Executive Committee Meeting #6/04

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

July 9, 2004
10:00 A.M.
SOUTH THEATRE, BLACK CREEK PIONEER VILLAGE

AGENDA

1. MINUTES OF MEETING #5/04
   (Enclosed herewith on Pink)

2. BUSINESS ARISING FROM THE MINUTES

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

4. DELEGATIONS

   4.1 A delegation by Jim Robb, Member, Friends of the Rouge Watershed, speaking
       in regards to permit applications 8.1.23 - 8.1.28, inclusive.

5. PRESENTATIONS

   5.1 Beth Williston, Watershed Policy And Planning Specialist, TRCA, speaking in
       regards to permit applications 9.1.23 - 8.1.28, inclusive.
6. CORRESPONDENCE

6.1 A letter dated June 7, 2004, from Jane Beecroft, Chair, CHP Heritage Centre, in regards to item 7.9 - Request for Disposal and Sale of Surplus Authority-Owned Land.

7. SECTION I - ITEMS FOR AUTHORITY ACTION

7.1 **NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005**
Flood Plain and Conservation Component, Rouge River Watershed
Gareene Homes Limited
CFN 35326

7.2 **NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005**
Flood Plain and Conservation Component, Humber River Watershed
Mary Borgo
CFN 35568

7.3 **NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005**
Lake Ontario Waterfront/Pickering-Ajax Sector
Cougs (Whites) Ltd.
CFN 35553

7.4 **NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005**
Flood Plain and Conservation Component, Humber River Watershed
Hullmark Developments Ltd.
CFN 35571

7.5 **NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005**
Flood Plain and Conservation Component, Petticoat Creek Watershed
1579348 Ontario Inc. (Robert Carriere)
CFN 35325

7.6 **NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005**
Flood Plain and Conservation Component, Rouge River Watershed
Cynthia Tam
CFN 35605
7.7 THE CITY OF TORONTO
Request for Permanent Easements for a Storm Sewer / Outfall and Sanitary Sewer
Don River Watershed, City of Toronto - North York Community Council Area
CFN 34592

7.8 THE CITY OF TORONTO
Request for a Permanent Easement for a Sanitary Sewer Connection
Don River Watershed, City of Toronto - North York Community Council Area
CFN 32760

7.9 REQUEST FOR DISPOSAL AND SALE OF SURPLUS AUTHORITY-OWNED LAND
Conveyance of Land for a Fire / EMS Station
Southeast Corner of the Canada Company Avenue and Islington Avenue Intersection
CFN 35080

7.10 CONSERVATION ONTARIO’S REPORT ON PROVINCIAL RE-INVESTMENT IN CONSERVATION AUTHORITIES

7.11 CONTRACT ES03-10 EXTENSION
Supply of Operated Heavy Construction Equipment and Dump Trucks

8. SECTION II - ITEMS FOR EXECUTIVE ACTION

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

CITY OF BRAMPTON

8.1.1 CITY OF BRAMPTON
To construct in a flood plain on (Chrysler Drive), in the City of Brampton, Mimico Creek Watershed as located on the property owned by City of Brampton.

8.1.2 CITY OF BRAMPTON
To construct in a flood plain on (Cloverdale Drive), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by City of Brampton.

8.1.3 THE REGIONAL MUNICIPALITY OF PEEL
To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 3, 4, Concession 10, (Queen Street from Station 19+500 (east of Beaumaris) eastward to Station 20+140 (west of Highway 50)), in the City of Brampton, Humber River Watershed as located on the property owned by The Regional Municipality of Peel.
CITY OF PICKERING

8.1.4 CITY OF PICKERING
To alter a waterway, construct in a flood plain on Lot 25, Concession 1, (Dunbarton Road), in the City of Pickering, Frenchman's Bay Watershed as located on the property owned by City of Pickering.

CITY OF TORONTO [ETOBICOKE YORK COMMUNITY COUNCIL AREA]

8.1.5 COVENANT REFORMED CHURCH OF TORONTO
To construct in a flood plain on Part Lot 27, 28, FTH, (265 Albion Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Covenant Reformed Church of Toronto.

8.1.6 PESTRIN GROUP
To place fill within a regulated area on Lot 37, Concession 4 Plan 64R-10660, (0 Clairville Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Mario Pestrin.

CITY OF TORONTO [NORTH YORK COMMUNITY COUNCIL AREA]

8.1.7 ROSEMARY & SOUREN AGEMIAN
To place fill within a regulated area on Lot 127, Plan 1750, (65 Highland Crescent), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Rosemary & Souren Agemian.

8.1.8 CITY OF TORONTO
To place fill within a regulated area on Part Lot 5, Concession 3 FTB, in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by City of Toronto.

8.1.9 KEN AND GAYLA LIPSON
To construct in a flood plain, place fill within a regulated area on Lot 2, Plan 2405, (4 Donino Court), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Ken and Gayla Lipson.

8.1.10 PAUL MACDONALD
To place fill within a regulated area on Lot 566, Plan M7621, (108 Ruscica Drive), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Paul Macdonald.
MINOR WORKS

8.1.11 AROOP AND SABHARWAL RASTOGI
To place fill within a regulated area on Lot 77, Plan 6311, (38 George Henry Boulevard), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Aroop and Sabharwal Rastogi. 65-67

MINOR WORKS

8.1.12 WAYNE AND NICOLE SWADRON
To place fill within a regulated area on Lot 53, 54, Plan 1841, Part 3 Plan, (102 Sandringham Drive), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Wayne and Nicole Swadron. 67-68

CITY OF TORONTO[TORONTO AND EAST YORK COMMUNITY COUNCIL AREA]

MINOR WORKS

8.1.13 JIM HINDS AND SUE WEEDON
To place fill within a regulated area on Lot 1, Plan 388E, (40 Castlefrank Road), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Jim Hinds and Sue Weedon. 68-69

MINOR WORKS

8.1.14 KEITH TRAVIS
To place fill within a regulated area on Lot 4, Plan M-444, (29 Beechwood Drive), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Keith Travis. 70-71

MINOR WORKS

8.1.15 HUNG-HAY LAU
To place fill within a regulated area on Lot 19, Plan 66M-2374, (12 True Davidson Drive), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Hung-Hay Lau. 71-72

8.1.16 DENISE REID
To construct in a flood plain on (773 Eastern Avenue), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Denise Reid. 72-74
CITY OF VAUGHAN

8.1.17 ANGELO BELLONE
To place fill within a regulated area on Lot 121, Plan M-2023, (799 Clarence Street), in the City of Vaughan, Humber River Watershed as located on the property owned by Angelo Bellone. 74-75

MINOR WORKS

8.1.18 JAS MAHAL
To place fill within a regulated area on Lot 22, Plan 65M-2299, (179 Charlton Avenue), in the City of Vaughan, Don River Watershed as located on the property owned by Jas Mahal. 75-77

8.1.19 MAHSHID BAYAT-SARMADI
To place fill within a regulated area on Lot 95, Plan 3765, (8 Riverside Boulevard), in the City of Vaughan, Don River Watershed as located on the property owned by Mahshid Bayat-Sarmadi. 77-79

MINOR WORKS

8.1.20 PATRICK CICCOLINI
To place fill within a regulated area on Lot 15, Concession 7 Lot 48, Plan 65M-3231, (17 Humber Meadow Court), in the City of Vaughan, Humber River Watershed as located on the property owned by Patrick Ciccolini. 79-80

TOWN OF CALEDON

MINOR WORKS

8.1.21 ENZO AND STEFANIE CESARITTI
To construct in a flood plain on Lot 24, Plan 43M-1159, (29 Deer Hollow Court), in the Town of Caledon, Humber River Watershed as located on the property owned by Enzo and Stefanie Cesaritti. 80-82

TOWN OF MARKHAM

8.1.22 BRAMBLEWELL DEVELOPMENTS LTD.
To construct in a flood plain, place fill within a regulated area on Lot 10, Concession 6 Block 128, Plan 65M-2520, (Swansea Road), in the Town of Markham, Rouge River Watershed as located on the property owned by Bramblewell Developments Ltd.. 82-84

8.1.23 REGIONAL MUNICIPALITY OF YORK
To alter a waterway, construct in a flood plain on (16th Avenue), in the Town of Markham, Rouge River Watershed as located on the property owned by Regional Municipality of York. 84-86
8.1.24 REGIONAL MUNICIPALITY OF YORK
To alter a waterway, construct in a flood plain on (Kennedy Road just north of Elgin Mills Road), in the Town of Markham, Rouge River Watershed as located on the property owned by Regional Municipality of York. 86-90

8.1.25 REGIONAL MUNICIPALITY OF YORK
To alter a waterway, construct in a flood plain on (Elgin Mills Road), in the Town of Markham, Rouge River Watershed as located on the property owned by Regional Municipality of York. 90-94

8.1.26 REGIONAL MUNICIPALITY OF YORK
To alter a waterway, construct in a flood plain on ( Major Mackenzie Drive - Bruce Creek, West of Kennedy Road), in the Town of Markham, Rouge River Watershed as located on the property owned by Regional Municipality of York. 94-98

8.1.27 REGIONAL MUNICIPALITY OF YORK
To alter a waterway, construct in a flood plain on (northeast corner of Major MacKenzie Drive and Warden Avenue), in the Town of Markham, Rouge River Watershed as located on the property owned by Regional Municipality of York. 98-103

8.1.28 REGIONAL MUNICIPALITY OF YORK
To alter a waterway, construct in a flood plain on (Elgin Mills Road), in the Town of -Regional Storm Floodplain; alter a watercourse (dewatering discharge dispersal structure) during the coldwater timing window (July 1 to September 15). 103-106

8.1.29 SUZANA WARNER
To construct in a flood plain on Lot 71, Block K, Plan M-1325, (7 Park Brook Place), in the Town of Markham, Don River Watershed as located on the property owned by Suzana Warner. 106-107

TOWN OF RICHMOND HILL

8.1.30 GIUSEPPE GITTO
To construct in a flood plain on Part Lot 87, Plan 1923, (128 Weldrick Road West), in the Town of Richmond Hill, Don River Watershed as located on the property owned by Giuseppe Gitto. 108-109

8.1.31 YORK HARRIS
To place fill within a regulated area on Lot 52, Plan 3806, (350 Red Maple Road), in the Town of Richmond Hill, Don River Watershed as located on the property owned by York Harris. 110-111
TOWN OF WHITCHURCH-STOUFFVILLE

8.1.32 REGIONAL MUNICIPALITY OF YORK
To alter a waterway on Part Lot 34, Concession 9 Plan 65R-24565, (9th Line), in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by Regional Municipality of York. 112-113

TOWNSHIP OF KING

MINOR WORKS

8.1.33 FRANCES ANDREANA
To place fill within a regulated area on Lot 125 & 126, Part Block F, Plan 280 (160 Elmpine Trail), in the Township of King, Humber River Watershed as located on the property owned by Frances Andreana. 113-115

8.1.34 REGIONAL MUNICIPALITY OF YORK
To construct in a flood plain on Lot 65, Concession 1 Plan R-S208, (King Road), in the Township of King, Humber River Watershed as located on the property owned by Regional Municipality of York. 115-117

8.1.35 REGIONAL MUNICIPALITY OF YORK
To construct in a flood plain on Lot 5, Concession 4 Plan 65R-1964, (King Road), in the Township of King, Humber River Watershed as located on the property owned by Regional Municipality of York. 117-118

THE FOLLOWING PERMIT APPLICATIONS ARE ERRATA ITEMS:

CITY OF BRAMPTON

8.1.36 MACEDIL HOLDINGS INC.
To construct in a flood plain, place fill within a regulated area on Lot 11, Plan 43M-527, (Southwest Corner Ken Whillans Drive and Sproule Drive), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Macedil Holdings Inc. 119-121

8.1.37 MATTAMY (GOREWAY) LIMITED
To construct in a flood plain, place fill within a regulated area on Part Lot 11, Concession 7, in the City of Brampton, Humber River Watershed as located on the property owned by Mattamy (Goreway) Limited. 121-122

8.1.38 MATTAMY (SPRINGPARK) LIMITED
To construct in a flood plain, place fill within a regulated area on Part Lot 9, 10, Concession 7, (southeast of Castlemore Road and Airport Road), in the City of Brampton, Humber River Watershed as located on the property owned by Mattamy (Springpark) Limited. 122-124

8
8.1.39 MATTAMY (WEST HUMBER) LIMITED
To construct in a flood plain, place fill within a regulated area on Part Lot 9, 10, Concession 7, (southwest of Castlemore road and Goreway Drive), in the City of Brampton, Humber River Watershed as located on the property owned by Mattamy (West Humber) Limited. 

8.1.40 MENKES INDUSTRIAL HOLDINGS INC.
To construct in a flood plain on Part Block 3, 4, Plan 43M-811, 43R-25326, (3925 Steeles Avenue East), in the City of Brampton, Mimico Creek Watershed as located on the property owned by Menkes Industrial Holdings Inc. 

CITY OF MISSISSAUGA

8.1.41 637613 ONTARIO LTD. C/O WYNN FAMILY PROPERTIES
To place fill within a regulated area on Lot 3, 4, Plan 43R-15013, (1680 Mattawa Avenue), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by 637613 Ontario Ltd. c/o Wynn Family Properties. 

CITY OF TORONTO [ETOBICOKE YORK COMMUNITY COUNCIL AREA]

8.1.42 RONAILDO PEIXOTO
To construct in a flood plain on Lot 1, Plan 1956, Part Lot 1, Plan 1982, (56 Hilldale Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Ronaildo Peixoto. 

8.1.43 RONAILDO PEIXOTO
To construct in a flood plain on Lot 1, Plan 1956, Part Lot 1, Plan 1982, (56A Hilldale Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Ronaildo Peixoto. 

CITY OF TORONTO [SCARBOROUGH COMMUNITY COUNCIL AREA]

MINOR WORKS

8.1.44 PAUL BIGIONI
To place fill within a regulated area on Part 1 Part Block J, Plan 1538, (25 Kingsbury Crescent), in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed as located on the property owned by Paul Bigioni. 

CITY OF TORONTO [TORONTO AND EAST YORK COMMUNITY COUNCIL AREA]

8.1.45  BELL CANADA
To place fill within a regulated area on (Cherry Street), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Bell Canada. 134-136

CITY OF VAUGHAN

8.1.46  MARYANNE OSTELLO
To place fill within a regulated area on Lot 119, Plan 65M-3066, (270 Fletcher Drive), in the City of Vaughan, Don River Watershed as located on the property owned by Maryanne Ostello. 136-137

8.1.47  NORTHWEST JANE RUTHERFORD REALTY CORPORATION LIMITED
To alter a waterway, place fill within a regulated area on Lot 16, 17, Concession 5, (northeast of Rutherford Road and Jane Street), in the City of Vaughan, Don River Watershed as located on the property owned by Northwest Jane Rutherford Realty Corporation Limited. 137-139

TOWN OF AJAX

8.1.48  JOHN BODDY DEVELOPMENTS LTD.
To construct in a flood plain, place fill within a regulated area on Part Lot 3, Concession 3 BFC Plan PART 1, PLAN 40R-12352, (Carruthers Creek), in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by John Boddy Developments Ltd. 139-141

8.1.49  MARIPOSA (AJAX) INC.
To alter a waterway, place fill within a regulated area on Lot 6, Concession 3 BFC, Pickering Beach Road and Bayly Street, in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by Mariposa (Ajax) Inc. 141-143

TOWN OF CALEDON

8.1.50  REGION OF PEEL
To construct in a flood plain in the Town of Caledon, Humber River Watershed as located on the property owned by Region of Peel. 143-144

TOWN OF MARKHAM

8.1.51  CORNELL ROUGE DEVELOPMENT CORP.
To alter a waterway, construct in a flood plain on Tributary C (Highway 7), in the Town of Markham, Rouge River Watershed as located on the property owned by Ministry of Transportation. 144-146
8.1.52 LINDVEST PROPERTIES (CORNELL) LTD.
To alter a waterway, construct in a flood plain on Lot 9, 10, Concession 9, in the Town of Markham, Rouge River Watershed as located on the property owned by Lindvest Properties (Cornell) Ltd. 146-148

8.1.53 WISMER COMMONS DEV. GROUP C/O ANISON MANAGEMENT INC.
To alter a waterway, construct in a flood plain on Lot 16, Concession 7, (northeast of McCowan Road and 16th Avenue), in the Town of Markham, Rouge River Watershed as located on the property owned by Wismer Commons Dev. Group c/o Anison Management Inc. 148-150

8.2 APPOINTMENT OF ENFORCEMENT OFFICER
Adele Freeman 151

8.3 WEST DON RIVER WATERSHED FLOODLINE MAPPING UPDATE 152-153

8.4 HIGHLAND CREEK FLOODLINE MAPPING UPDATE 154-155

8.5 PETTICOAT CREEK WATERSHED HYDROLOGY UPDATE 156-157

8.6 CONSULTANT SERVICES TO PREPARE MIMICO CREEK WATERSHED HYDROLOGY UPDATE 158-159

8.7 OFFICE SPACE LEASE - DOWNSVIEW PARK
Contract confirmation 160-161

8.8 AMERICAN WATER RESOURCES CONFERENCE ON WATER GOVERNANCE AND MEETINGS WITH GOVERNMENT AGENCIES IN THE UK. 162-163

CONFIDENTIAL REPORT - ITEM 8.9
8.9 REVISED PROJECT FOR THE ETOBICOKE MOTEL STRIP WATERFRONT PARK (March, 1993)
Status Report on Outstanding Expropriations and Other Litigation Matters CFN 23218 164-168

8.10 TOWARDS A GOLDEN HORSESHOE GREENBELT: GREENBELT TASK FORCE DISCUSSION PAPER 169-177

9. NEW BUSINESS

NEXT MEETING OF THE EXECUTIVE COMMITTEE #7/04, TO BE HELD ON AUGUST 6, 2004, IN THE SOUTH THEATRE, BLACK CREEK PIONEER VILLAGE

Brian E. Denney
Chief Administrative Officer

/af
June 7, 2004

Executive Committee, Toronto and Region Conservation Authority,
5 Shoreham Drive,
Downsview, Ontario,
M3N 1 S4
via fax: 416-661-6898

Dear Committee Members,

Dr. Edmund Boyd was, at one time, head of otolaryngology at Sick Childrens Hospital and a co-inventor of Pablurn. His last office was a large, handsome house on Prince Arthur Avenue. Because he was naturally left-handed and had been forced as a child to switch to right-handed use, he struggled for the rest of his life to overcome the effects of the unsuccessful change, and developed the world's first research on laterality. To keep aligned with the real world, Dr. Boyd purchased a large piece of rolling land on the Humber River. He named his estate "Braeside". There, he built a fine rambling house on a hilltop and began his project of "landscaping by the natural method". On the property there were many aboriginal artifacts, springs, a host of natural features of interest, and a working farm - all of which he protected and treasured. To have access to all, he built a series of walking trails and a modest road, using his hands, a pickaxe, a shovel, and a wheelbarrow. His plan followed what nature indicated with the least disturbance from his digging and planting. For instance, just inside the gateway into his estate, he planted a stand of red pine because there were already a few at that location; His pines had attained 25 feet in height by the 1940s. Some information about his landscaping methods may be found in the archives of the Museum of the History of Medicine.

When the Conservation Authority took over Braeside, the stand of pines were cut down, the hills bulldozed and levelled, swathes of grass planted where there had been meadows of wildflowers, the curving twisting roads were straightened and "improved", and the estate was dramatically altered and not landscaped "by the natural method". What had been unique was turned into something that looked like everything else. People who had known him and his property refused to visit there afterwards because so much of what he had done and held dear, had been destroyed.
Because of the extent of destruction in the past, it is not appropriate for the Conservation Authority to sell off, urbanize, allow more modern roads, or permit further alteration of Braeside.

It is also inappropriate for any "Conservation Authority" to reduce properties it holds in trust for public benefit, especially at a point in time when the supply of green and open space is desperately needed, but shrinking due to overdevelopment.

Instead, it would be more appropriate for the Authority to plan for archaeological investigation of the Boyd estate and plan to restore at least some of the charms it had when Dr. Boyd was its steward.

Sincerely

ORIGINAL SIGNED BY

(Miss) Jane Beecroft, O.M.C.,
Chair
TO: Chair and Members of the Executive Committee  
Meeting #6/04, July 9, 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, Rouge River Watershed  
Gareene Homes Limited  
CFN 35326  
______________________________________________________________________________  
KEY ISSUE  
Purchase of property located west of Leslie Street and south of Stouffville Road, Town of  
Richmond Hill, Regional Municipality of York, under the "Natural Heritage Lands Protection and  
Acquisition Project 2001-2005", Flood Plain and Conservation Component, Rouge River  
watershed.  
RECOMMENDATION  
THE EXECUTIVE COMMITTEE RECOMMENDS THAT 7.12 hectares (17.59 acres), more or  
less, of vacant land be purchased from Gareene Homes Limited, being Part of Lots 33  
and 34, Concession 2 and designated as Block 16 on a draft Plan of Subdivision  
prepared by J.D. Barnes Ltd. Surveying under their Reference No. 03-21-086-00, dated  
March 2, 2004, Town of Richmond Hill, Regional Municipality of York, located west of  
Leslie Street and south of Stouffville Road;  

THAT a conservation easement for the protection and enhancement of the environmental  
features and functions containing 0.64 hectares (1.58 acres), more or less, of vacant land  
be purchased from Gareene Homes Limited, said land being situate on Part of Lots 33  
and 34, Concession 2, along the rear of Lots 1, 2, 3, 8, 9, 10, and 11 on a draft Plan of  
Survey prepared by J.D. Barnes Ltd. Surveying under their Reference No. 03-21-086-00,  
dated March 2, 2004, Town of Richmond Hill, Regional Municipality of York, located west  
of Leslie Street and south of Stouffville Road;  

THAT the purchase price of the said land and the conservation easement be $2.00;  

THAT The Toronto and Region Conservation Authority (TRCA) receive conveyance of the  
land and easement 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. Marc S. Freedman, General Counsel for Gareene Homes 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 Rouge River watershed as outlined in the approved Natural Heritage Lands Protection and Acquisition Project 2001-2005. Through the review of Subdivision 19T(R)-98009, TRCA staff established the limits of the open space lands (i.e. Block 16) which are comprised of a valley corridor along a headwater tributary of the Rouge River and located within the Rouge Park North Management Plan area. A conservation easement was also established by TRCA staff which will act as a vegetated buffer between the residential development and the valley land.

TAXES AND MAINTENANCE
It is proposed that the lands be turned over to the Town of Richmond Hill for management.

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: June 14, 2004
Attachments: 1
TO: Chair and Members of the Executive Committee  
Meeting #6/04, July 9, 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, Humber River Watershed  
Mary Borgo  
CFN 35568  

KEY ISSUE  
Acquisition of a conservation easement, located east of Islington Avenue, south of Langstaff Road (8477 Islington Avenue - Woodbridge), City of Vaughan, Regional Municipality of York, Humber River watershed.  

RECOMMENDATION  
THE EXECUTIVE COMMITTEE RECOMMENDS THAT a conservation easement for the protection of the environmental features and functions containing 0.16 hectares (0.40 acres), more or less, consisting of an irregular shaped parcel of land, be purchased from Mary Borgo, said land being Lot 6, Plan M-1113, designated as Part 3 on a Plan prepared by EMC Group Ltd., entitled: SEVERANCE PLAN B/90/02, Drawing No. 91126-SVR, dated April 2003, City of Vaughan, Regional Municipality of York, east of Islington Avenue, south of Langstaff Road (8477 Islington Avenue - Woodbridge);  

THAT the purchase price of the easement be $2.00;  

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

THAT Gardiner Roberts LLP, Barristers and 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.  

Mary Borgo has received conditional approval from the Ontario Municipal Board (OMB) to sever this residential property in order to create an additional residential lot. One of the conditions imposed by the OMB requires a conservation easement over a significant environmental feature on the eastern portion of the subject lands, as identified by TRCA staff through the review of the consent application.
Negotiations have been conducted with the owners' lawyer, Mr. Gerald Warner of Baker Schneider Ruggiero LLP, Barristers & Solicitors.

The Acting Director of the Watershed Management Division has reviewed the proposal and is in concurrence with the taking of this easement.

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

RATIONALE
The portion of the property subject to the conservation easement is comprised entirely of a Regional Storm flood plain, including a 10 metre buffer from the regulatory flood line, along the East Humber River, and falls within lands identified as suitable for acquisition in the TRCA's Natural Heritage Lands Protection and Acquisition Project 2001 - 2005.

TAXES AND MAINTENANCE
The lands subject to this easement will continue to be in private ownership. As such, the owner will be responsible for taxes and maintenance.

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 or Ron Dewell, extension 5245
Date: June 22, 2004
Attachments: 1
TO: Chair and Members of the Executive Committee  
Meeting #6/04, July 9, 2004

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

RE: NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT  
2001-2005  
Lake Ontario Waterfront/Pickering-Ajax Sector  
Cougs (Whites) Ltd.  
CFN 35553

KEY ISSUE
Purchase of property located on the west side of Whites Road, north of Finch Avenue, City of Pickering, Regional Municipality of Durham, under the "Natural Heritage Lands Protection and Acquisition Project 2001-2005", Lake Ontario Waterfront/Pickering-Ajax Sector.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 6.00 hectares (14.83 acres), more or less, of vacant land be purchased from Cougs (Whites) Ltd., being Part of Lot 29, Concession 2 and designated as Blocks 75 and 76 on a draft Plan of Survey prepared by J.D. Barnes Ltd. Surveying under their Reference No. 01-25-086-04, City of Pickering, Regional Municipality of Durham, located on the west side of Whites Road, north of Finch Avenue;

THAT the purchase price be $2.00;

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

THAT the firm of Gardiner Roberts LLP, Barristers & Solicitors, be instructed to complete the transaction at the earliest possible date. All reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid;

AND FURTHER THAT the appropriate TRCA officials be authorized and directed to execute all necessary documentation required.

BACKGROUND
Resolution #A231/00 at Authority Meeting #9/00, held on October 27, 2000, approved the Natural Heritage Lands Protection and Acquisition Project 2001-2005.

Negotiations have been conducted with the owner's lawyer, Mr. Ronald J. Hawkshaw of Polack, McKay & Hawkshaw, Barristers & Solicitors.

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 Lake Ontario Waterfront/Pickering-Ajax Sector as outlined in the approved Natural Heritage Lands Protection and Acquisition Project 2001-2005. Through the review of residential subdivision S-P-2001-06, TRCA staff established the limits of the Open Space lands which are comprised of a significant tableland woodlot. Although this property drains to Frenchman's Bay on the Lake Ontario waterfront, the woodlot is situated along the Rouge / Duffins Corridor. Staff promote the protection of the woodlot feature, as it provides a significant linkage and habitat function within the corridor.

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 $150. 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 or Ron Dewell, extension 5245
Date: June 22, 2004
Attachments: 1
TO: Chair and Members of the Executive Committee
Meeting #6/04, July 9, 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, Humber River Watershed
Hullmark Developments Ltd.
CFN 35571

KEY ISSUE
Acquisition of a conservation easement, located north of Humberwood Boulevard, east of Highway No. 427 (710 Humberwood Boulevard), City of Toronto - Etobicoke York Community Council Area, Humber River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT a conservation easement for the protection of the environmental features and functions containing 0.44 hectares (1.09 acres), more or less, consisting of an irregular shaped parcel of land, be purchased from Hullmark Developments Ltd., said land being Part of Block 1, Registered Plan 66M-2257 and designated as Parts 2, 3, and 4 on a draft Plan of Survey prepared by I.M. Pastushak Ltd, Ontario Land Surveyors, under their Reference No. P04-05(B), City of Toronto - Etobicoke York Community Council Area, north of Humberwood Boulevard, east of Highway No. 427 (710 Humberwood Boulevard);

THAT the purchase price of the easement be $2.00;

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

THAT Gardiner Roberts LLP, Barristers and 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. Salvatore Cavarretta of Tridel / The Mansions of Humberwood Inc.

