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Requester Approvers

SECTION:

CONFIDENTIAL: **No**

Item

TO: **Chair and Members of the Executive Committee
Meeting #8/08, October 3, 2008**

FROM:

RE: **ADDED ITEMS**

KEY ISSUE:

RECOMMENDATION

FURTHER TO:

8. SECTION II - ITEMS FOR EXECUTIVE ACTION

8.1 ERRATA UPDATE SHEET 135-139

WITHDRAWN

8.1.30 68 HILLDALE ROAD

WITHDRAWN

8.1.35 SCARBOROUGH GOLF AND COUNTRY CLUB

NEW PERMITS

CITY OF VAUGHAN

8.1.75 IN STORAGE REIT

To construct, reconstruct, erect or place a building or structure on Part Lot 13, Concession 5, (8929 Weston Road), in the City of Vaughan, Humber River Watershed as located on the property owned by InStorage REIT. The purpose is to construct a replacement office and storage building within a Regulated Area of the Humber River Watershed at 8929 Weston Road in the City of Vaughan. 140-141

8.1.76 METRUS DEVELOPMENT INC.

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 14, Concession 10, southwest of Huntington Road and Rutherford Road, in the City of Vaughan, Humber River Watershed as located on the property owned by Metrus Development Inc. The purpose is to conduct site grading and to temporarily or permanently place, dump or remove any material within a Regulated Area, in order to conduct topsoil grading works for the purposes of restoring the valley corridor, within Planning Block 64, in the City of Vaughan. 141-143

TOWN OF RICHMOND HILL

8.1.77 25 RIDGEWOOD 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 13, 14, Plan 65M-2232, Part Lot 12, Plan 65M-2232, (25 Ridgewood Drive), 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 construction of an addition to an existing dwelling and expansion of an existing garage. 143-145

8.1.78 41 COUNTRY HEIGHTS DRIVE

To construct, reconstruct, erect or place a building or structure on Lot 3, Plan 65M3856, (41 Country Heights Drive), 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 construction of a two-storey single detached dwelling.

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:

8.1.22 BELL CANADA

- Plan No. 406, prepared by Plantec Consulting Engineers, Revision No. 5, revised on September 29, 2008, stamped received by TRCA Planning & Development staff on October 1, 2008;
- Plan No. 407, prepared by Plantec Consulting Engineers, Revision No. 5, revised on September 29, 2008, stamped received by TRCA Planning & Development staff on October 1, 2008;
- Plan No. 701, prepared by Plantec Consulting Engineers, Revision No. 5, revised on September 29, 2008, stamped received by TRCA Planning & Development staff on October 1, 2008.

8.1.23 REGIONAL MUNICIPALITY OF PEEL

- Letter of Undertaking to provide revisions to the engineering drawings to the satisfaction of TRCA staff; dated September 30, 2008; received September 30, 2008; prepared by Morrison Hershfield.

8.1.24 SORBARA GROUP

- Letter of undertaking provided by Sorbara Development Group, dated October 1, 2008, to address all outstanding TRCA issues prior to the issuance of the permit.

8.1.25 CITY OF MISSISSAUGA

- Letter of Undertaking to provide revisions to the engineering drawings to the satisfaction of TRCA staff; dated September 25, 2008; received September 26, 2008; prepared by Giffels Associates Limited.

8.1.26 REGIONAL MUNICIPALITY OF PEEL

- Letter of Undertaking to provide revisions to the engineering drawings to the satisfaction of TRCA staff; dated September 30, 2008; received September 30, 2008; prepared by Morrison Hershfield.

8.1.27 28 RIVERDALE DRIVE

- A-3, First Floor Plan, prepared by Architectural Design Co. Inc., dated November 2005, Revision No. 3, revised on June 26, 2008, received on September 5, 2008;
- A-5, Front and Right Side Elevations, prepared by Architectural Design Co. Inc., dated November 2005, Revision No. 4, revised on June 26, 2008, received on September 5, 2008;
- A-6, Rear and Left Side Elevations, prepared by Architectural Design Co. Inc., dated November 2005, Revision No. 4, revised on June 26, 2008, received on September 5, 2008.

