

FURTHER TO:

8. SECTION II - ITEMS FOR EXECUTIVE ACTION

8.1 ERRATA UPDATE SHEET 132-133

WITHDRAWN

8.1.37 2058433 ONTARIO LTD.

WITHDRAWN

8.1.48 11 BUTTONVILLE CRESCENT EAST

NEW PERMITS

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.68 28 DONWOODS DRIVE

To construct, reconstruct, erect or place a building or structure on Lot 41, Plan 2343, (28 Donwoods Drive), in the City of Toronto (North York Community Council Area), Don River Watershed. The purpose is to develop within a Regulated Area of the Don River Watershed to facilitate construction of a new two-storey dwelling. The existing dwelling is to be demolished.

134-135

CITY OF VAUGHAN

8.1.69 1668137 ONTARIO INC.

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part of Lot 11, Concession 8, (5550 Langstaff Road), in the City of Vaughan, Humber River Watershed as located on the property owned by 1668137 Ontario Inc. The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to remediate a contaminated site and to restore an altered valley / stream feature on Part of Lot 11, Concession 8 (5550 Langstaff Road), in the City of Vaughan.

135-138

TOWN OF CALEDON

8.1.70 RIVER'S EDGE BOLTON LTD. C/O KIRK MAWHINNEY

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 53, 63, Plan 43R-20636, (60 Ann Street), in the Town of Caledon, Humber River Watershed as located on the property owned by River's Edge Bolton Ltd. c/o Kirk Mawhinney. The purpose is to construct a new residential condominium building within the Bolton Special Policy Area.

138-142

TOWN OF RICHMOND HILL

8.1.71 ENBRIDGE GAS DISTRIBUTION INC.

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Sunset Beach Road and Bayview Park Lane, in the Town of Richmond Hill, Humber River Watershed as located on the property owned by Enbridge Gas Distribution Inc.. The purpose is to install a NPS 4 PE gas pipeline by trenchless technology underneath the culvert on the south side of Sunset Beach Road just east of Bayview Park Lane in the Town of Richmond Hill during the warmwater timing window of July 1 to March 31.

142-144

ITEM 8.6 - NEW ITEM

8.6 WEST HILL COMPANY LIMITED

Ontario Municipal Board Hearing

145-147

**8.1 APPLICATION FOR PERMITS UNDER ONTARIO REGULATION 166/06
Development, Interference with Wetlands and Alterations to Shorelines and
Watercourses**

Information has been received and reviewed by staff for the following Scheduled Errata items. The recommendations within the staff reports should be amended to include the following:

**8.1.37 2058433 ONTARIO LTD.
WITHDRAWN**

8.1.38 PARKSHORE GOLF CLUB (1083131 ONTARIO LTD.)

- Letter of Undertaking, prepared by T. Elias, R.J. Burnside and Associates Limited, dated March 5, 2008, to address all outstanding ecology related issues.

8.1.39 1986 ROYAL ROAD

- Drawings No. 1, Basement Plan, dated February 20, 2008, prepared by New Castle Drafting & Design, received March 3, 2008;
- Drawings No. 2, Floor Plan, dated February 20, 2008, prepared by New Castle Drafting & Design, received March 3, 2008;
- Drawings No. 3, Second Floor Plan, dated February 20, 2008, prepared by New Castle Drafting & Design, received March 3, 2008.

8.1.40 171 LAKE PROMENADE

- Drawing No. 1, Site Plan, prepared by Trow Associates Inc., dated October 13, 2007, received on December 28, 2007;
- Drawing No. 3, Proposed Plan, prepared by Trow Associates Inc., dated October 13, 2007, received on December 28, 2007;
- Drawing No. 4, Sections, prepared by Trow Associates Inc., dated October 13, 2007, received on December 28, 2007;
- Drawing No. 5, Details, prepared by Trow Associates Inc., dated October 13, 2007, received on December 28, 2007.

8.1.41 SENECA COLLEGE OF APPLIED ART AND TECHNOLOGY

- Drawing unnumbered, Proposed plan of Survey, prepared by Lanthier & Gilmore Surveying Ltd., dated August 22, 2007, Revision No. 1, revised on February 12, 2008, received on February 19, 2008.

8.1.42 BOCA EAST INVESTMENTS LTD.

- Letter of Undertaking, prepared by Mr. David Kellersohn, Schaeffers Consulting Engineers, dated February 14, 2008, received February 21, 2008.

8.1.43 REGIONAL MUNICIPALITY OF YORK

- Letter of Undertaking (to provide revised contract drawings/documents to the satisfaction of TRCA staff on or before April 7, 2008;); dated February 28, 2008; received February 29, 2008; prepared by the Regional Municipality of York.

8.1.44 PEEL DISTRICT SCHOOL BOARD

- Letter of Undertaking to provide revisions to the engineering drawings to the satisfaction of TRCA; dated March 3, 2008; received March 4, 2008; prepared by Robbie/Young+Wright Architects.

