



THE TORONTO AND REGION CONSERVATION AUTHORITY

Executive Committee Meeting #13/04

Chair:	Dick O'Brien
Vice Chair:	Gerri Lynn O'Connor
Members:	Maria Augimeri
	David Barrow
	Frank Dale
	Michael Di Biase
	Rob Ford
	Suzan Hall
	Dave Ryan

**February 4, 2005
10:00 A.M.**

SOUTH THEATRE, BLACK CREEK PIONEER VILLAGE

AGENDA

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1. MINUTES OF MEETING #12/04, HELD ON JANUARY 14, 2005
(Enclosed herewith on Pink) | <u>Pages</u> |
| 2. BUSINESS ARISING FROM THE MINUTES | |
| 3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF | |
| 4. DELEGATIONS | |
| 5. PRESENTATIONS | |
| 6. CORRESPONDENCE | |
| 7. SECTION I - ITEMS FOR AUTHORITY ACTION | |
| 7.1 NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT
2001-2005
Flood Plain and Conservation Component, Highland Creek Watershed
Brydale Developments (Scarborough) Inc.
CFN 36155 | 6-8 |

7.2	NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005 Flood Plain and Conservation Component, Carruthers Creek Watershed Ballymore Development (Shoal Point Corp.) CFN 36167	9-11
7.3	DAVID & HONORA REA AND CITY OF VAUGHAN ONTARIO MUNICIPAL BOARD HEARING	12-15
8.	SECTION II - ITEMS FOR EXECUTIVE ACTION	
8.1	APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 158 Fill, Construction & Alteration to Waterway.	
	CITY OF TORONTO (TORONTO AND EAST YORK COMMUNITY COUNCIL AREA)	
8.1.1	1405768 ONTARIO LIMITED To construct in a flood plain, place fill within a regulated area on Lot 15, 16, 17, Plan D-117, Lot 1, 2, 3, 4, 5, Plan E313, Part Lot 14, Plan , Part Lot 1, 2, 3, 4, 5, Plan 108, (310 Bayview Avenue), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by 1405768 Ontario Limited.	16-18
	THE FOLLOWING PERMIT APPLICATIONS ARE ERRATA ITEMS:	
	CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)	
8.1.2	CITY OF TORONTO - WORKS AND EMERGENCY SERVICES To alter a waterway, place fill within a regulated area on (Part of Original Road Allowance between Concession 2nd Meridian and Lot 4 Range 1 Kings Mill Reserve), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed as located on the property owned by City of Toronto - Works and Emergency Services.	19-20
8.1.3	WESTON ESTATES MANAGEMENT INC. (EELCO LENTING) To place fill within a regulated area on Lot 47, 48, Plan 1320, (2336 Weston Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Weston Estates Management Inc. (Eelco Lenting).	20-22

CITY OF VAUGHAN

8.1.4 THE NATIONAL GOLF COURSE OF CANADA

To alter a waterway on Part Lot 11, 12, 13, Concession 6, (134 Club House Road), in the City of Vaughan, Humber River Watershed as located on the property owned by The National Golf Course of Canada. 22-23

8.1.5 VELLORE PARK COMMUNITY LANDOWNERS GROUP

To alter a waterway, place fill within a regulated area on (area bounded by Weston Road, Major MacKenzie Drive, Highway 400 and Teston Road), in the City of Vaughan, Humber River Watershed as located on the property owned by Vellore Park Community Landowners Group. 24-25

TOWN OF MARKHAM

8.1.6 BORDEAUX DEVELOPMENTS

To alter a waterway, construct in a flood plain on Part Lot 23, 24, 25, Concession 3, (Woodbine Avenue), in the Town of Markham, Rouge River Watershed as located on the property owned by Bordeaux Developments. 25-27

8.1.7 BOX GROVE HILL DEVELOPMENT INC.

To alter a waterway on Lot 6, 7, 8, Concession 9, in the Town of Markham, Rouge River Watershed as located on the property owned by Box Grove Hill Development Inc.. 27-28

TOWN OF RICHMOND HILL

8.1.8 TOWN OF RICHMOND HILL

To place fill within a regulated area on, (Weldrick Road East and Weldrick Road West), in the Town of Richmond Hill, Don River Watershed as located on the property owned by Town of Richmond Hill. 29-30

ITEMS 8.1.9 - 8.1.12 ARE MINOR WORKS PERMITS:

Approvals of minor works are implemented by Development Services Section staff and are received monthly by the Executive Committee. The permit of minor works is subject to authorization by the Manager of Development Services and signed by an appointed enforcement officer. All minor works are located within a Fill Regulated Area, outside of the floodplain and in the opinion of staff do not affect the control of flooding, erosion, dynamic beaches, pollution or the conservation of land.

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.9 PARK PROPERTY MANAGEMENT INC.

To place fill within a regulated area on Part Block G, Plan M1234, (340 Mill Road), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed as located on the property owned by Park Property Management Inc..

CFN: 36052 - Application #: 458/04/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: December 17, 200

CITY OF VAUGHAN

8.1.10 STEPHEN P. LUCESCU

To place fill within a regulated area on Lot 19, Plan 65M-2928, (163 Old Humber Crescent), in the City of Vaughan, Humber River Watershed as located on the property owned by Stephen P. Lucescu.

CFN: 36068 - Application #: 463/04/VAUG

Report Prepared by: Coreena Smith, extension 5269

For information contact: Kevin Huang, extension 5307

Date: January 24, 2005

8.1.11 SANDRA TONIETTO

To place fill within a regulated area on Lot 7, Plan 65M-2863, (276 Westridge Drive), in the City of Vaughan, Humber River Watershed as located on the property owned by Sandra Tonietto.

CFN: 36139 - Application #: 022/05/VAUG

Report Prepared by: Robyn McMullen, extension 5687

For information contact: Mary-Ann Burns, extension 5267

Date: January 18, 2005

TOWN OF MARKHAM

8.1.12 ADA AND VINCENT CORVESE

To place fill within a regulated area on Lot 8, Plan M-1324, (14 Dell Glen Court), in the Town of Markham, Don River Watershed as located on the property owned by Ada and Vincent Corvese.