8.1.28 174 SOUTH KINGSWAY

- Drawing unnumbered, Site Plan, prepared by Avanti Surveying Inc., dated June 17, 2008, received on July 25, 2008;
- Drawing unnumbered, Partial Site Plan, prepared by John Tickle, undated, received on July 25, 2008;
- Drawing No. S-2.0, Option #2 Retaining Wall Section, prepared by M. A. Steelcon Engineering Limited, dated September 2, 2008, received on September 5, 2008.

8.1.29 98 BABY POINT ROAD

- Drawing unnumbered, Site Plan, prepared by Bruce A. Brown Associates Limited, dated October 1, 2008, received on October 1, 2008;
- Letter of Assurance, prepared by Bruce A. Brown Associates Limited, dated October 1, 2008, received on October 1, 2008.

8.1.30 68 HILLDALE ROAD WITHDRAWN

8.1.31 CITY OF TORONTO

- Letter of Undertaking to provide revisions to drawings and documentation, and landowner authorizations for work outside the Regulated Area, dated September 26, 2008; received by TRCA on September 26, 2008; prepared by the City of Toronto.

8.1.32 R.J. MCARTHUR PROPERTIES INC. - CORAM DEVELOPMENT INC.

- Drawing No. SW-1 Site Plan, dated August 25, 2008, prepared by Pitura Husson Limited, received by TRCA staff September 24, 2008;
- Drawing No. SW-2 Grading Plan, dated August 25, 2008, prepared by Pitura Husson Limited, received by TRCA staff September 24, 2008;
- Drawing No. T1 Tree Preservation Plan, dated June 20, 2008, prepared by Urban Forest Innovations Inc., received by TRCA staff September 24, 2008.

8.1.33 SANOFI PASTEUR LIMITED

- Drawing No. A1.1, New Site Plan, prepared by G+G Partnership Architects, revised May 12, 2008, received May 13, 2008;
- Drawing No. B96-LP-1, Building 94 Compensation Plan Landscape Plan, revised August 14, 2008, received September 23, 2008, red-line revised by TRCA on September 30, 2008; Drawing No. B96-LP-2, Building 96 Compensation Plan, dated September 19, 2008, received September 23, 2008, red-line revised by TRCA on September 30, 2008.

8.1.34 111 MILDENHALL ROAD

- Drawing No. A-1.0 Site Plan, dated August 15, 2008, prepared by Wayne Swadron, Received by TRCA staff August 26, 2008;
- Drawing No. L-1.0 Landscape Layout and Grading Plan, dated August 15, 2008, prepared by Wayne Swadron, Received by TRCA staff August 26, 2008;
- Drawing No. G-1.1 Erosion and Sediment Control Plan, dated August 15, 2008, prepared by Wayne Swadron, Received by TRCA staff August 26, 2008;
- Drawing No. G-1 Site Servicing, Grading & Stormwater Management, dated August 14, 2008, prepared by A.M. Candaras Associates Inc., Received by TRCA staff August 26, 2008.

8.1.35 SCARBOROUGH GOLF AND COUNTRY CLUB WITHDRAWN

8.1.36 2600 ST. CLAIR AVENUE EAST

- Page 1, Borehole Location Plan, prepared by Terraprobe Limited, dated August 20, 2008, Revision No. 1, revised on September 25, 2008, received on September 25, 2008;
- Page 2, Partial Site Plan, prepared by Terraprobe Limited, dated August 20, 2008, Revision No. 1, revised on September 25, 2008, received on September 25, 2008;
- Page 7, New Pre-cast Block with Reinforced Backfill Option, prepared by Terraprobe Limited, dated August 20, 2008, Revision No. 1, revised on September 25, 2008, received on September 25, 2008;
- Page 8, New Timber Crib Wall Option, prepared by Terraprobe Limited, dated August 20, 2008, Revision No. 1, revised on September 25, 2008, received on September 25, 2008;
- Page 9, New Armourstone Wall Option, prepared by Terraprobe Limited, dated August 20, 2008, Revision No. 1, revised on September 25, 2008, received on September 25, 2008.

8.1.37 2170779 ONTARIO INC.

- Letter of Undertaking, prepared by Loreto Tersigni, F.J. Ternoway & Associates Limited, dated September 29, 2008, received September 29, 2008.

