

**FUTHER TO EXECUTIVE COMMITTEE MEETING #4/04**  
**To be held Friday, May 7, 2004**

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- 6.2** A letter dated May 5, 2004, from Jane Pepino, Solicitor, Aird and Berlis LLP, in regards to item 7.2 - Hearing Report and her request to speak to this item. 134-136

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

Flood Plain and Conservation Component, Duffins Creek Watershed  
388270 Ontario Ltd.  
CFN 35386

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

Lake Ontario Waterfront Watershed, City of Toronto  
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**8.14 TENDER - LABORATORY ANALYTICAL SERVICES**

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**SECTION II - ITEMS FOR EXECUTIVE ACTION**

**9.1 ERRATA UPDATE SHEET**

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**WITHDRAWN**

**9.1.18 DUFFERIN CONSTRUCTION CO.**

**WITHDRAWN**

**9.1.27 CITY OF TORONTO**

**WITHDRAWN**

**9.1.41 SCOTT SHAW**

**NEW PERMITS**  
**CITY OF BRAMPTON**

**9.1.43 REGIONAL MUNICIPALITY OF PEEL**

To alter a waterway, construct in a flood plain, place fill within a regulated area on Part Lot 14, 15, 16, Concession 6 EHS, (Airport Road, at H4-Sta. 12+000 and H5-Sta. 12+225 between Brayden Boulevard in the south and Countryside Drive in the north), in the City of Brampton, Humber River Watershed as located on the property owned by Regional Municipality of Peel. 151-153

**9.1.44 REGIONAL MUNICIPALITY OF PEEL**

To alter a waterway, construct in a flood plain, place fill within a regulated area on Part Lot 11, 12, Concession 6, (Crossings H2 at Sta. 10+580 and H3 at Sta. 11+210 on Airport Road, between Bovaird Drive/Castlemore Road in the south and Brayden Boulevard in the north, south of Countryside Drive), in the City of Brampton, Humber River Watershed as located on the property owned by Regional Municipality of Peel. 153-155

**CITY OF PICKERING**

**9.1.45 388270 ONTARIO LIMITED**

To alter a waterway on Lot 15, Concession RANGE 3, (Church Street), in the City of Pickering, Duffins Creek Watershed as located on the property owned by 388270 Ontario Limited. 155-157

**CITY OF TORONTO (TORONTO NORTH COMMUNITY COUNCIL)**

**9.1.46 CITY OF TORONTO**

To alter a waterway, construct in a flood plain, place fill within a regulated area on, (south of Finch Avenue, west of Weston Road), in the Toronto North Community Council, Humber River Watershed as located on the property owned by City Of Toronto. 157-159

**9.1.47 SANDRA PERFETTO**

To place fill within a regulated area on Lot 24, Plan 5982, (32 York Valley Crescent), in the Toronto North Community Council, Don River Watershed as located on the property owned by Sandra Perfetto. 159-161

**9.1.48 LOUIE SANTAGUIDA**

To construct in a flood plain on Part Lot 8, Plan 3955, (2 May Tree Road), in the Toronto North Community Council, Don River Watershed as located on the property owned by Louie Santaguida. 161-162

## **TOWN OF MARKHAM**

### **9.1.49 PETER TONDL/KATHLEEN KAPOSI**

To construct in a flood plain, place fill within a regulated area on Lot 29, Plan 401, (11 Eckardt Avenue), in the Town of Markham, Rouge River Watershed as located on the property owned by Peter Tondl/Kathleen Kaposi. 162-164

## **TOWN OF RICHMOND HILL**

### **9.1.50 FARIBORZ SAMIFANNI**

To construct in a flood plain on (200 Lakeland Crescent), in the Town of Richmond Hill, Humber River Watershed as located on the property owned by Fariborz Samifanni. 164-166

CORRESPONDENCE 6.1



04 03 83 16:39

4169252777

CLEVER

VIA FAX 416 661 6898

PHONE: 416 964 8565  
FAX: 416 925 2777

7 Beaumont Road  
Toronto, ON M4W 1V4

May 3, 2004

Post-It™ Fax Note	7671E	Date	May 3/04	# of pages	1
To	STEVEN HEUCHERT	From	Gerri CLEVER		
Co./Dept	INTRCA	Co.			
Phone #		Phone #	416-964-8565		
Fax #	416-661-6898	Fax #	416-925-2777		

Mr. Richard O'Brien  
Chairman  
Toronto and Regional Conservation Authority  
5 Shoreham Drive  
Toronto ON M3N 1S4

Re: 15 BEAUMONT ROAD  
Hearing May 7, 2004

Dear Mr. O'Brien:

As a resident of Beaumont Road, I wish to express my concern with regard to the construction of a house in the ravine at No. 15 Beaumont Road.

I would like to point out that during the construction of the adjacent property some years ago when excavation began the water table was lowered to a degree that a large sink hole appeared on the property of No. 15 Beaumont Road, and a pine tree on my property fell over.

It is my understanding that when you remove trees and do large excavations you tend to lower the water table. In the case of No. 15 Beaumont Road, the size of the house, some nearly 9,000 sq feet, and the removal of a number of trees to accommodate the house would cause the lowering of the water table on the property.

Having witnessed this problem previously, I wish to express my concern with regard to construction at No. 15 Beaumont Road.

Sincerely,

*Gerri Clever*  
Gerri Clever

GC:gh

cc: Steven H. Heuchert, MRTPl  
Senior Planner  
Development Services Section

CORRESPONDENCE 6.2

**AIRD & BERLIS LLP**

Barristers and Solicitors  
Patent and Trade Mark Agents

N. Jane Pepino, C.M., Q.C.  
Direct Dial : 416.863.7727  
E-mail: jppino@airdberlis.com

May 4, 2004

VIA FAX #416.661.6898

Our File #84452

The Executive Committee  
Toronto and Region Conservation Authority  
5 Shoreham Drive  
Downsview, Ontario  
M3N 1S4

Dear Committee Members:

**Re: Executive Committee Meeting #4/04  
Application #457/03/TOR-15 Beaumont Road, City of Toronto**

We act on behalf of Jane and Eberhard Zeidler who reside at 11 Beaumont Road and Gaylord Lindal at 14 Beaumont, neighbours abutting 15 Beaumont to the west and to the east.

Our clients have only recently been made aware of the fact that, since October, an application has been pending before the Conservation Authority, as well as before the Committee of Adjustment in the City of Toronto.

Our clients wish to go on record in full support of the recommendation of your staff that this application be refused. The application impacts the conservation of land, contravenes the policies of the Valley and Stream Corridor Management Program, contravenes the specific policy prohibiting infill development on a "valley wall", and does not conform to either the existing and approved City of Toronto Official Plan or the proposed new official plan. This application relies entirely on an anomalous zoning which does not conform to the Official Plan.

Additionally, and as a preliminary matter, it is our position that the hearing of this application is premature, for at least three reasons:

1. Any access to this property must be obtained over a City-owned Right-Of-Way: no encroachment permit has been issued.
2. An application to the Committee of Adjustment is necessary for any scheme "bridging" the City-owned Right-Of-Way, and even more variances are required to

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permit the present design. Until the Committee of Adjustment application has been heard, and all appeals dealt with, the Conservation Authority has no certainty that what the fill permit is being applied for, is, in fact, permitted by the zoning.

This Authority and the Mining and Lands Commissioner have held that the particular zoning on a piece of property is not determinative of a fill application under the *Conservation Authorities Act*. A zoning use entitlement does not equate to a fill permit entitlement. In any event, the zoning on this property cannot be used, nor access gained to the subject property, without both an encroachment agreement from the City of Toronto, which is not yet issued, and minor variances applied for.

3. The whole issue of the propriety of conditions (or other mitigating controls such as Stewardship Plans, etc.), and the rights of third parties affected by those conditions (or controls) is before the Mining and Lands Commissioner by way of an appeal of the Executive Committee's decision with regard to 119R Glen Road. It is our respectful submission that until the legal standing of third parties is clarified, as well as the jurisdiction of the Conservation Authority to attach conditions, or to accept "agreed-to implementation issues", no decision can appropriately be made. In the absence of the necessary guidance from the Mining and Lands Commissioner and/or the Courts, it is submitted the Committee should not entertain any approval of this application.

