



THE TORONTO AND REGION CONSERVATION AUTHORITY

## INDEX TO

### EXECUTIVE COMMITTEE MINUTES #9/05

Friday, November 4, 2005

#### MINUTES

Minutes of Meeting #8/05, held on October 14, 2005 659

#### NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT, 2001-2005

Flood Plain and Conservation Component, Don River Watershed  
Ferguson/Zeidler Property. City of Toronto. CFN 26474. 660

Flood Plain and Conservation Component, Humber River Watershed  
David and Rose Beatty. CFN 36578. 663

#### ONTARIO REGULATION 158

830460 Ontario Limited 675, 676, 678, 679

Arvest Highspring Investments Limited 666

Bell Canada 683

Brampton Golf Club 680

Bun Kuoch, Seang 696

Cassidy, Shawna 695

Chud Group, The 673

City of Mississauga 682

City of Toronto 685, 686

Corporation of the City of Pickering 699

Dubczak, Roma and Roman 693

Enhorning, Dag 694

Eshet, Ozer and Neta Eshet 690

Fairbrook Developments Inc. 688

Hyatt Homes (Wigston) Inc. 668

Iannetta, Lucy 670

King, Gordon 696

Kingston, Florence and Felix Shen 694

Kusturi, David Deborah 693

O'Brien, Edward 694

Mandrake Properties 686

Miller Paving Limited 702

Nadler, Harry and Jacqueline 697

Nella, Peter and Donna 696

Regional Municipality of Peel 697

Runnymede Development Corporation	696
Sarrafian, Saeid	694
Shen, Felix and Florence Kingston	694
Stelcode Holdings Limited	672
Toronto French School, The	695
Town of Markham	691
Vattiata, John	669
Virgilio, Ben	695
Vlahaki, Jim	695
Wells, Ed	704
White, Bob and Dixie	697
Woodbridge Presbyterian Church	700



THE TORONTO AND REGION CONSERVATION AUTHORITY

**MEETING OF THE EXECUTIVE COMMITTEE #9/05**  
**November 4, 2005**

The Executive Committee Meeting #9/05, was held in the South Theatre, Black Creek Pioneer Village , on Friday, November 4, 2005 . The Chair Dick O'Brien , called the meeting to order at 10:07 a.m.

**PRESENT**

David Barrow	Member
Frank Dale	Member
Michael Di Biase	Member
Rob Ford	Member
Suzan Hall	Member
Dick O'Brien	Chair
Gerri Lynn O'Connor	Vice Chair

**REGRETS**

Bas Balkissoon	Member
Dave Ryan	Member

**RES.#B126/05 - MINUTES**

Moved by: Rob Ford  
Seconded by: Gerri Lynn O'Connor

**THAT the Minutes of Meeting #8/05, held on October 14, 2005, be approved.**

**CARRIED**

## SECTION I - ITEMS FOR AUTHORITY ACTION

**RES.#B127/05 - NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT, 2001-2005**  
Flood Plain and Conservation Component, Don River Watershed  
Ferguson/Zeidler Property  
City of Toronto, CFN 26474. Donation of a parcel of land, located on the south side of Beaumont Road, east of Glen Road (municipally known as 15 Beaumont Road), City of Toronto (Toronto Community Council Area), under the "Natural Heritage Lands Protection & Acquisition Project 2001-2005", Flood Plain and Conservation Component, Don River watershed.

Moved by: Michael Di Biase  
Seconded by: Frank Dale

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT** the subject property, containing 0.31 hectares (0.77 acres) more or less, of an irregular shaped parcel of vacant land in the lower Don River valley be purchased from Andrew David Ferguson and Eberhard Zeidler, said land being Part of Lot 4, Plan 358E, City of Toronto (Toronto Community Council Area), located on the south side of Beaumont Road, east of Glen Road (municipally known as 15 Beaumont Road);

**THAT** the acquisition of the donation is to be on the following basis:

- (a) The purchase price be \$2.00;
- (b) Income tax receipt is to be made available in the amount of \$1,350,000 in accordance with the guidelines set out by Canada Customs and Revenue Agency;
- (c) The Toronto and Region Conservation Authority (TRCA) is responsible for appraisal and reasonable legal fees;

**THAT** the TRCA receive conveyance of the land required free from encumbrance, subject to existing service easements:

**THAT** the Authority extend their appreciation and thanks to Andrew David Ferguson and Eberhard Zeidler for their generous donation;

**THAT** the firm of 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.

**CARRIED**

## **BACKGROUND**

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

The subject property is an existing, undeveloped lot of record with frontage on the south side of Beaumont Road, located east of Glen Road and west of the Don Valley Parkway in the City of Toronto.

The TRCA has been involved with this property and the former owner for many years and in 1999 was unsuccessful in negotiating the purchase of 15 Beaumont Road from the former owner. The donation of the subject parcel to the TRCA will ensure that features and functions of the valley are protected from inappropriate use.

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

## **RATIONALE**

The subject property falls within TRCA's approved master plan for acquisition for the Don River watershed as outlined in the approved Natural Heritage Lands Protection and Acquisition Project 2001-2005. The subject property is entirely within the Park Drive Ravine where it meets the main Don River valley corridor. The Park Drive Ravine represents one of the last contiguous forested/treed landscape features within the urbanized portions of the Lower Don River watershed. Ravines represent some of the last remaining forested features within the City of Toronto, as most of the tablelands have been converted into urban uses.

TRCA inventory work in this area has identified a significant number of flora and fauna species of conservation concern and one of the fauna species of concern is in the immediate vicinity of 15 Beaumont Road. This donation will provide long-term protection from development and this property will help consolidate the protection of the valley corridor features and functions provided by the TRCA and City of Toronto holdings in the area.

## **DETAILS OF WORK TO BE DONE**

Approval of appraisal is to be obtained from Environment Canada in compliance with the Ecological Gifts Program. TRCA cannot issue the income tax receipt until such approval is obtained.

## **TAXES AND MAINTENANCE**

The parcel being acquired will be turned over to the City of Toronto under the terms of the existing management agreement.

## **FINANCIAL DETAILS**

Expenditures related to this acquisition will be charged to account 004-11-502. Funding is available in TRCA's land acquisition capital account.

Report prepared by: Tom Campitelli, extension 5335

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

Date: October 06, 2005




Attachments: 1

Attachment 1



**NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION  
PROJECT, 2001-2005**  
**Flood Plain and Conservation Component, Don River Watershed**  
**Ferguson/Zeidler Property**  
 City of Toronto  
 CFN 26474

**TORONTO AND REGION  
Conservation**  
*for The Living City*

-  TRCA LANDS
-  SUBJECT PROPERTY
-  CITY OF TORONTO PROPERTY

**RES.#B128/05 - NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005**

Flood Plain and Conservation Component, Humber River Watershed David and Rose Beatty, CFN 36578. Acquisition of a conservation easement located north of the King-Vaughan Road, on the east side of Keele Street, City of Vaughan, Regional Municipality of York, Humber River watershed.

Moved by: Michael Di Biase  
Seconded by: Frank Dale

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT a conservation easement for the protection of the environmental features and functions containing 3.38 hectares (8.36 acres), more or less, consisting of a roughly rectangular shaped parcel of land, be purchased from David and Rose Beatty, said land being Part of Lot 1, Concession 3 (Former Township of King) designated as Part 4 on Reference Plan 65R-28445, City of Vaughan, Regional Municipality of York, on the east side of Keele Street, north of the King-Vaughan 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 surveying, land transfer tax, legal costs, and disbursements are to be paid by David and Rose Beatty;**

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

**CARRIED**

**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.

David and Rose Beatty have received conditional approval from the Regional Municipality of York to sever this rural residential property in order to create two additional non-farm related residential lots. One of the conditions imposed by the Commissioner of Planning and Development Services for the Regional Municipality of York requires that the applicant provide a Natural Heritage (conservation) easement over a significant environmental feature on the northern portion of the subject lands, as identified by regional staff through the review of the consent application.

TRCA staff have reviewed the prescribed Natural Heritage Evaluation Report (November 2003) and Hydrogeology Report and are satisfied that the proposed severances will not result in adverse ecological impacts provided the applicant adheres to the recommendations as outlined in the consent reports.

Negotiations have been conducted with the property owners.

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

#### **RATIONALE**

The portion of the property subject to the conservation easement is located on the Oak Ridges Moraine and designated Natural Core by the Oak Ridges Moraine Conservation Plan. The subject lands are primarily comprised of an Area of Natural or Scientific Interest and also contains a Provincially Significant Wetland, 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.

