



THE TORONTO AND REGION CONSERVATION AUTHORITY

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EXECUTIVE COMMITTEE MINUTES #8/03

Friday, September 5, 2003

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THE TORONTO AND REGION CONSERVATION AUTHORITY

**MEETING OF THE EXECUTIVE COMMITTEE #8/03
September 5, 2003**

The Executive Committee Meeting #8/03, was held in the Humber Room, Head Office, on Friday, September 5, 2003. The Chair Dick O'Brien, called the meeting to order at 10:51 a.m.

PRESENT

Maria Augimeri	Member
Lorna Bissell (via conference call)	Member
Michael Di Biase	Member
Irene Jones	Member
Jim McMaster	Vice Chair
Dick O'Brien	Chair

REGRETS

Ron Moeser	Member
Gerri Lynn O'Connor	Member

RES.#B109/03 - MINUTES

Moved by: Jim McMaster
Seconded by: Maria Augimeri

THAT the Minutes of Meeting #7/03, held on July 25, 2003, be approved.

CARRIED

SECTION I - ITEMS FOR AUTHORITY ACTION

**RES.#B110/03 - NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION
PROJECT 2001-2005**

Flood Plain and Conservation Component / Duffins Creek Watershed
Tensilkote Limited (Pleasure Valley) and the Estate of Robert Kendall
McConnell, CFN 32424. Purchase of property east of Brock Road, south
of Albright Road, Township of Uxbridge, Regional Municipality of
Durham, under the "Natural Heritage Lands Protection and Acquisition
Project 2001-2005" Flood Plain and Conservation Component, Duffins
Creek Watershed.

Moved by: Maria Augimeri
Seconded by: Irene Jones

THE EXECUTIVE COMMITTEE RECOMMENDS THAT the Toronto and Region Conservation Authority (TRCA) purchase lands from Tensilkote Limited (Pleasure Valley) and the Estate of Robert Kendall McConnell on the following basis:

a) That 36.4 hectares (90 acres), more or less, of vacant land be purchased from Tensilkote Limited (Pleasure Valley), being Part of Lots 9 and 10, Concession 5, Township of Uxbridge, Regional Municipality of Durham;

THAT the purchase price be \$2.00;

b) That 36.4 hectares (90 acres), more or less, of vacant land currently owned by the Estate of Robert Kendall McConnell be acquired, being Part of Lots 7, 8 and 9, Concession 5, Township of Uxbridge, Regional Municipality of Durham;

THAT the purchase price be \$5,550 per acre i.e. \$499,500;

THAT acquisition by TRCA is conditional on the availability of all necessary funding;

THAT upon closing the lands acquired by TRCA be leased to Pleasure Valley subject to terms and rents satisfactory to TRCA and Pleasure Valley being negotiated;

THAT the Authority receive conveyance of the land required free from encumbrance, subject to existing service easements;

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

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

CARRIED

BACKGROUND

During the 1930's and 1940's Robert McConnell assembled approximately 640 acres of land south of Albright Road between Brock Road and the 6th Concession Road, Township of Uxbridge. In 1979 Robert McConnell leased approximately 330 acres to Pleasure Valley Recreational Inc. Pleasure Valley provides recreation opportunities such as horse back riding and lessons, wall climbing, waterslide, picnics, mini golf, cross country skiing, catering facility and services.

One of the terms of the lease is that Pleasure Valley would have the right during the lease to purchase the leased lands in manageable blocks starting from the north. Pleasure Valley's operation was profitable during the 1980's and they were able to purchase the northerly 110 acres of the property under the name of Tensilkote Limited. Since that time Pleasure Valley has not generated sufficient revenues to purchase any additional lands. The Pleasure Valley operation is located on lands that are still leased from McConnell. The lease ends in November of 2003.

For the last couple of years Pleasure Valley has been looking for ways to purchase the lands on which their operation is located so that they can continue operating and protect the surrounding forest. Pleasure Valley approached TRCA staff to determine if there was a transaction that could be negotiated that was beneficial to both parties.

