

**4. DELEGATIONS**

**NEW DELEGATION - ITEM 4.2**

- 4.2** A delegation by Bruce Craig, President, King City Preserve the Village, speaking in regards to permit applications 8.34 and 8.35.

**SECTION I - ITEMS FOR AUTHORITY ACTION**

**NEW ITEM - ITEM 7.12**

**7.12 TOWN OF CALEDON**

Request for a Permanent Easement for a Storm Sewer and Outfall  
Humber River Watershed, Town of Caledon  
CFN 35640

178-180

**SECTION II - ITEMS FOR EXECUTIVE ACTION**

**8.1 ERRATA UPDATE SHEET**

181-184

**WITHDRAWN**

**8.1.44 PAUL BIGIONI**

**WITHDRAWN**

**8.1.45 BELL CANADA**

**NEW PERMITS**

**CITY OF BRAMPTON**

**8.1.54 CITY OF BRAMPTON**

To construct in a flood plain, place fill within a regulated area on, (the area south of Castlemore Road, east of Airport Road at the future Williams Parkway crossing of the Humber River), in the City of Brampton, Humber River Watershed as located on the property owned by City of Brampton.

185-186

**CITY OF MISSISSAUGA**

**8.1.55 REGION OF PEEL**

To alter a waterway, construct in a flood plain, place fill within a regulated area on (Region of Peel's easement in the Etobicoke Creek valley within the Greater Toronto Airports Authority (GTAA) lands from Highway 401 in the south to just south of Derry Road in the north, between Dixie Road in the west and Bramalea in the East), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Region of Peel.

186-188

## **CITY OF PICKERING**

### **8.1.56 ONTARIO POWER GENERATION (PICKERING NUCLEAR)**

To construct in a flood plain on Lot 17, 18, 19, 20, 21, Concession 1 BFC, (1675 Montgomery Park Road), in the City of Pickering, Waterfront Watershed as located on the property owned by Ontario Power Generation (Pickering Nuclear). 188-190

## **CITY OF VAUGHAN**

### **8.1.57 BLOCK 11 PROPERTIES INC.**

To alter a waterway, place fill within a regulated area on Lots 16 to 20, Concession 2, Planning Block 11 - bounded by Bathurst Street to the east, Dufferin Street on the west, Rutherford Road to the south and Major Mackenzie to the north, in the City of Vaughan, Don River Watershed as located on the property owned by 1275621 Ontario Inc.; Venturon Development; Ankara Realty Ltd.; Woodvalley Developments; Nine-Ten West Limited; 1376018 Ontario Limited c/o UJA Federation of Greater Toronto; Senang Investments Ltd.; and Humboldt Properties Ltd. 190-192

### **8.1.58 BLOCK 12 PROPERTIES INC. C/O BRATTY & PARTNERS**

To alter a waterway on Lot 21-25, Concession 2, (Block 12 - between Dufferin Street and Bathurst Street, and between Teston Road and Major MacKenzie Drive), in the City of Vaughan, Don River Watershed as located on the property owned by Andridge Homes Ltd.; Midvale Estates Inc.; Major Bob Farms Inc.; Lindstone Development Corp.; Royal Garden Homes; Mayvon Investments; 371896 Ontario Ltd. 193-194

### **8.1.59 BLOCK 18 PROPERTIES INC.**

To alter a waterway on Lot 16 - 20, Concession 3, Planning Block 18 - bounded by Dufferin Street to the east, a Canadian National Railway line to the west, Rutherford Road to the south and Major Mackenzie Drive to the north, in the City of Vaughan, Don River Watershed as located on the property owned by Great Gulf Holdings Inc.; Comenga Antonio & Rosetta; Senang Investments Ltd.; Fernbrook Homes (Major Mac) Ltd.; East Maple Creek Lands Ltd.; Ivy Glen Dev.; Firerose Investments; Arband Investments Ltd.; Block 18 Trees Inc.; Nine-Ten West Investments; 1275620 Ont. Inc.; Nino Betti. 194-196

### **8.1.60 REGIONAL MUNICIPALITY OF YORK**

To alter a waterway, construct in a flood plain on (King-Vaughan Road between Keele Street & Dufferin Street), in the City of Vaughan, Humber River Watershed as located on the property owned by City of Vaughan. 196-199

**8.1.61 REGIONAL MUNICIPALITY OF YORK**

To alter a waterway, construct in a flood plain, place fill within a regulated area on (Bathurst Street-from King-Vaughan Road northwards to TRCA's watershed divide at Bloomington Side Road), in the City of Vaughan, Humber River Watershed as located on the property owned by Regional Municipality of York. 199-201

**8.1.62 REGIONAL MUNICIPALITY OF YORK**

To alter a waterway on (Keele Street - from Teston Road northwards to King-Vaughan Road), in the City of Vaughan, Humber River Watershed as located on the property owned by Regional Municipality of York. 201-203

**8.1.63 VITO PAPASODARO**

To place fill within a regulated area on Lot 10, Plan 65M-3001, (106 Abbruzze Court), in the City of Vaughan, Humber River Watershed as located on the property owned by Vito Papasodaro. 203-204

**8.1.64 WINDLEIGH MILLENIUM INC.**

To alter a waterway, construct in a flood plain on Part Lot 8, 9, Concession 7 Lot 10, 10A, 11, 12, 12A, 12B, 13, 13A, 14, Plan M-1110, (northeast corner of Islington Avenue and Willis Avenue), in the City of Vaughan, Humber River Watershed as located on the property owned by 1593527 Ontario Inc.. 204-206

**TOWN OF AJAX**

**8.1.65 RANDY EADIE**

To construct in a flood plain on Lot 6, 7, 8, Concession 3 Lot 4, 5, Plan 639, (114 Church Street), in the Town of Ajax, Duffins Creek Watershed as located on the property owned by Randy Eadie. 206-208

**TOWN OF RICHMOND HILL**

**8.1.66 BETHEL CANADIAN REFORMED CHURCH**

To alter a waterway on Part Lot 29, Concession 2, (11251 & 11265 Bayview Avenue), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Bethel Canadian Reformed Church. 208-210

**TO:** Chair and Members of the Executive Committee  
Meeting #6/04, July 9, 2004

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

**RE:** **TOWN OF CALEDON**  
Request for a Permanent Easement for a Storm Sewer and Outfall  
Humber River Watershed, Town of Caledon  
CFN 35640

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**KEY ISSUE**

Receipt of a request from the Town of Caledon to provide a permanent easement for a storm sewer and outfall, east side of Old King Road, south of King Street East - Bolton, Humber River watershed, Town of Caledon, Regional Municipality of Peel.