The Acting Director of the Watershed Management Division has reviewed the proposal and is in concurrence with the taking of this easement.
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 Humber River watershed as outlined in the approved Natural Heritage Lands Protection and Acquisition Project 2001-2005. Through the review of a site plan application for The Mansions of Humberwood residential condominium development, TRCA staff established the limits of the conservation easement lands which are comprised of the valley wall along the West Humber River valley corridor at this location.

TAXES AND MAINTENANCE
The lands subject to this easement will continue to be in private ownership. As such, the owner will be responsible for taxes and maintenance.

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 or Ron Dewell, extension 5245
Date: June 22, 2004
Attachments: 1
TO: Chair and Members of the Executive Committee
Meeting #6/04, July 9, 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, Petticoat Creek Watershed
1579348 Ontario Inc. (Robert Carriere)
CFN 35325

KEY ISSUE
Acquisition of a conservation easement, located south of Highway #401, west of Rosebank Road, (444 and 446 Toynevale Road), City of Pickering, Regional Municipality of Durham, Petticoat Creek watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT a conservation easement for the protection of the environmental features and functions containing 0.417 hectares (1.030 acres), more or less, consisting of a rectangular shaped parcel of land, be purchased from 1579348 Ontario Inc. (Robert Carriere), said land being Part of Lots 125 and 126, Registered Plan 350 and designated as Parts 1, 2, 3 and 4 on Plan 40R-22667, City of Pickering, Regional Municipality of Durham, located south of Highway #401, west of Rosebank Road, (444 and 446 Toynevale Road);

THAT the purchase price of the easement be $2.00;

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

THAT Gardiner Roberts LLP, Barristers and 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.

1579348 Ontario Inc. (Robert Carriere) has received approval from the Durham Land Division Committee to create 3 residential lots from 2 residential lots. One of the conditions imposed by the Land Division Committee is that a conservation easement be granted over the rear portion of the property, as identified by TRCA staff through the review of the consent application.

Negotiations have been conducted with the owner's solicitor, Mr. Timothy C.R. Vanular.
The Acting Director of the Watershed Management Division has reviewed the proposal and is in concurrence with the taking of this easement.

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

**RATIONALE**
The portion of the property subject to the conservation easement is well vegetated and this vegetation is contiguous with the Petticoat Creek valley.

**TAXES AND MAINTENANCE**
The lands subject to this easement will continue to be in private ownership. As such, the owner will be responsible for taxes and maintenance.

**FINANCIAL DETAILS**
Funds for the costs related to this purchase are available in the TRCA land acquisition capital account.

Report prepared by: Mike Fenning, extension 5223
For Information contact: Ron Dewell, extension 5245, Mike Fenning, extension 5223
Date: June 24, 2004
Attachments: 1
TO: Chair and Members of the Executive Committee  
Meeting #6/04, July 9, 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, Rouge River Watershed  
Cynthia Tam  
CFN 35605

KEY ISSUE
Purchase of property located east of Leslie Street and south of Major Mackenzie Drive, Town of 
Richmond Hill, Regional Municipality of York, under the "Natural Heritage Lands Protection and 
Acquisition Project 2001-2005", Flood Plain and Conservation Component, Rouge River 
watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.063 hectares (0.16 acres), more or 
less, of vacant land be purchased from Cynthia Tam, being Part of Lot 20, Concession 3 
and designated as Part 5 on a draft Plan of Survey prepared by Paul Kidd Surveying Ltd. 
under their Job No. 02-126-1, Town of Richmond Hill, Regional Municipality of York, 
located east of Leslie Street and south of Major Mackenzie Drive;

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. Henry Chiu of Henry Chiu Architect, the owner's 
agent.

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 Rouge River watershed as outlined in the approved Natural Heritage Lands Protection and Acquisition Project 2001-2005. Through the review of a Site Plan Control Application, TRCA staff established the limits of the open space lands (i.e. Block 16) which are comprised of a portion of the west valley wall along the Rouge River valley corridor and are located within the Rouge Park North Management Plan area.

TAXES AND MAINTENANCE
It is proposed that the lands be turned over to the Town of Richmond Hill for management.

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 or Ron Dewell, extension 5245
Date: June 28, 2004
Attachments: 1
Attachment 1

NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005
Flood Plain and Conservation Component, Rouge River Watershed
Cynthia Tam
CRN 35605
TO: Chair and Members of the Executive Committee  
Meeting #6/04, July 9, 2004

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

RE: THE CITY OF TORONTO  
Request for Permanent Easements for a Storm Sewer / Outfall and Sanitary Sewer  
Don River Watershed, City of Toronto - North York Community Council Area  
CFN 34592

KEY ISSUE
Receipt of a request from the City of Toronto to provide permanent easements for a storm sewer / outfall and a sanitary sewer, east of Bayview Avenue, north of Glenvale Boulevard, Don River watershed, City of Toronto - North York Community Council Area.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS The Toronto and Region Conservation Authority (TRCA) is in receipt of a request from the City of Toronto to provide permanent easements for a storm sewer / outfall and a sanitary sewer, east of Bayview Avenue, north of Glenvale Boulevard, Don River watershed, City of Toronto - North York Community Council Area;

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 City of Toronto in this instance;

THEREFORE LET IT BE RESOLVED THAT a permanent easement containing a total of 0.095 hectares (0.23 acres), more or less, be granted to the City of Toronto for a storm sewer / outfall and a sanitary sewer, said land being east of Bayview Avenue, north of Glenvale Boulevard, City of Toronto, designated as Parts 1 to 7 on a draft Plan of Survey prepared by Marshall Macklin Monaghan Ontario Ltd., Ontario Land Surveyors, Drawing No. 20.01.369-10, dated June 2004;

THAT consideration be the nominal sum of $2.00, plus all legal, survey, and other costs to be paid by the City of Toronto;

THAT the City of Toronto 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 City of Toronto;
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 the granting of this easement is subject to receipt of written approval from the City of Toronto Economic Development, Culture & Tourism Department who manage these lands on behalf of the TRCA;

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 City of Toronto has formally requested permanent easements for a new storm sewer and outfall as well as a sanitary sewer, east of Bayview Avenue and north of Glenvale Boulevard within the Burke Brook Ravine. The proposed storm sewer / outfall and sanitary sewer is needed to provide municipal services to the proposed new Canadian National Institute for the Blind (CNIB) offices to be situated on the tableland to the south of the ravine. The new storm sewer has also been designed to accept storm drainage from a proposed residential development immediately to the east of the CNIB offices and main health care facility.

The proposed storm sewer / outfall and sanitary sewer are situated entirely within the Fill Regulated Area and partially within the Regional Storm flood plain (i.e. outfall to the watercourse and sanitary connection to the trunk sewer located on the valley floor) of the Burke Brook Ravine tributary stream of the West Don River. A permit pursuant to Ontario Regulation 158 for construction of the proposed works had been previously approved by the Executive Committee at meeting #5/03, held on June 6, 2003. Permit No. C-03148 has been held in abeyance pending easement approvals from TRCA, as well as various technical revisions to the proposed method of construction due to the sensitivity of the valley lands which form part of the Burke Brook Ravine Environmentally Significant Area.

The lands subject to the permanent easement are owned by the TRCA and are managed by the City of Toronto Economic Development, Culture & Tourism Department. In addition to the permanent easement, a temporary working easement may be required. Staff are presently discussing this matter with the project consultant.

The subject TRCA-owned lands were acquired from the Governing Council of the University of Toronto on December 12, 1978 under the Don River Flood Plain and Conservation Component of the Land 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 has been prepared and forms part of TRCA Permit C-03148.

A plan illustrating the permanent easement location is attached.

FINANCIAL DETAILS
The City of Toronto 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 or Ron Dewell, extension 5245
Date: June 23, 2004
Attachments: 1
TO: Chair and Members of the Executive Committee  
Meeting #6/04, July 9, 2004  

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

RE: THE CITY OF TORONTO  
Request for a Permanent Easement for a Sanitary Sewer Connection  
Don River Watershed, City of Toronto - North York Community Council Area  
CFN 32760  

KEY ISSUE  
Receipt of a request from the City of Toronto to provide a permanent easement for a sanitary sewer connection, east of Bayview Avenue, north of Glenvale Boulevard, Don River watershed, City of Toronto - North York Community Council Area.  

RECOMMENDATION  
THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS The Toronto and Region Conservation Authority (TRCA) is in receipt of a request from the City of Toronto to provide a permanent easement for a sanitary sewer connection, east of Bayview Avenue, north of Glenvale Boulevard, Don River watershed, City of Toronto - North York Community Council Area;  

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 City of Toronto in this instance;  

THEREFORE LET IT BE RESOLVED THAT a permanent easement containing a total of 0.068 hectares (0.17 acres), more or less, be granted to the City of Toronto for a sanitary sewer connection, said land being east of Bayview Avenue, north of Glenvale Boulevard, designated as Parts 3, 4, 15, 16, 17, and 18 on a draft Plan of Survey prepared by Marshall Macklin Monaghan Ontario Ltd., Ontario Land Surveyors, Drawing No. 20.01.369-9, dated June 2004;  

THAT consideration be the nominal sum of $2.00, plus all legal, survey, and other costs to be paid by the City of Toronto;  

THAT the City of Toronto 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 City of Toronto;  

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 the granting of this easement is subject to receipt of written approval from the City of Toronto Economic Development, Culture & Tourism Department who manage these lands on behalf of the TRCA;

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 City of Toronto has formally requested a permanent easement for a sanitary sewer connection, east of Bayview Avenue and north of Glenvale Boulevard within the Burke Brook Ravine. The proposed sanitary sewer pipe is needed for the proposed redevelopment of the Bloorview MacMillan Children's Centre (BMCC) Health Care Facility situated on the tableland to the south of the ravine.

The proposed sanitary sewer pipe is situated entirely within the Fill Regulated Area and partially within the Regional Storm flood plain (i.e. approximately the eastern half of the pipe on the valley floor) of the Burke Brook Ravine tributary stream of the West Don River. A permit pursuant to Ontario Regulation 158 for construction of the proposed works had been previously approved by the Executive Committee at meeting #11/03 on December 5, 2003. Permit No. C-04047 has been held in abeyance pending easement approvals from TRCA, as well as various technical revisions to the proposed method of construction due to the sensitivity of the valley lands which form part of the Burke Brook Ravine Environmentally Significant Area.

The lands subject to the permanent easement are owned by the TRCA and are managed by the City of Toronto Economic Development, Culture & Tourism Department. In addition to the permanent easement, a temporary working easement may be required. Staff are presently discussing this matter with the project consultant.

The subject TRCA-owned lands were acquired from the Governing Council of the University of Toronto on December 12, 1978 under the Don River Flood Plain and Conservation Component of the Land 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 has been prepared and forms part of TRCA Permit C-04074.

A plan illustrating the permanent easement location is attached.
FINANCIAL DETAILS
The City of Toronto 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: June 25, 2004
Attachments:
TO: Chair and Members of the Executive Committee  
Meeting #6/04, July 9, 2004

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

RE: REQUEST FOR DISPOSAL AND SALE OF SURPLUS AUTHORITY-OWNED LAND  
Conveyance of Land for a Fire / EMS Station  
Southeast Corner of the Canada Company Avenue and Islington Avenue Intersection  
CFN 35080

KEY ISSUE  
Staff report concerning the disposal of a fragment of Toronto and Region Conservation Authority-owned land located on the southeast corner of the Canada Company Avenue and Islington Avenue intersection, City of Vaughan, Humber River watershed and the receipt of an Offer to Purchase from officials at the City of Vaughan and The Regional Municipality of York for the sale of the potentially surplus TRCA land at this location.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS a fragment of Toronto and Region Conservation Authority (TRCA) land consisting of 0.75 hectares (1.84 acres), more or less, being Part of Lot 18, Concession 7, located on the southeast corner of the Canada Company Avenue and Islington Avenue intersection, in the City of Vaughan, Regional Municipality of York, Humber River watershed be declared surplus to the requirements of the TRCA;

WHEREAS the TRCA is in receipt of an offer from officials at the City of Vaughan and The Regional Municipality of York to purchase the surplus land in this instance;

WHEREAS it is in the opinion of the TRCA that it is in the best interests of the TRCA in furthering its objectives, as set out in Section 20 of the Conservation Authorities Act to cooperate and complete a sale to the City of Vaughan and/or The Regional Municipality of York in this instance;

THEREFORE LET IT BE RESOLVED THAT a parcel of TRCA-owned tableland containing 0.75 hectares (1.84 acres), more or less, be sold to the City of Vaughan and/or The Regional Municipality of York for the construction of a Fire / EMS station, located on the southeast corner of the Canada Company Avenue and Islington Avenue intersection, said land being Part of Lot 18, Concession 7, City of Vaughan, Regional Municipality of York as illustrated on the attached sketch;

THAT the TRCA request approval of the Minister of Natural Resources to complete the sale of the subject land on the following terms and conditions:
(a) the sale price is to be the sum of $372,470 per acre based on the acreage of the property as certified by an Ontario Land Surveyor, (i.e. 1.84 acres x $372,470 = $685,345;

(b) the subject land is to be used solely for a Fire/EMS Station;

(c) the Fire / EMS Station and landscaped area must take advantage of "green" technologies and native vegetation wherever possible;

(d) completion of this sale will be subject to any Planning Act approvals that may be required;

(e) the transaction is to be completed at the earliest possible date with payment in full to the TRCA in cash on closing;

(f) all legal, survey, and other costs are to be paid by the City of Vaughan and the Regional Municipality of York;

(g) any additional conditions as deemed appropriate by the TRCA solicitor;

THAT an archaeological investigation is to be conducted by TRCA Cultural Heritage staff before any site disturbance with any mitigative measures to be carried out all at the expense of the City of Vaughan and The Regional Municipality of York;

THAT the City of Vaughan and The Regional Municipality of York are to fully indemnify the TRCA from any and all claims for injuries, damages, or loss of any nature resulting in any way, either directly or indirectly, from this sale or the carrying out of construction;

THAT the sale be subject to the 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
At Executive Committee Meeting #2/04, held on March 5, 2004, Resolution #B36/04 was adopted as follows:

THAT the potential disposal of a fragment of land on the southeast corner of the Canada Company and Islington Avenue intersection, City of Vaughan, be referred to Toronto and Region Conservation Authority (TRCA) staff for review and discussion in accordance with established TRCA policies;

AND FURTHER THAT a report be brought forward to the Executive Committee at a future date recommending further action.
The City of Vaughan Council has directed city staff to explore the availability of a joint Fire/EMS site in the Rutherford Road and Islington Avenue area. A letter was received from the City of Vaughan requesting that TRCA explore the potential sale of a fragment of TRCA-owned land, situated at the southeast corner of the Canada Company Avenue and Islington Avenue intersection, for the construction of a Vaughan Fire Rescue/York Region EMS Paramedic Station Site. The total area required for the joint Fire/EMS station is approximately 2.47 acres. Approximately .63 acres is proposed on York Region property and 1.84 acres on TRCA property.

The subject lands form part of a larger acreage acquired from Floyd W. Farr on October 1, 1964 under the Boyd Dam and Reservoir Project.

In accordance with TRCA policy, the following action has been taken to date:

- Notices of a scheduled Public Information Session were distributed to the City of Vaughan, The Regional Municipality of York, and the Boyd North Stewardship Group which is affiliated with the Humber Watershed Alliance;
- A notice requesting public comment was placed in the Toronto Star on Saturday, May 22, 2004 and the Vaughan Citizen on Thursday, May 20, 2004;
- A Public Information Session was held on Wednesday, May 26, 2004, at the Chancellor Community Centre, Community Room, from 7:00 to 9:00 p.m.;
- Members of the public have been invited to attend the Executive Committee Meeting to make submissions or comments.

One comment in favour of the proposed sale and use was received at the Public Information Session and only one letter of comment was received in response to the notice placed in the Toronto Star Newspaper. The letter received from Miss Jane Beecroft, dated June 7, 2004, as included with this agenda as item 6.1, opposed the sale of any of the former Dr. Edmund Boyd property. TRCA staff informed Miss Beecroft the TRCA land subject to this potential disposal was purchased from Floyd W. Farr and is not part of the former "Braeside" estate purchased by the TRCA from Dr. Boyd. Miss Beecroft declined an invitation to speak to the Executive Committee concerning this matter. No other written or verbal comments were received regarding the proposed sale of the subject TRCA land.

City of Vaughan and Region of York officials are very supportive of the Fire Rescue/EMS Paramedic Station partnership at this site and have agreed to the terms and conditions of the proposed sale subject to the approval of their respective councils. The city and region officials are currently reviewing and assessing the model for the partnership including which municipality should hold title and purchase the TRCA property.

The Acting Director of the Watershed Management Division has reviewed the proposal and is in concurrence with the sale of this property.

A map showing the location of the subject property is attached.
RATIONALE
Staff have reviewed the subject property and feel it is not required for TRCA purposes and recommend it be declared surplus and be disposed of in accordance with TRCA policies. The subject site is located entirely on tableland and not within a Regional Storm flood plain or Fill Regulated Area.

Negotiations have been conducted and an agreement of sale has been reached with officials from the City of Vaughan and The Regional Municipality of York. The purchase price is based on market value and the offer at hand is in accordance with the appraised value range of an independent evaluation obtained jointly between the City of Vaughan, Region of York and the TRCA.

FINANCIAL DETAILS
The City of Vaughan and The Regional Municipality of York have agreed to assume all legal, survey and other costs involved in completing this transaction. It is proposed that the proceeds of this sale be used to acquire priority lands approved under the TRCA's Natural Heritage Lands Protection and Acquisition Project 2001-2005.

Report prepared by: George Leja, extension 5342
For Information contact: George Leja, extension 5342 or Ron Dewell, extension 5245
Date: June 23, 2004
Attachments: 1
Attachment 1

REQUEST FOR DISPOSAL OF TORONTO AND REGION
CONSERVATION AUTHORITY OWNED LAND

Southeast corner of the Donwood Company and Islington Avenue intersection
CRN 300950

[Map Diagram]
TO: Chair and Members of the Executive Committee  
Meeting #6/04, July 9, 2004  

FROM: Brian Denney, Chief Administrative Officer  

RE: CONSERVATION ONTARIO’S REPORT ON PROVINCIAL RE-INVESTMENT IN CONSERVATION AUTHORITIES  

KEY ISSUE  
Request by Conservation Ontario (CO) for conservation authority and local municipal endorsement of its report to the Minister of Natural Resources for re-investment in Ontario conservation authorities.  

RECOMMENDATION  
THE EXECUTIVE COMMITTEE RECOMMENDS THAT the Conservation Ontario report entitled, "Submission to the Minister of Natural Resources: Re-Investment in Ontario's Conservation Authorities - Now and in the Future" be endorsed;  

THAT Toronto and Region Conservation Authority's member municipalities be requested to endorse the above referenced report;  

AND FURTHER THAT the Authority resolution together with member municipal resolutions in support of the report be forwarded to the province and Conservation Ontario.  

BACKGROUND  
Last year, Conservation Ontario established a committee to develop a business case for increased provincial transfer payments, administered through the Ministry of Natural Resources (MNR), to Ontario conservation authorities (CAs). The committee presented and received endorsement of its report, "Submission to the Minister of Natural Resources: Re-Investment in Ontario's Conservation Authorities - Now and in the Future" at the CO Council meeting held on June 28, 2004. At that meeting CO Council also adopted the following the resolution, which reads in part:  

...AND FURTHER THAT each Conservation Authority Board be requested to endorse this report prior to September 2004;  

AND FURTHER THAT each Conservation Authority seek endorsement of this report from its member municipalities prior to September 2004;...  

RATIONALE  
Currently, transfer payments to the 36 Ontario conservation authorities amount to $7.6 million. This contrasts with the $59 million that was available in 1992. The report notes that reduced levels of transfer payment funding occurred abruptly (mostly in 1995), without consultation and has resulted in significantly higher costs to municipalities. The report also notes that conservation authorities have restructured and refocused their policies and programs, sometimes at the expense of local priorities.
The report calls for increased transfer payment funding of approximately $13.0 million and presents three arguments for this new funding. Firstly, it argues that existing transfer payments do not fully fund eligible expenditures, generally elements of the flood and erosion control programs, as defined in the 1997 version of the Ministry of Natural Resources (MNR) Policy and Procedures Manual (PPM). An analysis of eligible expenditures, taken from 2002 audited financial statements of Ontario conservation authorities, concludes that the shortfall in provincial funding is in excess of $9.1 million at a 50% grant rate.

The report’s second argument is that certain expenditure categories which are of provincial interest and integral to the delivery of an effective flood and erosion program should not have been excluded from the list of eligible expenditures as outlined in the 1997 PPM. The excluded categories are municipal plan review services, Section 28 regulation administration and shoreline management planning. Provincial funding for these expenditures, if eligible, would require a further increase in transfer payments of almost $3.75 million, at 50%.

The third and final point brought out in the report is that transfer payments to Ontario CAs have never been adjusted for inflation. The item accounts for about $.95 million, when applied on the original base plus the shortfall and additional items noted above since 2002.

The report is also accompanied by an “advocacy strategy” which starts with the adoption of the report by CO Council on the June 28, 2004 and ends with press release reacting to the provincial budget measures in March 2005. An important aspect of the advocacy strategy is endorsement of the report by all 36 Ontario CAs and their member municipalities. Staff have reviewed the report and are recommending its adoption as well as seeking adoption from its member municipalities, including the Regions of Durham, Peel and York, the City of Toronto, the Township of Adjala-Tosorontio and the Town of Mono.

Report prepared by: Rocco Sgambelluri, extension 5232
For Information contact: Rocco Sgambelluri, extension 5232
Date: June 29, 2004
TO: Chair and Members of the Executive Committee  
Meeting #6/04, July 9, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: CONTRACT ES03-10 EXTENSION  
Supply of Operated Heavy Construction Equipment and Dump Trucks

KEY ISSUE
Extension of contract ES03-10, Supply of Rental Rates for Operated Heavy Construction Equipment and Dump Trucks, for a further one year period.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT Contract ES03-10, Supply of Rental Rates for Operated Heavy Construction Equipment and Dump Trucks, awarded to Sartor & Susin Ltd. be extended for a period of one year to August 4, 2005 subject to terms and conditions satisfactory to Toronto and Region Conservation Authority (TRCA) staff.

BACKGROUND
At Authority Meeting #6/03, held on July 25, 2003, Resolution #A153/03 in regards to the award of contract ES03-10 for the "Supply of Rental Rates for Operated Heavy Construction Equipment and Dump Trucks", to Sartor & Susin Ltd. was approved. The contract was in effect August 4, 2003 for a one year period.

In the preparation of the original tender documents, staff included a provision whereby the successful bidder could request a one year extension to the contract at a specific maximum percent increase or decrease to the unit prices bid.

Sartor & Susin Limited have requested, in writing, a one year extension to their contract with an overall year two increase, in the unit rates, of 3 percent.

RATIONALE
The TRCA and Sartor & Susin Ltd. have worked together on numerous successful projects over many years and through the tendering process, Sartor & Susin Ltd. have consistently provided the lowest unit rates with a broad spectrum of equipment and fully experienced operators.

Staff have reviewed the proposed new rates structure, in conjunction with a performance review, and are satisfied that the requested 3 percent increase is indicative of overall industry operating cost increases and are warranted. Further, even with the increase, Sartor & Susin remains the low bidder relative to the other contractors who bid on this work.
FINANCIAL DETAILS
The value of this contract is estimated to be approximately $950,000, based upon a review of similar workloads in previous years. An increase or decrease in workload will have an impact on the value of this contract extension. The operated equipment is rented on an "as required" basis with no minimum or maximum rental hours guaranteed.

Report prepared by: Jim Berry, 416-392-9721
For Information contact: Jim Berry, 416-392-9721
Date: June 17, 2004
TO: Chair and Members of the Executive Committee  
Meeting #6/04, July 9, 2004

FROM: Carolyn Woodland, Manager, Development Services Section

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

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

(a) construct any building or structure or permit any building or structure to be constructed in or on a pond or swamp or in any area susceptible to flooding during a Regional Storm;

(b) place or dump fill or permit fill to be placed or dumped in the areas described in the schedules whether such fill is already located in or upon such area, or brought to or on such area from some other place or places;

(c) straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream, or watercourse.

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

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

CITY OF BRAMPTON

8.1.1 CITY OF BRAMPTON
To construct in a flood plain on (Chrysler Drive), in the City of Brampton, Mimico Creek Watershed as located on the property owned by City of Brampton.

The purpose is to facilitate the repair of an existing culvert located within the Regulatory Floodplain associated with the Mimico Creek at Chrysler Drive, north of Queen Street, in the City of Brampton.
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:


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

**Proposal:**
This proposal involves minor earthworks and refurbish works to facilitate the repair of an existing culvert located at Chrysler Drive, north of Queen Street, in the City of Brampton. The subject property to which this application applies is entirely within TRCA's Fill Regulated Area, and the works are located within the Regulatory Floodplain. Due to the timing and nature of the proposed works, TRCA staff do not foresee any significant negative impacts regarding floodplain, pollution and conservation management issues. However, all works associated with this proposal will conform to the warm water construction timing window (between July 1 to March 31).

**Control of Flooding:**
The proposed works are proposed to be located within the Regulatory Floodplain. However, due to the timing and minor nature of the proposed works, the storage and conveyance of floodwaters will not be affected by the proposed infrastructure repair works.
Pollution:
Sediment and erosion control devices shall be installed and maintained around the
colorstruction area during all phases of the proposed works. As such, no adverse impacts
regarding pollution will occur.

Conservation of Land:
This proposal does not involve the removal of any significant vegetation. In addition, there are
no geotechnical or fisheries related concerns with this application.

Plantings
No significant vegetation will be removed as a result of this project. As such, no
additional landscaping and/or compensatory plantings are required.

Policy Guidelines:
This proposal is in conformity with Section 4.3 - Infrastructure and Servicing, of the Authority's
Valley and Stream Corridor Management Program.

CFN: 35240 Application #: 084/04/BRAM
Report Prepared by: Joshua Campbell, extension 5386
For information contact: Joshua Campbell, extension 5386
Date: June 28, 2004

8.1.2 CITY OF BRAMPTON
To construct in a flood plain on (Cloverdale Drive), in the City of Brampton, Etobicoke
Creek Watershed as located on the property owned by City of Brampton.

The purpose is to facilitate the repair of an existing culvert located within the Regulatory
Floodplain associated with a tributary to the Etobicoke Creek at Cloverdale Drive, east of
Central Park Drive, in the City of Brampton.

LOCATION MAP: Cloverdale Drive

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:

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

Proposal: This proposal involves minor earthworks and refurbish works to facilitate the repair of an existing culvert located at Cloverdale Drive, east of Central Park Drive, in the City of Brampton. The subject property to which this application applies is entirely within TRCA's Fill Regulated Area, and the works are located within the Regulatory Floodplain. Due to the timing and nature of the proposed works, TRCA staff do not foresee any significant negative impacts regarding floodplain, pollution and conservation management issues. However, all works associated with this proposal will conform to the warm water construction timing window (between July 1 to March 31).

Control of Flooding: The proposed works are proposed to be located within the Regulatory Floodplain. However, due to the timing and minor nature of the proposed works, the storage and conveyance of floodwaters will not be affected by the proposed infrastructure repair works.

Pollution: Sediment and erosion control devices shall be installed and maintained around the construction area during all phases of the proposed works. As such, no adverse impacts regarding pollution will occur.

Conservation of Land: This proposal does not involve the removal of any significant vegetation. In addition, there are no geotechnical or fisheries related concerns with this application.

Plantings No significant vegetation will be removed as a result of this project. As such, no additional landscaping and/or compensatory plantings are required.

