

**FURTHER TO EXECUTIVE COMMITTEE MEETING #9/05**  
To be held on Friday, November 4, 2005

Pages

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

**8.1 ERRATA UPDATE SHEET** 58-59

WITHDRAWN

**8.1.15 MANDRAKE PROPERTIES**

NEW PERMITS

**CITY OF MISSISSAUGA**

**8.1.20 REGIONAL MUNICIPALITY OF PEEL**

To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 8, 9, Concession 4, in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Regional Municipality of Peel. 60-61

**CITY OF PICKERING**

**8.1.21 THE CORPORATION OF THE CITY OF PICKERING**

To construct in a flood plain, place fill within a regulated area on (Finch Avenue - from Brock Road to east terminus (450m)), in the City of Pickering, Duffins Creek Watershed as located on the property owned by The Corporation of the City of Pickering. 62-63

**CITY OF VAUGHAN**

**8.1.22 WOODBRIDGE PRESBYTERIAN CHURCH**

To alter a waterway, construct in a flood plain on Part Lot 11, 12, 13, Plan 210, Nashville Road at Highway 27, in the City of Vaughan, Humber River Watershed as located on the property owned by Woodbridge Presbyterian Church. 63-65

**TOWN OF WHITCHURCH-STOUFVILLE**

**8.1.23 MILLER PAVING LIMITED**

To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 35, Concession 4, (12131 Woodbine Avenue), in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by Miller Paving Limited. 65-67

## **TOWNSHIP OF UXBRIDGE**

### **8.1.24 ED WELLS**

To alter a waterway, construct in a flood plain, place fill within a regulated area (1249 Concession 7), in the Township of Uxbridge, Duffins Creek Watershed as located on the property owned by Ed Wells.

68-69

## **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:

### **8.1.7 830460 ONTARIO LIMITED**

- Letter of undertaking provided by Diarmuid Horgan, P.Eng., of Candevcon Limited, dated November 2, 2005, to address all outstanding engineering related issues.

### **8.1.8 830460 ONTARIO LIMITED**

- Letter of undertaking provided by Diarmuid Horgan, P.Eng., of Candevcon Limited, dated November 2, 2005, to address all outstanding engineering related issues.

### **8.1.9 830460 ONTARIO LIMITED**

- Letter of undertaking provided by Diarmuid Horgan, P.Eng., of Candevcon Limited, dated November 2, 2005, to address all outstanding engineering related issues.

### **8.1.10 830460 ONTARIO LIMITED**

- Letter of undertaking provided by Diarmuid Horgan, P.Eng., of Candevcon Limited, dated November 2, 2005, to address all outstanding engineering related issues.

### **8.1.11 BRAMPTON GOLF CLUB**

- Letter of undertaking provided by Martin Kopp, Brampton Golf Club, dated November 2, 2005, to address outstanding TRCA Ecology and Engineering requirements prior issuance of the permit.

### **8.1.12 CITY OF MISSISSAUGA**

- Letter of Undertaking, prepared by B. Hunter, Philips Engineering Ltd., dated November 2, 2005, to address outstanding ecology and engineering related issues prior to issuance of permit.

### **8.1.13 BELL CANADA**

- Plan No. 417, General Plan; Plan No. 701, Sediment Fencing and Erosion Control, prepared by Plantec Consulting Engineers, dated September 27, 2005, received on September 28, 2005.

### **8.1.14 CITY OF TORONTO**

- Letter of Commitment from Mike Laidlaw, City of Toronto, dated November 2, 2005, received November 2, 2005.

### **8.1.15 MANDRAKE PROPERTIES**

Withdrawn

#### **8.1.16 CITY OF TORONTO**

- Letter of Commitment from Cliff Chu, City of Toronto, dated October 26, 2005, received October 28, 2005;
- Memo from Bill Snodgrass, City of Toronto, received October 28, 2005;
- Drawing No. GEO-2A, prepared by City of Toronto, dated October 2005, received October 28, 2005.

