

**REVISED**

**FURTHER TO EXECUTIVE COMMITTEE #11/07**

**To be held Friday, January 18, 2008**

**Pages**

**FURTHER TO:**

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

**ITEM 7.1 - WITHDRAWN**

**7.1 GREENLANDS ACQUISITION PROJECT FOR 2006-2010**

Flood Plain and Conservation Component, Rouge River Watershed

Mattamy (Neilson) Limited

CFN 40080

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

**8.1 ERRATA UPDATE SHEET**

122-125

**PERMIT 8.1.43 - REVISED (NOT WITHDRAWN AS PREVIOUSLY INDICATED)**

**8.1.43 51 DOVE LANE**

To construct, reconstruct, erect or place a building or structure and site grade on Lot 37, Plan 9766, (51 Dove Lane), in the Town of Markham, Don River Watershed.

126-127

**NEW PERMIT**

**TOWN OF MARKHAM**

**8.1.65 51 DOVE LANE**

To construct, reconstruct, erect or place a building or structure on Plan 9766, (51 Dove Lane), in the Town of Markham, Don River Watershed.

128-129

## **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:

### **8.1.30 CITY OF BRAMPTON**

- Drawing F647 - Existing Conditions; dated March 19, 2007; last revised March 19, 2007; received September 6, 2007; prepared by TRCA; red line revised January 10, 2008;
- Drawing L-1 - Removal and Sedimentation Plan; dated August 2007; last revised November 29, 2007; received December 3, 2007; prepared by MMM Group; red line revised January 10, 2008;
- Drawing L-2 - Layout and Landscape Plan; dated August 2007; last revised November 29, 2007; received December 3, 2007; prepared by MMM Group; red line revised January 10, 2008;
- Drawing L-3 - Cross Sections; dated August 2007; last revised November 29, 2007; received December 3, 2007; prepared by MMM Group.

### **8.1.31 1321362 ONTARIO INC.**

- Site Plan prepared by Architectural Design Co. Inc. dated December 19, 2007, received by the TRCA on December 19, 2007, redline revised to indicate erection and maintenance of sediment control fencing and removal of excess fill material. Landscape Plan prepared by M&M Design Consultants dated January 2008, received by the TRCA on January 11, 2008.

### **8.1.32 ANLAND WOODBRIDGE LIMITED**

- Drawing 204195-GR, Grading Plan, Anland Subdivision 2, prepared by EMC Group Limited, revised August 30, 2007, stamped and signed September 13, 2007, received by the TRCA on December 5, 2007;
- Drawing 204195-ERO, Erosion and Sediment Control Plan, Anland Subdivision 2, prepared by EMC Group Limited, revised January 22, 2007, stamped and signed June 28, 2007, received by the TRCA on December 5, 2007;
- Drawing 204195-P1, Islington Avenue, Anland Subdivision 2, prepared by EMC Group Limited, revised August 30, 2007, stamped and signed September 13, 2007, received by the TRCA on December 5, 2007;
- Drawing 204195-2, General Plan, Anland Subdivision 2, prepared by EMC Group Limited, revised August 30, 2007, stamped and signed September 13, 2007, received by the TRCA on December 5, 2007.

### **8.1.33 BLOCK 11 PROPERTIES INC.**

- Letter of Undertaking, prepared by David Mhango, Schaeffers Consulting Engineers, dated November 30, 2007, received December 10, 2007.

#### **8.1.34 BLOCK 12 PROPERTIES INC.**

- Letter of Undertaking, prepared by David Mhango, Schaeffers Consulting Engineers, dated October 30, 2007, received October 31, 2007.

#### **8.1.35 BLOCK 12 PROPERTIES INC.**

- Letter of Undertaking, prepared by David Mhango, Schaeffers Consulting Engineers, dated October 30, 2007, received October 31, 2007.

#### **8.1.36 7822 YONGE STREET**

- Sheet Number SP1, Site Plan–Existing Conditions and Proposed Site Plan, Proposed Residence Alterations of 7822 Yonge Street, City of Vaughan, prepared by Phillip H. Carter, dated December 2007, received by the TRCA on January 14, 2008, redline revised to indicate that shrubs can be planted in addition to trees and to re-label two trees to be retained;
- Sheet Number A3, Floor Plans, Proposed Residence Alterations of 7822 Yonge Street, City of Vaughan, prepared by Phillip H. Carter, dated October 2007, received by the TRCA on January 4, 2008;
- Sheet Number A4, Elevations, Proposed Residence Alterations of 7822 Yonge Street, City of Vaughan, prepared by Phillip H. Carter, dated November 2007, received by the TRCA on January 4, 2008.