**RECOMMENDATION**

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS** The Toronto and Region Conservation Authority (TRCA) is in receipt of a request from the Town of Caledon to provide a permanent easement for a storm sewer and outfall, east side of Old King Road, south of King Street East - Bolton, Humber River watershed, Town of Caledon, Regional Municipality of Peel;

**AND WHEREAS** it is in the best interest of the TRCA in furthering its objectives as set out in Section 20 of the Conservation Authorities Act to cooperate with the Town of Caledon in this instance;

**THEREFORE LET IT BE RESOLVED THAT** a permanent easement containing a total of 0.006 hectares (0.02 acres), more or less, be granted to the Town of Caledon for a storm sewer and outfall, said land being on the east side of Old King Road, south of King Street East - Bolton, Town of Caledon, designated as Parts 1 and 2 on a draft Plan of Survey prepared by Young & Young Surveying Inc., Professional Land Surveyors, under their Project No. 04-B4872;

**THAT** consideration be the nominal sum of \$2.00, plus all legal, survey, and other costs to be paid by the Town of Caledon;

**THAT** the Town of Caledon is to fully indemnify the TRCA from any and all claims from injuries, damages or costs of any nature resulting in any way, either directly or indirectly, from the granting of this easement or the carrying out of construction;

**THAT** an archaeological investigation be completed, with any mitigative measures being carried out to the satisfaction of TRCA staff, at the expense of the Town of Caledon;

**THAT** all TRCA lands disturbed by the proposed works be revegetated / stabilized following construction and, where deemed appropriate by TRCA staff, a landscape plan be prepared for TRCA staff review and approval in accordance with existing TRCA landscaping guidelines;

**THAT a permit pursuant to Ontario Regulation 158 be obtained prior to commencement of construction;**

**THAT said easement be subject to approval of the Minister of Natural Resources in accordance with Section 21(2) of the Conservation Authorities Act, R.S.O. 1990, Chapter C.27, as amended;**

**AND FURTHER THAT the appropriate TRCA officials be authorized and directed to take whatever action may be required to give effect hereto, including the obtaining of necessary approvals and the execution of any documents.**

### **BACKGROUND**

The Town of Caledon has formally requested a permanent easement for a new storm sewer and outfall to the Humber River located on the east side of Old King Road, south of King Street East in the hamlet of Bolton. The proposed storm sewer and outfall will provide improved local and roadside drainage as part of the Old King Road reconstruction project.

The proposed works are situated entirely within the Regional Storm flood plain and Fill Regulated Area of the Humber River. A permit pursuant to Ontario Regulation 158 for road reconstruction project has been submitted and will be considered at a future Executive Committee Meeting.

In addition to the permanent easement, a temporary working easement may be required. Staff are presently discussing this matter with Town of Caledon Public Works & Engineering Department staff.

The subject TRCA-owned lands were acquired from the Regional Municipality of Peel on December 12, 1978 under the Humber River Flood Plain Lands Acquisition Project.

#### *Plantings:*

All lands disturbed by construction will be stabilized and, where deemed appropriate by TRCA staff, revegetated with native woody and herbaceous plant material in accordance with existing TRCA landscaping guidelines. A landscape plan will be reviewed as part of the permit application submission under Ontario Regulation 158.

A plan illustrating the permanent easement location is attached.

### **FINANCIAL DETAILS**

The Town of Caledon has agreed to assume all legal, survey and other costs involved in completing this transaction.

**Report prepared by: George Leja, extension 5342**  
**For Information contact: George Leja, extension 5342**  
**Date: July 7, 2004**  
**Attachments: 1**



**8.1 APPLICATION FOR PERMITS UNDER ONTARIO REGULATION 158**  
Fill, Construction and Alteration to Waterways

Information has been received and reviewed by staff for the following Scheduled Errata items. The recommendations within the staff reports should be amended to include the following:

**8.1.36 MACEDIL HOLDINGS INC.**

- Letter of Undertaking from E. Gazendam, of Planning and Engineering Initiatives Ltd., dated July 7, 2004, to address all outstanding engineering and planning ecology issues.

**8.1.37 MATTAMY (GOREWAY) LIMITED**

- Letter of Undertaking provided by David Schaeffer, of David Schaeffer Engineering Limited, dated June 29, 2004, to address all outstanding engineering and planning ecology issues

**8.1.38 MATTAMY (SPRINGPARK) LIMITED**

- Letter of Undertaking prepared by David Schaeffer, of David Schaeffer Engineering Limited, dated June 29, 2004, to address all outstanding engineering and planning ecology issues.

**8.1.39 MATTAMY (WEST HUMBER) LIMITED**

- Letter of Undertaking prepared by David Schaeffer, of David Schaeffer Engineering Limited, dated June 29, 2004, to address all outstanding engineering and planning ecology issues.

**8.1.40 MENKES INDUSTRIAL HOLDINGS INC.**

- Letter of Undertaking provided by Dan Arts, Menkes Industrial Holdings Inc., dated July 7, 2004, to address outstanding TRCA Engineering and Ecology issues.

**8.1.41 637613 ONTARIO LTD. C/O WYNN FAMILY PROPERTIES**

- Letter of Undertaking from D. Amadio, of Giffels Associates Ltd., dated July 7, 2004, to address all outstanding planning ecology issues.

**8.1.42 RONAILDO PEIXOTO**

- Drawing No. 1, Plot Plan; Drawing No. 2A, Floor Plans; Drawing 2B, Floor Plans; Drawing No. 3, Front Elevation; Drawing No. 4, Rear Elevation; Drawing No. 5, Side Elevations; prepared by Bettencourt Designs, received June 11, 2004.
- Letter of Opinion regarding Flood proofing, prepared by Katakkar Engineering Associates Inc., dated July 7, 2004, received July 7, 2004.

**8.1.43 RONAILDO PEIXOTO**

- Drawing No. 1, Plot Plan; Drawing No. 2A, Floor Plans; Drawing 2B, Floor Plans; Drawing No. 3, Front Elevation; Drawing No. 4, Rear Elevation; Drawing No. 5, Side Elevations; prepared by Bettencourt Designs, received June 11, 2004.
- Letter of Opinion regarding Flood proofing, prepared by Katakkar Engineering Associates Inc., dated July 7, 2004, received July 7, 2004.

**8.1.44 PAUL BIGIONI  
WITHDRAWN**

**8.1.45 BELL CANADA  
WITHDRAWN**

**8.1.46 MARYANNE OSTELLO**

- Site Plan, Ostello Residence, prepared by Betz Pools, dated August 26, 2003, received by the TRCA on June 1, 2004.
- Species List, Ostello Residence, prepared by Stonelane Landscaping, received by the TRCA on June 28, 2004.

**8.1.47 NORTHWEST JANE RUTHERFORD REALTY CORPORATION LIMITED**

- Letter of undertaking from Northwest Jane Rutherford Realty Corporation Limited, dated July 7, 2004, stating that all TRCA comments will be addressed.

**8.1.48 JOHN BODDY DEVELOPMENTS LTD.**

- Temporary Stormwater Management Pond, Drawing 138, prepared by Sabourin Kimble & Associates Ltd., dated March 2003, issued June 28, 2004, date received June 29, 2004.

**8.1.49 MARIPOSA (AJAX) INC.**

- Site Plan - Mariposa, Drawing No. A100, prepared by Ying & Associates, dated January 10, 2003, June 14, 2004.
- Stormwater Management Report - Forrest Group Acquisitions Inc., prepared by RG Robinson and Associates (Barrie) Ltd., dated May 2004, received June 14, 2004.
- Pickering Beach Road Storm Drainage Area Plan, Drawing No. G-3, prepared by RG Robinson and Associates (Barrie) Ltd., dated March 2004, received June 14, 2004.
- Pickering Beach Road Erosion & Sediment Control & Area Rough Grading Plan, Drawing No. G-5, prepared by RG Robinson and Associates (Barrie) Ltd., dated March 2004, received June 14, 2004.
- Pickering Beach Road Grading Plan, Drawing No. GP-1, prepared by RG Robinson and Associates (Barrie) Ltd., dated March 2004, received June 30, 2004.
- Restoration Planting Plan, Drawing No. LR1, prepared by Paul Cosburn Associates Limited, dated March 8, 2004, received June 14, 2004.
- Letter of Undertaking, stating that the applicant will submit revised details on the storm outfall and appropriate restoration planting plans, prepared by RG Robinson and Associates (Barrie) Ltd., dated June 28, 2004, received June 28, 2004.

