



THE TORONTO AND REGION CONSERVATION AUTHORITY

## INDEX TO

### EXECUTIVE COMMITTEE MINUTES #11/05

Friday, January 20, 2006

#### MINUTES

Minutes of Meeting #10/05, held December 2, 2005 759

#### ONTARIO REGULATION 158

Arcus, Wayne and Carol	782
Bell Canada	760
Block 11 Properties Inc.	772
Braudy, Howard	761
Chieftain Development Corporation	770
Crestvale Holdings Inc.	767
Derecki, Bogdan	780
Donalda Club - Paul Scenna	782
Dufferin Contwo Investments Limited	765
Flemingdon Park Golf Club Inc.	780
Hampstock Developments Inc.	774
Iacovelli, Michael	781
Inzola Main Street Inc.	769
Kalsbeek, Michelle	780
Lauzon, Jean-Pierre	782
Markham, Town of	775
National Golf Course of Canada	785
Pankiw, Allan	781
Poretta, Domenic	781
Regency Management Facilities - Joe and Anthony Petronacci	770
Ringuette, Don	781
Stone Court Construction Inc.	777
Sunnybrook & Women's College Health Sciences Centre	764
Toronto Waterfront Revitalization Corporation	783
Trimmer, Karen	763
Web-Tech Safety	779

#### PLACES TO GROW

Proposed Growth Plan for the Greater Golden Horseshoe 787

HMT SALES TAX CONSULTANTS INC. Tax Recovery Contract Approval	796
OUT OF COUNTRY TRAVEL Approval to Attend Conference in the United States	797
BALLANTREE HOMES AND ROMLEK ENTERPRISES AND CITY OF TORONTO Ontario Municipal Board Hearing	797



THE TORONTO AND REGION CONSERVATION AUTHORITY

**MEETING OF THE EXECUTIVE COMMITTEE #11/05  
January 20, 2006**

The Executive Committee Meeting #11/05, was held in the South Theatre, Black Creek Pioneer Village , on Friday, January 20, 2006 . The Chair Dick O'Brien , called the meeting to order at 10:35 a.m .

**PRESENT**

David Barrow	Member
Frank Dale	Member
Michael Di Biase	Member
Rob Ford	Member
Suzan Hall	Member
Dick O'Brien	Chair
Dave Ryan	Member

**ABSENT**

Bas Balkissoon	Member
Gerri Lynn O'Connor	Vice Chair

**RES.#B144/05 - MINUTES**

Moved by: Frank Dale  
Seconded by: David Barrow

**THAT the Minutes of Meeting #10/05, held on December 2, 2005, be approved.**

**CARRIED**

---

**SECTION II - ITEMS FOR EXECUTIVE ACTION**

**RES.#B145/05 - 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: Dave Ryan  
Seconded by: Frank Dale

**THAT permits be granted in accordance with Ontario Regulation 158 for the applications (8.1.1 - 8.1.5 and 8.1.24 - 8.1.26, inclusive), which are listed below.**

**CARRIED**

## **CITY OF BRAMPTON**

### **8.1.1 BELL CANADA**

To place fill within a regulated area on Lot 7, (McVean Drive north of Ebenezer road), in the City of Brampton, Humber River Watershed as located on the property owned by Bell Canada.

The purpose is to excavate and place fill material within a TRCA Fill Regulated Area in order to facilitate the installation of an underground Bell Canada utility corridor by directional bore method.

The permit will be issued for the period of January 20, 2006 to January 19, 2008 in accordance with the following documents and plans which form part of this permit:

- Plan 401, Plantec Ref. No. 05-269, prepared by M. Cavanaugh, Plantec Consulting Engineers, dated October 14, 2005, last revised October 26, 2005, stamped received by TRCA Planning and Development November 4, 2005;
- Plan 402, Plantec Ref. No. 05-269, prepared by M. Cavanaugh, Plantec Consulting Engineers, dated October 14, 2005, last revised October 26, 2005, stamped received by TRCA Planning and Development November 4, 2005;
- Plan 701, Plantec Ref. No. 05-269, prepared by M. Cavanaugh, Plantec Consulting Engineers, dated October 14, 2005, last revised October 26, 2005, stamped received by TRCA Planning and Development November 4, 2005.

## **RATIONALE**

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

Proposal:

The proposal involves the installation of an underground utility corridor within a TRCA Fill Regulated Area associated with the Humber River located on the east side of McVean Drive, north of Ebenezer Road, in the City of Brampton. The underground utility corridor will run under the watercourse and will be installed by directional bore method. The proposed works will be constructed a minimum of 2.0 metres below the watercourse bottom (warm water system). The entry and exit locations will be appropriately setback from the valley corridor feature within the road right-of-way.

Control of Flooding:

No excavated material is to be stockpiled within the Regional Storm Floodplain and all existing grades are to be maintained. As such, there will be no impacts to the storage and/or conveyance of flood waters.

Pollution:

Silt fencing will be installed and maintained during all phases of construction. The controls are to surround the bore pit locations to impede the overland migration of construction generated sediments.

Conservation of Land:

To address fisheries related concerns, it is the applicant's responsibility to follow the conditions and measures set out in the Operational Statement established by Fisheries and Oceans Canada (DFO). By following the conditions and measures set out in the Operational Statement the applicant will be in compliance with the *Fisheries Act*. Please note that there are no instream works associated with this proposal. There are no geotechnical concerns regarding the proposed works.

*Plantings*

No significant vegetation is to be removed/impacted through this project. All disturbed areas will be restored to original condition with native and non-invasive species.

Policy Guidelines:

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

**CFN: 37048 - Application #: 451/05/BRAM**

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

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

**Date: January 10, 2005**

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

**8.1.2 HOWARD BRAUDY**

To place fill within a regulated area on Lot 356, Plan 412, (11 Walker Road), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Howard Braudy.

The purpose is to place and excavate fill within a Fill Regulated Area of the Don River to facilitate the construction of a new dwelling. The existing dwelling will be demolished.

The permit will be issued for the period of January 20, 2006 to January 19, 2008 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. SP, Site Plan; Drawing No. A-1, Basement Floor Plan; Drawing A-2 First Floor Plan; Drawing No. A-4, Front Elevation; Drawing A-5, Rear Elevation; Drawing No. A-6, Left Side Elevation; Drawing A-7, Right Side Elevation, prepared by Georgio Lolos, received on October 21, 2005.**

## **RATIONALE**

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

### Proposal:

The proposal is to place and excavate fill within a Fill Regulated Area of the Don River to facilitate the construction of a new two storey dwelling. The existing dwelling will be demolished. The subject property is located west of Yonge Street and south of Sheppard Avenue West. All works are sufficiently setback from the top of bank.

### Control of Flooding:

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

### Pollution:

A sediment control fence will be installed to prevent construction debris from entering the adjacent ravine.

### Conservation of Land:

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

### *Plantings*

Native and non-invasive species will be planted.

### Policy Guidelines:

The proposal is consistent with Section 4.2.2.D - Replacement Structures - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 37076 - Application #: 469/05/TOR**

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

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

**Date: December 9, 2005**

### 8.1.3 KAREN TRIMMER

To construct in a flood plain, place fill within a regulated area on Lot 11, PART 2, (17 Knightswood Road), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Karen Trimmer.

The purpose is to place and excavate fill within a Fill Regulated Area and Regional Storm Floodplain of the Don River to facilitate the construction of a shed at the rear of the dwelling.

The permit will be issued for the period of January 20, 2006 to January 19, 2008 in accordance with the following documents and plans which form part of this permit:

- **Cross Section Plan; and Landscape Plan, prepared by Acme Environmentals, received on December 20, 2005.**
- **Drawing No. S01, Footings and Foundation Wall Plans, prepared by DRH Associates, dated November 30, 2005, received on December 20, 2005.**

### RATIONALE

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

#### Proposal:

The proposal is to place and excavate fill within a Fill Regulated Area and Regional Storm Floodplain of the Don River to facilitate the construction of a shed at the rear of the existing dwelling. The subject property is located east of Yonge Street and south of York Mills Road within the Hoggs Hollow Special Policy Area (SPA). All works are sufficiently setback from significant natural resources.

#### Control of Flooding:

The proposed works are located within the Regional Storm Floodplain, however, the works will not affect the storage or conveyance of flood waters. The structure is a non-habitable space.

#### Pollution:

Sediment controls are not necessary as the proposed works are sufficiently setback from significant natural features.

#### Conservation of Land:

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

#### *Plantings*

Native and non invasive species will be planted.

#### 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 and Section 4.2.2.E - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

CFN: 37204 - Application #: 518/05/TOR  
Report Prepared by: Annemarie Sanchez, extension 5284  
For information contact: Steve Heuchert, extension 5311  
Date: December 21, 2005

#### 8.1.4 SUNNYBROOK & WOMEN'S COLLEGE HEALTH SCIENCES CENTRE

To place fill within a regulated area on Part Lot 3, 4, Concession 2 EYS, (2075 Bayview Avenue), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Governing Council of University of Toronto.

The purpose is to place and regrade fill within a Fill Regulated Area of the Don River to facilitate upgrades to the Sunnybrook & Women's College Health Sciences Centre.

