

**FURTHER TO EXECUTIVE COMMITTEE MEETING #8/05**  
**To be held Friday, October 14, 2005**

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**7. SECTION I - ITEMS FOR AUTHORITY ACTION**

NEW ITEM - ITEM 7.8

**7.8 NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT  
2001-2005**

Flood Plain and Conservation Component / Duffins Creek Watershed  
Authur Fowler and Alexandra Maureen Fowler  
CFN 11356

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**8. SECTION II - ITEMS FOR EXECUTIVE ACTION**

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WITHDRAWN

**8.1.15 BRAMPTON GOLF CLUB**

WITHDRAWN

**8.1.22 MANDRAKE PROPERTIES**

NEW PERMIT

**TOWN OF WHITCHURCH-STOUFFVILLE**

**8.1.48 1320991 ONTARIO LTD.**

To alter a waterway on, (West of 10th Line, South of Stouffville Road),  
in the Town of Whitchurch-Stouffville, Duffins Creek Watershed as  
located on the property owned by 1320991 Ontario Ltd.

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**TO:** Chair and Members of the Executive Committee  
Meeting #8/05, October 14, 2005

**FROM:** James W. Dillane, Director, Finance and Business Services

**RE:** **NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT  
2001-2005**  
Flood Plain and Conservation Component / Duffins Creek Watershed  
Authur Fowler and Alexandra Maureen Fowler  
CFN 11356

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**KEY ISSUE**

Purchase of property owned by Authur Fowler and Alexandra Maureen Fowler, located on the west side of Riverside Drive, south of Rossland Road, in the Town of Ajax, Regional Municipality of Durham, municipally known as 648 Riverside Drive.

**RECOMMENDATION**

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.079 hectares (0.195 acres) more or less, consisting of a rectangular shaped parcel of land, be purchased from Authur Fowler and Alexandra Maureen Fowler, said lands being Part of Block 1, Registered Plan 342, Town of Ajax, Regional Municipality of Durham, located on the west side of Riverside Drive, south of Rossland Road, municipally known as 648 Riverside Drive;**

**THAT the purchase price be \$400,000;**

**THAT acquisition by Toronto and Region Conservation Authority (TRCA) is conditional on the availability of all necessary funding;**

**THAT Authur Fowler and Alexandra Maureen Fowler have the right to retain possession of the property until February 16, 2016 subject to payment of realty taxes, maintenance and all utilities supplied to the property;**

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

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

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

**BACKGROUND**

Resolution #A231/00, Authority Meeting #9/00, October 27, 2000 approved the Natural Heritage Lands Protection and Acquisition Project 2001-2005.

Negotiations have been conducted with the owner.

The Director, Watershed Management has reviewed the proposal and is in concurrence with the purchase of the property.

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

#### **RATIONALE**

The subject property is flood plain and falls within TRCA's approved master plan for acquisition for the Duffins Creek watershed. Acquisition of this property removes a building lot of record from the flood plain. The adjacent lands are owned by TRCA.

#### **TAXES AND MAINTENANCE**

Taxes on the property were \$3,506.14 in 2004. While the Fowlers are in possession of the property they will be responsible for the taxes and maintenance. After TRCA obtains vacant possession of the property, it is proposed that the building be demolished.

#### **FINANCIAL DETAILS**

Potential funding sources may include the Town of Ajax and the Regional Municipality of Durham.

