

FURTHER TO:

8. SECTION II - ITEMS FOR EXECUTIVE ACTION

8.1 ERRATA UPDATE SHEET 156-159

WITHDRAWN

8.1.39 28 BEAUCOURT ROAD

WITHDRAWN

8.1.41 76 HIGH STREET

WITHDRAWN

8.1.43 38 GRACEFIELD AVENUE

WITHDRAWN

8.1.47 CONFEDERATION BUSINESS PARK - MPL INC

WITHDRAWN

8.1.61 SENECA COLLEGE

NEW PERMITS

CITY OF BRAMPTON

8.1.83 REGIONAL MUNICIPALITY OF PEEL

To construct, reconstruct, erect or place a building or structure on Part Lot 1, 17, Plan 43R-18513, (Southwest Corner of Mayfield Road and Highway 50), in the City of Brampton, Humber River Watershed as located on the property owned by Regional Municipality of Peel. The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a commuter parking lot at the southwest corner of Highway 50 and Mayfield Road in the City of Brampton.

160-161

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.84 216 THREE VALLEYS DRIVE

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 335, Plan 5112, (216 Three Valleys Drive), in the City of Toronto (North York Community Council Area), Don River Watershed. The purpose is to construct a single-storey addition to the rear of an existing semi-detached dwelling.

162-163

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.1.85 7 LAKEHILL CRESCENT

To site grade on Lot 67, Plan 3757, (7 Lakehill Crescent), in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed. The purpose is to construct a terraced retaining wall and other landscaping works to facilitate the construction of an in-ground pool.

163-164

8.1.86 132 WOODFERN DRIVE

To construct, reconstruct, erect or place a building or structure on Lot 24, Plan M-668, (132 Woodfern Drive), in the City of Toronto (Scarborough Community Council Area), Don River Watershed. The purpose is to construct a two-storey rear addition with a basement on an existing semi-detached dwelling.

165-166

CITY OF VAUGHAN

8.1.87 BLOCK 39 (NORTH WEST) DEVELOPERS GROUP INC.

To construct, reconstruct, erect or place a building or structure, site grade and alter a watercourse near Pine Valley Drive and Major Mackenzie Drive, in the City of Vaughan, Humber River Watershed as located on the property owned by Block 39 (North West) Developers Group Inc.. The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed to facilitate the construction of a stormwater management pond (SWM Pond M3), two outfalls and associated road works on Pine Valley Drive to service new residential subdivisions within the northwest corner of Block 39 in the City of Vaughan.

166-168

8.1.88 BLOCK 39 (NORTH WEST) DEVELOPERS GROUP 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 Lot 19, Concession 6, (Block 39, Along Pine Valley Drive, South of Major Mackenzie Drive), in the City of Vaughan, Humber River Watershed as located on the property owned by Block 39 (North West) Developers Group Inc.. The purpose is to allow development within a Regulated Area of the Humber River Watershed to facilitate the installation of a watermain and sanitary sewer by jack and bore auguring beneath a twin CMP culvert conveying Marigold Creek. These works will be carried out within the road right-of-way on the east side of Pine Valley Drive, south of Major Mackenzie Drive, within the City of Vaughan. These works will service new residential subdivisions within the northwest corner of Block 39.

168-170

TOWN OF MARKHAM

8.1.89 11194 KENNEDY ROAD

To site grade on Lot 28, Concession 5, (11194 Kennedy Road), 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 replacement of an existing septic system. 170-172

TOWN OF RICHMOND HILL

8.1.90 1133373 ONTARIO LTD.

To construct, reconstruct, erect or place a building or structure and alter a watercourse on Part Lot 64, Concession 1, (12461-12775 Yonge Street), in the Town of Richmond Hill, Humber River Watershed as located on the property owned by 1133373 Ontario Limited. The purpose is to undertake works within a TRCA Regulated Area in order to facilitate the construction of a 99-unit townhouse development block that includes amphibian crossings and a stormwater outfall. 172-174

**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:

8.1.35 CASTLEPOINT 7-50 INC.

- Letter of Undertaking, prepared by D. Mhango, Schaeffers Consulting Engineers, dated September 3, 2008, to address all outstanding engineering and ecology related issues.

8.1.36 CITY OF BRAMPTON

- Letter of Undertaking, prepared by D. Mhango, Schaeffers Consulting Engineers, dated September 3, 2008, to address all outstanding engineering and ecology related issues.

8.1.37 WOODSPRING HOMES LTD.

- Letter of Undertaking, prepared by D. Horgan, Candevcon Limited, dated September 3, 2008, to address all outstanding engineering and ecology related issues.