The permit will be issued for the period of January 20, 2006 to January 19, 2011 in accordance with the following documents and plans which form part of this permit:

- Drawing A101, Site Context Plan, revised October 11, 2005, prepared by G+G Partnership Architects, received December 6, 2005;
- Drawing C101, Construction Control, Key Plan, Hoarding Details, revised October 11, 2005, prepared by G+G Partnership Architects received December 6, 2005;
- Drawing C102, Constructor's Compound Staging and Storage Area, E.R. Construction Control Plan, revised October 11, 2005, prepared by G+G Partnership Architects received December 6, 2005;
- Drawing L-201.1, Tree Preservation and Demolition Plan (A), revised October 11, 2005, prepared by G+G Partnership Architects and EDA received December 6, 2005;
- Drawing L-201.2, Tree Preservation and Demolition Plan (B&C), revised October 11, 2005, prepared by G+G Partnership Architects and EDA received December 6, 2005;
- Drawing L-201.3, Layout Plan (A), revised October 11, 2005, prepared by G+G Partnership Architects and EDA received December 6, 2005;
- Drawing L-201.4, Layout Plan (B&C), revised October 11, 2005, prepared by G+G Partnership Architects and EDA received December 6, 2005;
- Drawing L-201.5, Grading Plan (A), revised October 11, 2005, prepared by G+G Partnership Architects and EDA received December 6, 2005;
- Drawing L-201.6, Grading Plan (B&C), revised October 11, 2005, prepared by G+G Partnership Architects and EDA received December 6, 2005;
- Drawing L-201.7, Planting Plan (A), revised October 11, 2005, prepared by G+G Partnership Architects and EDA received December 6, 2005;
- Drawing L-201.8, Planting Plan (B&C), revised October 11, 2005, prepared by G+G Partnership Architects and EDA received December 6, 2005;
- Drawing L-201.9, Details (A), revised October 11, 2005, prepared by G+G Partnership Architects and EDA received December 6, 2005;
- Drawing L-201.10, Details (B), revised October 11, 2005, prepared by G+G Partnership Architects and EDA, received December 6, 2005.

## **RATIONALE**

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

### Proposal:

The Sunnybrook and Women's College Health Sciences Centre, located on the north side of the Burke Brook, east of Bayview Avenue, is implementing an expansion of its Emergency (ER) Ward. The construction of the ER is located outside of the Fill Regulated Area. However, minor improvements to outdoor amenity space, parking and landscaping is proposed within the Fill Regulated Area adjacent to the ravine edge. The area in question is currently manicured lawn, parking and roadway. The minor improvements include roadway and parking relocation, new curbs and sidewalks, improved drainage, two patient/visitor seating areas and native landscaping associated with the adjacent forest.

### Control of Flooding:

The proposal is not within a Regional Storm Floodplain therefore will not impact the control of flooding.

### Pollution:

Adequate temporary sediment controls and tree hoarding will be in place during construction to prevent sediment from entering the ravine. Therefore, the proposal will not impact the control of pollution.

### Conservation of Land:

The proposed works are within an area of manicured lawn, parking and roadway. Some minor tree and shrub removal is proposed. The works are adequately set back from top of bank. Therefore, the proposal will not impact the conservation of land.

### *Plantings*

Significant native and non-invasive plantings are proposed along the ravine edge and around the proposed seating areas.

### Policy Guidelines:

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

**CFN: 37170 - Application #: 503/05/TOR**

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

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

**Date: December 12, 2005**

## **CITY OF VAUGHAN**

### **8.1.5 DUFFERIN CONTWO INVESTMENTS LIMITED**

To alter a waterway on Lot 15, Concession 2, 1277 Rutherford Road, in the City of Vaughan, Don River Watershed as located on the property owned by Dufferin Contwo Investments Limited.

The purpose is to alter a waterway (Don River) in order to facilitate the construction of a temporary stormwater outfall, which will contribute to the development of the subject lands within Planning Block 10, in the City of Vaughan.

The permit will be issued for the period of January 20, 2006 to January 19, 2011 in accordance with the following documents and plans which form part of this permit:

- **Stormwater Management Facility, Drawing No. SWM-1, prepared by Valdor Engineering Inc., revised September 2005, received December 29, 2005;**
- **Stormwater Management Facility, Drawing No. SWM-2, prepared by Valdor Engineering Inc., revised September 2005, received December 29, 2005;**
- **Sediment Control Plan, Drawing No. SCP-1, prepared by Valdor Engineering Inc., revised September 2005, received December 29, 2005.**

## **RATIONALE**

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

### Proposal:

The proposal is to alter a tributary of the Upper East Don River in order to facilitate the construction of a temporary stormwater outfall, which will contribute to the development of the subject property within Planning Block 10, in the City of Vaughan.

Planning Block 10 is bounded by Regional Road No. 7 to the south, Bathurst Street to the east, Rutherford Road to the north and Dufferin Street to the west. The subject works are located southeast of Dufferin Street and Rutherford Road.

The proposed outfall will be discharging stormwater flows from a temporary sedimentation control facility. The temporary pond will be collecting stormwater runoff from the subject lands (Dufferin Contwo lands) as the site is being developed. It is noted that this facility is temporary in nature and will be removed once the ultimate stormwater pond is constructed. This facility will be located on the lands to the north, adjacent to Rutherford Road, on lands owned by Rutherford Contwo Investments, which are also owned by the applicant's parent company.

The outfall along with the temporary pond are located just north of the Dufferin Contwo property, within the Rutherford Contwo lands. However, as previously noted, the applicant owns both the Dufferin Contwo and Rutherford Contwo lands.

### Control of Flooding:

The proposed outfall is located outside of the Regional Storm Flood Plain of the Don River, and as such, the storage and conveyance of flood waters will not be impacted.

### Pollution:

Sediment and erosion control measures will be implemented prior to the initiation of construction and maintained for the duration of the works, to ensure that sediment does not enter the nearby watercourse.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed works. The proposed works will not result in a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat as there are no in-water works proposed. A Letter of Advice will nonetheless be issued on behalf of Fisheries and Oceans Canada (DFO) for the proposed outfall and flows to be discharged to the watercourse. No other significant natural features will be affected by the proposed works.

*Plantings*

No vegetation will be removed as part of the proposed works. As such, plantings will not be required as part of the approved works.

Policy Guidelines:

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

CFN: 37272 - Application #: 012/06/VAUG  
Report Prepared by: Kevin Huang, extension 5307  
For information contact: Kevin Huang, extension 5307  
Date: January 10, 2006

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

**RES.#B146/05 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO  
REGULATION 158 - ERRATA APPLICATIONS**

Moved by: Dave Ryan  
Seconded by: Frank Dale

**THAT permits be granted in accordance with Ontario Regulation 158 for applications (8.1.6 - 8.1.13, with the exception of 8.1.8 - Regency Management Facilities - Joe and Anthony Petronaci, 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**

**8.1.6 CRESTVALE HOLDINGS INC.**

To place fill within a regulated area on Part Lot 11, 12, Concession 7, in the City of Brampton, Humber River Watershed as located on the property owned by Crestvale Holdings Inc..

The purpose is to place fill within a regulated area to facilitate the construction of a residential subdivision.

The permit will be issued for the period of January 20, 2006 to January 19, 2011.

- Sediment Control Plan, drawing no. SCP-1, prepared by Valdor Engineering Inc., dated December 23, 2005;
- Lot Grading Plan, sheet no. 6, prepared by Valdor Engineering Inc., dated October 30, 2005;
- Lot Grading Plan, sheet no. 7, prepared by Valdor Engineering Inc., dated October 30, 2005;
- Lot Grading Plan, sheet no. 8, prepared by Valdor Engineering Inc., dated October 30, 2005;
- Tree Preservation Plan, drawing L2 of 6, prepared by SBK, last revised January 13, 2006;
- Landscape Plan, drawing L3 of 6, prepared by SBK, last revised January 13, 2006;
- Buffer Enlargement, drawing L4 of 6, prepared by SBK, last revised January 13, 2006;
- Details, drawing L5 of 6, prepared by SBK, last revised January 13, 2006.

### **RATIONALE**

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

#### Proposal:

The purpose of this application is to place fill within a Fill Regulated area to facilitate the construction of a residential subdivision, located on the east side of Goreway Drive, north of Castlemore Road, within the City of Brampton (Vales of Castlemore Subdivision, 21T-01004B). The proposed grading and construction will be confined to the tableland portion of the site. In addition, this application includes a bufferland revegetation plan which proposes to increase the form and functions of the natural system in this area.

#### Control of Flooding:

The proposed works are located outside of the Regulatory Floodplain. As such, there are no anticipated impacts to the storage and conveyance of floodwaters associated with this application.

#### Pollution:

Appropriate erosion and sediment control measures have been proposed with this application, and will be maintained throughout all phases of construction.

#### Conservation of Land:

As a component of this application, a bufferland revegetation plan has been proposed which contributes to the form and functions of the natural system in this area. In addition, TRCA technical staff have confirmed that there are no geotechnical, slope stability, or fisheries related concerns associated with this proposal.

#### *Plantings*

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

#### Policy Guidelines:

The works are consistent with Sections 4.1 (New Development) of the TRCA's Valley and Stream Corridor Management Program.

CFN: 37263 - Application #: 009/06/BRAM  
Report Prepared by: Joshua Campbell, extension 5386  
For information contact: Joshua Campbell, extension 5386  
Date: January 6, 2006

**8.1.7 INZOLA MAIN STREET INC.**

To place fill within a regulated area on Lot 6, Plan BR-14, Lot PART 1, Plan 43R-8741, (8 Queen Street East), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Inzola Main Street Inc.

The purpose is to Place fill within a Fill Regulated Area to facilitate the construction of an addition to an existing commercial building.

The permit will be issued for the period of January 20, 2006 to January 19, 2011.

- Letter of Undertaking dated January 17, 2006 provided by Sam Cutruzzola to address any outstanding TRCA ecology and engineering issues.

**RATIONALE**

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

Proposal:

This application involves the construction of a three story addition to the rear of an existing commercial building located at 8 Queen Street, in the City of Brampton. This building is located within the centre of Brampton's downtown core, in an area in which redevelopment has been targeted by the City of Brampton, and in which public amenities are being created. This proposed addition is one component of the redevelopment occurring within this area.