On the merits, we entirely support the analysis and statements of your staff that the development of this dwelling, over 9,000 ft<sup>2</sup> of GFA, will negatively impact on the conservation of land and particularly, habitat size, habitat shape, and habitat matrix influence (the effect of surrounding land use). In this regard, your staff note that although modest negative impacts associated with urbanization (but not construction or use) have already occurred in this ravine, a proposed Ravine Stewardship Plan will not reduce the negative impacts of constructing a residence on the valley slope either in content, or in timing. Therefore, neither the imposition of a condition requiring (nor acceding to an offer to provide) a Ravine Stewardship Plan is sufficient to address these negative impacts.

Moreover, at least one third of forested ravine habitat on the subject property and the City-owned property will be removed, which is a clear and substantial impact on habitat size, and on an area not previously disturbed or used for human purpose (unlike 119R Glen Road). Additionally, habitat shape and matrix will be detrimentally impact given the extreme length of the proposed residence (150 ft plus), "launching" (the applicant's words) into the heart of the ravine habitat, reaching to areas that have been previously protected against such impacts.

Our clients concur with the inventory work undertaken by your staff that has identified a "significant number of flora and fauna species of conservation concern within this part of the Don River Valley System, of which nine separate types of flora species of concern and one fauna species of concern lie in the immediate vicinity of the subject property." We



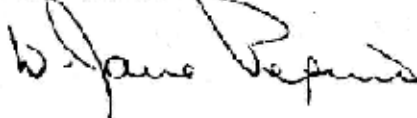
concur with your staff's observation that the Environmental Impact Study is not complete in its inventory and does not look at all impacted seasons.

Finally, your staff notes that this application could well establish a precedent leading to similar proposals within the broader Don Valley system, given the fact that (unlike 119R Glen Road which was effectively surrounded by private property) this application constitutes an intrusion "into a well defined forested valley", and is a site which is a visible and obvious part of a ravine system, directly abutting publicly owned land, on which a much appreciated and well used trail system exists. Approval of any development on this site, given its topographical and forested qualities, and its important linkage to a publicly used ravine system, would severely compromise the ability and authority of the Toronto Region Conservation Authority to enforce its regulations and policies anywhere else within the Don Valley Corridor and beyond.

I will be in attendance at this Friday's Executive Committee Meeting and would ask that I be listed as a deputation to speak to this matter, at which time I would also be prepared to answer any questions your Committee might have.

Yours very truly,

AIRD & BERLIS LLP



N. Jane Pepino, C.M., Q.C.

NJP/dsw/mn

cc. Jane and Eberhard Zeidler  
Gaylord Lindal  
Councillor Kyle Rae  
John Inglis

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**TO: Chair and Members of the Executive Committee  
Meeting #4/04, May 7, 2004**

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

**RE: NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT  
2001-2005**  
Flood Plain and Conservation Component, Duffins Creek Watershed  
388270 Ontario Ltd.  
CFN 35386

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**KEY ISSUE**

Purchase of property located at the southeast corner of Bayly Street and Squires Beach Road, City of Pickering, Regional Municipality of Durham, under the "Natural Heritage Lands Protection and Acquisition Project 2001-2005", Flood Plain and Conservation Component, Duffins Creek watershed.

**RECOMMENDATION**

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT 11.01 hectares (27.20 acres), more or less, of vacant land be purchased from 388270 Ontario Ltd., being Part of Lots 15 and 16, Range 3, Broken Front Concession and designated as Blocks 11, 16, 19, and 21 on a Draft Plan of Survey prepared by Donevan Fleischmann Petrich Ltd., Ontario Land Surveyors, under their Job No. 2003-251-3, City of Pickering, Regional Municipality of Durham, located at the southeast corner of Bayly Street and Squires Beach 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. Rodger B. Miller of 388270 Ontario Ltd.

The Acting Director of the Watershed Management Division 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 Duffins Creek watershed as outlined in the approved Natural Heritage Lands Protection and Acquisition Project, 2001-2005. Through the review of Consent Application LD 218/2003, TRCA staff established the limits of the Open Space lands which are comprised of a woodlot and wetland feature found along a tributary of the Duffins Creek.

**TAXES AND MAINTENANCE**

Based on the realty taxes paid on adjacent TRCA lands, it is estimated that the taxes for this property will be approximately \$3,500. 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 are available in the TRCA land acquisition capital account.

**Report prepared by: George Leja, extension 5342**  
**For Information contact: George Leja, extension 5342**  
**Date: May 5,2004**  
**Attachment 1**

**Attachment 1**



**TO:** Chair and Members of the Executive Committee  
Meeting #4/04, May 7, 2004

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

**RE: NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION  
PROJECT 2001-2005**  
Lake Ontario Waterfront Watershed, City of Toronto  
Her Majesty the Queen in Right of Ontario  
CFN 30730

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**KEY ISSUE**

Purchase of two Crown waterlots at the foot of Port Union Road, Lake Ontario shoreline, City of Toronto (formerly in the Geographic Townships of Scarborough and Pickering), in the Toronto East Community Council Area, to facilitate the construction of the Phase I Port Union Waterfront Improvements Plan Project.

**RECOMMENDATION**

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT two Crown waterlots comprising a total of 14.029 hectares (34.65) acres, more or less, be purchased from Her Majesty the Queen in Right of Ontario to facilitate the construction of Phase I of the Port Union Waterfront Improvements Plan, said lots being Part of Lots 1 & 2, Concession D, City of Toronto (formerly in the Geographic Township of Scarborough) and Part of Lot 35, Range 1, BFC, City of Toronto (formerly in the Geographic Township of Pickering) and further designated as Parts 1 & 2 on Registered Plan 66R-20976;**

**THAT the purchase price be \$69,300.00, plus G.S.T.;**

**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**

At Meeting #5/98, held on June 26, 1998, the Authority adopted Resolution #A126/98 as follows:

*THAT the Port Union Waterfront Improvement Project Concept Plan be endorsed and submitted to the Minister of Environment for approval under the Environmental Assessment Act;*

*THAT staff be directed to prepare a "Project" based on the Concept Plan and including a funding partnership for approval by the Authority and the City of Toronto;*

*AND FURTHER THAT staff continue with acquisition efforts to achieve the objectives of the Port Union Waterfront Improvement Project Concept Plan.*

The Port Union Waterfront Improvements Plan is being undertaken in two phases. Phase I involves construction between the Highland Creek and Chesterton Shores Road. Phase II will involve construction on the shoreline between Chesterton Shores Road and the Rouge River.

The TRCA has been acquiring properties in the Chesterton Shores Road vicinity for a number of years under various Lake Ontario Waterfront Regeneration and Greenspace Protection and Acquisition Projects. However, key areas of the shoreline remained in private and provincial ownership. In order to implement Phase I of the Port Union Waterfront Improvements Plan, a total of three private lots were acquired by the TRCA (Annis, Brown and Manson properties), together with approximately one kilometre of shoreline owned by CNR. Officials at the Ministry of Natural Resources advised they would be prepared to deal with the Crown land issue after the Environmental Assessment approval was received.

The Minister of Environment's approval of the Port Union Waterfront Improvements Project under the Environmental Assessment Act was received on May 2, 2001, and negotiations for the acquisition of the Crown lands was initiated with officials at the Ministry of Natural Resources. In accordance with ministry policy, the disposal and sale of Crown land must be at market value. Similarly, TRCA property is generally sold to the province at market value. The purchase price is supported by an appraisal on hand. Construction on the Port Union Waterfront Improvements Project began in September, 2002 and has been allowed to proceed on Crown land through a work permit under the Public Lands Act.

The acquisition of the Crown lands will complete the property requirements for Phase I of the Port Union Waterfront Improvements Plan. Six private properties, together with additional Crown lands, need to be acquired to implement Phase II of the Port Union Waterfront Improvements Plan.

The Acting Director of the Watershed Management Division has reviewed the proposal and is in concurrence with the purchase of the properties.

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

#### **RATIONALE**

The subject properties fall within the TRCA's approved master plan for acquisition along the Lake Ontario shoreline. These properties are key to the regeneration of the Lake Ontario shoreline between the Highland Creek and Rouge River watersheds. The acquisition of the provincial waterlots will complete the TRCA's property acquisition requirements for Phase I of the Port Union Waterfront Improvements Plan.