**Report prepared by: Mike Fenning, extension 5223**

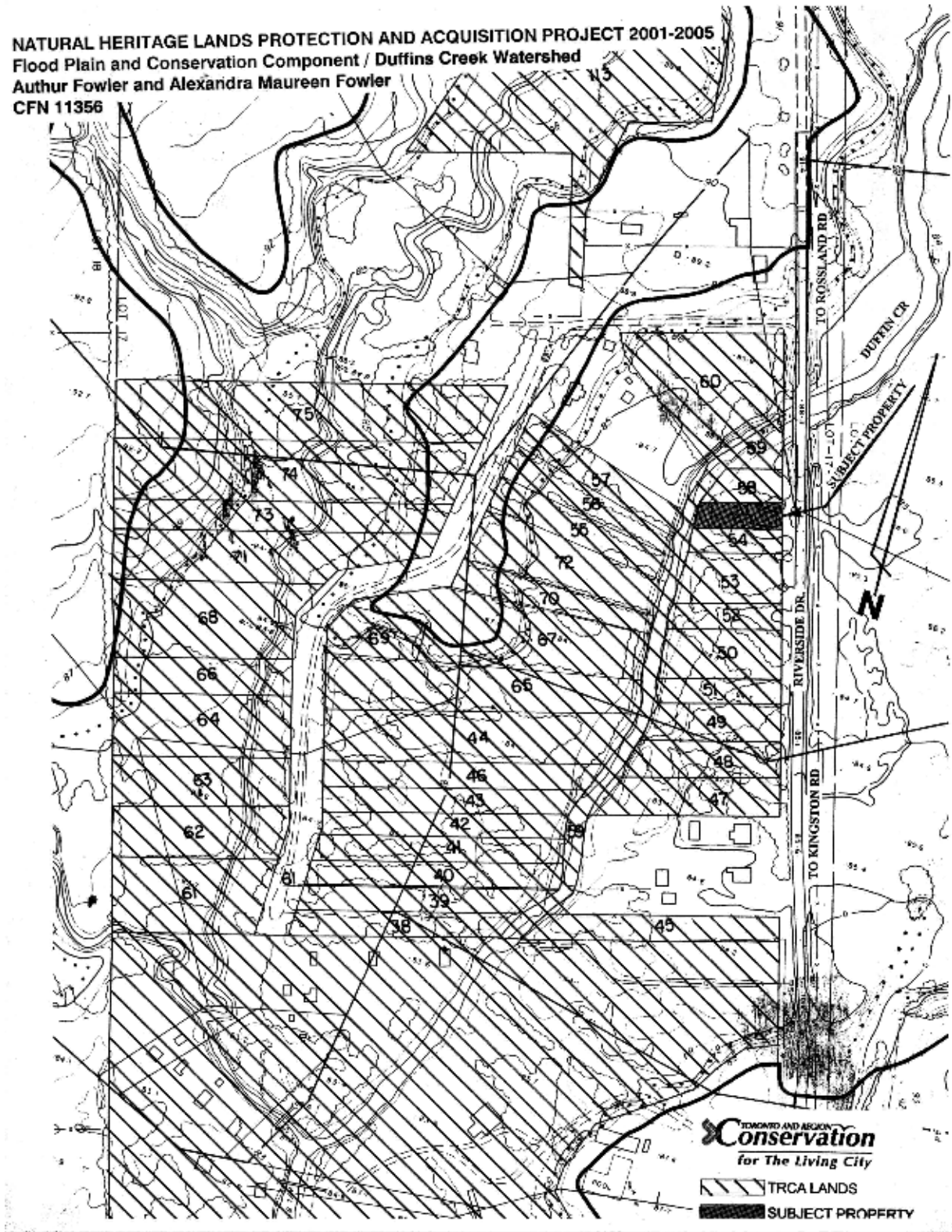
**For Information contact: Mike Fenning, extension 5223, Ron Dewell, extension 5245**

**Date: October 07, 2005**

**Attachments: 1**

Attachment 1

**NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005**  
**Flood Plain and Conservation Component / Duffins Creek Watershed**  
**Author Fowler and Alexandra Maureen Fowler**  
**CFN 11356**



## **8.1 APPLICATION FOR PERMITS UNDER ONTARIO REGULATION 158 Fill, Construction and Alteration to Waterways**

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:

### **8.1.15 BRAMPTON GOLF CLUB**

- Withdrawn

### **8.1.16 CASA-NORTH INVESTMENTS INC.**

- Letter of undertaking provided by Darren Steedman, Metrus Developments, dated October 12, 2005, to address outstanding TRCA Ecology and Engineering issues prior to the issuance of the permit.