#### **8.1.17 FAIRBROOK DEVELOPMENTS INC.**

- Valleyland Key Plan, Drawing No. L1 of 4, prepared by Strybos Associates Ltd., revised October 21, 2005, received October 25, 2005;
- Valleyland Walkway, Drawing No. L2 of 4, prepared by Strybos Associates Ltd., revised October 21, 2005, received October 25, 2005;
- Valleyland Walkway, Drawing No. L3 of 4, prepared by Strybos Associates Ltd., revised October 21, 2005, received October 25, 2005;
- Details, Drawing No. L4 of 4, prepared by Strybos Associates Ltd., revised October 21, 2005, received October 25, 2005;
- Existing Vegetation Study & Tree Preservation Plan, Drawing No. V1 of 1, prepared by Strybos Associates Ltd., revised October 21, 2005, received October 25, 2005.

#### **8.1.18 OZER ESHET AND NETA ESHET**

- Letter of Intent, prepared by Ozer Eshet, dated October 20, 2005 and received October 21, 2005;
- Drawing No. DEANBANK-SP, Site Plan and Grading Plan, prepared by Walden Architectural Design/Planning, dated April 12, 2005, received October 21, 2005, Red-line Revised to indicate the location of the dripline;
- Drawing No. L-1, prepared by Brodie & Associates Landscape Architects Inc., dated July 2005, received September 23, 2005, Red-line Revised in Notes and to indicate portion of the dripline;
- Drawing No. L-2, prepared by Brodie & Associates Landscape Architects Inc., dated July 2005, received September 23, 2005, Red-line Revised in Notes and to indicate portion of the dripline.

#### **8.1.19 TOWN OF MARKHAM**

- Letter of Undertaking from Rino Rotundo, M.Eng., P.Eng., Chisholm, Fleming and Associates, committing to make any necessary changes required by TRCA staff to plans and documents related to this permit application.

## CITY OF MISSISSAUGA

### 8.1.20 REGIONAL MUNICIPALITY OF PEEL

To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 8, 9, Concession 4, in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Regional Municipality of Peel.

The purpose is to alter a waterway, construct in the Regulatory Floodplain and place fill within a Fill Regulated area in order to facilitate the repair of an exposed 1050 mm diameter sanitary sewer and eroded creek bank associated with Etobicoke Creek.

#### LOCATION MAP: Lot 8, 9, Concession 4



The permit will be issued for the period of November 4, 2005 to November 3, 2007 in accordance with the following documents and plans which form part of this permit:

- Letter of Undertaking, prepared by Tony Mellegers, KMK Consultants Ltd., dated November 2, 2005, to address outstanding engineering and ecology related issues prior to issuance of permit.

#### RATIONALE

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

##### Proposal:

This proposal involves the alteration of a waterway, construction in the Regulatory Floodplain and placement of fill material within a Fill Regulated area in order to facilitate the repair of an exposed 1050 mm diameter sanitary sewer and eroded creek bank. These works are required to stabilize an existing sanitary sewer within a reach of the Etobicoke Creek impacted by a high storm event on August 19, 2005. Currently, the top half of the sewer is exposed for a length of approximately 15 metres. In addition, a portion of the creek bank previously protecting the sanitary sewer, has been eroded for a distance of approximately 5 metres. This permit was brought forward as an emergency project and is considered to be temporary in nature and is to stabilize the area until a long-term solution is completed. Significant concern presently exists with respect to the potential for future storm events to breach the now exposed sewer located within Etobicoke Creek.

In order to temporarily stabilize the area, the applicant proposes to encase the exposed sewer with concrete and install a combination of green gabions and river run stone along the creek bank directly impacted by the recent storm event. The use of gabions has been reduced to the greatest extent possible, utilizing the greatest amount of softer bio-engineering techniques. The future long-term solution will involve additional erosion protection and restoration measures incorporating additional bio-engineering methods consistent with TRCA's guidelines, to provide for the protection of an adjacent Greater Toronto Airports Authority (GTAA) access road.

#### Control of Flooding:

The proposed works will occur within the Regional Storm Floodplain associated with Etobicoke Creek. Given the short-term nature of the works, TRCA Engineering staff has confirmed that the proposed works will not have a significant impact to the storage and/or conveyance of flood waters.

#### Pollution:

The proposed works will be completed in the 'dry'. Aqua dams are proposed at both the upstream and downstream ends of the construction area. A temporary diversion channel is to be constructed through a historic low-lying area just west of the construction area. A sediment containment bay is proposed for dewatering purposes and is to be setback approximately 15 metres from the watercourse edge.