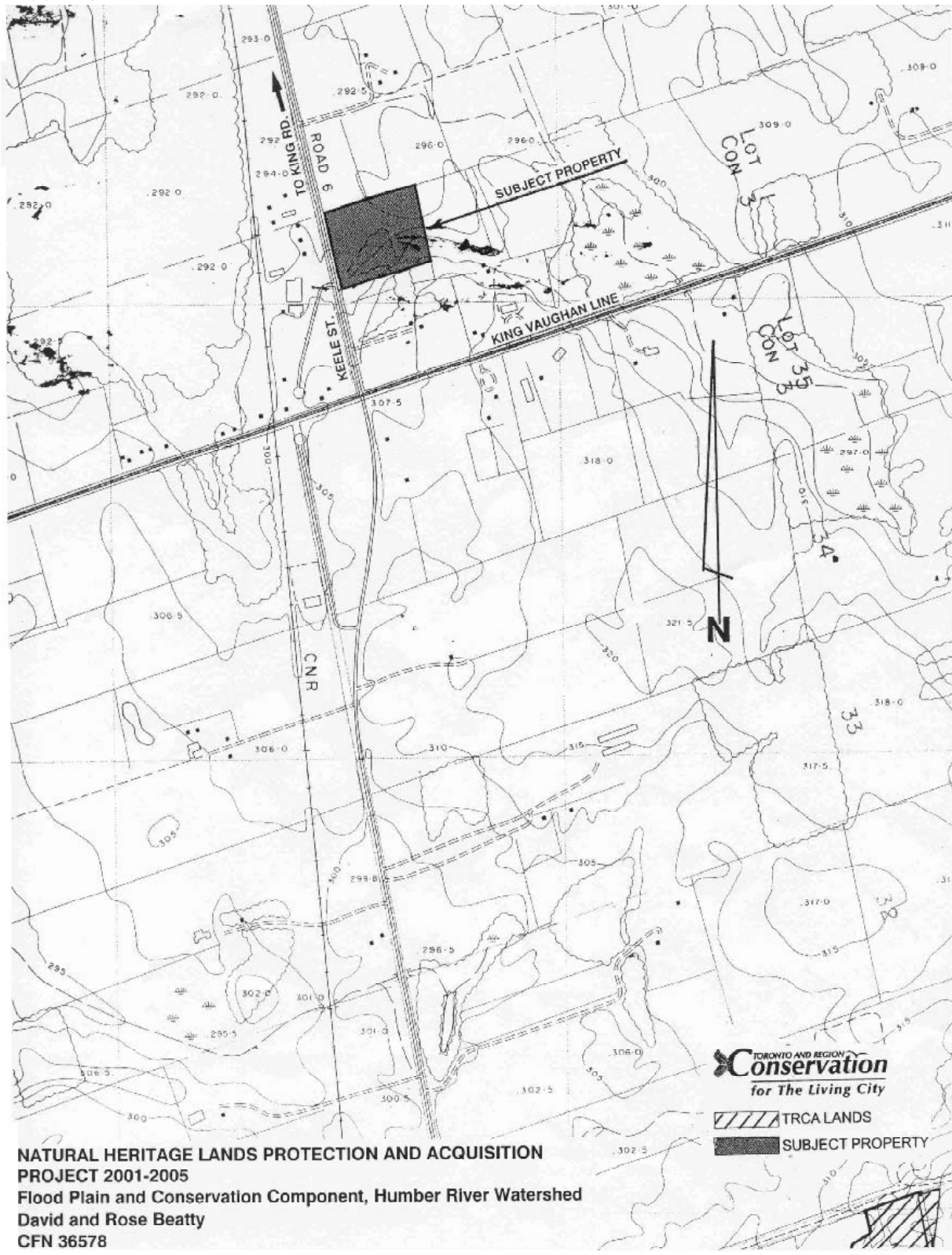
**Report prepared by: Tom Campitelli, extension 5335**

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

**Date: July 29, 2005**

**Attachments: 1**

Attachment 1



## SECTION II - ITEMS FOR EXECUTIVE ACTION

### RES.#B129/05 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 158

Fill, Construction & Alteration to Waterway.. 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.

Moved by: Suzan Hall

Seconded by: Rob Ford

**THAT permits be granted in accordance with Ontario Regulation 158 for the applications (8.1.1 - 8.1.6, inclusive), which are listed below.**

**CARRIED**

### RES.#B130/05 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 158

Moved by: Frank Dale

Seconded by: David Barrow

**THAT permits be granted in accordance with Ontario Regulation 158 for the applications (8.1.36 - 8.1.40, inclusive), which are listed below.**

**CARRIED**

## CITY OF BRAMPTON

### 8.1.1 ARVEST HIGHSRING INVESTMENTS LIMITED

To place fill within a regulated area on Lot 9, 10, Concession 8 Lot 288, Plan 43M-1622, (40 Highvalley Circle), in the City of Brampton, Humber River Watershed as located on the property owned by Arvest Highspring Investments Limited.

The purpose is to place and excavate fill within a Fill Regulated area to facilitate the construction of a residential building.

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

- **Site Grading Plan, prepared by Bryan Schilling, RN Design Ltd., dated August 2005, revised August 30, 2005, redline revised by TRCA Planning and Development staff October 11, 2005, received by TRCA Planning and Development staff October 11, 2005.**

## **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, outside of the Regional Storm Floodplain, in order to facilitate the construction of a residential building at 40 Highvalley Circle, in the City of Brampton. The southern side yard is located adjacent to a valley corridor feature. Through the subdivision process associated with this site, TRCA requested a 10 metre setback between development and the limit of the valley corridor. Please note that the setback requirement for this site pertains to the southern side yard. Given the approved registered plan lot dimensions, development on this site is constraint as a result of existing setback/zoning provisions. While the proposed works require minimal reductions to this setback, TRCA technical staff has confirmed that the proposed setbacks do not adversely impact the overall ecological function and/or the stability of the valley corridor. As such, the proposed works are sufficiently setback from the valley corridor feature.

### Control of Flooding:

The proposed works are located outside of the Regional Storm Floodplain. As such, there will be no adverse impacts to the storage and/or conveyance of floodwaters as a result of construction.

### Pollution:

Appropriate erosion and sediment controls will be installed prior to construction and maintained through all phases of construction.

### Conservation of Land:

No significant vegetation will be removed as a result of construction. There are no geotechnical and/or fisheries related concerns associated with this proposal.

### *Plantings*

No significant vegetation will be removed as a result of construction. As such, and with consideration for the constrained nature of the site, compensatory planting is not required.

### Policy Guidelines:

The proposed works are in conformity with Section 4.1.1 - New Urban Development of the Authority's Valley and Stream Corridor Management Program.

CFN: 37029 - Application #: 444/05/BRAM  
Report Prepared by: Adam Miller, extension 5244  
For information contact: Quentin Hanchard, extension 5324  
Date: October 25, 2005

## CITY OF VAUGHAN

### 8.1.2 HYATT HOMES (WIGSTON) INC.

To place fill within a regulated area on Part Lot 34, Concession 1 WYS, Wigston Place, in the City of Vaughan, Don River Watershed as located on the property owned by Hyatt Homes (Wigston) Inc.

The purpose is to place fill within a Fill Regulated Area of the Don River, in order to develop seven (7) residential lots, in the City of Vaughan.

The permit will be issued for the period of November 4, 2005 to November 3, 2010 in accordance with the following documents and plans which form part of this permit:

- Red Line Revised - Grading Control Plan, Drawing No. 05-011-02, prepared by Condeland Engineering Ltd., dated September 2005, received October 25, 2005;
- Sedimentation and Erosion Control Plan, Drawing No. 05-011-06, prepared by Condeland Engineering Ltd., dated September 2005, received October 25, 2005.

## 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 Upper East Don River, in order to develop seven (7) residential lots on Wigston Place, in the City of Vaughan. The subject property is partially fill regulated (at the rear portion of the residential lots), where proposed grading is to occur.

The subject property is located on the north side of Wigston Place, near Bathurst Street and Highway 407. Authority staff had initially received the associated Draft Plan of Subdivision Application 19T-89080 in 1992. This application was subsequently draft approved in 1993. However, it remained inactive until 2000 when a revised draft plan proposal was received.

During the draft plan stage, Authority staff conducted a site walk of the subject property and identified the limits of the natural feature. A ten (10) metre development setback has been applied and this area along with the valleylands have subsequently been rezoned into an open space category, limiting future development within the natural feature. The valleylands will be dedicated to the TRCA, as a condition of draft approval.

### Control of Flooding:

The subject property is located outside of the Regional Storm Flood Plain of the Upper East Don River (based on most recent hydraulic information) and therefore the proposed works will not affect the storage or conveyance of flood waters.

Pollution:

Erosion and sediment controls will be erected and maintained for the duration of construction, to ensure sediment does not enter the watercourse, which is located approximately 15 metres away.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed works. There are no in-water works proposed as part of this application and as such, there will be no impacts to fish habitat.

*Plantings*

No natural features will be removed as part of this application and therefore, restoration plantings are not proposed.

Policy Guidelines:

This proposal complies with Section 4.1.1 - New Urban Development, of the Authority's Valley and Stream Corridor Management Program.

**CFN: 37028 - Application #: 443/05/VAUG**  
**Report Prepared by: Kevin Huang, extension 5307**  
**For information contact: Kevin Huang, extension 5307**  
**Date: October 26, 2005**

**8.1.3 JOHN VATTIATA**

To place fill within a regulated area on Part Lot 10, Plan M1115, (9 Birch Hill Road), in the City of Vaughan, Humber River Watershed as located on the property owned by John Vattiata.

The purpose is to construct a three-storey single family dwelling with an attached garage within a Fill Regulated Area of the Humber River at 9 Birch Hill Road in the City of Vaughan.

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

- **Site Plan, 9 Birch Hill Road, prepared by Vanbetlehem Architect Inc., issued October 4, 2005, received by the TRCA October 6, 2005, redline revised to indicate the removal of excess fill material.**

**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 three-storey single detached residential dwelling with an attached garage. The subject property is also located within the Woodbridge Special Policy Area. However, TRCA Water Management staff have determined that there are no flooding concerns associated with the proposed development, as the proposal will not be located within the Regional Storm Flood Plain. The proposal is consistent with existing development in the area.

Control of Flooding:

The proposed development will not be located within the Regional Storm Flood Plain of the Humber River. 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 residential dwelling is approximately 200 metres from the watercourse.

Conservation of Land:

There will be no geotechnical/slope stability issues associated with the proposal. As the watercourse will not be impacted by the development, 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 in accordance with TRCA Planting/Restoration Guidelines.

*Plantings*

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

Policy Guidelines:

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

**CFN: 36992 - Application #: 423/05/VAUG**  
**Report Prepared by: Suzie Losiak, extension 5724**  
**For information contact: Kevin Huang, extension 5307**  
**Date: October 24, 2005**

**8.1.4 LUCY IANNETTA**

To place fill within a regulated area on 2071 Highway 7, in the City of Vaughan, Don River Watershed as located on the property owned by Lucy Iannetta.

The purpose is to excavate and place fill within a Fill Regulated Area of the Don River to facilitate the construction of a parking area at 2071 Highway 7 in the City of Vaughan.

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

- Drawing 1, Proposed Remedial Measures, 2071 Highway 7, prepared by Valdor Engineering Inc., revised June 2005, received by the TRCA on August 23, 2005, 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 purpose is to excavate and place fill within a Fill Regulated Area of the Don River to facilitate the construction of a parking area at 2071 Highway 7 in the City of Vaughan. The permit application was submitted to resolve violation V2179, issued 19 October 2004. The granular parking area, which measures approximately 23 metres by 20 metres, was established prior to receipt of a permit application by the TRCA. A 3-metre-wide segment of the parking area will be removed and replaced with an enhanced swale to address stormwater run-off. A level spreader will alleviate point discharge and potential erosion concerns on the neighbouring properties. There will be no geotechnical/slope stability issues associated with the works. The development will not be located within the Regional Storm Flood Plain, and no significant natural features will be affected by the project.

### Control of Flooding:

The parking area 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 development. As the watercourse will not be impacted, no fisheries concerns will result. There are no other significant natural features on, or adjacent to, the proposed works that may be negatively impacted by the project.