**TAXES AND MAINTENANCE**

These parcels of land, upon completion of construction of the Port Union Waterfront Improvements Plan, will be turned over to the City of Toronto who will be responsible for taxes and maintenance under the terms of the existing management agreement.

**FINANCIAL DETAILS**

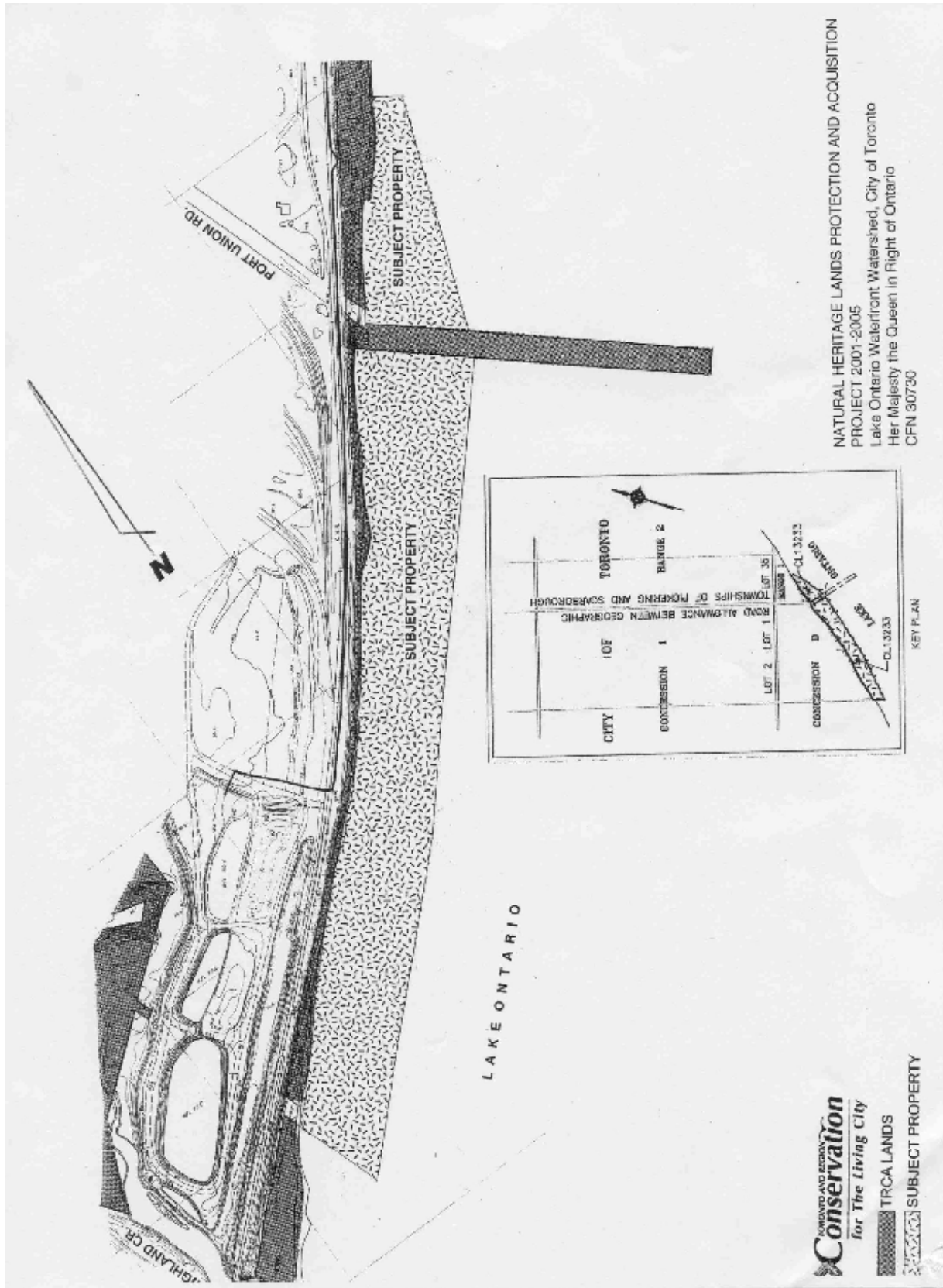
Funds for the costs related to this acquisition are available through the Toronto Waterfront Revitalization Corporation (TWRC) project funding account and will be charged to account 223-15. TRCA must seek approval from the TWRC for this expenditure.

**Report prepared by: Tom Campitelli, extension 5335**

**For Information contact: Ron Dewell, extension 5245 or Tom Campitelli, extension 5335**

**Date: May 03, 2004**

**Attachments: 1**



**TO:** Chair and Members of the Executive Committee  
Meeting #4/04, May 7, 2004

**FROM:** Adele Freeman, Acting Director, Watershed Management Division

**RE: 2004 LABORATORY ANALYTICAL SERVICES**

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#### **KEY ISSUE**

Award of contract for the Laboratory Analytical Services in support of the Toronto and Region Conservation Authority's (TRCA) 2004 environmental monitoring programs.

#### **RECOMMENDATION**

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT Entech Laboratories be awarded the contract for Items A through E as outlined in the 2004 Laboratory Analytical Services Contract Document ES 04-02, at a cost not to exceed \$123,697.35 (including GST).**

#### **BACKGROUND**

The Environmental Services and Resource Science Sections of TRCA require laboratory analytical services in support of three major programs which are outlined as follows:

##### **Waterfront Monitoring Program**

Since 1975, the TRCA has conducted environmental monitoring programs to describe biological, physical and chemical conditions in the vicinity of waterfront parks, habitat projects and in support of the Toronto Remedial Action Plan. Special studies have been conducted to examine the sediment quality, water quality, sediment deposition rates, bottom substrate documentation and biomonitoring surveys using fresh clams and water currents associated with these projects - (Item A).

##### **Regional Monitoring Program**

The second program requires laboratory analysis of water samples collected as part of the Regional Watershed Monitoring Program. Water samples collected routinely or as part of specialized water quality monitoring through the Regional Monitoring Network will be used to report on surface and ground water quality conditions in the regions watersheds. Samples will be analysed for bacteria, metals, nutrients and conventional water quality parameters - (Item B, C, D).

##### **Lakefill Quality Control Program**

The Lakefill Quality Control Program (LFQCP) requires laboratory services to analyze soil samples taken at various lakefilling sites across the waterfront. The analytical results are used to verify that soil generated from various fill sources meet the Ministry of Environment's lakefilling criteria. The Inland Fill Quality Control Program (IQCP) requires laboratory services to analyze soil samples taken at various landfilling sites located on TRCA-owned lands. The analytical results are used to verify that soil generated from various fill sources meet TRCA quality requirements. Site Decommissioning and Remediation: Laboratory services are required to undertake soil characterization and soil remediation work on various TRCA-owned lands - (Item E).

## RATIONALE

The Tender Opening Sub-Committee opened tenders for contract ES 04-02 for the 2004 laboratory analytical services. The results of the tender opening are as follows:

COMPANY	ITEMIZED QUOTES	TOTAL (Incl. GST)
Entech Laboratories 6820 Kitimat Road, Unit 4 Mississauga, ON L5N 5M3	Item A: \$26,402.25	<b>\$123,697.35</b>
	Item B: \$23,507.90	
	Item C: \$22,191.80	
	Item D: \$37,738.90	
	Item E: \$13,856.50	
AMEC Earth & Environmental 160 Traders Boulevard, Unit 4 Mississauga, ON L4Z 3K7	Item A: \$28,328.25	<b>\$147,649.30</b>
	Item B: \$38,455.80	
	Item C: \$36,380.00	
	Item D: \$52,135.75	
	Item E: \$17,762.00	
Philip Environmental 5735 McAdam Road Mississauga, ON L4Z 1N9	Item A: \$31,195.18	<b>\$127,035.75</b>
	Item B: \$33,566.55	
	Item C: \$28,649.25	
	Item D: \$14,265.78	
	Item E: \$19,367.00	
Maxxam Analytics Inc. 6740 Campobello Road Mississauga, ON L4Z 1P1	Item A: \$35,363.50	<b>\$182,553.77</b>
	Item B: \$51,227.32	
	Item C: \$44,747.40	
	Item D: \$28,510.15	
	Item E: \$22,705.40	

Staff have reviewed the quotations and have determined that there were no errors or omissions with the exception of Item D from Philip Environmental which did not include full pricing. It is recommended that the lowest total cost quotation from Entech Laboratories be accepted for the 2004 laboratory analytical services as it meets TRCA's requirements and specifications.

