regulatory Floodplain. TRCA staff have reviewed the supporting technical analysis, and are satisfied that the building will be constructed to meet TRCA's floodproofing criteria. Additionally, TRCA staff are satisfied that the proposed development will not adversely impact upon the storage or conveyance of flood flows, beyond levels which have been anticipated for Special Policy Areas.

Pollution:

Appropriate erosion and sediment controls will be installed and maintained throughout all phases of construction. Additionally, through the re-development of this site, contaminated materials are being removed from the site, and the site remediated.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

Conservation of Land:

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

### *Plantings*

Due to the urban location, and the scope of the development proposed on the site, plantings beyond the City's landscaping requirements are not feasible.

### Policy Guidelines:

This proposal is in consistent with Section 4.2.1 - Development and Redevelopment/Intensification within Established Communities/Highly Urbanized Communities - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 40092 - Application #: 900/07/BRAM**

**Report Prepared by: Quentin Hanchard, extension 5324**

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

**Date: December 5, 2007**

## **CITY OF VAUGHAN**

### **8.1.65 EARTH RANGERS**

To construct, reconstruct, erect or place a building or structure and site grade on Lot 17, Concession 7, (9520 Pine Valley Drive), in the City of Vaughan, Humber River Watershed as located on the property owned by Earth Rangers.

The purpose is to erect two structures and undertake site grading within the Regulated Area in order to facilitate the expansion of the Earth Rangers Facility within the Kortright Conservation Area on lands leased from TRCA.

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A01.0, Proposed Site Plans, prepared by Dutra Architect Inc., dated October 2007, Revision No. 3, revised on November 15, 2007, received by TRCA on November 26, 2007, red-line revised by TRCA staff on December 4, 2007.**

## **RATIONALE**

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

### Proposal:

Within a Regulated Area associated with the Humber River valleylands, the applicant seeks permission to erect a new training centre, an aviary and undertake construction related grading. The proposed facilities are to form part of the Earth Rangers Wildlife Centre within the Kortright Conservation Area on lands subject to a long-term lease. The training centre and aviary buildings were not part of the initial TRCA permit for the facility approved by the Executive Committee at its meeting #5/02 on June 7, 2002. Staff have reviewed the locations of the proposed structures and find that they respect the limits of development established during the initial permit process and do not encroach into the adjacent Humber River valleylands. A chain link fence is included in the proposal to surround the new structures.

Control of Flooding:

The proposed works are located outside of the Regional Storm Flood Plain. There will be no impact on the storage or conveyance of flood waters.

Pollution:

Sediment fencing is to be installed in order to isolate the disturbed area from the surrounding valleylands.

Dynamic Beaches:

Not applicable

Erosion:

There are no erosion or slope stability concerns with this proposal.

Conservation of Land:

The proposed structures and related grading works are located on an area that was previously disturbed for the construction of the facility and are presently manicured lawn. No trees or other significant vegetation is to be removed during construction.

*Plantings*

A planting plan was implemented by the proponent during the first phase of development. Since no vegetation is to be removed during this phase, TRCA staff have not required additional plantings.

Policy Guidelines:

This proposal is consistent with Section 4.1.1 -New Development- of TRCA's Valley and Stream Corridor Management Program.

**CFN: 40098 - Application #: 903/07/VAUG**  
**Report Prepared by: Bill Kiru, extension 5306**  
**For information contact: Bill Kiru, extension 5306**  
**Date: December 4, 2007**

**8.1.66 ENBRIDGE GAS DISTRIBUTION INC.**

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 Highway 27, north of Highway 407, in the City of Vaughan, Humber River Watershed as located on the property owned by Enbridge Gas Distribution Inc..

The purpose is to construct, site grade, place/remove fill/material within the regulated area to facilitate the installation of a gas main in the City of Vaughan, on property owned by Enbridge Gas Distribution Inc..

The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking to provide minor revisions to engineering drawings to the satisfaction of TRCA; dated December 4, 2007; received December 4, 2007; prepared by Enbridge Gas Distribution Inc.**

## **RATIONALE**

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

### Proposal:

The proposal involves the installation of a NPS 8 ST IP gas pipeline along the east side of Highway 27, north of Highway 407, in the City of Vaughan. The pipeline will be installed by directional drill. The watercourse will not be disturbed.

### Control of Flooding:

There will be no impacts 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 watercourse.

### Dynamic Beaches:

Not applicable

### Erosion:

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

### Conservation of Land:

With erosion and sedimentation plans in effect, the potential for a Harmful, Alteration Disruption or Destruction (HADD) of fish habitat will be mitigated and an Ontario Operation Statement for High-Pressure Directional Drilling will be provided by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). This application is subject to the Ministry of Natural Resources (MNR) coldwater fisheries timing window. No significant vegetation will be removed as a result of construction.

### *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: 39916 - Application #: 789/07/VAUG**

**Report Prepared by: Suzanne Bevan, extension 5759**

**For information contact: Suzanne Bevan, extension 5759**

**Date: December 4, 2007**

## TOWN OF RICHMOND HILL

### 8.1.67 0 TOWER HILL ROAD

To construct, reconstruct, erect or place a building or structure and site grade on Lot 57, Concession 1, (0 Tower Hill Road), in the Town of Richmond Hill, Rouge River Watershed.

The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of a four (4) building shopping centre including retail services.

The permit will be issued for the period of December 7, 2007 to December 6, 2009.

- **Letter of Undertaking, prepared by D. Tarski, Sky Development Group, dated December 5, 2007, to address outstanding engineering and ecology concerns.**

### RATIONALE

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

#### Proposal:

The purpose of this proposal is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of a four (4) building shopping centre including a Shoppers Drug Mart store with a total gross floor area (GFA) of 4,701.50 square metres (50,606.32 sq. ft.) at 0 Tower Hill Road, in the Town of Richmond Hill. The subject property is located within two registered plan of subdivisions (19T-89029 and 19T-89092), located northwest of Yonge Street and 19th Avenue. The rear of the subject property is located adjacent to a valley corridor that was delineated through the review of the above noted subdivisions. As a condition of the approved subdivisions, the proponent will be entering into an agreement with the TRCA or the Town of Richmond Hill in regard to the formal long term protection of a 10 metre buffer adjacent to the valley by means of a conservation easement. An extensive enhancement planting plan has been submitted with this application for the 10 metre buffer block adjacent to the valley corridor. In an effort to incorporate best management practices (BMPs) and achieve water balance requirements, the proponent has incorporated an infiltration bed to capture roof runoff from the largest building. The majority of runoff from this site will be conveyed to an existing stormwater management facility located downstream of this site for water quality and quantity treatment.

#### Control of Flooding:

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

#### Pollution:

Appropriate erosion and sediment controls will be installed and maintained throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

Conservation of Land:

No significant vegetation will be removed as a result of construction. Although no vegetation will be removed, an extensive enhancement planting plan has been submitted with this application to improve the ecological condition of this area. There are no fisheries related concerns associated with this project.

*Plantings*

A variety of native and non-invasive trees and shrubs are proposed within the 10 metre buffer area consistent with TRCA's guidelines.

Policy Guidelines:

This proposal is in conformity with Section 4.1.1 - New Urban Development - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 39284 - Application #: 313/07/RH**

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

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

**Date: December 5, 2007**

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**RES.#B158/07 -**

**KLEINBURG NEW FOREST NORTH PROJECT**

City of Vaughan. Report on implementation activities at the Kleinburg New Forest North site including the supply and placement of clean soil on Toronto and Region Conservation Authority-owned tablelands located on the east side of Highway 27 and Islington Avenue in the community of Kleinburg, City of Vaughan.