8.1.38 REGIONAL MUNICIPALITY OF DURHAM

- Drawing 1 of 4 - Planform & Profile - Altona Road at Heska Road Petticoat Creek Tributary Restoration, prepared by Geomorphic Solutions, received on August 28, 2008;
- Drawing 2 of 4 - Sections and Details - Altona Road at Heska Road Petticoat Creek Tributary Restoration, prepared by Geomorphic Solutions, received on August 28, 2008;
- Drawing 3 of 4 - Phasing/ESC - Altona Road at Heska Road Petticoat Creek Tributary Restoration, prepared by Geomorphic Solutions, revised on August 27, 2008, received on August 28, 2008;
- Drawing 4 of 4 - Planting Plan - Altona Road at Heska Road Petticoat Creek Tributary Restoration, prepared by Geomorphic Solutions, revised on August 27, 2008, received on August 28, 2008.

**8.1.39 28 BEAUCOURT ROAD
WITHDRAWN**

8.1.40 8 RAVENSCREST DRIVE

- Drawing No. L-1, Site Plan / Grading - Landscaping, prepared by A. H. Design, dated January 2008, Revision No. 1, revised on January 22, 2008, received on January 22, 2008.

**8.1.41 76 HIGH STREET
WITHDRAWN**

8.1.42 53 CYNTHIA ROAD

- Drawing unnumbered, Basement Floor Plan, prepared by Peter Smeal, undated, received on July 31, 2008;
- Drawing unnumbered, First Floor Plan, prepared by Peter Smeal, undated, received on July 31, 2008;
- Drawing unnumbered, West Elevation, prepared by Peter Smeal, undated, received on July 31, 2008.

8.1.43 38 GRACEFIELD AVENUE WITHDRAWN

8.1.44 47 COUNTRY LANE

- Drawing No. L100, Layout Plan, prepared by Janet Rosenberg + Associates Landscape Architects, Revision No. 12, revised August 26, 2008, received August 29, 2008;
- Drawing No. L200, Grading Plan, prepared by Janet Rosenberg + Associates Landscape Architects, Revision No. 9, revised August 26, 2008, received August 29, 2008;
- Drawing No. L300, Planting Plan, prepared by Janet Rosenberg + Associates Landscape Architects, Revision No. 10, revised August 26, 2008, received August 29, 2008;
- Drawing No. L400, Landscape Details, prepared by Janet Rosenberg + Associates Landscape Architects, Revision No. 3, revised August 26, 2008, received August 29, 2008;
- Drawing No. L401, Landscape Details, prepared by Janet Rosenberg + Associates Landscape Architects, Revision No. 3, revised August 26, 2008, received August 29, 2008;
- Drawing No. L402, Fence Details, prepared by Janet Rosenberg + Associates Landscape Architects, Revision No. 5, revised August 26, 2008, received August 29, 2008.

8.1.45 27 DONWOODS DRIVE

- A-1 Site Plan, prepared by J. Kosick, dated June 13, 2008, received by TRCA staff August 26, 2008.

8.1.46 METROGATE INC.

- Drawing No. ESP, Erosion Control Plan, Proposed Residential Development Metrogate, prepared by AI Underhill Associates Ltd., dated July 24, 2008, received September 2, 2008;
- Drawing No. GR. Grading Plan, Proposed Residential Development Solaris, Toronto, Ontario, prepared by AI Underhill Associates Ltd., dated April 30, 2008, received September 2, 2008;
- Drawing No. GR, Grading Plan, Proposed Residential Development Metrogate, prepared by AI Underhill Associates Ltd., dated July 24, 2008, received September 2, 2008.

8.1.47 CONFEDERATION BUSINESS PARK - MPL INC WITHDRAWN

8.1.48 21 WATERSIDE CRESCENT

- Letter of Undertaking prepared by the applicant, dated September 2, 2008, agreeing to revise the final drawings to the satisfaction of the TRCA.

8.1.49 PICOV DOWNS INC

- Letter of Undertaking, prepared by Stantec, dated August 22, 2008, received August 22, 2008, committing to providing any and all minor revisions to the documents to meet TRCA requirements.

8.1.50 5318 OLD SCHOOL ROAD

- Site Plan, prepared by J.W., dated April 10, 2008, Revision No. 1, revised on August 12, 2008, stamped received by TRCA Planning & Development staff on August 15, 2008.

8.1.51 LOT #35 COOLIHANS SIDEROAD

- Letter of Undertaking, prepared by M. Chiarot, dated September 2, 2008, to address all outstanding ecology related issues.

8.1.52 3646 KING STREET

- Letter of Undertaking, prepared by T. Milligan, dated September 2, 2008, to address all outstanding engineering related issues.