Policy Guidelines: This proposal is in conformity with Section 4.3 - Infrastructure and Servicing, of the Authority's Valley and Stream Corridor Management Program.
8.1.3 THE REGIONAL MUNICIPALITY OF PEEL

To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 3, 4, Concession 10, (Queen Street from Station 19+500 (east of Beaumaris) eastward to Station 20+140 (west of Highway 50)), in the City of Brampton, Humber River Watershed as located on the property owned by The Regional Municipality of Peel.

The purpose is to excavate place fill (for culvert extensions, road widening, storm sewer installation) in a Fill Regulated Area; construct a structure (culvert extensions) within a Regional Storm Floodplain; alter a watercourse (tributaries of the Humber River) during the warmwater timing window (July 1 to March 31) through a diversion to a temporary culvert via pea gravel bags in order to work in the dry and through three break-ins to the existing culverts by the proposed storm sewer.

LOCATION MAP: Queen Street, between Beaumaris and Highway 50

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 submit revised engineering drawings and a satisfactory fish habitat compensation package dated June 25, 2004; received June 28, 2004.

RATIONALE

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

Proposal:
The proposal involves the widening of Queen Street from approximately Beaumaris Road in the west to Highway 50 in the east. The widening will involve the extension of 2 culverts by 21 and 18 metres in total and the installation of a storm sewer.
The western 1.8 x 1.8 metre concrete box culvert is not located within a Fill Regulated Area, nor Regional Storm Floodplain but will require a temporary alteration of the waterway in order to work in the dry to install the 8.5 metre extension upstream and the 12.5 metre extension downstream.

The eastern 6.7 x 4.5 metre corrugated steel pipe culvert is located within a Fill Regulated Area and Regional Storm Floodplain of a tributary of the Humber River. The extension by 12.5 metres on the upstream side and 5.5 metres on the downstream side will require a permanent alteration of the tributary. All works will be constructed in the dry by utilizing pea gravel bags to divert flows to a temporary culvert. The Queen Street widening was reviewed by staff during the Environmental Assessment process.

**Control of Flooding:**
The western culvert is not located within the Regional Storm Floodplain, therefore; there will not be any impacts to flooding with this extension. The HEC-2 analysis for the eastern culvert extensions and associated fill placement has been reviewed and it has been determined that there will not be any impacts to flood storage or conveyance.

**Pollution:**
Standard erosion control measures (sandbags and silt fencing) will be implemented to ensure that the construction-generated sediments do not enter the watercourse.

**Conservation of Land:**
The extension of the eastern culvert 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). When the DFO authorization has been received, TRCA staff will be in a position to issue a “Fill, Construction, Alteration to Waterways” permit.

*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: 33971 Application #: 034/03/BRAM
Report Prepared by: Beth Williston, extension 5217
For information contact: Beth Williston, extension 5217
Date: June 28, 2004

CITY OF PICKERING

8.1.4 CITY OF PICKERING
To alter a waterway, construct in a flood plain on Lot 25, Concession 1, (Dunbarton Road), in the City of Pickering, Frenchman's Bay Watershed as located on the property owned by City of Pickering.
The purpose is to alter a waterway and construct in the floodplain in order to facilitate inspection and repair of a failed culvert on Dunbarton Creek at Dunbarton Road, in the City of Pickering. An emergency works approval has been issued for these works and the inspection and damage assessment has been completed.

**LOCATION MAP:** Dunbarton Road

![Location Map]

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:

- **Dunbarton Road, Culvert Failure at Dunbarton Creek, Sheet 1 of 1, prepared by the City of Pickering, dated June 2004, revised and received June 9, 2004**

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

**Proposal:**
The purpose of this proposal is to alter a waterway and construct in the floodplain in order to facilitate the inspection and repair of a failed culvert on Dunbarton Creek at Dunbarton Road, in the City of Pickering. The failed culvert caused a portion of Dunbarton Road to collapse and an inspection was required to assess the extent of damage and repairs required. An emergency works approval has been issued for these works and the inspection and damage assessment has been completed. City staff installed pea-gravel coffer dams upstream and downstream of the culvert in order to isolate the work area and TRCA ecology staff visited the site to ensure that the discharge area of pumped flows was appropriately located. Once the area was de-watered, City staff was able to conduct a full assessment of the damaged culvert and is currently in the process of determining and designing the appropriate repair works. Staff is working with the City on the design of the repair works and will ensure that the works comply with current TRCA and Fisheries and Oceans (DFO) policies and practices.
Control of Flooding:
The coffer dams were in place for less than 48 hours and there were no impacts to the storage or conveyance of flood waters. TRCA technical staff will ensure that the repair works will result in an increase in hydraulic conveyance capacity of the culvert and that no negative impacts on neighbouring properties will result.

Pollution:
In addition to the coffer dams themselves, silt fencing was erected at the downstream side of both dams in order to prevent any sedimentation of the watercourse. Appropriate sediment controls will be included as part of the repair design submission.

Conservation of Land:
There were no geotechnical/slope stability concerns related to the proposal. The Ministry of Natural Resources approved an exemption to the timing window guidelines in order for the works to be undertaken immediately. There were no other fisheries resources concerns with the inspection works. A Letter of Advice will be issued by the TRCA on behalf of DFO for the repair works.

Plantings
There was no loss of vegetative cover, hence no additional plantings are required. Any disturbed areas will be restored following the completion of the repair works, to the satisfaction of the TRCA.

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

CFN: 35608  Application #: 258/04/PICK
Report Prepared by: Kirsten Kontor, extension 5370
For information contact: Kirsten Kontor, extension 5370
Date: June 28, 2004

CITY OF TORONTO [ETOBIPOKE YORK COMMUNITY COUNCIL AREA]

8.1.5 COVENANT REFORMED CHURCH OF TORONTO
To construct in a floodplain on Part Lot 27, 28, FTH, (265 Albion Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Covenant Reformed Church of Toronto.

The purpose is to place fill within a Fill Regulated Area and construct within the Regional Storm Floodplain of the Humber River for the purpose of constructing a one storey addition to an existing church and to enlarge an existing parking lot.
LOCATION MAP: 265 Albion 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:


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

Proposal:
The proposal involves excavation and placement of fill within a Fill Regulated Area and construction within the Regional Storm Floodplain of the Humber River in order to facilitate a new one storey 530 sq.m. (5708 sq. ft.) addition with basement onto the south (east) side of the existing church. The existing gravel parking lot at the rear of the site will be slightly enlarged to accommodate additional parking.

Control of Flooding:
The proposed development will be flood proofed above the level of the Regional Storm Flood and is designed to withstand the flood depths and velocity associated with a Regional Storm Flood.

Pollution:
Sediment fencing will be installed and maintained during construction to prevent sediment from entering the watercourse.
Conservation of Land:
The proposed works will not impact any significant natural features and no geotechnical/slope
instability or fisheries issues are associated with the project.

Plantings
New native plantings are proposed for the area between the parking lot and the
Humber River.

Policy Guidelines:
The proposal complies with Section 4.2.2 - Development and Redevelopment/Intensification
Within Non-Established Communities/Highly Urbanized Areas - of the Authority's Valley and
Stream Corridor Management Program.

CFN: 35557 Application #: 241/04/TOR
Report Prepared by: Mark Rapus, extension 5259
For information contact: Steve Heuchert, extension 5311
Date: June 23, 2004

8.1.6 PESTRIN GROUP
To place fill within a regulated area on Lot 37, Concession 4 Plan 64R-10660, (0
Clairville Drive), in the City of Toronto (Etobicoke York Community Council Area),
Humber River Watershed as located on the property owned by Mario Pestrin.

The purpose is to place fill and regrade within a regulated area to facilitate the construction of a
parking lot associated with a commercial development.

LOCATION MAP: 0 Clairville 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:
RATIONALE
The application was reviewed by staff on the basis of the following information:

Proposal:
The proposal is to place fill and regrade within a regulated area to facilitate the construction of a parking lot with concrete curb associated with a commercial development located on the west side of Clairville Drive, east of the 427 and north of Finch Avenue West. Twenty-Five parking spots are proposed within the fill regulated area and will be separated from the gently sloping valley by an adequate and renaturalized buffer.

Control of Flooding:
The proposal is not located within the Regional Storm Floodplain and will have no impact on the storage or conveyance of flood waters.

Pollution:
A temporary sediment control fence will be installed to keep construction sediment from entering the valley.

Conservation of Land:
There are no significant natural resources on site. There are no geotechnical issues with the proposal. Stormwater will be controlled as per TRCA requirements.

Plantings
The required buffer and part of the valley slope will be renaturalized with extensive native plantings.

Policy Guidelines:
The proposal is consistent with Section 4.1 - New Development - of the Authority's Valley and Stream Corridor Management Program.

CFN: 35287 Application #: 104/04/TOR
Report Prepared by: Steve Heuchert, extension 5311
For information contact: Steve Heuchert, extension 5311
Date: June 28, 2004
To place fill within a regulated area on Lot 127, Plan 1750, (65 Highland Crescent), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Rosemary & Souren Agemian.

The purpose is to place fill within the Fill Regulated Area of the Don River in order to facilitate the construction of a new two storey dwelling and inground swimming pool.

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:


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 in order to facilitate the removal of the existing dwelling and construction of a new two storey dwelling and inground swimming pool. The new dwelling will extend a maximum of 2m beyond the rear wall of the existing dwelling at the westerly corner. The proposed swimming pool will be setback approximately 6m from the top-of-bank.

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

Pollution:
Silt fencing will be installed and maintained during construction to prevent sediment from entering the adjacent valley.
Conservation of Land:
A slope stability assessment has been submitted by the applicant in support of the proposed works. This assessment has been reviewed and approved by TRCA technical staff. The proposed works are consistent with existing development in the corridor reach and are not expected to impact any significant resource features.

Plantings
The applicant will provide a planting buffer area between the proposed swimming pool and adjacent slope. The applicant is also proposing to remove debris on the adjacent slope and revegetate the slope with new native plant material.

Policy Guidelines:
The proposal complies with Section 4.2.2 (E) - Property Improvements and Ancillary Structures - of the Authority’s Valley and Stream Corridor Management Program.

CFN: 34847 Application #: 434/03/TOR
Report Prepared by: Mark Rapus, extension 5259
For information contact: Steve Heuchert, extension 5311
Date: June 23, 2004

8.1.8 CITY OF TORONTO
To place fill within a regulated area on Part Lot 5, Concession 3 FTB, in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by City of Toronto.

The purpose is to excavate and place fill to facilitate the construction of a concrete bunker at the Bermondsey Transfer Station.

LOCATION MAP

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:

- Drawing No. 1632-2003-24, Bermondsey Transfer Station Proposed Fabric Cover Building New Bunker Area, dated June, 2004 and received on June 24, 2004
RATIONALE
The application was reviewed by staff on the basis of the following information:

Proposal:
The proposal is to excavate and place fill to facilitate the construction of a concrete bunker with
a fabric cover to be used for the purpose of storing recycleable materials at the Bermondsey
Transfer Station. A portion of the concrete retaining wall for the bunker is located within a fill
regulated area. The existing use of this area is for paved parking, garbage storage and
manicured lawn.

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

Pollution:
A temporary erosion and sediment control fence will be installed between the works and the
adjacent valley corridor.

Conservation of Land:
The proposal does not impact any natural features and is sufficiently set back from the valley
corridor.

Plantings
Additional native woody plantings will be provided to replace an area of asphalt and
manicured lawn.

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

CFN: 35497 Application #: 208/04/TOR
Report Prepared by: Steve Heuchert, extension 5311
For information contact: Steven Heuchert, extension
Date: June 28, 2004

8.1.9 KEN AND GAYLA LIPSON
To construct in a flood plain, place fill within a regulated area on Lot 2, Plan 2405, (4
Donino Court), in the City of Toronto (North York Community Council Area), Don
River Watershed as located on the property owned by Ken and Gayla Lipson.

The purpose is to construct a new dwelling and inground pool within the Regional Storm
Floodplain of the Don River within the Hoggs Hollow Special Policy Area (SPA).
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:


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

Proposal:
The proposal is to construct a new dwelling and pool within the Regional Storm Floodplain of the Don River within the Hoggs Hollow Special Policy Area (SPA). The subject property is located east of Yonge Street and south of York Mills Road. The existing dwelling will be demolished and the existing pool will be replaced. All works are sufficiently setback from the top of bank.

Control of Flooding:
The proposed dwelling will be floodproofed above the 350 year storm elevation. The applicant has submitted a letter from a structural engineer stating that the proposed dwelling will withstand the depths and velocities expected under a Regional Storm.

Pollution:
A sediment control fence will be installed and maintained until all works have been completed.

Conservation of Land:
There are no geo-technical issues associated with this project. There will be no impact on fisheries, significant natural features or riparian vegetation. The applicant will be submitting a landscape plan which will meet the landscaping requirements of the TRCA and the City of Toronto Urban Forestry Services.
Plantings
All plantings will consist of native and non-invasive species.

Policy Guidelines:
The project 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: 35518 Application #: 224/04/TOR
Report Prepared by: Annemarie Sanchez, extension 5284
For information contact: Steve Heuchert, extension 5311
Date: June 28, 2004

8.1.10 PAUL MACDONALD
To place fill within a regulated area on Lot 566, Plan M7621, (108 Ruscica Drive), in
the City of Toronto (North York Community Council Area), Don River Watershed as
located on the property owned by Paul Macdonald.

The purpose is to excavate and place fill within a Fill Regulated Area of the Don River to
facilitate the construction of a sunroom addition at the rear of the existing dwelling.

LOCATION MAP: 108 Ruscica Drive

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 Plan; Back Elevation Plan; and Basement Plan, prepared by Four Season
  Sunrooms, received on June 22, 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 to facilitate the construction of a sunroom addition at the rear of the existing dwelling. The subject property is located west of Victoria Park Avenue and south of Lawrence Avenue. All works are sufficiently setback from the top of bank.

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

Pollution:
Silt fencing will be installed and maintained during the construction to prevent sediment from entering the adjacent valley system.

Conservation of Land:
There are no geo-technical issues associated with this project. There will be no impact on significant natural resources, fisheries or riparian vegetation.

Plantings
New native plantings will be provided along the top of bank.

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

CFN: 35478 Application #: 196/04/TOR
Report Prepared by: Annemarie Sanchez, extension 5284
For information contact: Steve Heuchert, extension 5311
Date: June 25, 2004

MINOR WORKS

8.1.11 AROOP AND SABHARWAL RASTOGI
To place fill within a regulated area on Lot 77, Plan 6311, (38 George Henry Boulevard), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Aroop and Sabharwal Rastogi.

The purpose is to excavate and place fill to within a Fill Regulated Area of the Don River to facilitate the construction of a patio and landscaping at the rear of the existing dwelling. This proposal is considered minor works.
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:


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 Don River to facilitate the construction of a patio and minor landscaping at the rear of the existing dwelling. The subject property is located west of Don Mills Road and south of Sheppard Avenue. All works are sufficiently set back from the top of the bank.

Control of Flooding:
The proposed works are not located within the Regional Storm Flood plain and therefore will not affect the storage or conveyance of flood waters.

Pollution:
Silt fencing will be installed and maintained during the construction to prevent sediment from entering the adjacent valley system.

Conservation of Land:
There are no geo-technical issues associated with this project. There will be no impact on significant natural features, fisheries or riparian vegetation.

Plantings
This proposed landscaping includes native trees and shrubs.

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

8.1.12 WAYNE AND NICOLE SWADRON
To place fill within a regulated area on Lot 53, 54, Plan 1841, Part 3 Plan, (102 Sandringham Drive), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Wayne and Nicole Swadron.

The purpose is to excavate and place fill within a Fill Regulated Area of the Don River to facilitate the construction of a pool pavilion on an existing slab. The proposal is considered minor works.

LOCATION MAP: 102 Sandringham Drive

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:


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 to facilitate the construction of a pool pavilion on an existing concrete slab remaining from previous demolition work. A new single family residence will be constructed on the subject property but is not subject to fill regulation. The subject property is located east of Bathurst Street and north of Highway 401. All works are sufficiently setback from the top of bank.
Control of Flooding:
The proposed works are not located within the Regional Storm Floodplain and therefore will not affect the storage or conveyance of flood waters.

Pollution:
Silt fencing will be installed and maintained during the construction to prevent sediment from entering the adjacent valley system.

Conservation of Land:
There are no geotechnical issues associated with this project. There will be no impact on significant natural resources, fisheries or riparian vegetation.

Plantings
Plantings are not required for this proposal.

Policy Guidelines:
This project is consistent with Section 4.2.2.E - Property Improvements and Ancillary Structures - of this Authority's Valley and Stream Corridor Management Program.

CFN: 35574 Application #: 246/04/TOR
Report Prepared by: Annemarie Sanchez, extension 5284
For information contact: Steven Heuchert, extension 5311
Date: June 21, 2004

CITY OF TORONTO[TORONTO AND EAST YORK COMMUNITY COUNCIL AREA]

MINOR WORKS

8.1.13 JIM HINDS AND SUE WEEDON
To place fill within a regulated area on Lot 1, Plan 388E, (40 Castlefrank Road), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Jim Hinds and Sue Weedon.

The purpose is to place fill within a Fill Regulated Area of the Don River in order to facilitate the construction of a third storey addition above the existing dwelling.

LOCATION MAP: 40 Castlefrank 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:

- **Drawing No. A1, Site Plan and Data and Drawing No. A5, Third Floor Plan, both prepared by Pharoah Design Associates, dated February 15, 2004 and received on June 11, 2004.**

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

**Proposal:**
The purpose is to place fill within a Fill Regulated Area of the Don River in order to facilitate the construction of a third floor addition above the existing two storey dwelling. The third floor addition would remain in line with the foundation walls of the existing dwelling. The proposal is considered to be minor works.

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

**Pollution:**
Silt fencing will be installed and maintained during construction to prevent sediment from entering the watercourse.

**Conservation of Land:**
A slope stability assessment has been submitted by the applicant in support of the proposed works. This assessment has been reviewed and approved by TRCA technical staff. The proposed works are consistent with the existing development in the corridor reach and are not expected to impact any significant resource features.

- **Plantings**
  No new plantings are proposed.

**Policy Guidelines:**
The proposal complies with Section 4.2.2 (E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

**Report Prepared by:** Mark Rapus, extension 5259
**For information contact:** Steve Heuchert, extension 5311
**Date:** June 23, 2004
MINOR WORKS

8.1.14 KEITH TRAVIS

To place fill within a regulated area on Lot 4, Plan M-444, (29 Beechwood Drive), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Keith Travis.

The purpose is to excavate and place fill in a fill regulated area in order to regrade in the Fill Regulated portion of a construction site.

LOCATION MAP: 29 Beechwood Drive

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:

- Drawing No. SS-1, Grading Plan, prepared by W.G. Notenboom, Consulting Engineer dated December 2003, and received on June 4, 2004 (redline revised to indicate sediment control fencing and the removal of excess fill material)

RATIONALE

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

Proposal:
The subject property is partially located within a Fill Regulated Area of the Don River. The minor works proposal involves minor regrading within the front yards of a construction site. Two new single family dwellings will be constructed on the remainder of the subject property not located within the fill regulated area.

Control of Flooding:
The proposal is not located within the Regional Storm Floodplain and therefore will not impact the storage or conveyance of flood waters.

Pollution:
A sediment control fence will be installed and maintained during construction to prevent the sediment from entering the adjacent valley system.
**Conservation of Land:**
There are no geotechnical issues associated with this project. There will be no impact on fisheries, riparian vegetation or significant natural features

*Plantings*
No new plantings are required for this project.

**Policy Guidelines:**
The proposal is consistent with Section 4.4.2 - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 35559 Application #: 243/04/TOR**
Report Prepared by: Annemarie Sanchez, extension 5284
For information contact: Steve Heuchert, extension 5311
Date: June 15, 2004

**MINOR WORKS**

**8.1.15  HUNG-HAY LAU**
To place fill within a regulated area on Lot 19, Plan 66M-2374, (12 True Davidson Drive), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Hung-Hay Lau.

The purpose is to excavate and place fill within a fill regulated area of the Don River to facilitate the enlargement of the existing deck located at the rear of the dwelling.

**LOCATION MAP: 12 True Davidson Drive**

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:

- Drawing 1 of 1, Site Plan, prepared by Viljoen Architect Inc., dated July 3, 2002 and received on June 4, 2004; Floor Plan with additional footage, redline revised to indicate sediment control fencing and the removal of excess fill material; Site Plan with proposed enlargement; West Elevation; South Elevation; North Elevation, all prepared by the applicant and received on June 4th, 2004
RATIONALE
The application was reviewed by staff on the basis of the following information:

Proposal:
The subject property is partially located within a Fill Regulated Area of the Don River. The proposed works involve excavating and placing fill to facilitate the enlargement of the existing deck at the rear of the dwelling. The proposed works will be sufficiently set back from the top of bank. The proposal is considered minor works.

Control of Flooding:
The subject property is not located within the Regional Storm Floodplain and therefore will not impact the storage or conveyance of flood waters.

Pollution:
Sediment control fencing will be installed and maintained during construction to prevent the sediment from entering the adjacent valley system.

Conservation of Land:
There are no geotechnical issues associated with this project. There will be no impact on fisheries, riparian vegetation or significant natural features

Plantings
No new plantings are required for this project.

Policy Guidelines:
The proposal is consistent with Section 4.4.2 (E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

CFN: 35516
Application #: 222/04/TOR
Report Prepared by: Annemarie Sanchez, extension 5284
For information contact: Steve Heuchert, extension 5311
Date: June 28, 2004

8.1.16 DENISE REID
To construct in a flood plain on (773 Eastern Avenue), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Denise Reid.

The purpose is to excavate and place fill within the Regional Storm Floodplain of the Don River within the Lower Don Special Policy Area (SPA) to facilitate the construction of a garage.
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 Plan and Elevations, prepared by Norman Ettinger, received May 28, 2004.

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

Proposal:
The proposal involves the construction of a garage within the Regional Storm Floodplain of the Don River within the Lower Don Special Policy Area. The subject property is located south of Eastern Avenue and west of Mosley Street.

Control of Flooding:
The proposed garage will be above the Regional Storm Elevation. All excess material will be removed from the site.

Pollution:
A sediment control fence will be installed during construction 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 issues associated with this project. There will be no impact on significant natural features, fisheries or riparian vegetation.

   Plantings
   Plantings are not required for this project.

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

8.1.17 ANGELO BELLONE
To place fill within a regulated area on Lot 121, Plan M-2023, (799 Clarence Street), in the City of Vaughan, Humber River Watershed as located on the property owned by Angelo Bellone.

The purpose is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate the construction of a new two-storey residential dwelling. The subject property is currently vacant.

LOCATION MAP: 799 Clarence 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 Plan, Drawing SP1, prepared by Davenport Architectural Corp., dated April 1, 2004, received by the TRCA June 25, 2004, redline revised to indicate sediment fencing.
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 Humber River to facilitate the construction of a new two-storey residential dwelling. TRCA staff are satisfied that there will be no geotechnical/slope stability issues associated with the proposal. 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 development is located outside of 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.

Conservation of Land:
TRCA staff are confident that there will be no geotechnical/slope stability issues associated with the proposed development. As the watercourse will not be impacted by the proposal, no fisheries concerns will result. There are no other significant natural features on the site that may be negatively impacted by the project.

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

Policy Guidelines:
The proposal is consistent with Section 4.2 - Existing Development - of the Authority's Valley and Stream Corridor Management Program.

CFN: 35575 Application #: 247/04/VAUG
Report Prepared by: Robyn McMullen, extension 5687
For information contact: Mary-Ann Burns, extension 5267
Date: June 21, 2004

MINOR WORKS

8.1.18 JAS MAHAL
To place fill within a regulated area on Lot 22, Plan 65M-2299, (179 Charlton Avenue), in the City of Vaughan, Don River Watershed as located on the property owned by Jas Mahal.

The purpose is to excavate and place fill within a Fill Regulated Area of the Don River to facilitate the construction of a solarium addition to the rear of an existing single detached residential dwelling located at 179 Charlton Avenue in the City of Vaughan.
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 Plan, dated March 8, 2004, received by the TRCA on June 4, 2004, redline revised to indicate sediment control fencing and the removal of excess fill material.**

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

**Proposal:**
The subject property is entirely located within a Fill Regulated Area. The proposed works involve excavating and placing fill to facilitate the construction of a solarium addition to the rear of an existing single detached residential dwelling. The proposed solarium addition will be sufficiently set back from the stable top of bank, and will not be located within the Regional Storm Flood Plain.

**Control of Flooding:**
The proposal will not be 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 during construction to prevent sediment from entering the adjacent valley system.

**Conservation of Land:**
There are no geotechnical/slope stability issues associated with the proposed development. As the watercourse will not be impacted by the proposal, no fisheries concerns will result. There are no other significant natural features on, or adjacent to, the site that may be negatively impacted by the project.
Plantings
The proposed works will not affect any significant natural features. All disturbed areas will be restored to existing conditions upon completion of the project.

Policy Guidelines:
The proposal is consistent with Section 4.2.2 C) - Minor Additions - of the Authority’s Valley and Stream Corridor Management Program.

CFN: 35542 Application #: 230/04/VAUG
Report Prepared by: Coreena Smith, extension 5269
For information contact: Mary-Ann Burns, extension 5267
Date: June 25, 2004

8.1.19 MAHSHID BAYAT-SARMADI
To place fill within a regulated area on Lot 95, Plan 3765, (8 Riverside Boulevard), in the City of Vaughan, Don River Watershed as located on the property owned by Mahshid Bayat-Sarmadi.

The purpose is to excavate and place fill within a Fill Regulated Area of the Don River to facilitate the replacement of an existing two-storey single detached residential dwelling with a new two-storey single detached residential dwelling located at 8 Riverside Boulevard in the City of Vaughan.

LOCATION MAP: 8 Riverside Boulevard

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:
Rationale

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

Proposal:
The subject property is partially located within a Fill Regulated Area. The proposed works involve excavating and placing fill to facilitate the demolition and replacement of an existing single detached residential dwelling. The rear wall of the replacement dwelling will coincide with the location of the rear wall of the existing dwelling. The proposed works will be contained within the rear manicured yard of the subject property. The proposal will be sufficiently set back from the adjacent stable top of bank, and will not be located within the Regional Storm Flood Plain.

Control of Flooding:
The proposal will not be 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 during construction to prevent sediment from entering the adjacent valley system.

Conservation of Land:
TRCA staff visited the subject property and are satisfied that there are no geotechnical/slope stability issues associated with the proposed development. As the watercourse will not be impacted by the proposal, no fisheries concerns will result. There are no other significant natural features on, or adjacent to, the site that may be negatively impacted by the project.

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

Policy Guidelines:
The proposal is consistent with Section 4.2.2 D) - Replacement Structures - of the Authority’s Valley and Stream Corridor Management Program.
8.1.20 PATRICK CICCOLINI

To place fill within a regulated area on Lot 15, Concession 7, Lot 48, Plan 65M-3231, (17 Humber Meadow Court), in the City of Vaughan, Humber River Watershed as located on the property owned by Patrick Ciccolini.

The purpose is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate the construction of an in-ground swimming pool and associated landscaping within the rear yard of an existing residential lot.

LOCATION MAP: 17 Humber Meadow 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:

- Site Plan, Drawing L1, received by the TRCA June 28, 2004, redline revised to indicate sediment fencing.

RATIONALE
The application was reviewed by staff on the basis of the following information:
Proposal:
The subject property is partially located within a Fill Regulated Area of the Humber River. The proposed development involves excavating and placing fill to facilitate the construction of an in-ground swimming pool and associated landscaping, including a stone wall measuring less than 2 feet in height, within the rear yard of an existing residential lot. The proposed works will be sufficiently setback from the top of bank, and will not be located within the Regional Storm Flood Plain.