Moved by: Suzan Hall  
Seconded by: David Barrow

**THAT the staff report intended as background information to the delegations in regard to the Kleinburg New Forest North project be received.**

**CARRIED**

**BACKGROUND**

In May, 2004, the Kleinburg Area Ratepayers Association (KARA) requested that Toronto and Region Conservation Authority (TRCA) and the City of Vaughan explore opportunities to enhance the natural habitat potential of a vacant portion of tableland in the community of Kleinburg. The 14 hectare property located on the east side of Highway 27 and Islington Avenue in the community of Kleinburg consisted of grass covered vacant tablelands with areas of recent fill deposition.

Following extensive consultation with the City of Vaughan and the local community, TRCA staff completed detailed design drawings on March 1, 2005. The drawings showed how the existing tablelands would be significantly enhanced by importing and strategically placing clean surplus soil to create the desired landforms. The importation of clean fill facilitates the creation of wetland and interpretive features, while providing the foundation for diverse habitat and public features. The soil placement also provides the desired sound and visual attenuation structures for the neighbouring residential community. Upon completion of the fill placement and grading phase of the project and subject to available revenues, TRCA staff will implement the landscape elements, including pedestrian trails and plantings as shown on the attached layout plan.

It was the opinion of staff that sources of clean surplus soil would be available to complete the regeneration objectives, generate the necessary revenue to offset project implementation costs and allow for costs associated with the management of the property. Associated with the importation of clean fill, TRCA has implemented a soils quality control program to ensure and confirm that soils placed on TRCA-owned lands are analyzed for selected organic and inorganic parameters, as included in the Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the *Environmental Protection Act* of Ontario.

As part of the conveyance of the 14 hectare property on June 22, 2005 from City of Vaughan to TRCA, a stewardship agreement was completed in which TRCA assumed the long term management responsibilities associated with the property. The agreement is similar to the stewardship agreement implemented in 1992 between TRCA and the City of Vaughan for the Foster Woods property in Kleinburg.

### **Detailed Project Chronology**

Community Planning and Consultation:

- **Pre-2001:** Kleinburg and Area Ratepayers' Association (KARA) and City of Vaughan secure 14 hectares of land from a local developer to be designated for passive use forested area.
- **October 2001:** KARA asks City of Vaughan to transfer this land to TRCA for passive use as Kleinburg New Forest North.
- **February 2002:** KARA urges City of Vaughan to reach agreement with TRCA to create new forest. Some discussion from local residents on need for soccer fields and potential use of the site.
- **June 2002:** Presentation to KARA from Kleinburg and Nobleton Soccer Club requesting that KARA support the installation of soccer fields on the north side. City of Vaughan provides sketch of proposed soccer field site near water tower. KARA believes that there may be considerable concern by Weaver Court residents who were told by the City and developer that their lots would be backing onto forested parkland.
- **October 2002 – November 2002:** KARA organizes a public meeting for January 2003 to solicit community opinion on desired use of open space area, particularly in regard to soccer fields.

- **January 28, 2003:** City of Vaughan and KARA public meeting is held at Kleinburg Public School regarding the proposed use of the site. Opinions varied at the meeting with Weaver Court residents very opposed to the soccer field usage behind their homes, while soccer club advocates were vocal about the need for more soccer fields in Kleinburg.
- **March 2003:** City of Vaughan announces they have no funds in 2003 for soccer field expansion.
- **March 2004:** Councillor Peter Meffe informs KARA via letter that the City of Vaughan will transfer the 14 hectares of North Open Space to TRCA for use as passive recreational forested area.
- **May 2004- Jan 2005:** At the request of KARA, TRCA, in conjunction with Vaughan staff and KARA, plan the New Forest North design.
- **March 1, 2005:** KARA holds 'Open Space Open House' at Kleinburg Library for public consultation and comment on TRCA plan. TRCA provides an in-depth presentation of the design and fields many questions from the floor as well as informally after the meeting. The plan involves the importation of clean fill to create the landscape features and generate revenue to cover costs associated with the open space development and long term management. Over thirty residents in attendance. Residents overwhelmingly support the plan at the public meeting.
- **March 29, 2005:** KARA holds Annual General Meeting and TRCA once again presents the New Forest North design plan. Motion is passed by all KARA members advising TRCA and City of Vaughan to proceed with the New Forest Plan as presented. The TRCA plan is formally approved by KARA.
- **May 2005:** In the Kleinburg Spirit, KARA reports on the presentation at their Annual General Meeting and support for TRCA's Kleinburg New Forest North design.
- **May 3, 2006:** KARA convenes a public meeting at the Kleinburg Golf Club to inform and seek suggestions to reduce impact of the construction phase upon local residents. TRCA discusses use of various fill material, work staging, dust, mud and sediment control measures. City of Vaughan staff are in attendance.

**TRCA Board Approvals**

At Authority Meeting #1/06, held on February 24, 2006, Resolution #A4/06 authorized TRCA staff to proceed with implementation of the Kleinburg New Forest North project. An advertisement was placed in the Daily Commercial News requesting tenders from interested parties to undertake the required earth works. Tenders were received from the following nine contractors:

<b>COMPANY NAME</b>	<b>COMPENSATION OFFERED</b>
Anpro Environmental Group Inc.	\$3.51 per cubic metre
Coreydale Contracting Co.	\$3.15 per cubic metre
Aro Excavating Ltd.	\$2.70 per cubic metre
Gentile Contracting Ltd.	\$2.55 per cubic metre
B. Gottardo Construction Ltd.	\$2.50 per cubic metre
Ragno Excavating Ltd.	\$2.00 per cubic metre
Clearway Group	\$1.50 per cubic metre
Coneco Earthmoving Construction	\$1.26 per cubic metre
Con Drain Co. Ltd.	\$1.25 per cubic metre

Staff reviewed all tenders and determined that the submission by Anpro Environmental Group Inc. met all TRCA requirements and included the highest price per cubic metre compensation of the nine tenders received.

At Authority Meeting #6/06, held on July 28, 2006, Resolution #A166/06 authorized TRCA staff to award Contract RSD06/07 for the supply and placement of clean soil for the Kleinburg New Forest North project.

### **Project Implementation**

Site work commenced in the fall of 2006 with the installation of sediment control fencing. The first construction access road was installed in January, 2007 along Islington Avenue. The second access was installed in August, 2007 at Highway 27 north of Islington Avenue. The contractor commenced the process of importing and placing shale (rock), clay and sand on January 23, 2007. This process is on-going as source material becomes available. The use of shale will be restricted to the core of the berm. The shale will be capped with clay type soils followed by a minimum 1.5 metre topsoil final cover, suitable for seeding and tree planting. Approximately 40,000 cubic metres of shale and 20,000 cubic metres of soil has been placed to date.

As part of TRCA's due diligence process, staff pre-approve all materials prior to delivery to the Kleinburg site. This process involves the review of soil characterization reports, including laboratory certificates of analysis. In addition, prior to soil delivery, TRCA staff complete inspections at all source sites to confirm soil and site conditions are in conformance with consultants reports. Once the contractor is given permission to deliver soil, TRCA staff inspect imported soil at the receiving site. Unannounced site inspections at the source site continue throughout the delivery process. Representative soil samples are collected at the receiving site and delivered to Entech Laboratories for chemical analysis. The soil quality program implemented on the Kleinburg New Forest North project mirrors the Lakefill Quality Control Program (LQCP) that has been in use at all lakefill sites on the Toronto waterfront during the past 20 years. The LQCP was designed and implemented by TRCA in 1988 at the request of the Ministry of the Environment (MOE). The LQCP program has been used successfully to pre-approve, monitor and audit the placement of over 5 million cubic metres of soil and shale at various Toronto waterfront sites. Further, TRCA has successfully implemented a soil quality program at similar habitat and regeneration sites on TRCA lands, including Claireville, Kortright, Rouge Park and Boyd North.