CFN: 36171 - Application #: 026/05/MARK
Report Prepared by: Carla Pierini, extension 5314
For information contact: Carla Pierini, extension 5314
Date: January 24, 2005

**8.2 CONTRACT FOR LOW LEVEL GATE AND GATE GUIDE REPAIRS AT G.
ROSS LORD DAM** 31-32

9. NEW BUSINESS

NEXT MEETING OF THE EXECUTIVE COMMITTEE #1/05,
TO BE HELD ON MARCH 4, 2005,
IN THE SOUTH THEATRE, BLACK CREEK PIONEER VILLAGE

Brian E. Denney
Chief Administrative Officer

/af

TO: Chair and Members of the Executive Committee
Meeting #13/04, February 4, 2005

FROM: James W. Dillane, Director, Finance and Business Development

**RE: NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT
2001-2005**
Flood Plain and Conservation Component, Highland Creek Watershed
Brydale Developments (Scarborough) Inc.
CFN 36155

KEY ISSUE

Purchase of property located west of Galloway Road, north of Lawrence Avenue (232-234 Galloway Road), City of Toronto - Scarborough Community Council Area, under the "Natural Heritage Lands Protection and Acquisition Project 2001-2005", Flood Plain and Conservation Component, Highland Creek watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.07 hectares (0.17 acres), more or less, of vacant land be purchased from Brydale Developments (Scarborough) Inc., Part of Lot 13, Concession 1 and designated as Valley and Buffer Zone Block on a Plan of Survey prepared by William J. Plaxton Ltd., Ontario Land Surveyors, their Project No. 0267, dated December 11, 2002, City of Toronto - Scarborough Community Council Area, located west of Galloway Road, north of Lawrence Avenue (232-234 Galloway Road);

THAT the purchase price be \$2.00;

THAT The Toronto and Region Conservation Authority (TRCA) receive conveyance of the land free from encumbrance, subject to existing service easements;

THAT the firm of Gardiner Roberts LLP, Barristers & 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 at Authority Meeting #9/00, held on October 27, 2000, approved the Natural Heritage Lands Protection and Acquisition Project 2001-2005.

Negotiations have been conducted with Mr. Julius De Ruyter of PMG Planning Consultants, the owner's agent.

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

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

RATIONALE

The subject property falls within the TRCA's approved master plan for acquisition for the Highland Creek watershed as outlined in the approved Natural Heritage Lands Protection and Acquisition Project 2001-2005. Through the review of Site Plan Control and Zoning Amendment applications to allow for townhouse condominium residential development, TRCA staff established the limits of the open space lands valley and buffer zone block which are comprised of a portion of the valley wall along the Highland Creek valley corridor at this location.

TAXES AND MAINTENANCE

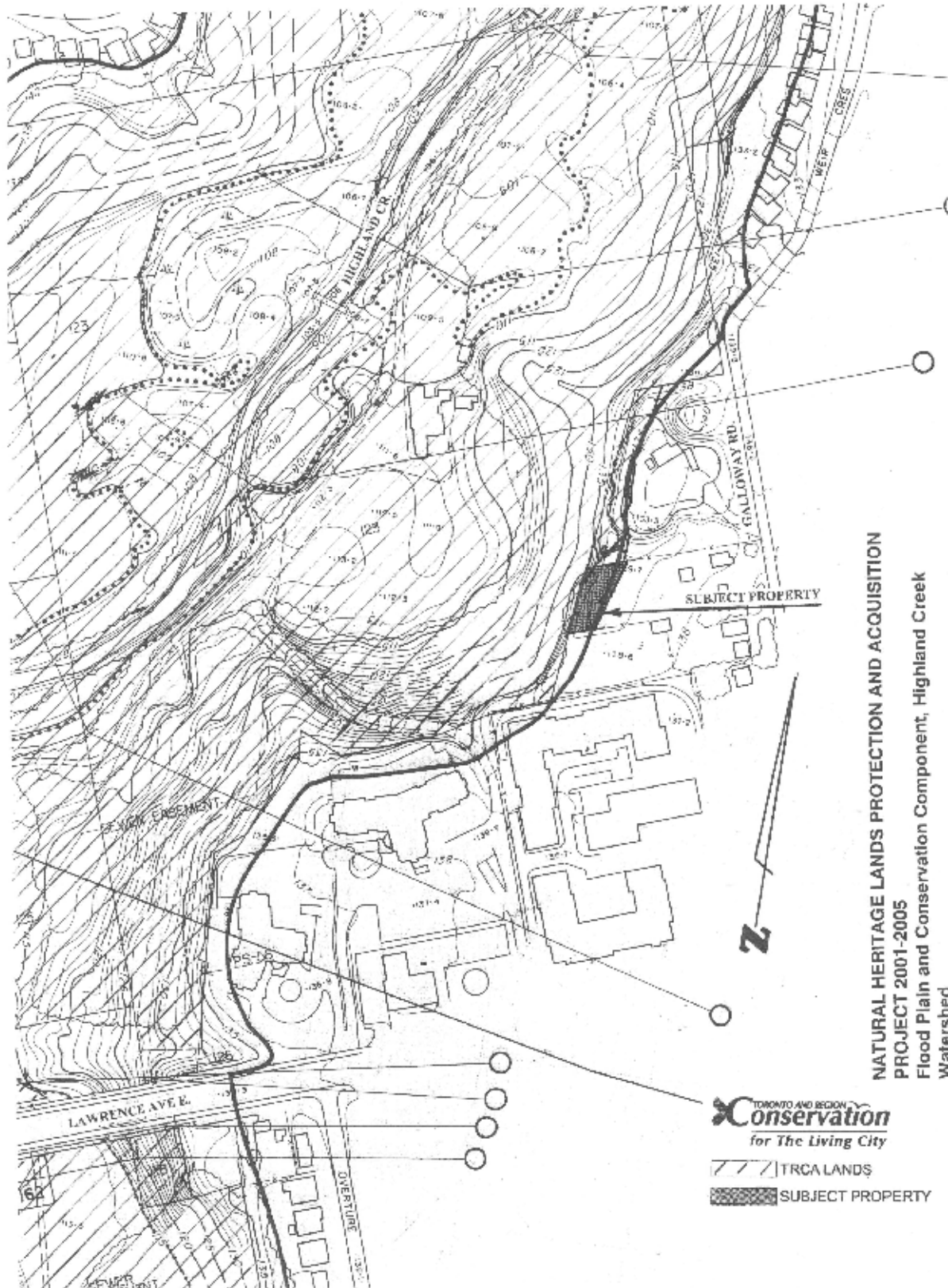
It is proposed that the lands be turned over to the City of Toronto for management.

FINANCIAL DETAILS

Funds for the costs related to this purchase have been identified in the 2005 Preliminary Operating and Capital budget in the TRCA land acquisition capital account.

Report prepared by: George Leja, extension 5342
For Information contact: George Leja, extension 5342
Date: January 21, 2005
Attachments: 1

Attachment 1



NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION
PROJECT 2001-2005
Flood Plain and Conservation Component, Highland Creek
Watershed
Brydale Developments (Scarborough) Inc.
CFN 36155


for The Living City
// TRCA LANDS
SUBJECT PROPERTY

TO: Chair and Members of the Executive Committee
Meeting #13/04, February 4, 2005

FROM: James W. Dillane, Director, Finance and Business Development

**RE: NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT
2001-2005**
Flood Plain and Conservation Component, Carruthers Creek Watershed
Ballymore Development (Shoal Point Corp.)
CFN 36167

KEY ISSUE

Purchase of property located east of Shoal Point Road and north of Warwick Avenue, City of Ajax, under the "Natural Heritage Lands Protection and Acquisition Project 2001-2005", Flood Plain and Conservation Component, Carruthers Creek watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 2.33 hectares (5.42 acres), more or less, of vacant land be purchased from Ballymore Development (Shoal Point Corp.), being Part of Lot 2, Range 3, Broken Front Concession and designated as Block 63, 64 & 65 on a Draft Plan of Subdivision prepared by Donevan Fleischmann Petrich Ltd., Ontario Land Surveyors Ltd. dated August 13, 2003, City of Ajax, Regional Municipality of Durham, located east of Shoal Point Road and north of Warwick Avenue;

THAT the purchase price be \$2.00;

THAT The Toronto and Region Conservation Authority (TRCA) receive conveyance of the land free from encumbrance, subject to existing service easements;

THAT the firm of Gardiner Roberts LLP, Barristers & 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 at Authority Meeting #9/00, held on October 27, 2000, approved the Natural Heritage Lands Protection and Acquisition Project 2001-2005.