Control of Flooding:
The proposed works will not be 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 during construction to prevent sediment from entering the adjacent valley system.

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

Plantings
Minor landscaping will be conducted to the satisfaction of TRCA staff.

Policy Guidelines:
The proposal is consistent with Section 4.2.2 E - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

CFN: 35600 Application #: 254/04/VAUG
Report Prepared by: Robyn McMullen, extension 5687 For information contact: Mary-Ann Burns, extension 5267 Date: June 25, 2004

TOWN OF CALEDON

MINOR WORKS

8.1.21 ENZO AND STEFANIE CESARITTI
To construct in a flood plain on Lot 24, Plan 43M-1159, (29 Deer Hollow Court), in the Town of Caledon, Humber River Watershed as located on the property owned by Enzo and Stefanie Cesaritti.

The purpose is to place and excavate fill material within a Fill Regulated Area associated with the Humber River on an existing residential lot at 29 Deer Hollow Court, in the Town of Caledon. The purpose of the application is to construct an inground swimming pool on the subject property.
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 Plan, prepared by E. Cesaritti, dated June 1, 2004, stamped received by TRCA staff on June 1, 2004.

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

Proposal:
The proposal involves the construction of an inground swimming pool at 29 Deer Hollow Court, in the Town of Caledon. The portion of the subject property to which this application applies is located within TRCA's Fill Regulated Area, but is located outside of the Regulatory Floodplain.

Control of Flooding:
The proposed works are located outside of the Regulatory Floodplain. As such, the storage and conveyance of floodwaters will not be affected by the proposed development.

Pollution:
The subject property is adequately buffered with existing development between the property and the valleyland corridor. As such, sedimentation of the watercourse feature will not occur as a result of construction.

Conservation of Land:
The property is located within an existing residential subdivision in the Town of Caledon. The proposed inground swimming pool will not impact any significant vegetation on the subject property. There are no geotechnical or fisheries related concerns associated with this proposal.
Plantings
No significant vegetation will be affected by this proposal. As such, no compensatory planting is required.

Policy Guidelines:
The proposal is in conformity with Section 4.2.2. (E) - Property Improvements and Ancillary Structures of the Authority's Valley and Stream Corridor Management Program.

CFN: 35494 Application #: 205/04/CAL
Report Prepared by: Adam Miller, extension 5244
For information contact: Quentin Hanchard, extension 5324
Date: June 28, 2004

TOWN OF MARKHAM

8.1.22 BRAMBLEWELL DEVELOPMENTS LTD.
To construct in a flood plain, place fill within a regulated area on Lot 10, Concession 6 Block 128, Plan 65M-2520, (Swansea Road), in the Town of Markham, Rouge River Watershed as located on the property owned by Bramblewell Developments Ltd..

The purpose is to place fill within a Fill Regulated Area and construct in the floodplain in order to facilitate the construction of 4 semi-detached dwellings within the Unionville Special Policy Area, in the Town of Markham.

LOCATION MAP: Swansea 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:

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

Proposal:
The purpose of this proposal is to place fill within a Fill Regulated Area and construct in the Regional Storm Floodplain of the Rouge River in order to facilitate the construction of 4 semi-detached dwellings within the Unionville Special Policy Area, in the Town of Markham. The 4 semi-detached dwellings are located within Block 128 of draft plan of subdivision 19TM-02004, for which a permit (C-03208) has already been issued. The TRCA was involved in the review of the plan of subdivision and required that a permit for the development of this block be obtained from the Authority. A minimal amount of fill is to be placed on site and all four units are to be floodproofed to the Regional Storm flood elevation.

Control of Flooding:
Due to the small size of the site and the minimal amount of fill that will be placed on site, TRCA engineering staff is satisfied that there will be no impacts to the storage or conveyance of flood waters.

Pollution:
Sediment and erosion control measures will be erected and maintained throughout the construction phase to ensure that no construction-generated sediment enters the watercourse.

Conservation of Land:
There are no geotechnical/slope stability concerns related to this proposal, nor are there any fisheries resources concerns. Further, there are no natural heritage features on or adjacent to the site that will be negatively impacted by the proposed development.

Plantings
As there will be no loss of natural cover or impacts to any natural heritage features, additional plantings will not be required.
Policy Guidelines:
This project 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: 35485 Application #: 201/04/MARK
Report Prepared by: Kirsten Kontor, extension 5370
For information contact: Kirsten Kontor, extension 5370
Date: June 25, 2004

8.1.23 REGIONAL MUNICIPALITY OF YORK
To alter a waterway, construct in a flood plain on (16th Avenue), in the Town of Markham, Rouge River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to place fill (regrade streambank and flood plain) in a Fill Regulated Area; alter a watercourse (using natural channel design techniques) during the coldwater timing window (June 15 to September 15).

LOCATION MAP: 16th Avenue

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 revised restoration and engineering plans to the satisfaction of TRCA staff; dated June 28, 2004; received June 28, 2004; prepared by the Regional Municipality of York.

RATIONALE
The application was reviewed by staff on the basis of the following information:
Proposal:
As part of Phase I construction of the 16th Avenue York-Durham Sanitary Sewer (YDSS), dewatering was required for the tunnel boring machine (TBM) to complete the project. The Ministry of the Environment reviewed and approved the Permit to Take Water (PTTW) for Phase 1. Based on the anticipated dewatering rates and the discharge rates and locations, it was determined that no TRCA permit was required for Phase 1.

As the TBM neared Robinson Creek at the western end of the Phase 1 contract (shaft C8), an unpredicted high permeability zone in the aquifer led to doubling of the dewatering rates, along with the associated discharge rates into Robinson Creek. Without the increased dewatering, it is likely that the TBM would have been disabled or destroyed. The results of this increased dewatering were erosion and deposition of iron precipitates on the banks and streambed of Robinson Creek both at the dewatering site and downstream. TRCA, Ministry of Natural Resources (MNR), and Department of Fisheries and Oceans (DFO) staff have all been on site to assess the situation. DFO is investigating the incident and charges under the Federal Fisheries Act may still occur.

TRCA, MNR, DFO, and MOE were unwilling to approve the proposed tunneling for Phase 2, given the significant impacts from Phase 1 until a detailed environmental management plan could be submitted to our satisfaction. Therefore, the contractor requested an amendment to the Phase 1 PTTW to tunnel an additional 150 metres west of the C8 shaft. After extensive discussions, TRCA and Department of Fisheries and Oceans (DFO) staff determined that the request for additional tunneling was reasonable, since it would allow the contractor to finish the sewer up to the C8 shaft, and use the sewer as a mechanism to disperse the dewatering discharge. Therefore, the MOE was advised that the request was reasonable, and the Phase 1 PTTW was amended accordingly.

Since May, 2003, the TBM has been in the ground west of shaft C8, waiting for the Phase II Environmental Management Plan to be completed, and for agency permits and approvals of the construction of this section of the YDSS project to be issued. To ensure the integrity of the existing tunnel and shafts, dewatering at the C8 shaft has continued at a rate of approximately 12,000 L/s. Until the spring of 2004, the water has continued to be discharged into Robinson Creek. This spring, TRCA staff approved a dispersal plan for the discharge waters such that the waters now flow through the storm system into the York-Durham sanitary sewer; the Avenue sewer, before being discharged to Robinson Creek; and the Mint Leaf and Avida stormwater ponds, before being discharged into Exhibition Creek. MOE has also granted a one year extension to the Phase 1 PTTW.

At their own discretion, the Region of York has contracted Parish Geomorphic Ltd. to assess the current condition of Robinson Creek both at the discharge site, and downstream. This permit application deals solely with the discharge site. It is staff's understanding through correspondence from Parish Geomorphic Ltd. that a further application will be made for the downstream section of the watercourse where damage has also occurred.

Control of Flooding:
As all existing ground elevations throughout the Regional Storm Flood plain will be maintained or re-established and the control of flooding will not be implicated.
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:
There will be in stream works associated with this project to re-establish and stabilize the streambank. Because DFO is investigating the site, TRCA staff have been advised that approval under the Fisheries Act should not be granted, but that this would not preclude the issuance of our permit.

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: 35269  Application #: 096/04/MARK
Report Prepared by: Beth Williston and Don Ford, extension
For information contact: Beth Williston, extension 5217
Date: June 28, 2004

8.1.24 REGIONAL MUNICIPALITY OF YORK
To alter a waterway, construct in a flood plain on (Kennedy Road just north of Elgin Mills Road), in the Town of Markham, Rouge River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to construct a structure (dewatering discharge dispersal structure) within a Regional Storm Floodplain; alter a watercourse (dewatering discharge dispersal structure) during the coldwater timing window (July 1 to September 15).

LOCATION MAP: Kennedy Road just north of Elgin Mills 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 site restoration plans and an addendum report to the 16th Avenue Trunk Sewer Phase II Environmental Management Plan Report; dated June 28, 2004; received June 28, 2004; prepared by the Regional Municipality of York.

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

Proposal:
The York Region Official Plan has identified substantial growth in the Region, primarily around the existing urban centres of Aurora, Newmarket, Vaughan, Richmond Hill and Markham. To support this development, increased capacity in the York Durham Sanitary Sewer (YDSS) is required. The master plan for this expansion has been approved. The 16th Avenue Phase II is a key phase of the master plan. The construction of 16th Avenue Phase II will complete the paralleling of the YDSS through the Town of Markham by connecting to the existing Highway 404 Trunk Sewer located just east of Woodbine Avenue to the existing Phase I 16th Avenue Trunk Sewer, located just east of what is known as shaft C8 near Robinson Creek.

The sewer system will be constructed via tunnelling. Construction of the tunnel and its associated shafts will require extensive dewatering of a major aquifer in the tunnel zone in order to create safe working conditions during construction.

The dewatering has the potential to create adverse impacts on groundwater users, as well as the natural environment. The main issues concerning the natural environment are associated with:

- Interference to existing water wells;
- Loss of groundwater contributions to natural streams, wetlands and ESAs; and
- Discharge of excess volume of water and its potential to change the natural regime of the receiving watercourses.

To address the above issues, the Region has divided the environmental component of the project into two major parts:

- A proactive well mitigation and monitoring plan to address adversely affected private wells and specialized groundwater uses, including golf courses and farms;
- An Environmental Management Plan (EMP) to manage stress to the natural functions of the ecosystem during the dewatering operation and associated recovery period of the aquifer.

The proactive well mitigation and monitoring plan is being reviewed by the Ministry of the Environment (MOE) as part of the Region's Permit to Take Water (PTTW) application. The EMP is currently being reviewed by staff at TRCA for permits under Ontario Regulation 158; MOE for the PTTW; the Ministry of Natural Resources (MNR) for permits under the Lakes and Rivers Improvement Act; and the Department of Fisheries and Oceans (DFO) for permits under the Federal Fisheries Act.
Key considerations associated with the EMP include:

- Complexity of the natural ecosystem;
- Deficiency in historic baseline information;
- Deficiency of documented effects from projects of this type and scale; and
- Due to ecosystem complexity and stated deficiencies, incorporating flexibility into the EMP through an adaptive management approach.

Adaptive management for the 16th Avenue Phase II project will be used to guide and revise the EMP. The impetus to use an adaptive management approach is so that the proponent or their agents are able to react in a timely manner to results from continuous monitoring of environmental trigger parameters and values, and operational rules.

To assess the potential zone of impact (ZOI) associated with the water-takings during the dewatering operation, a three-dimensional groundwater flow model developed as part of the York-Peel-Durham-Toronto (YPDT) Groundwater Study was used. The results obtained from this modelling were used to define the area within the 0.5 metre drawdown in the shallow aquifer. This area was defined as the ZOI associated with the natural ecosystem dependant on groundwater. A conservative buffer zone to extend all monitoring by an additional two kilometres or more was added to reduce the level of uncertainty associated with the ZOI. The YPDT Study was also used to identify streams which will be impacted through anticipated reductions in groundwater contributions to baseflow.

Within the ZOI and its buffer, all ESAs, wetlands and watercourses have been identified and an analysis of these ecosystem receptors has been carried out for fish and fish habitat; wetlands and ESAs; critical stream capacity; woodlots; and agriculture. The mitigation for these systems has been addressed in the EMP, as follows:

**Fish and Fish Habitat:**
- Piping dewatering discharge upstream to supplement stream baseflows within the ZOI;
- Establishing holding tanks within the ZOI to supplement stream baseflows within the ZOI;
- Dispersing dewatering discharge to alternate waterbodies;
- Thermal regulation of dewatering discharge; and
- An extensive temperature and flow monitoring system.

The amount and temperature of supplementation will be regulated through the adaptive management process.

**Wetlands and ESAs**
- An extensive species and groundwater monitoring system in select areas;
- Piping water to, or planting species, was required through the adaptive management process.

**Critical Stream Capacity**
- A fluvial geomorphical assessment of creeks that may be physically impacted was concluded to determine maximum discharge velocities.
- These rates are reflected in the adaptive management process.
Woodlots

- Soil moisture conditions and tree growth will be monitored in sample plots.
- Adaptive management techniques include making more water available, and planting to replace loss.

Agriculture

- It is expected that the dewatering of the deep aquifers will not negatively affect the soil moisture content in the surrounding agricultural soils.

The adaptive management program will continue to be in effect for at least three years after the works are completed, or until the aquifer has rebounded to 90 per cent. Upon completion of the project, the supplementation waters will be reduced through consultation with agency staff depending on the results of the monitoring program. To coordinate the inter-agency review of the monitoring program, TRCA will hire a staff person on behalf of ourselves, MNR, DFO and MOE. Funding for this position has been committed by the Region of York.

In order to implement the adaptive mitigation strategy of the EMP, five permits from TRCA in accordance with Ontario Regulation 158 are required. Each of these permits is associated with the required piping of the dewatering discharge upstream to supplement the stream baseflows within the ZOI in order to reduce the potential impacts to fish and fish habitat. The five associated permit applications are:

- **Dewatering Discharge Dispersion to Bruce Creek at Kennedy Road, just north of Elgin Mills Road; application # 213/04/MARK; CFN 35501.**
- **Dewatering Discharge Dispersion to Robinson Creek at Elgin Mills Road; application # 214/04/MARK; CFN 35502.**
- **Dewatering Discharge Dispersion to Bruce Creek just north of Major Mackenzie Drive; application # 215/04/MARK; CFN 35503.**
- **Dewatering Discharge Dispersion to Berczy Creek at the southwest corner of Major Mackenzie Drive and Warden Avenue; application # 216/04/MARK; CFN 35504.**
- **Dewatering Discharge Dispersion to Little Rouge Creek, just south of Elgin Mills Road; application # 256/04/MARK; CFN 35602.**

Each permit application involves the construction of a piped system through the municipal road ditches to constructed riprap filtration ditch, riprap and grass ditch, and riverrun stone ditch within the flood plain and at the stream edge. The system is designed remove iron content and reduce flow velocities before the water reaches the streams. The discharge waters will be thermally regulated through a heating or cooling system.

The project was reviewed by TRCA staff during the Environmental Assessment process and conforms to our requirements.

**Control of Flooding:**
The outfall will not have any implications 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:
Erosion and sedimentation plans in effect will reduce impacts on the watercourse as the waters are discharged.

Plantings
All disturbed areas will be restored with native/non-invasive species following completion of the adaptive management program.

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

CFN: 35501 Application #: 213/04/MARK
Report Prepared by: Beth Williston and Don Ford
For information contact: Beth Williston, extension 5217
Date: June 28, 2004

8.1.25 REGIONAL MUNICIPALITY OF YORK
To alter a waterway, construct in a flood plain on (Elgin Mills Road), in the Town of Markham, Rouge River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to construct a structure (dewatering discharge dispersal structure) within a Regional Storm Floodplain; alter a watercourse (dewatering discharge dispersal structure) during the coldwater timing window (July 1 to September 15).

LOCATION MAP: Elgin Mills 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 site restoration plans and an addendum report to the 16th Avenue Trunk Sewer Phase II Environmental Management Plan Report; dated June 28, 2004; received June 28, 2004; prepared by the Regional Municipality of York.

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

Proposal:
The York Region Official Plan has identified substantial growth in the Region, primarily around the existing urban centres of Aurora, Newmarket, Vaughan, Richmond Hill and Markham. To support this development, increased capacity in the York Durham Sanitary Sewer (YDSS) is required. The master plan for this expansion has been approved. The 16th Avenue Phase II is a key phase of the master plan. The construction of 16th Avenue Phase II will complete the paralleling of the YDSS through the Town of Markham by connecting to the existing Highway 404 Trunk Sewer located just east of Woodbine Avenue to the existing Phase I 16th Avenue Trunk Sewer, located just east of what is known as shaft C8 near Robinson Creek.

The sewer system will be constructed via tunnelling. Construction of the tunnel and its associated shafts will require extensive dewatering of a major aquifer in the tunnel zone in order to create safe working conditions during construction.

The dewatering has the potential to create adverse impacts on groundwater users, as well as the natural environment. The main issues concerning the natural environment are associated with:

- Interference to existing water wells;
- Loss of groundwater contributions to natural streams, wetlands and ESAs; and
- Discharge of excess volume of water and its potential to change the natural regime of the receiving watercourses.

To address the above issues, the Region has divided the environmental component of the project into two major parts:

- A proactive well mitigation and monitoring plan to address adversely affected private wells and specialized groundwater uses, including golf courses and farms;
- An Environmental Management Plan (EMP) to manage stress to the natural functions of the ecosystem during the dewatering operation and associated recovery period of the aquifer.

The proactive well mitigation and monitoring plan is being reviewed by the Ministry of the Environment (MOE) as part of the Region's Permit to Take Water (PTTW) application. The EMP is currently being reviewed by staff at TRCA for permits under Ontario Regulation 158; MOE for the PTTW; the Ministry of Natural Resources (MNR) for permits under the Lakes and Rivers Improvement Act; and the Department of Fisheries and Oceans (DFO) for permits under the Federal Fisheries Act.

Key considerations associated with the EMP include:
- Complexity of the natural ecosystem;
- Deficiency in historic baseline information
- Deficiency of documented effects from projects of this type and scale; and
- Due to ecosystem complexity and stated deficiencies, incorporating flexibility into the EMP through an adaptive management approach.

Adaptive management for the 16th Avenue Phase II project will be used to guide and revise the EMP. The impetus to use an adaptive management approach is so that the proponent or their agents are able to react in a timely manner to results from continuous monitoring of environmental trigger parameters and values, and operational rules.

To assess the potential zone of impact (ZOI) associated with the water-takings during the dewatering operation, a three-dimensional groundwater flow model developed as part of the York-Peel-Durham-Toronto (YPDT) Groundwater Study was used. The results obtained from this modelling were used to define the area within the 0.5 metre drawdown in the shallow aquifer. This area was defined as the ZOI associated with the natural ecosystem dependant on groundwater. A conservative buffer zone to extend all monitoring by an additional two kilometres or more was added to reduce the level of uncertainty associated with the ZOI. The YPDT Study was also used to identify streams which will be impacted through anticipated reductions in groundwater contributions to baseflow.

Within the ZOI and its buffer, all ESAs, wetlands and watercourses have been identified and an analysis of these ecosystem receptors has been carried out for fish and fish habitat; wetlands and ESAs; critical stream capacity; woodlots; and agriculture. The mitigation for these systems has been addressed in the EMP, as follows:

Fish and Fish Habitat:
- Piping dewatering discharge upstream to supplement stream baseflows within the ZOI;
- Establishing holding tanks within the ZOI to supplement stream baseflows within the ZOI;
- Dispersing dewatering discharge to alternate waterbodies;
- Thermal regulation of dewatering discharge; and
- An extensive temperature and flow monitoring system.

The amount and temperature of supplementation will be regulated through the adaptive management process.

Wetlands and ESAs
- An extensive species and groundwater monitoring system in select areas;
- Piping water to, or planting species, was required through the adaptive management process.

Critical Stream Capacity
- A fluvial geomorphic assessment of creeks that may be physically impacted was concluded to determine maximum discharge velocities.
- These rates are reflected in the adaptive management process.
Woodlots
- Soil moisture conditions and tree growth will be monitored in sample plots
- Adaptive management techniques include making more water available, and planting to replace loss.

Agriculture
- It is expected that the dewatering of the deep aquifers will not negatively affect the soil moisture content in the surrounding agricultural soils.

The adaptive management program will continue to be in effect for at least three years after the works are completed, or until the aquifer has rebounded to 90 per cent. Upon completion of the project, the supplementation waters will be reduced through consultation with agency staff depending on the results of the monitoring program. To coordinate the inter-agency review of the monitoring program, TRCA will hire a staff person on behalf of ourselves, MNR, DFO and MOE. Funding for this position has been committed by the Region of York.

In order to implement the adaptive mitigation strategy of the EMP, five permits from TRCA in accordance with Ontario Regulation 158 are required. Each of these permits is associated with the required piping of the dewatering discharge upstream to supplement the stream baseflows within the ZOI in order to reduce the potential impacts to fish and fish habitat. The five associated permit applications are:

- **Dewatering Discharge Dispersion to Bruce Creek at Kennedy Road, just north of Elgin Mills Road; application # 213/04/MARK; CFN 35501.**
- **Dewatering Discharge Dispersion to Robinson Creek at Elgin Mills Road; application # 214/04/MARK; CFN 35502.**
- **Dewatering Discharge Dispersion to Bruce Creek just north of Major Mackenzie Drive; application # 215/04/MARK; CFN 35503.**
- **Dewatering Discharge Dispersion to Berczy Creek at the southwest corner of Major Mackenzie Drive and Warden Avenue; application # 216/04/MARK; CFN 35504.**
- **Dewatering Discharge Dispersion to Little Rouge Creek, just south of Elgin Mills Road; application # 256/04/MARK; CFN 35602.**

Each permit application involves the construction of a piped system through the municipal road ditches to constructed riprap filtration ditch, riprap and grass ditch, and riverrun stone ditch within the flood plain and at the stream edge. The system is designed remove iron content and reduce flow velocities before the water reaches the streams. The discharge waters will be thermally regulated through a heating or cooling system.

The project was reviewed by TRCA staff during the Environmental Assessment process and conforms to our requirements.

**Control of Flooding:**
The outfall will not have any implications 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:
Erosion and sedimentation plans in effect will reduce impacts on the watercourse as the waters are discharged.

*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: 35502 Application #: 214/04/MARK
Report Prepared by: Beth Williston and Don Ford
For information contact: Beth Williston, extension 5217
Date: June 28, 2004

8.1.26 REGIONAL MUNICIPALITY OF YORK
To alter a waterway, construct in a flood plain on (Major Mackenzie Drive - Bruce Creek, West of Kennedy Road), in the Town of Markham, Rouge River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to construct a structure (dewatering discharge dispersal structure) within a Regional Storm Floodplain; alter a watercourse (dewatering discharge dispersal structure) during the coldwater timing window (July 1 to September 15).

LOCATION MAP: Major Mackenzie Drive - Bruce Creek, West of Kennedy 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 site restoration plans and an addendum report to the 16th Avenue Trunk Sewer Phase II Environmental Management Plan Report; dated June 28, 2004; received June 28, 2004; prepared by the Regional Municipality of York.**

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

**Proposal:**
The York Region Official Plan has identified substantial growth in the Region, primarily around the existing urban centres of Aurora, Newmarket, Vaughan, Richmond Hill and Markham. To support this development, increased capacity in the York Durham Sanitary Sewer (YDSS) is required. The master plan for this expansion has been approved. The 16th Avenue Phase II is a key phase of the master plan. The construction of 16th Avenue Phase II will complete the paralleling of the YDSS through the Town of Markham by connecting to the existing Highway 404 Trunk Sewer located just east of Woodbine Avenue to the existing Phase I 16th Avenue Trunk Sewer, located just east of what is known as shaft C8 near Robinson Creek.

The sewer system will be constructed via tunnelling. Construction of the tunnel and its associated shafts will require extensive dewatering of a major aquifer in the tunnel zone in order to create safe working conditions during construction.

The dewatering has the potential to create adverse impacts on groundwater users, as well as the natural environment. The main issues concerning the natural environment are associated with:

- Interference to existing water wells;
- Loss of groundwater contributions to natural streams, wetlands and ESAs; and
- Discharge of excess volume of water and its potential to change the natural regime of the receiving watercourses.

To address the above issues, the Region has divided the environmental component of the project into two major parts:

- A proactive well mitigation and monitoring plan to address adversely affected private wells and specialized groundwater uses, including golf courses and farms;
- An Environmental Management Plan (EMP) to manage stress to the natural functions of the ecosystem during the dewatering operation and associated recovery period of the aquifer.

The proactive well mitigation and monitoring plan is being reviewed by the Ministry of the Environment (MOE) as part of the Region's Permit to Take Water (PTTW) application. The EMP is currently being reviewed by staff at TRCA for permits under Ontario Regulation 158; MOE for the PTTW; the Ministry of Natural Resources (MNR) for permits under the Lakes and Rivers Improvement Act; and the Department of Fisheries and Oceans (DFO) for permits under the Federal Fisheries Act.
Key considerations associated with the EMP include:

- Complexity of the natural ecosystem;
- Deficiency in historic baseline information;
- Deficiency of documented effects from projects of this type and scale; and
- Due to ecosystem complexity and stated deficiencies, incorporating flexibility into the EMP through an adaptive management approach.

Adaptive management for the 16th Avenue Phase II project will be used to guide and revise the EMP. The impetus to use an adaptive management approach is so that the proponent or their agents are able to react in a timely manner to results from continuous monitoring of environmental trigger parameters and values, and operational rules.

To assess the potential zone of impact (ZOI) associated with the water-takings during the dewatering operation, a three-dimensional groundwater flow model developed as part of the York-Peel-Durham-Toronto (YPDT) Groundwater Study was used. The results obtained from this modelling were used to define the area within the 0.5 metre drawdown in the shallow aquifer. This area was defined as the ZOI associated with the natural ecosystem dependent on groundwater. A conservative buffer zone to extend all monitoring by an additional two kilometres or more was added to reduce the level of uncertainty associated with the ZOI. The YPDT Study was also used to identify streams which will be impacted through anticipated reductions in groundwater contributions to baseflow.

Within the ZOI and its buffer, all ESAs, wetlands and watercourses have been identified and an analysis of these ecosystem receptors has been carried out for fish and fish habitat; wetlands and ESAs; critical stream capacity; woodlots; and agriculture. The mitigation for these systems has been addressed in the EMP, as follows:

**Fish and Fish Habitat:**
- Piping dewatering discharge upstream to supplement stream baseflows within the ZOI;
- Establishing holding tanks within the ZOI to supplement stream baseflows within the ZOI;
- Dispersing dewatering discharge to alternate waterbodies;
- Thermal regulation of dewatering discharge; and
- An extensive temperature and flow monitoring system.

The amount and temperature of supplementation will be regulated through the adaptive management process.

**Wetlands and ESAs**
- An extensive species and groundwater monitoring system in select areas;
- Piping water to, or planting species, was required through the adaptive management process.

**Critical Stream Capacity**
- A fluvial geomorphical assessment of creeks that may be physically impacted was concluded to determine maximum discharge velocities.
- These rates are reflected in the adaptive management process.
Woodlots
- Soil moisture conditions and tree growth will be monitored in sample plots
- Adaptive management techniques include making more water available, and planting to replace loss.

Agriculture
- It is expected that the dewatering of the deep aquifers will not negatively affect the soil moisture content in the surrounding agricultural soils.

The adaptive management program will continue to be in effect for at least three years after the works are completed, or until the aquifer has rebounded to 90 per cent. Upon completion of the project, the supplementation waters will be reduced through consultation with agency staff depending on the results of the monitoring program. To coordinate the inter-agency review of the monitoring program, TRCA will hire a staff person on behalf of ourselves, MNR, DFO and MOE. Funding for this position has been committed by the Region of York.