A total of eleven audit samples have been collected by TRCA and analysed by Entech Laboratories with results compared to selected organic and inorganic parameters as included in the *Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act* (2004), Table 1 -Full Depth Background Condition Standards - Non-agricultural property use. The standards in Table 1 are background values derived from the Ontario Typical Range values. MOE Table 2- Residential Parkland property use standards, are used for comparison of petroleum hydrocarbon values since no criteria has been established by MOE within Table 1. TRCA audit results showed Boron in one sample at a concentration of 1.6 ug/g (ug/g=parts per million), marginally above the MOE Table 1 criteria of 1.5 ug/g. A second sample collected from the same source on the same day showed Boron at 0.23 ug/g, well below Table 1 criteria. Boron is a naturally occurring non-metallic element and an essential plant micronutrient. Sodium Adsorption Ratio (SAR) exceeded the criteria of 2.4 in 5 samples

with the highest value reported at 5.4. It should be noted that elevated SAR is not an indication of contamination and does not pose a risk to human health. Elevated SAR values are typically associated with road salts used for de-icing in winter and dust control in summer. Elevated SAR values (above 12) can be problematic in surface soil, as it can negatively impact plant growth. All results reported to date indicate SAR levels at between 0.2 and 5.4, and are representative of the sub-soils that will make up the berm core, which in turn will be covered with a 1.5 metre topsoil cap. As a result, there will be no negative environmental impact on vegetation. In summary, none of the test results showed any significant exceedences, and the soil can be deemed to be clean.

The contractor is responsible for maintaining both dust and mud control over the duration of the contract. Although challenging at times, the contractor has been able to maintain overall control of both tasks. TRCA staff is working closely with City of Vaughan enforcement staff to monitor site conditions. Although a few complaints related to mud and dust have been received, overall, the City of Vaughan, York Region and KARA have been satisfied with the contractor's dust and mud controls.

Updates regarding issues associated with the implementation of the New Forest North project are prepared periodically by TRCA staff and sent out electronically to City of Vaughan Parks Development Department, Councillor Meffe and KARA.

#### **Site Occurrences**

Starting on July 25, 2007 and continuing over a three day period, the contractor imported and placed brick rubble as a means of creating and improving existing haul roads. Brick rubble, similar to shale, is defined as 'Inert Fill' by MOE and is allowed under the current agreement between TRCA and the contractor. Although the bulk of the brick rubble delivered to the site was clean, some loads contained construction debris (wood, steel and plastic). The contractor collected the equivalent of three pick up truck loads of debris and disposed of this material off-site. At the request of TRCA, no additional brick rubble was delivered to the site. MOE staff has visited the site, discussed the occurrence with TRCA staff (including clean-up efforts) and are satisfied that no issues of environmental concern remain.

On July 27, 2007, TRCA received a complaint via voice mail from Mr. Richard Lorello related to the importation of brick rubble and site hours of operation. TRCA staff immediately contacted Mr. Lorello via telephone and informed him of the inclusion of brick rubble within the terms of the agreement with the contractor and that the debris was being removed. Regarding Mr. Lorello's second concern over the extended hours, the contractor delivered soil beyond the 5:00 pm limit on a few occasions. TRCA quickly resolved the issue with the contractor and no work beyond the agreed hours of operation has occurred since. Although the municipal by-law allows work until 7:00 pm, the agreement with the contractor requires prior approval from TRCA and its project partners in order to extend hours of work. The 5:00 pm daily work stoppage within the agreement was included to minimize disruption to Kleinburg residents.

In early August, Mr. Lorello requested and received from TRCA copies of laboratory certificates of analysis showing analytical results for audit samples collected to date from the Kleinburg New Forest North site. Mr. Lorello also requested analytical results for shale imported to the site. Shale, a naturally occurring sedimentary rock substrate underlying much of southern Ontario is considered to be inert material. As inert material or rock, it should not be subjected to the analytical standards for soils. However, as a gesture of good will and transparency, TRCA staff provided Entech Laboratories with a sample of solid shale collected from the Kleinburg site for analysis. The laboratory results indicated that all parameters tested were within MOE Table 1 criteria. In addition to providing the laboratory certificates of analysis, TRCA staff offered to assist Mr. Lorello in the review and interpretation of the analytical results. Mr. Lorello declined the offer.

TRCA has also provided MOE with laboratory certificates of analysis for audit samples collected on site. No comments or concerns have been received from ministry staff.

### **RATIONALE**

TRCA staff has negotiated similar agreements with developers and/or operated similar operations in other areas with considerable success. Examples of these successful projects include the berming along the new Markham by-pass east of the Ninth Line, berming along Highway 407 at Claireville Conservation Area, berming and wetland complex development at Kortright Centre for Conservation and at Boyd North.

Staff view the implementation of this regeneration project as a benefit to all involved as the soil placement, along with the financial compensation, allow for the creation of habitat opportunities and public recreation features.

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

Staff will complete the Kleinburg New Forest North plan as designed.

### **FINANCIAL DETAILS**

TRCA staff anticipate that fill revenue from this project will offset direct project operating and restoration costs. The potential gross revenue from this project is approximately \$1,200,000. The direct project operating, restoration and maintenance costs will be deducted from this revenue.