### **8.1.17 PARTACC DEVELOPMENTS INC.**

- Letter of Undertaking provided by Piotr Szponar, P.Eng. of Rand Engineering Corporation, dated October 6, 2005, to address all outstanding ecology issues.

### **8.1.18 REGION OF PEEL**

- Letter of Undertaking, prepared by Jaime E. Acosta, Region of Peel, dated October 12, 2005, to address outstanding engineering related issues prior to issuance of permit.

### **8.1.19 SHERIDAN NURSERIES**

- Letter of undertaking provided by Victor Lind, Urban Land Management, dated October 12, 2005, to address outstanding TRCA Ecology and Engineering issues prior to the issuance of the permit.

### **8.1.20 TRANSFORCE**

- Letter of Undertaking, prepared by M. Tanos, Terraprobe Limited, dated October 11, 2005, to address outstanding ecology related issues prior to issuance of permit.

### **8.1.21 OAKDALE GOLF AND COUNTRY CLUB**

- Drawing Nos. P1 to P4, Plan and Profile, Oakdale Golf and Country Club, prepared by Burnside, revised October 7, 2005, received October 7, 2005;
- Drawing No. D1, Restoration and Erosion Control Details, Oakdale Golf and Country Club, prepared by Burnside, revised September 27, 2005, received September 28, 2005.

### **8.1.22 MANDRAKE PROPERTIES**

- Withdrawn

### **8.1.23 SAM PRIMUCCI HOLDINGS INC.**

- Site Plan, prepared by Desmond Royalsudhuri Architect, received on September 29, 2005;
- Section Plans, Floor Plans, Elevation Plans, prepared by Desmond Royalsudhuri Architect, received on September 13, 2005.

#### **8.1.24 VALENTINO FINE HOMES**

- Site Plan, prepared by Desmond Royalsudhuri Architect, received on September 29, 2005;
- Section Plans, Floor Plans, Elevation Plans, prepared by Desmond Royalsudhuri Architect, received on September 13, 2005.

#### **8.1.25 JIM BRANCATO**

- Site Plan, Lot 70, Registered Plan M-1701, prepared by ROWAN\_STANCIU LTD, dated August 31, 2005, received by the TRCA on September 5, 2005, redline revised to indicate sediment control fencing and the removal of excess fill material;
- Front Elevation, Sheet No. 5, submitted by Jim Brancato, received by the TRCA on Oct. 4, 2005;
- Right Side and Front Elevation, Sheet No. 6, submitted by Jim Brancato, received by the TRCA on Oct. 4, 2005;
- Left Side and Rear Elevation, Sheet No. 7, submitted by Jim Brancato, received by the TRCA on Oct. 4, 2005.

#### **8.1.26 KLEINBURG GOLF CLUB**

- Plan & Sections, Drwg. No. 1896-1, Kleinburg Golf Course Irrigation Pond Embankment, prepared by Skelton Brumwell & Associates Inc., revised June 2005, received by the TRCA on July 7, 2005, redline revised to indicate that the works will be conducted during the warmwater fisheries timing window (July 1 to March 31);
- Siphon Plan & Profile, Drwg. No. 1896-2, Kleinburg Golf Course Irrigation Pond Embankment, prepared by Skelton Brumwell & Associates Inc., revised June 2005, received by the TRCA on July 7, 2005;
- Details, Drwg. No. 1896-5, Kleinburg Golf Course Irrigation Pond, prepared by Skelton Brumwell & Associates Inc., revised June 2005, received by the TRCA on July 7, 2005.