8.1.45 25 KIRKWOOD CRESCENT

- Letter of undertaking provided by P. Bissell, dated March 5, 2008, to address outstanding TRCA ecology related issues.

8.1.46 16000 AIRPORT ROAD

- Cover Page, Sheet A0.0, prepared by C. Naylor, dated April 2007, Revision No.1, revised on June 22, 2007, stamped received by TRCA Planning & Development staff on February 12, 2008;
- Site Plan, Sheet A0.1, prepared by C. Naylor, dated May 15 2007, Revision No.1, revised on June 22, 2007, stamped received by TRCA Planning & Development staff on February 12, 2008;
- Proposed Storage Shed, Sheet A1.0, prepared by C. Naylor, dated April 2007, Revision No.1, revised on June 22, 2007, stamped received by TRCA Planning & Development staff on February 12, 2008.

8.1.47 HOME BUILDER

- Letter of Undertaking, prepared by Oxnard Boxgrove Ltd., dated March 5, 2008, to address all outstanding engineering related issues.

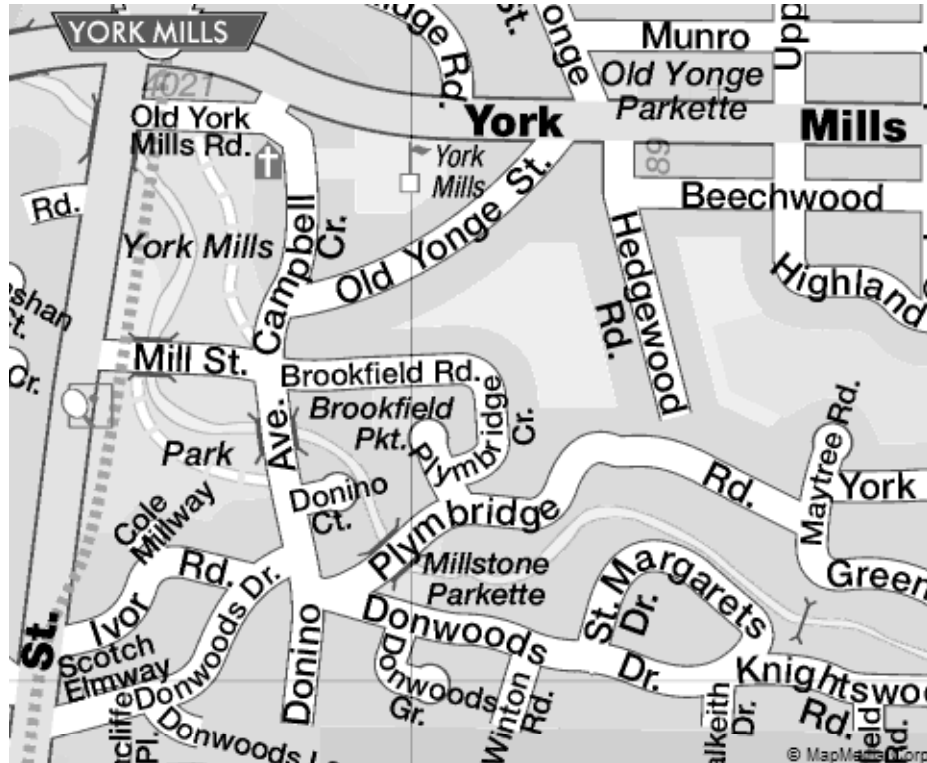
**8.1.48 11 BUTTONVILLE CRESCENT EAST
WITHDRAWN**

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.68 28 DONWOODS DRIVE

To construct, reconstruct, erect or place a building or structure on Lot 41, Plan 2343, (28 Donwoods Drive), in the City of Toronto (North York Community Council Area), Don River Watershed. The purpose is to develop within a Regulated Area of the Don River Watershed to facilitate construction of a new two-storey dwelling. The existing dwelling is to be demolished.

LOCATION MAP: 28 Donwoods Drive



The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- Drawing No. A-1, Site Plan, prepared by Peter Higgins Architect Inc., dated June 2007, revised January 2, 2008, received by TRCA February 20, 2008;
- Drawing No. A-2, Landscape Plan, prepared by Peter Higgins Architect Inc., dated June 2007, revised January 2, 2008, received by TRCA February 20, 2008.

RATIONALE

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

Proposal:

The proposed works include construction of a new two-storey dwelling at 28 Donwoods Drive in the City of Toronto. The site is located south of York Mills Road, east of Yonge Street. The existing dwelling is to be demolished.

Control of Flooding:

The site is not located in the Regional Storm Floodplain.

Pollution:

Sediment 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 significant vegetation will be removed as a result of construction. Appropriate tree protection fencing will be installed.

Plantings

Native tree shrubs and seed mix will be planted.