### *Plantings*

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

### 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: 36385 - Application #: 093/05/VAUG**

**Report Prepared by: Coreena Smith, extension 5269**

**For information contact: Coreena Smith, extension 5269**

**Date: October 25, 2005**

## TOWN OF MARKHAM

### 8.1.5 STELCODE HOLDINGS LIMITED

To construct in a flood plain on (8501 Woodbine Avenue), in the Town of Markham, Rouge River Watershed as located on the property owned by Stelcode Holdings Limited.

The purpose is to excavate and construct in a flood plain of the Rouge River Watershed, Beaver Creek, in the Town of Markham, on the property of Petro Canada Gas Station.

The permit will be issued for the period of November 4, 2005 to November 3, 2010 in accordance with the following documents and plans which form part of this permit:

- Letter of Intent, prepared by John Austerberry, Construction and Maintenance Coordinator, Petro-Canada, dated September 13, 2005, received September 19, 2005;
- Drawing No. C94-0165, prepared by Petro-Canada, dated November 14, 1994, received September 29, 2005, Red-line Revised to include Sediment and Erosion Control Fencing;
- Drawing No. 83-3341, prepared by Petro-Canada, dated November 11, 1983, received September 29, 2005, Red-line Revised to include Sediment and Erosion Control Fencing.

### RATIONALE

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

#### Proposal:

The purpose of this proposal is to demolish the existing gas station canopy and to remove the underground storage tanks on the subject property. Petro Canada's lease to sell gas has expired on the subject property and they have chosen not to renew. Therefore, they are required to remove the gas station and associated storage tanks. There are currently no plans in place for the redevelopment of the subject site, which is entirely located in the Regional Storm Floodplain of the Rouge River Watershed (Beaver Creek). The lands will be restored to the original grade.

#### Control of Flooding:

TRCA water management staff has reviewed the plans related to the proposed works and has determined that there will be no impacts on the storage or conveyance of flood waters.

#### Pollution:

No sedimentation of the watercourse is expected, as the proposed works are located approximately 30 metres away from the watercourse. A silt fence will be erected between the watercourse and the proposed works.

Conservation of Land:

TRCA staff are satisfied that there are no geotechnical/slope stability issues associated with the proposed works. There will be no in stream works associated with this project and therefore no fisheries concerns. There are no other significant natural features 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:

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

**CFN: 37014 - Application #: 431/05/MARK**  
**Report Prepared by: Susan Robertson, extension 5370**  
**For information contact: Chris Jones, extension 5718**  
**Date: October 26, 2005**

**TOWNSHIP OF UXBRIDGE**

**8.1.6 THE CHUD GROUP**

To alter a waterway, construct in a flood plain on Lot 6, 7, 8, Concession 3 (Coppinwood Golf Course), in the Township of Uxbridge, Duffins Creek Watershed as located on the property owned by The Chud Group.

The purpose is to alter a waterway and to construct in a flood plain of the Duffins Creek Watershed, in the Township of Uxbridge, on the property of Coppinwood Golf Course.

The permit will be issued for the period of November 4, 2005 to November 3, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. LG-1, Layout and Grading Plan, prepared by Schollen & Company Inc., dated June 2004, received October 5, 2005, Red-line Revised to include further detail regarding the maintenance of sediment and erosion control measures;**
- **Drawing No. RA-1, Restoration Area and Key Plan, prepared by Schollen & Company Inc., dated June 2004, received October 5, 2005, Red-line Revised to include further detail regarding the maintenance of sediment and erosion control measures;**
- **Drawing No. D-1, Details, prepared by Schollen & Company Inc., dated June 2004, received May 5, 2005, Red-line Revised to include further detail regarding the maintenance of sediment and erosion control measures;**
- **Drawing No. D-2, Permanent Bridge for Maintenance Truck Crossing, prepared by Schollen & Company Inc., dated June 2004, received May 5, 2005, Red-line Revised to include further detail regarding the maintenance of sediment and erosion control measures;**

- Drawing No. RA-10, Restoration Area 11, 12 & 13, prepared by Schollen & Company Inc., dated June 2004, received May 5, 2005, Red-line Revised to include further detail regarding the maintenance of sediment and erosion control measures;
- Drawing No. RA-10A, Restoration Areas 11, 12 & 13, prepared by Schollen & Company Inc., dated June 2004, received May 5, 2005, Red-line Revised to include further detail regarding the maintenance of sediment and erosion control measures.

## **RATIONALE**

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

### Proposal:

The purpose of this application is to alter a waterway and to construct in the floodplain of the Duffins Creek Watershed, to facilitate the construction of two permanent crossings; one crossing is a permanent bridge for maintenance vehicles to be constructed over a waterway and to replace an existing temporary crossing, and the second crossing is a boardwalk crossing over a portion of the valley lands. This proposal is located within an existing approved golf course facility and this proposal is the final approval relating to this facility, located within the Township of Uxbridge.

### Control of Flooding:

TRCA water management staff has reviewed the plans related to the proposed works and has determined that there will be no impacts on the storage or conveyance of flood waters.

### Pollution:

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

### Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed works. Ecological staff has determined that the proposed outlet does not constitute a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat and as such, a Letter of Advice will be issued on behalf of Fisheries and Oceans Canada (DFO). The proposed works will not affect any other significant natural features.

### *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:

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

**CFN: 36567 - Application #: 175/05/UXB**  
**Report Prepared by: Susan Robertson, extension 5370**  
**For information contact: Russel White, extension 5306**  
**Date: October 26, 2005**

**THE FOLLOWING PERMIT APPLICATIONS WERE ERRATA ITEMS:**

**RES.#B131/05 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO  
REGULATION 158 - ERRATA APPLICATIONS**

Moved by: Suzan Hall  
Seconded by: Rob Ford

**THAT permits be granted in accordance with Ontario Regulation 158 for the applications (8.1.7 - 8.1.19, with the exception of 8.1.15 - Mandrake Properties, which was withdrawn), that had been scheduled on the agenda as errata items for which all the required information was received and finalized as listed below.**

**CARRIED**

**CITY OF BRAMPTON**

**8.1.7 830460 ONTARIO LIMITED**

To alter a waterway, place fill within a regulated area on Lot 6, 7, Concession 9 NDS, (McVean Drive and The Gore Road), in the City of Brampton, Humber River Watershed as located on the property owned by 830460 Ontario Limited.

The purpose is to alter a watercourse; and place fill within a regulated area, to facilitate the construction of a stormwater outfall.

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

- **Letter of undertaking provided by Diarmuid Horgan, P.Eng., of Candevcon Limited, dated November 2, 2005, to address all outstanding engineering related issues.**

**RATIONALE**

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

Proposal:

This permit is one of four being considered by the TRCA Executive Committee at the November 4, 2005 meeting, for stormwater management works on the subject property. All of the permit applications involve the creation of stormwater management ponds, which will be located on table lands directly adjacent to the valley corridor, with stormwater outfalls within the valley.

This proposal is to construct in a floodplain and alter a waterway, to facilitate the construction of a stormwater management facility (and outfall) associated with the Riverstone Golf and Country Club Executive Residential Subdivision (formerly the Woodlands Golf and Country Club), located at the northeast corner of McVean Drive and Ebenezer Road, in the City of Brampton. This stormwater management pond will be located on the tableland portion of the subject property, outside of the Fill Regulated Area. However, the stormwater outfall is proposed to be located within the valleylands traversing the site. In this regard, TRCA technical staff have determined that the outfall is sufficiently setback from the valley slopes and watercourse to eliminate slope and/or bank erosion, and not significantly alter the flow regime received by the river in this area. In addition, it has been determined that the proposed works

will not constitute a harmful alteration, disruption or destruction (HADD) of fish habitat. In this regard, a letter of advice on behalf of Fisheries and Oceans Canada (DFO) will be issued with this permit.

Control of Flooding:

The outfall associated with the pond will be located within the Regional Storm Floodplain. However, TRCA technical staff have determined that no adverse impacts to the storage and/or conveyance of floodwaters will result.

Pollution:

Appropriate sediment and erosion control measures will be put in place and maintained during all phases of construction.

Conservation of Land:

The proposed works will not adversely impact any significant natural features on the subject property. In addition, there are no geotechnical and/or fisheries related concerns with this application, however, a letter of advice on behalf of DFO will be issued.

*Plantings*

All disturbed areas will be restored and stabilized using a TRCA approved seed mix. In addition, all proposed plantings are native and non-invasive species and are consistent with TRCA's planting guidelines.

Policy Guidelines:

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

**CFN: 36687 - Application #: 246/05/BRAM**

**Report Prepared by: Joshua Campbell, extension 5386**

**For information contact: Joshua Campbell, extension 5386**

**Date: October 26, 2005**

**8.1.8 830460 ONTARIO LIMITED**

To alter a waterway, place fill within a regulated area on Lot 6, 7, Concession 9 NDS, (McVean Drive and The Gore Road), in the City of Brampton, Humber River Watershed as located on the property owned by 830460 Ontario Limited.

The purpose is to alter a watercourse; and place fill within a regulated area, to facilitate the construction of a stormwater management facility.

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

- **Letter of undertaking provided by Diarmuid Horgan, P.Eng., of Candevcon Limited, dated November 2, 2005, to address all outstanding engineering related issues.**

**RATIONALE**

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

Proposal:

This permit is one of four being considered by the TRCA Executive Committee at the November 4, 2005 meeting, for stormwater management works on the subject property. All of the permit applications involve the creation of stormwater management ponds, which will be located on table lands directly adjacent to the valley corridor, with stormwater outfalls within the valley.

This proposal is to construct in a floodplain and alter a waterway, to facilitate the construction of a stormwater management facility (and outfall) associated with the Riverstone Golf and Country Club Executive Residential Subdivision (formerly the Woodlands Golf and Country Club), located at the northeast corner of McVean Drive and Ebenezer Road, in the City of Brampton. This stormwater management pond will be located on the tableland portion of the subject property, partially within a Fill Regulated Area. In addition, the associated stormwater outfall is proposed to be sufficiently setback from the valley slopes and watercourse to eliminate slope and/or bank erosion, and not significantly alter the flow regime received by the river in this area. TRCA technical staff have determined that the proposed works will not constitute a harmful alteration, disruption or destruction (HADD) of fish habitat. In this regard, a letter of advice on behalf of Fisheries and Oceans Canada (DFO) will be issued with this permit.

Control of Flooding:

The outfall associated with the pond will be located within the Regional Storm Floodplain. However, TRCA technical staff have determined that no adverse impacts to the storage and/or conveyance of floodwaters will result.