The subject building is located within the Brampton Downtown Special Policy Area - an area that is within the Regulatory floodplain associated with the main branch of Etobicoke Creek. While this area is subject to flooding during a Regional Storm event, the finished floor elevations of the existing building and proposed additions are outside of the Regulatory Floodplain. The proposed addition is to be located at the same elevation of the existing grades. City of Brampton staff are in the process of completing an emergency management strategy for the downtown area, which will consider risk and safety issues associated with flooding in the downtown core. Given the minor nature of the addition proposed, the emergency management measures being initiated by the City, and that the subject building is outside of the floodplain, TRCA staff are satisfied that flooding concerns have been addressed with respect to this proposal.

Control of Flooding:

As the subject building is located outside of the Regulatory Floodplain, this proposal is not expected to impact, or be impacted by, flooding.

Pollution:

The subject property is located a significant distance away from Etobicoke Creek (in excess of 500 metres), within a highly urbanized area. Consequently, with standard isolation of the construction area, sediment and erosion control fencing will not be required.

Conservation of Land:

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

*Plantings*

As noted, the subject property is located within a highly urbanized (paved) area. No vegetation will be removed as a result of this development, and no opportunity exists for additional plantings within this area.

Policy Guidelines:

The proposed works are consistent with Section 4.2.1 - Development and Redevelopment/ Intensification Within Established Communities/ Highly Urbanized Areas, of the Authority's Valley and Stream Corridor Management Program.

**CFN: 37269 - Application #: 015/06/BRAM**

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

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

**Date: January 9, 2006**

- 8.1.8 REGENCY MANAGEMENT FACILITIES - JOE AND ANTHONY PETRONACI**  
To alter a waterway, place fill within a regulated area on Lot 17, Concession 1 EHS, in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Regency Management Facilities - Joe and Anthony Petronaci.

- **Withdrawn**

**CITY OF PICKERING**

- 8.1.9 CHIEFTAN DEVELOPMENT CORPORATION**  
To alter a waterway, construct in a flood plain, place fill within a regulated area on Part Lot 18, Concession 2, (south of Rossland Road, between Brock Road and Riverside Drive), in the City of Pickering, Duffins Creek Watershed as located on the property owned by Chieftan Development Corporation.

The purpose is to place fill in a Fill Regulated Area, construct in the Regional Storm Flood Plain and alter a watercourse in order to construct a stormwater outfall to a tributary of the Duffins Creek. The outfall will service a draft approved plan of subdivision known as Marianna Gardens within the City of Pickering.

The permit will be issued for the period of January 20, 2006 to January 19, 2011.

- Letter of undertaking dated January 12, 2006 from Mirko A. Favit, P.Eng., committing to provide a landscape plan showing plantings around the outfall and a revised construction management and erosion and sediment control plan.

## **RATIONALE**

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

### Proposal:

In order to construct a stormwater outfall for a draft approved plan of subdivision known as Marianna Gardens, the applicant seeks permission to place fill in a Fill Regulated Area, construct in the Regional Storm Flood Plain and alter a watercourse. The outfall is proposed to be constructed within the valley lands associated with the Ganatsekiagon Creek and is 35 meters from the creek. The components of the outfall include a plunge pool, a 10 meter long grass swale and flow spreader in order to mitigate the thermal and erosion impacts of the outfall. The headwall and flow spreader are proposed to be constructed within the Regional Storm Flood Plain.

### Control of Flooding:

Water management staff have ensured that the facility will not impact the conveyance or storage of flood waters.

### Pollution:

A sediment and erosion control plan will be implemented and maintained for the duration of construction to the satisfaction of TRCA staff.

### Conservation of Land:

There are no geotechnical issues or in-stream works associated with this proposal. Staff will issue a letter of advice on behalf of Fisheries and Oceans Canada (DFO) with this permit, as a DFO Authorization pursuant to the Fisheries Act is not required. All disturbed areas will be stabilized following construction.

### *Plantings*

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

### Policy Guidelines:

This proposal is consistent with Section 4.3, Infrastructure and Servicing, of the TRCA's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 36859 - Application #: 341/05/PICK**  
**Report Prepared by: Chris Jones, extension 5718**  
**For information contact: Chris Jones, extension 5718**  
**Date: January 11, 2006**

## CITY OF VAUGHAN

### 8.1.10 BLOCK 11 PROPERTIES INC.

To alter a waterway on Lot 16 - 20, Concession 2, northwest of Rutherford Road and Bathurst Street, in the City of Vaughan, Don River Watershed as located on the property owned by Block 11 Properties Inc.

The purpose is to alter a waterway (Don River) in order to implement a remediation action plan which would involve the construction of a temporary diversion channel and rehabilitation of the existing watercourse, within Planning Block 11, in the City of Vaughan.

The permit will be issued for the period of January 20, 2006 to January 19, 2011.

- **Letter of Undertaking, noting that all outstanding issues with be resolved prior to permit issuance, prepared by Jill Atwood, Groundwater & Environmental Management Services Inc., dated January 18, 2006, received January 18, 2006.**

### RATIONALE

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

#### Proposal:

The proposal is to alter a tributary of the Upper East Don River in order to implement a remediation action plan to rehabilitate a portion of the existing watercourse, near Culvert Crossing B, within Planning Block 11, in the City of Vaughan.

Planning Block 11 is bounded by Bathurst Street to the east, Major Mackenzie Drive to the north, Dufferin Street to the west and Rutherford Road to the south. The proposed works will be taking place within the East Don River system, which is considered a small ravine coldwater fish habitat. On July 26, 2005, Authority staff issued a permit under Ontario Regulation 158 for the construction a double-cell con-span culvert (one 11 m culvert along with a 6 m wide culvert for movement of fauna) at the location of the proposed works (Crossing B - Permit No. C-05254). This permit was approved by the Executive Committee on June 3, 2005 on a conditional basis (subject to outstanding issues being satisfactorily resolved). There is an existing culvert located at the work site; this culvert was to be removed as part of the works to install the new culvert crossing.

The watercourse at the crossing site has been highly altered in response to necessary emergency stabilization measures after the August 19, 2005 storm event. Prior to the storm event, construction of the footings for the culverts was underway. As a result of the storm, severe erosion of the banks of the watercourse and the waterway itself occurred. In order to stabilize the area and as a preventative measure, a quantity of large rocks were placed on the bed of the watercourse and filter cloth was used to stabilize the side slopes of the bank, thereby preventing further erosion. While the emergency stabilization efforts impacted the watercourse, it was believed that by not implementing these measures, erosion would go unchecked and create a much larger problem both at the subject site and downstream. It is noted that the watercourse in this area currently does not match the upstream and downstream segments and has an increased flow velocity.

Authority Enforcement staff along with representatives from Fisheries and Oceans Canada (DFO) have visited the site and taken note of the emergency measures implemented. Requests have been made to return the watercourse to its original condition and remove all emergency measures which are currently impacting the watercourse. This includes filter cloth and rocks which were placed in the watercourse.

To remediate this condition, the applicant proposes to remove the emergency stabilization measures along with the existing culvert simultaneously. In order to do this, the tributary will be diverted by created a temporary diversion channel to the west (between the existing culvert footings). The work will be overseen by a qualified fluvial geomorphologist, fisheries biologist and erosion control specialist.

Following the construction of the diversion channel, berms will be placed in the existing watercourse to divert flows to the newly constructed channel. Electrofishing will be conducted in the natural channel to ensure fish are moved downstream before a second berm is constructed, thereby isolating the existing watercourse work area. Once this phase of the works are completed, restoration work will take place within the natural channel. This entails the extraction of the existing culvert, removal of sediment that has been dislocated during construction and the removal of large rocks and filter cloth. The permanent channel will be then reconstructed, bringing it back to as close to its original condition as possible.

The final portion of the works will involve the reconnection of the original watercourse. This will be accomplished through the removal of the upstream and downstream berms and the rehabilitation of the banks at the berm locations. Furthermore, the diversion channel will be filled and the banks hydro-seeded upstream and downstream of the culvert.

A monitoring program will be implemented during construction and post-construction to ensure that the diversion and natural channel are functioning as designed. While the proposed works do not constitute 'emergency works' in the strictest sense, nonetheless it is imperative that the existing conditions are addressed as soon as possible. This is due to the fact that the emergency erosion control measures currently in place could accumulate sediment and potentially impair spring fish spawning activity during the spring melt. Furthermore, the existing culvert poses a threat to the stability of crossing. Given its current state, the culvert could collapse during another storm event, with the potential for further damage to the stream. Slumped material is slowly entering the watercourse through the east side of the culvert and can interfere with fluvial functioning.

#### Control of Flooding:

The temporary diversion channel has been designed to convey the 5-year flow. However, once the natural channel has been restored, this diversion channel will be taken off-line and the work site will be returned to its original condition. Authority technical staff has reviewed detailed technical drawings and notes that there will be no permanent modifications to the storage or conveyance of flood waters.

Pollution:

Erosion and sediment control measures are currently in place at the work site. However, an erosion control specialist along with TRCA Enforcement and DFO staff will be monitoring the site as work progresses to ensure further sediment is not conveyed to the watercourse.

Conservation of Land:

The proposed works will resolve erosion/stability issues that are currently being experienced in the work area. At this time, DFO staff are reviewing detailed designs for the proposed works. It is noted that the O.Reg. 158 permit will not be issued until DFO authorization is provided.

*Plantings*

An extensive landscape plan was originally submitted and approved as part of the associated O.Reg. 158 permit for the culvert crossing (Crossing B). However, in light of the restoration work in this area, this plan will be modified and enhanced to ensure that riparian vegetation is restored in the work area.