Policy Guidelines:

This 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: 40526 - Application #: 132/08/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

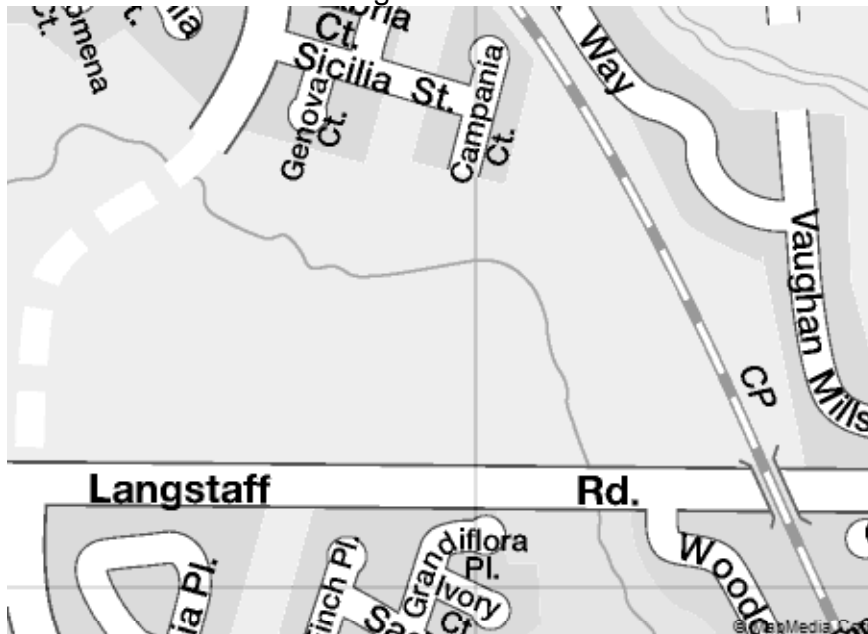
Date: March 4, 2008

CITY OF VAUGHAN

8.1.69 1668137 ONTARIO INC.

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part of Lot 11, Concession 8, (5550 Langstaff Road), in the City of Vaughan, Humber River Watershed as located on the property owned by 1668137 Ontario Inc. The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to remediate a contaminated site and to restore an altered valley / stream feature on Part of Lot 11, Concession 8 (5550 Langstaff Road), in the City of Vaughan.

LOCATION MAP: 5550 Langstaff Road



The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Erosion & Sediment Control Plan (Drawing No. 12), prepared by Skira & Associates Ltd. dated June 2007, received by the TRCA on February 13, 2008;**
- **Final Remedial Action Plan (RAP) V2 Report, prepared by Terra Firma Plus Inc., dated November 8, 2007, received by the TRCA on December 6, 2007.**

RATIONALE

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

Proposal:

The purpose of this application is to undertake grading and soil remediation works within a TRCA Regulated Area of the Humber River which are required in order to facilitate the future development of the site for residential uses. The proposed works, as part of this permit application, are a part of a Remedial Action Plan (RAP) reviewed and approved by City of Vaughan and TRCA staff.

Under a previous land owner, the subject property had been filled and used as an illegal landfill prior to 1989. According to the Ministry of the Environment, the site was used as a disposal site and charges were laid under the Environmental Protection Act. This filling had significantly altered the natural features on the site, resulting in the creation of a new slope feature and alteration to the Regional Storm Flood Plain. The current owner of the property has indicated that the fill material is unsuitable for development and is proposing the removal of the material as part of this permit application. The grading works proposed with this application are required in order to remove contaminated soils that leached contaminants into the adjacent watercourse, as well as to address slope stability issues.

Concurrent with the RAP, the proponent is required and has agreed to hire a qualified environmental inspector / engineer to be on-site to ensure that the erosion and sediment control measures to be applied are maintained at all times during the construction of the remediation works on the site.

As part of the RAP, the proponent will also use a layered approach to the removal of site material / contaminants. The purpose of this approach is to dig up the site layer by layer in order to ensure the stability of the site and to provide the continued upkeep of the erosion and sediment control measures necessary to prevent the migration of materials or other matters during the course of construction.

In addition, the applicant's related Draft Plan of Subdivision (19T-06V15) and Zoning By-law Amendment Application (Z.06.74) have been conditionally approved by TRCA staff and provide for the ultimate grading and replanting design for the future development.

Control of Flooding:

As part of the conditions of approval for the related Draft Plan of Subdivision, the proposed top of bank is to be located 0.5 metres above the Regional Storm Flood Elevation. All developable land will be located outside of the Regional Storm Flood Plain. TRCA water resources staff are satisfied that the slope and grading works will not impede the storage and conveyance of floodwaters.

Pollution:

A temporary drainage ditch with flow regulating rock check dams, outletting to a temporary sediment trap basin, will be constructed to control the transport of sediment and prevent sediment from entering the adjacent watercourse (Rainbow Creek). Additionally, sediment control fencing will be installed and maintained along the outside edge of the temporary drainage ditch to contain sediment within the temporary drainage channel. A qualified environmental inspector / engineer will be on-site and site material / contaminant removal will occur in layers to ensure proper erosion and sediment control measures are maintained.