#### **8.1.27 RAY IANNELLO**

- Landscape Development Plan, Sheet No. L1, prepared by Seferian Design Group Limited, issued October 11, 2005, received by the TRCA on October 12, 2005, redline revised to indicate sediment control fencing and the removal of excess fill material;
- Grading Plan, Sheet No. L2, prepared by Seferian Design Group Limited, issued October 11, 2005, received by the TRCA on October 12, 2005;
- Planting Plan (Sector A), Sheet No. L3, prepared by Seferian Design Group Limited, issued October 3, 2005, received by the TRCA on October 3, 2005;
- Planting Plan (Sector B), Sheet No. L4, prepared by Seferian Design Group Limited, issued October 3, 2005, received by the TRCA on October 3, 2005;
- Planting Plan (Sector C), Sheet No. L5, prepared by Seferian Design Group Limited, issued October 3, 2005, received by the TRCA on October 3, 2005;
- Planting Plan (Sector D), Sheet No. L6, prepared by Seferian Design Group Limited, issued October 3, 2005, received by the TRCA on October 3, 2005;
- Plant List & Construction Details, Sheet No. L7, prepared by Seferian Design Group Limited, issued October 3, 2005, received by the TRCA on October 3, 2005;
- Construction Details, Sheet No. L8, prepared by Seferian Design Group Limited, issued October 3, 2005, received by the TRCA on October 3, 2005;
- Exterior Wall Elevations, Sheet No. L9, prepared by Seferian Design Group Limited, issued October 3, 2005, received by the TRCA on October 3, 2005.

#### **8.1.28 LASSETER DEVELOPMENT INC.**

- Grading Plan 1, Drawing No. 501, Lasseter Development Incorporated Preliminary Grading Plan 2, Drawing No. 502, Grading Plan 3, Drawing No. 503, Project No. 1026, prepared by Lasseter Development Incorporated; as received on July 5th, 2005;
- Erosion and Sediment Control Plan 1, Drawing No. 701, Project No. 1026, prepared by SCS Consulting Group Limited, as received on July 5th, 2005;
- Restoration Planting Plans and Details, Drawing Nos. L-01, L-02, L-03, Drawing No. D-1, Job No. MET900, prepared by MBTW Group, revised as received on October 11th, 2005.

#### **8.1.29 WINTER GARDEN ESTATES INC./BOX GROVE HILL DEVELOPMENTS INC.**

- Walkway Block and Tributary A Pedestrian Crossings, Sheet TRCA-1 and TRCA-2, prepared by Stantec Consulting and NAK Design Group, as received on August 12th, 2004;
- Pedestrian Crossing Restoration Sheet PX-1, PX-2 and PX-3 prepared by Stantec Consulting and NAK Design Group, as received on December 8th, 2004.

#### **8.1.30 GAREENE HOMES LTD.**

- Vegetation Analysis and Tree Preservation Plan, Drawing No. L-1, prepared by Alexander Budrevics Associates Limited, received October 11, 2005;
- Landscape Development Plan, Drawing No. L-2, prepared by Alexander Budrevics Associates Limited, received October 11, 2005;
- Trail Development Area, Drawing No. L-3, prepared by Alexander Budrevics Associates Limited, received October 11, 2005;
- Landscape Details, Drawing No. L-4, prepared by Alexander Budrevics Associates Limited, received October 11, 2005;
- Pedestrian Crossing Details, Drawing No. L-5, prepared by Alexander Budrevics Associates Limited, received October 11, 2005.

#### **8.1.31 MOUNT PLEASANT GROUP OF CEMETERIES**

- Letter of Undertaking - stating that all outstanding stormwater management comments will be addressed by the applicant, prepared by Glen E. Timney, Mount Pleasant Group of Cemeteries, dated October 11, 2005, received October 11, 2005.

#### **8.1.32 TOWN OF WHITCHURCH-STOUFFVILLE**

- Site Plan, Drawing No. 1, prepared by Totten Sims Hubicki Associates, dated June 2005, received September 2, 2005;
- General Arrangement, Drawing No. 2, prepared by Totten Sims Hubicki Associates, dated June 2005, received September 2, 2005.