**Report prepared by: David Hatton, extension 5365**

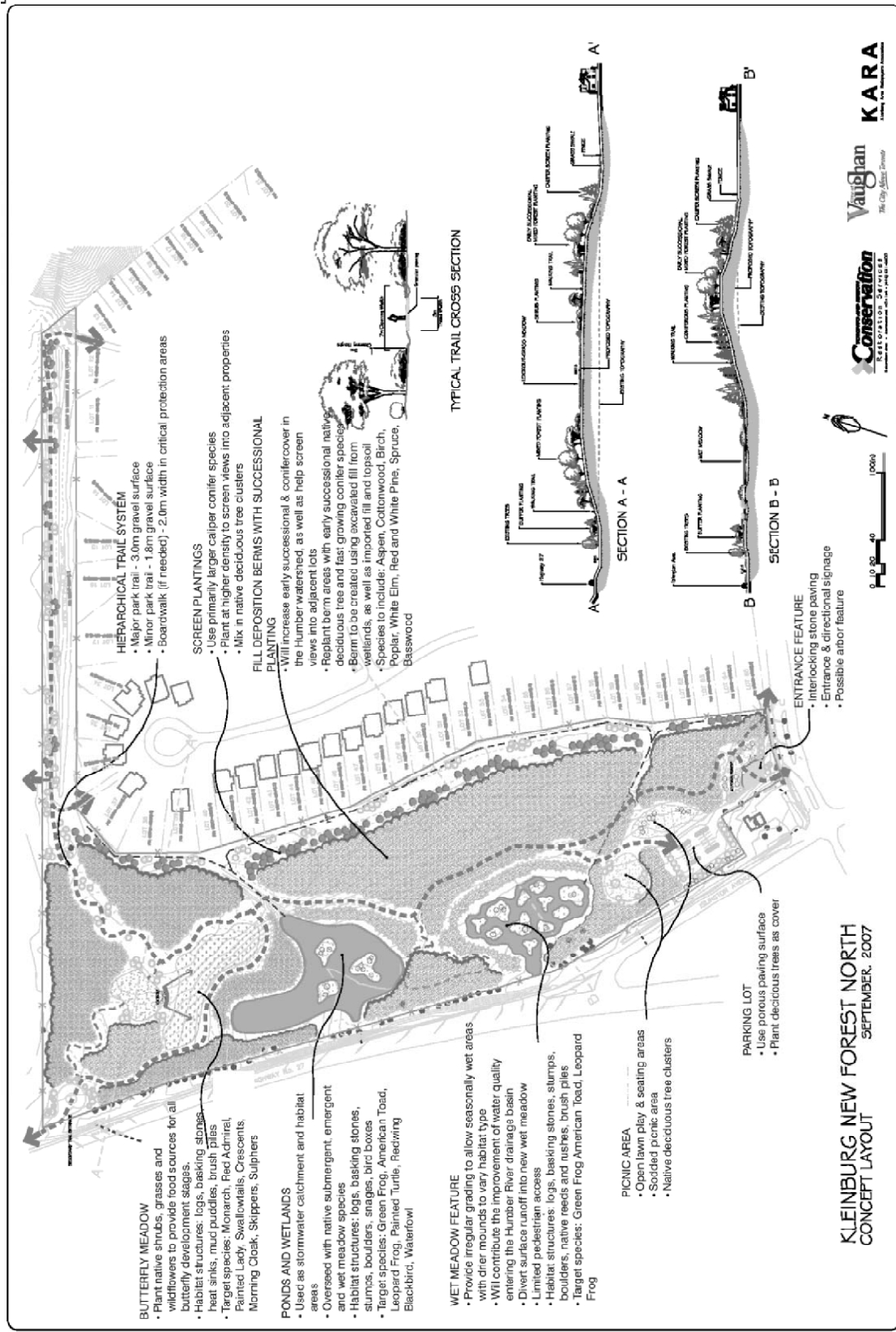
**Email: dhatton@trca.on.ca**

**For Information contact: David Hatton, extension 5365; Nick Saccone, extension 5301**

**Emails: dhatton@trca.on.ca; nsaccone@trca.on.ca**

**Date: November 23, 2007**

**Attachments: 1**



**RES.#B159/07 -**

**ROUTINE INFRASTRUCTURE WORKS**

Approval of a "Permission for Routine Infrastructure Works" letter of approval protocol, that is in keeping with the administrative principles of the "Permission for Minor Works" letter of approval protocol, to streamline the review process for municipal and agency proponents responsible for public infrastructure.

Moved by: Suzan Hall  
Seconded by: Ron Moeser

**WHEREAS Toronto and Region Conservation Authority (TRCA) staff is committed to working cooperatively with all of TRCA's municipal partners and stakeholders regarding opportunities to streamline the approval process related to the implementation of Ontario Regulation 166/06, where appropriate;**

**WHEREAS TRCA has an existing "Permission for Minor Works" letter of approval protocol, including the delegation of approval to TRCA staff, for minor works that are considered not to affect the control of flooding, erosion, dynamic beaches, pollution or the conservation of land;**

**WHEREAS the existing "Permission for Minor Works" letter of approval protocol cannot typically be applied to routine infrastructure projects, which are generally located within or adjacent to the hazard or natural features;**

**THEREFORE LET IT BE RESOLVED THAT the "Permission for Routine Infrastructure Works" letter of approval protocol, including the delegation of approval authority to TRCA staff, and associated fee structure as outlined in the staff report, be approved and implemented for works that are considered not to affect the control of flooding, erosion, dynamic beaches, pollution or the conservation of land;**

**THAT the "Permission for Routine Infrastructure Works" letter of approval protocol and associated fee structure be considered interim and subject to review and analysis, in consultation with TRCA member municipalities and agencies, as part of TRCA's overall update of Regulation policies with TRCA's Valley and Stream Corridor Management Program (1994);**

**AND FURTHER THAT the engineering departments of TRCA's member municipalities be so advised.**

**CARRIED**

## **BACKGROUND**

In an effort to improve service delivery to applicants and member municipalities, at Executive Committee Meeting #4/06, held on June 9, 2006, Resolution #B73/06 was approved in regard to an interim "Permission for Minor Works" letter of approval protocol for permit applications related to Ontario Regulation 166/06 that are considered minor in nature. The purpose of the protocol was to allow for a streamlined permit approvals process for works within the Regulation Limit, but outside and sufficiently setback from the greater of the hazard (flood plain, meander belt, crest of slope) and any wetlands. Such projects cannot impact flooding, slope stability and erosion hazards, dynamic beaches, pollution or the conservation of land. The protocol is to be integrated into the future update of TRCA's Valley and Stream Corridor Management Program.

The "Permission for Minor Works" letter of approval protocol was developed to address applications typical of minor residential, industrial or commercial development. The protocol was developed and designed to address the volume of applications reviewed by the Development Planning and Regulation review teams within TRCA's Planning and Development division and to improve and streamline the administration of regulation compliance.

## **RATIONALE**

TRCA's Planning and Development division has a team of staff dedicated to the review of applications under the Environmental Assessment Act. The existing "Permission for Minor Works" letter of approval protocol includes a provision for municipal and utility projects. However, the scope of this category does not adequately address the various types of applications reviewed by the Environmental Assessment review team. Furthermore, since municipal or utility capital projects are typically located within or adjacent to the hazard or natural feature, they are not eligible for review under the current protocol. To date, the approval of such works has required the formal submission of regular permit applications to the Environmental Assessment review team. The applicants have had to wait for the monthly permit approval by the Executive Committee, and this has caused delays to routine infrastructure works.

Approval of a protocol to allow staff to approve routine infrastructure works will result in the Environmental Assessment review team being able to implement a streamlined, expeditious and efficient review of infrastructure works considered minor in nature that are located not only within the Regulation Limit, but also within the hazard or natural feature. Similar to the "Permission for Minor Works" letter of approval protocol, the "Routine Infrastructure Works" letter of approval protocol would only permit projects which are deemed to not impact flooding, slope stability and erosion hazards, dynamic beaches, pollution or the conservation of land.

The development types and evaluation criteria for projects eligible for review under the "Routine Infrastructure Works" letter of approval protocol are presented in Attachment 1. Projects that will be considered under the new protocol include road or pathway resurfacing or reconstruction; structure maintenance; sewer watermain or utility installation or maintenance, or maintenance within an existing roadway; sewer, watermain or utility watercourse crossing by trenchless technology; offline stormwater management pond maintenance; and drainage structure general maintenance.

The project must be classified as a Schedule A project in accordance with the Municipal Class Environmental Assessment (EA), or its equivalent under another Class EA. Projects which do not require Fisheries and Oceans Canada authorization as determined by TRCA's Level III Agreement may be considered under this protocol; however projects which require authorization under the *Fisheries Act* will not.

Permission for Routine Infrastructure Works applications will be reviewed by TRCA staff to ensure that they will not impact the control of flooding, erosion, dynamic beaches, pollution or the conservation of land. Technical studies may be required to ensure compliance with TRCA policy and programs. Staff will reserve the right to require the application to be processed as a regular permit if, through our review, any of the evaluation criteria and basic design requirements for a particular type of project are not met. In the event there are unforeseen complications during construction of routine infrastructure works, such as a frac-out, staff will work with the applicant at that time to resolve the situation through appropriate remediation measures. Subsequent to resolving the situation on-site, revised construction, remediation and/or restoration plans may be required for separate approval under the regular permit application process.

The applicant will be required to submit a routine infrastructure works application form and associated processing fee. TRCA staff will screen the application for compliance with the routine infrastructure works protocol. A letter of approval for permission for routine infrastructure works signed by the Director, Planning and Development, an appointed enforcement officer, or staff designated by the Director, Planning and Development, will be issued together with appropriate drawings stamped as being reviewed and approved by TRCA. Staff will prepare a monthly report listing approved letters of approval for the permission of routine infrastructure works for the information of the Executive Committee. TRCA Enforcement staff will undertake routine site inspections to ensure compliance with the approved plans and documents. The review process associated with the issuance of an approval letter will ensure that TRCA maintains our legal obligations under Ontario Regulation 166/06, while providing an opportunity to expedite the review process and improve service delivery to municipalities and agencies.