Policy Guidelines:

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

**CFN: 37275 - Application #: 019/06/VAUG**

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

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

**Date: January 11, 2006**

**TOWN OF AJAX**

**8.1.11 HAMPTSTOCK DEVELOPMENTS INC.**

To place fill within a regulated area on Part Lot 3, 4, 5, Concession 3, (southeast of Salem Road and Taunton Road), in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by Hamptstock Developments Inc.

The purpose is to place fill within a Fill Regulated Area of the Carruthers Creek in order to construct a sanitary sewer siphon which will service an adjacent subdivision.

The permit will be issued for the period of January 20, 2006 to January 19, 2011.

- **Letter of undertaking dated December 20, 2005 from A. Geoff Nicholson C.E.T. committing to address all comments provided by TRCA staff.**

**RATIONALE**

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

Proposal:

The project consists of the construction of a sanitary sewer siphon underneath the Carruthers Creek immediately north of the Canadian Pacific Railway tracks to service an adjacent subdivision known as Hamptstock. The siphon will be constructed using a horizontal directional drilling method under the creek between two maintenance holes on both the western and eastern sides of the siphon. The siphon is to be drilled a minimum of 4 meters beneath the bottom of the creek. The maintenance holes and the sewer construction to them will be constructed using an open cut method.

Control of Flooding:

As all existing elevations of the ground at the location of the proposed works are to remain the same there will be no impacts on the control of flooding.

Pollution:

A silt fence is to be established between the creek and all disturbed areas and maintained in proper order during construction.

Conservation of Land:

There are to be no in-stream works associated with the proposed works. The horizontal directional drilling method should ensure that there is no alteration to the watercourse.

*Plantings*

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

Policy Guidelines:

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

**CFN: 36995 - Application #: 424/05/AJAX**

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

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

**Date: January 10, 2006**

**TOWN OF MARKHAM**

**8.1.12 TOWN OF MARKHAM**

To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 17 - 19, Plan 2368, (Proctor Avenue), in the Town of Markham, Don River Watershed as located on the property owned by Town of Markham.

The purpose is to alter a waterway, construct in a flood plan and place fill within a Fill Regulated Area in order to repair an existing stormwater sewer outfall.

The permit will be issued for the period of January 20, 2006 to January 19, 2008.

- Letter of undertaking from Gary Hatt P. Eng. dated January 18, 2006 committing to amend plans to the satisfaction of TRCA staff and to provide a planting plan to the satisfaction of TRCA and Town of Markham staff.

## **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 flood plain, placing fill within a regulated area to facilitate the repair of a storm sewer outfall that was damaged during the August 19, 2005 storm. The works involve the removal of an existing damaged steel culvert and the modification of an existing concrete chamber to create a new outfall structure. The new outfall structure is to include new wing walls, re-channelization of the outfall to interface properly with the existing creek. The adjacent slope will also be stabilized.

### Control of Flooding:

Water management staff have worked with the applicant to ensure that the repaired outfall structure can convey the appropriate volume of flows. In addition the culvert opening will be larger.

### Pollution:

During the construction of the proposed repairs a sand bag levee is to be established upstream and a coffer dam is to be established downstream in order to control flows and to minimize sedimentation and disruption to the watercourse. This will have the effect of separating the in-stream works from areas downstream.

### Conservation of Land:

There are no geotechnical issues associated with this proposal. The proposal is not within any significant natural heritage features. Staff will issue a letter of advice on behalf of Fisheries and Oceans Canada (DFO) with this permit, as a DFO authorization pursuant to the Fisheries Act is not required. All disturbed areas will be stabilized following construction.

### *Plantings*

Staff have requested that native trees and shrubs be planted downstream of the repaired outfall to mitigate the thermal impacts of stormwater. Given the urgency of the repair works the plantings have not been included with this permit application but the applicant has provided a letter of undertaking committing to provide plantings along with the proposed works.

### Policy Guidelines:

This proposal is consistent with Section 4.3, Infrastructure and Servicing, of the TRCA's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 37167 - Application #: 498/05/MARK**  
**Report Prepared by: Chris Jones, extension 5718**  
**For information contact: Chris Jones, extension 5718**  
**Date: January 11, 2006**

## TOWN OF RICHMOND HILL

### 8.1.13 STONE COURT CONSTRUCTION INC.

To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 54, Block J, Plan JUDGE'S PLAN 10030, Part Lot 4, Plan 4840, (10537 Yonge Street), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Stone Court Construction Inc..

The purpose is to construct a new commercial plaza housing a Loblaws Supercentre on the site of a demolished industrial complex and partially within the Enford Industrial District Regional Storm Floodplain.

The permit will be issued for the period of January 20, 2006 to January 19, 2011.

- Stormwater Management Plan, Drainage Regional Floodplain Assessment, for the Ratcliffe Development prepared by Marshall Macklin Monaghan revised as received on November 14th, 2005;
- Loblaws Superstore Site Plan Details, Drawing No A1-ZF, Project 04.2227, prepared by Turner Fleisher Architects Inc. as received on December 2nd, 2005;
- Loblaws Superstore Elevations Drawing No A4-ZA prepared by Turner Fleisher Architects Inc. as received on December 2nd, 2005;
- Ratcliffe Development Sediment and Erosion Control Details Drawing No.ER1, Sheet 1 of 1, Project No. 10-03027, prepared by Marshall Macklin Monaghan, revised as received on January 13th, 2005;
- Ratcliffe Site Development Master Drainage Plan, Drawing No. ML1, Sheet 1 to 4, Drawing No. 10-03027, revised as received on January 13th, 2005;
- Letter of Undertaking regarding landscape plan and stormwater plan changes prepared by Marshall Macklin Monaghan as received on January 18th, 2005.

## RATIONALE

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

### Proposal:

The applicant proposes to construct a new commercial plaza and associated parking on the site of a demolished industrial complex, the former Ratcliffe site within the Enford Industrial District. The Ratcliffe building was demolished and the 8.6 hectare site vacated in March 2002. The redevelopment of this site is seen by the municipality to be the catalyst for the renewal of this industrial district. The Enford Industrial District including this property is within a large flood spill area which is caused by the historical piping of the German Mills Creek which traverses the district. The majority of the creek has been piped in sections with undersized culverts which cannot contain higher storm flows. These culvert sections are in fragmented ownership. This results in a large shallow flood spill where the depths would be generally less than a metre during a Regional Storm Flood Event. The depths of flooding on the site subject to this application are less than .3 metres (one foot) as the site is at the southern most limits of the spill area.

The Authority with the support of the Ministry of Natural Resources and the Town implemented Interim Flood Plain Planning Policies for the Enford Industrial District which allowed for the continued development and redevelopment of sites where the depths are less than 1 metre, including this site. In recent discussions with MNR and the municipality it was determined that a remedial strategy should be implemented to remove development from the floodplain where the opportunity exists and where there would be no negative off site impacts. As a result with the submission of a redevelopment proposal for this site, staff worked with the applicant to implement a flood remedial solution which would remove the majority of the site from the floodplain including all built areas. The overall result of this application is a net improvement to flood conveyance across this property and the construction of the first component of a longer term flood remedial strategy for the Enford Industrial District. As part of this application, the Town of Richmond Hill, has committed by way of resolution from council, to implementing the longer term flood remedial strategy with all significant future development proposals within the Enford Industrial District.

#### Control of Flooding:

In order to redevelop this site TRCA staff requested that the applicant increase conveyance measures for future storm events by constructing a large storm conveyance channel at the north property boundary. This channel will have the effect of removing part of the redevelopment area from Regional Storm Floodplain and is seen as the first portion of a flood remedial containment channel which will be continued with any future redevelopment upstream. This channel when continued would have the overall effect of removing the district from the floodplain. This results in an overall improvement to the flood conveyance capacity in the short term and is the first step in a longer term flood remedial strategy. This channel also allows for the redevelopment of the existing site by removing the structures associated with the new plaza from the floodplain. At the end only portions of the parking lot will be subject to minimal flooding depths during a Regional Storm Event.

In addition, TRCA in concert with the municipality required that the applicant construct a stormwater management quality and quantity facility to accommodate previously uncontrolled drainage from this site. We also required the applicant to set aside lands to expand the pond facility to accommodate storm runoff from any future upstream development. These pond lands are subject to a hold designation.

The result of this application will be a short term improvement to the control of flooding and the commitment to a longer term project for remedial solution for the Enford Industrial District as future development proposals are submitted.

#### Pollution:

Sediment fencing will be erected at the perimeter of the site and between the stormwater management facility and the conveyance channel where necessary to stop the flow of any construction generated sediments. The stormwater facility will also serve as a temporary sediment control basin. TRCA staff have reviewed the grading and sediment and erosion control plans and are generally satisfied that there will be no impact on the control of pollution.

Conservation of Land:

An open section of the German Mills Creek flows diagonally across the north east tip of the property. The German Mills Creek remains open downstream of this area and flows along the eastern boundary of the site and within a CN Railway corridor. The portion of the creek on the site subject to this application will be protected and enhanced through the planting of the riparian corridor. The conveyance channel and the storm water outlet will outlet to the creek at this general location and any disturbed areas will be restored to the satisfaction of TRCA staff.

*Plantings*

All disturbed areas adjacent to the open portion of German Mills Creek will be restored and enhanced with native plantings and a seed mix.

Policy Guidelines:

The proposal is consistent with the Valley and Stream Corridor Management Program which promotes flood remedial solutions as part of development proposals where feasible and where there is an overall benefit to the watershed. In addition the proposal is in keeping with the intent of the Authority adopted Interim Flood Remedial Polices for the Enford Industrial District which would allow for redevelopment in the Floodplain where the depths of flooding are minimal. Approval from the Department of Fisheries and Oceans(DFO) is not required as the works do not constitute a Harmful Alteration Disruption or Destruction to Fisheries Habitat(HADD).