8.1.53 25 DEER HOLLOW COURT

- Site Plan, prepared by R.M., dated July 2008, stamped received by TRCA Planning & Development staff on August 25, 2008.

8.1.54 17 EAST DRIVE

- SP-1, prepared by the Gregory Design Group, dated August 20, 2008, stamped received by TRCA Planning and Development August 22, 2008;
- A-1, prepared by the Gregory Design Group, dated August 20, 2008, stamped received by TRCA Planning and Development August 22, 2008;
- A-2, prepared by the Gregory Design Group, dated August 20, 2008, stamped received by TRCA Planning and Development August 22, 2008;
- A-3, prepared by the Gregory Design Group, dated August 20, 2008, stamped received by TRCA Planning and Development August 22, 2008;
- A-4, prepared by the Gregory Design Group, dated August 20, 2008, stamped received by TRCA Planning and Development August 22, 2008;
- A-5, prepared by the Gregory Design Group, dated August 20, 2008, stamped received by TRCA Planning and Development August 22, 2008;
- A-6, prepared by the Gregory Design Group, dated August 20, 2008, stamped received by TRCA Planning and Development August 22, 2008.

8.1.55 MARKHAM CONGREGATION OF JEHOVAH'S WITNESSES TRUSTEES

- Letter of undertaking provided by Markham Congregation of Jehovah's Witnesses Trustees, dated September 3, 2008, to address all outstanding engineering related issues.

8.1.56 REGIONAL MUNICIPALITY OF YORK

- Letter of undertaking to provide revisions to engineering drawings to the satisfaction of the TRCA; dated August 25, 2008; received August 27, 2008; prepared by the Regional Municipality of York.

8.1.57 RICHMOND HILL JEFFERSON FOREST LTD

- Letter of undertaking provided by Schaeffers Consulting Engineers, dated September 3, 2008, to address all outstanding TRCA Engineering and Ecology issues prior to the issuance of the permit.

8.1.58 TOWN OF RICHMOND HILL

- Letter of Undertaking, prepared by Northwood Associates, dated September 3, 2008, to address all outstanding ecology and engineering related concerns.

8.1.59 26 NEWMAN AVENUE

- Drawing A0-01, prepared by Bijan Homes, dated May 2008, stamped received by TRCA Planning and Development on July 28, 2008;
- Landscape Plan, prepared by Bijan Homes, dated May 20, 2008, stamped received by TRCA Planning and Development on July 28, 2008.

8.1.60 TOWN OF WHITCHURCH-STOUFFVILLE

- Letter of Undertaking to provide minor revisions to engineering drawings to the satisfaction of TRCA staff; dated September 3, 2008; prepared by the Town of Whitchurch-Stouffville.

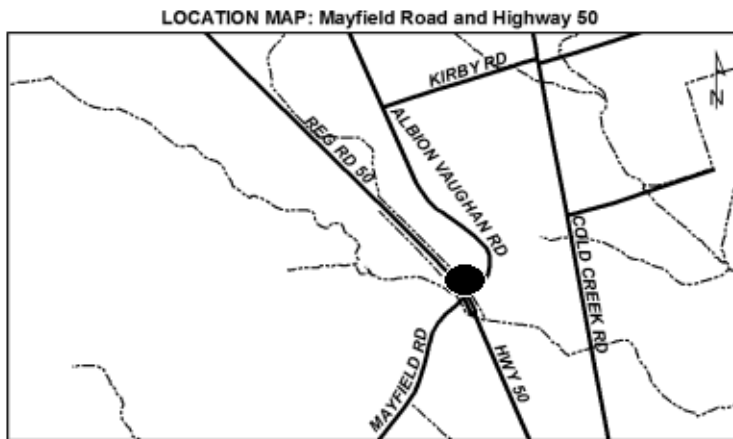
**8.1.61 SENECA COLLEGE
WITHDRAWN**

CITY OF BRAMPTON

8.1.83 REGIONAL MUNICIPALITY OF PEEL

To construct, reconstruct, erect or place a building or structure on Part Lot 1, 17, Plan 43R-18513, (Southwest Corner of Mayfield Road and Highway 50), in the City of Brampton, Humber River Watershed as located on the property owned by Regional Municipality of Peel.

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a commuter parking lot at the southwest corner of Highway 50 and Mayfield Road in the City of Brampton.