#### Conservation of Land:

TRCA staff has reviewed the potential for fisheries impacts from the proposed works and has confirmed that the Harmful Alteration, Disruption and Destruction (HADD) of fish habitat can be mitigated by incorporating measures specified on the plans that will be included with this permit. As such, the TRCA will issue a Letter of Advice to the applicant on behalf of Fisheries and Oceans Canada (DFO). It is anticipated that no significant vegetation will be removed as a result of construction. There are no geotechnical and/or slope stability issues associated with this proposal.

#### *Plantings*

All disturbed areas will be restored with native and non-invasive species. Additional restoration is to be reviewed through forthcoming plans for additional stream bank protection and restoration works.

#### Policy Guidelines:

This proposal is in conformity with Section 4.3 - Infrastructure and Servicing and 5.2 - Erosion Control and Slope Stability Remedial Works of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 37041 - Application #: 447/05/MISS**

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

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

**Date: November 2, 2005**

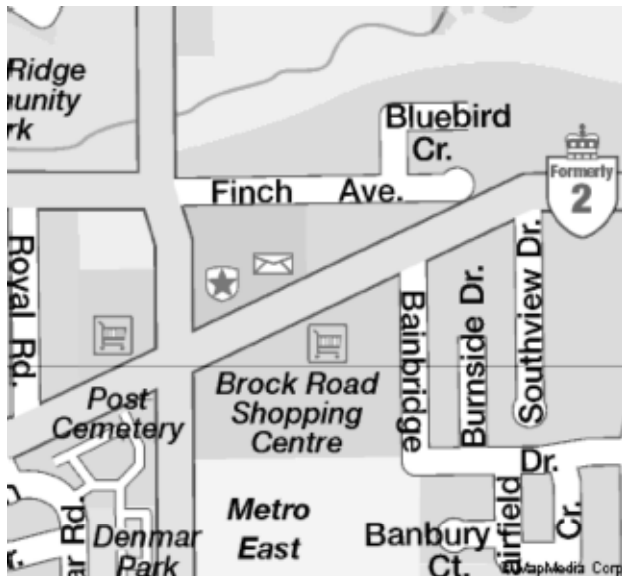
## CITY OF PICKERING

### 8.1.21 THE CORPORATION OF THE CITY OF PICKERING

To construct in a flood plain, place fill within a regulated area on (Finch Avenue - from Brock Road to east terminus (450m)), in the City of Pickering, Duffins Creek Watershed as located on the property owned by The Corporation of the City of Pickering.

The purpose is to excavate and place fill within a Fill Regulated Area and the Regional Storm Floodplain of the Duffins Creek Watershed to facilitate the reconstruction of Finch Avenue.

**LOCATION MAP:** Finch Avenue - from Brock Road to east terminus (450m)



The permit will be issued for the period of November 4, 2005 to November 3, 2007.

- Letter of Undertaking, prepared by the City of Pickering, detailing that the City of Pickering has agreed to satisfy the outstanding concerns of the TRCA through a resubmission of plans that addresses the agreed upon solution for treating water quality, dated November 2, 2005 and received November 2, 2005.

### RATIONALE

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

#### Proposal:

The proposal involves the excavation and placement of fill within the Fill Regulated Area and the Regional Storm Floodplain of the Duffins Creek Watershed to facilitate the reconstruction of Finch Avenue, in the City of Pickering. The portion of Finch Avenue pertaining to the proposed works is located in a Special Policy Area and is to be upgraded to an urban road section, including a proposed trail walkway adjacent to the roadway. The proposal also includes the construction of a storm sewer which will outlet into the recently completed storm sewer through the Brookfield Watermark Development and outfalls into Duffins Creek. As part of the proposed works, an oil/grit separator will be installed to treat the larger up stream drainage area.

Control of Flooding:

The proposed works are located in the Regional Storm Floodplain, however TRCA Water Management Staff has reviewed the proposal and has determined that there will be no impacts to the storage and conveyance of flood waters.

Pollution:

A sediment and erosion control plan, reviewed and approved by TRCA staff, will be implemented and maintained for the duration of the project to prevent construction-generated sediment from entering into the stream corridor.

Conservation of Land:

TRCA staff are confident that there will be no geotechnical/slope stability issues associated with the location of the proposed development. There will be no impact in significant natural features, fisheries or riparian vegetation.

*Plantings*

The project will not affect any significant natural features. All disturbed areas will be restored to existing condition upon completion of the project.