8.1.38 64 HILLSIDE AVENUE

- Site Plan, prepared by the applicant, received by the TRCA July 22, 2008;
- Topographical Survey / Grading Plan, prepared by P. Salna Company Ltd., received by the TRCA August 28, 2008;
- Letter of Undertaking, dated October 1, 2008, prepared by the applicant stating that a revised Planting Plan will be submitted to the satisfaction of the TRCA.

8.1.39 UJA FEDERATION

- Quadrant 'B' - Site Servicing Plan (Phase I), Drawing No. SS-1, prepared by Schaeffers Consulting Engineers, Revision No. 4 (revised July 25, 2008), received August 15, 2008;
- Quadrant 'B' - Site Grading Plan (Phase I), Drawing No. SG-1, prepared by Schaeffers Consulting Engineers, Revision No. 2 (revised July 25, 2008), received August 15, 2008;
- Quadrant 'B' - Siltation Control Plan (Phase I), Drawing No. SC-1, prepared by Schaeffers Consulting Engineers, Revision No. 2 (revised July 25, 2008), received August 15, 2008;
- Quadrant 'B' - Site Drainage Plan (Phase I), Drawing No. SD-1, prepared by Schaeffers Consulting Engineers, Revision No. 2 (revised July 25, 2008), received August 15, 2008;
- Quadrant 'B' - Site Servicing Plan (Phase II), Drawing No. SS-1, prepared by Schaeffers Consulting Engineers, Revision No. 4 (revised July 25, 2008), received August 15, 2008;
- Quadrant 'B' - Site Grading Plan (Phase II), Drawing No. SG-1, prepared by Schaeffers Consulting Engineers, Revision No. 2 (revised July 25, 2008), received August 15, 2008;

- Quadrant 'B' - Site Drainage Plan (Phase II), Drawing No. SD-1, prepared by Schaeffers Consulting Engineers, Revision No. 2 (revised July 25, 2008), received August 15, 2008;
- Quadrant 'B' - Siltation Control Plan (Phase II), Drawing No. SC-1, prepared by Schaeffers Consulting Engineers, Revision No. 2 (revised July 25, 2008), received August 15, 2008.

8.1.40 102 GREY PARK DRIVE

- Letter of Undertaking, prepared by R. Arthur, dated October 1, 2008, to address all outstanding ecology related issues.

8.1.41 10137 WOODBINE AVENUE

- Letter of Undertaking, prepared by the B. Rampersad, dated September 30, 2008, to address all outstanding engineering related issues.

8.1.42 236 MAIN STREET

- Letter of Undertaking, prepared by B. Hanson, dated October 1, 2008, to address all outstanding engineering related issues.

8.1.43 4086 19TH AVENUE

- Site Plan, prepared by M. Mikhail, dated September 18, 2008, stamped received by TRCA Planning and Development September 18, 2008;
- Drawing 08-1807, prepared by Future Steel Buildings Inc, dated July 24, 2008, stamped received by TRCA Planning and Development September 18, 2008.

8.1.44 43 GLENBOURNE PARK DRIVE

- Letter of Undertaking, prepared by Gregory Design Group, dated October 1, 2008, received by TRCA Planning and Development October 1, 2008, to address all outstanding ecology related issues.

8.1.45 TOWN AND COUNTRY BMW

- Drawing No. S-1, Servicing Plan, prepared by SCS Consulting Group Ltd., dated September 2008, Revision No. 5, revised on September 2, 2008, stamped received by TRCA Planning & Development staff on September 8, 2008;
- Drawing No. GR-1, Grading Plan, prepared by SCS Consulting Group Ltd., dated September 2008, Revision No. 5, revised on September 2, 2008, stamped received by TRCA Planning & Development staff on September 8, 2008;
- Drawing No. ESC-1, Erosion and Sedimentation Control Plan, prepared by SCS Consulting Group Ltd., dated September 2008, Revision No. 3, revised on September 29, 2008, stamped received by TRCA Planning & Development staff on October 1, 2008.

8.1.46 YORK REGION DISTRICT SCHOOL BOARD

- Letter of Undertaking prepared by EMC Group, dated October 1, 2008, received by TRCA Planning and Development October 1, 2008, to address all outstanding ecology and engineering related issues.