Negotiations have been conducted with Mr. Larry Dekkema of Ballymore Homes.

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

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

RATIONALE

The subject property falls within the TRCA's approved master plan for acquisition for the Carruthers Creek watershed as outlined in the approved Natural Heritage Lands Protection and Acquisition Project 2001-2005. Through the review of residential subdivision S-A-2003-07, TRCA staff established the limits of the open space lands (i.e. Block 63, 64 & 65) which are comprised of the Provincially Significant Warbler Swamp Wetlands which is part of the Carruthers Creek Wetland Complex.

TAXES AND MAINTENANCE

Based on the realty taxes paid on adjacent TRCA lands, it is estimated that the taxes will be approximately \$1,100.00. On December 10, 2004, the Ontario government announced a regulation that expands the environmental criteria for lands that are eligible to receive a property tax exemption for the 2005 taxation year. Based on a preliminary review of the new criteria, it would appear that these lands will be eligible for the exemption. The addition of the subject parcel of land will not significantly impact the TRCA's maintenance costs at this location.

FINANCIAL DETAILS

Funds for the costs related to this purchase have been identified in the 2005 Preliminary Operating and Capital budget in the TRCA land acquisition capital account.

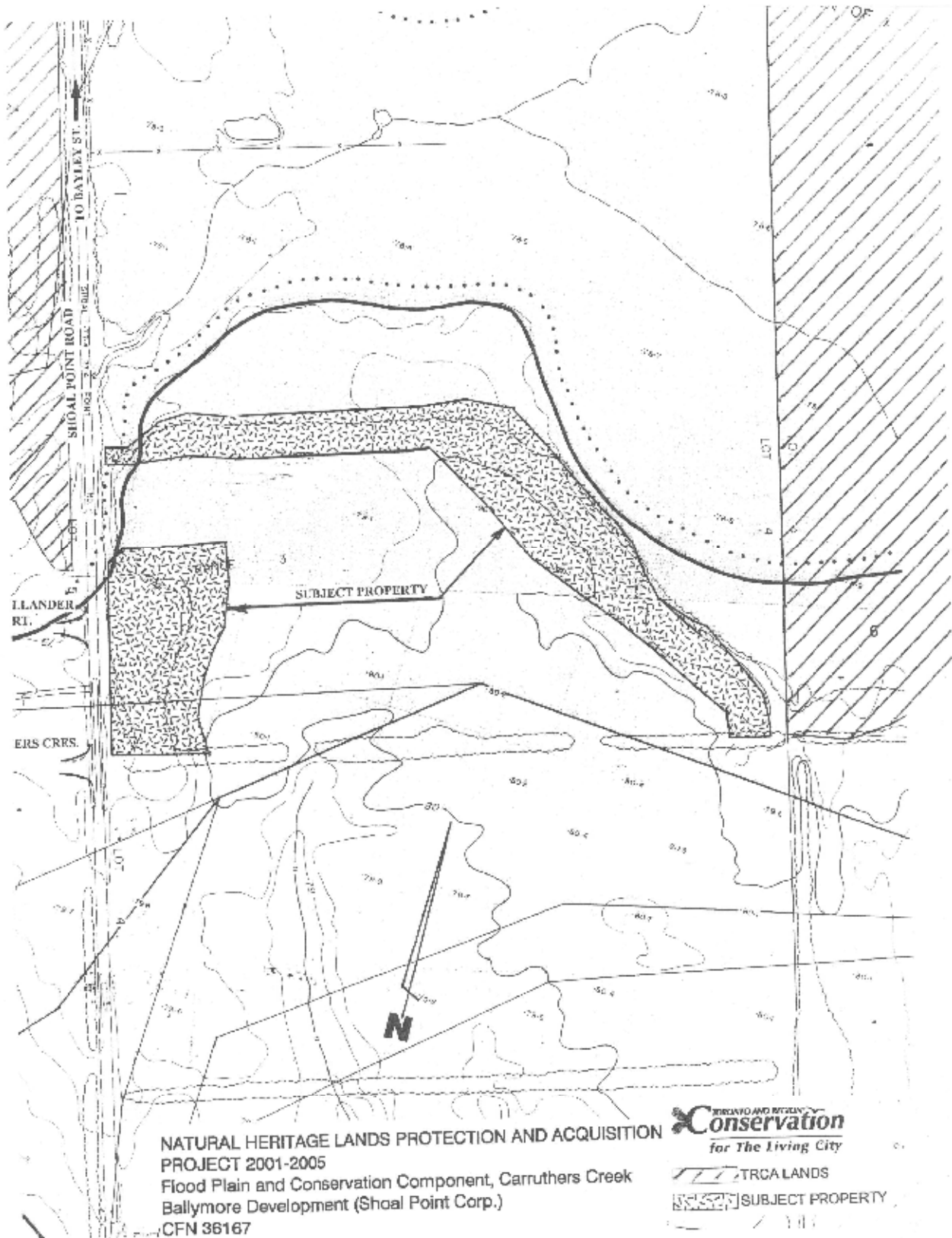
Report prepared by: Edlyn Wong, extension 5711

For Information contact: Edlyn Wong, extension 5711, Ron Dewell, extension 5245

Date: January 24, 2005

Attachments:1

Attachment 1



TO: Chair and Members of the Executive Committee
Meeting #13/04, February 4, 2005

FROM: Carolyn Woodland, Director, Development Services

**RE: DAVID & HONORA REA AND CITY OF VAUGHAN
ONTARIO MUNICIPAL BOARD HEARING**

KEY ISSUE

Authorization for party status before the Ontario Municipal Board (OMB) on referrals related to a zoning amendment application to permit the development of eight (8) storage buildings on the subject property.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT authorization be given to Toronto and Region Conservation Authority (TRCA) staff to obtain party status before the Ontario Municipal Board regarding a proposed zoning amendment application that is not in conformity with the Valley and Stream Corridor Management Program;

THAT staff continue to work cooperatively with our municipal partners and appellants to ensure that the requirements of the Valley and Stream Corridor Management Program are met;

THAT staff be authorized to retain legal counsel to pursue this appeal before the Ontario Municipal Board;

AND FURTHER THAT the Ontario Municipal Board and all parties and participants to the hearing be so advised.

BACKGROUND

The subject property is approximately 2.24 ha (5.54 acres) in size and is located on the north side of Regional Road 7, southwest of Centre Street, east of Keele Street, in the City of Vaughan. The northeast portion of the property is located within the TRCA's Fill Regulated Area of the Don River. The property abuts a portion of a valley feature with some significant vegetation extending beyond the top of bank, on the tableland portions of the subject site.