### **Processing Fee**

TRCA's Administrative Fee Schedule for permit applications will be updated in January 2008. TRCA staff is recommending a processing fee of \$600 be charged if the review of technical studies or a site visit is required; \$300 will be charged for applications requiring only the review of plans.

### **Notification**

Member municipalities and agencies will be circulated the "Permission for Routine Infrastructure Works" interim protocol through the engineering or permitting divisions, and it will be posted on TRCA's website. If required, staff will meet with appropriate staff of our member municipalities to discuss the protocol.

**SUMMARY**

The intent of the proposed "Permission for Routine Infrastructure Works" letter of approval protocol is to continue to provide a streamlined, expeditious and efficient review for our municipal and agency partners and approval of infrastructure projects that are considered routine in nature and will not adversely affect the control of flooding, erosion, dynamic beaches, pollution or the conservation of land.

**Report prepared by: Beth Williston, extension 5217 and Alex Blasko, extension 5714**

**For Information contact: Beth Williston, extension 5217**

**Date: November 27, 2007**

**Attachments: 1**

## Attachment 1

### Permission for Routine Infrastructure Works

#### Qualification Criteria

##### INTERIM PROTOCOL

1. The works outlined in Table 1 must classify as Schedule A under the Municipal Class Environmental Assessment, or equivalent, to qualify for Permission for Routine Infrastructure Works.
2. Any works that require Authorization under the *Fisheries Act* do not qualify for Permission for Routine Infrastructure Works.
3. TRCA staff will confirm if the proposed works meet the evaluation criteria and basic design requirements.
4. Permission for works outlined in Table 1 is subject to TRCA staff review and approval. Permission for Routine Infrastructure Works constitutes an approval under Ontario Regulation 166/06.
5. Permission for works outlined in Table 1 is subject to the proposed works not affecting the control of flooding, erosion, dynamic beaches, pollution or the conservation of land.
6. Fee to be paid at the time of submitting an application to the TRCA. No Permission for Routine Infrastructure Works will be issued without prior payment.
7. TRCA reserves the right to request additional technical studies (e.g. geotechnical, ecological).
8. Erosion and sediment control plans and reports shall be prepared in accordance with "The Erosion and Sediment Control Guideline for Construction", December 2006, prepared by the Greater Golden Horseshoe Area Conservation Authorities.
9. TRCA reserves the right to require the proposed works to be processed through a regular permit application under Ontario Regulation 166/06.
10. TRCA reserves the right to require that the proposed works be processed through a regular permit application after Permission for Routine Infrastructure Works is granted, should the proposal change during construction.
11. This protocol and fee structure is subject to change as a result of further review and assessment.

**TABLE 1**

<b>Development Type</b>	<b>Evaluation Criteria and Basic Design Requirements</b>	<b>Fee</b>
<b>Road/ Pathway Resurfacing or Reconstruction</b>	<ol style="list-style-type: none"> <li>1. The works will not include any resurfacing or hardening beyond the existing road/pathway limits, shoulders or driveways. Resurfacing may also include the addition or replacement of traffic control devices (e.g. signing, signalization) or safety projects (e.g. lighting, grooving, glare screens).</li> <li>2. If any works are proposed within 30 metres of a watercourse, PSW or ORM wetland, or 15 metres from any other wetland, see criteria <i>for Structure Maintenance</i>.</li> <li>3. Construction/maintenance activities, including access, will not negatively impact any watercourses, wetlands or other natural features. Less than 5 trees, 10 shrubs, or an equivalent amount of vegetation will be removed.</li> <li>4. Appropriate erosion and sediment controls will be implemented along the limit of the work area and on any catch basins or drainage features to protect any adjacent watercourses or other natural features. All controls will be monitored and maintained until the site has been stabilized and restored. Please refer to "The Erosion and Sediment Control Guideline for Construction", December 2006, prepared by the Greater Golden Horseshoe Area Conservation Authorities.</li> <li>5. Any fill, grading or alterations will match existing conditions, and will have no adverse impacts to erosion, pollution, or the storage or conveyance of flood waters.</li> <li>6. All disturbed areas will be stabilized and restored upon completion of the works.</li> </ol>	<p>\$300/\$600 with site visit or technical review</p>

Development Type	Evaluation Criteria and Basic Design Requirements	Fee
<b>Structure Maintenance</b> (e.g. bridges, retaining walls)	<ol style="list-style-type: none"> <li>1. No widening or other structural encroachment beyond the existing structure footprint will be required.</li> <li>2. No in-water works will be required.</li> <li>3. Appropriate debris controls will be implemented to isolate the works from any watercourses or other natural features.</li> <li>4. Works will be limited to concrete patching or other routine maintenance.</li> <li>5. Construction/maintenance activities, including access, will not negatively impact any watercourses, wetlands or other natural features. Less than 5 trees, 10 shrubs, or an equivalent amount of vegetation will be removed.</li> <li>6. Appropriate erosion and sediment controls will be implemented along the limit of the work area and on any catch basins or drainage features to protect any adjacent watercourses or other natural features. All controls will be monitored and maintained until the site has been stabilized and restored. Please refer to "The Erosion and Sediment Control Guideline for Construction", December 2006, prepared by the Greater Golden Horseshoe Area Conservation Authorities.</li> <li>7. Any fill, grading or alterations will match existing conditions, and will have no adverse impacts to erosion, pollution, or the storage or conveyance of flood waters.</li> <li>8. All disturbed areas will be stabilized and restored upon completion of the works.</li> <li>9. The works will comply with the Fisheries and Oceans Canada Ontario Operational Statement for Bridge Maintenance, if applicable.</li> </ol>	\$300/\$600 with site visit or technical review

Development Type	Evaluation Criteria and Basic Design Requirements	Fee
<b>Sewer, Watermain or Utility Installation or Maintenance Within an Existing Roadway</b>	<ol style="list-style-type: none"> <li>1. Construction will be limited to existing roadways, shoulders or boulevards.</li> <li>2. If a watercourse crossing associated with an existing structure (e.g. attached to an existing bridge) is required, see criteria <i>Structure Maintenance</i>.</li> <li>3. If a trenchless watercourse crossing will be required, see <i>Sewer, Watermain or Utility Watercourse Crossing</i>.</li> <li>4. A geotechnical/hydrogeological investigation has confirmed that there will be no dewatering requirements to control groundwater levels or other groundwater conflicts.</li> <li>5. Any maintenance pumping of excavated areas (e.g. unwatering) will be directed a minimum of 30 metres away from any watercourses or other natural features, and will be discharged to a vegetated area or through other appropriate erosion and sediment controls.</li> <li>6. Construction/maintenance activities, including access, will not negatively impact any watercourses, wetlands or other natural features. Less than 5 trees, 10 shrubs, or an equivalent amount of vegetation will be removed.</li> <li>7. Appropriate erosion and sediment controls will be implemented along the limit of the work area to protect any adjacent watercourses or other natural features. All controls will be monitored and maintained until the site has been stabilized and restored. Please refer to "The Erosion and Sediment Control Guideline for Construction", December 2006, prepared by the Greater Golden Horseshoe Area Conservation Authorities.</li> <li>8. Any fill, grading or alterations will match existing conditions, and will have no adverse impacts to erosion, pollution, or the storage or conveyance of flood waters.</li> <li>9. All disturbed areas will be stabilized and restored upon completion of the works.</li> </ol>	\$300/\$600 with site visit or technical review