Dynamic Beaches:

Not applicable.

Erosion:

TRCA geotechnical staff are satisfied that the proposed works will create a slope with greater stability than existing conditions, suitable for future development.

Conservation of Land:

The proposed works will remove contaminated soils that once leached contaminants into the adjacent watercourse (Rainbow Creek); thereby providing an improvement over existing conditions. As part of the conditionally approved Draft Plan of Subdivision application, appropriate buffers will be implemented from the edge of the valley feature to prevent development from impacting the future stable and vegetated slope / valley wall. In addition, an Edge Management Plan will be implemented for areas around Rainbow Creek to ensure the protection of the watercourse and wildlife corridor. There are no other significant natural features on, or adjacent to the site that may be negatively impacted by the project.

Plantings

As part of the conditionally approved Draft Plan of Subdivision, all plantings within the site and associated linkages are to be composed of native species. The final re-planting and re-forestation designs are a part of the Draft Plan of Subdivision application.

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.

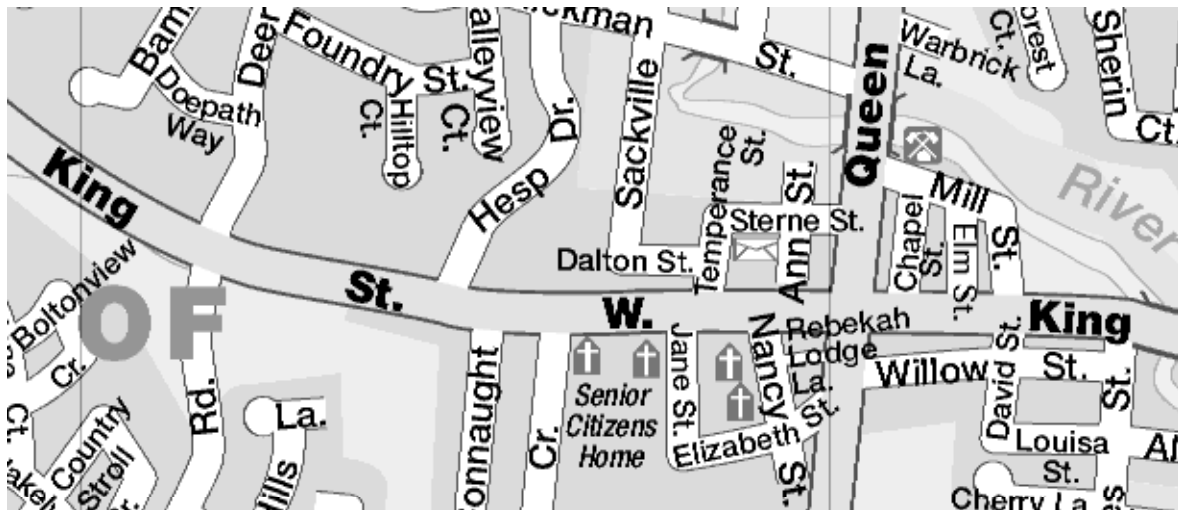
CFN: 40517 - Application #: 120/08/VAUG
Report Prepared by: Anthony Sun, extension 5724
For information contact: Bill Kiru, extension 5306
Date: March 5, 2008

TOWN OF CALEDON

8.1.70 RIVER'S EDGE BOLTON LTD. C/O KIRK MAWHINNEY

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 53, 63, Plan 43R-20636, (60 Ann Street), in the Town of Caledon, Humber River Watershed as located on the property owned by River's Edge Bolton Ltd. c/o Kirk Mawhinney. The purpose is to construct a new residential condominium building within the Bolton Special Policy Area.

LOCATION MAP: 60 Ann Street



The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of undertaking provided by Frank Mazzotta, Armour Heights Developments, dated March 5, 2008, to address outstanding TRCA issues prior to the issuance of the permit.**

RATIONALE

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

Proposal:

This permit application is to permit the construction of a new multi-storey residential condominium building, and associated amenities within the Bolton Special Policy Area (SPA), directly adjacent to Humber River Main Branch, in the Town of Caledon. The subject property, more specifically known as 60 Ann Street, is located north of King Street West, west of Queen Street within the Humber River valley in the historic community of the Village of Bolton.

Development was previously contemplated on the subject property by Humber Manor Developments in the early 1990's which culminated in the property being rezoned by the Ontario Municipal Board (as discussed further below) at that time.

The Current proposal is for the creation of a 6 storey 72 unit condominium building, (tapering to 3 stories on the eastern portion of the site) on a 0.69 hectare (1.7 acre) site. The proposed development will include 3 levels of underground parking, with outdoor amenity areas. As part of this development, lands directly adjacent to Humber River (approx. 10 metres in width) will be gratuitously dedicated to the Town of Caledon. A landscaped area and trail will be constructed by the developer within this area.