CFN: 36912 - Application #: 383/05/RH  
Report Prepared by: Russel White, extension 5306  
For information contact: Russel White, extension 5306  
Date: January 11, 2006

**PERMIT APPLICATIONS 8.1.14 - 8.1.23 ARE MINOR WORKS ITEMS:**

**RES.#B147/05 - MINOR WORKS PERMITS PURSUANT TO ONTARIO REGULATION 158**

Moved by: Dave Ryan  
Seconded by: Frank Dale

**THAT Minor Works permits granted by Toronto and Region Conservation Authority staff in accordance with Ontario Regulation 158, for items (8.1.14 - 8.1.23, inclusive), which are listed below, be received.**

**CARRIED**

**CITY OF PICKERING**

**8.1.14 WEB-TECH SAFETY PRODUCTS INC.**  
To place fill within a regulated area on Lot 44, Plan 283, (368 Dyson Road), in the City of Pickering, Rouge River Watershed as located on the property owned by Web-Tech Safety Products Inc.

**CFN: 37117 - Application #: 483/05/PICK**  
**Report Prepared by: Susan Robertson, extension 5370**  
**For information contact: Russel White, extension 5306**  
**Date: November 23, 2005**

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

- 8.1.15           BOGDAN DERECKI**  
To place fill within a regulated area on Lot 15, Plan 3729, (42 Grenview Boulevard South), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed as located on the property owned by Bogdan Derecki.

**CFN: 37172 - Application #: 501/05/TOR**  
**Report Prepared by: Annemarie Sanchez, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: December 12, 2005**

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

- 8.1.16           FLEMINGDON PARK GOLF CLUB INC.**  
To place fill within a regulated area on Lot 4, 5, Concession 3 FTB, Lot 9, 10, Concession 4 EYS Part Lot 1, Plan M-1353, (155 St. Dennis Drive), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Flemingdon Park Golf Club Inc..

**CFN: 37156 - Application #: 491/05/TOR**  
**Report Prepared by: Steve Heuchert, extension 5311**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: December 2, 2005**

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

- 8.1.17           MICHELLE KALSBECK**  
To place fill within a regulated area on Part Lot 78, 79, Plan 3053, (50 Davies Crescent), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Michelle Kalsbeck.

**CFN: 37112 - Application #: 479/05/TOR**  
**Report Prepared by: Annemarie Sanchez, extension 5284**  
**For information contact: Steve Heuchert, extension 5311**  
**Date: November 22, 2005**

## **CITY OF VAUGHAN**

### **8.1.18 DOMENIC PORRETTA**

To place fill within a regulated area on Lot 21, Concession 8, Lot 4, Plan 65M-3844, (26 Highland Creek Court), in the City of Vaughan, Humber River Watershed as located on the property owned by Domenic Porretta.

**CFN: 37073 - Application #: 464/05/VAUG**  
**Report Prepared by: Suzie Losiak, extension 5724**  
**For information contact: Kevin Huang, extension 5307**  
**Date: November 14, 2005**

### **8.1.19 MICHAEL IACOVELLI**

To place fill within a regulated area on Lot 33, Plan 65M-3377, (189 Treelawn Boulevard), in the City of Vaughan, Humber River Watershed as located on the property owned by Michael Iacovelli.

**CFN: 36820 - Application #: 320/05/VAUG**  
**Report Prepared by: Suzie Losiak, extension 5724**  
**For information contact: Coreena Smith, extension 5269**  
**Date: December 5, 2005**

## **TOWN OF CALEDON**

### **8.1.20 ALLAN PANKIW**

To place fill within a regulated area on Lot 69, 70, 78, Block 4, Plan BOL 7, (46 Temperance Street), in the Town of Caledon, Humber River Watershed as located on the property owned by Allan Pankiw.

**CFN: 37113 - Application #: 480/05/CAL**  
**Report Prepared by: Adam Miller, extension 5244**  
**For information contact: Quentin Hanchard, extension 5324**  
**Date: November 22, 2005**

### **8.1.21 DON RINGUETTE**

To place fill within a regulated area on Lot 42, Plan 43M-651, (52 Bambi Trail), in the Town of Caledon, Humber River Watershed as located on the property owned by Don Ringuette.

**CFN: 37158 - Application #: 493/05/CAL**  
**Report Prepared by: Adam Miller, extension 5244**  
**For information contact: Quentin Hanchard, extension 5324**  
**Date: December 6, 2005**

**8.1.22 JEAN-PIERRE LAUZON**

To place fill within a regulated area on Part Lot 1, Plan BOL-7, (99 King Street West), in the Town of Caledon, Humber River Watershed as located on the property owned by Jean-Pierre Lauzon.

**CFN: 37166 - Application #: 497/05/CAL**

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

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

**Date: December 8, 2005**

**TOWN OF MARKHAM**

**8.1.23 WAYNE AND CAROL ARCUS**

To construct in a flood plain on Part Lot 133, Plan M-1762, (26 Macauley Drive), in the Town of Markham, Don River Watershed as located on the property owned by Wayne and Carol Arcus.

**CFN: 37072 - Application #: 467/05/MARK**

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

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

**Date: November 9, 2005**

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

**8.1.24 THE DONALDA CLUB - PAUL SCENNA**

To place fill within a regulated area on Lot 8, 9, Concession 3 EYS Plan 5112, (12 Bushbury Drive), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by The Donalda Club - Paul Scenna.

The purpose is to place and excavate fill within a Fill Regulated Area of the Don River to facilitate the expansion of the existing tennis courts and construct a retaining wall within the Donalda Golf Club.

The permit will be issued for the period of January 20, 2006 to January 19, 2011 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, Flood Plan Layout and General Notes; Drawing No. A2, Typical Elevations; Drawing No. A3, Grade Beam Details; Drawing No. A4, Retaining Wall Details, prepared by KMA Contracting Inc., dated August 14, 2005, received on August 14, 2005;**
- **Drawing No. L2, Tennis Court Expansion, Site Plan and Restoration Planting prepared by Schollen and Company, dated August 7, 2005, received on August 25, 2005;**
- **Drawing No. 4, Location of Slope Profiles; Drawing No. 5, Slope Profiles, prepared by Trow Associates Inc., dated July 29, 2005, received on August 25, 2005.**

## **RATIONALE**

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

### Proposal:

The proposal is to place and excavate fill within a Fill Regulated Area of the Don River to facilitate the expansion of the current footprint of the tennis courts and construct a retaining wall within the Donalda Golf Club. The intent of this project is to allow for 2 additional courts to be constructed for off-season play. The subject property is located east of Don Mills Road and south of York Mills Road.

### Control of Flooding:

The proposed works are located outside of the Regional Storm Floodplain and therefore there will be no impact the storage or conveyance of floodwaters.

### Pollution:

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

### Conservation of Land:

There are no geotechnical issues associated with the project. All filled and disturbed areas will be stabilized/revegetated following construction. There will be no impact on fisheries, significant natural features or riparian vegetation.

### *Plantings*

Native and non-invasive species will be planted.

### Policy Guidelines:

The proposal complies with Section 4.1.2, New Resource-based Uses - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 37278 - Application #: 022/06/TOR**

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

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

**Date: January 18, 2006**

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

### **8.1.25 TORONTO WATERFRONT REVITALIZATION CORPORATION**

To alter a waterway in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Toronto Waterfront Revitalization Corporation.

The purpose is to excavate and place fill within shoreline of the Lake Ontario Waterfront to facilitate the removal of the existing support structure for the life saving station and replace with timber cribs for the long term use of the station..

The permit will be issued for the period of January 20, 2006 to January 19, 2008 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. MA-01, Plans and Elevations, prepared by Riggs Engineering, received on November 17, 2005.**

## **RATIONALE**

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

### Proposal:

The proposed works are to place and excavate fill within the shoreline of the Lake Ontario Waterfront. The proposed works involve the removal of the existing support structure for the life saving station and replace it with timber cribs for the long term use of the station. The subject property is within the shoreline of Cherry Beach which is located east of Cherry Street and south of Unwin Avenue.

### Control of Flooding:

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

### Pollution:

Sediment controls will be installed and the work area will be isolated to ensure all works are contained within the area.

### Conservation of Land:

There are no geo-technical issues associated with this project. There will be no impact on riparian vegetation or significant natural features. The proposed works meet the requirements and criteria of the Fisheries and Oceans Canada - Ontario Operational Statement Habitat Management Program for Dock and Boathouse Construction.

### *Plantings*

Not applicable.

### Policy Guidelines:

The proposal complies with Section 4.1.2 -New Resource-Based Uses - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 37284 - Application #: 024/06/TOR**

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

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

**Date: January 13, 2006**

## CITY OF VAUGHAN

### 8.1.26 THE NATIONAL GOLF COURSE OF CANADA

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

The purpose is to construct within the Regional Storm Flood Plain and alter a tributary of the Humber River in order to implement cut/fill balance works relating to the extension of an existing golf tee and the realignment of a portion of a watercourse for The National Golf Course of Canada, in the City of Vaughan.

The permit will be issued for the period of January 20, 2006 to January 19, 2008 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by Dan Miller, R.J. Burnside & Associates Limited, dated January 11, 2006, received January 12, 2006.**

### RATIONALE

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

#### Proposal:

The proposal is to construct within a Regional Storm Flood Plain and alter a tributary of the Humber River in order to conduct cut/fill balance works relating to the extension of an existing golf tee at The National Golf Course of Canada, in the City of Vaughan. In addition to the aforementioned works, a portion of the watercourse (approximately 35 m), leading to existing on-line pond is to be realigned to the north.

The National Golf Course of Canada has proposed to extend the 9th Tee Decks westward towards an existing on-line pond. In order to carry out these works, a cut/fill balance will be conducted (fill an area of 110 square metres and cut 55 cubic metres on the north side of the pond). As a result of the proposed cut/fill balance, the existing east tributary feeding into the pond will be impacted. As such, a 35 m portion of this watercourse will be realigned to the north, along the 4th fairway.