In order to implement the adaptive mitigation strategy of the EMP, five permits from TRCA in accordance with Ontario Regulation 158 are required. Each of these permits is associated with the required piping of the dewatering discharge upstream to supplement the stream baseflows within the ZOI in order to reduce the potential impacts to fish and fish habitat. The five associated permit applications are:

- **Dewatering Discharge Dispersion to Bruce Creek at Kennedy Road, just north of Elgin Mills Road; application # 213/04/MARK; CFN 35501.**
- **Dewatering Discharge Dispersion to Robinson Creek at Elgin Mills Road; application # 214/04/MARK; CFN 35502.**
- **Dewatering Discharge Dispersion to Bruce Creek just north of Major Mackenzie Drive; application # 215/04/MARK; CFN 35503.**
- **Dewatering Discharge Dispersion to Berczy Creek at the southwest corner of Major Mackenzie Drive and Warden Avenue; application # 216/04/MARK; CFN 35504.**
- **Dewatering Discharge Dispersion to Little Rouge Creek, just south of Elgin Mills Road; application # 256/04/MARK; CFN 35602.**

Each permit application involves the construction of a piped system through the municipal road ditches to constructed riprap filtration ditch, riprap and grass ditch, and riverrun stone ditch within the flood plain and at the stream edge. The system is designed to remove iron content and reduce flow velocities before the water reaches the streams. The discharge waters will be thermally regulated through a heating or cooling system.

The project was reviewed by TRCA staff during the Environmental Assessment process and conforms to our requirements.

**Control of Flooding:**
The outfall will not have any implications 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:
Erosion and sedimentation plans in effect will reduce impacts on the watercourse as the waters are discharged.

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: 35503 Application #: 215/04/MARK
Report Prepared by: Beth Williston and Don Ford
For information contact: Beth Williston, extension 5217
Date: June 28, 2004

8.1.27 REGIONAL MUNICIPALITY OF YORK
To alter a waterway, construct in a flood plain on (northeast corner of Major MacKenzie Drive and Warden Avenue), in the Town of Markham, Rouge River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to construct a structure (dewatering discharge dispersal structure) within a Regional Storm Floodplain; alter a watercourse (dewatering discharge dispersal structure) during the coldwater timing window (July 1 to September 15).

LOCATION MAP: northeast corner of Major MacKenzie Drive and Warden Avenue

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:
Rationale

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

Proposal:
The York Region Official Plan has identified substantial growth in the Region, primarily around the existing urban centres of Aurora, Newmarket, Vaughan, Richmond Hill and Markham. To support this development, increased capacity in the York Durham Sanitary Sewer (YDSS) is required. The master plan for this expansion has been approved. The 16th Avenue Phase II is a key phase of the master plan. The construction of 16th Avenue Phase II will complete the paralleling of the YDSS through the Town of Markham by connecting to the existing Highway 404 Trunk Sewer located just east of Woodbine Avenue to the existing Phase I 16th Avenue Trunk Sewer, located just east of what is known as shaft C8 near Robinson Creek.

The sewer system will be constructed via tunnelling. Construction of the tunnel and its associated shafts will require extensive dewatering of a major aquifer in the tunnel zone in order to create safe working conditions during construction.

The dewatering has the potential to create adverse impacts on groundwater users, as well as the natural environment. The main issues concerning the natural environment are associated with:

- Interference to existing water wells;
- Loss of groundwater contributions to natural streams, wetlands and ESAs; and
- Discharge of excess volume of water and its potential to change the natural regime of the receiving watercourses.

To address the above issues, the Region has divided the environmental component of the project into two major parts:

- A proactive well mitigation and monitoring plan to address adversely affected private wells and specialized groundwater uses, including golf courses and farms;
- An Environmental Management Plan (EMP) to manage stress to the natural functions of the ecosystem during the dewatering operation and associated recovery period of the aquifer.

The proactive well mitigation and monitoring plan is being reviewed by the Ministry of the Environment (MOE) as part of the Region's Permit to Take Water (PTTW) application. The EMP is currently being reviewed by staff at TRCA for permits under Ontario Regulation 158; MOE for the PTTW; the Ministry of Natural Resources (MNR) for permits under the Lakes and Rivers Improvement Act; and the Department of Fisheries and Oceans (DFO) for permits under the Federal Fisheries Act.

Key considerations associated with the EMP include:
Complexity of the natural ecosystem;
Deficiency in historic baseline information
Deficiency of documented effects from projects of this type and scale; and
Due to ecosystem complexity and stated deficiencies, incorporating flexibility into the EMP through an adaptive management approach.

Adaptive management for the 16th Avenue Phase II project will be used to guide and revise the EMP. The impetus to use an adaptive management approach is so that the proponent or their agents are able to react in a timely manner to results from continuous monitoring of environmental trigger parameters and values, and operational rules.

To assess the potential zone of impact (ZOI) associated with the water-takings during the dewatering operation, a three-dimensional groundwater flow model developed as part of the York-Peel-Durham-Toronto (YPDT) Groundwater Study was used. The results obtained from this modelling were used to define the area within the 0.5 metre drawdown in the shallow aquifer. This area was defined as the ZOI associated with the natural ecosystem dependant on groundwater. A conservative buffer zone to extend all monitoring by an additional two kilometres or more was added to reduce the level of uncertainty associated with the ZOI. The YPD Study was also used to identify streams which will be impacted through anticipated reductions in groundwater contributions to baseflow.

Within the ZOI and its buffer, all ESAs, wetlands and watercourses have been identified and an analysis of these ecosystem receptors has been carried out for fish and fish habitat; wetlands and ESAs; critical stream capacity; woodlots; and agriculture. The mitigation for these systems has been addressed in the EMP, as follows:

**Fish and Fish Habitat:**
- Piping dewatering discharge upstream to supplement stream baseflows within the ZOI;
- Establishing holding tanks within the ZOI to supplement stream baseflows within the ZOI;
- Dispersing dewatering discharge to alternate waterbodies;
- Thermal regulation of dewatering discharge; and
- An extensive temperature and flow monitoring system.

The amount and temperature of supplementation will be regulated through the adaptive management process.

**Wetlands and ESAs**
- An extensive species and groundwater monitoring system in select areas;
- Piping water to, or planting species, was required through the adaptive management process.

**Critical Stream Capacity**
- A fluvial geomorphic assessment of creeks that may be physically impacted was concluded to determine maximum discharge velocities.
- These rates are reflected in the adaptive management process.
Woodlots
- Soil moisture conditions and tree growth will be monitored in sample plots
- Adaptive management techniques include making more water available, and planting to replace loss.

Agriculture
- It is expected that the dewatering of the deep aquifers will not negatively affect the soil moisture content in the surrounding agricultural soils.

The adaptive management program will continue to be in effect for at least three years after the works are completed, or until the aquifer has rebounded to 90 per cent. Upon completion of the project, the supplementation waters will be reduced through consultation with agency staff depending on the results of the monitoring program. To coordinate the inter-agency review of the monitoring program, TRCA will hire a staff person on behalf of ourselves, MNR, DFO and MOE. Funding for this position has been committed by the Region of York.

In order to implement the adaptive mitigation strategy of the EMP, five permits from TRCA in accordance with Ontario Regulation 158 are required. Each of these permits is associated with the required piping of the dewatering discharge upstream to supplement the stream baseflows within the ZOI in order to reduce the potential impacts to fish and fish habitat. The five associated permit applications are:

- **Dewatering Discharge Dispersion to Bruce Creek at Kennedy Road, just north of Elgin Mills Road; application # 213/04/MARK; CFN 35501.**
- **Dewatering Discharge Dispersion to Robinson Creek at Elgin Mills Road; application # 214/04/MARK; CFN 35502.**
- **Dewatering Discharge Dispersion to Bruce Creek just north of Major Mackenzie Drive; application # 215/04/MARK; CFN 35503.**
- **Dewatering Discharge Dispersion to Berczy Creek at the southwest corner of Major Mackenzie Drive and Warden Avenue; application # 216/04/MARK; CFN 35504.**
- **Dewatering Discharge Dispersion to Little Rouge Creek, just south of Elgin Mills Road; application # 256/04/MARK; CFN 35602.**

Each permit application involves the construction of a piped system through the municipal road ditches to constructed riprap filtration ditch, riprap and grass ditch, and riverrun stone ditch within the flood plain and at the stream edge. The system is designed remove iron content and reduce flow velocities before the water reaches the streams. The discharge waters will be thermally regulated through a heating or cooling system.

The project was reviewed by TRCA staff during the Environmental Assessment process and conforms to our requirements.

**Control of Flooding:**
The outfall will not have any implications 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:
Erosion and sedimentation plans in effect will reduce impacts on the watercourse as the waters are discharged.

*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: 35504 Application #: 216/04/MARK
Report Prepared by: Beth Williston and Don Ford
For information contact: Beth Williston, extension 5217
Date: June 28, 2004

8.1.28 REGIONAL MUNICIPALITY OF YORK
To alter a waterway, construct in a flood plain on (Elgin Mills Road), in the Town of Markham, Rouge River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to construct a structure (dewatering discharge dispersal structure) within a Regional Storm Floodplain; alter a watercourse (dewatering discharge dispersal structure) during the coldwater timing window (July 1 to September 15).

LOCATION MAP: Elgin Mills 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:
Rationale

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

Proposal:
The York Region Official Plan has identified substantial growth in the Region, primarily around the existing urban centres of Aurora, Newmarket, Vaughan, Richmond Hill and Markham. To support this development, increased capacity in the York Durham Sanitary Sewer (YDSS) is required. The master plan for this expansion has been approved. The 16th Avenue Phase II is a key phase of the master plan. The construction of 16th Avenue Phase II will complete the paralleling of the YDSS through the Town of Markham by connecting to the existing Highway 404 Trunk Sewer located just east of Woodbine Avenue to the existing Phase I 16th Avenue Trunk Sewer, located just east of what is known as shaft C8 near Robinson Creek.

The sewer system will be constructed via tunnelling. Construction of the tunnel and its associated shafts will require extensive dewatering of a major aquifer in the tunnel zone in order to create safe working conditions during construction.

The dewatering has the potential to create adverse impacts on groundwater users, as well as the natural environment. The main issues concerning the natural environment are associated with:

- Interference to existing water wells;
- Loss of groundwater contributions to natural streams, wetlands and ESAs; and
- Discharge of excess volume of water and its potential to change the natural regime of the receiving watercourses.

To address the above issues, the Region has divided the environmental component of the project into two major parts:

- A proactive well mitigation and monitoring plan to address adversely affected private wells and specialized groundwater uses, including golf courses and farms;
- An Environmental Management Plan (EMP) to manage stress to the natural functions of the ecosystem during the dewatering operation and associated recovery period of the aquifer.

The proactive well mitigation and monitoring plan is being reviewed by the Ministry of the Environment (MOE) as part of the Region's Permit to Take Water (PTTW) application. The EMP is currently being reviewed by staff at TRCA for permits under Ontario Regulation 158; MOE for the PTTW; the Ministry of Natural Resources (MNR) for permits under the Lakes and Rivers Improvement Act; and the Department of Fisheries and Oceans (DFO) for permits under the Federal Fisheries Act.

Key considerations associated with the EMP include:
Adaptive management for the 16th Avenue Phase II project will be used to guide and revise the EMP. The impetus to use an adaptive management approach is so that the proponent or their agents are able to react in a timely manner to results from continuous monitoring of environmental trigger parameters and values, and operational rules.

To assess the potential zone of impact (ZOI) associated with the water-takings during the dewatering operation, a three-dimensional groundwater flow model developed as part of the York-Peel-Durham-Toronto (YPDT) Groundwater Study was used. The results obtained from this modelling were used to define the area within the 0.5 metre drawdown in the shallow aquifer. This area was defined as the ZOI associated with the natural ecosystem dependant on groundwater. A conservative buffer zone to extend all monitoring by an additional two kilometres or more was added to reduce the level of uncertainty associated with the ZOI. The YPD Study was also used to identify streams which will be impacted through anticipated reductions in groundwater contributions to baseflow.

Within the ZOI and its buffer, all ESAs, wetlands and watercourses have been identified and an analysis of these ecosystem receptors has been carried out for fish and fish habitat; wetlands and ESAs; critical stream capacity; woodlots; and agriculture. The mitigation for these systems has been addressed in the EMP, as follows:

Fish and Fish Habitat:
- Piping dewatering discharge upstream to supplement stream baseflows within the ZOI;
- Establishing holding tanks within the ZOI to supplement stream baseflows within the ZOI;
- Dispersing dewatering discharge to alternate waterbodies;
- Thermal regulation of dewatering discharge; and
- An extensive temperature and flow monitoring system.

The amount and temperature of supplementation will be regulated through the adaptive management process.

Wetlands and ESAs
- An extensive species and groundwater monitoring system in select areas;
- Piping water to, or planting species, was required through the adaptive management process.

Critical Stream Capacity
- A fluvial geomorphical assessment of creeks that may be physically impacted was concluded to determine maximum discharge velocities.
- These rates are reflected in the adaptive management process.
Woodlots
- Soil moisture conditions and tree growth will be monitored in sample plots
- Adaptive management techniques include making more water available, and planting to replace loss.

Agriculture
- It is expected that the dewatering of the deep aquifers will not negatively affect the soil moisture content in the surrounding agricultural soils.

The adaptive management program will continue to be in effect for at least three years after the works are completed, or until the aquifer has rebounded to 90 per cent. Upon completion of the project, the supplementation waters will be reduced through consultation with agency staff depending on the results of the monitoring program. To coordinate the inter-agency review of the monitoring program, TRCA will hire a staff person on behalf of ourselves, MNR, DFO and MOE. Funding for this position has been committed by the Region of York.

In order to implement the adaptive mitigation strategy of the EMP, five permits from TRCA in accordance with Ontario Regulation 158 are required. Each of these permits is associated with the required piping of the dewatering discharge upstream to supplement the stream baseflows within the ZOI in order to reduce the potential impacts to fish and fish habitat. The five associated permit applications are:

- **Dewatering Discharge Dispersion to Bruce Creek at Kennedy Road, just north of Elgin Mills Road; application # 213/04/MARK; CFN 35501.**
- **Dewatering Discharge Dispersion to Robinson Creek at Elgin Mills Road; application # 214/04/MARK; CFN 35502.**
- **Dewatering Discharge Dispersion to Bruce Creek just north of Major Mackenzie Drive; application # 215/04/MARK; CFN 35503.**
- **Dewatering Discharge Dispersion to Berczy Creek at the southwest corner of Major Mackenzie Drive and Warden Avenue; application # 216/04/MARK; CFN 35504.**
- **Dewatering Discharge Dispersion to Little Rouge Creek, just south of Elgin Mills Road; application # 256/04/MARK; CFN 35602.**

Each permit application involves the construction of a piped system through the municipal road ditches to constructed riprap filtration ditch, riprap and grass ditch, and riverrun stone ditch within the flood plain and at the stream edge. The system is designed remove iron content and reduce flow velocities before the water reaches the streams. The discharge waters will be thermally regulated through a heating or cooling system.

The project was reviewed by TRCA staff during the Environmental Assessment process and conforms to our requirements.

**Control of Flooding:**
The outfall will not have any implications 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:**
Erosion and sedimentation plans in effect will reduce impacts on the watercourse as the waters are discharged.

*Plantings*
All disturbed areas will be restored with native/non-invasive species following completion of the adaptive management program.

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

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**CFN: 35602**
Report Prepared by: Beth Williston and Don Ford
For information contact: Beth Williston, extension 5217
Date: June 28, 2004

8.1.29 **SUZANA WARNER**
To construct in a flood plain on Lot 71, Block K, Plan M-1325, (7 Park Brook Place), in the Town of Markham, Don River Watershed as located on the property owned by Suzana Warner.

The purpose is to excavate and place fill within a Fill Regulated Area to facilitate the installation of a swimming pool at the rear of an existing dwelling.

**LOCATION MAP: 7 Park Brook Place**

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:

- Redline revised Pool Location Plan, prepared by the applicant, received June 8, 2004.
RATIONALE
The application was reviewed by staff on the basis of the following information:

Proposal:
The proposal is to excavate and place within a Fill Regulated Area to facilitate the installation of an in-ground swimming pool at the rear of an existing dwelling. The subject property is located west of Yonge Street and north of John Street, in the Town of Markham. The property is west of a gently sloping valley feature of which the top of bank forms the rear property line. The pool will be located a minimum of 5 metres from top of bank in a backyard that is currently sodded. TRCA geotechnical staff is satisfied that there are no slope stability concerns related to the proposed location of the pool.

Control of Flooding:
The proposed swimming pool is not located within the Regional Storm Flood Plain and therefore will not affect the storage or conveyance of flood waters.

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 valley.

Conservation of Land:
A site visit to the subject property confirmed that there are no geotechnical/slope stability concerns associated with this project. As the watercourse will not be impacted by this proposal, no fisheries concerns will result. There are no other significant natural features on or adjacent to the site that may be negatively impacted by the project.

Plantings
The area of proposed works is presently sodded. As such, the works will not affect any significant natural features; therefore, no plantings are required as part of this application.

Policy Guidelines:
This proposal is consistent with Section 4.2.2 E) - Property Improvements and Ancillary Structures - of the Authority's Stream and Valley Corridor Management Program:

CFN: 35541
Report Prepared by: Lorenzo Nicolet, extension 5314
For information contact: Kirsten Kontor, extension 5370
Date: June 11, 2004
TOWN OF RICHMOND HILL

8.1.30 GIUSEPPE GITTO
To construct in a flood plain on Part Lot 87, Plan 1923, (128 Weldrick Road West), in the Town of Richmond Hill, Don River Watershed as located on the property owned by Giuseppe Gitto.

The purpose is to construct in the Regional Storm Flood Plain of the Don River in order to facilitate the construction of single family dwelling.

LOCATION MAP: 128 Weldrick Road West

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:


RATIONALE
The application was reviewed by staff on the basis of the following information:
Proposal:
The purpose is to construct in the Regional Storm Flood Plain of the Don River in order to facilitate the construction of a single family dwelling. The property is located on the north side of Weldrick Road West, between Bathurst Street and Yonge Street, in the Town of Richmond Hill. The proposed single family dwelling will replace a demolished residential dwelling. The Valley and Stream Corridor Management Program policies permit an addition to an existing building within the Regional Storm Flood Plain that is up to 50 percent of the total area of the building based on existing conditions as of January 1, 1987. The current proposal to replace the demolished house does not exceed 50 percent of the total area of the residence as of the stipulated date. Further, the proposed dwelling maintains the same footprint as the demolished dwelling and is therefore not closer to the watercourse. The proposed dwelling is located approximately 25m from the Don River, entirely in the flood plain but outside of the hydraulic floodway of the Don River. The single family dwelling will be floodproofed to Regional Storm Flood Elevation, plus free board, in accordance with TRCA policies for redevelopment in the flood plain. TRCA staff is satisfied that there are no geotechnical concerns associated with the proposed works.

Control of Flooding:
TRCA engineering staff has confirmed that the house will be appropriately floodproofed to the Regional Storm Flood Elevation, plus freeboard. A structural engineer has confirmed that the single family dwelling is able to withstand the depths and velocities of flood waters 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 single family dwelling.

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

Conservation of Land:
There are no geotechnical/slope stability issues associated with the proposed works. Furthermore, there will be no impacts to fish habitat or any other natural resource features on the subject lands.

Plantings
The area of proposed works is presently occupied by the foundations of a demolished single family dwelling. As such, the works will not affect any significant natural features; therefore, no plantings are required as part of this application.

Policy Guidelines:
The proposal is consistent with Sections 4.2.2 (D)-Replacement Structures-of the Authority's Valley and Stream Corridor Management program.
8.1.31 YORK HARRIS
To place fill within a regulated area on Lot 52, Plan 3806, (350 Red Maple Road), in the Town of Richmond Hill, Don River Watershed as located on the property owned by York Harris.

The purpose is to place fill in a Fill Regulated Area in order to facilitate the construction of 3 residential condominium buildings and recreation center, in the Town of Richmond Hill.

LOCATION MAP: 350 Red Maple 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:


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 a Fill Regulated Area in order to facilitate the construction of 3 residential condominium buildings and a recreation centre, in the Town of Richmond Hill. The subject property is currently used for industrial purposes. The site is currently occupied by two industrial buildings. Minimal grading of the site will be required. The subject site is located a significant distance from German Mills Creek and there are buildings located between the site and the watercourse.
Though the subject site was once located within the stream corridor of German Mills Creek, alterations to the watercourse channel resulted in the reduction of the Regional Storm Flood Plain, thus removing the subject site from the stream corridor. However, as the Fill Regulated Area in this location has not changed, the site remains within the Fill Regulated Area.

Control of Flooding:
The proposed works are located outside the Regional Storm Floodplain of German Mills Creek, hence there will be no impacts to the storage or conveyance of flood waters.

Pollution:
The proposed works are located approximately 150m from the watercourse. Minimal grading of the site is required in order to construct the 3 residential condominium buildings and recreation centre. As a result, there will be no sedimentation of the watercourse.

Conservation of Land:
There are no geotechnical/slope stability issues associated with this proposal. As the proposed works are located approximately 150m away from the watercourse, there are no fisheries concerns related to the project. Further, there are no significant natural heritage features on, or adjacent to the subject property which will be negatively impacted by the proposed works.

Plantings
No vegetation removals are required as part of this project and no significant natural heritage features will be impacted. TRCA ecology staff has reviewed the landscaping plan submitted as part of site plan application D06-03059 for the subject property and is satisfied that the design complies with current ecological design standards and practices.

Policy Guidelines:
Though the subject site was once located within the stream corridor of German Mills Creek, alterations to the watercourse channel resulted in the reduction of the Regional Storm Flood Plain, thus removing the subject site from the stream corridor. However, as the Fill Regulated Area in this location has not changed, the site remains within the Fill Regulated Area. Thus, the project is consistent with the intent of Section 4.2.2 - Development and Redevelopment/Intensification Within Non-Established Communities/Highly Urbanized Areas - of the Authority's Valley and Stream Corridor Management Program.

CFN: 35505
Application #: 212/04/RH
Report Prepared by: Lorenzo Nicolet, extension 5314
For information contact: Kirsten Kontor, extension 5370
Date: June 3, 2004
TOWN OF WHITCHURCH-STOUFFVILLE

8.1.32 REGIONAL MUNICIPALITY OF YORK

To alter a waterway on Part Lot 34, Concession 9 Plan 65R-24565, (9th Line), in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to alter a Watercourse during the warmwater timing window (July 1 to March 31) through a dam and pump around method to facilitate the construction of the 9th Line West Branch portion of the York-Durham Sanitary Sewer Extension to Stouffville.

LOCATION MAP: 9th Line

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 a fisheries survey, detailed site, erosion and sediment control plans; site restoration plans; and confirmation of any groundwater dewatering requirements; dated June 23, 2004; received June 25, 2004; prepared by the Regional Municipality of York.

RATIONALE

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

Proposal:
As part of the construction of the York-Durham Sanitary Sewer (YDSS), a permit application is required for the open cut crossing of a tributary draining into the Little Rouge River. Permit C-02132 was issued on May 2002 for two downstream tunnel crossings associated with this section of the sewer construction.

This tributary is severely degraded. As part of the mitigation plan, the garbage will be removed from the bed and banks of the stream, and the upstream and downstream sections of the tributary will be planted with native trees and shrubs.
The project was reviewed by TRCA staff during the Environmental Assessment process and conforms to our requirements.

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 (silt fence; check dam; pump and dam method) will be implemented to ensure that the construction-generated sediments do not enter the watercourse.

Conservation of Land:
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).

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: 35451                                Application #: 182/04/WS
Report Prepared by: Beth Williston, extension 5217
For information contact: Beth Williston, extension 5217
Date: May 18, 2004

TOWNSHIP OF KING

MINOR WORKS

8.1.33 FRANCES ANDREANA
To place fill within a regulated area on Lot 125 & 126, Part Block F, Plan 280 (160 Elmpine Trail), in the Township of King, Humber River Watershed as located on the property owned by Frances Andreana.

The purpose is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate the construction of an in-ground swimming pool within the side yard of an existing residential lot located at 160 Elmpine Trail in the Township of King.
The permit will be issued for the period of July 9, 2004 to July 8, 2006.

- **Proposed Site Plan**, dated May 21, 2004, received by the TRCA on June 17, 2004, redline revised to indicate the removal of excess fill material.
- **Planting Plan**, received by the TRCA on June 17, 2004, redline revised to indicate that woody species will be planted on the slope, starting approximately 1 metre from the proposed pool (the species will include one or more of the following: Choke Cherry, Service Berry, Sumac, Nanny Berry, Grey Dogwood, or any other species approved by the TRCA).

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

**Proposal:**
The subject property is partially located within a Fill Regulated Area. The works involve excavating and placing fill to facilitate the construction of an in-ground swimming pool within the manicured side yard of an existing residential lot. The proposed pool will abut the existing residential dwelling. Both the existing residence and the proposed pool are located adjacent to a manicured slope. TRCA staff are satisfied that there are no geotechnical/slope stability issues associated with the proposed development, but requested that plantings be provided along the sloped portion of the site, adjacent to the proposed development, for storm water and erosion control. The proposal will not be located within the Regional Storm Flood Plain.

**Control of Flooding:**
The proposal will not be located within the Regional Storm Flood Plain. There will be no impact on the storage or conveyance of flood waters.

**Pollution:**
No sedimentation is expected from this project, as the location of the proposed works is approximately 90 metres from the watercourse.
Conservation of Land:
TRCA staff visited the subject property and are satisfied that there are no geotechnical/slope stability issues associated with the proposed development. As the watercourse will not be impacted by the proposal, no fisheries concerns will result. There are no other significant natural features on, or adjacent to, the site that may be negatively impacted by the project.

Plantings
Plantings will be provided along the sloped portion of the site, adjacent to the proposed development, to the satisfaction of TRCA staff.

Policy Guidelines:
The proposal is consistent with Section 4.2.2 E) - Property Improvements and Ancillary Structures - of the Authority’s Valley and Stream Corridor Management Program.

CFN: 35499
Application #: 210/04/KING
Report Prepared by: Coreena Smith, extension 5269
For information contact: Mary-Ann Burns, extension 5267
Date: June 25, 2004

8.1.34 REGIONAL MUNICIPALITY OF YORK
To construct in a flood plain on Lot 65, Concession 1 Plan R-S208, (King Road), in the Township of King, Humber River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to construct a structure (through directional drilling) within a Regional Storm Floodplain.

LOCATION MAP: King 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 revised restoration and engineering plans; dated June 28, 2004; received June 28, 2004; prepared by the Regional Municipality of York.

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

Proposal:
The proposal consists of the construction of a forcemain along the south side of king Road between the proposed pumping station (to be located on King Road approximately 375 metres west of Keel Street), and Yonge Street. The forcemain will connect to the existing York-Durham Sanitary Sewer that runs along the east side of Yonge Street. The forcemain is to be constructed by horizontal directional drilling which will reduce the excavation and disturbance. All disturbed area will be restored to their original condition and there will be no change to the existing grading.

The project was reviewed by TRCA staff during the Environmental Assessment process and conforms to our requirements.

Control of Flooding:
As all existing ground elevations throughout the Regional Storm Floodplain will be maintained, therefore, the control of flooding will not be implicated

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.

All watercourses on the Oak Ridges Moraine have been identified as hydrologically sensitive features. There is one watercourse in within the project limits. 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
8.1.35 REGIONAL MUNICIPALITY OF YORK
To construct in a flood plain on Lot 5, Concession 4 Plan 65R-1964, (King Road), in the Township of King, Humber River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to construct a structure (through directional drilling) within a Regional Storm Floodplain.

LOCATION MAP: King 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 revised restoration and engineering plans; dated June 28, 2004; received June 28, 2004; prepared by the Regional Municipality of York.