The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by the Regional Municipality of Peel, dated September 2, 2008, to address all outstanding engineering related issues.**

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 Humber River Watershed in order to facilitate the construction of a commuter parking lot at the southwest corner of Highway 50 and Mayfield Road in the City of Brampton. The works are proposed in conjunction with the reconstruction of the Regional Road 50 and Mayfield Road intersection and to promote increased transit usage and ridesharing. The site is planned to be served by GO Transit in the future. The subject property contains a tributary of the Humber River Watershed that flows south through a culvert under Mayfield Road, traversing the eastern portion of the property and entering a culvert under Highway 50. The proposed parking lot is setback greater than 10 metres from the Regional Storm Floodplain. Stormwater quality control will be provided through a treatment train approach incorporating an oil/grit separator and a biofiltration swale. In addition, infiltration trenches are incorporated into the parking lot design to encourage groundwater recharge and stormwater quantity controls. There are no flooding, geotechnical, or ecology related concerns with this application. Appropriate plantings are proposed within the biofiltration swale in order to provide an ecological net gain with this application.

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 flood waters are anticipated.

Pollution:

Appropriate sediment and erosion 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 anticipated with this project.

Conservation of Land:

No significant vegetation will be removed as a result of construction. Although there are no fisheries related concerns associated with this proposal, a Letter of Advice (LOA) will be issued on behalf of Fisheries and Oceans Canada for the proposed works.

Plantings

All proposed plantings will be native and non-invasive 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: 41275 - Application #: 693/08/BRAM

Report Prepared by: Jason Wagler, extension 5743

For information contact: Quentin Hanchard, extension 5324

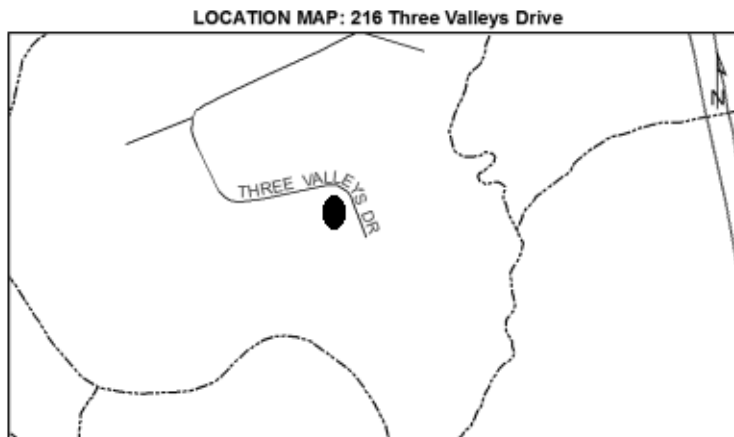
Date: September 3, 2008

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.84 216 THREE VALLEYS DRIVE

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 335, Plan 5112, (216 Three Valleys Drive), in the City of Toronto (North York Community Council Area), Don River Watershed.

The purpose is to construct a single-storey addition to the rear of an existing semi-detached dwelling.



The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Figure 3 Site and Photo Location Plan, prepared by Terraprobe, undated, received by TRCA staff September 3, 2008.**

RATIONALE

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

Proposal:

The proposal involves the construction of a single-storey addition, approximately 53 square metres in size, to the rear of the existing dwelling. The rear wall of the proposed addition will be set back 8 metres from the existing top of slope.

Control of Flooding:

The proposed development will not be located within the Regional Storm flood plain. There will therefore be no impact on the storage or conveyance of flood waters.

Pollution:

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

Dynamic Beaches:
Not applicable.

Erosion:
There will be no geotechnical/slope stability issues associated with the proposed development.

Conservation of Land:
There are no significant natural features on or adjacent to the site that may be negatively impacted by the project.

Plantings
The proposed works will not affect any significant natural features, therefore no plantings are required.

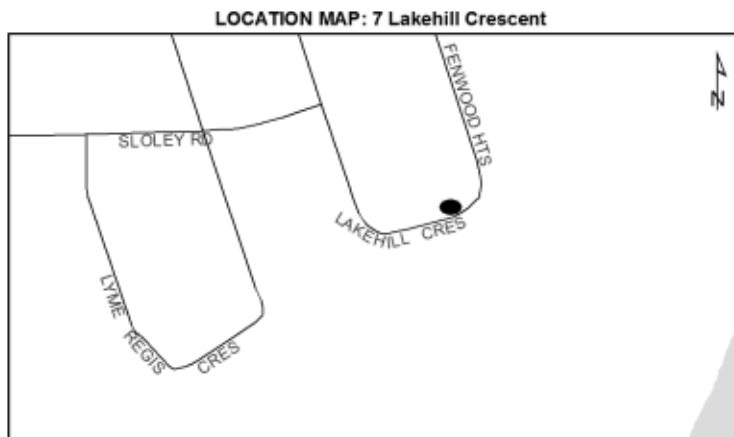
Policy Guidelines:
The proposal is consistent with Section 4.2.2. C) - Minor Additions - of TRCA's Valley and Stream Corridor Management Program.