On February 16, 2005, Authority staff issued a related Ontario Regulation 158 permit (Permit No. C-05037) to dredge two ponds (one of those ponds being the subject of this permit application) at The National Golf Course of Canada. In addition to the dredging operations, a cut/fill balance was carried out to reshape the two ponds as well as works to remove an existing culvert and replace it with a span bridge (golf cart bridge).

The proposed realignment of the east tributary does not constitute a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat under the Federal Fisheries Act and therefore, a Letter of Advice will be issued on behalf of Fisheries and Oceans Canada (DFO). While the works as outlined above do not constitute a HADD, nonetheless the applicant has proposed to undertake restoration work near the subject area (south of the subject pond). This includes the removal of two existing corrugated steel pipes (CSPs culverts) and the construction of a natural channel, linking the subject pond and an on-line pond to the south. Incidentally, these restoration works were previously approved by the Executive Committee on June 14, 1996. However, the proposed restoration works were never carried out. As such, the applicant proposes to conduct these works in conjunction with the subject project. A permit renewal and revision will be made for the restoration works, in order to bring this project up-to-date in terms of fluvial geomorphological principles and changes to the hydraulic regime.

Authority staff has received and reviewed detailed technical submissions related to the proposed works and has commented appropriately. The agent, R.J. Burnside & Associates, on behalf of the applicant is in the process of addressing Authority comments. At this time, there remain minor issues relating to the natural channel design of the realigned watercourse, however, TRCA staff is confident that these minor issues can be resolved shortly. The permit will not be released until such time as these issues are resolved.

Control of Flooding:

Authority technical staff has reviewed technical drawings relating to the proposed works and is satisfied that the works will not impact the storage or conveyance of flood waters.

Pollution:

Appropriate erosion and sediment control measures will be erected prior to the initiation construction and maintained for the duration of the works to ensure that sediment will not enter the tributary or on-line ponds.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed works. Authority technical staff has reviewed the proposed works and notes that it will not constitute a HADD. A Letter of Advice will issued on behalf of DFO.

*Plantings*

A restoration landscape plan has been submitted detailing plantings around the proposed cut/fill areas.

Policy Guidelines:

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

**CFN: 37286 - Application #: 026/06/VAUG**  
**Report Prepared by: Kevin Huang, extension 5307**  
**For information contact: Kevin Huang, extension 5307**  
**Date: January 16, 2006**

**RES.#B148/05** -

**PLACES TO GROW**

Proposed Growth Plan for the Greater Golden Horseshoe. Submission of comments to the Ministry of Public Infrastructure Renewal.

Moved by: Suzan Hall  
Seconded by: Michael Di Biase

**THAT Toronto and Region Conservation Authority (TRCA) continue to support the directions of the proposed Growth Plan for the Greater Golden Horseshoe, as the Growth Plan supports the Sustainable Communities objective of TRCA's vision for The Living City;**

**THAT the issues of carrying capacity, net environmental gain and long term sustainability of the Greater Golden Horseshoe be addressed through the ongoing sub-area assessments, watershed plans and future reviews of the Growth Plan;**

**THAT section 2.2.8.3 be amended to include criteria and targets for considering how alternative energy sources and energy conservation can contribute to significant reductions in per capita energy use in expanded settlement areas;**

**THAT section 4.2.4 - A Culture of Conservation, be amended to add a new sub-section 1 (f) titled "Green Infrastructure and Technologies" to promote innovative and sustainable stormwater management practices and building technologies;**

**THAT the amendments to other specific policies, as detailed in Attachment 1 to this report, be endorsed and sent to the Ministry of Public Infrastructure Renewal to meet the January 27, 2006 comment deadline;**

**AND FURTHER THAT TRCA continue to be consulted as an active partner through the sub-area assessments and other programs in the identification and protection of the natural system for the Greater Golden Horseshoe.**

**CARRIED**

**BACKGROUND**

In July, 2004 the Province of Ontario released a discussion paper titled "Places to Grow: Better Choices. Brighter Future. A Growth Plan for the Greater Golden Horseshoe". TRCA provided comments on the document to the Ministry of Public Infrastructure Renewal (MPIR) as approved at Authority Meeting #8/04, held on September 24, 2004, through Resolution #A264/04. Subsequently, the province introduced Bill 136, Places to Grow Act, in October, 2004 and in mid-February, 2005, released the Draft Growth Plan for the Greater Golden Horseshoe. Staff reported on these two documents at Executive Committee Meeting #2/05, held on April 8, 2005 and submitted the following comments and recommendations to MPIR as approved through Resolution #B36/05:

*THAT the Province of Ontario be commended for their recent environmental initiatives, including the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, Source Water Protection Planning and the 2005 Provincial Policy Statement;*

*THAT the following comments on the "Draft Growth Plan" be submitted to the Ministry of Public Infrastructure Renewal by the April 18 comment submission deadline;*

*THAT the TRCA strongly supports the directions of the Growth Plan to develop compact, transit supportive, sustainable communities with targets for minimum densities, as it supports the Sustainable Communities objective of The Living City;*

*THAT the importance of locally significant natural heritage systems in supporting the ecological integrity of the provincially significant natural system be recognized, and that TRCA staff continue to promote a Terrestrial Natural Heritage System Strategy as a model for defining the natural system for the future sub-area #1 growth plan;*

*THAT all new growth be designed so as to achieve a net environmental gain as a minimum standard, where impacts are created on the natural environment based on clearly defined tests of what constitutes enhanced ecological function.*

*THAT financial tools and incentives be made available by the Province for the securement and stewardship of the Natural Heritage System within the growth plan areas as well as for the implementation of green infrastructure such as stormwater retrofits and the use of green building technologies and renewable energy sources that reduce energy consumption, improve air quality and reduce the impacts from and rate of climate change;*

*THAT no urban boundary expansions should be permitted within a sub-area until a (sub)watershed plan and source protection plan have been completed for the affected lands and which has identified the environmental carrying capacity of the lands and the natural resources that need to be protected to ensure a viable, self-sustaining natural heritage system to enhance and complement the proposed urban expansion;*

*THAT in support of a "Culture of Conservation", the Province of Ontario be strongly encouraged, in consultation with municipalities and affected industry, to amend building codes and municipal by-laws to require energy and water efficient appliances, fixtures and insulating materials in new buildings and to lead by example when retrofitting existing or building new public buildings;*

*THAT the sub-area growth plans include detailed strategies for the clean-up of brownfield sites and other negative environmental legacies and ensure that new growth and intensification does not address one set of problems only to create new additional problems, such as insufficient, over-used and increasingly degraded natural heritage systems;*

*AND FURTHER THAT TRCA continue to be consulted as an active partner in the development of the sub-area #1 growth plan and that protection of environmental systems are addressed early in the process.*

Additionally, staff contributed comments to a consolidated submission prepared by Conservation Ontario in April 2005. Subsequently, Bill 136 - Places to Grow Act, 2005 - was passed into law by the Legislature in June, 2005. The current version of the Proposed Growth Plan for the Greater Golden Horseshoe was released at the end of November, 2005. Comments are due to the province by January 27, 2006, with the Growth Plan expected to be finalized in the spring of 2006.

### **HIGHLIGHTS OF BILL 136 AND THE PROPOSED GROWTH PLAN**

Bill 136 gives the Minister the authority to prepare a proposed growth plan for any area of land designated by the Lieutenant Governor in Council as a growth plan area. The contents of growth plans may include policies, goals and criteria in relation to, among other things, the protection of sensitive and significant lands, including agricultural resources and water resources and the conservation of energy. Other key provisions of the Places to Grow Act, 2005 include:

- a growth plan must be reviewed every 10 years;
- municipalities must amend their official plans to conform with the growth plan within 3 years;
- decisions made under the Planning Act or the Condominium Act by a municipal council, conservation authority, Ontario Municipal Board and others, must conform with the growth plan for that area.

Similar to the previous draft Growth Plan for the Greater Golden Horseshoe (GGH), the current proposed Growth Plan presents strategic policy directions to:

- direct growth to built-up areas, while providing criteria for settlement area boundary expansions;
- promote transit-supportive densities with mixed land uses;
- preserve employment lands for future economic opportunities;
- identify and support a transportation network that links urban growth centres;
- plan for community infrastructure to support growth and ensure that sustainable water and wastewater services are available to support future growth; and
- identify a natural system and prime agricultural areas and enhance the conservation of these valuable resources.

The plan provides intensification targets requiring by 2015, that a minimum of 40% of all new residential development be accommodated within the built-up area (boundary to be defined in the coming months). Additionally, density targets are proposed within urban growth centres (400 residents and jobs combined per hectare in the City of Toronto; 200 residents and jobs in other centres within TRCA watersheds) as well as for the designated greenfield areas (lands designated for growth but not yet built) of a minimum 50 residents and jobs combined per hectare. Settlement boundary expansions may be permitted (up to the limit of the Greenbelt), subject to a municipal comprehensive review that must demonstrate adherence to a number of criteria, including the policies of Sections 2 and 3 of the 2005 Provincial Policy Statement (PPS - which includes resource, environmental and hazard land policies).

Section 4 of the Growth Plan is titled "Protecting What is Valuable". It provides for the identification of a "natural system" of the GGH, and where appropriate, policies for its protection, to be identified through a "sub-area assessment" by the Ministers of Public Infrastructure Renewal and Natural Resources, in consultation with upper and single-tier municipalities. The natural system includes both terrestrial and water resource features. The natural system to be protected appears to be at a provincial policy statement (PPS) - "significance" level, with additional encouragement to "identify locally significant natural areas that link and augment the natural system." Conservation authorities are mentioned with particular reference to being one of a number of partners to develop a system of publicly accessible parkland, open space and trails, including shoreline areas within the GGH. An additional subsection titled *A Culture of Conservation* includes policies for the conservation and/or protection of water, energy, air quality, waste management and cultural heritage.