## FINANCIAL DETAILS

Funds to implement the projects are available in the 2004 capital budget in accounts 240-01,124-15, and 210-19.

**Report prepared by: Rick Portiss, extension 5302**  
**For Information contact: Rick Portiss, extension 5302**  
**Date: May 5, 2004**

**9.1 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:

**9.1.16 A. MANTELLA & SONS LTD.**

- Survey Plan Part of Block 10 - Plan 43M-643 - City of Brampton, W.O. 2004034P1, prepared by Bennett Young Limited, last revised on 03/16/2004.
- Site Construction Sediment and Erosion Control Plan, drawing no. 03165 SED-1, job no. 03-165-E, prepared by V.A. Piscione and Associates Inc., dated 04/12/2004.
- Site Grading and Servicing Plan, drawing no. 03165 G-1, job no. 03-165-E, prepared by V.A. Piscione and Associates Inc., last revised on 03/25/2004.
- Tree Inventory Plan, drawing no. L1 of 2, project no. 032664, prepared by Strybos Associates Ltd., last revised 04/16/2004.
- Landscape Plan, drawing no. L2 of 2, project no. 032664, prepared by Strybos Associates Ltd., last revised 04/30/2004.

**9.1.17 CASA-NORTH INVESTMENTS INC.**

- Letter of undertaking provided by Darren Steedman, Metrus Developments, dated May 4, 2004, to address outstanding TRCA Engineering and Ecology issues.

**9.1.18 DUFFERIN CONSTRUCTION CO.**

Withdrawn

**9.1.19 MEDALLION DEVELOPMENTS INC.**

- Letter of Undertaking provided by Arnis Budrevics, Alexander Budrevics Associates Limited, dated April 5, 2004, to address outstanding ecology issues.

**9.1.20 MENKES INDUSTRIAL HOLDINGS INC.**

- Letter of Undertaking provided by Dan Arts, Menkes Industrial Holdings, dated May 6, 2004, to address outstanding TRCA Engineering and Ecology issues.

**9.1.21 SAJED RAHAMAN**

- Letter of Undertaking from S. Rahaman, dated May 5, 2004, to address outstanding ecology issues.

**9.1.22 TERRY CATTANI**

- Legal Survey, prepared by Rady-Pentek & Edward Surveying Limited, drawing no. 01-076, dated January 15, 2002, stamped received by TRCA staff April 23, 2004.
- Site Plan, prepared by T. Cattani, dated April 23, 2004, redline revised May 5, 2004 to address ecology issues, stamped received by TRCA staff April 23, 2004.

**9.1.23 CARTERM INTERMODAL LOGISTICS INC.**

- Letter of Undertaking provided by Bill Savillo, Skira and Associates, Dated May 6, 2004, to address outstanding TRCA Ecology issues.

#### **9.1.24 JAFINE DEVELOPMENT CO. LTD.**

- Elevations, prepared by V. Genov, drawing no. A3, dated June 30, 2003, revised July 16, 2003, stamped received by TRCA staff April 20, 2004.
- Floor Plan By Use, prepared by V. Genov, drawing no. A1, dated March 2004, revised March 22, 2004, stamped received by TRCA staff May 5, 2004.
- Site Plan, prepared by V. Genov, drawing no. A1, dated July 2003, revised March 22, 2004, stamped received by TRCA staff April 20, 2004.
- Patio Plan, prepared by V. Genov, drawing no. A2, dated June 30, 2004, stamped received by TRCA staff April 20, 2004.

#### **9.1.25 RIO CAN REAL ESTATE INVESTMENT**

- Site Plan, drawing no. A1, project no. 98A118, prepared by Stone McQuire Vogt Architects, dated May 6, 2003.

#### **9.1.26 THOMAS AND JENNIFER VAN**

- Site Plan, Rear Deck, received March 18, 2004.

#### **9.1.27 CITY OF TORONTO**

Withdrawn

#### **9.1.28 DAVID MEYEROWITZ**

- Drawing A1.00, Demolition and Hoarding Plan, prepared by HPA, revised April 29, 2004.
- Drawing A1.01, Site Plan, prepared by HPA, revised April 29, 2004.
- Drawing A2.03, Ground Floor Plan, prepared by HPA, revised April 29, 2004.
- Drawing L1.01, Grading Plan, prepared by NAK Design Group, revised April 29, 2004.
- Drawing L1.02, Planting Plan, prepared by NAK Design Group, revised April 29, 2004.

#### **9.1.29 THE CANADIAN NATIONAL INSTITUTE FOR THE BLIND**

- Plan and Profile of Existing Sanitary Sunnybrook Sub-Trunk Replacement, Drawing Nos. 9 & 10, prepared by David Schaeffer Engineering Ltd., dated January 2003, received February 3, 2004.
- Siltation Control Plan - Part 2, Drawing No. 17, prepared by David Schaeffer Engineering Ltd., dated January 2003, received February 3, 2004.
- Restoration and Planting Plans, Drawing Nos. L103 & L106, prepared by Vertechs Design Inc., revised January 23, 2003, received February 3, 2004.
- Clearing, Construction Access and Workspace Detail, Drawing No. 3, prepared by Gartner Lee, dated January 2004, received February 3, 2004.

#### **9.1.30 CITY OF TORONTO (WORKS & EMERGENCY SERVICES)**

- Leaside Bridge, General Arrangement (redlined), Drawing No. 105-S-223-84, prepared by UMA Engineering Ltd. dated April 19, 2004, received April 26, 2004.
- Leaside Bridge, Workzone Protection in Don Valley, Drawing No. 105-S-223-85, prepared by UMA Engineering Ltd., dated April 19, 2004, received April 26, 2004.

#### **9.1.31 BERNARD AND DWORSKA JAKUBOWSKI**

- Drawing A-01; Foundation Plan, Drawing A-02; Ground Floor Plan, Drawing A-03; Second Floor Plan, Drawing No. A-04; Proposed Addition of Residence, Drawing A-05; Elevations, Drawing A-06; Elevations, Drawing A-06; Sections, prepared by G.B.H Architectural Services, dated February 26, 2004, received March 8, 2004.

#### **9.1.32 ERIC PASKEVICS**

- Building Location Survey, prepared by Dunning and Taylor Ltd., dated 1985, received May 5, 2004.
- Drawing No. 1.C0.4.69/1; Garage Details, Drawing No. 1.C0.4.69/2; Site Statistics, Drawing No. 3; Roof Framing Details, Drawing No. 4; Elevations, prepared by Norman E. Ettinger, revised May 3, 2004, received May 5, 2004.

#### **9.1.33 THE REGIONAL MUNICIPALITY OF YORK**

- Letter of Undertaking (to provide minor revisions to engineering drawings and restoration plans); dated March 24, 2004; received March 29, 2004; prepared by the Region of York.

#### **9.1.34 HAMPSTOCK DEVELOPMENTS INC.**

- Stormwater Management Pond (South East), Drawing 245, prepared by Sabourin Kimble and Associates Ltd., dated March 2003, date received April 28, 2004.
- South East Stormwater Management Pond Details, Drawing 247, prepared by Sabourin Kimble and Associates Ltd., dated April 2003, date received April 28, 2004.
- Sediment Control Plan, Drawing 252, prepared by Sabourin Kimble and Associates Ltd., dated April 2003, date received April 28, 2004.
- Overall Storm Drainage Plan, Drawing STM, prepared by Sabourin Kimble and Associates Ltd., dated March 2004, date received March 16, 2004.
- South East Stormwater Management Pond Details, Drawing 246, prepared by Sabourin Kimble and Associates Ltd., dated April 2003, date received March 16, 2004.
- South East Stormwater Management Pond Details, Drawing 248, prepared by Sabourin Kimble and Associates Ltd., dated April 2003, date received March 16, 2004.
- Lot Grading Plan 1-Phase 2, Drawing 211, prepared by Sabourin Kimble and Associates Ltd., dated April 2003, date received March 16, 2004.
- Lot Grading Plan 2-Phase 2, Drawing 212, prepared by Sabourin Kimble and Associates Ltd., dated April 2003, date received March 16, 2004.
- Lot Grading Plan 3-Phase 2, Drawing 213, prepared by Sabourin Kimble and Associates Ltd., dated April 2003, date received March 16, 2004.
- Lot Grading Plan 4-Phase 2, Drawing 214, prepared by Sabourin Kimble and Associates Ltd., dated April 2003, date received March 16, 2004.
- Lot Grading Plan 5-Phase 2, Drawing 215, prepared by Sabourin Kimble and Associates Ltd., dated April 2003, date received March 16, 2004.
- Lot Grading Plan 6-Phase 2, Drawing 216, prepared by Sabourin Kimble and Associates Ltd., dated April 2003, date received March 16, 2004.
- Block 196 Southwest Stormwater Management Pond Planting Plan, Drawing SP-1a, prepared by The MBTW Group, dated November 2003, date received April 28, 2004.
- Block 196 Southwest Stormwater Management Pond Seeding Plan, Drawing SP-1b, prepared by The MBTW Group, dated November 2003, date received April 28, 2004.