Development Type	Evaluation Criteria and Basic Design Requirements	Fee
<b>Sewer, Watermain or Utility Watercourse Crossing by Trenchless Technology</b>	<ol style="list-style-type: none"> <li>1. The crossing will be constructed using horizontal directional drilling, punch and bore, or another trenchless construction method.</li> <li>2. A geotechnical/hydrogeological investigation has confirmed that there will be no dewatering requirements and no significant risk of other groundwater or geotechnical difficulties.</li> <li>3. The obvert of the infrastructure, including grouting and casing, will be located a minimum of 2 metres below the watercourse.</li> <li>4. Working pits will be located within existing roadways, shoulders or boulevards, a minimum of 10 metres from the watercourse.</li> <li>5. Any maintenance pumping of excavated areas (e.g. unwatering) will be directed a minimum of 30 metres away from any watercourses or other natural features, and will be discharged to a vegetated area or through other appropriate erosion and sediment controls.</li> <li>6. Construction/maintenance activities, including access, will not negatively impact any watercourses, wetlands or other natural features. Less than 5 trees, 10 shrubs, or an equivalent amount of vegetation will be removed.</li> <li>7. Appropriate erosion and sediment controls will be implemented along the limit of the work area to protect any adjacent watercourses or other natural features. All controls will be monitored and maintained until the site has been stabilized and restored. Please refer to "The Erosion and Sediment Control Guideline for Construction", December 2006, prepared by the Greater Golden Horseshoe Area Conservation Authorities.</li> <li>8. Any fill, grading or alterations will match existing conditions, and will have no adverse impacts to erosion, pollution, or the storage or conveyance of flood waters.</li> <li>9. All disturbed areas will be stabilized and restored upon completion of the works.</li> <li>10. The works will comply with the Fisheries and Oceans Canada Ontario Operational Statements for Punch and Bore Crossing or High-Pressure Directional Drilling, if applicable.</li> </ol> <p><b>NOTE: In the event of a frac-out or other complications during construction, revised construction plans may be required for separate approval under the regular permit application process, including restoration plans.</b></p>	\$300/\$600 with site visit or technical review

Development Type	Evaluation Criteria and Basic Design Requirements	Fee
<b>Off-line Stormwater Management Pond Maintenance</b> (e.g. sediment removal from an existing stormwater management facility)	<ol style="list-style-type: none"> <li>1. The pond will be restored to original design conditions.</li> <li>2. A sediment and water management plan will be required to appropriately address water removal and dredged spoils. Containment of wet, dredge material requires special consideration. Pumped water will need to be filtered and redirected prior to discharge.</li> <li>3. Any dredged material will be disposed of outside the Regulation Limit. Temporary storage, if required, will be located outside of the regulatory flood plain.</li> <li>4. Construction / maintenance activities, including access, will not negatively impact any watercourses, wetlands or other natural features. Less than 5 trees, 10 shrubs, or an equivalent amount of vegetation will be removed.</li> <li>5. Appropriate erosion and sediment controls will be implemented along the limit of the work area and on any outlet structures to protect any adjacent watercourses or other natural features. All controls will be monitored and maintained until the site has been stabilized and restored. Please refer to "The Erosion and Sediment Control Guideline for Construction", December 2006, prepared by the Greater Golden Horseshoe Area Conservation Authorities.</li> <li>6. All disturbed areas will be stabilized and restored upon completion of the works.</li> </ol>	\$300/\$600 with site visit or technical review
<b>Drainage Structure General Maintenance</b> (e.g. ditch cleaning, culvert relining)	<ol style="list-style-type: none"> <li>1. If works consist of the removal of in-stream blockages due to debris from urban debris/garbage , fallen or eroded trees/branches, or other natural woody material, see the <i>TRCA Debris Jam Clearance Protocol (September 2007)</i> in the <i>Planning &amp; Development Procedural Manual</i>.</li> <li>2. Works will take place in the dry (e.g. works will be timed to avoid periods of flow, storm events), where possible.</li> <li>3. Any dredged material will be disposed of outside the Regulation Limit. Temporary storage, if required, will be located outside of the regulatory flood plain.</li> <li>4. Construction/maintenance activities, including access, will not negatively impact any watercourses, wetlands or other natural features. Less than 5 trees, 10 shrubs, or an equivalent amount of vegetation will be removed.</li> <li>5. Appropriate erosion and sediment controls will be implemented along the limit of the work area to protect any connecting or adjacent watercourses or other natural features. All controls will be monitored and maintained until the site has been stabilized and restored. Please refer to "The Erosion and Sediment Control Guideline for Construction", December 2006, prepared by the Greater Golden Horseshoe Area Conservation Authorities.</li> <li>6. Any fill, grading or alterations will match existing conditions, and will have no adverse impacts to erosion, pollution, or the storage or conveyance of flood waters.</li> <li>7. All disturbed areas will be stabilized and restored upon completion of the works.</li> </ol>	\$300/\$600 with site visit or technical review

**RES.#B160/07 -**

**DAWSCO (CYRARO) DEVELOPMENT CORP.**

Ontario Municipal Board Hearing. Authorization for party status before the Ontario Municipal Board on referrals related to a Draft Plan of Subdivision application and a Zoning By-law Amendment application to permit the development of a residential plan of subdivision consisting of 86 single detached homes, as well as blocks for open space, stormwater management and buffer/trail purposes on Part of Lot 7, Concession 8 (west of the 8th Concession Road and north of King Road), in the Township of King.

Moved by: Suzan Hall  
Seconded by: Ron Moeser

**THAT authorization be given to Toronto and Region Conservation Authority (TRCA) staff to appear before the Ontario Municipal Board (OMB) regarding a proposed Draft Plan of Subdivision application and a proposed Zoning By-law Amendment application to permit the development of a residential plan of subdivision consisting of 86 single detached homes, as well as blocks for open space, stormwater management and buffer/trail purposes on Part of Lot 7, Concession 8 (west of the 8th Concession Road and north of King Road), in the Township of King;**

**THAT staff advise the OMB that TRCA has outstanding issues relating to the proposed Draft Plan of Subdivision application and proposed Zoning By-law Amendment application;**

**THAT staff continue to work cooperatively with municipal partners and the appellant to ensure that the requirements of the Valley and Stream Corridor Management Program and Provincial Policy Statement are met;**

**THAT staff be authorized to retain legal counsel to pursue this appeal before the OMB, if required;**

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

**CARRIED**

**BACKGROUND**

The subject property is approximately 16.5 hectares in size (40.7 acres) and is located west of the 8th Concession Road and north of King Road in the community of Nobleton, Township of King. The lands are generally vacant and used for agricultural purposes. The subject site is characterized by gently rolling topography.

Abutting land uses to the east and south include a watercourse and a wetland/watercourse respectively, both of which are within a regulated area of the Humber River watershed pursuant to Ontario Regulation 166/06. Additional lands to the south include agricultural uses, an unopened public park and a residential subdivision. The existing residential subdivision continues to the west of the site, while the lands to the north include a draft approved plan of subdivision (19T-03K01 - 1083951 Ontario Limited (Slokker Canada Corp.)). There is also an existing single family home to the immediate east of the site.

The owner submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision to permit the development of a residential plan of subdivision consisting of 86 single detached homes, as well as blocks for open space, stormwater management and buffer/trail purposes. The subject lands are designated 'Residential' and 'Natural Heritage' on Schedule 'A' to the Nobleton Community Plan (OPA 57) and 'Town/Village' in the Regional Municipality of York Official Plan. The subject property is also within a 'Towns and Villages' designation under the Greenbelt Plan.

The applications have been appealed to the OMB by the proponent based on the Township of King's failure to render a decision on the proposed Plan of Subdivision and Township of King Council's refusal or inability to enact the proposed Zoning By-law Amendment, pursuant to the Planning Act.

The township acknowledged receipt of the planning applications on July 25, 2005. The submission did not include the requisite supporting information and was deemed incomplete. Upon receipt of the requisite information, the applications were circulated to TRCA on January 2, 2007.