Based on these discussions staff are recommending a transaction on the following basis:

- a) 90 acres of the 110-acre Tensilkote Limited property will be conveyed to TRCA for nominal consideration of \$2.00;
- b) The remaining 20 acres of the 110-acre Tensilkote property will be composed of two 10-acre lots Tensilkote will sell to finance the purchase of the property on which the Pleasure Valley operation is located;
- c) Pleasure Valley will exercise its option to purchase the 220 acres from McConnell that it leases;
 - i) TRCA will purchase 90 acres of the 220 acres from Pleasure Valley at a purchase price of \$5,550 per acre i.e. \$499,500;
 - ii) Pleasure Valley will have 110 acres of the 220 acres for the continuation of their recreational operation;
 - iii) The remaining 20 acres of the 220 acres will be composed of two 10-acre lots for a total of 4 lots to be sold at the same time to finance the purchase of the property on which the Pleasure Valley operation is located;
- d) The transaction will be subject to receiving concurrence from both the Township of Uxbridge and the Regional Municipality of Durham.
- e) On closing TRCA will lease to Pleasure Valley the 180 acres of land acquired, subject to terms and rents satisfactory to both TRCA and Pleasure Valley. The land will be used for horse back riding, hiking and skiing.

A map is attached illustrating the transaction.

RATIONALE

The subject property is located in the headwaters of the Duffins Creek. A majority of the property is a Provincially significant ANSI and also contains Provincially significant wetlands. The property is designated as Natural Core Area and Linkage Area under the Oak Ridges Moraine Conservation Plan.

TAXES AND MAINTENANCE

Pleasure Valley will be responsible for the taxes and maintenance under the terms of the lease.

FINANCIAL DETAILS

Former CAO, Craig Mather raised approximately \$10,000 at his retirement to assist with this purchase. The Conservation Foundation is in discussions with a private Foundation and other donors to secure funding for the purchase. Staff has had preliminary discussions with the Oak Ridges Moraine Foundation for funding for this transaction. Staff are also reviewing the possibility of selling a residential lot from the former Timbers property. A report will be brought forward to a future Executive Committee meeting regarding the potential sale. Other potential funding sources are the Township of Uxbridge, Regional Municipality of Durham and the Province through its Ecological Land Acquisition Project.

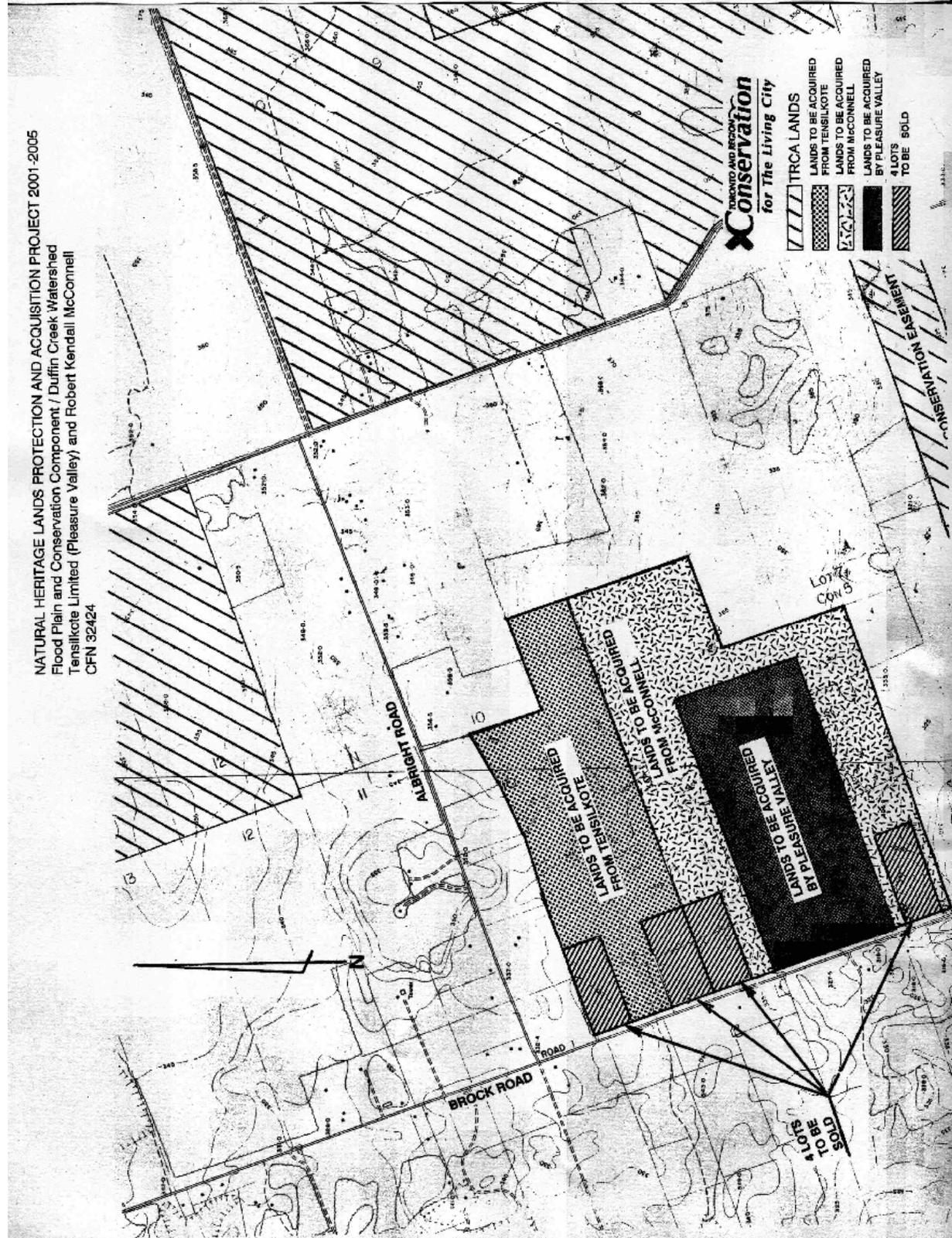
Report prepared by: Mike Fenning, extension 5223