RATIONALE
The application was reviewed by staff on the basis of the following information:
Proposal:
The proposal consists of the construction of a forcemain along the south side of King Road between the proposed pumping station (to be located on King Road approximately 375 metres west of Keel Street), and Yonge Street. The forcemain will connect to the existing York-Durham Sanitary Sewer that runs along the east side of Yonge Street. The forcemain is to be constructed by horizontal directional drilling which will reduce the excavation and disturbance. All disturbed area will be restored to their original condition and there will be no change to the existing grading.

The project was reviewed by TRCA staff during the Environmental Assessment process and conforms to our requirements.

Control of Flooding:
As all existing ground elevations throughout the Regional Storm Floodplain will be maintained, therefore, the control of flooding will not be implicated.

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.

All watercourses on the Oak Ridges Moraine have been identified as hydrologically sensitive features. There is one watercourse in within the project limits. 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: 35227
Report Prepared by: Beth Williston, extension 5217
For information contact: Beth Williston, extension 5217
Date: June 15, 2004

Application #: 082/04/KING
THE FOLLOWING PERMIT APPLICATIONS ARE ERRATA ITEMS:

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

CITY OF BRAMPTON

8.1.36 MACEDIL HOLDINGS INC.
To construct in a flood plain, place fill within a regulated area on Lot 11, Plan 43M-527, (Southwest Corner Ken Whillans Drive and Sproule Drive), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Macedil Holdings Inc.

The purpose is to place and excavate fill material within a Fill Regulated Area and to construct in a floodplain in order to facilitate the construction of a retirement community complex. The proposed works will occur at the southwest corner of Ken Whillans Drive and Sproule Drive, in the City of Brampton.

LOCATION MAP: Southwest Corner Ken Whillans Drive and Sproule Drive

The permit will be issued for the period of July 9, 2004 to July 8, 2009.

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

RATIONALE
The application was reviewed by staff on the basis of the following information:
Proposal:
The proposal involves the placement and excavation of fill material within a Fill Regulated Area; and construction within the floodplain associated with Etobicoke Creek. The purpose of the application is to facilitate the construction of a retirement community complex at the southwest corner of Ken Whillans Drive and Sproule Drive, in the City Brampton.

All proposed development is located adjacent to a valley corridor and Regulatory floodplain associated with Etobicoke Creek. All proposed development is to be located outside of the valley corridor and Regulatory floodplain. However, the proposed access route will be partially located within the floodplain. Numerous site constraints were identified regarding access for the subject property through the Site Plan process with the City of Brampton. As such, access to the site can only be provided off of Ken Whillans Drive, which is located partially within the floodplain. However, in accordance with Provincial and Authority policies, an emergency access route will be provided off of Sproule Drive, which is located entirely outside of the floodplain. All parking is proposed to be located on the tableland, and will not be permitted in the valley corridor and/or floodplain area. The applicant and the City of Brampton have agreed to the cash-in-lieu program to address stormwater management on the subject property.

Control of Flooding:
The majority of the proposed works will occur outside of the Regulatory floodplain. A portion of the proposed access route will be located in the floodplain. As such, an emergency access road will be located on Sproule Drive, located outside of the floodplain. TRCA technical staff have confirmed that there will no negative impacts to the storage and conveyance of floodwaters as a result of this proposal.

Pollution:
Sediment and erosion control fencing will be installed prior to any works commencing on site and will be maintained and monitored throughout construction to ensure that sedimentation of the valleyland and watercourse feature does not occur.

Conservation of Land:
The proposal involves the restabilization of the slope feature on the subject property. The proposed regrading will result in a slope that is more stable and less prone to erosion and/or slope failure. In addition, the slope feature will be densely planted, incorporating only native and non-invasive plant species to further stabilize and naturalize the slope. There are no fisheries related concerns associated with this development.

Plantings
All plantings and seed mixes will incorporate only native and non-invasive plant species.

Policy Guidelines:
The proposal is in conformity with Section 4.1.1 - New Urban Development and Section 5.2 - Erosion Control and Slope Stability Remedial Works of the Authority's Valley and Stream Corridor Management Program.
8.1.37 MATTAMY (GOREWAY) LIMITED
To construct in a flood plain, place fill within a regulated area on Part Lot 11, Concession 7, in the City of Brampton, Humber River Watershed as located on the property owned by Mattamy (Goreway) Limited.

The purpose is to excavate and place fill materials to facilitate the construction of a residential subdivision partially located within a Fill Regulated Area; and to construct an outfall structure partially located within the Regional Storm Floodplain associated with the West Humber River, on lands located at the northeast corner of Castlemore Road and Goreway Drive, in the City of Brampton.

LOCATION MAP NOT AVAILABLE

The permit will be issued for the period of July 9, 2004 to July 8, 2009.

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

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

Proposal:
This proposal involves the excavation and placement of fill material to facilitate the construction of a residential subdivision (Cottrelle subdivision Part ‘D’, 21T-00011B) that is adjacent to a valley corridor associated with the West Humber River, and is partially located within a Fill Regulated Area. All development associated with the subdivision application are proposed to be located entirely outside of the Regulatory Floodplain. In addition, an adequately sized vegetated buffer is proposed to be provide between the proposed development, and the limits of the valley corridor. Furthermore, this application proposes to construct a stormwater outfall partially located within the Regulatory Floodplain. TRCA staff have ensured that the design, location and extent of the proposed outfall will not negatively impact floodplain, pollution and conservation management issues. In addition, all inwater works will conform to the cold water construction timing window (between July 1 to September 15).

Control of Flooding:
No excavated materials are proposed to be placed within the Regulatory Floodplain. In addition, the proposed works associated with this application are not expected to result in any negative impacts to the storage and conveyance of floodwaters.
Pollution:
All appropriate sediment and erosion control measures will be installed and maintained during all phases of the proposed works.

Conservation of Land:
The proposed works do not involve the removal of any significant vegetation. In addition, an adequately sized vegetated buffer is being proposed to be located between the valley corridor, and the proposed development. Furthermore, the proposed stormwater outfall is accompanied by a compensatory landscape planting plan which proposes to renaturalize a significant portion of the valleylands. There are no significant geotechnical or fisheries related concerns. However, all inwater works will conform to the cold water construction timing window (between July 1 to September 15).

Plantings
All proposed plant materials will be densely planted and will be native and non-invasive species.

Policy Guidelines:
This proposal is in conformity with Sections 4.1 - New Development and 4.3 - Infrastructure and Servicing, of the Authority’s Valley and Stream Corridor Management Program.

CFN: 35121 Application #: 036/04/BRAM
Report Prepared by: Joshua Campbell, extension 5386
For information contact: Joshua Campbell, extension 5386
Date: June 28, 2004

8.1.38 MATTAMY (SPRINGPARK) LIMITED
To construct in a flood plain, place fill within a regulated area on Part Lot 9, 10, Concession 7, (southeast of Castlemore Road and Airport Road), in the City of Brampton, Humber River Watershed as located on the property owned by Mattamy (Springpark) Limited.

The purpose is to excavate and place fill materials to facilitate the construction of a residential subdivision partially located within a Fill Regulated Area; and to construct an outfall structure partially located within the Regional Storm Floodplain associated with the West Humber River, on lands located at the southeast corner of Castlemore Road and Airport Road, in the City of Brampton.
LOCATION MAP: southeast of Castlemore Road and Airport Road

The permit will be issued for the period of July 9, 2004 to July 8, 2009.

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

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

Proposal:
This proposal involves the excavation and placement of fill to facilitate the construction of a residential subdivision (Cottrelle Subdivision Part 'A', 21T-98015B and 21T-98034B) that is adjacent to a valley corridor associated with the West Humber River, and is partially located within a Fill Regulated Area. All development associated with the subdivision application are proposed to be located entirely outside of the Regulatory Floodplain. In addition, an adequately sized vegetated buffer is proposed to be provide between the proposed development, and the limits of the valley corridor. Furthermore, this application proposes to construct a stormwater outfall partially located within the Regulatory Floodplain. TRCA staff have ensured that the design, location and extent of the proposed outfall will not negatively impact floodplain, pollution and conservation management issues. In addition, all inwater works will conform to the cold water construction timing window (between July 1 to September 15).

Control of Flooding:
No excavated materials are proposed to be placed within the Regulatory Floodplain. In addition, the proposed works associated with this application are not expected to result in any negative impacts to the storage and conveyance of floodwaters.
Pollution:
All appropriate sediment and erosion control measures will be installed and maintained during all phases of the proposed works.

Conservation of Land:
The proposed works do not involve the removal of any significant vegetation. In addition, an adequately sized vegetated buffer is being proposed to be located between the valley corridor, and the proposed development. Furthermore, the proposed stormwater outfall is accompanied by a compensatory landscape planting plan which proposes to renaturalize a significant portion of the valleylands. There are no significant geotechnical or fisheries related concerns. However, all inwater works will conform to the cold water construction timing window (between July 1 to September 15).

Plantings
All proposed plant materials will be densely planted and will be native and non-invasive species.

Policy Guidelines:
This proposal is in conformity with Sections 4.1 - New Development and 4.3 - Infrastructure and Servicing, of the Authority's Valley and Stream Corridor Management Program.
LOCATION MAP: southwest of Castlemore road and Goreway Drive

The permit will be issued for the period of July 9, 2004 to July 8, 2009.

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

**RATIONALE**

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

**Proposal:**
This proposal involves the excavation and placement of fill materials to facilitate the construction of a residential subdivision (Cottrelle subdivision Part 'B', 21T-98033B) that is adjacent to a valley corridor associated with the West Humber River, and is partially located within a Fill Regulated Area. All development associated with this subdivision application are proposed to be located entirely outside of the Regulatory Floodplain. In addition, an adequately sized vegetated buffer is proposed to be provide between the proposed development, and the limits of the valley corridor. Furthermore, this application proposes to construct a stormwater outfall partially located within the Regulatory Floodplain. TRCA staff have ensured that the design, location and extent of the proposed outfall will not negatively impact floodplain, pollution and conservation management issues. This proposal also involves the construction of a sanitary sewer crossing of the West Humber River. To minimize the amount of disturbance, the sanitary sewer crossing will be constructed using the directional boring method. In addition, all inwater works will conform to the cold water construction timing window (between July 1 to September 15).

**Control of Flooding:**
No excavated materials are proposed to be placed within the Regulatory Floodplain. In addition, the proposed works associated with this application are not expected to result in any negative impacts to the storage and conveyance of floodwaters.
Pollution:
All appropriate sediment and erosion control measures will be installed and maintained during all phases of the proposed works.

Conservation of Land:
It has been determined that the proposed works do not involve the removal of any significant vegetation. In addition, an adequately sized vegetated buffer is being proposed to be located between the valley corridor, and the proposed development. Furthermore, the proposed stormwater outfall is accompanied by a compensatory landscape planting plan which proposes to renaturalize a significant portion of the valleylands. In addition, all disturbance related to the construction of the proposed sanitary sewer crossing will be returned to pre-construction conditions. There are no significant geotechnical or fisheries related concerns. However, all inwater works will conform to the cold water construction timing window (between July 1 to September 15).

Plantings
All proposed plant materials will be densely planted and will be native and non-invasive species.

Policy Guidelines:
This proposal is in conformity with Sections 4.1 - New Development and 4.3 - Infrastructure and Servicing, of the Authority's Valley and Stream Corridor Management Program.

CFN: 35162 Application #: 057/04/BRAM
Report Prepared by: Joshua Campbell, extension 5386
For information contact: Joshua Campbell, extension 5386
Date: June 28, 2004

8.1.40 MENKES INDUSTRIAL HOLDINGS INC.
To construct in a flood plain on Part Block 3, 4, Plan 43M-811, 43R-25326, (3925 Steeles Avenue East), in the City of Brampton, Mimico Creek Watershed as located on the property owned by Menkes Industrial Holdings Inc.

The purpose is to construct and place fill within the Regulatory Floodplain, to facilitate the construction of a stormwater management outfall, and minor realignment of a flood control berm adjacent to Mimico Creek, in support of a proposed industrial development in the City of Brampton.
The documents and plans which form part of this permit will be listed in a separate report.

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

Proposal:
This project involves the construction of an industrial building on lands adjacent to Mimico Creek, at the corner of Finch Avenue and Steeles Avenue, in the City of Brampton. This project requires the partial re-alignment of a flood control berm within the adjacent floodplain, and the construction of a stormwater outfall adjacent to Mimico Creek.

Through past land use approvals, flood control berms were constructed along this reach of Mimico Creek to allow the development of adjacent industrial lands. The majority of the properties within this reach have been developed, with few undeveloped lots remaining. Development within this reach has been completed on this basis of a flood study completed in 1986, which identified Regional Storm flows within this area. At the end of the planning process for this proposal, through an analysis of the location of the berm in relation to the property line, the applicant discovered that the berm is not presently located on, or at the rear property line, but is located further within the subject property, posing a significant constraint to the proposed development. The applicant has completed a flood study which has provided more up to date data on storm flows within this area, and has assessed the potential impacts on the Floodplain of shifting the berm 1-2 metres to bring it more in line with the property limits. The applicant also owns the adjacent flood-prone lands, onto which the berm would be shifted.

The flood study has indicated that the proposed shifting of the berm would have very minimal impacts on the flood levels in this area, and as flood levels have slightly decreased in this area, the post development flood levels would be below that which was previously identified for this area. As compensation for this modification, the applicant has agreed to provide significant plantings on adjacent, currently disturbed, Floodplain lands.

The proposed stormwater outfall has will be constructed using natural channel design, which has been reviewed and approved by TRCA staff. The area surrounding this outfall, in addition to those listed above, will be re-vegetated through this project.
Control of Flooding:
The works will occur in the Regional Storm Floodplain, however based upon the findings of the flood study submitted in support of this proposal, permanent modifications to the storage and conveyance of stream and storm flows are not anticipated.

Pollution:
Sediment and erosion control measures will be put in place during construction to reduce the impact on surrounding features. Any surrounding vegetation disturbed during the construction process will be restored to pre-construction condition.

Conservation of Land:
No significant vegetative or geotechnical concerns exist with respect to this project. No in-water works are required, and thus MNR Fisheries Timing Window restrictions do not apply.

Plantings
The applicant has agreed to plant an area of approximately 1225 square metres along the western portion of the property, adjacent to and within the floodplain, with native non-invasive species.

Policy Guidelines:
The proposed works are consistent with Section 4.1.1 - New Urban Development, of the Authority's Valley and Stream Corridor Management Program.
The permit will be issued for the period of July 9, 2004 to July 8, 2009.

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

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

Proposal:
The proposal involves the construction of an industrial building and associated parking facility at 1680 Mattawa Avenue, in the City of Mississauga. The portion of the subject property to which this application applies is located within TRCA's Fill Regulated Area, but is located outside of the Regulatory Floodplain. Grading on the subject property commenced prior to any issuance of the necessary permit. As such, this permit will not be released until such time that TRCA Enforcement staff are completely satisfied. Furthermore, this application is subject to an additional fee for the violation.

Control of Flooding:
The proposed works are located outside of the Regulatory Floodplain. As such, the storage and conveyance of floodwaters will not be affected by the proposed works.

Pollution:
Sediment and erosion control fencing will be installed prior to any works commencing on the subject property and will be maintained and monitored throughout construction.

Conservation of Land:
No significant vegetation will be removed as a result of construction. In addition, an adequately sized vegetated buffer located between the proposed development and the limits of the valley corridor is being proposed. There are no geotechnical or fisheries related concerns associated with this proposal.

Plantings
The area between the proposed development and the valley corridor will be densely vegetated with only native and non-invasive plant species.
Policy Guidelines:
The proposal is in conformity with Section 4.1.1 - New Urban Development of the Authority's Valley and Stream Corridor Management Program.

CFN: 35437
Report Prepared by: Adam Miller, extension 5244
For information contact: Joshua Campbell, extension 5386
Date: June 28, 2004

CITY OF TORONTO [ETOBICOKE YORK COMMUNITY COUNCIL AREA]

8.1.42 RONAILDO PEIXOTO
To construct in a flood plain on Lot 1, Plan 1956, Part Lot 1, Plan 1982, (56 Hilldale Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Ronaildo Peixoto.

The purpose is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate the demolition of the existing dwelling and garage on Lot 1 and to construct a new 2 storey dwelling on Part 1 of Lot 1 (known as 56 Hilldale Road). The subject property is located within the Rockcliffe Special Policy Area.

LOCATION MAP: 56 Hilldale Road

The permit will be issued for the period of July 9, 2004 to July 8, 2006.

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

RATIONALE
The application was reviewed by staff on the basis of the following information:
Proposal:
The subject property is located east of Jane Street and south of Eglinton Avenue. The proposal is to excavate and place fill within a Fill Regulated Area to facilitate the demolition of the existing dwelling and garage and construct a new 2 storey dwelling on Part 1 of Lot 1 (known as 56 Hilldale Road). A separate permit application is also on this agenda to permit the construction of a new 2 storey dwelling on Part 2 of Lot 1 (known as 56A Hilldale Road). The proposed works will take place within the Rockcliffe Special Policy Area.

Control of Flooding:
All openings of the proposed dwelling and garage will be above the 350 year storm elevation. The applicant has submitted a letter from a structural engineer stating that the proposed addition will withstand the depths and velocities expected under the 350 year storm.

Pollution:
A sediment control fence will be installed and maintained during construction.

Conservation of Land:
There are no geo-technical issues associated with this project. There will be no impact on significant natural features or riparian vegetation.

Plantings
No plantings are required for this application.

Policy Guidelines:
This project 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: 35546
Application #: 236/04/TOR
Report Prepared by: Annemarie Sanchez, extension 5284
For information contact: Steve Heuchert, extension 5311
Date: June 14, 2004

8.1.43 RONAILDO PEIXOTO
To construct in a flood plain on Lot 1, Plan 1956, Part Lot 1, Plan 1982, (56A Hilldale Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Ronaildo Peixoto.

The purpose is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate the demolition of the existing dwelling and garage on the subject property and construct a new dwelling on Part 2 of Lot 1 (56A Hilldale Road). The subject property is located within the Rockcliffe Special Policy Area.
The permit will be issued for the period of July 9, 2004 to July 8, 2006.

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

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

Proposal:
The subject property is located east of Jane Street and south of Eglinton Avenue. The proposal is to excavate and place fill within a Fill Regulated Area to facilitate the demolition of the existing dwelling and garage and construct a new 2 storey dwelling on Part 2 of Lot 1 (known as 56A Hilldale Road). A separate permit application is also on this agenda to permit the construction of a new 2 storey dwelling on Part 1 of Lot 1 (known as 56 Hilldale Road). The proposed works will take place within the Rockcliffe Special Policy Area.

Control of Flooding:
All openings of the proposed dwelling and garage will be above the 350 year storm elevation. The applicant has submitted a letter from a structural engineer stating that the proposed addition will withstand the depths and velocities expected under the 350 year storm.

Pollution:
A sediment control fence will be installed and maintained during construction.

Conservation of Land:
There are no geo-technical issues associated with this project. There will be no impact on significant natural features or riparian vegetation.

Plantings
Plantings are not required as part of this application.

Policy Guidelines:
This project 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.
MINOR WORKS

8.1.44 PAUL BIGIONI
To place fill within a regulated area on Part 1 Part Block J, Plan 1538, (25 Kingsbury Crescent), in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed as located on the property owned by Paul Bigioni.

The purpose is to excavate and place fill within a Fill Regulated Area of the waterfront to facilitate the construction of an inground pool.

LOCATION MAP: 25 Kingsbury Crescent

The permit will be issued for the period of July 9, 2004 to July 8, 2006.

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

RATIONALE
The application was reviewed by staff on the basis of the following information:
Proposal:
The proposal is to construct an inground pool at the rear of the existing dwelling. The subject property is located south of Kingston Road and west of Birchmount Road, along the bluff area of the waterfront in the community of Scarborough. All works are sufficiently setback from the top of the bluff.

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

Pollution:
Sediment fencing will be installed between the work area and the edge of the bluff.

Conservation of Land:
The entire property is located within a developed community along this portion of the waterfront. The pool and patio is located to the north of the boundary of a restrictive covenant placed on the southern portion of the tableland. A geotechnical report has been submitted in support of the inground pool. TRCA geo-technical staff are satisfied with the conclusions with regards to slope stability. All excavated material will be removed off the site. There will be no impact on significant natural features, fisheries or riparian vegetation.

Plantings
All plantings will consist of native and non-invasive species.

Policy Guidelines:
This project is consistent with Section 4.2.2 - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program and the Provincial Policy Statement for Natural Hazards on the Great Lakes Shoreline.

CFN: 35092 Application #: 030/04/TOR
Report Prepared by: Annemarie Sanchez, extension 5284
For information contact: Steve Heuchert, extension 5311
Date: June 28, 2004

CITY OF TORONTO [TORONTO AND EAST YORK COMMUNITY COUNCIL AREA]

8.1.45 BELL CANADA
To place fill within a regulated area on (Cherry Street), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Bell Canada.

The purpose is to excavate and place fill within a Fill Regulated Area and Floodplain of the Lower Don Special Policy Area (SPA) to facilitate the placement of an underground conduit structure (duct) using the open trench method and the directional bore method.
The permit will be issued for the period of July 9, 2004 to July 8, 2006.

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

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

Proposal:
The proposal is to excavate and place fill within a Fill Regulated Area and Floodplain of the Lower Don Special Policy Area (SPA). The proposed works involve the placement of an underground conduit structure (duct) using the open trench method and the directional bore method. The proposed works will take place at Cherry Street, south of Polson Street and under the shipping channel.

Control of Flooding:
No excavated material is to be stockpiled within the Regional Storm Floodplain and all existing grades are to be maintained. There will be no impact to the storage or conveyance to flood waters.

Pollution:
The bore pit locations and manholes are sufficiently set back from the top of bank and will be encircled by sediment and erosion control fencing during construction. All excess fill material will be removed from the site.

Conservation of Land:
There are no instream works or impacts to riparian vegetation. The proposed conduit will be 2.5 metres below the shipping channel. There are no geo-technical issues associated with this project. There will be no impact on significant natural features, fisheries or riparian vegetation. The works will take place within the warm water fisheries timing window.

Plantings
The applicant proposes new plantings and will restore the site.
Policy Guidelines:
The works comply with Section 4.3 - Infrastructure and Servicing - of the Authority's Valley and Stream Corridor Management Program.

CFN: 35545 Application #: 235/04/TOR
Report Prepared by: Annemarie Sanchez, extension 5284
For information contact: Steve Heuchert, extension 5311
Date: June 14, 2004

CITY OF VAUGHAN

8.1.46 MARYANNE OSTELLO
To place fill within a regulated area on Lot 119, Plan 65M-3066, (270 Fletcher Drive), in the City of Vaughan, Don River Watershed as located on the property owned by Maryanne Ostello.

The purpose is to excavate and place fill within a Fill Regulated Area of the Don River to facilitate the construction of an in-ground swimming pool, retaining wall and cabana within the rear yard of an existing residential lot located at 270 Fletcher Drive in the City of Vaughan.

LOCATION MAP: 270 Fletcher Drive

The permit will be issued for the period of July 9, 2004 to July 8, 2006.

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

RATIONALE
The application was reviewed by staff on the basis of the following information:
Proposal:
The subject property is partially located within a Fill Regulated Area. The works involve excavating and placing fill to facilitate the construction of an in-ground swimming pool, retaining wall (approximately 0.6 metres high and 25 metres long) and cabana (approximately 5.5 square metres) within the rear yard of an existing residential lot. The pool and retaining wall were constructed prior to receipt of a permit application by the TRCA. The cabana has yet to be constructed. TRCA staff are satisfied that there are no geotechnical/slope stability issues associated with the development. The development is not located within the Regional Storm Flood Plain, and no significant natural features will be affected by the project. As the works commenced prior to the issuance of the necessary permit, this application is subject to an additional fee for the minor violation.

Control of Flooding:
The development is 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 was not installed during construction to prevent sediment from entering the adjacent valley system. Minor sedimentation did occur during the construction process immediately adjacent to the subject property, but did not impact the watercourse. The applicant will restore this area to the satisfaction of TRCA staff.

Conservation of Land:
TRCA staff visited the subject property and are satisfied that there are no geotechnical/slope stability issues associated with the development. As the watercourse will not be impacted by the proposal, no fisheries concerns will result. There are no other significant natural features on, or adjacent to, the site that may be negatively impacted by the project.

Plantings
Minor landscaping will be conducted to the satisfaction of TRCA staff.

Policy Guidelines:
The proposal is consistent with Section 4.2.2 E) - Property Improvements and Ancillary Structures - of the Authority’s Valley and Stream Corridor Management Program.

CFN: 35540
Application #: 229/04/VAUG
Report Prepared by: Coreena Smith, extension 5269
For information contact: Mary-Ann Burns, extension 5267
Date: June 25, 2004

8.1.47 NORTHWEST JANE RUTHERFORD REALTY CORPORATION LIMITED
To alter a waterway, place fill within a regulated area on Lot 16, 17, Concession 5, (northeast of Rutherford Road and Jane Street), in the City of Vaughan, Don River Watershed as located on the property owned by Northwest Jane Rutherford Realty Corporation Limited.
The purpose is to alter a waterway and place/move fill within a Regulated Area, in order to construct a road crossing, a pedestrian bridges and a pedestrian trail system, that will service Phase 4 of a draft-approved commercial/industrial subdivision (19T-95079) known as Vaughan Centre.

**LOCATION MAP:** northeast of Rutherford Road and Jane Street

The permit will be issued for the period of July 9, 2004 to July 8, 2006.

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

**RATIONALE**

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

**Proposal:**
The proposal is to alter a waterway and place/move fill within a Regulated Area, in order to construct a road crossing, a pedestrian bridge, and a pedestrian trail system, that will service Phase 4 of a draft-approved commercial/industrial subdivision (19T-95079) known as Vaughan Centre. Authority staff reviewed this subdivision and provided the City of Vaughan with conditions of draft approval, including the requirement to obtain this permit.

**Control of Flooding:**
Authority Water Management staff are satisfied that the design of the road crossing will be adequate to convey flood flows safely, up to the Regional Storm. The pedestrian crossing and trail system will be designed appropriately so as not to negatively affect the control of flooding.

**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 fisheries or geotechnical issues associated with this project. The proposed crossings will be constructed within the Ministry of Natural Resources fisheries timing window for warm water streams, July 1 to March 31.

Plantings
The subdivision will be planted with hundreds of native trees and shrubs in accordance with a landscape plan reviewed to staff's satisfaction.

Policy Guidelines:
The proposed works are consistent with Section 4.3, Infrastructure and Servicing, and Section 4.1.2, New Resource-based Uses, of the Authority's Valley and Stream Corridor Management Program.

CFN: 34559 Application #: 322/03/VAUG
Report Prepared by: Mary-Ann Burns, extension 5267
For information contact: Mary-Ann Burns, extension 5267
Date: June 28, 2004

TOWN OF AJAX

8.1.48 JOHN BODDY DEVELOPMENTS LTD.
To construct in a flood plain, place fill within a regulated area on Part Lot 3, Concession 3 BFC Plan PART 1, PLAN 40R-12352, (Carruthers Creek), in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by John Boddy Developments Ltd.

The purpose is to place fill in a Fill Regulated Area and construct in the Regional Storm Floodplain of Carruthers Creek in order to facilitate the construction of a temporary sediment control pond and outfall to Warbler's Swamp, in the Town of Ajax.

LOCATION MAP: Part Lot 3, Concession 3 BFC Plan PART 1
The permit will be issued for the period of July 9, 2004 to July 8, 2009.

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

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

Proposal:
The purpose of this proposal is to place fill in a Fill Regulated Area and construct in the Regional Storm Floodplain of Carruthers Creek in order to facilitate the construction of a temporary sediment control pond and outfall to Warbler's Swamp, in the Town of Ajax. TRCA staff is currently reviewing a permit application for the construction of a permanent stormwater management pond, but has not yet finalized the review of the related application. The stormwater management facility will service the residential development adjacent to Warbler's Swamp within draft plan of subdivision 18T-94026. The construction of the temporary pond will allow the applicant to begin earthworks for the extension of Audley Road, which will eventually provide access to the residential development. An edge management plan has also been submitted, as well as planting plans for the stormwater management pond and subdivision buffer, both of which back onto the wetland.