This portion of the Village of Bolton (historic community) is located within the valley of the Humber River, and is flood vulnerable in a Regional Storm event. The property is however, located within the Bolton Special Policy Area (SPA). Within SPAs (including the Bolton SPA), a lesser level of flood protection, as established by the Province and defined in the related municipal official plan may be contemplated, subject to meeting technical floodproofing and safe access requirements. The 2005 Provincial Policy Statement (PPS) has clarified the intent of SPAs as being to facilitate the continued viability of existing floodprone communities, with new development and redevelopment generally being on a small scale. Further, SPAs are not intended to facilitate intensification where opportunities exist within a community to intensify outside of the SPA.

The Town of Caledon Official Plan has policies with regard to development in the SPA. These identify that the minimum level of flood protection for all new structures shall be the 1:500 year storm event, (an 18% risk of flooding over the anticipated 100 year lifespan). The related SPA Policies also require 'Safe Access' to the site, pursuant to Provincial guidelines. TRCA's Valley and Stream Corridor Management Plan similarly addresses development within SPAs, and identifies, in addition to the above, structural floodproofing requirements, and other criteria that are to be applied.

As noted above, this property was the subject of an OMB hearing in 1993, in which a rezoning application for the subject property was considered. Based upon discussions at that time with the then landowners, and the submission of technical reports, TRCA staff were generally satisfied by the end of the OMB hearing with the proposed rezoning of the property. This position was based upon the technical information available at that time, which indicated that the building could be floodproofed to the necessary level, and off-site impacts of the development were not anticipated. TRCA staff identified at that time that development on the site would be subject to a more detailed review of floodproofing details, at the time of submission of a site plan and TRCA permit application. Provincial staff (MNR) also considered the application at the time, and based upon materials provided to them at the time, similarly were of the position that their interests had been substantially satisfied, and did not object to the rezoning application being approved by the OMB. The OMB approved a 'Multiple Residential' zoning classification, and a 'High Density Residential' Official Plan designation. Development did not proceed on the property at that time, and a formal development proposal was not brought forward for the property until the submission of a site plan by River's Edge Bolton Ltd. in September of 2007.

The current zoning (as approved by the OMB) and OP designations require no further amendments to allow for the development presently proposed on the property. In the review of the proposed site plan application, and supporting technical details by TRCA staff, TRCA staff identified concerns with respect to potential impacts of this development on flooding on adjacent properties. It was, however, the assertion of the engineering consultants for the proponents that a lesser impact would result from the proposed development, through updating the floodplain modeling for this area. TRCA staff worked with the consultants to establish the parameters around which the area could be remodeled, and the potential impacts assessed. TRCA staff were extensively involved in the subsequent review of the updated modeling. The results of this updated modeling did not significantly vary from the results of the existing TRCA model, however TRCA staff did update the floodplain modeling in the area to more accurately determine the potential impacts of this development.

The work completed by TRCA staff has identified that there will be an impact (although it is anticipated to be both localized and relatively minor in scope) that would result from the construction of the proposed building. Within an SPA, as the area is located within the floodplain, all development has some impact on the floodplain. The anticipated local impact associated with this proposal is in excess of the off-site impacts that are typically permitted in SPAs for new development, which must generally be within the limits of accuracy of the model. In this regard, the proposed development may result in a localized increase in flood levels in the order of 14 cm (6 inches) on an area on the north side of the Humber River valley, adjacent to the subject property during a Regional Storm event. This impact is anticipated to be localized to areas adjacent to the proposed building on the opposite side of the valley, and would only be experienced in storm events in excess of the 1:500 year storm event.

Recognizing the limitations associated with the existing model, that are specific to the Bolton SPA, TRCA senior engineering staff are satisfied that the proposed off-site flooding impacts although measurable, are not excessive. With consideration for the OMB decision, which allows for a development of the size and intensity that is presently proposed, and the limitations of the existing floodplain model for this area as noted above, and the potential for an improved overall risk management and evacuation strategy to be developed for the floodprone areas of Bolton, TRCA senior staff are satisfied that this proposal represents an acceptable balance between a slight localized increase in flooding, and the decrease in risk for the broader Bolton community that would result from the above noted strategy. Through the modeling work completed by TRCA staff, TRCA staff have discovered areas which need to be operationally managed and attention must be focused during flood events, such as debris and ice risks associated with the Hickman Bridge upstream of this site, to reduce potential future risk on the areas adjacent that would be impacted by the proposed development across from the subject property. TRCA staff have initiated the larger discussions with the Town of Caledon on the need for a more comprehensive strategy for Bolton which would include the above noted strategy, and TRCA staff will continue active dialogue with Caledon on intensification and emergency management measures for the floodprone areas of Bolton. A future meeting is being arranged with the Province and Caledon staff to further discuss these issues, as well as the nature of future development in the Bolton SPA.