For Information contact: Ron Dewell, extension 5245, Mike Fenning, extension 5223

Date: August 22, 2003

Attachments: 1

Attachment 1



RES.#B111/03 -

THE TORONTO BOARD OF TRADE

Renewal of Lease, CFN 23026.B. Request from the Toronto Board of Trade, to renew the current lease for another 21 years, less a day.

Moved by: Michael Di Biase
Seconded by: Irene Jones

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS the Toronto and Region Conservation Authority (TRCA) is in receipt of a request from the Toronto Board of Trade to renew the current lease, which is due to expire on December 31, 2005, for a further 21 years, less a day, to be effective from the 1st day of January 2004;

AND WHEREAS it is in the opinion of TRCA that it is in the best interests of TRCA in furthering its objectives, as set out in Section 20 of the Conservation Authorities Act, to cooperate with the Toronto Board of Trade in this instance;

THAT TRCA enter into a new lease arrangement with the Toronto Board of Trade for golf course purposes;

THAT 9.64 hectares (23.819 acres) more or less, of TRCA owned land be leased to the Board of Trade for golf course purposes, said lands being Part of Lots 8 and 9, Concession VIII, City of Vaughan, Regional Municipality of York, and further described as Part 1 on Plan 65R-3733, under the following conditions:

- (i) the rental rate to be \$24,000 per year payable \$2,000 monthly in advance, plus payment of all realty taxes and local improvement charges. The rental rate is to be re-negotiated at 5 year intervals.**
- (ii) The term is to be 21 years less a day, commencing on or before January 1, 2004.**
- (iii) Provision be included in the lease to allow the Toronto Board of Trade the option to renew for a further 21 years, less a day, at a mutually agreeable rental rate subject to compliance with the Planning Act by the Board of Trade, if required.**
- (iv) All other terms and conditions included in Lease dated December 5, 1980, which have not been amended by the aforementioned terms with the exception of the renewal clause are to be included.**

THAT the Authority's solicitor be directed to prepare a Lease Agreement using the above as a basis and to include any other terms and conditions as are considered necessary in the interests of the Authority;

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

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

AMENDMENT
RES.#B112/03

Moved by: Irene Jones
Seconded by: Maria Augimeri

THAT the following be inserted before the last paragraph of the main motion:

THAT the lease agreement require that the golf course be operated in accordance with the Autoban standards for golf courses.

THE AMENDMENT WAS CARRIED

THE MAIN MOTION, AS AMENDED, WAS CARRIED

BACKGROUND

The Toronto Board of Trade has been leasing lands from the Toronto and Region Conservation Authority for golf course purposes since January 1, 1967. The existing Lease with The Board of Trade for the subject lands entered into on December 5, 1980, commencing January 1, 1981, for a period of 25 years expires on December 31, 2005. The existing Lease provided that the subject lands were to be used only as accessory to and in conjunction with the golf course operation on the adjacent lands owned by the Board of Trade.

The rental rate was due for renewal and it was at that time that the Board of Trade, requested that we commence the negotiations for the renewal of the current lease. Although the existing lease does not expire until the end of 2005, the Board of Trade has requested the new lease commence at the beginning of 2004. The rental rate was established by an appraisal on hand.