**8.1.50 REGION OF PEEL**

- Letter of Undertaking provided by Claudio Crespi, McCormick Rankin Corporation, dated July 7, 2004, to address outstanding TRCA Engineering and Ecology issues.

#### **8.1.51 CORNELL ROUGE DEVELOPMENT CORP.**

- **Cornell Rouge Devt. Corp. Cornell Community Area 5-PH1 Trunk Sewer STA. 0+925 To STA. 1+150, Drawing HP1, prepared by Marshall Macklin Monaghan, dated January 2004, date received June 24, 2004.**
- **Letter of Undertaking, prepared by the applicant, dated July 7, 2004.**

#### **8.1.52 LINDVEST PROPERTIES (CORNELL) LTD.**

- **Red-line revised Topsoil Stripping & Pregrading Erosion and Sedimentation Control Plan, Drawing ES2, prepared by Ecotech Consulting Engineers, dated May 11, 2004, date revised June 30, 2004, date received June 30, 2004.**
- **Red-line revised Erosion and Sedimentation Pond Construction Details, Drawing ES3, prepared by Ecotech Consulting Engineers, dated May 11, 2004, date revised June 30, 2004, date received June 30, 2004.**

#### **8.1.53 WISMER COMMONS DEV. GROUP C/O ANISON MANAGEMENT INC.**

- **Wismer Commons Developments Pond 3 and Sanitary Outfall, prepared by Schaeffers Consulting Engineers, received May 25, 2004.**
- **Wismer Commons Developments Pond No. 3 and San. Outfall, General Plan, Drawing GP-1, prepared by Schaeffers Consulting Engineers, dated March 2004, received May 25, 2004.**
- **Wismer Commons Developments Pond No. 3 and San. Outfall, Sanitary Tributary Areas, Drawing TA-1, prepared by Schaeffers Consulting Engineers, dated April 2004, received May 25, 2004.**
- **Wismer Commons Developments Pond No. 3 and San. Outfall, External Sanitary Tributary Areas, Drawing TA-2, prepared by Schaeffers Consulting Engineers, dated May 2004, received May 25, 2004.**
- **Wismer Commons Developments, Plan and Profile Sanitary Sewer Outfall STA. 0+000 To 0+305.00, Drawing PP-1, prepared by Schaeffers Consulting Engineers, dated May 2004, received May 25, 2004.**
- **Wismer Commons Developments, Plan and Profile Sanitary Sewer Outfall STA. 0+305.00 To 0+432.198, Drawing PP-2, prepared by Schaeffers Consulting Engineers, dated March 2004, received May 25, 2004.**
- **Wismer Commons Developments, SWM Pond 3, Drawing SWM-1, prepared by Schaeffers Consulting Engineers, dated May 2004, received May 25, 2004.**
- **Wismer Commons Developments, SWM Pond 3, Sections 1-1 to 3-3, Drawing SWM-2, prepared by Schaeffers Consulting Engineers, dated May 2004, received May 25, 2004.**
- **Wismer Commons Developments, SWM Pond 3, Sections 4-4 to 6-6, Drawing SWM-3, prepared by Schaeffers Consulting Engineers, dated May 2004, received May 25, 2004.**
- **Wismer Commons Developments, SWM Pond 3, Sections 7-7 to 9-9, Drawing SWM-4, prepared by Schaeffers Consulting Engineers, dated May 2004, received May 25, 2004.**
- **Wismer Commons Developments, SWM Pond 3, Sections 10-10 to 12-12, Drawing SWM-5, prepared by Schaeffers Consulting Engineers, dated May 2004, received May 25, 2004.**

- **Wismer Commons Developments, SWM Pond 3, Control Flow Structure, Drawing SWM-6, prepared by Schaeffers Consulting Engineers, dated May 2004, received May 25, 2004.**
- **Wismer Commons Developments, Siltation Control Plan, Drawing SWM-7, prepared by Schaeffers Consulting Engineers, dated May 2004, received May 25, 2004.**
- **SWM Block 142, Drawing SWM-1, prepared by NAK Design Group, dated March 2004, received May 25, 2004.**
- **Construction Details, Drawing D-1, prepared by NAK Design Groups, dated March 2004, received May 25, 2004.**
- **Letter of Undertaking from the proponent to address outstanding minor ecology and engineering concerns, dated June 23, 2004, received June 28, 2004.**

## CITY OF BRAMPTON

### 8.1.54 CITY OF BRAMPTON

To construct in a flood plain, place fill within a regulated area on, (the area south of Castlemore Road, east of Airport Road at the future Williams Parkway crossing of the Humber River), in the City of Brampton, Humber River Watershed as located on the property owned by City of Brampton.

The purpose is to excavate and place fill (for bridge footings, road construction) in a Fill Regulated Area; construct a structure (bridge-30m clear span x 35m length ) within a Regional Storm Floodplain.

**LOCATION MAP:** the area south of Castlemore Road, east of Airport Road at the future Williams Parkway crossing of the Humber River



The permit will be issued for the period of July 9, 2004 to July 8, 2006 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking (to provide revisions to engineering drawings, hydraulic analysis, and restoration plans); dated July 5, 2004; received July 5, 2004; prepared by the City of Brampton.**

### RATIONALE

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

#### Proposal:

The entire proposal involves the construction of 1.7km extension of the Humberwest Parkway from Williams Parkway in the south to Castlemore Road in the north. The roadway will be built to facilitate four through lanes of traffic with provisions for the ultimate widening to six lanes. A key component of the project involves the crossing of a tributary of the West Humber River with an 30 metre open span x 35 metre length bridge. The span will accommodate 6 lanes. The location of the proposed bridge is within the Fill Regulated Area and the Regional Storm Floodplain of the Humber River. The project was reviewed by TRCA staff during the Environmental Assessment process in 1997 and staff at that time worked with the municipality to locate the road outside the Fill Regulated Area on tableland.

Control of Flooding:

The City of Brampton has forwarded a Letter of Undertaking to provide the hydraulic analysis for the bridge structure.

Pollution:

Standard erosion control measures (silt fence) will be implemented to ensure that the construction-generated sediments do not enter the watercourse.

Conservation of Land:

As there will be no in stream work associated with the project there will be no concerns related to fish habitat loss. 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). A Meander Belt Analysis was submitted to support the 30 metre clear span bridge. As recommended in the meander belt report, the bridge has been skewed across the watercourse in order that the bridge footings are placed parallel to the channel. 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: 35191**

**Application #: 065/04/BRAM**

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

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

**Date: July 6, 2004**

**CITY OF MISSISSAUGA**

**8.1.55 REGION OF PEEL**

To alter a waterway, construct in a flood plain, place fill within a regulated area on (Region of Peel's easement in the Etobicoke Creek valley within the Greater Toronto Airports Authority (GTAA) lands from Highway 401 in the south to just south of Derry Road in the north, between Dixie Road in the west and Bramalea in the East), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Region of Peel.