The Planning Act application for the subject property is to amend the City of Vaughan's Zoning Bylaw (Bylaw 1-88) in order to facilitate the development of eight (8) storage buildings on the subject lands. The subject lands are designated Prestige Area under Official Plan Amendment (OPA) #450 (Employment Area Plan) and zoned 'A' Agricultural Zone. The application proposes to rezone the lands to 'EM1' Prestige Employment Area Zone. The application has been appealed to the OMB by the proponents of the application for the City of Vaughan's failure to render a decision on the application within the review period allotted by the Planning Act.

TRCA staff have submitted written comments on the application to the City of Vaughan Community Planning Department and to the applicant. At the initial circulation of the application, staff provided comments stating that the application was considered premature as the limits of the valley features and significant vegetation on the property were yet to be delineated. As such, TRCA staff requested that a site visit be conducted with the applicant to stake the limits of the natural features on the property, thereby, helping to identify the limits of development.

TRCA staff had a site meeting with the applicant on May 27, 2004. At that time, TRCA staff had staked the limits of the natural features on the property (significant vegetation and physical top of bank). Upon completion of the staking, TRCA staff forwarded supplementary comments to the applicant and City of Vaughan Community Planning staff outlining TRCA requirements to formally establish the limits of development on the property, including the need for a geotechnical investigation (slope stability) and a topographic survey illustrating the staked line. As of the date of this report, no technical documents, plans or surveys have been submitted by the applicant.

RATIONALE

The OMB hearing is scheduled for February 23, 2005. No pre-hearing is scheduled for this application. Upon discussions with City of Vaughan Planning staff, it is the understanding of staff that a decision has not been made on the subject application as there is information outstanding on the proposed site plan. Furthermore, the Regional Municipality of York is currently conducting a transit feasibility study for the Regional Road 7 corridor. The subject property is currently within the scope of this study. Given that this study has yet to be completed, City of Vaughan staff has not rendered a decision on the subject application.

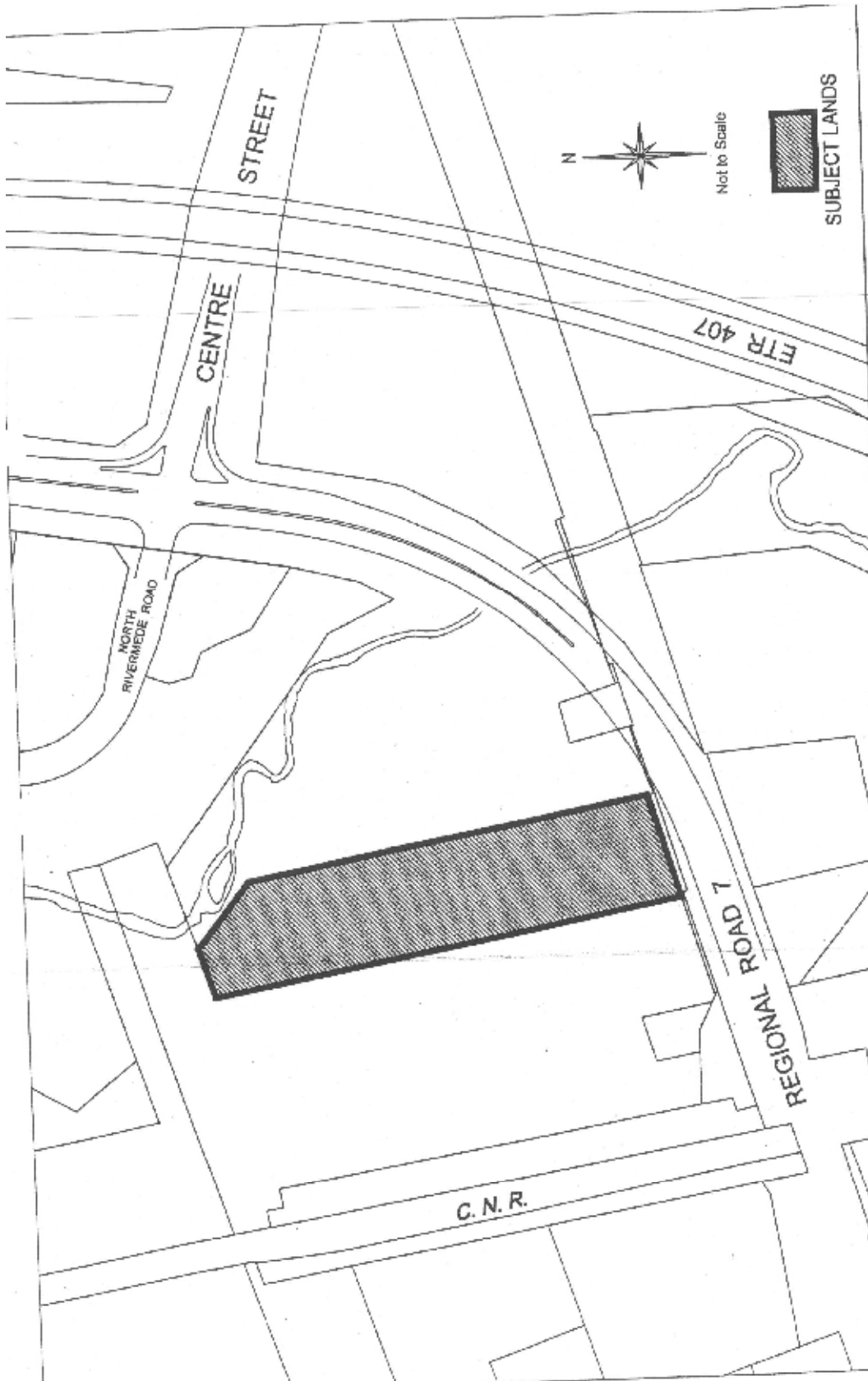
At this time, the proposed rezoning application has not been amended nor revised to reflect the staked limits that were identified by TRCA staff in May 2004. The original site plan associated with the subject application does not reflect our concerns and appears to encroach within the identified limits of the natural features on site. As such, TRCA staff will request party status at the OMB to ensure that TRCA concerns, including the protection of the form and function of the natural features on site, are heard at the upcoming hearing.

DETAILS OF WORK TO BE DONE

Staff is requesting the Authority authorization to retain legal counsel to ensure that TRCA interests are protected and addressed at the hearing. Staff and retained legal counsel will continue to work with the parties and participants to the hearing to resolve any outstanding issues, and will continue to represent the interests of the TRCA before the OMB.