Pollution:

Appropriate sediment and erosion control measures will be put in place and maintained during all phases of construction.

Conservation of Land:

The proposed works will not adversely impact any significant natural features on the subject property. In addition, there are no geotechnical and/or fisheries related concerns with this application, however, a letter of advice on behalf of DFO will be issued.

*Plantings*

All disturbed areas will be restored and stabilized using a TRCA approved seed mix. In addition, all proposed plantings are native and non-invasive species and are consistent with TRCA's planting guidelines.

Policy Guidelines:

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

**CFN: 36691 - Application #: 247/05/BRAM**

**Report Prepared by: Joshua Campbell, extension 5386**

**For information contact: Joshua Campbell, extension 5386**

**Date: October 26, 2005**

### **8.1.9 830460 ONTARIO LIMITED**

To alter a waterway, place fill within a regulated area on Lot 6, 7, Concession 9 NDS, (McVean Drive and The Gore Road), in the City of Brampton, Humber River Watershed as located on the property owned by 830460 Ontario Limited.

The purpose is to alter a watercourse; and place fill within a regulated area, to facilitate the construction of a stormwater outfall.

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

- **Letter of undertaking provided by Diarmuid Horgan, P.Eng., of Candevcon Limited, dated November 2, 2005, to address all outstanding engineering related issues.**

### **RATIONALE**

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

#### Proposal:

This permit is one of four being considered by the TRCA Executive Committee at the November 4, 2005 meeting, for stormwater management works on the subject property. All of the permit applications involve the creation of stormwater management ponds, which will be located on table lands directly adjacent to the valley corridor, with stormwater outfalls within the valley.

This proposal is to construct in a floodplain and alter a waterway, to facilitate the construction of a stormwater management facility (and outfall) associated with the Riverstone Golf and Country Club Executive Residential Subdivision (formerly the Woodlands Golf and Country Club), located at the northeast corner of McVean Drive and Ebenezer Road, in the City of Brampton. This stormwater management pond will be located on the tableland portion of the subject property, outside of the Fill Regulated Area. However, the associated stormwater outfall is proposed to be located within the valleylands traversing the site. In this regard, TRCA technical staff have determined that the outfall is sufficiently setback from the valley slopes and watercourse to eliminate slope and/or bank erosion, and not significantly alter the flow regime received by the river in this area. In addition, it has been determined that the proposed works will not constitute a harmful alteration, disruption or destruction (HADD) of fish habitat. In this regard, a letter of advice on behalf of Fisheries and Oceans Canada (DFO) will be issued with this permit.

#### Control of Flooding:

The outfall associated with the pond will be located within the Regional Storm Floodplain. However, TRCA technical staff have determined that no adverse impacts to the storage and/or conveyance of floodwaters will result.

#### Pollution:

Appropriate sediment and erosion control measures will be put in place and maintained during all phases of construction.

Conservation of Land:

The proposed works will not adversely impact any significant natural features on the subject property. In addition, there are no geotechnical and/or fisheries related concerns with this application, however, a letter of advice on behalf of DFO will be issued.

*Plantings*

All disturbed areas will be restored and stabilized using a TRCA approved seed mix. In addition, all proposed plantings are native and non-invasive species and are consistent with TRCA's planting guidelines.

Policy Guidelines:

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

**CFN: 36692 - Application #: 248/05/BRAM**

**Report Prepared by: Joshua Campbell, extension 5386**

**For information contact: Joshua Campbell, extension 5386**

**Date: October 26, 2005**

**8.1.10 830460 ONTARIO LIMITED**

To alter a waterway, place fill within a regulated area on Lot 6, 7, Concession 9 NDS, (McVean Drive and The Gore Road), in the City of Brampton, Humber River Watershed as located on the property owned by 830460 Ontario Limited.

The purpose is to alter a watercourse; and place fill within a regulated area, to facilitate the construction of a stormwater management facility.

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

- **Letter of undertaking provided by Diarmuid Horgan, P.Eng., of Candevcon Limited, dated November 2, 2005, to address all outstanding engineering related issues.**

**RATIONALE**

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

Proposal:

This permit is one of four being considered by the TRCA Executive Committee at the November 4, 2005 meeting, for stormwater management works on the subject property. All of the permit applications involve the creation of stormwater management ponds, which will be located on table lands directly adjacent to the valley corridor, with stormwater outfalls within the valley.

This proposal is to construct in a floodplain and alter a waterway, to facilitate the construction of a stormwater management facility (and outfall) associated with the Riverstone Golf and Country Club Executive Residential Subdivision (formerly the Woodlands Golf and Country Club), located at the northeast corner of McVean Drive and Ebenezer Road, in the City of Brampton. Subject to some minor cut and fill works, this stormwater management pond will be located on the tableland portion of the subject property, partially within a Fill Regulated Area. In addition, the stormwater outfall is proposed to be sufficiently setback from the valley slopes and watercourse to eliminate slope and/or bank erosion, and not significantly alter the flow regime received by the river in this area. TRCA technical staff have determined that the proposed works will not constitute a harmful alteration, disruption or destruction (HADD) of fish habitat. In this regard, a letter of advice on behalf of Fisheries and Oceans Canada (DFO) will be issued with this permit.

Control of Flooding:

As described, a minor cut and fill balance is proposed to locate the stormwater management pond entirely outside of the valley corridor. However, the outfall associated with the pond will be located within the Regional Storm Floodplain. In this regard, TRCA technical staff have determined that no adverse impacts to the storage and/or conveyance of floodwaters will result.

Pollution:

Appropriate sediment and erosion control measures will be put in place and maintained during all phases of construction.

Conservation of Land:

The proposed works will not adversely impact any significant natural features on the subject property. In addition, there are no geotechnical and/or fisheries related concerns with this application, however, a letter of advice on behalf of DFO will be issued.

*Plantings*

All disturbed areas will be restored and stabilized using a TRCA approved seed mix. In addition, all proposed plantings are native and non-invasive species and are consistent with TRCA's planting guidelines.

Policy Guidelines:

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

**CFN: 36690 - Application #: 249/05/BRAM**

**Report Prepared by: Joshua Campbell, extension 5386**

**For information contact: Joshua Campbell, extension 5386**

**Date: October 26, 2005**

**8.1.11 BRAMPTON GOLF CLUB**

To alter a waterway, construct in a flood plain, place fill within a regulated area on (770 Kennedy Road South), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Brampton Golf Club.

The purpose is to construct and place fill within the Regulatory Floodplain and a Fill Regulated area to facilitate the construction of a replacement pedestrian bridge..

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

- **Letter of undertaking provided by Martin Kopp, Brampton Golf Club, dated November 2, 2005, to address outstanding TRCA Ecology and Engineering requirements prior issuance of the permit.**

## **RATIONALE**

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

### Proposal:

This permit is the second of two permits submitted by the Brampton Golf Club for works on the subject property located south of Steeles Avenue, west of Kennedy Road in the City of Brampton. A permit was issued by the Executive Committee on September 8, 2005 for phase one of the subject works, which involved temporarily reinstating an existing (damaged) pedestrian bridge to provide temporary access across Etobicoke Creek in this area. As noted in the correspondence related to the previous permit, the pedestrian bridge is utilized for both golf course operations, and to allow safe access for school children for their walk to and from school. These temporary works were being completed to allow for passage during the design and construction of a new pedestrian bridge.

This permit is to allow for the construction of a new pedestrian bridge slightly upstream of the existing structure. In consultation with TRCA staff, a better location was found for the new bridge which would be subject to less stream related erosion. Additionally, a new single-span bridge design has been selected with considerably greater length, to allow for less restricted passage of debris, and to better accommodate the long-term movement of the watercourse. The existing bridge, which has been in place for a number of years, was constructed with a central pier that has been a long-term impediment to debris flow. The existing bridge will be removed once the new bridge is in place, and the area restored in accordance with TRCA requirements.

### Control of Flooding:

The works will occur within the Regional Storm Floodplain, however the proposed works are not to result in any negative impacts upon flooding, and may result in a net improvement with respect to flooding, as a result of the measures noted above.

### Pollution:

Sediment and erosion control measures will be put in place during the construction period. All in-water works will be subject to Fishery Timing Window restrictions.

### Conservation of Land:

No significant vegetation or geotechnical concerns exist with respect to this application.

### *Plantings*

This project includes a restoration plan to re-vegetate all disturbed areas with native, non-invasive plant species. Future works proposed for the golf holes adjacent to Etobicoke Creek will provide for additional plantings and ecological enhancements in accordance with TRCA objectives.

### 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: 36984 - Application #: 418/05/BRAM**

**Report Prepared by: Quentin Hanchard, extension 5324**

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

**Date: October 4, 2005**

## **CITY OF MISSISSAUGA**

### **8.1.12 CITY OF MISSISSAUGA**

To construct in a flood plain, place fill within a regulated area on Morning Star Drive, in the City of Mississauga, Mimico Creek Watershed as located on the property owned by the Toronto and Region Conservation Authority.

The purpose is to construct and place fill within the Regulatory Floodplain and a Fill Regulated area to facilitate the construction of a pedestrian bridge relocation and extension of a pedestrian pathway.

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

- **Letter of Undertaking, prepared by B. Hunter, Philips Engineering Ltd., dated November 2, 2005, to address outstanding ecology and engineering related issues prior to issuance of permit.**

### **RATIONALE**

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

#### Proposal:

The purpose of this proposal is to construct and place fill within the Regulatory Floodplain and a Fill Regulated area to facilitate the relocation of an existing pedestrian bridge (approximately 15 metres in length) and the extension of a pedestrian pathway at the Malton Greenway Park, just north of Morning Side Drive, in the City of Mississauga. The City of Mississauga Community Services Department proposes to remove an existing footbridge, spanning approximately 15 metres, from the main branch of the Mimico Creek, and relocate approximately 175 metres downstream, at which point it will adequately span over an existing off-line stormwater outfall. This outfall drains into Mimico Creek and is fed entirely by storm sewer discharge. In addition, the proposal involves the extension of an asphalt pedestrian pathway to replace an existing footpath. The proposed asphalt pedestrian pathway is to be routed along the west side of the watercourse, further away from the watercourse than the

existing informal pathway. TRCA technical staff has reviewed the proposal and has confirmed that there are no significant ecological, flooding and/or erosion related concerns and/or impacts to the environmental features at the Malton Greenway Park.