The purpose is to excavate and place fill (for trunk sewer installation for Sections S13A and S3; and for open cut crossings-Sheets 1-23) in a Fill Regulated Area; construct structures (manholes, bioengineering on restored banks) within a Regional Storm Floodplain; alter a watercourse (Etobicoke Creek at Crossings 8-Sta.4+560; 9-Sta.4+894; 10-Sta. 5+080; 11-Sta. 5+320; 12-Sta. 0+066; 13-Sta. 0+780; 14-0+955; 15-Sta. 2+230; 16-Sta. 2+483; and 17-Sta. 2+557) during the warmwater timing window (July 1 to March 31) through coffer dam/flume or coffer dam and pump methods to work in the dry.

**LOCATION MAP:** Highway 401 in the south to just south of Derry Road in the north, between Dixie Road in the west and Bramalea in the East



The permit will be issued for the period of July 9, 2004 to July 8, 2006 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking (to provide revisions to engineering drawings and restoration plans); dated July 2, 2004; received July 2, 2004; prepared by the Region of Peel.**

## **RATIONALE**

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

### Proposal:

The proposal consists of the twinning of the existing 1650 mm diameter trunk sewer with a 1950 mm diameter trunk sewer along the existing easement within the Greater Toronto Airports Authority (GTAA) lands. Sections S13A and S3 run from Highway 401 in the south to just south of Derry road in the north, between Dixie Road in the west and Bramalea Road in the east. The trunk sewers that were constructed in the 1960s are nearing capacity and have the potential to surcharge or overflow during storm seasons. The installation of the trunk sewer in these sections will require 10 crossings of the Etobicoke Creek. The watercourse will be open cut in order to install the sewer. Cofferdams with flumes and pumps will be utilized in order to work in the dry. The project is located within a Fill Regulated Area and Regional Storm Floodplain of the Etobicoke Creek. The entire Etobicoke Creek Sewer Twinning project was reviewed by TRCA staff during the Environmental Assessment process.

Control of Flooding:

Fill placement will be minimized within the Regional Storm Floodplain with this infrastructure project and staff does not anticipate concerns with loss of storage or conveyance.

Pollution:

Standard erosion control measures (rock check dams, silt fence, cofferdam, pump, flume, wetland filter bag) will be implemented to ensure that the construction-generated sediments do not enter the watercourse during the open cuts.

Conservation of Land:

There will be in stream works associated with this project. The Etobicoke Creek will be open cut 10 times with either a dam and flume method or a dam and pump around method in order to work in the dry. TRCA staff has been in consultation with Fisheries and Oceans staff (DFO) and it was agreed that this project would be handled as a mitigatable Harmful Alteration Disruption, Destruction of fish habitat. 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: 34945**

**Application #: 471/03/MISS**

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

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

**Date: July 6, 2004**

**CITY OF PICKERING**

**8.1.56 ONTARIO POWER GENERATION (PICKERING NUCLEAR)**

To construct in a flood plain on Lot 17, 18, 19, 20, 21, Concession 1 BFC, (1675 Montgomery Park Road), in the City of Pickering, Waterfront Watershed as located on the property owned by Ontario Power Generation (Pickering Nuclear).

The purpose is to place fill within a Fill Regulated Area of the Lake Ontario Waterfront in order to facilitate the construction of a floating security barrier across the intake channel of the Pickering Nuclear Generating Station.

## LOCATION MAP: 1675 Montgomery Park Road



The permit will be issued for the period of July 9, 2004 to July 8, 2009 in accordance with the following documents and plans which form part of this permit:

- **Figure 2, Layout of Barrier, prepared by the applicant, received June 28, 2004.**
- **Figure 4, Barrier, prepared by the applicant, received June 28, 2004.**
- **Magnified Plan View Showing the Piles, prepared by the applicant, received July 7, 2004.**

## RATIONALE

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

### Proposal:

The purpose of this proposal is to place fill in Fill Regulated Area within the Lake Ontario Waterfront in order to facilitate the construction of a floating security barrier across the cooling water intake channel of the Pickering Nuclear Generating Station. The purpose of the security barrier is to prevent unwanted watercraft from entering the channel and to act as a visual deterrent to the public. The Ontario Power Generation is concerned about preventing access to the intake channel and is confident that this structure will be sufficient in restricting access. A previous permit application for a floating seasonal ice barrier was approved by the Executive Committee in the fall of 2003, the construction and layout of which are similar to the proposal in question. The security barrier will be anchored at the same location as the seasonal ice barrier and will span the channel just inside the ice barrier.

The security barrier is proposed to consist of a floating boom composed of a single aircraft cable and closed cell polystyrene sections spanning the intake channel and anchored above the water level on raised groins. Three additional aircraft cables, each approximately 3 feet higher than the last, will be strung across the channel, creating an access barrier approximately 10 feet in height. The barrier will be located greater than 85 m north of the mouth of the intake channel, hence protecting the floating barrier from the full effects of the lake waves and winds. No in-water construction works are proposed; construction access will be via barge.

### Control of Flooding:

TRCA water management staff is satisfied that the floating security barrier will not cause any impacts to the storage or conveyance of flood waters.

Pollution:

TRCA technical staff is satisfied that there are minimal pollution concerns related to the project as no in-water works are proposed and that sediment and erosion control measures are neither practical nor required as part of the proposal.

Conservation of Land:

There are no significant natural features that will be negatively impacted by this project. Further, there are no geotechnical/slope stability concerns related to the proposal. As the barrier will float on the surface of the intake channel, TRCA planning ecology staff is satisfied that there will be no impacts to fish passage. A Letter of Advice will be issued on behalf of the Fisheries and Oceans Canada as the construction of the security barrier will not cause a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat.

*Plantings*

There are no natural features that will be negatively impacted by this proposal, hence additional compensatory plantings are not required.

Policy Guidelines:

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

**CFN: 35607**

**Application #: 257/04/PICK**

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

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

**Date: July 7, 2004**

**CITY OF VAUGHAN**

**8.1.57 BLOCK 11 PROPERTIES INC.**

To alter a waterway, place fill within a regulated area on Lots 16 to 20, Concession 2, Planning Block 11 - bounded by Bathurst Street to the east, Dufferin Street on the west, Rutherford Road to the south and Major Mackenzie to the north, in the City of Vaughan, Don River Watershed as located on the property owned by 1275621 Ontario Inc.; Venturon Development; Ankara Realty Ltd.; Woodvalley Developments; Nine-Ten West Limited; 1376018 Ontario Limited c/o UJA Federation of Greater Toronto; Senang Investments Ltd.; and Humboldt Properties Ltd.

The purpose is to alter a waterway and excavate and place fill within a Fill Regulated Area of the Don River in order to install temporary stormwater outlets and sediment ponds for the purposes of top soil stripping lands for the draft approved subdivisions within Planning Block 11, in the City of Vaughan.

**LOCATION MAP:** Lots 16 to 20, Concession 2, Planning Block 11 - bounded by Bathurst Street to the east, Dufferin Street on the west, Rutherford Road to the south and Major Mackenzie to the north



The permit will be issued for the period of July 9, 2004 to July 8, 2009 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by Schaeffers Consulting Engineers, stating that the applicant will provide revised engineering drawings for TRCA, and will make necessary revisions of the plans, to the satisfaction of the TRCA, dated July 7, 2004, received July 7, 2004.**

## **RATIONALE**

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

### Proposal:

The proposal is to alter a waterway and excavate and place fill within a Fill Regulated Area of the Don River to facilitate preliminary grading works associated with future subdivision developments within Planning Block 11 and to construct multiple temporary sediment control ponds and associated outfall structures. The subject lands are located within the area bounded by Bathurst Street to the east, Dufferin Street to the west, Rutherford Road to the south and Major Mackenzie Drive to the north.