Additional work to be done by the province alone, or through sub-area assessment in conjunction with municipalities, is identified in order to implement the policies of the Growth Plan, including:

- verify and delineate the built boundary (in order to assess meeting intensification targets);
- determine the need for future designated greenfield areas;
- determine the scale and scope of urban growth centres; and
- sub-area assessments for analysis of water and wastewater needs; economic assessment for employment planning; phasing of the proposed transportation network; and identification of the natural system, prime agricultural areas and rural system.

A comprehensive glossary of definitions is included with new terms defined such as community infrastructure and complete communities. Schedules are included that depict population and employment projections to 2031, urban growth centres and proposed transportation networks for moving people and goods.

#### **TRCA STAFF ANALYSIS AND COMMENTS ON THE PROPOSED GROWTH PLAN**

Staff noted in the previous report at Executive Committee Meeting #2/05, that the general intent of the draft Growth Plan was consistent with the Sustainable Communities objective TRCA's vision for The Living City. Indeed, Resolution #B36/05 stated, in part, that the TRCA strongly supports the directions of the Growth Plan to develop compact, transit supportive, sustainable communities with targets for minimum densities. The current proposed Growth Plan incorporates some refinements, but largely maintains the directions of the previous draft Growth Plan. Some of TRCA's comments on the draft Growth Plan have been incorporated to some degree into the current proposed Growth Plan. For instance, a recommendation to amend the Growth Plan to recognize the value of locally significant natural heritage systems in supporting the ecological integrity of the provincially significant natural system has been addressed to some degree in policy 4.2.1.4 by encouraging the identification of locally significant natural areas. Staff recommend that further strengthening of this policy is needed to give direction to also protecting those areas identified.

Some of TRCA's previous recommendations have not been addressed and will be repeated or refined in this report. Still other comments appear likely to be addressed through other programs or proposed legislation. One example is the previous TRCA recommendation to amend building codes and municipal by-laws to require improved energy efficiency, green building technologies and renewable energy sources. In December 2005, the province introduced proposed amendments to the Planning Act (Bill 51) that would allow municipal councils to promote innovative and energy efficient buildings, communities and technologies such as solar panels, through land-use planning decisions and conditions of approval. This provides an implementation mechanism for the new energy efficiency and air quality policies introduced in the PPS, 2005.

Another example of TRCA comments being addressed through means other than the proposed Growth Plan includes the previous recommendations to complete (sub) watershed and source protection plans prior to any urban boundary expansions. Implementing this recommendation would help to define the environmental carrying capacity of the lands to ensure the protection of viable, self-sustaining natural heritage and water resource systems. This has been weakly addressed in the Growth Plan policy 3.2.5.8, where the preparation of watershed plans are "encouraged". However, other legislation or programs may provide the necessary level of environmental protection. The proposed Clean Water Act, 2005 will implement source protection planning throughout the Growth Plan area, and will identify vulnerable water resource areas such as groundwater recharge areas and highly vulnerable aquifers, and regulate land uses therein. Additionally, the Natural Spaces Greenspace Program for Southern Ontario will, as its first priority, define the natural heritage system for the Growth Plan area. Conservation Ontario is currently soliciting nominations for conservation authority staff to participate in this exercise. Also, section 14 (4) of the Places to Grow Act, 2005 states that where there are conflicts relating to the natural environment or human health, between a growth plan direction and other defined plans or policies, the direction that provides more protection prevails.

Staff comments on the proposed Growth Plan fall into two main areas: 1) policy-specific comments to clarify or amend the wording or meaning of a specific policy (Attachment 1) ; and 2) general comments related to the overall directions of the Growth Plan as it relates to the long term sustainability of the Greater Golden Horseshoe.

The Growth Plan proposes some interesting means for "managing" the growth expected within the GGH over the next 25 years. While managing growth is necessary, the plan does little to address the question of continued growth beyond that time frame. Growth on a finite land base can not continue forever. The carrying capacity of lands and environmental systems to support continuous consumptive economic growth and development can not be sustained indefinitely. The Growth Plan for the GGH needs to move society to a more sustainable level of growth, development and energy consumption, and ultimately needs to plan for a stable population base. If not, we will continue to treat the symptoms and not the underlying causes.

The proposed Growth Plan builds on other recent provincial initiatives such as the Greenbelt Plan, Planning Act reform and the 2005 PPS to promote an enhanced environmental and sustainable approach to city-building and the protection of adjacent countryside areas. Unless these same high levels of environmental protection are incorporated into the Growth Plan area, society is at risk of seeing the gains in the Greenbelt lands evaporate in the urban areas. With population growth there will also be an increasing demand on urban natural heritage systems, recreation and open spaces. Additionally, more impervious surfaces will be created during intensification within the built-up area, which will generate greater amounts of surface run-off. With growth, we plan for an increase in transit, transportation, sewer and water infrastructure and other community services. Similarly, the Growth Plan needs to ensure that a commensurate amount of new open space, natural heritage and "green" infrastructure and technology is also created and utilized, to help offset the increased use-pressure and degradation resulting from a rapidly expanding population. As development continues within the GGH, the concept of net environmental gain needs to be incorporated into decision-making at all levels.

In summary, TRCA should continue to support the directions of the Growth Plan to develop compact, transit-supportive, sustainable communities, as it supports the Sustainable Communities objective of TRCA's vision for The Living City. Additionally, staff recommend to the Executive Committee that the province be requested to address the issues of carrying capacity, net environmental gain and long term sustainability through the ongoing sub-area assessments and watershed plans.

**Report prepared by: David Burnett, extension 5361**  
**For Information contact: David Burnett, extension 5361**  
**Date: January 04, 2005**  
**Attachments: 1**

Attachment 1

TRCA Comments  
Proposed Growth Plan for the Greater Golden Horseshoe - November, 2005

Policy #	Issue	Comment / Recommendation
2.2.8.3 b	Language used needs to reflect the language of the Oak Ridges Moraine & Greenbelt Plans.	Change “be consistent with” to “conform to”.
3.2.5.2	Storm water management (SWM) – There is a disconnect with this section and the definitions – SWM policies are in the “Water & Wastewater” section (3.2.5) , but the definition refers only to sewage systems and drinking water systems.	Add storm water management to definition of “Community Infrastructure” (see definitions below) and/or add new sub-section to policy 4.2.4.1.
3.2.5.8	<p>“Municipalities, in conjunction with conservation authorities, are encouraged to prepare watershed plans and use such plans to guide development decisions and water and wastewater servicing decisions.”</p> <p>This policy is currently in the section titled “Infrastructure to Support Growth”. Watershed plans provide information to inform far more issues than just infrastructure.</p>	This policy should be relocated to section 2 “Where and How to Grow”, and incorporated into policy 2.2.8 and strengthened to “require” watershed plans as part of a municipal comprehensive review for the expansion of settlement area boundaries.
3.2.5.9	Municipalities are encouraged to implement and support innovative storm water management actions as part of redevelopment and intensification....	TRCA supports this policy, as intensification will lead to greater amounts of impervious cover, resulting in greater quantities of storm water to manage. TRCA recommends that a provincial program of financial incentives for “green infrastructure” be targeted to urban growth centres.
4.2.1.1	Only the province and upper/single tier municipalities are listed to identify the Natural System of the GGH and, where appropriate, policies for its protection. Conservation authorities were included in the previous draft but are now excluded.	<p>As conservation authorities have substantial amounts of natural systems information, TRCA recommends that conservation authorities be added back in to this policy.</p> <p>TRCA also recommends strengthening the language of this policy by removing “where appropriate”, as it will always be appropriate to have policies for natural systems protection.</p>

Policy #	Issue	Comment/Recommendation
4.2.1.2	The “Natural System” includes natural heritage features and areas, linkages and sensitive or vulnerable surface water features and ground water features, all defined as per the 2005 Provincial Policy Statement (PPS).	TRCA recommends that the definition of “Natural System” in the Growth Plan needs to mirror more closely the PPS definition of “Natural Heritage System”, to include the “functions” of natural heritage features and areas as well as restored lands and lands with potential for restoration.
4.2.1.4	Planning authorities are encouraged to identify locally significant natural areas that link and augment the natural system.	TRCA supports the policy and recommends strengthening the policy by amending it to include lands with restoration potential (to augment the natural system), as well as giving direction to develop policies for its protection.
4.2.1.5	Municipalities, Conservation Authorities and others are encouraged to develop a system of publicly accessible parkland, open space & trails, including shoreline areas.	TRCA supports the policy.
4.2.4	“A Culture of Conservation” – municipalities “will develop and implement” official plan policies and strategies in support of conservation objectives for: water, energy, air quality, waste management and cultural heritage.	TRCA is pleased to note that this policy has been strengthened from the previous “encourage” and supports the policy. TRCA recommends that the province implement a program of financial tools and incentives to ensure rapid progress towards sustainability in the GGH.
4.2.4.1 f	The disconnect between storm water management and water and wastewater systems noted above (3.2.5.2) could be addressed by adding a new sub-section to “A Culture of Conservation” to address water quality and potential increases to flooding and erosion hazards resulting from increased impervious surfaces through intensification.	TRCA recommends adding a new sub-section titled “Green Infrastructure” to promote innovative storm water management practices (i.e. relocate policy 3.2.5.9 here) and include examples such as restoration of natural spaces, green roofs, porous pavement, etc.