Report prepared by: Kevin Huang, extension 5307
For Information contact: Kevin Huang, extension 5307
Date: January 25, 2005
Attachments: 2

Attachment 1



Attachment 1
FILE No.:
DA.03.072
December 17, 2003

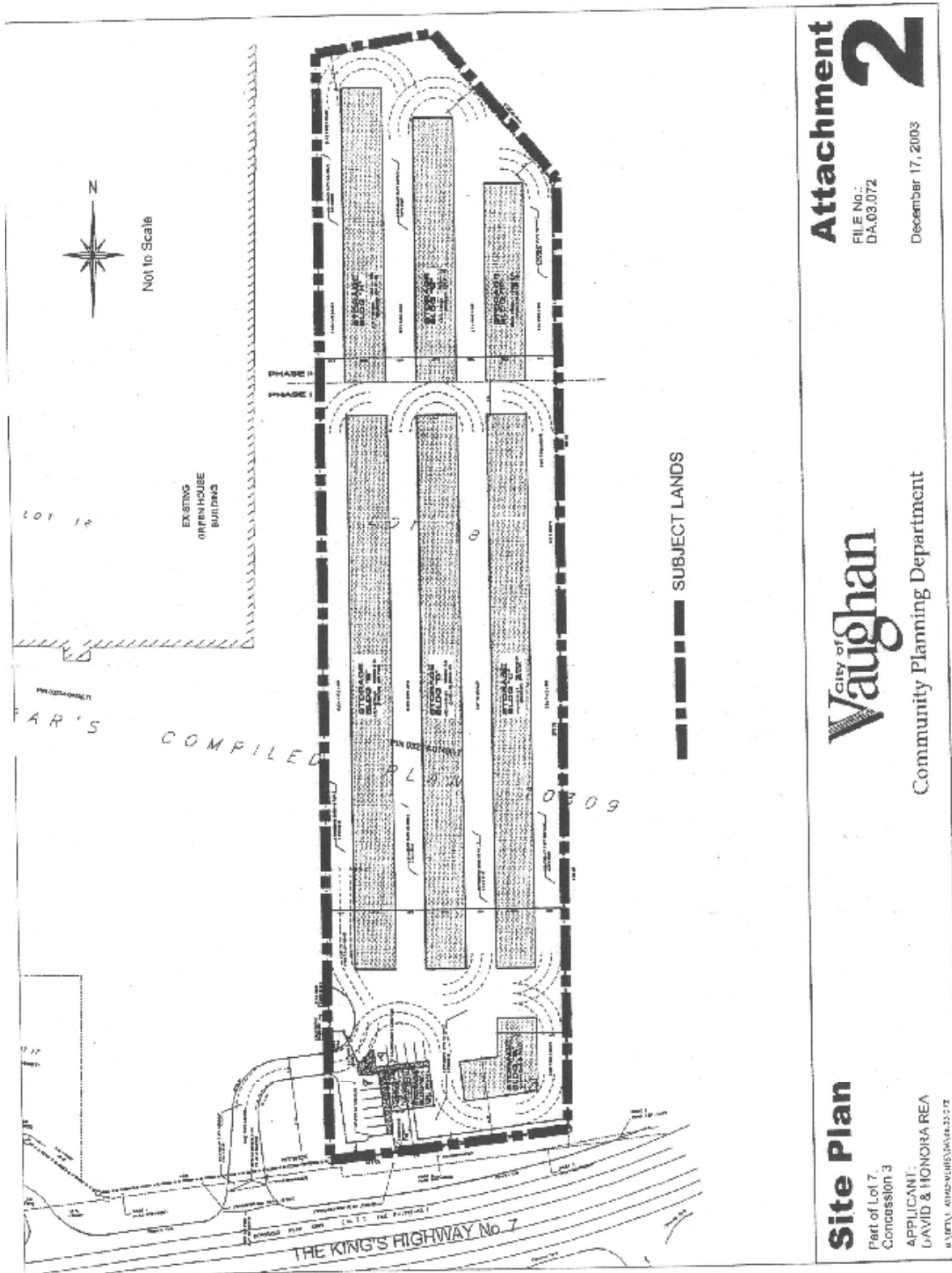
City of
Vaughan

Community Planning Department

Location Map

Part of Lot 7,
Concession 3
APPLICANT:
DAVID & HONORA REA
14/03/03 11:40:00 AM DAVID.03.072

Attachment 2



Attachment 2
FILE No.: DA.03.072
December 17, 2003

City of **Vaughan**

Community Planning Department

Site Plan

Part of Lot 7,
Concession 3
APPLICANT:
DAVID & HONORA REA
03/07/03 4:02:56 PM 03/04/03 2:27:12

TO: Chair and Members of the Executive Committee
Meeting #13/04, February 4, 2005

FROM: Carolyn Woodland, Director, Development Services

RE: **APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 158**
Fill, Construction & Alteration to Waterway.

KEY ISSUE

Pursuant to Ontario Regulation 158 written permission from the Authority is required to:

- (a) construct any building or structure or permit any building or structure to be constructed in or on a pond or swamp or in any area susceptible to flooding during a Regional Storm;
- (b) place or dump fill or permit fill to be placed or dumped in the areas described in the schedules whether such fill is already located in or upon such area, or brought to or on such area from some other place or places;
- (c) straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream, or watercourse.

A permit may be refused through a Hearing Process, if in the opinion of the Authority, the conservation of land, control of flooding or pollution is affected.

RECOMMENDATION

THAT permits be granted in accordance with Ontario Regulation 158 for the applications which are listed below:

CITY OF TORONTO (TORONTO AND EAST YORK COMMUNITY COUNCIL AREA)

8.1.1 1405768 ONTARIO LIMITED

To construct in a flood plain, place fill within a regulated area on Lot 15, 16, 17, Plan D-117, Lot 1, 2, 3, 4, 5, Plan E313, Part Lot 14, Plan , Part Lot 1, 2, 3, 4, 5, Plan 108, (310 Bayview Avenue), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by 1405768 Ontario Limited.

The purpose is to construct a new automobile dealership on the west side of Bayview Avenue at Labatt Avenue in the Regional Storm Floodplain of the proposed Lower Don Special Policy Area.

LOCATION MAP: 310 Bayview Avenue



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

- **Drawing A-1.0, Site Plan, prepared by Plaston Architect Limited, dated November 14, 2002, revised January 12, 2005, received January 14, 2005;**
- **Drawing L1, Landscape Plan, prepared by INSITE Landscape Architects Inc., dated November 14, 2002, revised September 7, 2004, received January 14, 2005;**
- **Drawing A-5.0, Elevations, prepared by Plaston Architect Limited, dated November 17, 2003, revised January 12, 2005, received January 14, 2005;**
- **Drawing A-5.1, Elevation, prepared by Plaston Architect Limited, dated November 17, 2003, revised January 12, 2005, received January 14, 2005**

RATIONALE

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

Proposal:

The proposal is to construct a new automobile dealership on the west side of Bayview Avenue at Labatt Avenue to replace former buildings on site. The proposed dealership will be floodproofed to above the Regional Storm Flood elevation and will have safe access from Labatt Avenue, which is located above the Don Valley floodplain.

Control of Flooding:

The subject property is partially located within the Regional Storm Floodplain. A portion of the building to be used for automobile storage is to be located in the floodplain. Floodproofing is provided to above the Regional Storm Flood Elevation. A letter from a structural Engineer stating that the structure can withstand flood flows to the Regional Storm Elevation has been provided. As Bayview Avenue floods during a Regional Storm event, secondary access to the site will be provided from Labatt Avenue in order to provide safe ingress and egress. The proposal will not impact flood storage.

Pollution:

Temporary sediment control fencing will be provided along Bayview Avenue to keep construction debris from entering the Don River.

Conservation of Land:

The subject property is a former industrial site and there are no existing natural resources on site.