The temporary sediment ponds and outfall structures will capture storm and sediment runoff associated with preliminary grading works for the proposed subdivisions in Planning Block 11. For the most part, the temporary sediment ponds and their associated outfall structures will be located in the ultimate location of the stormwater ponds for the subdivisions. This will minimize the amount of disturbance to the lands as the temporary sediment ponds can then be converted into their permanent stormwater management pond counterparts at a later date. Furthermore, the applicant has attempted, where feasible, to locate the associated outfall structures within the location of the permanent outfall for the future stormwater ponds, in order to minimize disturbance to the valley corridor.

It is also noted that smaller sediment ponds will be constructed on the site to capture runoff from a small drainage area. However, these ponds will be eventually decommissioned and the associated runoff from their respective drainage areas will be redirected to the permanent stormwater management ponds, in accordance with the Block 11 Master Environmental Servicing Plan.

Control of Flooding:

TRCA Water Management staff has reviewed plans related to the proposed regrading works and construction of the temporary sediment ponds and outfalls and has determined that there will be no impacts to the storage or conveyance of flood waters.

Pollution:

Sediment and erosion controls will be implemented for the proposed works. Silt fencing will be installed and maintained for the duration of construction to prevent sediment from entering the watercourse.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed works. The outfall structures for the temporary sediments ponds are located well away from the watercourse. As such, ecological staff has determined that the sediment pond outfalls will not impact fish habitat. To further minimize disturbance of natural features due to regrading works, the applicant has committed to the erection of permanent chain link and environment fencing throughout the site, in order to prevent machinery from disturbing and encroaching upon the valley corridor.

*Plantings*

At this time, only preliminary grading works are being conducted on the subject lands. Landscape plans will form part of the review for the associated permits that will be required for the construction of the permanent stormwater ponds and outfall structures. These plans will be reviewed by TRCA Ecological staff to ensure that they will conform to TRCA planting plan requirements.

Policy Guidelines:

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

**CFN: 35617**

**Application #: 261/04/VAUG**

**Report Prepared by: Kevin Huang, extension 5307**

**For information contact: Kevin Huang, extension 5307**

**Date: July 7, 2004.**

**8.1.58**

**BLOCK 12 PROPERTIES INC. C/O BRATTY & PARTNERS**

To alter a waterway on Lot 21-25, Concession 2, (Block 12 - between Dufferin Street and Bathurst Street, and between Teston Road and Major MacKenzie Drive), in the City of Vaughan, Don River Watershed as located on the property owned by Andridge Homes Ltd.; Midvale Estates Inc.; Major Bob Farms Inc.; Lindstone Development Corp.; Royal Garden Homes; Mayvon Investments; 371896 Ontario Ltd..

The purpose is to alter a waterway through the installation of temporary stormwater outlets and sediment ponds for the purposes of top soil stripping lands for the draft approved subdivisions within Block 12 in the City of Vaughan. Block 12 is bound by Major Mackenzie to the south, Teston Road to the north, Bathurst Street to the east, and Dufferin Street to the west.

**LOCATION MAP:** Block 12 - between Dufferin Street and Bathurst Street, and between Teston Road and Major Mackenzie Drive



The permit will be issued for the period of July 9, 2004 to July 8, 2009 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking from Schaeffers Consulting, dated July 6, 2004, stating that the plans will be revised to TRCA's satisfaction prior to the release of the permit.**

**RATIONALE**

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

Proposal:

The proposal is to alter a waterway through the installation of temporary stormwater outlets and sediment ponds for the purposes of top soil stripping lands for the draft approved subdivisions within Block 12 in the City of Vaughan. Block 12 is bound by Major Mackenzie to the south, Teston Road to the north, Bathurst Street to the east, and Dufferin Street to the west.

Authority staff reviewed the draft plans of subdivision for Block 12 through the master environmental servicing plan and subdivision review processes, and recommended conditions of draft approval; the conditions stipulate that this permit be obtained. Another permit will be required for the permanent stormwater facilities at a later date.

Control of Flooding:

The proposed works will not be located within the Regional Storm Flood Plain, and therefore the control of flooding will not be affected.

Pollution:

A sediment and erosion control plan will be in place and maintained for the duration of the proposed works.

Conservation of Land:

There are no geotechnical or fisheries issues related to the proposal and no significant natural heritage features will be affected.

*Plantings*

At this time, only preliminary grading works are being conducted on the subject lands. Landscape plans, to staff's satisfaction, will form part of the review for the associated permits that will be required for the construction of the permanent storm water ponds and outfalls.

Policy Guidelines:

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

**CFN: 35637**

**Application #: 272/04/VAUG**

**Report Prepared by: Mary-Ann Burns, extension 5267**

**For information contact: Mary-Ann Burns, extension 5267**

**Date: July 6, 2004**

**8.1.59**

**BLOCK 18 PROPERTIES INC.**

To alter a waterway on Lot 16 - 20, Concession 3, Planning Block 18 - bounded by Dufferin Street to the east, a Canadian National Railway line to the west, Rutherford Road to the south and Major Mackenzie Drive to the north, in the City of Vaughan, Don River Watershed as located on the property owned by Great Gulf Holdings Inc.; Comenga Antonio & Rosetta; Senang Investments Ltd.; Fernbrook Homes (Major Mac) Ltd.; East Maple Creek Lands Ltd.; Ivy Glen Dev.; Firerose Investments; Arband Investments Ltd.; Block 18 Trees Inc.; Nine-Ten West Investments; 1275620 Ont. Inc.; Nino Betti.

The purpose is to alter a waterway within the Don River Watershed in order to install temporary stormwater outlets and sediment ponds for the purposes of top soil stripping lands for the draft approved subdivisions within Planning Block 18, in the City of Vaughan.

**LOCATION MAP:** Lot 16 - 20, Concession 3, Planning Block 18 - bounded by Dufferin Street to the east, a Canadian National Railway line to the west, Rutherford Road to the south and Major Mackenzie Drive to the north



The permit will be issued for the period of July 9, 2004 to July 8, 2009 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by Schaeffers Consulting Engineers, stating that the applicant will provide revised engineering drawings for the TRCA, and will make necessary revisions to the plans, to the satisfaction of the TRCA, dated July 6, 2004, received July 7, 2004.**

## **RATIONALE**

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

### Proposal:

The proposal is to alter a waterway within the Don River Watershed to facilitate preliminary grading works associated with future subdivision developments within Planning Block 11 and to construct multiple temporary sediment control ponds and associated outfall structures. The subject lands are located within the area bounded by Dufferin Street to the east, a Canadian National Railway line to the west, Rutherford Road to the south and Major Mackenzie Drive to the north.

The temporary sediment ponds and outfall structures will capture storm and sediment runoff associated with preliminary grading works for the proposed subdivisions in Planning Block 18. For the most part, the temporary sediment ponds and their associated outfall structures will be located in the ultimate location of the stormwater ponds for the subdivisions. This will minimize the amount of disturbance to the lands as the temporary sediment ponds can then be converted into their permanent stormwater management pond counterparts at a later date. Furthermore, the applicant has attempted, where feasible, to locate the associated outfall structures within the location of the permanent outfall for the future stormwater ponds, in order to minimize disturbance to the valley corridor.