8.1.47 BAYVIEW CONSTRUCTION

- Letter of Undertaking, prepared by Bayview Construction, dated September 30, 2008, to address all outstanding ecology related issues.

8.1.48 DUKE OF RICHMOND DEVELOPMENTS INC.

- Letter of Undertaking, prepared by P. Slama, Stantec Consulting Ltd., dated October 1, 2008, to address all outstanding TRCA engineering and ecology concerns.

8.1.49 TOWN OF RICHMOND HILL

- Letter of Undertaking, prepared by S. Ng, Town of Richmond Hill, dated October 1, 2008, to address all outstanding ecology related issues.

8.1.50 65 JOHN STREET

- Site Plan, Drawing No. A-1.1, dated September 17, 2008, prepared by Edifice Consulting Group, received by the TRCA September 25, 2008;
- Basement Plan, Drawing No. A-3.0, dated August 8, 2008, prepared by Edifice Consulting Group, received by the TRCA September 12, 2008;
- First Floor Plan, Drawing No. A-3.1, dated August 8, 2008, prepared by Edifice Consulting Group, received by the TRCA September 12, 2008;
- Second Floor Plan, Drawing No. A-3.2, dated August 8, 2008, prepared by Edifice Consulting Group, received by the TRCA September 12, 2008;
- West Elevation Drawing, Drawing No. A-4.0, dated August 8, 2008, prepared by Edifice Consulting Group, received by the TRCA September 12, 2008;
- East Elevation Drawing, Drawing No. A-4.1, dated August 8, 2008, prepared by Edifice Consulting Group, received by the TRCA September 12, 2008;
- North Elevation Drawing, Drawing No. A-4.2, dated August 8, 2008, prepared by Edifice Consulting Group, received by the TRCA September 12, 2008;
- South Elevation Drawing, Drawing No. A-4.3, dated August 8, 2008, prepared by Edifice Consulting Group, received by the TRCA September 12, 2008.

8.1.51 SENECA COLLEGE

- Site Plan, Drawing No. A202, dated July 25, 2008, prepared by Stevens Group Architects Inc., received by the TRCA September 23, 2008;
- Elevations & Sections Drawing, Drawing No. A1, prepared by the applicant, received by the TRCA September 24, 2008.

CITY OF VAUGHAN

8.1.75 IN STORAGE REIT

To construct, reconstruct, erect or place a building or structure on Part Lot 13, Concession 5, (8929 Weston Road), in the City of Vaughan, Humber River Watershed as located on the property owned by InStorage REIT.

The purpose is to construct a replacement office and storage building within a Regulated Area of the Humber River Watershed at 8929 Weston Road in the City of Vaughan.



The permit will be issued for the period of October 3, 2008 to October 2, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking dated October 1, 2008 prepared by the applicant stating that revised drawings to the satisfaction of TRCA staff will be submitted.**

RATIONALE

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

Proposal:

The proposal is to construct a replacement office and storage building within a Regulated Area of the Humber River Watershed. As part of the project, two existing buildings are to be demolished and replaced with a single building. Based on a flood study prepared by Pitura Husson Limited, dated September 2008, received by the TRCA September 30, 2008, one of the existing buildings to be demolished is entirely within the Regional Storm Flood Plain. The proposed replacement building is partially located within the Regional Storm Flood Plain but does not encroach as far into the flood plain area than the existing building to be replaced. According to the flood study, the Regional Storm Elevation for the development area is 209.51 m.a.s.l. (metres above sea level). The proposed building will be floodproofed to this level by ensuring all openings are above 209.51 m.a.s.l. TRCA staff note that as part of Official Plan Amendment 450 and supporting studies, the watercourse that currently flows through the subject property is to be realigned in the future with the ultimate result of removing the subject property from the Regional Storm Flood Plain.

Control of Flooding:

TRCA water resources staff are satisfied that the proposed works will not have a significant impact on the storage and conveyance of flood waters.

Pollution:

Sediment control fencing will be erect and maintained for the duration of construction to prevent sediment from entering the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical issues associated with this application

Conservation of Land:

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

Plantings

The development area is currently devoid of vegetation, the proposed works includes plantings along the Weston Road frontage and northern property boundary.