Plantings

New native plantings will be provided between the dealership and Bayview Avenue for a net environmental gain.

Policy Guidelines:

The proposal conforms with Section 4.2.2.C. and D., Development and Redevelopment within Non-Established Communities/Highly Urban Areas, of the Authority's Valley and Stream Corridor Management Program. The portion of the replacement structure located in the floodplain (but floodproofed to the Regional Storm Elevation) does not exceed a 50% increase in the total area of the recently demolished building (Policy 4.2.2.C.12).

CFN: 32074 - Application #: 060/01/TOR

Report Prepared by: Steve Heuchert, extension 5311

For information contact: Steve Heuchert, extension 5311

Date: July 12, 2004

THE FOLLOWING PERMIT APPLICATIONS ARE ERRATA ITEMS:

Staff's recommendation for approval is based upon the review and acceptance of additional information from the applicant. The applicant has been informed that the information outstanding must be reviewed and accepted by staff prior to the Executive Committee Meeting. Staff will advise that this application be withdrawn from the Executive Committee Agenda should this information remain outstanding.

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.2 CITY OF TORONTO - WORKS AND EMERGENCY SERVICES

To alter a waterway, place fill within a regulated area on (Part of Original Road Allowance between Concession 2nd Meridian and Lot 4 Range 1 Kings Mill Reserve), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed as located on the property owned by City of Toronto - Works and Emergency Services.

The purpose is to alter a waterway and place/excavate fill within a Fill Regulated Area of the Mimico Creek in order to facilitate the repair of an existing watermain.

LOCATION MAP: Part of Original Road Allowance between Concession 2nd Meridian and Lot 4 Range 1 Kings Mill Reserve



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

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal is to alter a waterway and place/excavate fill within Mimico Creek in order to facilitate the repair of an existing watermain. The existing watermain has a break in a section below the creek. Prior to the installation of a liner in the existing main, the contractor must excavate down to the damaged main in the creek and install a repair clamp over the damaged main.

Control of Flooding:

The proposed works are located within the Regional Storm Floodplain, however, the works will not affect the storage or conveyance of flood waters.

Pollution:

A siltation fence will be secured around the perimeter of the excavation pits. A temporary coffer dam and pump will be installed to prevent the migration of construction generated sediment into the watercourse.

Conservation of Land:

All filled and disturbed areas will be stabilized and revegetated following construction. No significant resource features will be impacted by the proposed works. There will be no impact to fisheries. The applicant has been advised that this project is subject to the Ministry of Natural Resource's (MNR) warm water timing window and that all works must be completed between July 1 and March 31 of any given year, unless otherwise directed by MNR. The applicant has agreed to the MNR timing window. A Letter of Advice will be issued by the TRCA for the proposed works.

Plantings

The disturbed areas will be restored with new native trees and shrubs.

Policy Guidelines:

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

CFN: 36054 - Application #: 456/04/TOR

Report Prepared by: Mark Rapus, extension 5259

For information contact: Steve Heuchert, extension 5311

Date: January 25, 2005

8.1.3 WESTON ESTATES MANAGEMENT INC. (EELCO LENTING)

To place fill within a regulated area on Lot 47, 48, Plan 1320, (2336 Weston Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Weston Estates Management Inc. (Eelco Lenting).

The purpose is to place fill in a Fill Regulated Area of the Humber River to facilitate the construction of a gabion wall, stabilizing a slope and reconstructing an existing outfall at the rear of an existing apartment building at 2336 Weston Road.

LOCATION MAP: 2336 Weston Road



The permit will be issued for the period of January 14, 2005 to January 13, 2007.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal is to place fill within a fill regulated area to facilitate the construction of a gabion retaining wall, stabilize an eroded slope with geogrid material, reconstruct an existing deteriorated outfall, and place fill to restore the slope at the rear of the existing apartment building at 2336 Weston Road. The subject property is located on the west side of Weston Road, south of Highway 401 and backs onto the Humber River. The apartment building and underground parking garage was constructed in the 1960's over top of bank. The building is consistent with other apartment buildings along this stretch of Weston Road. In addition, the stormwater drainage from the site is inadequate and, as a result, the slope to the rear of the building and an existing outfall have deteriorated to the point where a combination of retaining structure, geogrid material, new outfall with splash pad and fill placement is the only viable solution to restore the slope and prevent further erosion. The solution combines both hardening of a portion of the slope, restoration of the grades and renaturalization. The gabion wall was originally constructed without first obtaining a permit under Ontario Regulation 158. The proposal was submitted by the new owners of the apartment building in response to a violation notice issued for works conducted by the former owners of the apartment building.

Control of Flooding:

The proposed works are not located within the Regional Storm Floodplain and therefore will not affect the storage or conveyance of flood waters.

Pollution:

Temporary sediment control fencing will be installed to prevent construction debris from entering the remainder of the Humber River valley corridor. Garbage and other debris placed during the construction of the gabion wall will be removed off site.

Conservation of Land:

TRCA geotechnical staff are satisfied that the proposal will enhance slope stability. The proposed works will not have an impact on fisheries, significant natural features, or riparian vegetation.

Plantings

New native plantings will be provided on a portion of the restored slope where grades allow for such renaturalization.

Policy Guidelines:

The project is consistent with Section 4.2.2. (E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

CFN: 35734 - Application #: 323/04/TOR

Report Prepared by: Steve Heuchert, extension 5311

For information contact: Steve Heuchert, extension 5311

Date: August 10, 2004

CITY OF VAUGHAN

8.1.4 THE NATIONAL GOLF COURSE OF CANADA

To alter a waterway on Part Lot 11, 12, 13, Concession 6, (134 Club House Road), in the City of Vaughan, Humber River Watershed as located on the property owned by The National Golf Course of Canada.

The purpose is to alter a watercourse by dredging and reshaping two, existing on-line ponds and to replace an existing crossing within National Golf Course in Kleinburg.

LOCATION MAP: 134 Club House Road



The permit will be issued for the period of February 4, 2005 to February 3, 2010.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal is to alter a watercourse by dredging and reshaping two existing on-line ponds, and to replace an existing crossing, all within the grounds of an existing golf course. The two ponds are connected to tributaries of the East Humber River. Both ponds will be dredged of silt, and will be cut on one side and filled on another to reconfigure adjacent golf course "tee off" areas; the surface area of the ponds will not be increased. In addition, the existing weir structure that maintains one of the ponds is in need of repair and will be reinforced. Both ponds will be enhanced with native plants.

Currently, a golf cart path, internal to the golf course, crosses one of the tributaries consisting of a CSP (corrugated steel pipe) culvert. The proposal includes the removal of this culvert and replacement with a span bridge. The crossing is located at the top end of the tributary and its replacement does not constitute a "HADD" (Harmful Alteration Disruption or Destruction) of fish habitat, under the Federal Fisheries Act, and therefore does not require a DFO Authorization.

Control of Flooding:

Authority Water Management staff have reviewed the proposal and determined that there will be no net loss of flood storage, and therefore that the control of flooding will not be affected.

Pollution:

A sediment and erosion control plan will be in place for the duration of construction that will prevent any sedimentation of the watercourse.