#### **8.1.37 REGIONAL MUNICIPALITY OF PEEL**

- Letter of Undertaking to provide revisions to the engineering drawings to the satisfaction of TRCA; dated January 14, 2008; received January 14, 2008; prepared by Region of Peel.

#### **8.1.38 REGIONAL MUNICIPALITY OF PEEL**

- Letter of Undertaking to provide revisions to the engineering drawings to the satisfaction of TRCA; dated January 14, 2008; received January 14, 2008; prepared by Region of Peel.

#### **8.1.39 REGIONAL MUNICIPALITY OF PEEL**

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#### **8.1.40 REGIONAL MUNICIPALITY OF PEEL**

- Letter of Undertaking to provide revisions to the engineering drawings to the satisfaction of TRCA; dated January 14, 2008; received January 14, 2008; prepared by Region of Peel.

#### **8.1.41 REGIONAL MUNICIPALITY OF PEEL**

- Letter of Undertaking to provide revisions to the engineering drawings to the satisfaction of TRCA; dated January 14, 2008; received January 14, 2008; prepared by Region of Peel.

#### **8.1.42 REGIONAL MUNICIPALITY OF PEEL**

- Letter of Undertaking to provide revisions to the engineering drawings to the satisfaction of TRCA; dated January 14, 2008; received January 14, 2008; prepared by Region of Peel.

#### **8.1.44 PARKVIEW GOLF AND COUNTRY CLUB**

- Drawing GEN, prepared by T. Lozon dated December 21, 2007, stamped received by TRCA Planning and Development on December 27, 2007;
- Drawing S-1, prepared by T. Lozon dated December 21, 2007, stamped received by TRCA Planning and Development on December 27, 2007;
- Drawing PH1, prepared by T. Lozon dated December 21, 2007, stamped received by TRCA Planning and Development on December 27, 2007;
- Drawing RD1, prepared by T. Lozon dated December 21, 2007, stamped received by TRCA Planning and Development on December 27, 2007;
- Drawing DT, prepared by T. Lozon dated December 21, 2007, stamped received by TRCA Planning and Development on December 27, 2007.

#### **8.1.45 TOWN OF MARKHAM**

- Drawing G10, prepared by Thornburn Penny Consulting Engineers dated December 6, 2007, stamped received by TRCA Planning and Development on January 15, 2008.

#### **8.1.46 40 MARYVALE COURT**

- Site Plan & Landscaping, Drawing No. A-1 of 10, prepared by A. Kazemi, dated December 4, 2007, stamped received by TRCA Planning & Development staff on December 21, 2007;
- Basement Floor Plan, Drawing No. A-2 of 10, prepared by A. Kazemi, dated December 4, 2007, stamped received by TRCA Planning & Development staff on December 21, 2007;
- Ground Floor Plan, Drawing No. A-3 of 10, prepared by A. Kazemi, dated December 4, 2007, stamped received by TRCA Planning & Development staff on December 21, 2007;
- Second Floor Plan, Drawing No. A-4 of 10, prepared by A. Kazemi, dated December 4, 2007, stamped received by TRCA Planning & Development staff on December 21, 2007;
- Roof Plan, Drawing No. A-5 of 10, prepared by A. Kazemi, dated December 4, 2007, stamped received by TRCA Planning & Development staff on December 21, 2007;
- Front Elevation, Drawing No. A-6 of 10, prepared by A. Kazemi, dated December 4, 2007, stamped received by TRCA Planning & Development staff on December 21, 2007;
- Rear Elevation, Drawing No. A-7 of 10, prepared by A. Kazemi, dated December 4, 2007, stamped received by TRCA Planning & Development staff on December 21, 2007;
- Right and Left Side Elevations, Drawing No. A-8 of 10, prepared by A. Kazemi, dated December 4, 2007, stamped received by TRCA Planning & Development staff on December 21, 2007;
- Typical Cross Section At A-A, Details, Drawing No. A-9 of 10, prepared by A. Kazemi, dated December 4, 2007, stamped received by TRCA Planning & Development staff on December 21, 2007;