Policy Guidelines:

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

CFN: 41467 - Application #: 813/08/VAUG
Report Prepared by: Anthony Sun, extension 5724
For information contact: Bill Kiru, extension 5306
Date: October 1, 2008

8.1.76 METRUS DEVELOPMENT INC.

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 14, Concession 10, southwest of Huntington Road and Rutherford Road, in the City of Vaughan, Humber River Watershed as located on the property owned by Metrus Development Inc.

The purpose is to conduct site grading and to temporarily or permanently place, dump or remove any material within a Regulated Area, in order to conduct topsoil grading works for the purposes of restoring the valley corridor, within Planning Block 64, in the City of Vaughan.

LOCATION MAP: S.W. of Hungtington Road & Rutherford Road



The permit will be issued for the period of October 3, 2008 to October 2, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by David Kellersohn, Schaeffers Consulting Engineers, dated September 25, 2008, received September 25, 2008.**

RATIONALE

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

Proposal:

The proposal is to conduct site grading and to temporarily or permanently place, dump or remove fill material within a Regulated Area of the Humber River, in order to conduct topsoil grading works which will facilitate the overall restoration of the valley corridor within Planning Block 64, in the City of Vaughan.

Planning Block 64 is bounded by Rutherford Road to the north, Highway 50 to the west, Langstaff Road to the south and to the east by Huntington Road. There is an approved Master Environmental Servicing Plan (MESP) in place for Planning Block 64 (approved in 2005). During the MESP process, the limit of the Humber River valley corridor in this area was identified and delineated. Since the approval of the Block 64 MESP, TRCA staff has received and draft approved a related draft plan of subdivision (19T-06V13).

Topsoil from two different locations within Block 64 will be placed around two existing on-line ponds that are currently separated by an existing culvert. The proposed relocation of this topsoil was proposed during the Block 64 MESP process and forms part of the overall effort to restore the valleyland. In the future, additional works will be conducted around the two on-line ponds, including extensive plantings and the creation of wetland areas. Additionally, a natural channel design will be implemented upstream/downstream of the existing ponds. This will promote fish habitat and passage through this area. An application for a permit under Ontario Regulation 166/06 (631/08/VAUG) for these works has been submitted and is currently being reviewed by TRCA technical staff.

Control of Flooding:

TRCA staff has reviewed the proposed topsoil placement plans and is satisfied that the works will not negatively affect the storage or conveyance of flood waters.

Pollution:

Erosion and sediment controls including silt fencing and rock check dams will be implemented prior to the initiation of grading works and maintained for the duration of construction, to ensure that sediment does not enter the nearby ponds and watercourse.

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 associated with the proposed works. Given the close proximity of the works to the watercourse and ponds, a Letter of Advice will be issued on behalf of Fisheries and Oceans Canada (DFO).

Plantings

Areas that are disturbed as part of the proposed works will be stabilized and restored with native, non-invasive plantings. This overall planting effort will be finalized once the associated natural channel design works are completed and stabilized.

Policy Guidelines:

This proposal complies with Section 4.2.2 (F) - Opportunities for Regeneration, of the TRCA's Valley and Stream Corridor Management Program.

CFN: 41196 - Application #: 630/08/VAUG
Report Prepared by: Kevin Huang, extension 5307
For information contact: Kevin Huang, extension 5307
Date: October 1, 2008

TOWN OF RICHMOND HILL

8.1.77 25 RIDGEWOOD 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 13, 14, Plan 65M-2232, Part Lot 12, Plan 65M-2232, (25 Ridgewood Drive), 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 construction of an addition to an existing dwelling and expansion of an existing garage.