The lands to which this application applies are owned by this Authority. However, further to our memorandum of understanding (MOU) with the City of Mississauga, TRCA lands in the City of Mississauga are under management agreement with the City of Mississauga Parks Department. Therefore, this project does not require any property related approval from this Authority.

Control of Flooding:

The works will occur within the Regional Storm Floodplain, however, the proposed works will not result in any negative impacts upon flooding and will result in additional flood storage.

Pollution:

Sediment and erosion control measures (i.e., silt fence) will be installed and maintained during all phases of construction along the entire length of the watercourse. All works are to be completed under dry conditions.

Conservation of Land:

There will be no in-water works associated with this proposal and potential impacts to fish habitat have been mitigated through the design and construction methodology proposed. No significant vegetation will be removed as a result of construction. Also, TRCA technical staff has confirmed that there are no geotechnical concerns associated with this proposal.

*Plantings*

No significant vegetation will be removed as a result of construction. However, areas to be disturbed will be restored with a native seed mix composition consistent with TRCA guidelines.

Policy Guidelines:

The proposal is in conformity with Section 4.3 - Infrastructure and Servicing of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 36772 - Application #: 290/05/MISS**

**Report Prepared by: Adam Miller, extension 5244**

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

**Date: October 24, 2005**

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

**8.1.13**

**BELL CANADA**

To construct in a flood plain, place fill within a regulated area on (Jane Street, South of Highway 401), in the City of Toronto (North York Community Council Area), Humber River Watershed as located on the property owned by Bell Canada.

The purpose is to excavate and place fill in a Fill Regulated Area to facilitate the placement of an underground conduit beneath the Humber River using the directional bore method.

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

- **Plan No. 417, General Plan; Plan No. 701, Sediment Fencing and Erosion Control, prepared by Plantec Consulting Engineers, dated September 27, 2005, received on September 28, 2005.**

## **RATIONALE**

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

### Proposal:

The purpose is to excavate and place fill in a Fill Regulated Area to facilitate the placement of an underground conduit beneath the Humber River using the directional bore method. This conduit will be located at a depth of 2 metres below Black Creek. The location of the proposed works is south Highway 401 on Jane Street.

### Control of Flooding:

No excavated material is to be stockpiled within the Regional Storm Flood plain and all existing grades are to be maintained. There will be no impacts from the works with regards to the storage or conveyance of flood waters.

### Pollution:

The bore pit locations are sufficiently setback from the top of bank and encircled by sediment and erosion control fencing. All excess fill material will be removed from the site.

### Conservation of Land:

There are no instream works or impacts to riparian vegetation. There are no slope stability/geo-technical issues associated with this project. The works will take place within the warmwater fisheries timing window. There will be no impact on fisheries or significant natural features.

### *Plantings*

All disturbed areas will be restored with plantings of native and non-invasive species.

### Policy Guidelines:

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

**CFN: 36994 - Application #: 421/05/TOR**

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

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

**Date: October 24, 2005**

## CITY OF TORONTO

### 8.1.14 CITY OF TORONTO

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

The purpose is to alter a waterway, construct in a floodplain and place fill in a Fill Regulated Area to facilitate the replacement of a culvert and road crossing destroyed in the August 19, 2005 storm.

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

- **Letter of Commitment from Mike Laidlaw, City of Toronto, dated November 2, 2005, received November 2, 2005.**

### RATIONALE

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

#### Proposal:

The purpose is to alter a waterway, construct in a floodplain and place fill in a Fill Regulated Area to facilitate the replacement of a culvert and road crossing destroyed in the August 19, 2005 storm. The storm damage is located in the right of way of Finch Avenue West, east of Jane Street, over the Black Creek. During the storm, water and debris flow were constricted by an undersized 4.4 metre x 2.9 metre arch culvert and the resulting saturation of soil over the culvert washed out Finch Avenue and collapsed the culvert. The sediment wash-out flowed south, causing significant degradation of the watercourse and park facilities in Derrydowns Park.

The proposal subject to this permit application is for the replacement of the collapsed culvert with a significantly larger 11.5 metre x 6.14 arch culvert, placement of fill over the new culvert, reconstruction of the road, rehabilitation of the watercourse under the culvert with a low flow channel, and redirection of the road drainage to vegetated swales. The works have already been authorized under the City of Toronto - MNR - TRCA Emergency Works protocol. This protocol allows for works that are required to prevent loss of life or property within TRCA's regulated area to be pre-approved prior to final approval by the Executive Committee. The rehabilitation of the watercourse up and down stream of the road right of way will be addressed at a later stage during the normal permitting process.

#### Control of Flooding:

The works are within the Regional Storm Floodplain of the Black Creek. The replacement culvert is large enough to significantly reduce flood levels up stream of the road crossing and to ensure that Finch Avenue will not be over-topped with water during a Regional Storm event. Therefore, the proposal provides a net benefit to the conveyance and storage of flood waters.

Pollution:

The appropriate temporary sediment and erosion controls will be in place during construction to keep further sediment from entering the watercourse. A cofferdam, sheet piling and temporary sedimentation basin will be utilized. Stormwater from Finch Avenue will be redirected to vegetated swales to provide increased water quality treatment during rain events.

Conservation of Land:

The working area, including existing vegetation, was completely destroyed during the storm. Replacement works will include recreating the valley side slopes on both sides of the culvert.

*Plantings*

Extensive native plantings on both sides of the culvert and in the drainage swales will be provided.

Policy Guidelines:

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

**CFN: 36892 - Application #: 366/05/TOR**

**Report Prepared by: Steve Heuchert, extension 5311**

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

**Date: October 25, 2005**

**8.1.15 MANDRAKE PROPERTIES**

To construct in a flood plain, place fill within a regulated area on Part Lot 5, Concession 2, (411 Lawrence Avenue East), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Mandrake Properties.

- **Withdrawn**

**CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)**

**8.1.16 CITY OF TORONTO**

To alter a waterway, construct in a flood plain, place fill within a regulated area on Lots 1, 2, 3, 4, 5, 6, 7, 8, Block F, Plan 5645, (Birkdale Ravine at Ellesmere Road), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by City of Toronto; Lee and Patricia Shearing; Stephen and Yvonne McEwan; Jose and Cheryl San Juan; Theresa Whatman; John McDonald and Sandy Mladenowski; George and Doris Ingram; Stanley and Johanna Grasser; Roberto and Rosario Villahermosa.

The purpose is to alter a waterway, construct in a floodplain and place fill in a Fill Regulated Area to facilitate the reconstruction of collapsed retaining walls, repair collapsed rear yards on three private properties and repair eroded stream bed and banks.

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

- Letter of Commitment from Cliff Chu, City of Toronto, dated October 26, 2005, received October 28, 2005;
- Memo from Bill Snodgrass, City of Toronto, received October 28, 2005;
- Drawing No. GEO-2A, prepared by City of Toronto, dated October 2005, received October 28, 2005.

## **RATIONALE**

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

### Proposal:

The purpose is to alter a waterway, construct in a floodplain and place fill in a Fill Regulated Area to facilitate the rehabilitation of the stream bed and the replacement of a retaining wall, valley side slope and rear yards destroyed in the August 19, 2005 storm. The storm damage is located on the east side of Birkdale Road, south of Ellesmere Avenue, over the Highland Creek. During the storm, an existing gabion retaining wall on the west side of the creek washed out, thereby undermining the rear yards of several private properties along Birkdale Road. It is believed that the angle of flow from the Ellesmere Road crossing is partially the cause of the damage. However, unless the entire culvert is replaced, flows will continue to be directed towards the damaged area requiring deflection measures to redirect water flows.

The proposal subject to this permit application is for the replacement of the collapsed gabion walls with a more substantial armourstone retaining structure, the construction of deflection walls, filling to re-create the valley side slopes and rear yards, and rehabilitation of the watercourse with a low flow channel. Site preparation (including the removal of debris, construction of a temporary road crossing, and installation of sediment and erosion controls), construction of the armourstone retaining wall and deflection walls, and stabilizing the rear yards, has already been authorized under the City of Toronto - MNR - TRCA Emergency Works protocol. This protocol allows for works that are required to prevent loss of life or property within TRCA's regulated areas to be pre-approved prior to final approval by the Executive Committee. The rehabilitation of the watercourse has not been authorized under the emergency works protocol and is subject to this permit application.

### Control of Flooding:

The works are located within the Regional Storm Floodplain. However, the proposal will have no impact on the storage or conveyance of flood waters. The proposed deflection walls will reduce the energy of flood flows in order to ensure stability of the new armourstone retaining wall.

### Pollution:

The appropriate temporary sediment and erosion controls will be in place during construction to keep further sediment from entering the watercourse. A cofferdam and temporary sedimentation basin will be utilized.

### Conservation of Land:

The working area, including existing vegetation, was completely destroyed during the storm. Replacement works will include recreating the valley side slope.

### *Plantings*

Extensive native plantings on the valley slope, along with riparian vegetation will be provided.

### Policy Guidelines:

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

**CFN: 37008 - Application #: 428/05/TOR**

**Report Prepared by: Steve Heuchert, extension 5311**

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

**Date: October 25, 2005**

## **CITY OF VAUGHAN**

### **8.1.17 FAIRBROOK DEVELOPMENTS INC.**

To construct in a flood plain, place fill within a regulated area on Lot 16, 17, Concession 4, northwest of Greenock Drive and Rutherford Road, in the City of Vaughan, Don River Watershed as located on the property owned by Fairbrook Developments Inc.

The purpose is to place fill within a Fill Regulated Area and construct a structure within the Regional Storm Flood Plain of the Don River, in order to facilitate the development of a trail/walkway system within the existing Greenock residential subdivision, in the City of Vaughan.

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

- **Valleyland Key Plan, Drawing No. L1 of 4, prepared by Strybos Associates Ltd., revised October 21, 2005, received October 25, 2005;**
- **Valleyland Walkway, Drawing No. L2 of 4, prepared by Strybos Associates Ltd., revised October 21, 2005, received October 25, 2005;**
- **Valleyland Walkway, Drawing No. L3 of 4, prepared by Strybos Associates Ltd., revised October 21, 2005, received October 25, 2005;**
- **Details, Drawing No. L4 of 4, prepared by Strybos Associates Ltd., revised October 21, 2005, received October 25, 2005;**
- **Existing Vegetation Study & Tree Preservation Plan, Drawing No. V1 of 1, prepared by Strybos Associates Ltd., revised October 21, 2005, received October 25, 2005.**

## **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 to construct a structure within the Regional Storm Flood Plain of the Don River, in order to develop a walkway/trail system through the valley corridor. The trail system is located adjacent to the existing Greenock residential subdivision, in the City of Vaughan and within the Don River valley corridor. TRCA staff issued conditions of draft approval for this subdivision (19T-02V05) in August 2002. During the draft plan of subdivision application process, TRCA staff identified the limits of the Don River valley corridor. As part of that process, the valley corridor was rezoned in an open space category and will be dedicated to the TRCA once the works have been completed.