Conservation of Land:

In accordance with our agreement with Fisheries and Oceans Canada (DFO), staff have determined that the proposal does not constitute a HADD under the federal Fisheries Act and therefore does not require authorization from DFO. All in-stream work will be taking place "in the dry" and within the appropriate Ministry of Natural Resources fisheries timing window. A letter of advice on behalf of DFO will be issued to the applicant with this permit.

Plantings

A planting plan that will restore and enhance all disturbed areas has been reviewed by staff to our satisfaction and will be implemented upon completion of construction.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 (H), Existing Resource-based Uses, of the Authority's Valley and Stream Corridor Management Program.

CFN: 35875 - Application #: 384/04/VAUG

Report Prepared by: Mary-Ann Burns, extension 5267

For information contact: Mary-Ann Burns, extension 5267

Date: September 30, 2004

8.1.5

VELLORE PARK COMMUNITY LANDOWNERS GROUP

To alter a waterway, place fill within a regulated area on (area bounded by Weston Road, Major MacKenzie Drive, Highway 400 and Teston Road), in the City of Vaughan, Humber River Watershed as located on the property owned by Vellore Park Community Landowners Group.

The purpose is to place fill in a Regulated Area and alter a watercourse in order to construct a storm water management pond and outfall to a tributary of the Humber River. The facility will service draft approved plans of subdivision known as Red Shelf (19T-00V05) and Keystar (19T-00V07) within Block 33.

LOCATION MAP: area bounded by Weston Road, Major MacKenzie Drive, Highway 400 and Teston Road



The permit will be issued for the period of February 4, 2005 to February 3, 2010.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal is to construct a storm water management pond and associated outfall that will outlet to a tributary of the Humber River, Purpleville Creek. This pond will service draft approved plans of subdivision known as the Red Shelf (19T-00V05) and Keystar (19T-00V07) lands, within the Block 33 planning area of the City of Vaughan. Staff reviewed the Planning Act applications for this development, as circulated by the City, and found them to be acceptable, conditional on obtaining any necessary Ontario Regulation 158 permits.

Control of Flooding:

The proposed outfall is appropriately designed in order to convey flood flows safely, up to the Regional Storm. Therefore, the control of flooding will not be affected.

Pollution:

A sediment and erosion control plan will be implemented and maintained for the duration of construction, so that sedimentation of the tributary will not occur.

Conservation of Land:

There are no geotechnical or fisheries issues associated with this project and the work will not affect any significant natural heritage features. Staff will issue a letter of advice on behalf of Fisheries and Oceans Canada (DFO) with this permit as a DFO Authorization was not required. All disturbed areas will be stabilized following construction.

Plantings

Following construction, all disturbed areas will be restored and enhanced with native plantings.

Policy Guidelines:

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

CFN: 35746 - Application #: 326/04/VAUG
Report Prepared by: Mary-Ann Burns, extension 5267
For information contact: Mary-Ann Burns, extension 5267
Date: August 12, 2004

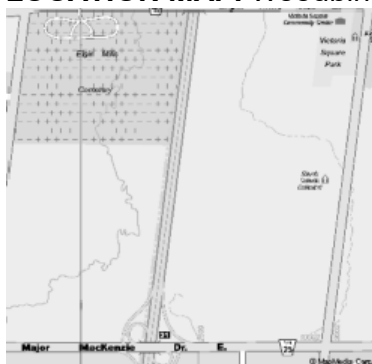
TOWN OF MARKHAM

8.1.6 BORDEAUX DEVELOPMENTS

To alter a waterway, construct in a flood plain on Part Lot 23, 24, 25, Concession 3, (Woodbine Avenue), in the Town of Markham, Rouge River Watershed as located on the property owned by Bordeaux Developments.

The purpose is to alter a waterway and construct in the Regional Storm Floodplain of the Rouge River in order to facilitate: a) the construction of a stormwater management pond and outfall and; b) the installation of a watermain and storm sewer under the watercourse in order to service a draft approved residential subdivision.

LOCATION MAP: Woodbine Avenue



The permit will be issued for the period of February 4, 2005 to February 3, 2010.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The purpose of this proposal is to alter a waterway and construct in the Regional Storm Floodplain of the Rouge River in order to facilitate: a) the construction of a stormwater management pond and outfall and; b) the installation of a watermain and storm sewer under the watercourse in order to service a draft approved residential subdivision. The proposed works are located within the West Cathedraltown secondary plan area and are required in order to service Phase I of draft approved plan of subdivision 19TM-01001. The stormwater management pond will be located on tableland with the outfall connecting to a tributary of the Rouge River. The TRCA issued a permit previously for 2 temporary storm outfalls on the site and a temporary culvert crossing in order for preliminary earth works to be undertaken (C-03360). The works proposed as part of this permit are permanent in nature and will service the upstream development. The two utility crossings (watermain and storm sewer) are proposed in the general location of a future road crossing, which will be dealt with through a separate permit application. Open cut construction methodology will be used to install the two pipes beneath the watercourse and Fisheries and Oceans Canada (DFO) will be issuing an authorization for the works. The applicant installed a sanitary sewer crossing without the necessary approvals in place (i.e., TRCA permit or DFO authorization) and the works proposed as part of this permit will contribute to the resolution of the ongoing DFO investigation.

The proposed work and stormwater management design is consistent with the overall servicing scheme outlined in the Master Environmental Servicing Plan (MESP) for the area, which is still under review. Part of the overall design of the development includes the protection of a 55m wide corridor with enhancements to the Rouge River tributary, which currently resembles a grassed swale through part of this area. This proposal is consistent with the overall environmental protection objectives of the MESP which will be further achieved through future permit applications.

Control of Flooding:

The outlet of the stormwater management pond will control flows entering the watercourse so that there will be no downstream impacts to flood flows or erosion rates. While the watercourse will be disturbed during the installation of the two utility crossings, this disturbance will be short-term and no impacts on the storage or conveyance of flood waters will result.

Pollution:

Sediment and erosion control measures implemented as part of the previous permit (C-03360) will remain in place until the construction proposed as part of this permit is complete.

Conservation of Land:

TRCA geotechnical staff has reviewed the proposal and is satisfied that there are no geotechnical concerns related to the works. DFO is currently reviewing the proposed utility crossings and will be issuing an authorization for those works; the TRCA's permit will not be released until this authorization is obtained. The tributary is considered to be a cold water fisheries resource and as such, the works are limited to the Ministry of Natural Resources' (MNR) cold water timing window (July 1-September 15), unless otherwise approved by MNR. The proposed works will contribute to the protection of a 55m wide natural corridor through the residential subdivision and should contribute to an overall net environmental gain.

Plantings

As future works, including the road crossing, are forthcoming in the immediate area of the subject works, some of the disturbed areas will merely be stabilized through this permit and fully restored once the ultimate works are complete. The stormwater management pond will be restored with native, woody species plantings in order to enhance the edge of the natural corridor, as part of this permit application.