It is also noted that smaller sediment ponds will be constructed on the site to capture runoff from a small drainage area. However, these ponds will be eventually decommissioned and the associated runoff from their respective drainage areas will be redirected to the permanent stormwater management ponds, in accordance with the Block 18 Master Environmental Servicing Plan.

Control of Flooding:

TRCA Water Management staff has reviewed plans related to the proposed regrading works and construction of the temporary sediment ponds and outfalls and has determined that there will be no impacts to the storage or conveyance of flood waters.

Pollution:

Sediment and erosion controls will be implemented for the proposed works. Silt fencing will be installed and maintained for the duration of construction to prevent sediment from entering the watercourse.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed works. The outfall structures for the temporary sediments ponds are located well away from the watercourse. As such, ecological staff has determined that the sediment pond outfalls will not impact fish habitat. To further minimize disturbance of natural features due to regrading works, the applicant has committed to the erection of permanent chain link and environment fencing throughout the site, in order to prevent machinery from disturbing and encroaching upon the valley corridor.

*Plantings*

At this time, only preliminary grading works are being conducted on the subject lands. Landscape plans will form part of the review for the associated permits that will be required for the construction of the permanent stormwater ponds and outfall structures. These plans will be reviewed by TRCA Ecological staff to ensure that they will conform to TRCA planting plan requirements.

Policy Guidelines:

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

**CFN: 35618**

**Application #: 262/04/VAUG**

**Report Prepared by: Kevin Huang, extension 5307**

**For information contact: Kevin Huang, extension 5307**

**Date: July 7, 2004.**

**8.1.60 REGIONAL MUNICIPALITY OF YORK**

To alter a waterway, construct in a flood plain on (King-Vaughan Road between Keele Street & Dufferin Street), in the City of Vaughan, Humber River Watershed as located on the property owned by City of Vaughan.

The purpose is to construct structures (2-900mm x 18m length culvert replacements; asphalt road; Valve Chamber No. 3 ) within a Regional Storm Floodplain; alter a watercourse at Sta. 1+760 (East Humber River Tributary) during the coldwater timing window (July 1 to September 15) while working in the dry to remove 2- 600mm x 18m length culvert and replace with 2-900mm x 18m length culverts.

**LOCATION MAP: King-Vaughan Road between Keele Street & Dufferin Street**



The permit will be issued for the period of July 9, 2004 to July 8, 2006 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking (to provide revisions to engineering drawings and restoration plans); dated July 7, 2004; received July 7, 2004; prepared by the Region of York.**

**RATIONALE**

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

Proposal:

The entire proposal consists of the installation of a 1200mm diameter watermain from the Maple Reservoir at the south-west quadrant of Keele Street and Teston Road, northwards along Keele Street, westwards along King-Vaughan Road and northwards along Bathurst Street.

This permit application deals only with the section along King-Vaughan Road between Keele and Bathurst Streets. The proposal is to install a 1200mm diameter watermain, Valve Chamber Number 3, upgrade the road and replace the existing culverts. There are three culvert crossings along this stretch of King-Vaughan Road, however, only one at Station 1+760 has defined beds and banks and it is also associated with a Regional Storm Floodplain of a tributary of the East Humber River. The entire stretch is not located within a Fill Regulated Area.

The proposed 1200mm diameter watermain will be installed below existing culvert at Station 1+760, Station 2+730 and 4+500. The City of Vaughan has also proposed the removal and replacement of the existing twin 600mm diameter culverts with twin 900mm diameter culverts at Station 1+760. This is the only culvert that is regulated. The other two culverts on King Vaughan Road (Sta. 2+730, 4+500) will be removed and replaced, however, those culverts are not within a Fill Regulated Area, do not have Regional Storm Floodplains, nor do they have defined beds or banks of a watercourse. The project was reviewed by TRCA staff during the Environmental Assessment process.

#### Control of Flooding:

The Region of York has forwarded a Letter of Undertaking to provide the hydraulic analysis. Staff does not anticipate a concern since the culverts at Station 1+760 will be up-sized. Fill placement will be minimized within the Regional Storm Floodplain with this infrastructure project and staff does not anticipate concerns with loss of storage or conveyance.

#### Pollution:

Standard erosion control measures (rock check dams, silt fence, dam and pump) will be implemented to ensure that the construction-generated sediments do not enter the watercourse during installation of the watermain and the culverts.

#### Conservation of Land:

There will be in stream works associated with this project. The watercourse will be altered temporarily in order to install the new culverts in the dry in the same location as the existing culverts. 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. The Environmentally Significant Area, Provincially Significant Wetland, Area of Natural and Scientific Interest at Station 1+760 and at Station 4+500 will be protected with silt fence during construction. This section of King-Vaughan Road is located on the Oak Ridges Moraine within the "Natural Core Area" designation. The watercourse crossing has been identified as a hydrologically sensitive feature. Section 41 of the Oak Ridges Moraine Conservation Plan indicates in Subsection 5 that transportation and infrastructure may be permitted to cross hydrologically sensitive features (i.e. watercourses) subject to the tests and best management practices described in section 41(5)(a to e). This project has been reviewed under the Environmental Assessment Act, Ontario Regulation 158 and under the Fisheries Act for the tests and best management practices.

#### *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: 35331

Application #: 116/04/VAUG

Report Prepared by: June Murphy, extension 5304

For information contact: June Murphy, extension 5304

Date: July 7, 2004

### 8.1.61 REGIONAL MUNICIPALITY OF YORK

To alter a waterway, construct in a flood plain, place fill within a regulated area on (Bathurst Street-from King-Vaughan Road northwards to TRCA's watershed divide at Bloomington Side Road), in the City of Vaughan, Humber River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to excavate and place fill (for 1200mm watermain installation) in a Fill Regulated Area; construct a structure (Valve Chamber Number 4) within a Regional Storm Floodplain; alter a watercourse temporarily at Station 13+500 (East Humber River) during the warmwater timing window (July 1 to March 31) by either an open cut crossing through utilizing existing twin culverts as flumes in order to work in the dry, or by tunnel crossing, depending on the timing of the removal and replacement of existing culverts at Station 13+500.

**LOCATION MAP:** Bathurst Street-from King-Vaughan Road northwards to TRCA's watershed divide at Bloomington Side Road



The permit will be issued for the period of July 9, 2004 to July 8, 2006 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking (to provide revisions to engineering drawings and restoration plans); dated July 7, 2004; received July 7, 2004; prepared by the Region of York.**

### RATIONALE

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

### Proposal:

The entire proposal consists of the installation of a 1200mm diameter watermain from the Maple Reservoir at the south-west quadrant of Keele Street and Teston Road, northwards along Keele Street, westwards along King-Vaughan Road and northwards along Bathurst Street to the watershed divide at Bloomington Side Road.

This permit application deals only with the section along Bathurst Street from King Vaughan Road in the south to the watershed divide at Bloomington Side Road in the north. The proposal is to install a 1200mm diameter watermain in a Fill Regulated Area and Valve Chamber Number 4 within a Regional Storm Floodplain. The watercourse at Station 13+500 will be altered temporarily. The existing culverts will act as flumes in order to install the watermain in the dry in conjunction with the roadworks involving the culvert removals and replacements. Should the timing of the roadworks not coincide with the watermain, the watermain will be tunnelled underneath the culverts. The roadworks will be conducted under another permit file, CFN 34565.