The subject property is located on the northwest corner of Greenock Drive and Rutherford Road, west of Keele Street. It is noted that the proposed works were commenced prior to the receipt of the Ontario Regulation 158 permit application. Portions of the walkway have been constructed at this time, however, works have halted and will not recommence until an O.Reg. 158 permit is formally issued.

The walkway traverses the valley corridor from Rutherford Road to the southern limit of Waterside Crescent. In the future, the trail system will be extended north to link with other trail systems throughout the City of Vaughan. The walkway system will not be paved, but rather a layer of crushed limestone/gravel screenings will be laid on the walkway.

Control of Flooding:

The walkway system is located within the Regional Storm Flood Plain of the Don River. The Authority's Valley and Stream Corridor Management Program permits trail systems in the valley corridor provided there is no impacts to the control of flooding (Section 4.1.2.(B)). Authority technical staff has reviewed drawings relating to the proposed trail system and is satisfied that the works will not impact the storage or conveyance of flood waters.

Pollution:

Erosion and sediment control fencing has been erected on the subject site and will be maintained for the duration of construction to ensure sediment does not enter the nearby watercourse.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the works. No in-water works are anticipated and as such, there will be no impacts to adjacent fish habitat.

*Plantings*

In order to accommodate the proposed walkway system, some vegetation was removed. As such, an extensive restoration planting plan will take place in accordance with TRCA planting guidelines. Plantings will be carried out along the pathway system and adjacent to the residential subdivision.

Policy Guidelines:

This proposal complies with Section 4.1.2. - New Resource-based Uses, of the Authority's Valley and Stream Corridor Management Program, which permit the development of a trail system.

CFN: 37006 - Application #: 427/05/VAUG  
Report Prepared by: Kevin Huang, extension 5307  
For information contact: Kevin Huang, extension 5307  
Date: October 25, 2005

## TOWN OF MARKHAM

### 8.1.18 OZER ESHET AND NETA ESHET

To place fill within a regulated area on Lot 30, Concession 1 Lot 5, Plan 4193, (Lot 5 Deanbank Drive), in the Town of Markham, Don River Watershed as located on the property owned by Ozer Eshet and Neta Eshet.

The purpose is to place fill within a Fill Regulated Area on Lot 30, Concession 1 Lot 5, Plan 4193, (Lot 5 Deanbank Drive), in the Town of Markham, within the Don River Watershed as located on the property owned by Ozer Eshet and Neta Eshet.

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

- Letter of Intent, prepared by Ozer Eshet, dated October 20, 2005 and received October 21, 2005;
- Drawing No. DEANBANK-SP, Site Plan and Grading Plan, prepared by Walden Architectural Design/Planning, dated April 12, 2005, received October 21, 2005, Red-line Revised to indicate the location of the dripline;
- Drawing No. L-1, prepared by Brodie & Associates Landscape Architects Inc., dated July 2005, received September 23, 2005, Red-line Revised in Notes and to indicate portion of the dripline;
- Drawing No. L-2, prepared by Brodie & Associates Landscape Architects Inc., dated July 2005, received September 23, 2005, Red-line Revised in Notes and to indicate portion of the dripline.

## RATIONALE

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

### Proposal:

The proposal involves the excavation and placement of fill on tableland within the Fill Regulated Area of the Don River Watershed in order to facilitate the construction of a single detached, one-storey residence, including an attached underground garage and basement, on Deanbank Drive, in the Town of Markham. This site is an existing, narrow lot of record. The basement will be narrower than the main floor to reduce the footprint for the extent of excavation. TRCA staff have worked with the applicant to determine a suitable design for the residence that works within the constraints of the subject property and are generally satisfied with the proposed site plan as the setbacks from the valley and stream corridor are consistent with the TRCA's geotechnical requirements. The proposed dwelling is designed to be consistent with the existing setbacks of the residences on adjacent properties. The existing treeline and vegetated slope will be maintained to the satisfaction of TRCA technical staff.

Control of Flooding:

The proposed works are not located within the Regional Storm Floodplain of the Don River Watershed and as a result there will be no impact on the control of flooding.

Pollution:

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

Conservation of Land:

TRCA staff are satisfied that there are no geotechnical/slope stability issues associated with the proposed works. There will be no in stream works associated with this project and therefore no fisheries concerns. There are no other significant natural features that may be negatively impacted by the project.

*Plantings*

TRCA staff is satisfied with the landscaping plans submitted on behalf of the subject proposal, as the landscaping plans constitute an improvement over the existing conditions.

Policy Guidelines:

This proposal is consistent with Section 4.1 - New Development - of the Authority's Valley and Stream Corridor Management Program

**CFN: 36556 - Application #: 173/05/MARK**  
**Report Prepared by: Susan Robertson, extension 5370**  
**For information contact: Russel White, extension 5306**  
**Date: October 26, 2005**

**8.1.19 TOWN OF MARKHAM**

To alter a waterway, place fill within a regulated area on Lot 11, Concession 8 Plan 64R-6526, PART 6, (behind properties 65 Joseph Street and 3 Elm Street), in the Town of Markham, Rouge River Watershed as located on property subject to an easement in favour of the Town of Markham.

The purpose is to alter a waterway and place fill within a Fill Regulated Area in order to facilitate the remediation, restoration and re-vegetation of approximately 50 metres of the west bank of Mount Joy Creek (formerly known as Exhibition Creek).

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

- **Letter of Undertaking from Rino Rotundo, M.Eng., P.Eng., Chisholm, Fleming and Associates, committing to make any necessary changes required by TRCA staff to plans and documents related to this permit application.**

**RATIONALE**

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

### Proposal:

This proposal involves the alteration of a waterway and the placement of fill within a Fill Regulated Area in order to facilitate the remediation, restoration and re-vegetation of approximately 50 metres of the west bank of the Mount Joy Creek. These works are required in order to prevent further erosion to the west bank of the creek. Currently, erosion is jeopardizing the existing gabion baskets which are in poor condition at this location. Erosion of the creek bank is also putting the integrity of a municipal sewer access point at risk.

In order to remedy the erosion problems at this location, the Town of Markham is proposing to remove approximately 50 metres of corroded and failing gabion baskets and stones and replace them with a toe wall composed of river stone, armour stone and above the toe wall a rip rap and topsoil mixture. This proposed bank configuration will allow for a longer-term protection from erosion forces. It will also allow the portion of the bank above the toe wall to re-vegetate in a manner that was not possible with the previous gabion baskets. The vegetation will provide cover and shading to the creek, resulting in an ecological improvement to the corridor.

### Control of Flooding:

The proposed works will take place within the Regional Storm Flood Plain of the Mount Joy Creek. Through the review of this proposal staff have ensured that the restored bank will be within the same dimensions as the bank was formerly in prior to the erosion. Staff have ensured that the materials will be of a sufficient size to withstand the 100-year flood flows. The proposed works will therefore not have an impact on the storage and conveyance of flood waters.

### Pollution:

Sediment and erosion controls are to be in place surrounding disturbed areas. Sediment controls are to be in place until works are complete and soils are stable. Work along the bank is to take place in-the-dry. This is to be accomplished via the establishment of a coffer dam and dewatering sump pump.

### Conservation of Land:

This project is subject to the Ministry of Natural Resources' (MNR) coldwater timing window. The applicant has applied to the Ministry for an extension to the timing window to facilitate winter works. Staff have reviewed the potential for fisheries impacts from the proposed works and believe that a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat can be mitigated with measures outlined on the engineering plans. As a result TRCA will issue a Letter of Advice will be issued to the applicant on behalf of Fisheries and Oceans Canada (DFO). There are no geotechnical or slope stability issues with this proposal.

### *Plantings*

All disturbed areas are to be re-planted with a native seed mix. The bank will be covered with a topsoil and rip rap mixture, seed and a boded fibre matrix which will ensure that the creek bank is re-vegetated. Tree protection fencing is proposed to be placed around the one mature tree within the work area.

Policy Guidelines:

This proposal is in compliance with Section 5.2 - Erosion Control and Slope Stability Remedial Works, of TRCA's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 37022 - Application #: 437/05/MARK**  
**Report Prepared by: Chris Jones, extension 5718**  
**For information contact: Chris Jones, extension 5718**  
**Date: October 21, 2005**

**PERMIT APPLICATIONS 8.1.20 - 8.1.35 ARE MINOR WORKS ITEMS:**

**RES.#B132/05 - MINOR WORKS PERMITS PURSUANT TO ONTARIO REGULATION 158**

Moved by: Gerri Lynn O'Connor  
Seconded by: Michael Di Biase

**THAT Minor Works permits granted by Toronto and Region Conservation Authority staff, in accordance with Ontario Regulation 158, for items (8.1.20 - 8.1.35, inclusive), which are listed below, be received.**

**CARRIED**

**CITY OF BRAMPTON**

**8.1.20 DAVID DEBORAH KUSTURI**  
To place fill within a regulated area on Lot 48, Plan 43R-29283, (31 Donwoods Court), in the City of Brampton, Humber River Watershed as located on the property owned by David Deborah Kusturin.

**CFN: 37005 - Application #: 420/05/BRAM**  
**Report Prepared by: Adam Miller, extension 5244**  
**For information contact: Quentin Hanchard, extension 5324**  
**Date: October 13, 2005**

**CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)**

**8.1.21 ROMA AND ROMAN DUBCZAK**  
To place fill within a regulated area on Lot 15, Plan 2313, (80 Baby Point Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Roma and Roman Dubczak.

**CFN: 37018 - Application #: 434/05/TOR**  
**Report Prepared by: Annemarie Sanchez, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: October 18, 2005**

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

**8.1.22 DAG ENHORNING**

To place fill within a regulated area on Lot 5, Plan 2473, (137 Mildenhall Road), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Dag Enhorning.