Policy Guidelines:

This proposal is consistent with Section 4.2 - Infrastructure and Servicing - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 37047 - Application #: 453/05/PICK**  
**Report Prepared by: Susan Robertson, extension 5370**  
**For information contact: Russel White, extension 5306**  
**Date: November 2, 2005**

**CITY OF VAUGHAN**

**8.1.22 WOODBRIDGE PRESBYTERIAN CHURCH**

To alter a waterway, construct in a flood plain on Part Lot 11, 12, 13, Plan 210, Nashville Road at Highway 27, in the City of Vaughan, Humber River Watershed as located on the property owned by Woodbridge Presbyterian Church.

The purpose is to alter a waterway and construct within the Regional Storm Flood Plain of the Humber River, in order to facilitate the construction of a stormwater outfall which will service the development of a two-storey church, in the City of Vaughan.

## LOCATION MAP: Nashville Road at Highway 27



The permit will be issued for the period of November 4, 2005 to November 3, 2010 in accordance with the following documents and plans which form part of this permit:

- Site Plan, Drawing No. 03033-SP1, prepared by Reinders & Rieder Ltd., revised October 31, 2005, received November 2, 2005;
- Site Grading Plan, Drawing No. 03033-SP2, prepared by Reinders & Rieder Ltd., revised October 31, 2005, received November 2, 2005;
- Site Servicing Plan, Drawing No. 03033-SP3, prepared by Reinders & Rieder Ltd., revised October 31, 2005, received November 2, 2005;
- Stormwater Management Report, prepared by Reinders & Rieder Ltd., revised October 31, 2005, received November 2, 2005;
- Cornerstone Community Church Landscape Plan, Drawing No. 03033-LS1, prepared by Brodie & Associates Landscape Architects Inc., revised October 31, 2005, received November 2, 2005;
- Cornerstone Community Church Landscape Details, Drawing No. 03033-LS2, Drawing No. 03033-LS2, prepared by Brodie & Associates Landscape Architects Inc., revised October 31, 2005, received November 2, 2005.

## RATIONALE

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

### Proposal:

The proposal is to alter a waterway and construct a structure within the Regional Storm Flood Plain of the Humber, in order to construct a stormwater outfall which will service the development of a two-storey church on the subject property.

The subject property, which is currently vacant, is located on the northwest corner of Regional Road 27 and Nashville Road and is approximately 0.63 ha (1.56 acres) in size. A two-storey church will be developed on the subject property. Stormwater runoff from the site will be directed to a swale located on the east side of the property and then directed to an infiltration trench and finally, to a flow spreader, leading to the adjacent watercourse.

Control of Flooding:

TRCA technical staff has received and reviewed all detailed engineering drawings relating to the proposed stormwater outfall and is satisfied that the proposed structure will not impact the storage or conveyance of flood waters.

Pollution:

Erosion and sediment controls will be erected prior to construction and maintained for the duration of the works to ensure that sediment does not enter the watercourse, which is located approximately 5 metres away.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed works. As there are no in-water works proposed, impacts to fish habitat are not anticipated and therefore, authorization from Fisheries and Oceans Canada (DFO) will not be required. No other natural features will be impacted by the proposed storm outfall.

*Plantings*

No vegetation will be removed as part of the works. Nonetheless, the applicant has provided a comprehensive landscape planting plan whereby native, non-invasive species will be planted in and around the property. Furthermore, plantings will be used to stabilize the area around the outfall, in accordance with TRCA Planting Guidelines.

Policy Guidelines:

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

**CFN: 37039 - Application #: 446/05/VAUG**  
**Report Prepared by: Kevin Huang, extension 5307**  
**For information contact: Kevin Huang, extension 5307**  
**Date: October 31, 2005**