The permit will be issued for the period of October 3, 2008 to October 2, 2010 in accordance with the following documents and plans which form part of this permit:

- **Dwg No. LP-1, Landscape Plan, Prepared by Alcorn & Associates, Revised August 2008, Received September 25, 2008;**
Dwg No. TP-1, Tree Inventory / Preservation Plan, Prepared by Alcorn & Associates, Revised August 2008, Received September 25, 2008;
Dwg. No. GP-1, Site Plan, Grading & Drainage Servicing Plan, Prepared by Alcorn & Associates, Revised August 2008, Received September 25, 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 construction of an additional 64 sq. m. for the existing home and also an additional 94 sq. m. onto the existing garage. Both of the proposed additions are located within a regulated area that is delineated by our Wetlands Area of Interference and is within the Countryside planning area of the Oak Ridges Moraine Conservation Plan. The addition to the back of the home will be over an existing grass covered area and the garage addition will be along the north western property line. The proposed garage addition will remove some existing trees that will be replaced with new trees that are to be planted within the Applicant's property.

Control of Flooding:

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

Pollution:

Appropriate sediment and erosion controls will be installed and maintained on the subject property 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

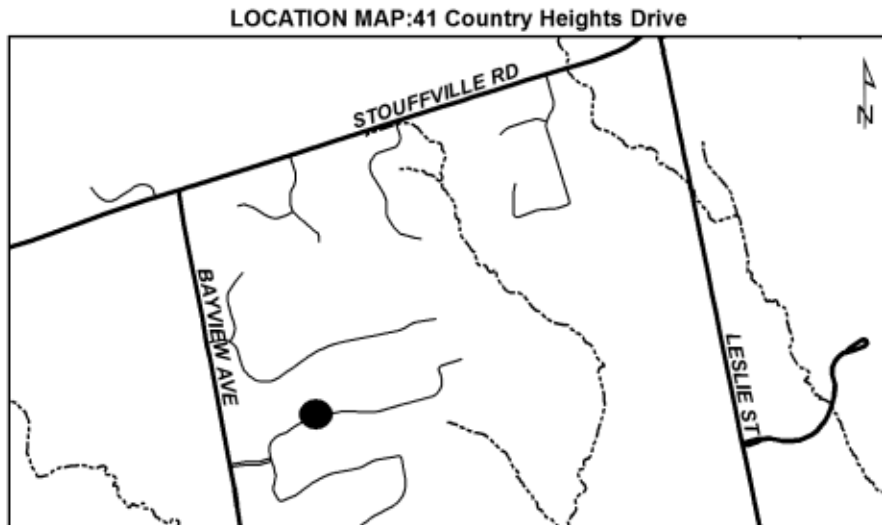
There will be trees planted on the property to replace the trees that are proposed to be removed as a result of the proposed garage.

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

CFN: 41495 - Application #: 831/08/RH
Report Prepared by: Uton Samuels, extension 5386
For information contact: Uton Samuels, extension 5386
Date: October 1, 2008

8.1.78 41 COUNTRY HEIGHTS DRIVE
To construct, reconstruct, erect or place a building or structure on Lot 3, Plan 65M3856, (41 Country Heights Drive), 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 construction of a two-storey single detached dwelling.



The permit will be issued for the period of October 3, 2008 to October 2, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking provided by Mary Filigno, dated Wednesday October 1, 2008 to address outstanding TRCA Ecology and Stormwater Management issues, prior to issuance of a 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 Wetland Area of Interference, in the Rouge River Watershed, in order to facilitate the construction of a two-storey dwelling. The subject property is located within the Oak Ridges Conservation Plan's Natural Core Area. Areas of Natural and Scientific Interest (ANSI), significant woodlands and a Provincially Significant Wetland (PSW) are located adjacent to the property. TRCA Staff are satisfied that the proposed dwelling will be placed in an area that has appropriate setbacks from the significant woodland and ANSI. The proposed dwelling is more than 120 metres away from the PSW, and as such, is outside of the Area of Interference. The septic system proposed for the property will be constructed in a location that is as far away as possible from the adjacent natural features. The applicant is providing additional plantings between the proposed dwelling and the natural features in order to increase the existing buffer to the natural areas.

Control of Flooding:

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

Pollution:

Appropriate sediment and erosion controls will be installed and maintained on the subject property 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

There will be extensive planting along the setback portion of the property in order to provide a naturally buffered function.

Policy Guidelines:

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

CFN: 41486 - Application #: 824/08/RH

Report Prepared by: Uton Samuels, extension 5386

For information contact: Uton Samuels, extension 5386

Date: October 1, 2008