**CFN: 36233 - Application #: 047/05/TOR**

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

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

**Date: October 6, 2005**

**8.1.23 EDWARD O'BRIEN**

To place fill within a regulated area on Lot 13, 14, Plan 4060, (100 Gwendolen Crescent), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Edward O'Brien.

**CFN: 36882 - Application #: 361/05/TOR**

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

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

**Date: October 20, 2005**

**8.1.24 FELIX SHEN AND FLORENCE KINGSTON**

To place fill within a regulated area on Lot 9, Plan M-T54, (57 Forest Grove Drive), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Felix Shen and Florence Kingston.

**CFN: 37025 - Application #: 440/05/TOR**

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

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

**Date: October 21, 2005**

**8.1.25 SAEID SARRAFIAN**

To place fill within a regulated area on Lot 50, Plan 4831, (14 Brian Cliff Drive), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Saeid Sarrafian.

**CFN: 36857 - Application #: 342/05/TOR**

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

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

**Date: October 20, 2005**

**8.1.26 THE TORONTO FRENCH SCHOOL**

To place fill within a regulated area on Part Lot 48, 49, 50, Part Block B, Plan 2335, (306 Lawrence Avenue East), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by The Toronto French School.

**CFN: 36983 - Application #: 419/05/TOR**

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

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

**Date: October 11, 2005**

**CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)**

**8.1.27 JIM VLAHAKI**

To place fill within a regulated area on Lot 37, Plan 975, (17 Springbank Avenue), in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed as located on the property owned by Jim Vlahaki.

**CFN: 37017 - Application #: 433/05/TOR**

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

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

**Date: October 18, 2005**

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

**8.1.28 SHAWNA CASSIDY**

To place fill within a regulated area on Lot 22, Plan M-1741, (3 Woodvale Crescent), in the City of Toronto (Toronto and East York Community Council Area), Humber River Watershed as located on the property owned by Shawna Cassidy.

**CFN: 37024 - Application #: 439/05/TOR**

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

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

**Date: October 21, 2005**

**CITY OF VAUGHAN**

**8.1.29 BEN VIRGILIO**

To place fill within a regulated area on Lot 16, Plan 65M2863, (338 Westridge Drive), in the City of Vaughan, Humber River Watershed as located on the property owned by Ben Virgilio.

**CFN: 36991 - Application #: 422/05/VAUG**  
**Report Prepared by: Suzie Losiak, extension 5724**  
**For information contact: Kevin Huang, extension 5307**  
**Date: October 18, 2005**

**8.1.30 PETER AND DONNA NELLA**  
To place fill within a regulated area on Lot 11, Plan 65M-2604, (49 Cromdale Ridge), in the City of Vaughan, Humber River Watershed as located on the property owned by Peter and Donna Nella.

**CFN: 36819 - Application #: 319/05/VAUG**  
**Report Prepared by: Coreena Smith, extension 5269**  
**For information contact: Coreena Smith, extension 5269**  
**Date: October 5, 2005**

**8.1.31 SEANG BUN KUOCH**  
To place fill within a regulated area on Lot 8, Plan 65M3229, (89 Villandry Crescent), in the City of Vaughan, Don River Watershed as located on the property owned by Seang Bun Kuoch.

**CFN: 36906 - Application #: 378/05/VAUG**  
**Report Prepared by: Suzie Losiak, extension 5724**  
**For information contact: Kevin Huang, extension 5307**  
**Date: October 14, 2005**

#### **TOWN OF AJAX**

**8.1.32 RUNNYMEDE DEVELOPMENT CORPORATION**  
To place fill within a regulated area on Lot 5, Concession 1, (Kingston Road East), in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by Runnymede Development Corporation.

**CFN: 37021 - Application #: 436/05/AJAX**  
**Report Prepared by: Chris Jones, extension 5718**  
**For information contact: Chris Jones, extension 5718**  
**Date: October 21, 2005**

#### **TOWN OF CALEDON**

**8.1.33 GORDON KING**  
To place fill within a regulated area on Lot 46, Plan 43M-1615, (29 Lightheart Drive), in the Town of Caledon, Humber River Watershed as located on the property owned by Gordon King.

**CFN: 36924 - Application #: 388/05/CAL**  
**Report Prepared by: Adam Miller, extension 5244**  
**For information contact: Quentin Hanchard, extension 5324**  
**Date: October 4, 2005**

#### **TOWN OF MARKHAM**

**8.1.34 BOB AND DIXIE WHITE**

To place fill within a regulated area on Lot 5, Plan M-1484, (8 Dryden Court), in the Town of Markham, Rouge River Watershed as located on the property owned by Bob and Dixie White.

**CFN: 36904 - Application #: 377/05/MARK**  
**Report Prepared by: Susan Robertson, extension 5370**  
**For information contact: Russel White, extension 5306**  
**Date: October 26, 2005**

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

**8.1.35 HARRY & JAQUELINE NADLER**

To place fill within a regulated area on Lot 41, Plan 4215, (28 Maryvale Crescent), in the Town of Richmond Hill, Don River Watershed as located on the property owned by Harry & Jaqueline Nadler.

**CFN: 36903 - Application #: 376/05/RH**  
**Report Prepared by: Susan Robertson, extension 5370**  
**For information contact: Russel White, extension 5306**  
**Date: September 6, 2005**

#### **CITY OF MISSISSAUGA**

**8.1.36 REGIONAL MUNICIPALITY OF PEEL**

To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 8, 9, Concession 4, in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Regional Municipality of Peel.

The purpose is to alter a waterway, construct in the Regulatory Floodplain and place fill within a Fill Regulated area in order to facilitate the repair of an exposed 1050 mm diameter sanitary sewer and eroded creek bank associated with Etobicoke Creek.

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

- Letter of Undertaking, prepared by Tony Mellegers, KMK Consultants Ltd., dated November 2, 2005, to address outstanding engineering and ecology related issues prior to issuance of permit.

## **RATIONALE**

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

### Proposal:

This proposal involves the alteration of a waterway, construction in the Regulatory Floodplain and placement of fill material within a Fill Regulated area in order to facilitate the repair of an exposed 1050 mm diameter sanitary sewer and eroded creek bank. These works are required to stabilize an existing sanitary sewer within a reach of the Etobicoke Creek impacted by a high storm event on August 19, 2005. Currently, the top half of the sewer is exposed for a length of approximately 15 metres. In addition, a portion of the creek bank previously protecting the sanitary sewer, has been eroded for a distance of approximately 5 metres. This permit was brought forward as an emergency project and is considered to be temporary in nature and is to stabilize the area until a long-term solution is completed. Significant concern presently exists with respect to the potential for future storm events to breach the now exposed sewer located within Etobicoke Creek.

In order to temporarily stabilize the area, the applicant proposes to encase the exposed sewer with concrete and install a combination of green gabions and river run stone along the creek bank directly impacted by the recent storm event. The use of gabions has been reduced to the greatest extent possible, utilizing the greatest amount of softer bio-engineering techniques. The future long-term solution will involve additional erosion protection and restoration measures incorporating additional bio-engineering methods consistent with TRCA's guidelines, to provide for the protection of an adjacent Greater Toronto Airports Authority (GTAA) access road.

### Control of Flooding:

The proposed works will occur within the Regional Storm Floodplain associated with Etobicoke Creek. Given the short-term nature of the works, TRCA Engineering staff has confirmed that the proposed works will not have a significant impact to the storage and/or conveyance of flood waters.

### Pollution:

The proposed works will be completed in the 'dry'. Aqua dams are proposed at both the upstream and downstream ends of the construction area. A temporary diversion channel is to be constructed through a historic low-lying area just west of the construction area. A sediment containment bay is proposed for dewatering purposes and is to be setback approximately 15 metres from the watercourse edge.

Conservation of Land:

TRCA staff has reviewed the potential for fisheries impacts from the proposed works and has confirmed that the Harmful Alteration, Disruption and Destruction (HADD) of fish habitat can be mitigated by incorporating measures specified on the plans that will be included with this permit. As such, the TRCA will issue a Letter of Advice to the applicant on behalf of Fisheries and Oceans Canada (DFO). It is anticipated that no significant vegetation will be removed as a result of construction. There are no geotechnical and/or slope stability issues associated with this proposal.

*Plantings*

All disturbed areas will be restored with native and non-invasive species. Additional restoration is to be reviewed through forthcoming plans for additional stream bank protection and restoration works.

Policy Guidelines:

This proposal is in conformity with Section 4.3 - Infrastructure and Servicing and 5.2 - Erosion Control and Slope Stability Remedial Works of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 37041 - Application #: 447/05/MISS**

**Report Prepared by: Adam Miller, extension 5244**

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

**Date: November 2, 2005**

**CITY OF PICKERING**

**8.1.37 THE CORPORATION OF THE CITY OF PICKERING**

To construct in a flood plain, place fill within a regulated area on (Finch Avenue - from Brock Road to east terminus (450m)), in the City of Pickering, Duffins Creek Watershed as located on the property owned by The Corporation of the City of Pickering.

The purpose is to excavate and place fill within a Fill Regulated Area and the Regional Storm Floodplain of the Duffins Creek Watershed to facilitate the reconstruction of Finch Avenue.

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

- **Letter of Undertaking, prepared by the City of Pickering, detailing that the City of Pickering has agreed to satisfy the outstanding concerns of the TRCA through a resubmission of plans that addresses the agreed upon solution for treating water quality, dated November 2, 2005 and received November 2, 2005.**

**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 the Fill Regulated Area and the Regional Storm Floodplain of the Duffins Creek Watershed to facilitate the reconstruction of Finch Avenue, in the City of Pickering. The portion of Finch Avenue pertaining to the proposed works is located in a Special Policy Area and is to be upgraded to an urban road section, including a proposed trail walkway adjacent to the roadway. The proposal also includes the construction of a storm sewer which will outlet into the recently completed storm sewer through the Brookfield Watermark Development and outfalls into Duffins Creek. As part of the proposed works, an oil/grit separator will be installed to treat the larger up stream drainage area.

Control of Flooding:

The proposed works are located in the Regional Storm Floodplain, however TRCA Water Management Staff has reviewed the proposal and has determined that there will be no impacts to the storage and conveyance of flood waters.

Pollution:

A sediment and erosion control plan, reviewed and approved by TRCA staff, will be implemented and maintained for the duration of the project to prevent construction-generated sediment from entering into the stream corridor.

Conservation of Land:

TRCA staff are confident that there will be no geotechnical/slope stability issues associated with the location of the proposed development. There will be no impact in significant natural features, fisheries or riparian vegetation.