Control of Flooding:
The temporary sediment pond will be located outside of the Regional Storm Floodplain of Carruthers Creek and TRCA water management staff has ensured that flows from the pond will not impact flooding upstream or downstream of the site.

Pollution:
Silt fencing will be erected around the perimeter of the construction area in order to prevent construction-generated sediment from entering the wetland. The temporary sediment control pond will contain all sediment produced from the proposed earthworks and prevent sedimentation of the downstream wetland and watercourse.

Conservation of Land:
There are no geotechnical or slope stability concerns related to this proposal, nor are there any fisheries resources concerns. All disturbed areas will be stabilized and restored following construction, to the satisfaction of TRCA staff.

Plantings
The edge management plan, stormwater management pond and buffer planting plans all include plantings along the edge of the wetland, as well as within and along the banks of the stormwater management pond. Until the ultimate pond is built, all disturbed areas will be stabilized following construction.

Policy Guidelines:
This proposal is consistent with Section 4.3 - Infrastructure and Servicing - of the Authority's Valley and Stream Corridor Management Program.
8.1.49 MARIPOSA (AJAX) INC.
To alter a waterway, place fill within a regulated area on Lot 6, Concession 3 BFC, Pickering Beach Road and Bayly Street, in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by Mariposa (Ajax) Inc.

The purpose is to alter a waterway and excavate and place fill within a Fill Regulated Area and the Flood Fringe of Carruthers Creek in order to facilitate the construction of twenty-seven (27) freehold townhouse units as well as a storm outfall which will service the aforementioned townhomes.

LOCATION MAP: Pickering Beach Road and Bayly Street

The permit will be issued for the period of July 9, 2004 to July 8, 2009.

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

RATIONALE
The application was reviewed by staff on the basis of the following information:
Proposal:
The proposal is to alter a waterway and excavate and place fill within a Fill Regulated Area and the Flood Fringe of Carruthers Creek to facilitate the construction of twenty-seven (27) freehold townhouse units and a storm outfall. The storm outfall will service the adjacent residential townhome development and is located approximately 200 metres east of Carruthers Creek. The subject lands are located on the southeast corner of Bayly Street and Pickering Beach Road, west of Carruthers Creek. The subject property is approximately 1.15 ha (2.84 acres) in size.

Control of Flooding:
The proposed development of the townhouses involves the placement of fill within the Flood Fringe of Carruthers Creek. Initially, the proposed development was located entirely outside of the Regional Storm Flood Plain. However, due to recent changes in the Authority's hydraulic modeling for Carruthers Creek, the Regional Storm Flood Plain has increased marginally, resulting in a portion of the subject property falling within the Regional Storm Flood Plain. Hence, the placement of minor amounts of fill in the Flood Fringe. The associated subdivision application was approved prior to the update in the TRCA's hydraulic modeling for Carruthers Creek. TRCA Water Management staff has reviewed plans related to the proposed works and has determined that there will be no impacts to the storage or conveyance of flood waters. The proposed townhouse development is located a minimum of 10 metres from the Regional Storm Flood Plain.

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 proposed storm outfall is located approximately 200 metres east of Carruthers Creek. Ecological staff has determined that the storm outfall does not constitute a Harmful Alteration, Disruption of Destruction (HADD) to fish habitat. No other significant natural resources will be impacted by the proposed outfall.

Plantings
A planting plan has been submitted by the applicant detailing restoration plantings within the development setback area for the proposed development. These plantings will consist of native, non-invasive species. The applicant will be submitting planting plans for the disturbed area surrounding the proposed outfall. The permit will be held by Authority staff until the storm outfall planting plans have been submitted and are deemed to meet Authority requirements.

Policy Guidelines:
This proposal complies with Section 4.3 - Infrastructure and Servicing and Section 4.1.1 - New Urban Development, of the Authority's Valley and Stream Corridor Management Program.
TOWN OF CALEDON

8.1.50 REGION OF PEEL
To construct in a flood plain in the Town of Caledon, Humber River Watershed as located on the property owned by Region of Peel.

The purpose is to construct within the Regulatory Floodplain, to facilitate the repair of four existing culverts, and rehabilitation of one existing bridge over Salt Creek, and a tributary of the West Humber River in the Town of Caledon.

LOCATION MAP NOT AVAILABLE

The permit will be issued for the period of July 9, 2004 to July 8, 2006.

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

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

Proposal:
This project involves repairs to three existing culverts, and one existing bridge crossing which traverse tributaries of the Humber River. The proposed works are part of the Region of Peel's infrastructure maintenance program, and involve rehabilitating the existing structures. Works to be completed include concrete repairs to ends of the culverts, miscellaneous roadway repairs and stabilization of adjacent areas. Very limited in-water works may be required to facilitate the above noted repairs, and any in-water works will be completed in accordance with MNR Fishery Timing Window restrictions.

Control of Flooding:
The works will occur in the Regional Storm Floodplain, however the modifications will not alter the current hydraulic profile of the structures. Based on the above, no permanent modifications to the storage and conveyance of stream and storm flows are not anticipated.

Pollution:
Sediment and erosion control measures will be put in place during construction to reduce the impact on surrounding features. Any surrounding vegetation disturbed during the construction process will be restored to pre-construction condition using native plant and seed species. Appropriate containment measures will be used for any in-water works.
Conservation of Land:
No significant vegetative or geotechnical concerns exist with respect to this project. Fisheries concerns will be addressed through the application of MNR Fisheries Timing Window restrictions.

Plantings
Affected lands will be restored to pre-construction condition, however as the works proposed involve the repair of existing structures, no compensatory planting will be required.

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

CFN: 34248 Application #: 115/03/CAL
Report Prepared by: Quentin Hanchard, extension 5324
For information contact: Quentin Hanchard, extension 5324
Date: June 28, 2004

TOWN OF MARKHAM

8.1.51 CORNELL ROUGE DEVELOPMENT CORP.
To alter a waterway, construct in a flood plain on Tributary C (Highway 7), in the Town of Markham, Rouge River Watershed as located on the property owned by Ministry of Transportation.

The purpose is to alter a waterway and construct in the floodplain in order to facilitate the construction of a triple cell culvert under Highway 7 on Tributary C, within the Cornell community of Markham.
The permit will be issued for the period of July 9, 2004 to July 8, 2009.

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

RATIONALE

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

Proposal:
The purpose of this proposal is to alter a waterway and construct in the floodplain in order to facilitate the construction of a triple cell culvert under Highway 7 on Tributary C, within the Cornell community of Markham. The culvert is approximately 125m in length and extends from the south side of Highway 7 in a northwesterly direction, just past the location of the future Markham By-pass. On the south side of Highway 7, the culvert will tie into the proposed open channel of Tributary C, which will then drain into a permanent stormwater management pond. The stormwater management pond and channel (part of a related permit application) along with the culvert under Highway 7, are required to service upstream residential development within the Cornell community, including draft plan of subdivision 19TM-030006. The works are consistent with the *The Cornell Community (Town of Markham) Master Storm Drainage and Stormwater Management Report* (1996), prepared by Marshall Macklin Monaghan.

It should be noted that the loss of fish habitat within Tributary C of the Little Rouge River and the construction of the on-line stormwater management pond within Cornell was authorized by the (then) Department of Fisheries and Oceans (DFO) as part of Fisheries Act Authorization #525-1342 (1999). Tributary C was identified by DFO as a highly altered agricultural watercourse, providing low quality fish habitat due to the lack of natural cover and straightened configuration. As compensation for the loss of fish habitat resulting from the construction of the on-line stormwater management pond, the construction of the Milne Reservoir Fishway was approved and undertaken, resulting in a net gain from a fisheries resources perspective.
TRCA staff is currently reviewing the permit application for the open channel and stormwater management pond design, the details of which will likely be resolved in time for the permit to be considered at the next Executive Committee meeting. A permit has already been approved for a temporary diversion channel on Tributary C, south of Highway 7 (C-04087), in preparation for the construction of the ultimate channel and pond. Due to the previous DFO authorization, the culvert under Highway 7 will be sized and configured appropriately from a hydraulic perspective only.

**Control of Flooding:**
TRCA water management staff has confirmed that the triple cell culvert will provide the necessary hydraulic conveyance of flood waters.

**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 or fisheries resources concerns related to this proposal. All disturbed areas will be stabilized and the area will be extensively rehabilitated following the construction of the permanent channel and stormwater management pond.

*Plantings*
As there are additional works to be undertaken in the area in the immediate future, the restoration of the channel will be undertaken once the permanent channel and stormwater management pond are constructed. No additional plantings are required in the interim as the landscaping scheme will ensure that both the temporary and permanent channels are appropriately planted and restored, to the satisfaction of TRCA staff.

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

CFN: 35599
Application #: 253/04/MARK
Report Prepared by: Kirsten Kontor, extension 5370
For information contact: Kirsten Kontor, extension 5370
Date: June 25, 2004

8.1.52 **LINDVEST PROPERTIES (CORNELL) LTD.**
To alter a waterway, construct in a flood plain on Lot 9, 10, Concession 9, in the Town of Markham, Rouge River Watershed as located on the property owned by Lindvest Properties (Cornell) Ltd.
The purpose is to alter a waterway and construct in the floodplain in order to facilitate the construction of a temporary sediment pond and outfall connecting to Tributary B in the Cornell community of Markham.

**LOCATION MAP:** Lot 9, 10, Concession 9

The permit will be issued for the period of July 9, 2004 to July 8, 2009.

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

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

**Proposal:**
The purpose of this proposal is to alter a waterway and construct in the Regional Storm Floodplain of the Rouge River in order to facilitate the construction of a temporary sediment control pond and outfall connecting to Tributary B, in the Cornell community of Markham. TRCA staff is currently reviewing a permit application for the construction of a permanent stormwater management pond, open channel and outfall on Tributary B, but has not yet finalized the review of the related application. The TRCA has already approved a related permit for a temporary diversion channel on Tributary B (C-04183) in preparation for the construction of the ultimate channel and stormwater management pond. Although the review of the ultimate channel and pond is not yet complete, the applicant has requested the consideration of this temporary sediment control pond permit in order to allow earthworks to be initiated on site. The temporary pond will be located within the ultimate stormwater management pond block and will tie into the existing culvert under Highway 407.

**Control of Flooding:**
The temporary sediment pond will be located outside of the Regional Storm Floodplain of the Rouge River and TRCA water management staff has ensured that flows from the pond will not impact flooding upstream or downstream of the site.
Pollution:
Silt fencing will be erected around the perimeter of the construction area in order to prevent construction-generated sediment from entering the watercourse. The temporary sediment control pond will contain all sediment produced from the proposed earthworks and prevent sedimentation of the downstream watercourse.

Conservation of Land:
There are no geotechnical or slope stability concerns related to this proposal, nor are there any fisheries resources concerns. All disturbed areas will be stabilized and restored following construction, to the satisfaction of TRCA staff.

Plantings
A comprehensive restoration plan will be submitted as part of the open channel and ultimate stormwater management pond permit application. This plan will include plantings along the open channel and outfall, as well as within and along the banks of the stormwater management pond. In the meantime, all disturbed areas will be stabilized following construction.

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

CFN: 35601  Application #: 255/04/MARK
Report Prepared by: Kirsten Kontor, extension 5370
For information contact: Kirsten Kontor, extension 5370
Date: June 28, 2004

8.1.53  WISMER COMMONS DEV. GROUP C/O ANISON MANAGEMENT INC.
To alter a waterway, construct in a flood plain on Lot 16, Concession 7, (northeast of McCowen Road and 16th Avenue), in the Town of Markham, Rouge River Watershed as located on the property owned by Wismer Commons Dev. Group c/o Anison Management Inc.

The purpose is to alter a waterway and construct in the floodplain in order to facilitate the construction of a stormwater management pond outfall and sanitary servicing stream crossing of Robinson Creek.
LOCATION MAP: northeast of McCowan Road and 16th Avenue

The permit will be issued for the period of July 9, 2004 to July 8, 2009.

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

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

Proposal:
The purpose of this proposal is to alter a waterway and construct in the Regional Storm Floodplain in order to facilitate the construction of a stormwater management pond outfall and sanitary servicing stream crossing of Robinson Creek. Both projects are required to service the residential development of draft plan of subdivision 19TM-030008. The stormwater management pond is proposed on tableland, with the outfall connecting to the watercourse within the Robinson Creek valley. TRCA ecology staff has reviewed the outfall location and is satisfied with the proposed connection between the outfall and the valleylands.

The sanitary sewer installation is proposed via directional drilling under the watercourse and the bore holes are proposed outside of the riparian zone; hence, there should be no impacts to Robinson Creek. Geotechnical information provided as part of this permit application shows that the soils in the vicinity of the crossing are capable of supporting the proposed tunneling methodology. However, the works will be carried out in accordance with the Ministry of Natural Resources’ (MNR) timing window guidelines in order to prevent any negative impacts on the fisheries resources of the watercourse, should problems arise during the sewer installation.

Control of Flooding:
The stormwater management pond is located on tableland, with only the outfall proposed within the Regional Storm Floodplain. TRCA water management staff is satisfied that no impacts on the storage or conveyance of flood waters will result from this proposal.
Pollution:
Sediment and erosion control measures will be erected and maintained throughout construction in order to isolate the work area and prevent construction-generated sediment from entering the watercourse.

Conservation of Land:
The proponent has demonstrated that there should be no geotechnical concerns related to this proposal as the soils should support the proposed tunneling methodology. There are no slope stability concerns related to this proposal and the alteration of the watercourse (due to the construction of the stormwater management pond outfall) should have no impacts on the fish community of the area. A Letter of Advice will be issued by the TRCA on behalf of Fisheries and Oceans Canada (DFO) for the outfall. All disturbed areas will be stabilized following construction.

Plantings
The stormwater management pond and outfall will be restored and planted with native, non-invasive vegetation following construction, to the satisfaction of the TRCA.

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

CFN: 35487  Application #: 203/04/MARK
Report Prepared by: Kirsten Kontor, extension 5370
For information contact: Kirsten Kontor, extension 5370
Date: June 28, 2004
TO: Chair and Members of the Executive Committee  
Meeting #6/04, July 9, 2004  
FROM: Brian Denney, Chief Administrative Officer  
RE: APPOINTMENT OF ENFORCEMENT OFFICER  
Adele Freeman  

KEY ISSUE  
Appointment of Enforcement Officer to administer Fill, Construction and Alteration to Waterways Regulation (Ontario Regulation 158).  

RECOMMENDATION  
THAT Adele Freeman be appointed as an Enforcement Officer for the purpose of enforcing Fill, Construction and Alteration to Waterway Regulations (Ontario Regulation 158) made by the Toronto and Region Conservation Authority (TRCA), pursuant to Section 28 of the Conservation Authorities Act.  

BACKGROUND  
The Conservation Authorities Act provides for a conservation authority to appoint Enforcement Officers to enforce its regulations. There are several TRCA staff who currently have this designation, both for the purpose of enforcing TRCA's regulations and for authorizing the issuance of permits approved by the Executive Committee under the regulation.  

RATIONALE  
Adele Freeman has been fulfilling the role of Acting Director Watershed Management Division since May 19, 2004. In this position she is responsible for overseeing TRCA's regulation services associated with the review and approval of applications. The appointment as Enforcement Officer will enable her to authorize the issuance of approvals for work and will allow her to assist in the enforcement of the regulation as required. On occasion Emergency Permits are issued and the Director of the Watershed Management Division is required to issue these.  

Report prepared by: Brian Denney, extension 6290  
For Information contact: Brian Denney, extension 6290  
Date: June 21, 2004
TO: Chair and Members of the Executive Committee
Meeting #6/04, July 9, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: WEST DON RIVER WATERSHED FLOODLINE MAPPING UPDATE

KEY ISSUE
Approval to retain MacViro Consultants Inc. to complete the floodline mapping update of 16 map sheets for the portions of the West Don River watershed north of Steeles Avenue.

RECOMMENDATION

THAT the Toronto and Region Conservation Authority (TRCA) enter into an agreement with MacViro Consultants Inc. to complete the floodline mapping update for 16 new digital sheets within the Don River watershed as a maximum upset limit of $39,995 exclusive of applicable taxes.

BACKGROUND
In the late 1970's, the TRCA undertook an extensive program to prepare flood and fill line mapping for all watercourses under TRCA jurisdiction. The Regulatory Floodlines for each watercourse were established from water surface profiles generated by the HEC-2 hydraulic model. The floodlines, which were normally plotted on 1:2000 scale mapping, formed the basis of flood and fill line regulations.

Currently, one of the main objectives identified within the TRCA’s Valley and Stream Corridor Management Program (VSCMP) is to maintain and provide current hydrologic, hydraulic and mapped information for use by the TRCA staff and others and to incorporate improved technologies as they become available. In keeping with the intent of the VSCMP, and in order to continue to provide accurate floodplain management information, the Water Management Group has prepared a Floodplain Management Work Plan to identify watershed specific requirements necessary to update TRCA’s current Flood and Fill Line Regulation Mapping.

The focus of this assignment is to update 16 floodline map sheets for the Don River watershed (West Branch, North of Steeles Ave.), and to create digital and geo-referenced floodlines. The main tasks will entail the conversion of the existing HEC-2 model to HEC-RAS (updated version of the hydraulic software package currently used by TRCA), the generation of updated flood levels and the plotting of updated Regional Storm floodlines on digital mapping.

The new digital mapping will improve modelling and data management capabilities and permit TRCA staff to provide accurate, up-to-date floodplain information required for regulation purposes.

RATIONALE
Five (5) consultants, as listed below, were invited to submit proposals for the project based upon the Terms of Reference for the work. The criteria included the requirement to have previous experience in the area of floodline mapping and familiarity with state-of-the-art approaches.
MacViro Consultants Inc. $34,995 + GST
Marshall Macklin Monaghan $35,000 + GST
Earth Tech Canada Inc. $34,435 + GST
Environmental Water Resources Group  (Did not submit due to workload and timing issues)
Planning & Engineering Initiatives Ltd. $30,420 + GST

*A contingency of $5,000 has been added to the consultant costs as an extra for field work, geodetic cross-section confirmation and/or low flow survey if required.

MacViro Consultants Inc. recently completed four (4) TRCA hydraulic floodplain peer review assignments and are nearing completion of the Digital Floodline Mapping Update for the Don River, south of Steeles Ave. Their existing knowledge of TRCA floodline mapping, extensive experience in floodplain hydraulics and resources will enable them to complete the update to our satisfaction. Staff are confident that the chosen consultant will conduct the required tasks in a timely and cost effective manner.

FINANCIAL DETAILS
Funds required to complete this project are available within the approved 2004 Floodplain Management budget account #127-10. A maximum upset limit of $39,995 exclusive of applicable taxes has been set for this project.

Report prepared by: Sameer Dhalla, extension 5350
For Information contact: Sameer Dhalla, extension 5350
Date: June 25, 2004
TO: Chair and Members of the Executive Committee
Meeting #6/04, July 9, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: HIGHLAND CREEK FLOODLINE MAPPING UPDATE

KEY ISSUE
Approval to retain Earth Tech Canada Inc. to complete the floodline mapping update of 27 map sheets for the entire Highland Creek watershed.

RECOMMENDATION

THAT the Toronto and Region Conservation Authority (TRCA) enter into an agreement with Earth Tech Canada Inc. to complete the floodline mapping update for 27 new digital sheets within the Highland Creek watershed at a maximum upset limit of $44,275 exclusive of applicable taxes.

BACKGROUND

In the late 1970's, the TRCA undertook an extensive program to prepare flood and fill line mapping for all watercourses under TRCA jurisdiction. The Regulatory Floodlines for each watercourse were established from water surface profiles generated by the HEC-2 hydraulic model. The floodlines, which were normally plotted on 1:2000 scale mapping, formed the basis of flood and fill line regulations.

Currently, one of the main objectives identified within the TRCA’s Valley and Stream Corridor Management Program (VSCMP) is to maintain and provide current hydrologic, hydraulic and mapped information for use by the TRCA staff and others, and to incorporate improved technologies as they become available. In keeping with the intent of the VSCMP, and in order to continue to provide accurate floodplain management information, the Water Management Group has prepared a Floodplain Management Work Plan to identify watershed specific requirements necessary to update TRCA’s current Flood and Fill Line Regulation Mapping.

The focus of this assignment is to update 27 floodline map sheets for the Highland Creek watershed, and to create digital and geo-referenced floodlines. The main tasks will entail the conversion of the existing HEC-2 model to HEC-RAS (updated version of the hydraulic software package currently used by TRCA), the generation of updated flood levels and the plotting of updated Regional Storm floodlines on digital mapping.

The new digital mapping will improve modelling and data management capabilities and permit TRCA staff to provide accurate, up-to-date floodplain information required for regulation purposes.

RATIONALE

Five (5) consultants, as listed below, were invited to submit proposals for the project based upon the Terms of Reference for the work. The criteria included the requirement to have previous experience in the area of floodline mapping and familiarity with state-of-the-art approaches.
MacViro Consultants Inc. $39,985 + GST
Marshall Macklin Monaghan $40,000 + GST
Earth Tech Canada Inc. $39,275 + GST
Environmental Water Resources Group (Did not submit due to workload and timing issues)
Planning & Engineering Initiatives Ltd. $34,260 + GST

*A contingency of $5,000 has been added to the consultant costs as an extra for field work, geodetic cross-section confirmation and/or low flow survey if required.

Earth Tech Canada Inc. recently completed similar floodplain mapping projects for the City of London and Lakehead Region Conservation Authority (LRCA). Their existing knowledge of TRCA flood line mapping, extensive experience in floodplain hydraulics and corporate resources will enable them to complete the update to our satisfaction. Staff are confident that the chosen consultant will conduct the required tasks in a timely and cost effective manner.

FINANCIAL DETAILS
Funds required to complete this project are available within the approved 2004 Floodplain Management budget account #127-12. A maximum upset limit of $44,275 exclusive of applicable taxes has been set for this project.

Report prepared by: Sameer Dhalla, extension 5350
For Information contact: Sameer Dhalla, extension 5350
Date: June 25, 2004
TO: Chair and Members of the Executive Committee  
Meeting #6/04, July 9, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: PETTICOAT CREEK WATERSHED HYDROLOGY UPDATE

KEY ISSUE
To retain the consulting services of Greenland International Consulting Ltd. to prepare the Petticoat Creek Watershed Hydrology Update

RECOMMENDATION

THAT the Toronto and Region Authority (TRCA) retain Greenland International Consulting Ltd. to undertake the Petticoat Creek Watershed Hydrology Update at a maximum upset limit of $14,000 inclusive of GST.

BACKGROUND
The TRCA has identified a need to develop a calibrated hydrologic model for the Petticoat Creek watershed. The hydrologic model for the Petticoat Creek watershed was originally formulated in 1979 by James F. MacLaren Ltd. In the 1990’s, Cosburn Patterson Wardman Ltd. completed the “Hydrology & Hydraulics Update for Main Petticoat Creek” as part of the “Comprehensive Stormwater Management Strategy for the Altona Forest Area”. In 2002, a portion of the model was updated by XCG Consultants Ltd. using the Visual OTTHYMO (Version 2.0) software in order to complete the “Environmental Master Servicing Plan for the Rouge Park Neighbourhood”. However, the XCG model was not calibrated or validated with measured flow data therefore is limited in utility for watershed planning purposes.

Due to recent developments in the Petticoat Creek watershed and a scheduled update of TRCA floodline and regulation line mapping for Petticoat Creek, a need has been identified to develop a new watershed hydrology model. Newly available streamflow and precipitation data for the watershed will allow calibration of the model to validate its use in predicting flows for the floodplain mapping update.

RATIONALE
Requests for proposals were sent to six (6) consulting firms that were know to have relevant experience in the field of hydrology: XCG Consults Ltd., Marshall Macklin Monaghan, Stantec Consulting Ltd., Earth Tech, Greenland International Consulting Ltd. and Schaeffers Consulting Engineers. An upset limit of $14,000 including GST has been established for the project.

XCG Consults Ltd. and Earth Tech declined our invitation to submit a proposal. The remaining four (4) consultants submitted proposals, as follows (inclusive of GST):

Marshall Macklin Monaghan $14,000
Stantec Consulting Ltd. $13,980
Greenland International Consulting Ltd. $11,000
Schaeffers Consulting Engineers $12,522
Based on the pre-established proposal criteria, Greenland International Consulting Ltd. was selected as the preferred consulting firm. The Greenland team is comprised of qualified staff with relevant and technical expertise in watershed modelling. In addition, Greenland submitted the lowest quote while still meeting the proposed project deadlines and deliverables.

FINANCIAL DETAILS
Funding from the Region of Durham (account code 127-85) is available to undertake the project.

Report prepared by: Grace Tesa, extension 5659
For Information contact: Grace Tesa, extension 5659
Date: June 22, 2004
TO: Chair and Members of the Executive Committee  
Meeting #6/04, July 9, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: CONSULTANT SERVICES TO PREPARE MIMICO CREEK WATERSHED HYDROLOGY UPDATE

KEY ISSUE  
Approval to retain the consulting services of Marshall Macklin Monaghan Ltd. to prepare the Mimico Creek Watershed Hydrology Update.

RECOMMENDATION  
THAT the Toronto and Region Authority (TRCA) retain Marshall Macklin Monaghan Ltd. to undertake the Mimico Creek Hydrology Update, at a cost not to exceed $30,000 exclusive of GST.

BACKGROUND  
The current hydrologic model for the Mimico Creek watershed was originally developed in the late 1970's by MacLaren Limited and is based on the HYMO computer program. Since the original development of the model, the HYMO program has been updated and replaced by the Visual OTTHYMO (Version 2.0), which is a Windows based program capable of more accurately reflecting urban catchments.

Additional issues have arisen, which contribute to the need for an update to the hydrologic model. Recent developments within the Mimico Creek watershed need to be incorporated into the model. Also, the completion of the City of Toronto’s Wet Weather Flow Management Master Plan (WWFMMP) has provided new information that will contribute to more accurate model results, such as revised catchment area delineation, and updated land use information.

New streamflow and precipitation data has also become available which may be used to further calibrate and verify the model’s performance. For example, in May 2000 there was a critical storm event resulting in flooding at several locations throughout the Mimico Creek watershed. The data from this storm event can be used to further calibrate and verify the performance of the model. It is important to revise the existing model with new data to reflect current conditions.

This project will provide a greater understanding of the current hydrology within the Mimico Creek watershed which will enable the TRCA to revise and improve various watershed management objectives.
RATIONALE
Requests for proposals were sent to three (3) consulting firms that were known to have relevant experience in the field of hydrology. Proposals were reviewed based on technical expertise, proposed approach, previous experience relating to hydrology and cost (as indicated below). Based on the review criteria MMM was selected as the preferred consulting firm. The firm has extensive experience in the area of hydrologic modelling and with similar projects conducted within the TRCA's jurisdiction. Staff are of the opinion that this amount represents good value for the extent of work requested.

- Marshall Macklin Monaghan Ltd. $30,000
- Sernas Associates $27,288
- Philips Engineering $29,810

FINANCIAL DETAILS
Funding from the Region of Peel and City of Toronto is available to undertake this project.

Report prepared by: Laurian Farrell, extension 5601
For Information contact: Laurian Farrell, extension 5601
Date: June 25, 2004
TO: Chair and Members of the Executive Committee
   Meeting #6/04, July 9, 2004

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

RE: OFFICE SPACE LEASE - DOWNSVIEW PARK
   Contract confirmation

KEY ISSUE
Update on lease of office space at Downsview Park and confirmation of the award of contracts for telecommunications and office equipment.