- Plant List and Details, Drawing SP-3, prepared by The MBTW Group, dated November 2003, date received April 28, 2004.

#### **9.1.35 NUGGET CONSTRUCTION COMPANY LIMITED**

- Block 144, Site Grading Plan, Drawing No. S3, prepared by Cole Engineering Group Ltd., revised April 21, 2004, received April 23, 2004.
- Block 144, Site Servicing Plan, Drawing No. S4, prepared by Cole Engineering Group Ltd., revised April 21, 2004, received April 23, 2004.
- Sediment Erosion Control Plan, Drawing No. SEC 1, prepared by Cole Engineering Group Ltd., revised April 16, 2004, received April 23, 2004.
- Block 144, Valley X-Sections Plan, Figure XS-1, prepared by Cole Engineering Group Ltd., dated April 2004, received April 23, 2004.
- Block 144, Valley X-Sections, Figure XS-2, prepared by Cole Engineering Group Ltd., dated April 2004, received April 23, 2004.
- Block 144, Storm Drainage Area Plan, Drawing No. STM-2, prepared by Cole Engineering Group Ltd., revised April 21, 2004, received April 23, 2004.
- Block 144, Sanitary Drainage Plan, Drawing No. SAN-2, prepared by Cole Engineering Group Ltd., revised April 21, 2004, received April 23, 2004.
- SWM Pond Plan, Drawing No. L1, prepared by Stantec Consulting Ltd., dated June 26, 2003, received April 23, 2004.

#### **9.1.36 REGIONAL MUNICIPALITY OF DURHAM**

- Letter of Undertaking to provide minor revisions to environmental, erosion and sediment control plan; dated May 5, 2004; prepared by the Regional Municipality of Durham.

#### **9.1.37 CLAUDIO CELLUCCI**

- Letter of Undertaking provided by Claudio Cellucci, dated May 6, 2004, to address outstanding TRCA Ecology issues.

#### **9.1.38 STEPHEN OR JULIE KEELAN**

- Letter of Undertaking provided by Stephen Keelan, dated May 4, 2004, to address outstanding ecology issues.

#### **9.1.39 LISGAR CONSTRUCTION CO.**

- Bolton Toyota Highway 50 and Albion-Vaughan Road, Site Servicing and Grading Plan, drawing G-1, produced by Candevcon Ltd., dated December 21, 2003, revised to April 23, 2004.
- Bolton Toyota Highway 50 and Albion-Vaughan Road, General Notes and Data Details, drawing G-1A, produced by Candevcon Ltd., dated December 21, 2003, revised to April 23, 2004.

#### **9.1.40 GREGG AND MOORE MCKIBBON**

- Silt Fence Details, prepared by B. Paul, dated April 26, 2004, stamped received by TRCA staff April 26, 2004.
- Site Plan, prepared by B. Paul, dated April 26, 2004, stamped received by TRCA staff April 26, 2004.

**9.1.41 SCOTT SHAW**  
**Withdrawn**

**9.1.42 LINDVEST PROPERTIES (CORNELL) LTD.**

- **Temp. Diversion Channel, Erosion and Sedimentation Control Plan, Drawing ES1, prepared by Ecotech Consulting Engineers, dated February 2004, date received April 19, 2004.**
- **Letter of Undertaking, prepared by Ecotech Consulting Engineers, dated April 27, 2004, date received April 27, 2004.**

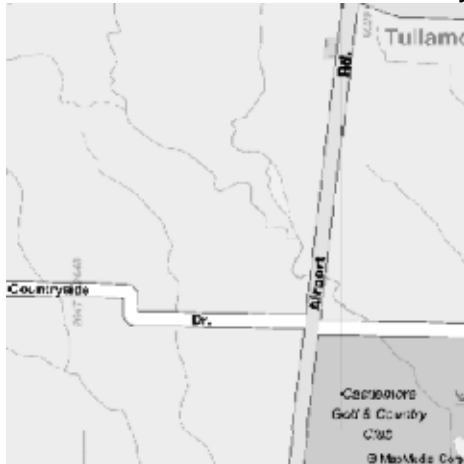
## CITY OF BRAMPTON

### 9.1.43 REGIONAL MUNICIPALITY OF PEEL

To alter a waterway, construct in a flood plain, place fill within a regulated area on Part Lot 14, 15, 16, Concession 6 EHS, (Airport Road, at H4-Sta. 12+000 and H5-Sta. 12+225 between Brayden Boulevard in the south and Countryside Drive in the north), in the City of Brampton, Humber River Watershed as located on the property owned by Regional Municipality of Peel.

The purpose is to construct structures ( at H4-Sta. 12+200 remove 19.3m length of existing box culvert and replace with 24.4m length x 4500 wide x 1200 high box culvert; at H5-Sta. 12+225 remove 18.5m length of existing box culvert and replace with 24.4m length x 3000 wide x 1250 high box culvert; manhole, and storm outfall) within a Regional Storm Floodplain; and to alter a watercourse (tributary of Humber River) during the warmwater timing window (July 1 to March 31) temporarily through a coffer dam method in order to work in the dry. The watercourses are not located with a Fill Regulated Area.

**LOCATION MAP:** Airport Road, at H4-Sta. 12+000 and H5-Sta. 12+225 between Brayden Boulevard in the south and Countryside Drive in the north



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking (to provide minor revisions to engineering drawings and restoration plans); dated April 21, 2004; received April 26, 2004; prepared by the Region of Peel.**

### RATIONALE

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

#### Proposal:

The proposal involves the widening of Airport Road from Brayden Boulevard in the south to Countryside Drive in the north. There are two watercourse crossings of the Humber River in this section of Airport Road. H4, at Station 12+000 is located within a Fill Extension Area and has a Regional Storm Floodplain. A 19.3 metre section of the existing box culvert will be removed and replaced with a 24.4 metre box culvert for an increase on the west side by 5.1 metres. Crossing H5, at Station 12+225 is within a Fill Extension Area and a Regional Storm Floodplain. An 18.5 metre section of the existing box culvert will be removed and replaced with a 24.4 metre box culvert for an increase on the west side by 5.9 metres.

A 1050mm watermain, by a tunnel method, and a 250mm, 375mm and 525mm storm sewers will also be installed as part of the road widening. The road widening project was reviewed by TRCA staff during the Schedule C-Environmental Assessment process. The watermain component between Brayden Boulevard and Countryside Drive was conducted as a Schedule A, Environmental Assessment.

#### Control of Flooding:

Staff has reviewed the hydraulics for the proposed structures and staff does not anticipate any concerns with impacts to flooding. The Region has provided a Letter of Undertaking to complete the minor modifications to the hydraulic analysis.

#### Pollution:

Standard erosion control measures (silt fence, coffer dam, pump, filter bags) will be implemented to ensure that the construction-generated sediments do not enter the watercourse. The watercourse crossings by the 1050mm watermain will be conducted by jack and bore method and the pits will be encircled by a sediment fence. Water quality will be provided by oil grit separators.

#### Conservation of Land:

There will be in stream works associated with this project. There is no defined channel at H4, however, there is a defined channel at H5. The watercourse at H5 will be altered temporarily while removing the old culvert and installing the new culvert in the dry.

With erosion and sedimentation plans in effect, the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). The proposed works will impact no significant terrestrial resource features.

#### *Plantings*

All disturbed areas will be restored with native/non-invasive species following construction.