CFN: 40922 - Application #: 416/08/TOR
Report Prepared by: Leah Weller, extension 5618
For information contact: Steve Heuchert, extension 5311
Date: September 3, 2008

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.1.85 7 LAKEHILL CRESCENT
To site grade on Lot 67, Plan 3757, (7 Lakehill Crescent), in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed.

The purpose is to construct a terraced retaining wall and other landscaping works to facilitate the construction of an in-ground pool.



The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Unnumbered Pool Plan, prepared by Birk's Landscaping, dated August 28, 2008, received by TRCA staff August 31, 2008.**

RATIONALE

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

Proposal:

The proposal involves the construction of a retaining wall, at-grade patio, and other landscaping works surrounding a partially in-ground pool. Based on soil engineering studies provided for both adjacent properties, no geotechnical issues are present for the proposed works on this Scarborough Bluffs property.

Control of Flooding:

The subject property is not located within a Regional Storm flood plain. Therefore no impacts to the storage and/or conveyance of flood waters is anticipated.

Pollution:

Appropriate erosion and sediment controls will be installed and maintained throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

Geotechnical and slope stability concerns have been addressed for the proposed works.

Conservation of Land:

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

Plantings

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

Policy Guidelines:

This proposal is in conformity with Section 4.2.2. E) - Property Improvements and Ancillary Structures - of the TRCA's Valley and Stream Corridor Management Program.

CFN: 39731 - Application #: 655/07/TOR

Report Prepared by: Leah Weller, extension 5618

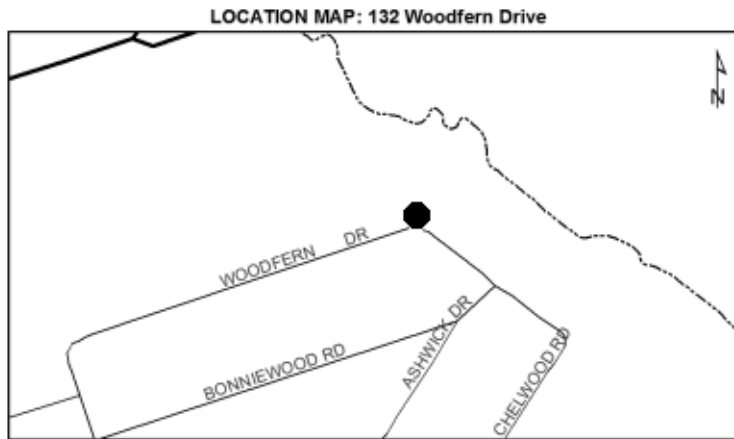
For information contact: Steve Heuchert, extension 5311

Date: September 3, 2008

8.1.86 132 WOODFERN DRIVE

To construct, reconstruct, erect or place a building or structure on Lot 24, Plan M-668, (132 Woodfern Drive), in the City of Toronto (Scarborough Community Council Area), Don River Watershed.

The purpose is to construct a two-storey rear addition with a basement on an existing semi-detached dwelling.



The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **A1.0 Site Plan, Project Data, prepared by Creasor Building Design, dated July, 2008, received by TRCA staff August 18, 2008.**

RATIONALE

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

Proposal:

The proposal involves the construction of a two-storey rear addition with a basement. The proposed addition will be set back a minimum of 13.85 metres from the rear lot line, approximately 12.5 metres from an existing retaining wall at the top of slope. The entire rear yard is table land.

Control of Flooding:

The proposed works are not located in a Regional Storm flood plain and therefore will have no impacts on the storage or conveyance of flood waters.

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

There will be no geotechnical issues associated with the proposed development.

Conservation of Land:

No significant natural resource features will be impacted by the proposed works. All excavated material will be removed from and disposed of off the site.

Plantings

Plantings are not required as part of this permit.

Policy Guidelines:

The proposal is consistent with Section 4.2.2 C) - Minor Additions - of the Authority's Valley and Stream Corridor Management Program.