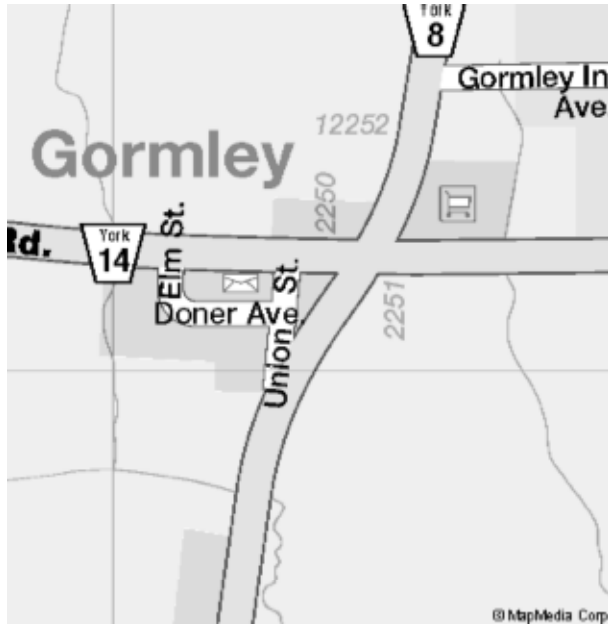
**TOWN OF WHITCHURCH-STOUFVILLE**

**8.1.23 MILLER PAVING LIMITED**

To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 35, Concession 4 , (12131 Woodbine Avenue), in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by Miller Paving Limited.

The purpose is to is to alter a watercourse, construct in a Regional Storm Flood Plain and place fill within the Fill Regulated Area in order to construct an extension to a box culvert, two stormwater management ponds and associated outfalls..

**LOCATION MAP: 12131 Woodbine Avenue**



The permit will be issued for the period of November 4, 2005 to November 3, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, dated October 25, 2005, from Augustine Ko, MCIP, RPP, Senior Planner, Malone Given Parsons Limited, committing to undertake revisions to all engineering drawings in accordance with direction provided by TRCA staff**

**RATIONALE**

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

Proposal:

In order to facilitate a draft approved industrial plan of subdivision in Whitchurch-Stouffville located in the southeast corner of Stouffville Road and Woodbine Avenue, the applicant seeks permission to alter a waterway, construct in a flood plain, place fill within the Fill Regulated Area. The works proposed as part of the application include the construction of two stormwater management ponds located on table land directly adjacent to two separate tributaries of the Rouge River on the western and central portions of the draft plan of subdivision. Each of the stormwater management ponds include outfalls that are proposed to be constructed in valleylands. The headwall of both outfalls has been set back as far as possible from the watercourses. Level spreaders composed of rip rap stone will also be employed to dissipate the impact of discharging water from the outfalls on the valley slope.

In addition, an extension to an existing box culvert beneath Woodbine Avenue (York Regional Road 8) is proposed in order to facilitate the widening of Woodbine Avenue to permit a right turn lane into a newly established street which is proposed as part of the plan of subdivision. The box culvert extension, which conveys the Berczy Creek, has been designed to minimize unnecessary alteration to the watercourse by ensuring that it projects southeasterly from the orifice of the original box culvert thereby maintaining the existing path of the creek. A plan to re-vegetate this portion of the Berczy Creek corridor has been prepared as part of this proposal.

All proposed works for this permit support the establishment of the above noted draft plan of subdivision. TRCA staff believe that the design of this subdivision, as amended based upon TRCA input, represents a successful implementation of the Oak Ridges Moraine Conservation Plan.

Control of Flooding:

The headwall of both storm water outfalls is outside of the Regional Storm Flood Plain. The level spreader for the western outfall is outside of the Regional Storm Flood Plain whereas the level spreader for the eastern outfall is within the 100-year Flood Plain of that tributary. TRCA technical staff have determined that no adverse impacts to the storage and/or conveyance of floodwaters will result from the proposed outfalls.

Regarding the box culvert extension, staff have ensured that the culvert maintains the existing flows of the Berczy Creek. In addition, the box culvert will not affect the storage and/or conveyance of floodwaters.

Pollution:

Sediment fencing is to be constructed at the perimeter of the subdivision and will remain in place until the site is stabilized and the pond and outlet become operational. In light of this staff do not expect any impacts to the control of pollution.

Conservation of Land:

Staff have reviewed the potential for fisheries impacts from the proposed works, particularly with regard to the box culvert extension and believe that a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat can be mitigated with measures outlined on the engineering plans. As a result, TRCA will issue a Letter of Advice to the applicant on behalf of Fisheries and Oceans Canada (DFO). There are no geotechnical or slope stability issues with this proposal.

*Plantings*

Storm water management pond planting plans and valley corridor planting and rehabilitation plans have been submitted as part of this permit. All disturbed areas are to be replanted and restored to TRCA specifications.

Policy Guidelines:

The proposed works are consistent with Section 4.3 - Infrastructure and Servicing, of TRCA's Valley and Stream Corridor Management Program.