#### Policy Guidelines:

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

CFN: 34106

Application #: 068/03/BRAM

Report Prepared by: June Murphy, extension 5304

For information contact: June Murphy, extension 5304

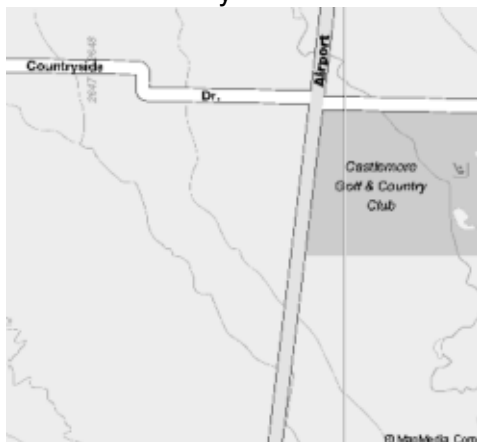
Date: May 5, 2004

#### 9.1.44 REGIONAL MUNICIPALITY OF PEEL

To alter a waterway, construct in a flood plain, place fill within a regulated area on Part Lot 11, 12, Concession 6, (Crossings H2 at Sta. 10+580 and H3 at Sta. 11+210 on Airport Road, between Bovaird Drive/Castlemore Road in the south and Brayden Boulevard in the north, south of Countryside Drive), in the City of Brampton, Humber River Watershed as located on the property owned by Regional Municipality of Peel.

The purpose is to excavate and place fill (for 1050mm watermain crossing by jack and bore (tunnel) method, 450mm storm sewer, 2 outfalls at H3; for replacement of existing 6.1m wide x 1.29m high x 19.2 m long, open footed box culvert at H2-Sta. 10+580 with 15m wide x 1.95m high x 46.2m long, open footed rigid frame concrete bridge; for replacement of existing 9.1m wide x 3m high x 17m long, open footed rigid frame concrete bridge at H3-Sta. 11+210 with a 25m wide x 4.6m high x 34 m long bridge; and for road widening from 2 lane rural to 6 lane urban) in a Fill Regulated Area; to construct structures (15m span bridge, 25m span bridge, asphalt road, H2-outfall, H3-2 outfalls, manhole 4) within a Regional Storm Floodplain; to alter a watercourse (tributaries of Humber River) during the coldwater timing window (July 1 to September 15) temporarily through a coffer dam method in order to work in the dry, and permanently by increasing the length of enclosures with both new bridges by 17m each, and by realigning 45m of watercourse upstream of H2 structure in order to widen Airport Road.

**LOCATION MAP:** Crossings H2 at Sta. 10+580 and H3 at Sta. 11+210 on Airport Road, between Bovaird Drive/Castlemore Road in the south and Brayden Boulevard in the north, south of Countryside Drive



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking (to provide minor revisions to engineering drawings and restoration plans) dated April 21, 2004; received April 26, 2004; prepared by the Region of Peel.**

## **RATIONALE**

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

### Proposal:

The proposal involves the widening of Airport Road from Bovaird Drive/Castlemore Road in the south to Brayden Boulevard in the north, which is south of Countryside Drive. There are two watercourse crossings of the Humber River in this section of Airport Road. H2, at Station 10+580 is located within a Fill Extension Area and has a Regional Storm Floodplain. The existing 6m wide, open footed culvert will be replaced with a 15m wide concrete bridge. Crossing H3, at Station 11+580 is within a Fill Regulated Area and a Regional Storm Floodplain. The existing 9.1 m wide, open footed bridge will be replaced with a 25m wide bridge. A 45 metre section of the watercourse upstream of H2 will be re-aligned to accommodate the road widening from 2 to 6 lanes and this aspect of the project constitutes a harmful, alteration disruption, destruction of fish habitat (HADD) as well as the lengthening of the structures by 17 metres each. A 1050mm watermain, by a tunnel method, and a 450mm storm sewer will also be installed as part of the road widening.

The road widening project was reviewed by TRCA staff during the Schedule C-Environmental Assessment process. The watermain component between Bovaird Drive to Countryside Drive was conducted as a Schedule A, Environmental Assessment.

### Control of Flooding:

Staff has reviewed the hydraulics for the proposed structures and staff does not anticipate any concerns with impacts to flooding. The Region has provided a Letter of Undertaking to complete the minor modifications to the hydraulic analysis.

### Pollution:

Standard erosion control measures (silt fence, flume, coffer dam, filter bags) will be implemented to ensure that the construction-generated sediments do not enter the watercourse. The watercourse crossings by the 1050mm watermain will be conducted by jack and bore method and the pits will be encircled by a sediment fence. Water quality will be provided by oil grit separators.

### Conservation of Land:

There will be in stream works associated with this project. All works will be conducted in the dry. The watercourse will be altered temporarily with a flume method while the new bridge and the channel are constructed at H2. A 45 metre section of the watercourse upstream of H2, at Sta 10+580 will be altered permanently to allow the road widening and to lengthen the H2 structure from 17m to 46m. A coffer dam method will be utilized at H3 to temporarily alter the watercourse in order to work in the dry. At H3 the watercourse will be altered permanently when the structure will be lengthened 17 m from 17m to 34m. These permanent watercourse alterations works will constitute a harmful alteration, disruption or destruction (HADD) of fish habitat and will require an authorization from the Department of Fisheries and Oceans (DFO). The Region of Peel has provided a Letter of Intent that indicates

the compensation measures at H2 and include: increasing the channel length by 10 m with curvatures, installing 3 pool structures , installing living revetment and root wads for bank stability, planting riparian trees and shrubs. At H3 the compensation measures include installing pools, boulder cobble structures, root wad revetment structures and planting riparian shrubs. When the DFO authorization has been received, TRCA staff will be in a position to issue a "Fill, Construction, Alteration to Waterways" permit. The proposed works will impact no significant terrestrial resource features.

*Plantings*

All disturbed areas will be restored with native/non-invasive species following construction.

Policy Guidelines:

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

**CFN: 34105**

**Application #: 069/03/BRAM**

**Report Prepared by: June Murphy, extension 5304**

**For information contact: June Murphy, extension 5304**

**Date: May 4, 2004**

**CITY OF PICKERING**

**9.1.45 388270 ONTARIO LIMITED**

To alter a waterway on Lot 15, Concession RANGE 3, (Church Street), in the City of Pickering, Duffins Creek Watershed as located on the property owned by 388270 Ontario Limited.

The purpose is to regrade in order to construct a storm outlet and install a sanitary sewer connection pipe within the Fill Regulated Area for the Duffins Creek.

**LOCATION MAP: Church Street**



The permit will be issued for the period of May 7, 2004 to May 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Grading and Site Servicing Plans, Drawing Nos. SSG-1 and SSG-2, Jb No. 04055, prepared by Sernas and Associates, revised as received on April 30th, 2004.**
- **Erosion and Sediment Control Plan, Drawing Nos. ER-1, Job No. 04055 prepared by Sernas and Associates, revised as received on April 30th, 2004.**
- **Stormwater Management Pond and Details, Drawing No SWM-101, Job No 04055, received on April 30, 2004.**
- **Survey Plan prepared by Donevan Fleishmann Petrich Ltd. as received on April 30th, 2004.**  
**Letter of Undertaking prepared by 388270 Ontario Limited with respect to the provision of planting plans dated May, 4th, 2004.**

## **RATIONALE**

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

### Proposal:

The applicant proposes to construct a storm outlet and a section of a sanitary sewer pipe connection within the Fill Regulated Area of the Duffins Creek. The works are required to service a proposed warehouse facility within an existing industrial area. The facility and the related stormwater management pond is on tableland and is not within an area regulated by the Authority. A storm pipe connection from the tableland stormwater pond to the outlet will traverse TRCA lands for a distance of approximately 350 metres before outletting to the Duffins Creek. The sanitary connection will also traverse TRCA lands before connecting to an existing off site pumping station. The outlet structure and a thirty metre section of the sanitary alignment are the only portions of the works which are within the Fill Regulated Area. A separate report has been forwarded to the Authority for permission to utilize TRCA lands for the storm outlet and sanitary installation. The works have been accepted in principle as part of the subdivision approval in 1977 and are now being undertaken to accommodate the proposed industrial facility.

Both the sanitary and storm pipe will be constructed through the open trench method. Trenchless technology is not possible because of the depth of the pipe and the need to secure an access route for construction and maintenance. The impacts of the proposed installation will be temporary as the works will be buried and the site restored to original grade.