- **Typical Details and Specs, Drawing No. A-10 of 10, prepared by A. Kazemi, dated December 4, 2007, stamped received by TRCA Planning & Development staff on December 21, 2007.**

#### **8.1.47 TOWN OF RICHMOND HILL**

- **Letter of Undertaking to provide minor revisions to engineer drawings, restoration drawings and letter of intent to the satisfaction of TRCA; dated January 16, 2008; received January 16, 2008; prepared by the Town of Richmond Hill.**

#### **8.1.48 YORK REGION DISTRICT SCHOOL BOARD**

- **Letter of Undertaking, prepared by P. DiProfio, STLA Inc., dated January 15, 2008, to address all outstanding ecology related issues.**

#### **8.1.49 1083951 ONTARIO LTD.**

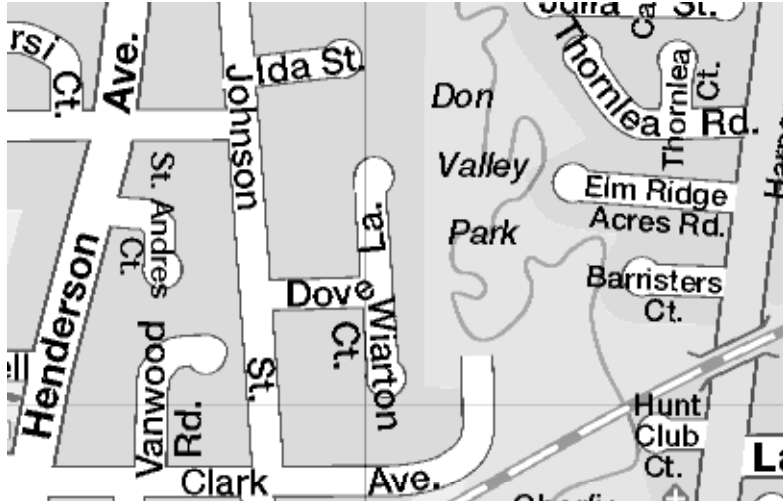
- **Letter of Undertaking indicating that minor revisions will be made to the plans to the satisfaction of the TRCA, signed by David Mhango of Schaeffers Consulting Engineers, dated January 16, 2008, received by the TRCA on January 16, 2008.**

**8.1.43 51 DOVE LANE**

To construct, reconstruct, erect or place a building or structure and site grade on Lot 37, Plan 9766, (51 Dove Lane), in the Town of Markham, Don River Watershed.

The purpose is to undertake works within a TRCA Regulated Area of the Don River Watershed in order to facilitate the demolition of an existing residential dwelling and the construction of new residential dwelling and ancillary structures.

**LOCATION MAP: 51 Dove Lane**



The permit will be issued for the period of January 18, 2008 to January 17, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by T. DiCarlo, Hunt and Associates, dated January 16, 2008, to address all outstanding ecology and engineering related issues prior to issuance.**

**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 Don River Watershed in order to facilitate the demolition of an existing residential dwelling and the construction of a new residential dwelling and ancillary structures at 51 Dove Lane. The proposed works are considered to be 'Phase Two' of a two-staged process. 'Phase One' will involve the construction of an in-ground swimming pool and related equipment shed, a related permit application for these works is also being brought forward to the Executive Committee for consideration at this meeting.

The subject property is located within an existing, historic subdivision, in which many of the dwellings, including the dwelling on the subject property, were located at or in close proximity to top of bank. The existing dwelling is located at top of bank but outside of the Regulatory Flood Plain. Given the nature of this subdivision and the subject lot, where the majority of the lot is below top of bank, little opportunity exists for increasing setbacks to top of bank. The proposed dwelling will be constructed on the same footprint of the existing structure. TRCA staff has reviewed a geotechnical report submitted with this application and confirm that there are no geotechnical and/or slope stability concerns related to the construction of the proposed dwelling. Based on a site visit conducted with the applicant and consultants, TRCA Staff are satisfied in principle with the proposed replacement stairs and retaining wall pending geotechnical review. The proposed works are located in an area void of any significant vegetation, however the proponent has committed to providing an extensive enhancement planting plan to buffer the wooded area at the rear of the lot from the proposed development associated with both Phase One and Phase Two of this plan.