CFN: 41295 - Application #: 703/08/SCAR

Report Prepared by: Leah Weller, extension 5618

For information contact: Steve Heuchert, extension 5311

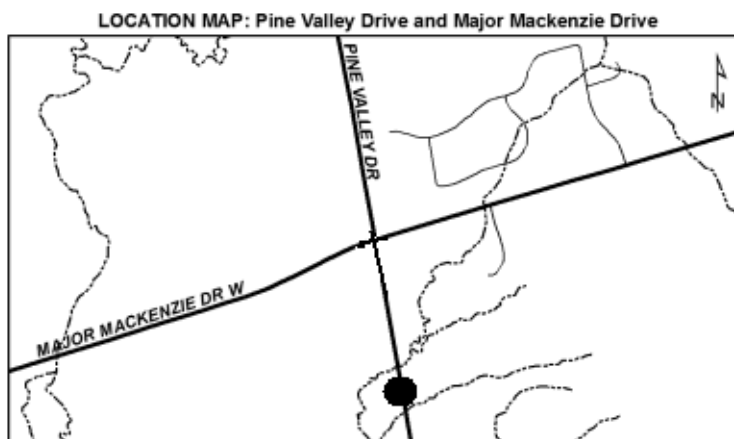
Date: September 2, 2008

CITY OF VAUGHAN

8.1.87 BLOCK 39 (NORTH WEST) DEVELOPERS GROUP INC.

To construct, reconstruct, erect or place a building or structure, site grade and alter a watercourse near Pine Valley Drive and Major Mackenzie Drive, in the City of Vaughan, Humber River Watershed as located on the property owned by Block 39 (North West) Developers Group Inc..

The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed to facilitate the construction of a stormwater management pond (SWM Pond M3), two outfalls and associated road works on Pine Valley Drive to service new residential subdivisions within the northwest corner of Block 39 in the City of Vaughan.



The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. PP-14, Plan and Profile of Proposed 1050 Sanitary Sewer, prepared by Schaeffers Consulting Engineers, dated May 2008, revised August 27, 2008, received by the TRCA on August 28, 2008;**
- **Drawing No. PP-16, Plan and Profile of Proposed 1200 Storm Sewer at Pine Valley Drive, prepared by Schaeffers Consulting Engineers, dated May 2008, revised August 27, 2008, received by the TRCA on August 28, 2008;**
- **Drawing No. RP-1, Storm Outfall Restoration Planting (At Pine Valley Drive), prepared by Landscape Planning Limited, dated May 12, 2008, revised August 27, 2008, redline revised by Schaeffers Consulting Engineers to include a rock check dam and temporary coffer dam, received by the TRCA on August 28, 2008.**

RATIONALE

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

Proposal:

The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed to facilitate the construction of a stormwater management pond (SWM Pond M3), two outfalls and associated road works on Pine Valley Drive to service new residential subdivisions within the northwest corner of Block 39 in the City of Vaughan.

Stormwater Management Pond M3 will be constructed on the east side of Pine Valley Drive, within the Block 39 lands. The two storm sewer outfalls will be constructed within the road right-of-way on the west side of Pine Valley Drive, just west of Block 39. The first structure will serve as the permanent outlet for Stormwater Management Pond M3. The second structure will act as an outlet for stormwater collected at the western end of Davos Road. The applicant requires permission to enter TRCA lands in order to construct the outfalls.

Pine Valley Drive has been closed since August 11, 2008 and will remain closed until September 15, 2008 to accommodate these and other works, including alterations to the road itself. Due to the timing of these works, the closure of Pine Valley Drive and the need to complete the works within the coldwater fisheries timing window (July 1 to September 15), emergency authorization to start this project will be given by the Director of Planning and Development at the TRCA prior to the Executive Committee meeting on September 5, 2008.

Staff further note that the project commenced prior to receipt of a permit from the TRCA. A violation notice was issued by TRCA Enforcement staff (Violation No. V2393) and all work within the TRCA regulated area has stopped. The applicant is awaiting approval from the TRCA before recommencing these works. As this project originally started prior to the issuance of the necessary permit, the applicant was required to pay an additional administrative fee.

Control of Flooding:

The proposed development will not be located within the Regional Storm flood plain. There will be no impact on the storage or conveyance of floodwaters.

Pollution:

Sediment and erosion control measures have been installed and will be maintained throughout construction to prevent sediment from entering the adjacent natural features.

Dynamic Beaches:

Not applicable.

Erosion:

There will be no geotechnical/slope stability issues associated with the development. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize sedimentation and erosion on the site.

Conservation of Land:

The project does not constitute a Harmful Alteration, Destruction, or Disruption of fish habitat and, therefore, an Authorization from Fisheries and Oceans Canada (DFO) is not required. Staff will issue a Letter of Advice to the proponent on behalf of DFO. There are no other significant natural features on or adjacent to the site that may be negatively impacted by the project.

Plantings

The stormwater management pond and outfalls will be planted with native, non-invasive species to the satisfaction of TRCA staff.