### Control of Flooding:

The works are not within the Regional Storm Floodplain and as a result there will be no impact on the control of flooding. The outlet structure has been designed with a plunge pool in order to dissipate flows from the outlet pipe and minimize erosion.

### Pollution:

Sediment fencing will be erected at the perimeter of the work area including the working easement and will remain in place until the installation is complete and the site is stabilized. The site will be stabilized through the use of native grasses and plantings to the satisfaction of TRCA staff.

Conservation of Land:

The location of the proposed storm outlet and sanitary pipe connection is within an Environmentally Significant Area (ESA). However, the ESA is not heavily vegetated given that the main reasons for its designation relate to the size of the habitat block, the significance of the area as a migratory bird stopover, and the existence of a rare hawthorn species. Staff have walked the possible routings and have determined a routing for the underground pipes which minimizes vegetation removal and avoids the rare tree species. The applicant is finalizing detailed restoration plans for the proposed works to be completed to the satisfaction of TRCA staff. In addition, the City of Pickering staff have provided a written commitment to recommend closure of a road right of way, the extension of Church Street. The Church Street right of way forms part of the ESA and was originally intended to be part of the routing for the storm outlet and sewer connection, however given that it is heavily vegetated staff were not supportive of this routing. The applicant has also provided a commitment to contribute to TRCA projects within the watershed which along with the proposed restoration on site will result in a net environmental gain.

*Plantings*

The applicant proposes to conduct detailed plantings in the vicinity of the proposed works and at off-site areas to the satisfaction of TRCA staff and in accordance with detailed planting plans being finalized 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 as the works will have a temporary construction impact and the site will be restored to the satisfaction of TRCA staff.

**CFN: 35388**

**Application #: 148/04/PICK**

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

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

**Date: May 3, 2004**

**CITY OF TORONTO (TORONTO NORTH COMMUNITY COUNCIL)**

**9.1.46 CITY OF TORONTO**

To alter a waterway, construct in a flood plain, place fill within a regulated area on, (south of Finch Avenue, west of Weston Road), in the Toronto North Community Council, Humber River Watershed as located on the property owned by City Of Toronto.

The purpose is to excavate and place fill ( for: the creation of 3 stormwater management ponds; maintenance access, footpaths, fill behind retaining walls; 1800mm diameter storm sewer installation; ) in a Fill Regulated Area; construct structures ( 4 ponds; 4 headwalls; asphalt footpaths, asphalt maintenance road; inlet and outlet; weir; culvert installation; retaining walls ) within a Regional Storm Floodplain; alter a watercourse ( 200 metres of Emery Creek ) during the warmwater timing window (July 1 to March 31) via diverting flows to the Humber River.

**LOCATION MAP:** south of Finch Avenue, west of Weston Road



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- **Sheets 1-15; dated January 2002; received March 18, 2002; prepared by MacViro.**

**RATIONALE**

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

Proposal:

The proposal involves the construction of 3 connected ponds (sedimentation pond Number 1, wetland pond Number 2 and finishing pond Number 3). The ponds will divert water from Emery Creek and provide treatment through settling and biological uptake prior to discharge to the Humber River. Ponds 1 and 2 will be connected by a 3 m x 1 m box culvert and Ponds 2 and 3 by a 1800 mm diameter storm sewer. The Humber River Water Quality Management Pond Report 1986 recommended the construction of a pilot stormwater management facility on Emery Creek in order to treat the flow from the creek and thereby improve the water quality of the Humber River. Emery Creek drains a fully developed mixed industrial/residential catchment.

TRCA staff provided comments on the project during the Schedule C - Class Environmental Assessment process. Associated with the construction of the stormwater management ponds will be the construction of 4 headwalls, 1 inlet, 1 outlet 2 pedestrian and 1 maintenance bridges, footpaths, maintenance roads and storm sewer installation. The site is located within a Fill Regulated Area and the Regional Storm floodplain associated with the Humber River.

Control of Flooding:

Hydraulic analyses have been reviewed by TRCA staff for the proposed bridges and water quality ponds. Excavated material from the pond construction will be removed from the Regional Storm Floodplain.

Pollution:

Standard erosion control measures will be implemented to ensure that the construction-generated sediments do not enter the watercourse. All proposed works will be constructed in the dry and tied in to the Humber River during the warmwater timing window. The goal of the ponds is to improve the water quality entering the Humber River.

Conservation of Land:

All disturbed areas will be restored with native/non-invasive species following construction. There will be in-stream works associated with this project. Water will be diverted from Emery Creek to the Humber River via the storm ponds. The diversion will constitute a harmful alteration, disruption or destruction (HADD) of fish habitat and requires an authorization from the Department of Fisheries and Oceans (DFO) for the diversion. The applicant has provided a Letter of Intent which gives an indication of the compensation measures which will be undertaken. The DFO authorization has been received, and TRCA staff will be in a position to issue a "Fill, Construction, Alteration to Waterways" permit when the Executive provides approval.

The works on TRCA lands required an easement and archaeological investigation. An archaeological investigation was completed for Pond 3 and a clearance has been received from TRCA's archaeologist. The Property Section submitted a report to the Executive Committee in March 2004. All property issues have been cleared. The proposed works will impact no significant terrestrial resource features.

*Plantings*

All disturbed areas will be restored with native/non-invasive species following construction.

Policy Guidelines:

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

**CFN: 32093**

**Application #: 074/01/TOR**

**Report Prepared by: June Murphy, extension 5304**

**For information contact: June Murphy, extension 5304**

**Date: July 11, 2002**

**9.1.47 SANDRA PERFETTO**

To place fill within a regulated area on Lot 24, Plan 5982, (32 York Valley Crescent), in the Toronto North Community Council, Don River Watershed as located on the property owned by Sandra Perfetto.

The purpose is to excavate and place fill to facilitate the construction of a new two-storey dwelling and pool within the Regional Storm Floodplain of the Don River and within the Hoggs Hollow Special Policy Area (SPA).

## LOCATION MAP: 32 York Valley Crescent



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-01; Site Plan, prepared by Gornik Build/Design Ltd., revised April 13, 2004, received April 22, 2004.**
- **Drawing No. A-02; Basement Plan, Drawing No. 3; First Floor Plan, Drawing No. A-04; Second Floor Plan, Drawing No. A-05; Roof Plan, Drawing No. A-06; Cross Section A-06, Drawing A-07; West Elevation, Drawing No. A-08; North Elevation, Drawing No. A-09; South Elevation, Drawing No. A-10; East Elevation, Drawing No. A-11; Part South Elevation and Cross Section X2, Drawing No. A-12; Part North Elevation (X3) outline of Cross Section X2 and Typical Fireplace details, prepared by Gornik Build Design Ltd., dated December 2003, received March 19, 2004.**
- **Drawing No. S1; Basement and Foundation Plan, Drawing No. S2; Ground Floor Framing Plan, Drawing No. S3; Second Floor Framing Plan, Drawing No. S4; Roof Framing Plan, prepared by Cathro Engineering Ltd., dated March 9, 2004, received March 18, 2004.**

## RATIONALE

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

### Proposal:

The proposal is to construct a new residence and pool within the Regional Storm Floodplain of the Don River and within the Hoggs Hollow Special Policy Area (SPA). The works include the removal of an existing residence and the construction of a new residence. All works will be sufficiently setback from the toe of the slope.

### Control of Flooding:

The proposed residence will be flood proofed to the Regional Storm Elevation. A letter from a structural engineer will be submitted that indicates that the new dwelling will be able to withstand the depths and velocities in the event of a flood. All excess fill material will be removed from the site.

### Pollution:

A sediment control fence will be installed before the commencement of work and will remain in place until the works have been completed and any exposed areas have been stabilized.

Conservation of Land:

There are no geo-technical/slope stability issues associated with this project. There will be no impacts on significant natural features, fisheries or riparian vegetation.

*Plantings*

All disturbed areas will be restored to existing conditions. Landscaping and plantings will be required as part of this project.

Policy Guidelines:

The proposal is consistent with Section 4.2.1,B. - Development Guidelines for Development / Redevelopment within Designated Two Zone Areas or Special Policy Areas - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 34814**

**Application #: 420/03/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: April 29, 2004**

**9.1.48 LOUIE SANTAGUIDA**

To construct in a flood plain on Part Lot 8, Plan 3955, (2 May Tree Road), in the Toronto North Community Council, Don River Watershed as located on the property owned by Louie Santaguida.