Control of Flooding:

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

Pollution:

Appropriate erosion and sediment controls will be installed and maintained on the subject property throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

A geotechnical report has been reviewed with this application confirming that there are no geotechnical and/or slope stability concerns related to the development of the proposed dwelling. Geotechnical Staff is satisfied in principle with the ancillary structures, subject to review of additional details.

Conservation of Land:

No significant vegetation will be removed as a result of construction. However, an extensive enhancement planting plan will be provided with this application

*Plantings*

Through the works, a variety of native and non-invasive species will be planted on the subject lands consistent with TRCA's guidelines.

Policy Guidelines:

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

**CFN: 40009 - Application #: 850/07/MARK**

**Report Prepared by: Lisa Stern, extension 5370**

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

**Date: January 16, 2008**

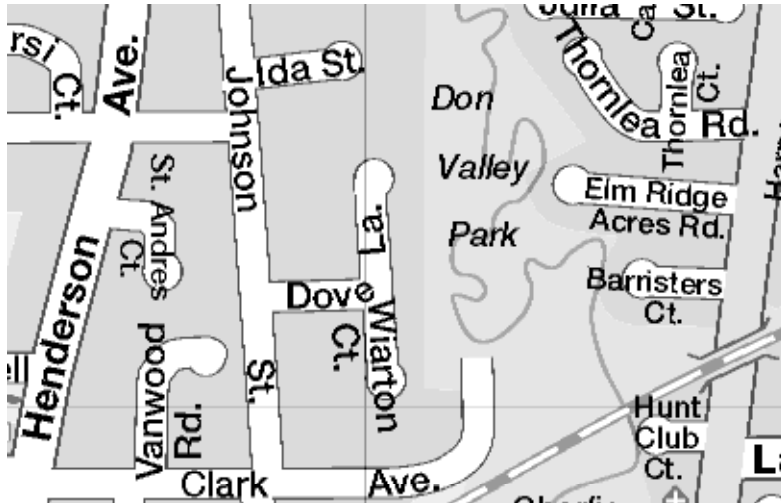
## TOWN OF MARKHAM

### 8.1.65 51 DOVE LANE

To construct, reconstruct, erect or place a building or structure on Plan 9766, (51 Dove Lane), in the Town of Markham, Don River Watershed.

The purpose is to undertake works within a TRCA Regulated Area of the Don River Watershed in order to facilitate the construction of a in-ground pool.

#### LOCATION MAP: 51 Dove Lane



The permit will be issued for the period of January 18, 2008 to January 17, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by A. Hollander, Sparkle Pool and Spa Ltd, dated January 16, 2008, to address all outstanding ecology related issues prior to issuance.**

#### RATIONALE

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

##### Proposal:

This permit constitutes 'Phase One' of the works for the subject property. The purpose of this application is to undertake works within a TRCA Regulated Area of the Don River Watershed in order to facilitate the construction of an in-ground swimming pool and related equipment shed. 'Phase Two' will involve other ancillary structures on the subject property and a replacement of the existing dwelling, which will be reviewed by TRCA staff through a separate permit application. The subject property contains an existing dwelling, located within an existing residential subdivision.

A substantial portion of the subject property, including the area in which this pool is proposed, is located below top of bank, but outside of the Regulatory Flood Plain. As the majority of the rear yards in the subdivision are located below the top of bank, this proposal is consistent with the existing development in this area. The area to which this application applies is void of any significant vegetation and is currently a manicured lawn. The proponent has committed to providing an extensive enhancement planting plan, which will be incorporated into the 'Phase Two' design.

Control of Flooding:

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

Pollution:

Appropriate erosion and sediment 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 related to this application.

Conservation of Land:

No significant vegetation will be removed as a result of construction. However, an extensive enhancement planting plan will be provided with the 'Phase Two' application.

*Plantings*

Through the 'Phase Two' works, a variety of native and non-invasive species will be planted on the subject lands consistent with TRCA's guidelines. The details with respect to the plantings will be determined through the 'Phase Two' application.

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: 40181 - Application #: 921/07/MARK**

**Report Prepared by: Lisa Stern, extension 5370**

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

**Date: January 16, 2008**