**CFN: 36887 - Application #: 365/05/WS**  
**Report Prepared by: Chris Jones, extension 5718**  
**For information contact: Chris Jones, extension 5718**  
**Date: October 31, 2005**

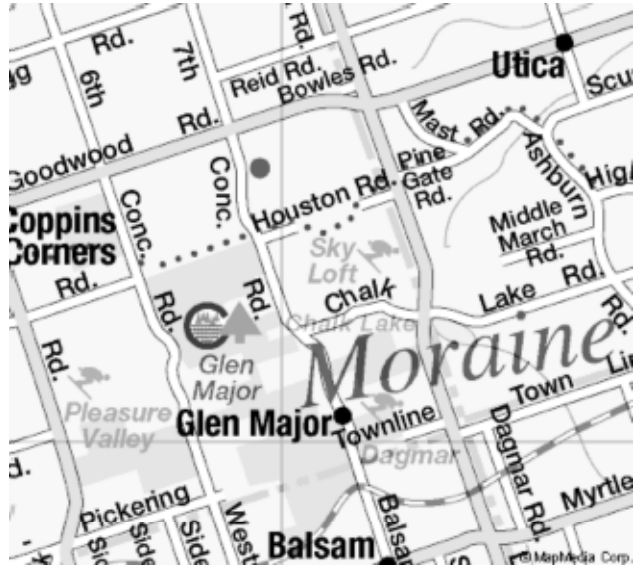
## TOWNSHIP OF UXBRIDGE

### 8.1.24 ED WELLS

To alter a waterway, construct in a flood plain, place fill within a regulated area (1249 Concession 7), in the Township of Uxbridge, Duffins Creek Watershed as located on the property owned by Ed Wells.

The purpose is to alter a watercourse as part of the reparation of an existing dam structure on a headwater tributary of the Duffins Creek.

#### LOCATION MAP: 1249 Concession 7



The permit will be issued for the period of November 4, 2005 to November 3, 2007 in accordance with the following documents and plans which form part of this permit:

- Earth Fill Dam at Wells Property, Rehabilitation Plan, Drawing No. 106. Project No. TC046113, prepared by AMEC Consulting revised as received on, October 18th, 2005;
- Downstream Channel Restoration Drawing, Drawing No. 107, prepared by AMEC Consulting, revised as received on October 18th, 2005.

#### RATIONALE

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

Proposal:

The applicant proposes to alter a watercourse in order to repair a failed dam structure at the head of a tributary of the Duffins Creek. The dam wall failed resulting in the elimination of an on-line pond feature. Through discussions with Fisheries and Oceans Canada (DFO), the Ministry of Natural Resources and TRCA technical staff, it was agreed that the most appropriate solution was to repair the dam structure as this historical dam is part of the diverse habitat community in the surrounding landscape. This area has been designated as a provincially significant wetland and an area of scientific interest with the dam in place. Further, given that the dam is at the head of a small tributary, the structure was not seen to be a barrier to fish habitat and impacts to fisheries is negligible given the dam and pond's overall contribution to habitat diversity. Given this, DFO and MNR have already issued permits for the repair of the dam structure. TRCA staff are now satisfied with the detailed engineering and enhancement drawings and are recommending approval of the works at this time in order for the repair to occur during the winter months. The works once complete will allow for the continued success of the diverse natural system at this location.

Control of Flooding:

The upstream drainage area is less than 125 hectares and as a result there will be on measurable impact on the control of flooding.

Pollution:

The applicant proposes to work in the dry through damming and pumping around the worksite. Sediment fencing will be placed at strategic locations to avoid the movement of construction generated sediments. In addition, a rock check dam will be placed downstream of the works as an additional precaution.

Conservation of Land:

The works are replacement of an existing structure and would not result in the loss of habitat. All areas disturbed as a result of the construction activity will be restored in accordance with detailed enhancement plans submitted by the applicant and approved by TRCA staff.

*Plantings*

The works involve the planting of native species and the placement of a native seed mix at the location of all disturbed areas in accordance with detailed plans submitted by the applicant.

Policy Guidelines:

While the TRCA policies do not promote ponds which are on line to the watercourse, the dam structure is historical and is part of the diverse habitat community in the surrounding landscape. Therefore staff are supportive of the proposal to repair the structure. The works are considered to be a Harmful Alteration Disruption and Destruction to Fish Habitat (HADD) and authorization has been issued by Fisheries and Oceans Canada (DFO) for the project.

**CFN: 36554 - Application #: 171/05/UXB**

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

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

**Date: November 1, 2005**