Policy Guidelines:

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

CFN: 40522 - Application #: 124/08/VAUG

Report Prepared by: Coreena Smith, extension 5269

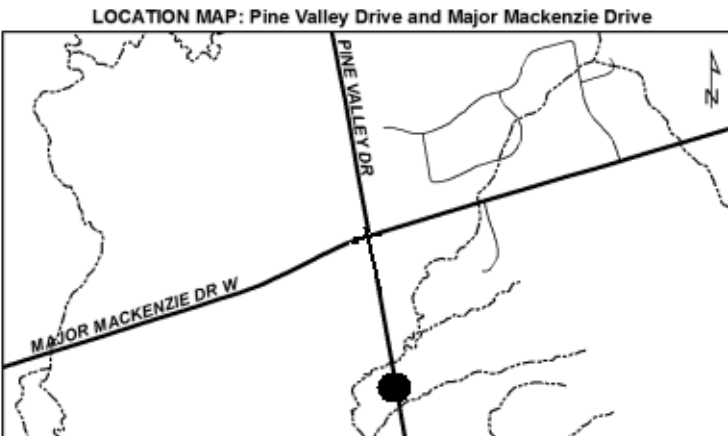
For information contact: Coreena Smith, extension 5269

Date: September 3, 2008

8.1.88 BLOCK 39 (NORTH WEST) DEVELOPERS GROUP 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 Lot 19, Concession 6, (Block 39, Along Pine Valley Drive, South of Major Mackenzie Drive), in the City of Vaughan, Humber River Watershed as located on the property owned by Block 39 (North West) Developers Group Inc..

The purpose is to allow development within a Regulated Area of the Humber River Watershed to facilitate the installation of a watermain and sanitary sewer by jack and bore auguring beneath a twin CMP culvert conveying Marigold Creek. These works will be carried out within the road right-of-way on the east side of Pine Valley Drive, south of Major Mackenzie Drive, within the City of Vaughan. These works will service new residential subdivisions within the northwest corner of Block 39.



The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. PP-22, Plan and Profile of Pine Valley Drive, prepared by Schaeffers Consulting Engineers, dated May 2008, revised August, 20, 2008, redline revised by Mladen Ninkovic of Schaeffers Consulting Engineers on August 26, 2008, received by the TRCA on August 26, 2008.**

RATIONALE

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

Proposal:

The purpose is to allow development within a Regulated Area of the Humber River Watershed to facilitate the installation of a watermain and sanitary sewer by jack and bore auguring beneath a twin CMP culvert conveying Marigold Creek. These works will be carried out within the road right-of-way on the east side of Pine Valley Drive, south of Major Mackenzie Drive, within the City of Vaughan. These works will service new residential subdivisions within the northwest corner of Block 39.

Pine Valley Drive has been closed since August 11, 2008 and will remain closed until September 15, 2008 to accommodate these and other works. Due to the timing of these works, the closure of Pine Valley Drive and the need to complete the works within the coldwater fisheries timing window (July 1 to September 15), emergency authorization to start this project was provided on August 27, 2008 by the Director of Planning and Development at the TRCA.

Staff further note that the project commenced prior to receipt of a permit from the TRCA. A violation notice was issued by TRCA Enforcement staff (Violation No. V2393) and all work within the TRCA regulated area stopped. The applicant waited for authorization from the TRCA before recommencing the works. As this project originally started prior to the issuance of the necessary permit, the applicant was required to pay an additional administrative fee.

Control of Flooding:

The development is not located within the Regional Storm flood plain. There will be no impact on the storage or conveyance of floodwaters.

Pollution:

Sediment and erosion control measures have been installed and will be maintained throughout construction to prevent sediment from entering the adjacent natural features.

Dynamic Beaches:

Not applicable.

Erosion:

There will be no geotechnical/slope stability issues associated with the development. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize sedimentation and erosion on the site.

Conservation of Land:

The project does not constitute a Harmful Alteration, Destruction, or Disruption of fish habitat and, therefore, an Authorization from Fisheries and Oceans Canada (DFO) is not required. By following the conditions and measures set out in the Punch and Bore Crossings Ontario Operational Statement (Version 3.0), the proponent will be in compliance with subsection 35(1) of the Fisheries Act.

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 with topsoil and sod upon completion of the works.

Policy Guidelines:

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

CFN: 41272 - Application #: 688/08/VAUG

Report Prepared by: Coreena Smith, extension 5269

For information contact: Coreena Smith, extension 5269

Date: September 3, 2008

TOWN OF MARKHAM

8.1.89 11194 KENNEDY ROAD

To site grade on Lot 28, Concession 5, (11194 Kennedy Road), 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 replacement of an existing septic system.



The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, prepared by J. Larkin, dated August 27, 2008, stamped received by TRCA Planning and Development August 27, 2008, redline revised by TRCA staff on September 5, 2008.**

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 replacement of an existing malfunctioning septic system. The subject lands currently contain an existing residential dwelling. Although the septic system is located within the Regional Storm Floodplain, 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 currently a manicured lawn. As such no significant vegetation will be removed as a result of construction.

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 septic system is located outside of the hydraulic floodway. All excavated fill will be removed from the Regional Storm Floodplain.