There are five culvert crossings along this stretch of Bathurst Street, however, only two at Stations 13+500 in the north and 12+070 further south have defined beds or banks. The East Humber River at Station 13+500 in the north is also associated with a Fill Regulated Area and Regional Storm Floodplain of the East Humber River. The rest of the area along Bathurst Street is not located within a Fill Regulated Area nor a Regional Storm Floodplain.

The proposed 1200mm diameter watermain will be installed below the existing culverts at Stations 13+500, 13+160, 12+070 and 10+760. At Station 10+125 the watermain will be installed above the existing culvert. The project was reviewed by TRCA staff during the Environmental Assessment process.

### Control of Flooding:

Fill placement will be minimized within the Regional Storm Floodplain with this infrastructure project and staff does not anticipate concerns with loss of storage or conveyance.

### Pollution:

Standard erosion control measures (rock check dams, silt fence) will be implemented to ensure that the construction-generated sediments do not enter the watercourse.

### Conservation of Land:

There will be in stream works associated with this project. The East Humber River at Station 13+500 will be diverted temporarily through the existing culverts in order to install the 1200mm watermain 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). Alternatively, the watermain will be tunneled under the culvert if the timing of the roadworks does not coincide with the watermain. The proposed works will impact no significant terrestrial resource features. The wetlands in the south at Stations 12+070 at 10+760 will be protected by a silt fence during construction. This section of Bathurst Street is located on the Oak Ridges Moraine within the "Settlement Area" designation. The watercourse crossings have been identified as a hydrologically sensitive features. Section 41 of the Oak Ridges Moraine Conservation Plan indicates in Subsection 5 that transportation and infrastructure may be permitted to cross hydrologically sensitive features (i.e. watercourses)

subject to the tests and best management practices described in section 41(5)(a to e). This project has been reviewed under the Environmental Assessment Act, Ontario Regulation 158 and under the Fisheries Act for the tests and best management practices.

*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: 35390**

**Application #: 150/04/VAUG**

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

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

**Date: July 7, 2004**

**8.1.62 REGIONAL MUNICIPALITY OF YORK**

To alter a waterway on (Keele Street - from Teston Road northwards to King-Vaughan Road), in the City of Vaughan, Humber River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to alter a watercourse temporarily at Station 4+050 (East Humber River Tributary 1) during the warmwater timing window (July 1 to March 31) by an open cut crossing utilizing a dam and pump around method in order to work in the dry.

**LOCATION MAP: Keele Street - from Teston Road northwards to King-Vaughan Road**



The permit will be issued for the period of July 9, 2004 to July 8, 2006 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking (to provide revisions to engineering drawings and restoration plans); dated July 7, 2004; received July 7, 2004; prepared by the Region of York.**

**RATIONALE**

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

#### Proposal:

The entire proposal consists of the installation of a 1200mm diameter watermain from the Maple Reservoir at the south-west quadrant of Keele Street and Teston Road, northwards along Keele Street, westwards along King-Vaughan Road and northwards along Bathurst Street to the watershed divide at Bloomington Side Road.

This permit application deals only with the section along Keele Street from Teston Road in the south to King Vaughan Road in the north. The proposal is to install a 1200mm diameter watermain.

There are four crossings along this stretch of Keele Street, however, only two at Stations 2+670 in the south and Station 4+050 in the north have defined beds or banks. For the northerly area the crossing will be via an open cut. The consultant was unable to locate any existing culvert and the intermittent watercourse will need to be temporarily altered in order to work in the dry. For the southerly crossing the watermain will be installed above the existing culvert. This stretch of Keele Street is not located within a Fill Regulated Area or a Regional Storm Floodplain. The project was reviewed by TRCA staff during the Environmental Assessment process.

#### Control of Flooding:

This stretch of Keele Street is not located within the Regional Storm Floodplain, therefore; there will not be any impacts to flooding.

#### Pollution:

Standard erosion control measures (rock check dams, silt fence) will be implemented to ensure that the construction-generated sediments do not enter the watercourse.

#### Conservation of Land:

There will be in stream works associated with this project. The intermittent watercourse at Station 4+050 will be temporarily altered in order to install the watermain 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. The Provincially Significant Wetland at Station 4+050 will be protected by a silt fence during construction. The northerly section of Keele Street is located on the Oak Ridges Moraine within the "Natural Linkage Area" designation. The watercourse crossings have been identified as a hydrologically sensitive features. Section 41 of the Oak Ridges Moraine Conservation Plan indicates in Subsection 5 that transportation and infrastructure may be permitted to cross hydrologically sensitive features (i.e. watercourses) subject to the tests and best management practices described in section 41(5)(a to e). This project has been reviewed under the Environmental Assessment Act, Ontario Regulation 158 and under the Fisheries Act for the tests and best management practices.

#### *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: 35417**

**Application #: 164/04/VAUG**

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

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

**Date: July 7, 2004**

**8.1.63 VITO PAPASODARO**

To place fill within a regulated area on Lot 10, Plan 65M-3001, (106 Abbruzze Court), in the City of Vaughan, Humber River Watershed as located on the property owned by Vito Papasodaro.

The purpose is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate the construction of a retaining wall and drainage pipe on an existing residential lot.

**LOCATION MAP: 106 Abbruzze Court**



The permit will be issued for the period of July 9, 2004 to July 8, 2006 in accordance with the following documents and plans which form part of this permit:

- **Cross-Section, prepared by V. Papasodaro, received by the TRCA June 30, 2004, redline revised to indicate the use of armourstone blocks.**
- **Profile, prepared by V. Papasodaro, dated June 21, 2004, received by the TRCA June 30, 2004.**
- **Site Plan, prepared by V. Papasodaro, received by the TRCA July 7, 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 of the Humber River to facilitate the construction of a retaining wall and drainage pipe on an existing residential lot. The proposed retaining wall measures approximately 2.3 metres in height, and 21.3 metres in length. The drainage pipe will be installed to protect the stability of the retaining wall and eliminate the risk of groundwater/surface water interaction by collecting any seepage and directing it to a man-made swale . The retaining wall will be located between two existing residential lots and will not be located on the valley slope. The proposed works are sufficiently set back from the top of bank and are located outside of the Regional Storm Flood Plain.

Control of Flooding:

The proposed works are not located within the Regional Storm Flood Plain. There will be no impact on the storage or conveyance of flood waters.

Pollution:

Sediment control fencing will be installed and maintained for the duration of construction to prevent sediment from entering the valley system.

Conservation of Land:

TRCA visited the subject property and are satisfied that there will be no geotechnical/slope stability issues associated with the proposed works. As the watercourse will not be impacted by the development, no fisheries concerns will result. There are no significant natural features on the property that may be negatively impacted by the project.

*Plantings*

All disturbed areas will be restored to existing conditions upon completion of the project.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 E - Property Improvement and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 35468**

**Application #: 190/04/VAUG**

**Report Prepared by: Robyn McMullen, extension 5687**

**For information contact: Mary-Ann Burns, extension 5267**

**Date: July 7, 2004**

**8.1.64 WINDLEIGH MILLENIUM INC.**

To alter a waterway, construct in a flood plain on Part Lot 8, 9, Concession 7 Lot 10, 10A, 11, 12, 12A, 12B, 13, 13A, 14, Plan M-1110, (northeast corner of Islington Avenue and Willis Avenue), in the City of Vaughan, Humber River Watershed as located on the property owned by 1593527 Ontario Inc..