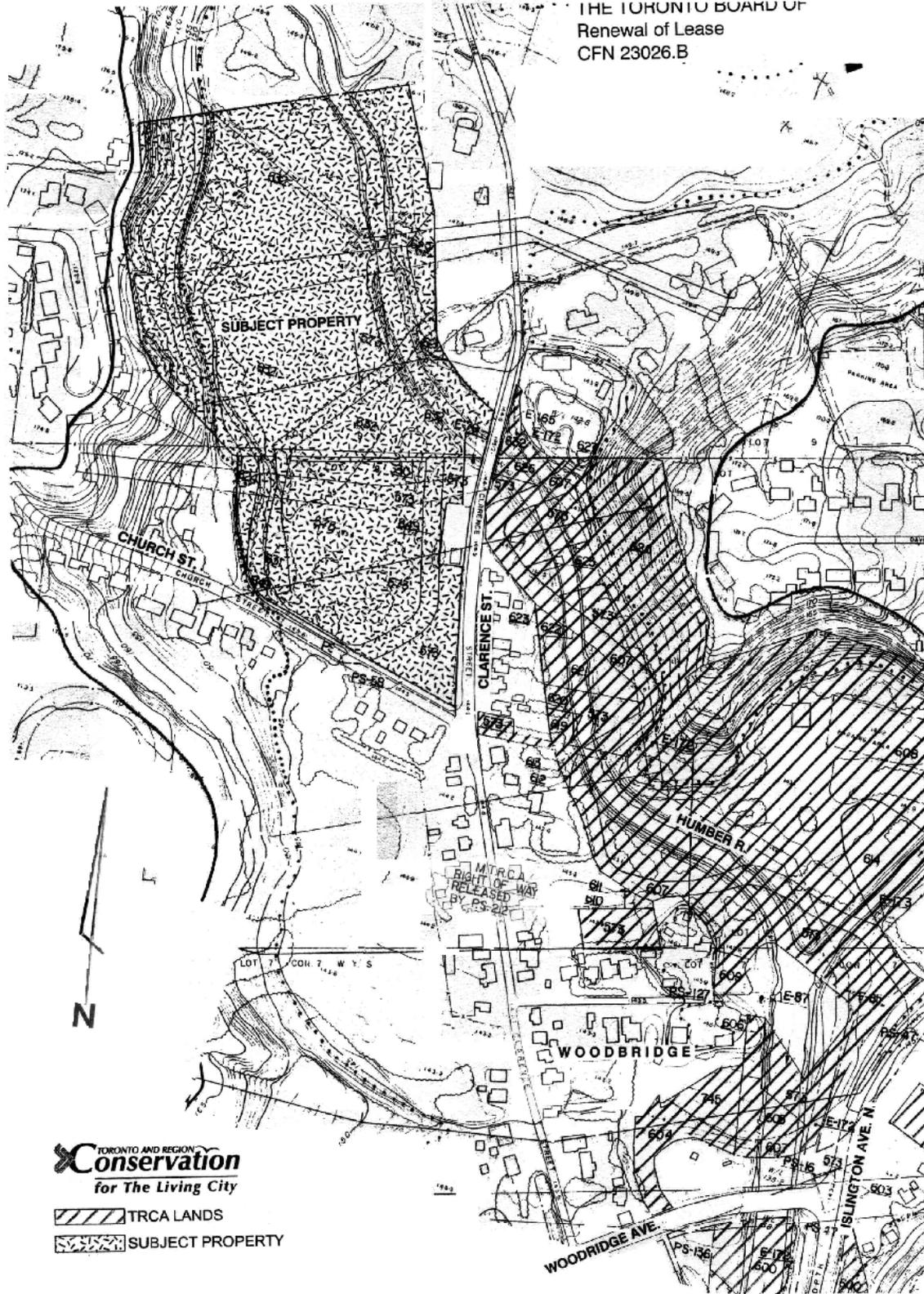
RATIONALE

The Board of Trade has been a long time tenant of TRCA, has demonstrated good stewardship practices on Authority lands and generates revenue for the TRCA.

Report prepared by: Lori Colussi, extension 5303
For Information contact: Lori Colussi, extension 5303
Date: August 07, 2003
Attachments:1

Attachment 1

THE TORONTO BOARD OF
Renewal of Lease
CFN 23026.B



RES.#B113/03 - FIVE YEAR LICENCE AGREEMENT

Pickering Naturalists, CFN 34389. The Authority is in receipt of request to enter into a five year licence agreement with the Pickering Naturalists for the development of a portion of the Altona Forest Trail on lands owned by the Toronto and Region Conservation Authority.