The purpose is to excavate and place fill within a Fill Regulated Area of the Don River within the Hogs Hollow Special Policy Area (SPA) to facilitate the construction of a new 2 storey and basement detached dwelling. The existing dwelling will be demolished.

**LOCATION MAP: 2 May Tree Road**



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-1; Site Plan, Drawing No. A-2; Elevations, Drawing No. A-3; Elevations, prepared by Peter Higgins Architect Inc., dated March 18, 2004, received May 5, 2004.**
- **Letter of Opinion, prepared by R. Kurkjiana, P. Eng., dated April 26, 2004, received May 3, 2004.**

## **RATIONALE**

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

### Proposal:

The proposal is to excavate and place fill within a Fill Regulated Area of the Don River within the Hoggs Hollow Special Policy area. to facilitate the construction of a new dwelling. The existing dwelling will be demolished. The subject property is located west of Bayview Avenue and south of York Mills Road.

### Control of Flooding:

The proposed works will be flood proofed to the Regional Storm elevation. All excess material will be removed from the site. The applicant has submitted a letter from a structural engineer stating that the proposed dwelling is able to withstand the depths and velocities in the event of a flood.

### Pollution:

A sediment control fence will be installed before commencement of the work and will remain in place until the works have been completed and any exposed areas have been stabilized.

### Conservation of Land:

There are no slope instability/geo-technical issues associated with this project. The proposed works will not have an impact on fisheries, natural features or riparian vegetation.

### *Plantings*

The applicant proposes new plantings as part of the overall site development.

### Policy Guidelines:

This proposal is consistent with Section 4.2.1 B) Development Guidelines for Development/Redevelopment within Designated Two Zone Areas or Special Policy Areas - of the Authority's Valley and Stream Corridor Management Plan.

**CFN: 35282**

**Application #: 102/04/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: May 3, 2004**

## **TOWN OF MARKHAM**

### **9.1.49 PETER TONDL/KATHLEEN KAPOSI**

To construct in a flood plain, place fill within a regulated area on Lot 29, Plan 401, (11 Eckardt Avenue), in the Town of Markham, Rouge River Watershed as located on the property owned by Peter Tondl/Kathleen Kaposi.

The purpose is to construct in the flood plain, and excavate and place fill within a Fill Regulated Area and of the Regional Storm Floodplain of the Rouge River in order to facilitate the construction of a two storey addition at the rear of an existing dwelling and garage in the backyard.

## LOCATION MAP: 11 Eckardt Avenue



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- **Redline revised Lot Drainage and House Siting Control Plan, Prepared by R.G. McKibbin Ltd., dated April 8, 2004, received May 3, 2004.**
- **Drawing A-1, Proposed renovations to the Tondl/Kaposi residence, prepared by The Gregory Design Group, dated January 2004, received May 4, 2004.**
- **Drawing A-2, Proposed renovations to the Tondl/Kaposi residence, prepared by The Gregory Design Group, dated January 2004, received May 4, 2004.**
- **Drawing A-3, Proposed renovations to the Tondl/Kaposi residence, prepared by The Gregory Design Group, dated January 2004, received May 3, 2004.**
- **Drawing A-4, Proposed renovations to the Tondl/Kaposi residence, prepared by The Gregory Design Group, dated January 2004, received May 3, 2004.**
- **Drawing A-1, Frame Garage, prepared by The Gregory Design Group, dated February 2004, received May 3, 2004.**
- **Drawing A-2, Frame Garage, prepared by The Gregory Design Group, dated February 2004, received May 3, 2004.**
- **Drawing A-6, Proposed renovations to the Tondl/Kaposi residence construction notes Frame Garage, prepared by The Gregory Design Group, dated April 2004, received May 3, 2004.**

## 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 a Fill Regulated Area and construction within the Regional Storm Flood Plain of the Rouge River in order to facilitate the construction of a two storey addition at the rear of an existing dwelling and a detached 3-car garage. The property is located at 11 Eckardt Avenue, within the Unionville Special Policy Area of the Town of Markham.

Control of Flooding:

The proposed addition and garage will be floodproofed to the Regional Storm flood elevation of 174.21 metres, in accordance with SPA requirements. All excavated fill will be removed from the site.

Pollution:

Sediment and erosion control measures will be erected around the work site and will be appropriately maintained throughout the construction period to prevent construction-generated sediment from entering the watercourse.

Conservation of Land:

TRCA staff has reviewed the application and is satisfied that there are no geotechnical/slope stability issues associated with the proposed works. There will be no in stream works associated with this project and therefore no concerns related to fish habitat loss.

*Plantings*

No significant vegetation will be disrupted from the proposed works. After construction, the site will be restored to its original condition with sod.

Policy Guidelines:

The proposal complies with Section 4.2.1(C) - Existing Special Policy Areas - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 35215**

**Application #: 073/04/MARK**

**Report Prepared by: Lorenzo Nicolet, extension 5314**

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

**Date: March 10, 2004**

**TOWN OF RICHMOND HILL**

**9.1.50 FARIBORZ SAMIFANNI**

To construct in a flood plain on (200 Lakeland Crescent), in the Town of Richmond Hill, Humber River Watershed as located on the property owned by Fariborz Samifanni.

The purpose is to construct in a floodplain in order to facilitate the construction of a single family dwelling within the Lake Wilcox Special Policy Area (SPA).

## LOCATION MAP: 200 Lakeland Crescent



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- **Red-line revised Site Plan (for silt fencing and note re: removal of excavated material), prepared by Rowan-Stanciu Ltd, date received April 30, 2004.**
- **Elevations, Drawing A4, prepared by DanMAR Design, dated April 2004, date received May 4, 2004.**
- **Elevations, Drawing A5, prepared by DanMAR Design, dated April 2004, date received May 4, 2004.**
- **Elevations, Drawing A6, prepared by DanMAR Design, dated April 2004, date received May 4, 2004.**
- **Letter from Samson Wong, Structural Engineer, dated May 3, 2004, date received May 4, 2004.**  
**Proposed Foundation and Basement Slab Flood Proofing, Drawing SSK, prepared by SWS Engineering Inc., dated May 2, 2004, date received May 4, 2004.**
- **Pad Footings for Steel Posts, prepared by SWS Engineering Inc., date received May 4, 2004.**  
**Landscape Concept, Drawing L1 of 1, prepared by M & S Landscape Architects, dated May 4, 2004, date received May 4, 2004.**

## RATIONALE

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

### Proposal:

The purpose of this proposal is to construct in the Regional Storm Floodplain of the Humber River in order to facilitate the construction of a single family dwelling in the Lake Wilcox Special Policy Area (SPA). The property is located on the north side of Lake Wilcox, within the Town of Richmond Hill. The proposal involves the demolition of an existing house and the construction of a new two-storey, single family detached dwelling. The house is located entirely within the SPA and will be appropriately floodproofed to the 350 year storm elevation, plus adequate freeboard, an acceptable standard under the SPA policies. The property is located over 40m from the shores of Lake Wilcox.

Control of Flooding:

TRCA engineering staff has confirmed that the house will be appropriately floodproofed to the 350 year storm elevation, plus freeboard. A structural engineer has confirmed that the house design will be able to withstand the depths and velocities of flooding in a Regional storm event. All excavated material is to be removed from site. TRCA engineering staff is satisfied that there will be no impacts on the storage or conveyance of flood waters due to the construction of the house.

Pollution:

Sediment and erosion control measures will be erected and maintained throughout construction in order to prevent construction-generated sediment from entering the watercourse.

Conservation of Land:

There are no geotechnical/slope stability or fisheries concerns related to this proposal. Further, there are no significant natural heritage features that will be impacted by the proposed development. All disturbed areas will be appropriately stabilized following construction.

*Plantings*

There will be no impacts to existing vegetation or other natural heritage features, hence no additional plantings are required.

Policy Guidelines:

This proposal is consistent with Section 4.2.1 B) - Development Guidelines for Development / Redevelopment within Designated Two Zone Areas or Special Policy Areas - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 35383**

**Application #: 144/04/RH**

**Report Prepared by: Kirsten Kontor, extension 5370**

**For information contact: Kirsten Kontor, extension 5370**

**Date: May 5, 2004**