*Plantings*

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

Policy Guidelines:

This proposal is consistent with Section 4.2 - Infrastructure and Servicing - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 37047 - Application #: 453/05/PICK**

**Report Prepared by: Susan Robertson, extension 5370**

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

**Date: November 2, 2005**

**CITY OF VAUGHAN**

**8.1.38 WOODBRIDGE PRESBYTERIAN CHURCH**

To alter a waterway, construct in a flood plain on Part Lot 11, 12, 13, Plan 210, Nashville Road at Highway 27, in the City of Vaughan, Humber River Watershed as located on the property owned by Woodbridge Presbyterian Church.

The purpose is to alter a waterway and construct within the Regional Storm Flood Plain of the Humber River, in order to facilitate the construction of a stormwater outfall which will service the development of a two-storey church, in the City of Vaughan.

The permit will be issued for the period of November 4, 2005 to November 3, 2010 in accordance with the following documents and plans which form part of this permit:

- Site Plan, Drawing No. 03033-SP1, prepared by Reinders & Rieder Ltd., revised October 31, 2005, received November 2, 2005;
- Site Grading Plan, Drawing No. 03033-SP2, prepared by Reinders & Rieder Ltd., revised October 31, 2005, received November 2, 2005;
- Site Servicing Plan, Drawing No. 03033-SP3, prepared by Reinders & Rieder Ltd., revised October 31, 2005, received November 2, 2005;
- Stormwater Management Report, prepared by Reinders & Rieder Ltd., revised October 31, 2005, received November 2, 2005;
- Cornerstone Community Church Landscape Plan, Drawing No. 03033-LS1, prepared by Brodie & Associates Landscape Architects Inc., revised October 31, 2005, received November 2, 2005;
- Cornerstone Community Church Landscape Details, Drawing No. 03033-LS2, Drawing No. 03033-LS2, prepared by Brodie & Associates Landscape Architects Inc., revised October 31, 2005, received November 2, 2005.

#### **RATIONALE**

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

##### Proposal:

The proposal is to alter a waterway and construct a structure within the Regional Storm Flood Plain of the Humber, in order to construct a stormwater outfall which will service the development of a two-storey church on the subject property.

The subject property, which is currently vacant, is located on the northwest corner of Regional Road 27 and Nashville Road and is approximately 0.63 ha (1.56 acres) in size. A two-storey church will be developed on the subject property. Stormwater runoff from the site will be directed to a swale located on the east side of the property and then directed to an infiltration trench and finally, to a flow spreader, leading to the adjacent watercourse.

##### Control of Flooding:

TRCA technical staff has received and reviewed all detailed engineering drawings relating to the proposed stormwater outfall and is satisfied that the proposed structure will not impact the storage or conveyance of flood waters.

##### Pollution:

Erosion and sediment controls will be erected prior to construction and maintained for the duration of the works to ensure that sediment does not enter the watercourse, which is located approximately 5 metres away.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed works. As there are no in-water works proposed, impacts to fish habitat are not anticipated and therefore, authorization from Fisheries and Oceans Canada (DFO) will not be required. No other natural features will be impacted by the proposed storm outfall.

*Plantings*

No vegetation will be removed as part of the works. Nonetheless, the applicant has provided a comprehensive landscape planting plan whereby native, non-invasive species will be planted in and around the property. Furthermore, plantings will be used to stabilize the area around the outfall, in accordance with TRCA Planting Guidelines.

Policy Guidelines:

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

**CFN: 37039 - Application #: 446/05/VAUG**  
**Report Prepared by: Kevin Huang, extension 5307**  
**For information contact: Kevin Huang, extension 5307**  
**Date: October 31, 2005**

**TOWN OF WHITCHURCH-STOUFVILLE**

**8.1.39 MILLER PAVING LIMITED**

To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 35, Concession 4 , (12131 Woodbine Avenue), in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by Miller Paving Limited.

The purpose is to is to alter a watercourse, construct in a Regional Storm Flood Plain and place fill within the Fill Regulated Area in order to construct an extension to a box culvert, two stormwater management ponds and associated outfalls..

The permit will be issued for the period of November 4, 2005 to November 3, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, dated October 25, 2005, from Augustine Ko, MCIP, RPP, Senior Planner, Malone Given Parsons Limited, committing to undertake revisions to all engineering drawings in accordance with direction provided by TRCA staff**

**RATIONALE**

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

### Proposal:

In order to facilitate a draft approved industrial plan of subdivision in Whitchurch-Stouffville located in the southeast corner of Stouffville Road and Woodbine Avenue, the applicant seeks permission to alter a waterway, construct in a flood plain, place fill within the Fill Regulated Area. The works proposed as part of the application include the construction of two stormwater management ponds located on table land directly adjacent to two separate tributaries of the Rouge River on the western and central portions of the draft plan of subdivision. Each of the stormwater management ponds include outfalls that are proposed to be constructed in valleylands. The headwall of both outfalls has been set back as far as possible from the watercourses. Level spreaders composed of rip rap stone will also be employed to dissipate the impact of discharging water from the outfalls on the valley slope.

In addition, an extension to an existing box culvert beneath Woodbine Avenue (York Regional Road 8) is proposed in order to facilitate the widening of Woodbine Avenue to permit a right turn lane into a newly established street which is proposed as part of the plan of subdivision. The box culvert extension, which conveys the Berczy Creek, has been designed to minimize unnecessary alteration to the watercourse by ensuring that it projects southeasterly from the orifice of the original box culvert thereby maintaining the existing path of the creek. A plan to re-vegetate this portion of the Berczy Creek corridor has been prepared as part of this proposal.

All proposed works for this permit support the establishment of the above noted draft plan of subdivision. TRCA staff believe that the design of this subdivision, as amended based upon TRCA input, represents a successful implementation of the Oak Ridges Moraine Conservation Plan.

### Control of Flooding:

The headwall of both storm water outfalls is outside of the Regional Storm Flood Plain. The level spreader for the western outfall is outside of the Regional Storm Flood Plain whereas the level spreader for the eastern outfall is within the 100-year Flood Plain of that tributary. TRCA technical staff have determined that no adverse impacts to the storage and/or conveyance of floodwaters will result from the proposed outfalls.

Regarding the box culvert extension, staff have ensured that the culvert maintains the existing flows of the Berczy Creek. In addition, the box culvert will not affect the storage and/or conveyance of floodwaters.

### Pollution:

Sediment fencing is to be constructed at the perimeter of the subdivision and will remain in place until the site is stabilized and the pond and outlet become operational. In light of this staff do not expect any impacts to the control of pollution.

### Conservation of Land:

Staff have reviewed the potential for fisheries impacts from the proposed works, particularly with regard to the box culvert extension and believe that a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat can be mitigated with measures outlined on the engineering plans. As a result, TRCA will issue a Letter of Advice to the applicant on behalf of Fisheries and Oceans Canada (DFO). There are no geotechnical or slope stability issues with this proposal.

### *Plantings*

Storm water management pond planting plans and valley corridor planting and rehabilitation plans have been submitted as part of this permit. All disturbed areas are to be replanted and restored to TRCA specifications.

#### Policy Guidelines:

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

**CFN: 36887 - Application #: 365/05/WS**

**Report Prepared by: Chris Jones, extension 5718**

**For information contact: Chris Jones, extension 5718**

**Date: October 31, 2005**

## **TOWNSHIP OF UXBRIDGE**

### **8.1.40 ED WELLS**

To alter a waterway, construct in a flood plain, place fill within a regulated area (1249 Concession 7), in the Township of Uxbridge, Duffins Creek Watershed as located on the property owned by Ed Wells.

The purpose is to alter a watercourse as part of the reparation of an existing dam structure on a headwater tributary of the Duffins Creek.

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

- **Earth Fill Dam at Wells Property, Rehabilitation Plan, Drawing No. 106. Project No. TC046113, prepared by AMEC Consulting revised as received on, October 18th, 2005;**
- **Downstream Channel Restoration Drawing, Drawing No. 107, prepared by AMEC Consulting, revised as received on October 18th, 2005.**

## **RATIONALE**

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

### Proposal:

The applicant proposes to alter a watercourse in order to repair a failed dam structure at the head of a tributary of the Duffins Creek. The dam wall failed resulting in the elimination of an on-line pond feature. Through discussions with Fisheries and Oceans Canada (DFO), the Ministry of Natural Resources and TRCA technical staff, it was agreed that the most appropriate solution was to repair the dam structure as this historical dam is part of the diverse habitat community in the surrounding landscape. This area has been designated as a provincially significant wetland and an area of scientific interest with the dam in place. Further, given that the dam is at the head of a small tributary, the structure was not seen to be a barrier to fish habitat and impacts to fisheries is negligible given the dam and pond's overall contribution to habitat diversity. Given this, DFO and MNR have already issued permits for the repair of the

dam structure. TRCA staff are now satisfied with the detailed engineering and enhancement drawings and are recommending approval of the works at this time in order for the repair to occur during the winter months. The works once complete will allow for the continued success of the diverse natural system at this location.

Control of Flooding:

The upstream drainage area is less than 125 hectares and as a result there will be on measurable impact on the control of flooding.

Pollution:

The applicant proposes to work in the dry though damming and pumping around the worksite. Sediment fencing will be placed at strategic locations to avoid the movement of construction generated sediments. In addition, a rock check dam will be placed downstream of the works as an additional precaution.

Conservation of Land:

The works are replacement of an existing structure and would not result in the loss of habitat. All areas disturbed as a result of the construction activity will be restored in accordance with detailed enhancement plans submitted by the applicant and approved by TRCA staff.

*Plantings*

The works involve the planting of native species and the placement of a native seed mix at the location of all disturbed areas in accordance with detailed plans submitted by the applicant.

Policy Guidelines:

While the TRCA policies do not promote ponds which are on line to the watercourse, the dam structure is historical and is part of the diverse habitat community in the surrounding landscape. Therefore staff are supportive of the proposal to repair the structure. The works are considered to be a Harmful Alteration Disruption and Destruction to Fish Habitat (HADD) and authorization has been issued by Fisheries and Oceans Canada (DFO) for the project.

**CFN: 36554 - Application #: 171/05/UXB**

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

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

**Date: November 1, 2005**

**TERMINATION**

ON MOTION, the meeting terminated at 10:10 a.m., on Friday, November 4, 2005.

---

Dick O'Brien  
Chair

---

Brian Denney  
Secretary-Treasurer

/ks