Definitions		
	Community Infrastructure – definition is incomplete.	TRCA recommends that “storm water management” be added to this definition, as it contributes to citizens’ quality of life and the safety of people and property.
	Complete Communities – TRCA supports this new concept. However, the definition is incomplete and should incorporate other components (i.e. some as stated in policy 2.2.2.1 (h)).	TRCA recommends that the definition of “Complete Communities” be amended by adding “high quality public open spaces and natural systems”.
	Natural System – the definition is incomplete, does not align fully with the similar definition in the PPS, 2005 and could cause confusion over interpretation.	<p>TRCA recommends adding to the existing definition “and policy 4.2.1.4”, to allow for the inclusion of local features.</p> <p>TRCA also recommends that the definition of “Natural System” in the Growth Plan needs to mirror more closely the PPS definition of “Natural Heritage System”, to include the “functions” of natural heritage features and areas as well as restored lands and lands with potential for restoration.</p>
	Watershed Plan – the definition is incomplete, different from that in the Greenbelt and Oak Ridges Moraine Plans and could cause confusion over interpretation.	TRCA recommends that the definition of “watershed plan” be consistent with its definition in other provincial plans; and that the definition be amended to reference components for setbacks from “natural systems” as well as including a framework for implementation.

**RES.#B149/05** -

**HMT SALES TAX CONSULTANTS INC.**

Tax Recovery Contract Approval. Approval to enter into a contract with HMT Sales Tax Consultants for the recovery of sales taxes.

Moved by: Suzan Hall  
Seconded by: Michael Di Biase

**THAT the Toronto and Region Conservation Authority (TRCA) enter into an agreement with HMT Sales Tax Consultants for the recovery of taxes paid in 2005 and prior years;**

**AND FURTHER THAT staff be authorized to take such action as is necessary to implement the agreement, including the signing of documents.**

**CARRIED**

**BACKGROUND**

Ontario sales tax legislation allows charities to claim back sales tax under special circumstances, in addition to general claims for taxes paid in error. The majority of amounts recovered from the province consist of sales tax paid by charities, such as the TRCA, on real property improvements (generally on improvements to buildings and structures).

**RATIONALE**

Over the years the TRCA has engaged several tax recovery firms for the purpose of recovering sales tax and various other federal and provincial taxes. Staff have also interviewed many other firms seeking to do business with TRCA. Most tax recovery firms work on a contingency basis and will quote fees that approach 50% of taxes recovered, although some will discount fees when pressed.

HMT Sales Tax Consultants has been retained by the TRCA since 1998. Staff are recommending the renewal of the HMT contract for the recovery of taxes paid in 2005 for the following reasons:

- The individual tax specialist assigned to TRCA is extremely knowledgeable and experienced in the various sales tax statutes and regulations that apply to charities. The awarding of the contract is contingent on this specialist being assigned to the review.
- The "file by file" review approach utilized by HMT is in staff's opinion the best way to maximize the amount of the refund.
- The individual assigned to TRCA is available to staff throughout the year for consultation on various tax issues at no additional cost to TRCA.
- The contingency fees quoted are extremely competitive.

HMT has stipulated that the fee arrangements not be made public. Staff will be able to provide information on fees at the meeting.

**FINANCIAL DETAILS**

For 2004, claims were submitted and approved for approximately \$143,000 (\$138,000 in 2003.) Claims for 2005 are expected to be within this range again.

**For Information contact: Rocco Sgambelluri, extension 5232**

**Date: January 5, 2006**

**RES.#B150/05 - OUT OF COUNTRY TRAVEL**

Approval to Attend Conference in the United States. Approval for staff to travel outside Canada for a conference.

Moved by: Suzan Hall  
Seconded by: Michael Di Biase

**THAT approval be granted for John Annunziello, Records Information Specialist, to attend a Laserfiche User Conference in Los Angeles, California, February 13 -15, 2006, at a cost not to exceed \$1,400, plus applicable taxes.**

**CARRIED**

**BACKGROUND**

The Toronto and Region Conservation Authority (TRCA) policy on travel requires Executive Committee approval for staff travel outside of the country on TRCA business.

**RATIONALE**

TRCA is implementing an Enterprise Document and Records Management System (EDRMS) using Laserfiche software to enable staff to better manage their documents and records. The project has been implemented successfully to a pilot group of about 15 users to ensure the effectiveness of the software. In 2006, the software will be rolled out to all TRCA staff.

Annually, Laserfiche makes awards to organizations to recognize effective development and use of the EDRMS software. TRCA has been awarded the "Smart User Award". John Annunziello, the project manager for TRCA's EDRMS has been invited to make a presentation at the conference on TRCA's use of the system. This is an excellent opportunity for TRCA to learn from other Laserfiche users as we move forward in our implementation.

**FINANCIAL DETAILS**

As Mr. Annunziello will be a guest speaker, his conference fees has been paid for by the organizers. Airfare, accommodation and meals are anticipated not to exceed \$1,400, plus applicable taxes. Funds are identified in the 2006 Preliminary Operating and Capital Budget.

**Report prepared by: John Annunziello, extension 5272**  
**For Information contact: John Annunziello, extension 5272**  
**Date: January 04, 2006**

---

**RES.#B151/05 - BALLANTREE HOMES AND ROMLEK ENTERPRISES AND CITY OF TORONTO**

Ontario Municipal Board Hearing. Authorization for Toronto and Region Conservation Authority staff to obtain Party Status before the Ontario Municipal Board on referrals related to Official Plan and Zoning By-law Amendments, and any other associated applications under the Planning Act, to permit a residential development at 1625 Military Trail in the City of Toronto.

Moved by: Suzan Hall  
Seconded by: Michael Di Biase

**THAT authorization be given to Toronto and Region Conservation Authority (TRCA) staff to obtain Party Status before the Ontario Municipal Board (OMB) regarding proposed Official Plan and Zoning By-law amendments, and any other associated applications under the Planning Act, to permit a residential development at 1625 Military Trail, that are not in conformity with the Valley and Stream Corridor Management Program (VSCMP);**

**THAT staff continue to work cooperatively with the City of Toronto and the appellants to ensure that the requirements of the VSCMP are met;**

**THAT staff be authorized to retain legal counsel to pursue this appeal before the OMB, if necessary;**

**AND FURTHER THAT the OMB and all parties and participants to the hearing be so advised.**

**CARRIED**

#### **BACKGROUND**

The subject property (1625 Military Trail) is a 2.67 acre parcel located on Military Trail between Old Kingston Road and Highway 2A in the City of Toronto (Scarborough Community Council Area) in the Highland Creek watershed. This portion of Military Trail is located south of the 401 and east of Morningside Avenue. The subject property is currently vacant and until recently was used as a motel complex. The southern portion of the site includes the Highland Creek valley corridor and is regulated under Ontario Regulation 158 and is included in the Terrestrial Natural Heritage System. The portion of the valley corridor south of the subject property is owned by TRCA and managed by the City of Toronto as natural area. The Planning Act application is to amend the former City of Scarborough's Official Plan and Zoning By-law to change the land use designation from Medium Density Residential and Highway Commercial/Place of Worship to a higher density residential use not currently permitted. A Site Plan application has also been filed.

The original proposal involved a 4-storey condominium building fronting Military Trail. This proposal provided an appropriate development limit consistent with TRCA's Valley and Stream Corridor Management Program and we had no objection to the Official Plan and Zoning By-law Amendment in principal, subject to review of technical details. In October 2005, the property was sold and the new applicants submitted a revised application to permit 67 ground-related residential units, mostly townhouses, on freehold lots. This revised application does not provide an appropriate development limit consistent with TRCA's VSCMP. The application has been appealed to the OMB by the applicant for the City of Toronto's failure to render a decision on the application within the review period allotted by the Planning Act.

## **RATIONALE**

TRCA staff have submitted written comments on the application to the City of Toronto's City Planning Division and to the applicant. Staff comments explain that TRCA staff do not support the revised application as submitted on the basis that the current proposal includes rear yards and balconies projecting within the 10 metre buffer from the stable top of slope. There are geotechnical slope stability issues and, to ensure public safety, the 10 metre buffer should be fenced off and dedicated into public ownership, and the rear lot line(s) of the proposed development should not encroach into the 10 metre buffer. A geotechnical report has been submitted which recommends that slope remediation works and an environmental management plan be implemented in order to ensure long term stability of the slope. This is a key issue in determining limits of development in the south portion of the subject property.

City of Toronto Planning staff have prepared a report to Scarborough Community Council recommending that the city solicitor attend the OMB to oppose the proposal in its current form and that city staff undertake discussions with the applicant respecting revision to the proposal to address the concerns raised by the city and TRCA. City concerns include those relating to the Ravine By-Law and Urban Design. The city solicitor has requested TRCA assistance in preparing for, and defending, the public safety aspects of our position. A pre-hearing conference has been set by the OMB for January 23, 2006. Planning and Development Staff will attend the pre-hearing without legal counsel and will make every effort to resolve our issues with the proponent prior to the full hearing. Given that the original proposal was consistent with TRCA's policy, it is likely that issues can be resolved and there will be no legal costs to TRCA. If legal counsel is required at a hearing, then based on TRCA staff's past experiences with similar OMB hearings, legal costs are estimated to be \$10,000 to \$15,000. However, TRCA staff will make every effort to reduce hearing costs to the greatest extent possible.

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

Staff are requesting authorization of the Authority to obtain Party Status at the OMB and, if necessary, retain legal counsel in order to uphold the policies of the VSCMP. Staff will attend the pre-hearing conference on January 23, 2006 and pursue a resolution to the issues prior to any hearing.

**Report prepared by: Steve Heuchert, extension 5311**  
**For Information contact: Steve Heuchert, extension 5311**  
**Date: January 13, 2006**

---

**TERMINATION**

ON MOTION, the meeting terminated at 10:43 a.m., on Friday, January 20, 2006.

---

Dick O'Brien  
Chair

---

Brian Denney  
Secretary-Treasurer

/ks