The purpose is to construct a 148-unit, 5-storey condominium apartment building, associated stormwater outfall and pedestrian trail, in the Regional Storm Flood Plain of the Humber River watershed; the site is designated Special Policy Area by the City of Vaughan Official Plan.

**LOCATION MAP:** northeast corner of Islington Avenue and Willis Avenue



The permit will be issued for the period of July 9, 2004 to July 8, 2009 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking from 1593527 Ontario Inc., dated July 6, 2004, stating that all TRCA comments will be addressed.**

**RATIONALE**

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

Proposal:

The proposal is to construct a 148-unit, 5-storey condominium apartment building, associated stormwater outfall, and pedestrian trail, within the Regional Storm Flood Plain of the Humber River. The site is located within a Special Policy Area (SPA), as designated in the City of Vaughan Official Plan. The building and associated underground parking garage will be flood proofed to the Regional Storm Flood Elevation, in accordance with SPA criteria. No significant natural heritage features will be affected by the project. Authority staff are also reviewing the proposed works through the site plan application review process as facilitated by the City of Vaughan.

The proposed works commenced in advance of an Ontario Regulation 158 permit being issued. A violation notice has been issued. The approval of this permit will resolve the violation. Further, this application is subject to an additional fee for the violation.

Control of Flooding:

Authority Water Management staff are satisfied that the proposed works are designed appropriately so as not to negatively affect the control of flooding. A structural engineer has provided written confirmation, on behalf of the applicant, that the condominium structure will be able to withstand the depths and velocities of Regional Storm flood waters.

Pollution:

A sediment and erosion control plan will be in place for the duration of construction, so that sedimentation of the watercourse will not occur.

Conservation of Land:

There are no geotechnical or fisheries issues associated with this project and no significant natural heritage features will be affected.

*Plantings*

A landscape plan will be implemented on site, upon completion of the project, to the satisfaction of Authority staff.

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: 35515**

**Application #: 221/04/VAUG**

**Report Prepared by: Mary-Ann Burns, extension 5267**

**For information contact: Mary-Ann Burns, extension 5267**

**Date: June 8, 2004**

**TOWN OF AJAX**

**8.1.65 RANDY EADIE**

To construct in a flood plain on Lot 6, 7, 8, Concession 3 Lot 4, 5, Plan 639, (114 Church Street), in the Town of Ajax, Duffins Creek Watershed as located on the property owned by Randy Eadie.

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

**LOCATION MAP: 114 Church Street**



The permit will be issued for the period of July 9, 2004 to July 8, 2006 in accordance with the following documents and plans which form part of this permit:

- **Site and Grading Plan, prepared by Hunt Design Associates Inc., dated April 2004, received June 23, 2004.**

- **Front Elevation, prepared by Hunt Design Associates Inc., dated April 2004, received June 23, 2004.**
- **Right Side Elevation, prepared by Hunt Design Associates Inc., dated April 2004, received June 23, 2004.**
- **Left Side Elevation, prepared by Hunt Design Associates Inc., dated April 2004, received June 23, 2004.**
- **Rear Elevation, prepared by Hunt Design Associates Inc., dated April 2004, received June 23, 2004.**

## **RATIONALE**

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

### Proposal:

The purpose of this proposal is to construct of a single family dwelling in the Pickering Village Special Policy Area (SPA). The property is located on the west side of Church Street, north of Highway 401, within the Town of Ajax. 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 approximately 50 metres from the edge of Duffins Creek.

### 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: 35597

Application #: 251/04/AJAX

Report Prepared by: Lorenzo Nicolet, extension 5314  
For information contact: Russel White, extension 5306  
Date: June 25, 2004

## TOWN OF RICHMOND HILL

### 8.1.66 BETHEL CANADIAN REFORMED CHURCH

To alter a waterway on Part Lot 29, Concession 2, (11251 & 11265 Bayview Avenue), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Bethel Canadian Reformed Church.

The purpose is to alter a watercourse in order to construct a storm sewer outfall to facilitate the development of a new church building and parking lot partially within the Regional Storm Floodplain of a tributary of the Rouge River.

#### LOCATION MAP: 11251 & 11265 Bayview Avenue



The permit will be issued for the period of July 9, 2004 to July 8, 2009 in accordance with the following documents and plans which form part of this permit:

- **Overall Site and Grading Plans, Drawing Nos. 02044-SP101 and 02044-SP102, Revision No. 6, prepared by Reinder and Reinders Ltd. revised as received on June 30th, 2004.**
- **Tree Preservation and Landscape Details, Drawing Nos. 02044-LS1 and 02044-LS2, Revision No. 4, prepared by Reinders and Reinders Ltd. revised as received on June 30th, 2004.**

#### RATIONALE

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

#### Proposal:

The applicant proposes to construct a storm sewer outfall in order to service a new church building and parking lot on the subject lands which are partially within the Regional Storm Floodplain. The site is not fill regulated. The proposal is the subject of a recent site planning process which included an Ontario Municipal Board Appeal which has now been resolved. In order to construct the church building minor grading will occur at the flood fringe and at the location of the parking lot edge. The building and parking lot will be setback in excess of 30 metres from the watercourse and the riparian zone will be re-established to improve conditions on the site.

The site is occupied by two residential dwellings which will continue to be utilized as part of the church use. These residential dwellings are located on either side of the tributary and one building is accessed via an existing laneway which crosses the tributary. However, the tributary its associated floodplain and buffer will be set aside in an open space designation and will be planted in accordance with detailed landscaping plans. An easement to protect the stream corridor has also been granted to the TRCA.

#### Control of Flooding:

The applicant proposes minor regrading at the fringe of the Regional Storm Floodplain in order to ensure that the parking lot facility will remain protected. The building and other existing structures are beyond the wide shallow floodplain on the subject lands. Given the wide and shallow nature of the floodplain, staff are satisfied that the proposed grading scheme will have no measurable impact on the control of flooding.

#### Pollution:

The storm sewer outfall will consist of a biofilter for water quality treatment in addition to a 2 metre rubble swale underlain with an infiltration trench and a perforated PVC subdrain. This will ensure treatment and cooling of stormwater prior to entering the adjacent tributary. Sediment fencing will be erected at the perimeter of the construction area to the satisfaction of the TRCA staff. As a result there should be no impact on the control of pollution during the construction of the facility.

#### Conservation of Land:

The riparian zone of the watercourse is currently manicured. As a requirement of the new use, the riparian zone will be re established with the planting of native plant material in accordance with a detailed landscape plan submitted by the applicant.

#### *Plantings*

The applicant proposes to restore the riparian zone of the watercourse through the planting of several native species to the satisfaction of TRCA staff.

#### Policy Guidelines:

The works are in compliance with Section 3.2.2 Stream Corridors, Wide Shallow Floodplains, of the Authority's Valley and Stream Corridor Management Program which allows for minor grading at the flood fringe of wide shallow flood plains and the connection of storm outfalls where absolutely necessary. The works do not constitute a Harmful Alteration Disruption or Destruction (HADD) to fish habitat and therefore Fisheries and Oceans Canada approval is not required

**CFN: 35389**

**Report Prepared by: Russel White, extension 5306**  
**For information contact: Russel White, extension 5306**  
**Date: July 7, 2004**

**Application #: 149/04/RH**