Moved by: Maria Augimeri
Seconded by: Irene Jones

THE EXECUTIVE COMMITTEE RECOMMENDS THAT a five year licence agreement be entered into with the Pickering Naturalists for the development of a portion of the Altona Forest Trail on lands owned by the Conservation Authority.

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

CARRIED

BACKGROUND

The Toronto and Region Conservation Authority (TRCA) owns approximately 53 hectares of environmentally significant land known as the Altona Forest shown on the attached sketch. The property is located in the City of Pickering, south of Finch Avenue and north of Sheppard Avenue, between Rosebank Road and Altona Road. The area immediately surrounding the Altona Forest has been developed over the past five years for residential and institutional uses. The Altona Forest property consists of mature forest with old growth characteristics and numerous early to mid successional vegetation communities, such as old fields and wet meadows.

Following the development of an Environmental Management Plan for the property, TRCA staff and the Altona Forest Stewardship Committee, which includes the Pickering Naturalists, prepared the Altona Forest Trail Development and Management Plan. To prepare the Trail Plan TRCA staff completed:

- detailed natural heritage inventories;
- municipal staff consultation; and
- public consultation.

The purpose of completing the Altona Forest Trail Plan was to develop a detailed and sustainable trail route in the forest based on the vision, concept plan and policies of the Altona Forest Environmental Management Plan (1996).

At TRCA Meeting #6/02, held on June 21, 2002, Resolution #A154/02 was adopted:

THAT the staff report on the Altona Forest Trail Development and Management Plan be received;

THAT the Toronto and Region Conservation Authority endorse the Altona Forest Trail Development and Management Plan as it supports the approved Altona Forest Environmental Management Plan, and is consistent with an integrated watershed management approach and watershed public use initiatives of the Toronto and Region Conservation Authority;

THAT Authority staff continue to be involved in the technical analysis and refinement of detailed trail planning, design and development initiatives;

THAT Authority staff work cooperatively with the Altona Forest Stewardship Committee to ensure appropriate trail design, development and management;

THAT the Altona Forest Stewardship Committee, with assistance from TRCA staff, be authorized to pursue funding and other resources for the implementation of the Trail Plan;

AND FURTHER THAT the City of Pickering and the Altona Forest Stewardship Committee be so advised.

The Trail Plan proposed six trail access points, one parking area for twelve to fifteen cars and a 3.2 kilometre looped hiking trail around the perimeter of the forest with three sections of boardwalk trail. The trail routing does not enter the J. Murray Speirs Ecological Reserve, which is located in the south western portion of the forest. The Reserve will remain completely protected and function as an area of approved environmental study.

At Altona Forest Stewardship Committee Meeting # 1/03, held on January 22, 2003, the Committee approved that the Pickering Naturalists complete and submit funding proposals for the implementation of the Altona Forest hiking trail. The Pickering Naturalists then drafted two funding proposals, with TRCA staff and Stewardship Committee assistance, for TD Canada Trust Friends of the Environment Foundation and the Trillium Foundation. Prior to submitting the Trillium proposal, the Pickering Naturalists were informed by the Trillium Foundation that in order to be eligible for funding the Pickering Naturalists would need a five year licence agreement with TRCA in place, for trail development purposes.

Trail Development Features in Trillium Proposal

The Pickering Naturalists are seeking Trillium funds to complete:

- six trail access points with trail head signage and forest information;
- a 3.2 kilometre cleared hiking trail;
- three sections of boardwalk trail over wet areas;
- 36 trail marker posts for self-guided nature interpretation; and
- 3 natural and cultural heritage information signs.

RATIONALE

TRCA staff prepared the Altona Forest Trail Plan in consultation with the Stewardship Committee, the Pickering Naturalists, the City of Pickering and the community. The Pickering Naturalists have agreed that any and all funds received for trail development will be directed towards TRCA approved trail implementation requirements. The agreement with the Pickering Naturalists will make the funding proposal eligible for Trillium Foundation consideration.

Trails are one of the most important aspects of the Altona Forest, particularly for the purpose of providing significant community appreciation, enjoyment and stewardship of this unique forest resource. Once the trails are formally developed there will be many opportunities for providing sustainable messages through education and improved management with help from the Altona Forest Stewardship Committee.