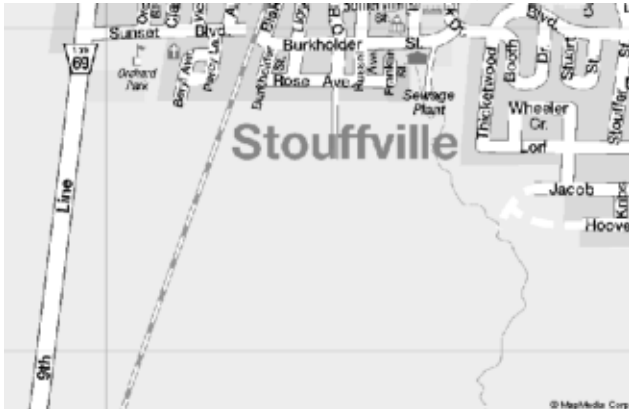
## TOWN OF WHITCHURCH-STOUFFVILLE

### 8.1.48 1320991 ONTARIO LTD.

To alter a waterway on, (West of 10th Line, South of Stouffville Road), in the Town of Whitchurch-Stouffville, Duffins Creek Watershed as located on the property owned by 1320991 Ontario Ltd.

The purpose is to install a trunk sanitary sewer and watermain crossing of a small tributary of the Duffins Creek in order to facilitate the development of draft approved plans of subdivision within the developing urban area of the Town of Whitchurch Stouffville.

### LOCATION MAP: West of 10th Line, South of Stouffville Road



The permit will be issued for the period of October 14, 2005 to October 13, 2010 in accordance with the following documents and plans which form part of this permit:

- **Truck Sewer and Watermain Drawing Nos. P-113 and P-114, Project No. 03343, prepared by Sernas and Associates as received on September 13th, 2004.**
- **Letter of Undertaking with respect to the proposed enhancement plans for any disturbances caused by the bore pits for the proposed servicing as received on October 12th, 2005.**

### RATIONALE

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

#### Proposal:

The applicant proposes to construct a sanitary and watermain crossing of a small tributary valley of the Duffins Creek in order to service draft approved plans of subdivision within the developing Stouffville urban expansion area. The crossing for both pipes is in excess of two metres below the invert of the watercourse. The crossing will be conducted through a jack and bore method and will not result in any interference with the low flow channel of the tributary. Bore pits are required and the pits will be located in excess of ten metres from the watercourse. Portions of the sanitary pipe beyond the bore pits will be trenched in accordance with details provided by the applicant. No significant dewatering is required for the installation of the servicing pipes. The pits and trenching will be restored to the satisfaction of TRCA staff.

Control of Flooding:

Works are not proposed within the Regional Storm Floodplain. Therefore there will be no impact on the control of flooding.

Pollution:

Sediment fencing will be erected between the proposed bore pits and the watercourse and will remain in place for the duration of the works. All disturbed areas will be renaturalized through a native seed mix to further stabilize the soils and the site will be planted to the satisfaction of TRCA staff.

Conservation of Land:

The alignment chosen is devoid of significant woody vegetation and is at a narrow section of the gently sloping valley corridor. Further, the servicing pipes are below grade. As a result it is expected that there will be no long term impacts on the functioning of the valley corridor and watercourse.

*Plantings*

All disturbed areas will be planted to the satisfaction of TRCA staff.

Policy Guidelines:

The works are in compliance with Section 4.3 "Infrastructure and Servicing" of the Authority's Valley and Stream Corridor management Program. The works do not constitute a Harmful Alteration Disruption or Destruction to fish habitat and Fisheries and Oceans Canada(DFO) approval is not required.

**CFN: 35832 - Application #: 357/04/WS**

**Report Prepared by: Russel White, extension 5306**

**For information contact: Russel White, extension 5306**

**Date: October 12, 2005**