The proponent has agreed to contribute to the funding for the overall risk management strategy that TRCA staff have recommended to operationally reduce the overall flood related risk in Bolton. The proponent has also committed to provide for safe access to the building during a Regional Storm event – pursuant to Provincial objectives. Final details on the form of this access are being further refined in consultation with TRCA staff, finalized and reflected in the associated permit drawings prior to issuance of the permit. The requirement for dewatering of the underground parking areas during construction as well as permanent dewatering will similarly be further refined, and will be finalized and reflected in the associated permit drawings prior to issuance of the permit. This permit is being brought forward on the basis of a letter of undertaking provided by the proponent, which commits to address all outstanding TRCA issues prior to the issuance of the permit, and prior to all works for which a TRCA permit would be required, being initiated on the site.

Control of Flooding:

The proposed development is located within the Regional Storm Floodplain, and minor impacts to the floodplain are anticipated as a result of the proposed development. However, the potential impacts must be balanced with the potential gains that would result from reducing overall flood risk for Bolton through a comprehensive emergency management strategy. With consideration for the nature of this SPA and of development in SPAs in general, and with consideration for the localized impact that may result, in relation to the potential to reduce overall flood risk for Bolton through an emergency management strategy, TRCA senior engineering staff are satisfied that this proposal – in this instance - represents an acceptable impact.

Pollution:

Appropriate erosion and sediment controls will be installed and maintained on the subject property throughout all phases of construction, in accordance with TRCA's current Sediment and Erosion Control Guidelines.

Dynamic Beaches:

Not applicable

Erosion:

The potential for erosion was previously considered during the approval of the related planning applications by the OMB. The reports at that time concluded that there would be no significant erosion concerns. As these reports have not been updated at this time, TRCA staff have recommended to Town of Caledon staff (as Caledon will take ownership of the lands directly adjacent to the Humber River) that this issue be further considered by Caledon, prior to their assumption of the lands.

Conservation of Land:

Based upon the envelope for development approved by the OMB, areas of existing vegetation on the western portion of this site may be removed through the development of this property. However, the applicant will be required to minimize all potential impacts to the greatest possible extent, and to provide for additional plantings on lands to be conveyed to the Town of Caledon as compensation.

Plantings

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

Policy Guidelines:

The proposal meets the intent of Section 4.2.1 (B) - Development within Designated Special Policy Areas - of the Authority's Valley and Stream Corridor Management Program.

CFN: 39802 - Application #: 715/07/CAL

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Brian Denney, extension 6290

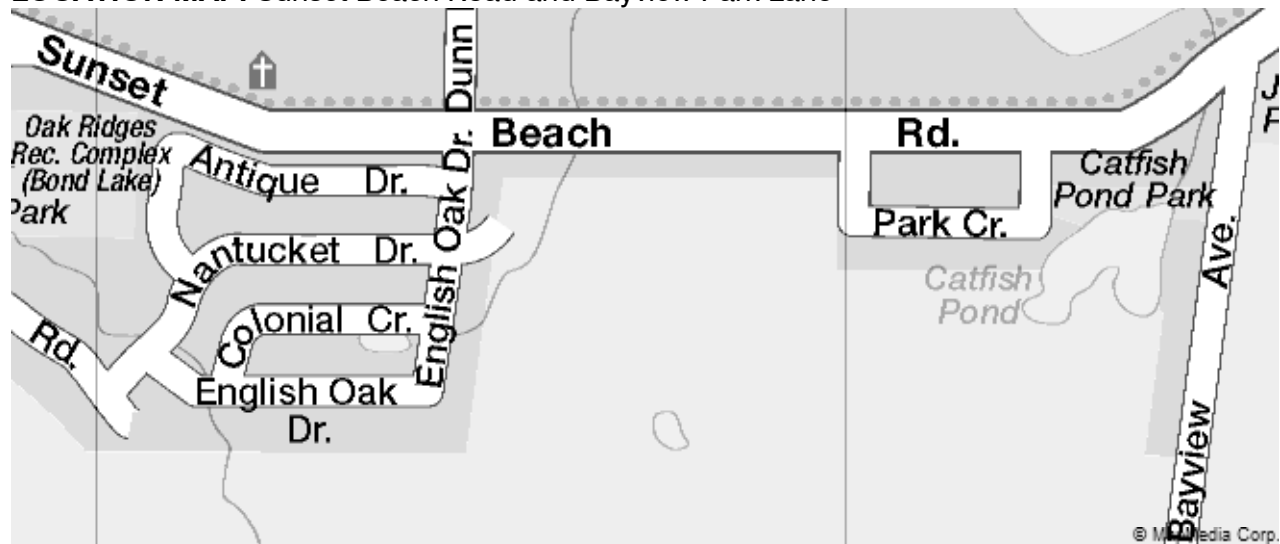
Date: March 5, 2008

TOWN OF RICHMOND HILL

8.1.71 ENBRIDGE GAS DISTRIBUTION INC.

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Sunset Beach Road and Bayview Park Lane, in the Town of Richmond Hill, Humber River Watershed as located on the property owned by Enbridge Gas Distribution Inc.. The purpose is to install a NPS 4 PE gas pipeline by trenchless technology underneath the culvert on the south side of Sunset Beach Road just east of Bayview Park Lane in the Town of Richmond Hill during the warmwater timing window of July 1 to March 31.