Policy Guidelines:

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

CFN: 35077 - Application #: 028/04/MARK

Report Prepared by: Kirsten Kontor, extension 5370

For information contact: Kirsten Kontor, extension 5370

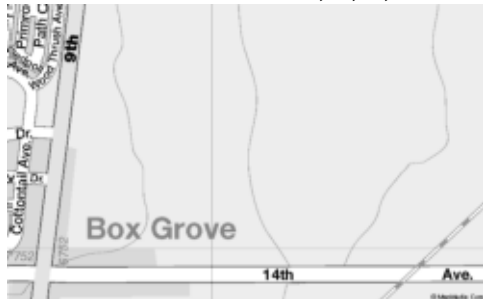
Date: January 5, 2005

8.1.7 BOX GROVE HILL DEVELOPMENT INC.

To alter a waterway on Lot 6, 7, 8, Concession 9, in the Town of Markham, Rouge River Watershed as located on the property owned by Box Grove Hill Development Inc..

The purpose is to alter a watercourse through the construction of two storm outlets to service two new tableland stormwater management ponds within the developing Box Grove Community in the Town of Markham.

LOCATION MAP: Lot 6, 7, 8, Concession 9



The permit will be issued for the period of February 4, 2005 to February 3, 2010.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal is to allow for the construction of two storm pond outlets, partially within the Regional Storm Floodplain, of a tributary of the Rouge River. The outlets are required to allow for the development of two new tableland stormwater management ponds. The works are required to service draft approved plans of subdivision within the developing Box Grove Community in the Town of Markham. The pond locations are not Fill Regulated, are in areas which are devoid of woody vegetation and previously utilized for agricultural purposes. The outlets are setback beyond the erosion impact zone of the tributary. The ponds and outlets will be integrated into the landscape through the use of plantings and will not impact the conservation of land.

Control of Flooding:

The stormwater ponds are beyond the Regional Storm Floodplain and the pond outlets will be constructed at grade. There will be no impact to the control of flooding as a result of the proposed works.

Pollution:

Sediment fencing will be erected between the proposed works and the watercourse and will remain in place until the regrading is complete and the areas stabilized.

Conservation of Land:

The works, with the exception of the pond outlets, are on tableland portions of the site and do not impact the adjacent valley feature. Extensive plantings will be conducted in all disturbed areas in accordance with detailed planting plans submitted by the applicant and accepted by TRCA staff.

Plantings

The works include the planting of native species at the location of the tableland ponds and at the proposed outlets in accordance with detailed planting plans submitted by the applicant.

Policy Guidelines:

The works are in compliance with Section 4.3 Infrastructure and Servicing of the Authority's Valley and Stream Corridor Management Program. Approval from the Fisheries and Oceans Canada is not required for this project as there will be no interference with the low flow channel.

CFN: 35849 - Application #: 368/04/MARK
Report Prepared by: Russel White, extension 5306
For information contact: Russel White, extension 5306
Date: September 21, 2004

TOWN OF RICHMOND HILL

8.1.8 TOWN OF RICHMOND HILL

To place fill within a regulated area on, (Weldrick Road East and Weldrick Road West), in the Town of Richmond Hill, Don River Watershed as located on the property owned by Town of Richmond Hill.

The purpose is to excavate and replace fill within a Fill Regulated area to facilitate the construction of a 450 mm sanitary relief sewer on Weldrick Road, on the east and west side of Yonge Street, in the Town of Richmond Hill.

LOCATION MAP: Weldrick Road East and Weldrick Road West



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

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal involves the excavation and replacement of fill within a Fill Regulated Area of the Don River to facilitate the construction of a 450mm sanitary relief sewer and related appurtenances, by the Town of Richmond Hill. The sanitary relief sewer will be constructed beneath Weldrick Road from the York-Durham Trunk Sanitary Sewer on Weldrick Road East to the North Don Trunk Sanitary Sewer on Weldrick Road West. The proposed works are at the edge of two valley systems and do not involve the crossing of the tributaries.

Control of Flooding:

The proposed works will not impact the storage or conveyance of flood waters.

Pollution:

Sediment and erosion control measures will be installed and maintained during construction to prevent sediment from entering the watercourses.

Conservation of Land:

The proposed works involve the construction of the sanitary relief sewer beneath Weldrick Road, are partially located within the Fill Regulated area of two tributaries of the Don River, and do not involve the crossing of the tributaries. As such, no impact to any natural features are expected. There are no geotechnical/slope stability or fisheries resources concerns related to this project.

Plantings

As the proposed works are located beneath the existing road corridor, no vegetation removals are required. Any disturbed areas will be restored.

Policy Guidelines:

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

CFN: 36177 - Application #: 027/05/RH

Report Prepared by: Carla Pierini, extension 5314

For information contact: Carla Pierini, extension 5314

Date: January 25, 2005

TO: Chair and Members of the Executive Committee
Meeting #13/04, February 4, 2005

FROM: Adele Freeman, Director, Watershed Management

RE: **CONTRACT FOR LOW LEVEL GATE AND GATE GUIDE REPAIRS AT G. ROSS LORD DAM**

KEY ISSUE

To sole source the hiring of MTM Restoration and Construction Group to complete the repair work on the low level gates and gate guides at G. Ross Lord Dam.

RECOMMENDATION

THAT the contractor, MTM Restoration and Construction Group (MTM) be retained to complete the repair work on the north low level gate and the gate guides at G. Ross Lord Dam at a cost not to exceed \$46,120.00, including G.S.T..

BACKGROUND

G. Ross Lord Dam was constructed in 1973 to provide flood control for portions of the West Don River. The dam was designed with two large, radial spillway gates and two low level gates. The normal water surface elevation of the reservoir is 172.5 meters (566 feet). Reservoir levels following normal and small flood events are regulated through the operation of the low level gates only. Since construction of the dam in 1973, there have been no storm events large enough to necessitate the use of the two radial gates.

During the annual maintenance review in 2003, it was discovered that the metal seals on the bottom of the low level gates were leaking and in need of repair. These seals are required to prevent leakage through the outlet pipes when the gates are not being operated.

At Executive Committee Meeting #2/04, held on March 5, 2004, Resolution #B39/04 was approved as follows:

THAT the contractor MTM Restoration and Construction Group be retained to complete the repair work on the southern low level gate guide at G. Ross Lord Dam at an upset cost not to exceed \$15, 000 (including G.S.T).

Works completed in 2004 included repairs to the seal face and side seals on the south gate to prevent further corrosion and leaking. The proposed work to be carried out in 2005 includes repairs to the seal face and side seals on the north gate and additional repairs to the gate guides, including sandblasting and epoxy tar coating to stop corrosion of the gate guides.

RATIONALE

It is recommended that this contract be sole sourced to MTM given that they have already completed the repair work on the south low level gate. Moreover, due to the specialized nature of this work, MTM is the only known contractor in Southern Ontario that is capable of carrying out these repairs. Toronto and Region Conservation Authority staff have reviewed MTM's quote and work plan and are of the opinion that it is of good value.

FINANCIAL DETAILS

Funds for this project were allocated in the 2004 budget and are available to complete the work in 2005.

Report prepared by: Patricia Lewis, extension 5218

For Information contact: Glenn Farmer, extension 5351, Patricia Lewis, extension 5218

Date: January 19, 2005