Pollution:

Sediment and erosion controls (i.e. silt fence) will be erected prior to construction taking place and will be maintained throughout all phases of construction in accordance with TRCA guidelines.

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

No significant vegetation will be removed as a result of construction. As such, 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: 41371 - Application #: 740/08/MARK

Report Prepared by: Lisa Stern, extension 5370

For information contact: Quentin Hanchard, extension 5324

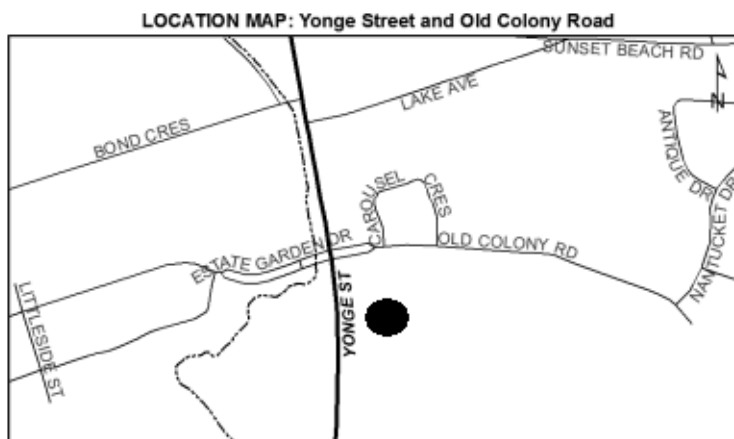
Date: September 3, 2008

TOWN OF RICHMOND HILL

8.1.90 1133373 ONTARIO LTD.

To construct, reconstruct, erect or place a building or structure and alter a watercourse on Part Lot 64, Concession 1, (12461-12775 Yonge Street), in the Town of Richmond Hill, Humber River Watershed as located on the property owned by 1133373 Ontario Limited.

The purpose is to undertake works within a TRCA Regulated Area in order to facilitate the construction of a 99-unit townhouse development block that includes amphibian crossings and a stormwater outfall.



The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **A Letter of Undertaking provided by Larry Hennigar of Cole Engineering, dated Wednesday September 3rd, 2008, to address outstanding TRCA Ecology and Engineering issues, prior to the issuance of the permit**

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, just north of Bond Lake, in order to facilitate the construction of a stormwater outfall for a new 99-unit townhouse development block that includes amphibian crossings. The proposed townhouse block is located on the Oak Ridges Moraine (ORM) and north of a Provincially Significant Wetland (PSW) (Bond Lake). The lands south of the property (Bond Lake) have been conveyed to the Province through a land exchange agreement. All stormwater runoff from the proposed townhouse block will be directed into the existing stormwater system and will not runoff into the sensitive wetland area south of the subject site. The stormwater outfall will be constructed and directed into an existing stormwater management pond to provide stormwater treatment. All the stormwater functions have been designed using TRCA guidelines.

There are two amphibian crossings proposed for this site on the east and west sides of the site. These crossings are located beneath the proposed roads within the site and are an extension of existing crossings north of this site that provides a corridor of amphibian movement from a wetland north of the subject site to Bond Lake. The crossing located on the west side of the site required grading within the buffer area, that has been conveyed to the Province in order to prevent stormwater from entering into the sensitive area south of the site. Grading within the buffer is also required by the east entrance on the proposed site to accommodate the road and lot configuration. Restoration and enhancement plantings are proposed for the disturbed areas that are to be graded. It is our opinion that the proposed restoration and enhancement plantings will provide an overall ecological net gain for this area of the Humber River Watershed. All grading has been approved by the Ontario Realty Corporation (ORC) acting on behalf of the Ministry of Public Infrastructure and Renewal (MPIR).

Control of Flooding:

The proposed works are located within the Regional Storm Floodplain, however, mitigative measures are to be implement to maintain storage capacity and/or conveyance of flood waters. As such, TRCA Water Resources staff do not anticipate any significant impacts to the storage and/or conveyance of flood waters.

Pollution:

Appropriate sediment and erosion 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. There are no fisheries related concerns associated with this project.

Plantings

Although no significant vegetation will be removed as a result of the proposed works, the applicant has proposed significant plantings in accordance with TRCA guidelines for the amphibian crossing and for restorative works within the buffer area.

Policy Guidelines:

The proposal complies with Section 4.1 - New Development and Section 4.3 - Infrastructure and Servicing, of the Authority's Valley and Stream corridor Management Program (VSCMP).

CFN: 37197 - Application #: 514/05/RH

Report Prepared by: Uton Samuels, extension 5386

For information contact: Uton Samuels, extension 5386

Date: September 3, 2008