LOCATION MAP: Sunset Beach Road and Bayview Park Lane



The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing 1 of 2, Project No. 3.4268722; Drawing 2 of 2, Project No. 3.4268722; all dated November 1, 2007; all received February 6, 2008; all prepared by Enbridge Gas Distribution Inc.**

RATIONALE

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

Proposal:

The proposal consists of the installation of a NPS 4 PE gas pipeline along Bayview Park Lane and Sunset Beach Road in the Town of Markham. The pipe will be installed by directional drill underneath the culvert located south west of the intersection of Bayview Park Lane and Sunset Beach Road during the warmwater timing window of July 1 to March 31.

Control of Flooding:

There will be no impacts to the control of flooding.

Pollution:

Standard erosion control measures (silt fencing, rock flow check dam) 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 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 warmwater fisheries timing window, no in water works can occur between April 1 to June 30.

Plantings

All disturbed areas will be stabilized and restored upon completion of the works.

Policy Guidelines:

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

CFN: 40425 - Application #: 066/08/RH

Report Prepared by: Suzanne Bevan, extension 5759

For information contact: Suzanne Bevan, extension 5759

Date: March 4, 2008

TO: Chair and Members of the Executive Committee
Meeting #1/08, March 7, 2008

FROM: Carolyn Woodland, Director, Planning and Development

RE: **WEST HILL COMPANY LIMITED**
Ontario Municipal Board Hearing

KEY ISSUE

Authorization to maintain party status before the Ontario Municipal Board on referrals related to a draft plan of subdivision and official plan and zoning by-law amendment applications to permit a golf course community consisting of 75 residential lots and 18 hole golf course on the subject property.

RECOMMENDATION

THAT authorization be given to Toronto and Region Conservation Authority (TRCA) staff to maintain party status before the Ontario Municipal Board (OMB) regarding a proposed draft plan of subdivision and amendments to the official plan and zoning by-law;

THAT staff continue to work cooperatively with municipal partners and appellants to ensure that TRCA's draft conditions are implemented as part of the OMB process;

THAT staff be authorized to retain legal counsel to pursue this appeal before the OMB;

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

BACKGROUND

The subject property, approximately 85 hectares (210 acres) in size, is located on the west and east side of Leslie Street, north of Bloomington Road in Aurora. The lands are generally vacant and used for agricultural purposes. The site is characterized by a mixed topography and contains a number of significant wetlands and features.

The lands draining into the Rouge River system are within the jurisdiction of TRCA, while the lands draining into the Holland system are under the jurisdiction of Lake Simcoe Region Conservation Authority (LSRCA). A portion of the site is also located within TRCA's Regulated area of the Rouge River watershed and subject to Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).

The proposal is to amend the Town of Aurora Official Plan and Zoning By-law in order to permit the development of a golf course community containing a residential subdivision of 75 lots, as well as an 18 hole golf course. Water and wastewater services for the entire site, including both the residential condominium and golf course, are to be provided by on-site groundwater wells, a private sewage collection system and communal sewage treatment plant.

The applications have been appealed to the OMB by the proponent for the town's failure to render a decision on the proposed applications within the review period prescribed in the Planning Act, and for Town of Aurora Council's refusal or neglect to enact the proposed amendments.

TRCA planning staff has been involved in the review of these files since January, 2001. The original submission was made to the town in 1988. In 1990, TRCA provided comments on a previous version of the application. A number of letters were forwarded to town staff and the consultants requiring additional information and material in order to complete the review of the Master Environmental Servicing Report (MESP). In May, 2007, TRCA issued notification of acceptance and approval of the MESP. TRCA also issued draft plan of subdivision and condominium conditions in January, 2008. Accordingly, TRCA staff is satisfied that the development can proceed on the basis that the MESP has established the requisite environmental principles and objectives, as well as the work required subsequently for design and implementation.

The intent of TRCA's participation in the hearing is to ensure that the draft conditions issued by staff are adopted by the OMB, should the OMB approve the applications. The conditions are important in order to ensure the MESP principles previously established are implemented through the submission of the detailed reports and studies. TRCA's role will be advisory to assist the OMB and other parties to the hearing.