TRCA staff has submitted written comments on the applications to the township and the applicant on two occasions (March 20, 2007 and August 13, 2007). These comments were provided upon completion of the review of technical documents and associated re-submissions. The most recent set of TRCA comments on the technical aspects of the proposal was furnished to the applicant and the township by email on November 22, 2007.

#### **RATIONALE**

Based on staff review of the applicant's submissions to date, there are three outstanding issues relating to the Draft Plan of Subdivision and Zoning By-law Amendment applications submitted by the Dawsco (Cyraro) Development Corp..

First, Section 4.4.2 of the Nobleton Community Plan indicates that the design of the local road system in the northeast quadrant of Nobleton should protect for a future crossing of the valley corridor to connect with the 8th Concession Road. It is the understanding of staff that this policy was deferred through the approval of the plan to be reconsidered through the Oak Ridges Moraine Conformity Exercise.

At this time, there are two access points proposed for this project: the first is through the existing subdivision to the west and the second is through the draft approved plan of subdivision to the north. The current traffic reports indicate that a third crossing across the valley is not needed based on the present and projected traffic volumes. However, the most recent Draft Plan of Subdivision does not preclude the opportunity for a future connection to the 8th Concession Road should the connection ever be deemed necessary. The connection location is in the area of the proposed stormwater management pond and would necessitate the redesign of the pond should the connection proceed in the future.

TRCA staff has noted that a detailed assessment of the valley corridor, including such things as an environmental impact study and fluvial geomorphology study, is required to determine if this proposed connection location is the most appropriate from a natural heritage/hazards perspective. However, staff note that by virtue of considering this third access location and evaluating the pertinent studies, this does not necessarily indicate acceptance of this connection location.

In addition, should the connection be deemed necessary in the future, TRCA staff has concerns regarding the relocation/redesign of the stormwater management pond in order to accommodate the road in this area (i.e., the future pond design, future pond location, potential intrusion into the valley corridor for the road and pond, future road location, excessive grading and costs).

Discussions on the protection of a connection to the 8th Concession Road are expected to occur between the applicant, the Township of King and TRCA.

Second, the applicant has been asked to provide a strategy for maintaining surface water contributions to the wetland/watercourse south of the property, within the township's park block, that mimics pre-development volumes and water quality.

Third, the applicant has been asked to provide updated reports to TRCA (e.g. functional servicing report) once the final revisions have been made to address all of TRCA's previous and current comments.

In light of these outstanding issues, TRCA staff attended the OMB pre-hearing for these files on November 27, 2007. The Chair of the OMB presiding over the pre-hearing granted party status to TRCA.

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

TRCA staff is requesting the authorization of the Executive Committee to attend the OMB hearing to ensure that TRCA interests are protected and addressed. Staff will retain legal counsel for the hearing should it be deemed necessary.

TRCA staff and retained legal counsel will continue to work with the parties and participants to the hearing to resolve any outstanding issues and will continue to represent the interests of TRCA before the OMB.

**Report prepared by: Coreena Smith, extension 5269**

**Email: csmith@trca.on.ca**

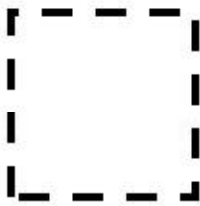
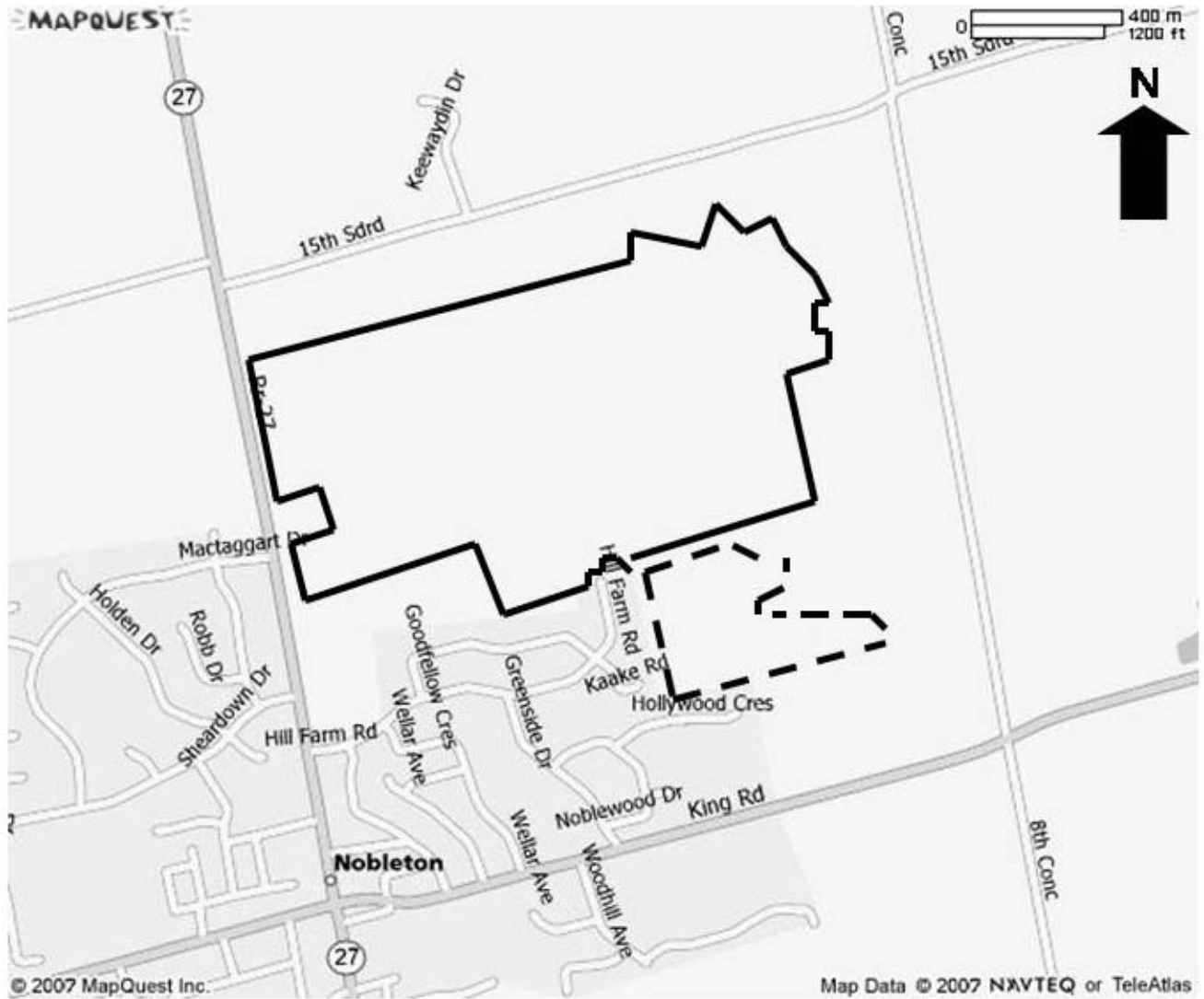
**For Information contact: Coreena Smith, extension 5269**

**Email: csmith@trca.on.ca**

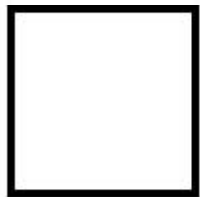
**Date: November 27, 2007**

**Attachments: 1**

Attachment 1



**Subject Lands**  
Part of Lot 7, Concession 8  
Township of King  
Regional Municipality of York



**Approved Slokker Draft Plan of Subdivision**

**RES.#B161/07 -**

**SPILLS RESPONSE DECISION SUPPORT SYSTEM**

Award of Sole Source Contract. Award of sole source contract to Keigan Systems Inc. for Region of Peel Spills response System