RECOMMENDATION

THAT the decision of staff to award contracts for telecommunications and office equipment for Toronto and Region Conservation Authority (TRCA) leased office space at Downsview Park be confirmed.

RATIONALE

At its meeting held April 30, 2004, the Authority approved Resolution #A112/04 which directed staff to enter into a 5-year lease of office space at Downsview Park, subject to agreement on terms and conditions satisfactory to TRCA. Staff have successfully completed these negotiations and the lease has been signed. Office space for approximately 50 work stations has been established in an area over one and a half floors totalling about 10,000 square feet. This includes meeting rooms and common areas such as washrooms and storage areas. Parking is included in the lease.

The target date to begin moving staff into the new office space is July 14, 2004. Delays in finalizing the list of staff who are to relocate to Downsview resulted in staff having to proceed to award contracts for telecommunications and office equipment without Executive Committee approval.

Staff have tendered for office equipment for the Downsview Park office in accordance with the TRCA Purchasing Policy. Three bids were received as follows:

<table>
<thead>
<tr>
<th>Company</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>A &amp; D Enterprises</td>
<td>$76,122</td>
</tr>
<tr>
<td>Blair's At Work Office Equipment</td>
<td>$61,401</td>
</tr>
<tr>
<td>Addmore Office Furniture</td>
<td>$72,105</td>
</tr>
</tbody>
</table>

Staff have awarded the contract to Blair's At Work Office Equipment, it being the lowest bid which met or exceeded all of the TRCA specifications. Time is of the essence to meet the July 14th target date. The contract had to be awarded no later than June 18th to ensure delivery. Accordingly, the Director, Finance and Business Development authorized the contract.
Staff considered several options with respect to provision of telecommunications equipment. The most efficient solution is to connect the Downsview Park office to the TRCA private branch exchange service at head office (Nortel Option 11C switch with Meridien Mail). The head office PBX currently serves Black Creek Pioneer Village and the Boyd office. With a modest upgrade, the TRCA's PBX can provide needed service to Downsview.

Service and maintenance of TRCA's PBX is through Telus. Under terms and conditions of the service contract and industry standards, it is not possible to get competitive bids for the Downsview office project. Staff solicited a bid from Telus for provision of the needed upgrades and new equipment. This bid was tested by staff against known industry pricing and was found to be competitive. The total cost of equipment including installation is about $79,000.

Staff asked for and received quotations from Telus Financial Services for leasing of the equipment over the five years of the office lease. Staff considered several leasing options including fair market value (FMV) lease and various purchase options. After considering the changing nature of the technology, staff concluded that the FMV leasing option was the most cost effective solution. After 5 years, it is anticipated that the fair market value will be minimal and TRCA will have the option to buy the equipment at that time. More likely, the equipment will be obsolete and TRCA will be looking at different technology.

Time is of the essence to have the equipment installed. The Director, Finance and Business Development approved the 5-year lease with Telus at a monthly cost of $1,380.82 plus applicable taxes. This is a total obligation of $81,468.38 over 5 years.

FINANCIAL DETAILS
The cost of the office equipment is part of the capital budget for the Downsview Office project. Funds are in the 2004 major facilities retrofit budget. The telecom leasing costs are included in the operating budget.

Report prepared by: Jim Dillane, extension 6292
For Information contact: Jim Dillane, extension 6292
Date: June 28, 2004
TO: Chair and Members of the Executive Committee  
Meeting #6/04, July 9, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: AMERICAN WATER RESOURCES CONFERENCE ON WATER GOVERNANCE AND MEETINGS WITH GOVERNMENT AGENCIES IN THE UK.

KEY ISSUE  
Permission to travel to Scotland to attend the American Water Resources Conference on Water Governance and to meet with United Kingdom water management experts.

RECOMMENDATION

THAT Gary Bowen, Duffins and Carruthers Creek Watershed Specialist, Toronto and Region Conservation Authority (TRCA) and Dr. Douglas Dodge, a volunteer on the Duffins Creek Watershed Task Force, be authorized to attend the American Water Resources Conference on Water Governance and participate in technology transfer workshops with United Kingdom watershed experts between August 20, 2004 and September 2, 2004, at a cost of approximately $6,000, including applicable taxes.

BACKGROUND

The American Water Resources Association (AWRA) is an internationally recognized water management organization with the specific mandate of transferring emerging technical knowledge in the area of water resources management, through conferences, magazines and technical journals. The AWRA is hosting in August 2004, an international conference in Dundee, Scotland entitled, "Good Water Governance for People and Nature: What Roles For Law, Institutions, Science & Finance". The conference theme of governance was chosen by the AWRA to build upon environmental declarations and decisions made in Johannesburg, Bonn, and Kyoto, and to significantly enhance the global debate on critical water governance issues and to engage water professionals across interdisciplinary boundaries. Sessions at the conference will address water governance at the national and international level, and emerging integrated water resources management issues. Since many presenters on the AWRA program are from North and South America, Asia, Africa and Central Europe, attending the conference will serve to further expand on a global basis, the sphere of discussion and interaction concerning The Living City programs. The first conference paper describes how TRCA manages water resources in the Toronto region under The Living City sustainability initiative. Our second paper outlines the community-based approach for watershed management employed in the Duffins Creek and Carruthers Creek watersheds. Proceedings from the AWRA conference are distributed across the globe and are used extensively as resource material for water resources studies.
Dr. Doug Dodge, a retired Ontario Ministry of Natural Resources fisheries scientist who has been volunteering his time for the past four years in the Duffins Creek and Carruthers Creek watersheds, is attending the conference. Through his overseas contacts we are able to maximize the benefits of travelling to Scotland by adding a few days to meet with aquatic scientists and watershed managers from the nearby English borders and southern Scotland. Dr. Dodge has been planning this part of the trip and has arranged meetings with UK experts who prepared: the European Union Water Framework Directive; internationally renowned coordinators of the Rivers Trusts Association; and Directors of the Tweed River Foundation, a not-for-profit organization that funds and undertakes river restoration projects. At each of these meetings, TRCA staff and Dr. Dodge will present material on watershed planning in Ontario, including overviews of the Toronto Waterfront Aquatic Habitat Restoration Strategy and fisheries management strategies. Similar technical presentations by UK watershed experts are planned and will allow for technology transfer. Field visits are being arranged to see first hand the successful techniques that have been employed to manage these world class trout streams.

FINANCIAL DETAILS
The cost of this trip including airfare, accommodations, car rental and the AWRA conference registration is estimated at approximately $6,000 which is available in the Watershed Management Division budget.

Report prepared by: Gary Bowen, extension 5385
For Information contact: Gary Bowen, extension 5385
Date: June 28, 2004
TO: Chair and Members of the Executive Committee  
Meeting #6/04, July 9, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: TOWARDS A GOLDEN HORSESHOE GREENBELT: GREENBELT TASK FORCE DISCUSSION PAPER

KEY ISSUE
Summarizing the contents of the Greenbelt Task Force Discussion Paper and outlining the Toronto and Region Conservation Authority's comments for submission to the province.

RECOMMENDATION

WHEREAS the Greenbelt Task Force Discussion Paper is compatible with the Toronto and Region Conservation Authority's (TRCA) draft Terrestrial Natural Heritage System Strategy and The Living City in that they each recognize: 1) the importance of taking a systems approach to protecting natural heritage and biodiversity; and, 2) each recognize the multiple benefits to be achieved from a healthy environment that contributes to a high quality of life for residents, such as clean air and water, recreational opportunities and fostering a sense of community;

THEREFORE LET IT BE RESOLVED THAT the TRCA advise the Minister of Municipal Affairs that TRCA supports the general directions of the Greenbelt Task Force Discussion Paper, which will have major implications for the future quality of life for residents of southern Ontario;

THAT staff comments and recommendations on the Greenbelt Task Force Discussion Paper, as outlined in this report, be endorsed by the Authority and submitted to the province by the commenting deadline of July 16, 2004;

THAT the province consider the inclusion of groundwater in the Natural Resources layer of the greenbelt plan and protection of significant areas based on the results of the Conservation Authorities Moraine Coalition/York Peel Durham Toronto groundwater studies;

THAT within TRCA watersheds, the Target System of the TNHS Strategy be protected as the minimum for the "Environmental Protection" layer of the greenbelt, and that staff append to the submission to the province the draft Toronto and Region Terrestrial Natural Heritage System (TNHS) Strategy;

THAT the province make available, prior to any final decisions being made on a Greenbelt, its proposals for comprehensive transportation and growth management plans for south-central Ontario, which recognise existing approved municipal growth management studies and planning documents; and also that there should be a review of the environmental assessment process to ensure that the consideration of alternatives reflects emerging technologies, innovative designs and especially an appropriate balance of roads and transit;
THAT the TRCA supports the Task Force view that the Greenbelt not be intended as primarily a land reserve for a future transportation/utilities corridor and that stringent need/alternatives assessment provisions for these uses be included as part of the Greenbelt Plan;

THAT the TRCA supports the Task Force recommendations on agricultural lands to be protected, with the caveat that the financial and infrastructure supports necessary to ensure the sustainability of near-urban agriculture must be included as part of the implementation of a Greenbelt Plan; and that the GTA Agricultural Action Plan be used as the basis to develop and implement sustainable agricultural policies and practices.

THAT in addition to the proposed review of the financial tools available to protect agricultural lands, the province also include in that review financial tools that serve other environmental purposes, including the natural heritage system and source water protection, and that a clear distinction be made between income tax incentives and property tax incentives;

THAT aggregate extraction be excluded as a permitted use in the "environmental protection" layer of the greenbelt; that the higher threshold for tests required to permit aggregate extraction, as found in the ORMCP, be required for extraction within the greenbelt plan area; and, that new stricter requirements for rehabilitation of older pits that pre-date the Aggregate Resources Act be considered;

THAT, as one example of lands to be included in the Culture, Recreation and Tourism layer of a Greenbelt Plan, the Humber River and associated lands including the Boyd Conservation Area, Kortright Centre for Conservation (future home of The Living City Centre) and the McMichael Gallery in Kleinburg be protected and designated as a special Greenbelt Area;

THAT the province finish the model site alteration and tree cutting by-laws that were being prepared for the ORM and require them for use in the greenbelt plan area as well;

THAT TRCA supports the task force recommendation that the greenbelt be implemented through provincial legislation that creates a Greenbelt Protection Plan and that extensive consultation be held with implementing agencies to determine the most effective means for achieving conformity in municipal official plans;

THAT TRCA staff be given the opportunity to make a presentation on the TNHS Strategy to the Greenbelt Task Force and appropriate provincial representatives;

AND FURTHER THAT this report be circulated for information to TRCA's municipal partners, the members of the Conservation Authorities Moraine Coalition, Conservation Ontario and MPPs within TRCA watersheds.
BACKGROUND
On December 16, 2003, Bill 27, an "Act to establish a greenbelt study area and to amend the Oak Ridges Moraine Conservation Act" was introduced into the legislature by the provincial government. TRCA staff reported on this proposed Act at Authority Meeting #1/04, held on January 30, 2004, wherein Resolution #A22/04 was approved in part as follows:

...THEREFORE LET IT BE RESOLVED THAT the TRCA advise the Minister of Municipal Affairs that TRCA, in principle, supports Bill 27, Greenbelt Protection Act 2003;

THAT staff be directed to assist in the deliberations on the establishment of a greenbelt by providing information and expert advise on terrestrial and aquatic resources and opportunities for protection;

AND FURTHER THAT staff be directed to work with the Conservation Authorities Moraine Coalition to further this initiative and to report back as necessary.

The province subsequently appointed a task force in February, 2004 to develop recommendations on how the province could most effectively establish a permanent Golden Horseshoe Greenbelt. Task force members with conservation authority affiliation include Russ Powell, Chief Administrative Officer of Central Lake Ontario Conservation Authority and Deborah Schulte, member of the Humber Watershed Alliance. On May 13, 2004 the task force released their discussion paper and began a series of consultation sessions, both public evening sessions and day-time sessions for invited stakeholders. TRCA staff attended several of the stakeholder sessions to provide input at the facilitated workshops. The discussion paper has been posted on the Environmental Bill of Rights Registry for 60 days with comments due by mid-July.

SUMMARY OF THE GREENBELT TASK FORCE DISCUSSION PAPER
The paper sets out a broad vision and goals recommending that the greenbelt be a permanent and sustainable legacy that will enhance the quality of life for current and future residents by serving an array of functions, while recognizing the projected population increase of up to three million people within the region over the next thirty years. The task force considered five "layers" of functions for the proposed greenbelt: 1) environmental protection 2) agricultural protection 3) transportation and infrastructure 4) natural resources, especially mineral aggregates, and 5) culture, tourism and recreation. Two overarching themes are also noted as needing to be integrated into greenbelt considerations: a growth management plan for the central Ontario region, which is currently under development by the Ministry of Public Infrastructure Renewal; and, implementation and administration approaches, models and tools for establishing and administering a greenbelt. Source Water Protection and Planning Reform (Planning Act and Provincial Policy Statement review) are noted as other initiatives which could influence the proposed greenbelt.
The Five Layers of a Greenbelt
The section on Environmental Protection seeks to protect and enhance core water and land areas and the linkages between them, including linkages to Lakes Ontario and Simcoe; to enhance biodiversity and connectivity; and, to contribute to clean air and water, scenic landscapes and outdoor recreation opportunities. The recommendations are similar to the format of the Oak Ridges Moraine Conservation Plan in that a "systems" approach is proposed to include a natural heritage system, a water resources system, landform conservation and a network of open spaces. The discussion paper recommends that the greenbelt be integrated with the broader water resources system being developed through source water protection and watershed management. Implementation tools proposed include planning controls, a parks and trail strategy, an acquisition and stewardship strategy, and tree conservation and site alteration by-laws. The proposed approaches to environmental protection would define a system of natural and hydrological features and functions that "should" include provincially significant features, functions and connections between them and "could" include regionally significant features and functions. Additionally, a two-tier hierarchy of protection is proposed whereby very limited new uses (i.e. conservation uses) could occur in the most sensitive areas and a variety of compatible uses could occur in the less sensitive areas.

The section on Agricultural Protection proposes to permanently protect critical areas such as specialty crop areas, including the Holland Marsh and the Niagara tender fruit and grape lands. Large areas of prime agricultural lands are also recommended for permanent protection in the greenbelt. A comprehensive review that assesses intensification and redevelopment opportunities in existing urban areas is proposed as a requirement prior to expanding urban boundaries into prime agricultural lands. The task force recognizes the issue of economic viability of agricultural lands and recommends a review of taxation policies and other financial tools to support agriculture.

The section on Transportation and Infrastructure recommends that the greenbelt not be viewed as a land reserve for future infrastructure needs but that it be permitted where a demonstrated need exists, within the context of an improved environmental assessment process, the provincial growth management plan and with an appropriate balance of roads and transit.

The section on Natural Resources relates primarily to aggregate resources and the need for their protection for long term use as close to market as possible. A more rigorous approach to rehabilitation and a provincial review of the licensing process to facilitate new supply and ensure the integrity of hydrological and ecological systems are the basis of the proposed approach for natural resources in the greenbelt.

The section on Culture, Tourism and Recreation notes the importance of cultural landscapes, public open spaces and conservation areas in promoting healthy lifestyles, greenbelt-compatible economic opportunities and community character. The task force recognizes that the close proximity of these amenities to existing urban areas contributes to residents' quality of life and that expanding urban areas to accommodate continuing population growth could degrade these amenities. The task force recommends promotion and marketing initiatives to support a network of public and private recreation, tourism and cultural heritage related activities and destinations.
The final section of the discussion paper addresses greenbelt administration and implementation options, including a review of related Ontario situations such as the Niagara Escarpment Plan (NEP) and the Oak Ridges Moraine Conservation Plan (ORMCP), as well as other greenbelt models from other provinces and the United States. The approaches for administration and implementation proposed by the task force includes: legislation coordinated with the provincial growth management initiative to ensure permanence of the greenbelt through consistency in policy application, while having regard to regional differences; a Greenbelt Protection Plan that knits together the NEP, ORMCP and other appropriate lands to be administered by municipalities through consistent incorporation into their official plans; an appellate tribunal; involving a stakeholder working group to take task force recommendations to fruition; being subject to monitoring performance standards and a 10-year review; and, fiscal measures concerning conservation and agricultural viability, including special incentives for landowners for restoration, protection and stewardship of their properties.

TRCA STAFF ANALYSIS AND COMMENTS ON THE GREENBELT DISCUSSION PAPER

TRCA supports and commends the task force on the following specific points addressed in the Greenbelt Task Force Discussion Paper:

- the need for a "systems" approach to protecting natural heritage and biodiversity;
- the recognition that a healthy, functioning natural environment is an essential component to a high quality of life for area residents by providing additional benefits such as clean air and water, recreational and educational opportunities and fostering community pride through scenic landscapes and a sense of place;
- the need to permanently protect high quality agricultural lands for agricultural uses;
- that a permanent greenbelt should be implemented through a legislated Greenbelt Protection Plan which would be administered by municipalities through incorporation into municipal official plans; and,
- that additional, necessary non-regulatory means of implementing a greenbelt plan are recommended such as financial and tax incentives for private land stewardship, agricultural land protection and urban intensification and brownfields redevelopment.

While TRCA supports the general directions of the discussion paper, it is a fairly broad document whose ultimate implementation can benefit from the specific work undertaken through TRCA's TNHS Strategy. The TNHS Strategy is based on four years of intensive ground-truthed field data, a peer-reviewed and scientifically defensible methodology and an approach that is compatible with similar work being undertaken by our sister conservation authorities. The key conclusions of the TNHS Strategy are that the current amount of natural cover within TRCA's jurisdiction, at 17%, is continuing to decline in quality and native biodiversity. An increase in the terrestrial natural heritage system to 30% of the land base is required to withstand the pressures of the anticipated population growth of three million people. From this perspective, TRCA staff provide the following detailed comments on the Greenbelt Task Force Discussion Paper.
Vision and Goals
The vision for the Golden Horseshoe Greenbelt is that it will be a "permanent and sustainable legacy for current and future generations". The TNHS Strategy clearly and scientifically shows that the current amount of natural cover within TRCA's jurisdiction is not sustainable even for the current population, let alone for the projected growth. Staff recommends that, within its watersheds, the Target System of the TNHS Strategy be protected as the minimum for the "Environmental Protection" layer of the greenbelt, and that staff append to the submission to the province the draft Toronto and Region Terrestrial Natural Heritage System (TNHS) Strategy.

Background and Context
This section notes that the Ministry of Public Infrastructure Renewal is developing a growth management plan that will target areas for intensification and transit investment in an effort to reduce the demand for new land. While TRCA supports this direction, which must address the potential "leapfrog" effect of a greenbelt on urban growth patterns, the current unavailability of this key document leads to the analysis of the greenbelt paper in a vacuum. Staff recommends that when the province releases its Greenbelt Protection Plan for consultation, based on the work of the Greenbelt Task Force, that it also make available the growth management plan so that informed analysis based on full knowledge of all relevant factors can be considered.

Environmental Protection
The proposed approach of the task force to environmental protection is to define a system of natural and hydrological features and functions that "should" include provincially significant features and functions such as the Oak Ridges Moraine, Niagara Escarpment, Rouge Valley and the connections between them such as the major river valleys connecting to Lakes Ontario and Simcoe. They further recommend that the system "could" include regionally significant features and functions such as portions of the Lake Iroquois shoreline. In the opinion of staff, this recommendation is clearly inadequate for the TRCA jurisdiction, as it barely even meets the status quo for environmental protection. Staff recommends the Target System of the TNHS Strategy be protected as the appropriate natural heritage system for the TRCA jurisdiction.

The task force recommends a hierarchy of environmental protection, similar to the ORMCP, where only conservation-related new uses would be permitted in "sensitive areas" while a variety of compatible uses could be permitted in less sensitive areas. There needs to be a clear distinction made between "greenspace" protected for ecological purposes relative to greenspace protected as "open space" for recreational and other similar uses. The TNHS Strategy shows that even if all current environmental features (17% of TRCA jurisdiction) are protected, the quality of that natural system will continue to decline as urban growth continues and the current natural system is subject to increasing use pressures. For the approach proposed by the task force to work, staff recommends that the "sensitive areas" where only conservation-related new uses are permitted be defined as the Target System of the TNHS Strategy.
One of the goals of the greenbelt is to protect, sustain and restore the ecological features and functions of the natural environment. Only the concept of protection of existing features and functions is dealt with in the approaches proposed for environmental protection. To fulfill the goal of sustaining and restoring a healthy natural heritage system, the Target System of the TNHS Strategy needs to be achieved. The financial incentives proposed to protect agricultural lands such as easements, land trusts and changes to tax policies and the property value assessment system, also need to apply to lands designated for the environmental protection layer. Staff recommends implementation of the Target System of the TNHS Strategy in order to achieve the complete task force goal of protecting, SUSTAINING and RESTORING the natural heritage system. Staff further recommends that in addition to the proposed review of the financial tools available to protect agricultural lands, that the province also include in that review financial tools that serve other environmental purposes, including the natural heritage system and source water protection. Staff also recommends that a clear distinction be made between income tax incentives and property tax incentives.

Agricultural Protection
The proposed approach of the task force to agricultural protection is to permanently protect the entire Holland Marsh and the Niagara tender fruit and grape lands plus other prime agricultural lands that are sufficiently large in area to support a viable agricultural economy. This is similar in concept to the TNHS Strategy approach of protecting a defined and targeted land base of sufficient size and quality to adequately sustain the resource in perpetuity. In that regard, staff supports the inclusion of all designated prime agricultural lands within its jurisdiction for protection, with the caveat that the financial and infrastructure supports necessary to ensure the sustainability of near-urban agriculture must be included as part of the implementation of a Greenbelt Plan.

The task force recommends that a provincial task force on agriculture be created immediately to develop agricultural policies that will ensure a viable agricultural industry across the greenbelt and the rest of Ontario. While this may be beneficial for the remainder of the province, it is redundant for most of the greenbelt lands as a GTA Agricultural Action Plan has recently been developed by the Greater Toronto Area (GTA) regional municipalities, the City of Toronto, the GTA Federations of Agriculture and the Ontario Ministry of Agriculture and Food. Staff recommends that the GTA Agricultural Action Plan be used as the basis to develop and implement sustainable agricultural policies and practices rather than creating a new task force to do this.

Transportation and Infrastructure
The discussion paper recommends that development of a greenbelt should not weaken existing provisions of the Oak Ridges Moraine Conservation Plan or the Niagara Escarpment Plan. Staff agrees and recommends that the higher thresholds of approval established in the ORMCP and NEP for transportation, infrastructure and mineral aggregate resource uses be incorporated into a Greenbelt Protection Plan. Staff also agrees that there should be a review of the environmental assessment process to ensure that the consideration of alternatives reflects emerging technologies, innovative designs and especially an appropriate balance of roads and transit.
Natural Resources
The discussion paper recommends that high potential aggregate areas should be included in the greenbelt and protected from incompatible land uses, and that a more rigorous approach to rehabilitation is needed. Aggregate resources often have adverse impacts on local communities (including cultural landscape and haul route traffic/access road impacts) which need to be addressed carefully in opening any new or expanded facilities. With respect to aggregate resources, staff recommends that aggregate extraction be excluded as a permitted use in the "environmental protection" layer of the greenbelt; that the higher threshold for tests required to permit aggregate extraction, as found in the ORMCP, be required for extraction within the greenbelt plan area; and, that new stricter requirements for rehabilitation of older pits that pre-date the Aggregate Resources Act be considered.

The task force report deals with aggregate resources only in this section, but welcomes comments on other natural resources as well. Conspicuous by its absence in this section is groundwater resources and the issue of water balance for the health of the watersheds, and ultimately the protection of the Great Lakes. While mentioned in the environmental protection layer for its ecological functions, groundwater also needs to be addressed in the Natural Resources section for its role in municipal water supply for domestic uses, as well as its use for agricultural and recreational purposes. Major groundwater studies are currently being undertaken by the Conservation Authorities Moraine Coalition (CAMC) and their municipal partners (York, Peel, Durham and Toronto within the TRCA jurisdiction). Staff recommends that groundwater be included in the Natural Resources layer of the greenbelt plan and significant areas (such as recharge areas) be protected based on the results of the CAMC/YPDT groundwater studies.

Culture, Recreation and Tourism
The task force report correctly points out that these amenities, including conservation areas, contribute to a high quality of life and that continued urban expansion would likely degrade these existing areas at precisely the time when more are needed to serve a rapidly growing population. As a major land owner of ecologically significant land and provider of outdoor recreational/educational services and facilities, TRCA has a direct stake in ensuring the wise management and viability of these operations. TRCA agrees that one of the functions of the greenbelt should be to provide opportunities for compatible economic activities such as tourism and outdoor recreation, in order to provide for the long term prosperity and sustainability of the rural lands within the greenbelt. It is important that lands within the environmental protection layer be carefully integrated with protected cultural and heritage landscapes and resources to strengthen the vitality, integrity and profile of the greenbelt. As one example, staff recommends that the Humber River and associated lands including the Boyd Conservation Area, Kortright Centre for Conservation (future home of The Living City Centre) and the McMichael Gallery in Kleinburg be protected and designated as a special Greenbelt Area.
Administration and Implementation

The task force recognizes that the vast majority of lands in the greenbelt are privately-owned and that both regulatory and non-regulatory approaches will be required to implement a greenbelt plan. In particular, conservation authorities are recognized for their role in public education, land stewardship and land securement. The report notes that certain lands within the greenbelt may be eligible for various means of tax relief or incentives such as the federal Ecological Gifts Program or provincial initiatives such as the Managed Forest Tax Incentive Program, the Conservation Land Tax Incentive Program or the Farm Property Taxation Policy. The report also recommends that special incentives to landowners for restoration, protection and stewardship of lands designated in the greenbelt area is required. Staff agrees that incentives such as tax relief is warranted for owners of private lands that have their uses restricted to provide public benefits, and that this is a necessary component of implementing a greenbelt plan.

Site alteration and tree conservation by-laws are proposed as some of the regulatory means of implementing a greenbelt. These were proposed as part of the ORM Act but their implementation was not fully completed. Staff recommends that the province finish the model site alteration and tree cutting by-laws that were being prepared for the ORM and require them for use in the greenbelt plan area as well.

TRCA agrees with the task force proposal for greenbelt legislation that creates a Greenbelt Protection Plan. Our experience in implementation of the ORMCP has shown that a provincial regulation backed by legislation is much more effective in the protection of environmental features and functions than reliance on the Provincial Policy Statement or municipal official plans. Recent studies undertaken for the Niagara Escarpment Commission have found that the NEP/NEC has been more successful than local planning controls in preventing the introduction of non-farm residential uses and other urban uses into agricultural areas. Similarly, related studies have shown that the amount of loss of forest cover inside NEP lands is significantly less than study control areas outside the plan area, and that there is also a much higher rate of reforestation on lands within the NEP than on lands outside the plan area. It is important to note, however, that TRCA does not support a new commission to implement a greenbelt plan. We believe that the ORMCP model of requiring municipalities to amend their official plans in conformity with the regulation is the most effective mechanism for implementation. We do believe, however, that the process can be designed to be less onerous than what was required for the ORMCP. We also believe that conservation authorities need to be recognized for their expected role in implementation of a greenbelt plan as conservation authorities in the Toronto region have expended significant staff efforts and costs in the review of ORM applications and defense of the ORMCP at OMB hearings. Further, we advise caution with respect to "knitting together" the greenbelt plan with the ORMCP and the NEP. In our view, it will be simpler to establish a greenbelt plan first and assess possibilities for streamlining/knitting together at some future date. Staff supports the task force recommendation that the greenbelt be implemented through provincial legislation that creates a Greenbelt Protection Plan and that extensive consultation be held with implementing agencies to determine the most effective means for achieving conformity in municipal official plans.

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