RATIONALE

The next OMB pre-hearing is scheduled for March 7, 2008. The actual hearing will commence on April 7, 2008 and is scheduled for 3 weeks. Previous pre-hearings were held to determine the scope of the issues and establish the date of the hearing. Staff attended and provided preliminary comments respecting the MESP at the initial pre-hearing of February, 2007. TRCA was also successful in obtaining party status because the MESP was not completed. At the upcoming hearing, the OMB will consider a motion to combine this appeal with an associated Environmental Assessment for the road that will service the residential component. It should be noted the road will be private and will likely be a common element under the condominium application.

DETAILS OF WORK TO BE DONE

Staff is requesting authorization of the Executive Committee to retain legal counsel to ensure TRCA's interests, as identified in the draft plan conditions, are protected and addressed at the hearing of April 7, 2008. 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 the TRCA before the OMB.

Report prepared by: Bill Kiru, extension 5306

Email: bkiru@trca.on.ca

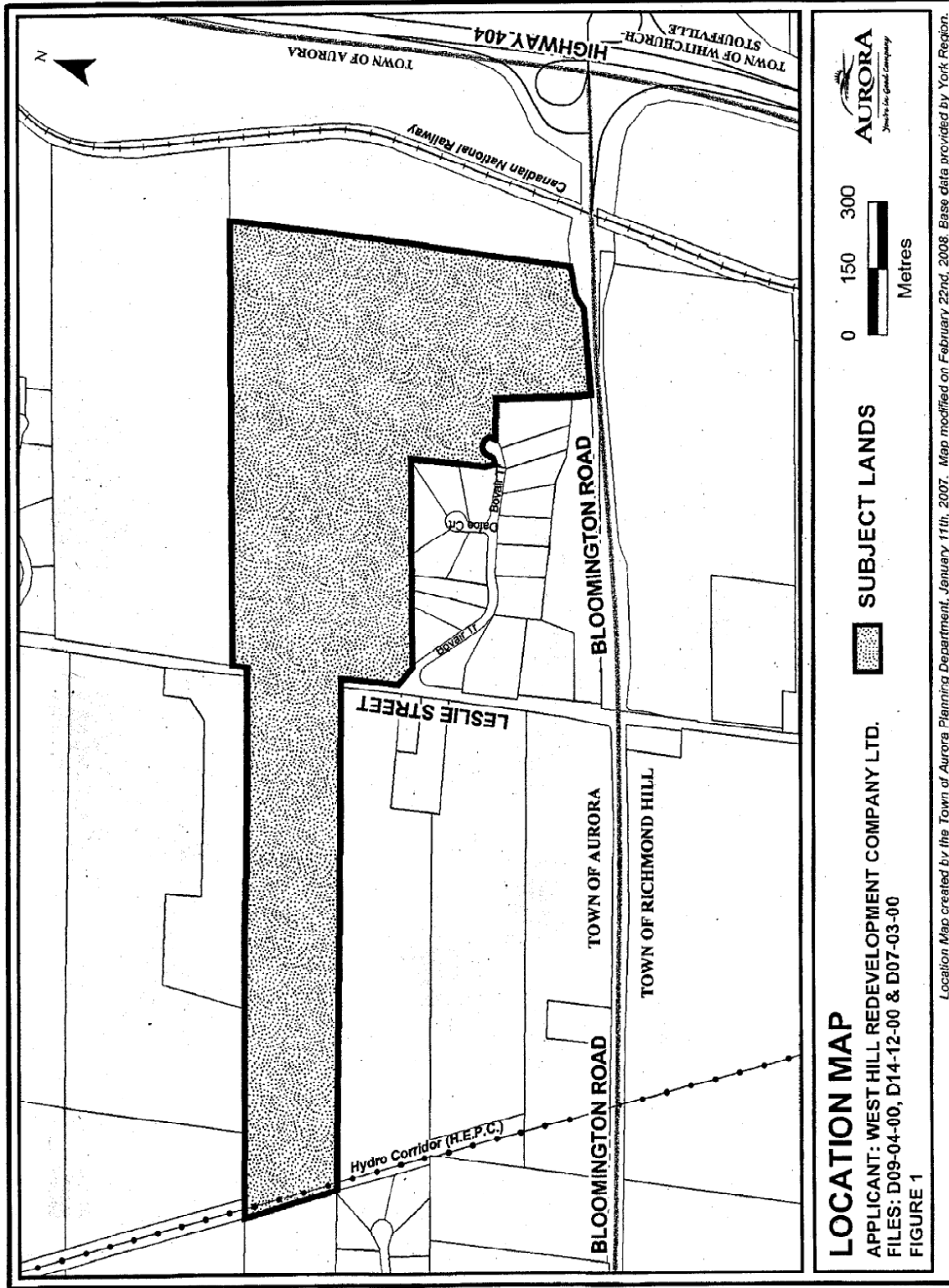
For Information contact: Bill Kiru, extension 5306

Email: bkiru@trca.on.ca

Date: March 05, 2008

Attachments: 1

Attachment 1



Location Map created by the Town of Aurora Planning Department, January 11th, 2007. Map modified on February 22nd, 2008. Base data provided by York Region.