Moved by: Suzan Hall  
Seconded by: Ron Moeser

**THAT a contract for the development of Spills Response Decisions Support System tool be awarded to the firm of Keigan Systems Inc. at a cost not to exceed \$185,000 plus applicable taxes;**

**THAT the contract be executed in four phases each of which must be successfully completed prior to commencement of the next phase;**

**THAT award of the contract be subject to approval of funds from Natural Resources Canada GeoConnections Program;**

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

**CARRIED**

**BACKGROUND**

At Authority Meeting #5/05, held on June 24, 2005, Resolution #A136/05 was approved, in part, as follows:

*THAT WHEREAS spills are a major issue impeding the water quality and aquatic habitat of Toronto and Region Conservation Authority (TRCA) watersheds and waterfront;*

*WHEREAS the TRCA, together with Toronto RAP, federal, provincial, regional, municipal, and non-governmental organizations, and watershed groups recently completed work on phase 1 of Toronto RAP and TRCA spills management initiative;*

*THEREFORE BE IT RESOLVED THAT staff be directed to continue working with TRCA's partners to initiate work on phase 2 of TRCA's spills management initiative during 2005-2006, including implementation of recommendations from September 2004 Spills Management Workshop Outcomes Report;*

Toronto and Region Conservation Authority (TRCA) staff has been working closely with Keigan Systems Inc. (Keigan) and the Regional Municipality of Peel (ROP) to identify funding opportunities to initiate work on spills prevention and management as a priority recommendation resulting from the Stakeholder's Workshop hosted by TRCA and Toronto and Region Remedial Action Plan (RAP).

A joint funding application was made to Natural Resources Canada's GeoConnection Program with a total ask of \$185,000 over four phases for the development a geo-spatial web-based tool for responding to spills within the ROP. Project partners were the ROP, Keigan and TRCA. Phase 1 funding in the amount of \$11,000 has been recently approved.

This project will be completed in four phases:

- 1) Strategic Planning – the development a strategic vision and partnership for the development and coordinated utilization of a web-based spill response decision support system and database.
- 2) User Needs Assessment – the identification of the exact needs for the spill response decision support system, based on input from the ROP, City of Brampton, City of Mississauga, Town of Caledon, TRCA, Credit Valley Conservation (CVC) and the Ministry of the Environment’s Spills Action Centre (MOE SAC).
- 3) Publishing Thematic Data Standards –integration of data standards of the ArcHydro data model and the development of standards for accessing and exchanging data with partner municipalities, TRCA and the Ministry of the Environment.
- 4) Geospatial Decision Support Systems – the development of a web-based spill response decision support system that will provide a modelling system for spills; access to near-time weather information; background on hazardous chemical materials; and the ability to store historic spill data to assist in targeting outreach and infrastructure investments.

The City of Brampton, City of Mississauga, Town of Caledon and CVC have also been consulted on the initiative and are involved as project partners.

## **RATIONALE**

The utilization of various geo-spatial data layers in a shared web-based system will enable the ROP and its lower-tier municipalities to enhance their ability to predict, respond to and manage public safety threats from chemical and oil spills.

The proposed web-based spill response decision support system will enable first responders to trace a spill’s course through the municipal sewer system within seconds, which will assist in containing the spill before it can enter the watercourse. Alternatively, if a spill is unreported, the system will allow responders to trace the spill through the sewershed to its most likely starting point.

The proposed web-based spill response decision support system will also provide a one-window view that can be utilized during a spill event by all agencies (ROP, lower-tier municipalities, conservation authorities and MOE SAC). The ability to share real-time information with decision-makers from across organizations will assist in responding to and addressing threats to human health, as well as the health of terrestrial and aquatic environments.

The development of a web-based spill response decision support system will also provide a model for TRCA’s other partner municipalities to adopt for their own emergency response systems.

## **About the Consultant**

Keigan is the private sector developer of Catastrophic Level Event Emergency Response (CLEER), a web-based program for first-responders to determine the safest and strongest plan of action to emergency incidents and spills. This software was developed in partnership with the City of London and the Upper Thames Conservation Authority.

Keigan was involved in TRCA's 2006 spills workshop and demonstrated the CLEER software. The platform was received favourably by municipal staff, TRCA staff and senior MOE staff.

Given Keigan's proprietary interest in the development of a web-based spills response decision support system to add to the analytic tools for emergency response, they have agreed to provide in-kind staff support in the preparation of funding applications and the development of web-based system.

In addition, Keigan has agreed to host and manage the spills tool for five years without any additional service costs to project partners.

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

1. Complete Phases 1 to 4 as per approved work plan by Geo-Connections.
2. Execute all necessary documents as per TRCA's Procurement Policy.

#### **FINANCIAL DETAILS**

Pursuant to the requirements of the TRCA Purchasing Policy, this is a sole source contract in excess of \$100,000 but less than \$200,000 and requires approval of the Executive Committee.

Funding for the first phase of this project \$15,000 is available in the 2007 capital budget.

Funding for the subsequent phases will be made available upon successful completion, submission of reports to GeoConnections, in-kind contributions from Keigan and 2008 budget approvals.

Future Project Costs:

Phase 2: \$15,000;

Phase 3: \$20,000;

Phase 4: \$135,000.

**Report prepared by: Chandra Sharma , extension 5237**

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**For Information contact: Chris Rickett, extension 5316, Chandra Sharma, extension 5237**

**Emails: crickett@trca.on.ca, csharma@trca.on.ca**

**Date: November 28, 2007**

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**RES.#B162/07 -**

#### **2008 FEE SCHEDULE**

Revision. To revise the 2008 Fee Schedule for Public Facilities and Programming to accommodate the proposed reduction in the Goods and Services Tax.

Moved by: Suzan Hall  
Seconded by: Ron Moeser

**THAT the 2008 Fee Schedule for Public Facilities and Programming be revised to incorporate the proposed Goods and Services Tax (GST) rate reduction without reducing the existing tax-included pricing.**

**CARRIED**

**BACKGROUND**

At Authority Meeting #9/07, held on November 30, 2007, Resolution #A266/07 was approved as follows:

*THAT the 2008 Fee Schedule Public Facilities and Programming, including the proposed changes, be approved effective January 1, 2008.*

As announced in the recent federal budget, the government has proposed to reduce the GST rate in Ontario from 6% to 5% on January 1, 2008. A decision is required as to whether to maintain prices in those instances where Toronto and Region Conservation Authority (TRCA) uses tax included pricing, generally for program and admission fees in the public use facilities.

**RATIONALE**

Where existing practice is to add taxes to the advertised price, the GST rate will be lowered to 5% and the savings will be passed on to TRCA clients. However, where the practice has been to offer tax-included prices, it is recommended that the final price to the customer not be lowered to reflect the reduced GST rate. In many instances, prices have been chosen to minimize the amount of change that must be handled at gate houses and other points of entry. For example, the current admission price to many conservation areas is \$5.00, taxes included. The required price reduction to flow the GST savings to the customer is \$0.05, bringing the admission fee to \$4.95. The additional handling of coin and resultant increase in wait times for patrons cannot be justified by a marginal reduction in fees.

Further, in July 2006 the federal government reduced the GST from 7% to 6%, and TRCA followed the same practice as outlined above to handle this situation.

In 2008, it is projected that approximately \$36,000 in additional revenue will be realized as a result of not reducing tax included pricing to account for the GST rate reduction.

**Report prepared by: Kathy Stranks, extension 5264**

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**For Information contact: Derek Edwards, extension 5672**

**Email: dedwards@trca.on.ca**

**Date: December 04, 2007**

**TERMINATION**

ON MOTION, the meeting terminated at 11:45 a.m., on Friday, December 7, 2007.

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Gerri Lynn O'Connor  
Chair

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Brian Denney  
Secretary-Treasurer

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