Furthermore, the Altona Forest Stewardship Committee has committed to implementing an Adopt-A-Trail program. This important work of the committee will better help TRCA manage the environmentally significant forest and improve the overall forest health.

DETAILS OF WORK TO BE DONE

TRCA staff will circulate the signed agreement to the Pickering Naturalists for inclusion in the Trillium Foundation funding proposal. Staff will also work with the Stewardship Committee to establish detailed trail plan implementation and management.

FINANCIAL DETAILS

The total project funding request that will be submitted to the Trillium Foundation is \$56,445.00 for the Altona Forest trail implementation. The main cost items include:

Earthwork	\$16,500
Trail Access Areas	\$10,508
Boardwalks	\$15,000
Signage	\$ 8,709
Restoration	\$ 5,728
Total	\$56,445

The total TRCA budget to start the trail plan implementation work in 2003 is \$10,000 from Account No. 408 - 46. The main expenditures will include:

Trail Clearing and Grubbing	\$6,000
Stone Crossing Placement	\$1,500
Boardwalk Construction	\$2,500
Total	\$10,000

Report prepared by: Lori Colussi, extension 5303 and Mike Bender, extension 5287

For Information contact: Ron Dewell, extension 5245

Date: August 05, 2003

Attachments:1

RES.#B114/03 -

THE REGIONAL MUNICIPALITY OF PEEL

Conveyance of Land for the Widening and Reconstruction of Mayfield Road between Summer Valley Drive and Colonel Bertram Road, City of Brampton, Etobicoke Creek Watershed, CFN 34050. Receipt of a request from The Regional Municipality of Peel for conveyance of land for the widening and reconstruction of Mayfield Road between Summer Valley Drive and Colonel Bertram Road, City of Brampton.

Moved by: Maria Augimeri
Seconded by: Irene Jones

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS the Toronto and Region Conservation Authority (TRCA) is in receipt of a request from The Regional Municipality of Peel to convey certain lands for the widening and reconstruction of Mayfield Road between Summer Valley Drive and Colonel Bertram Road, City of Brampton;

AND WHEREAS it is in the opinion of TRCA that it is in the best interest of TRCA in furthering its objectives, as set out in Section 20 of the Conservation Authorities Act, to cooperate with The Regional Municipality of Peel in this instance;

THAT a parcel of TRCA owned land containing 0.1105 hectares, more or less, (0.273 acres) be conveyed to The Regional Municipality of Peel for the widening and reconstruction of Mayfield Road between Summer Valley Drive and Colonel Bertram Road, said lands being Part of Lots 61 and 64, Plan CH-8, City of Brampton, Regional Municipality of Peel, designated as Part 1 on a plan of survey prepared by Young and Young Surveying Inc., under their Job No. 02-B4378EXBA together with a temporary easement over Part 2 on a plan of survey prepared by Young and Young Surveying Inc., under their Job No. 02-B4378EXBA;

THAT consideration is to be the nominal sum of \$2.00, plus all legal, survey and other related costs;

THAT an archaeological investigation is to be conducted before any site disturbance with any mitigative measures required being carried out all at the expense of The Regional Municipality of Peel;

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

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

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

CARRIED

BACKGROUND

At TRCA Meeting #6/03 held on July 25, 2003, the Members of TRCA approved the conveyance of TRCA owned lands to the Regional Municipality of Peel for the widening and reconstruction of Mayfield Road between Summer Valley Drive and Inder Heights Drive. The entire project involves the widening of Mayfield Road from Hurontario Street in the west to Heart Lake Road to the east, which, includes the subject lands. The project was originally driven by the condition of the existing Snelgrove bridge over the Etobicoke Creek. Structural deterioration coupled with increased traffic volume and insufficient roadway platform prompted the need for improvements. Although emergency repairs were completed on the bridge in the fall of 2001, additional work was required as the condition of the bridge became a concern for vehicle as well as pedestrian traffic. Work is planned to commence on the bridge and Mayfield Road in late summer or early fall of 2003.

Along with technical requirements addressed through the TRCA's permit relating to the construction, as part of the widening and reconstruction, the following works are being undertaken by the Region of Peel to mitigate the impacts on Authority owned lands:

- Locate and maintain all services;
- Compensation/buffer planting:
 - All disturbed areas will be stabilized and restored with native/non-invasive species;
 - There will be riparian plantings associated with the bridge works;
 - Very little vegetation will be removed. Most of the vegetation is herbaceous material.

The subject lands form part of a larger assembled acreage acquired by TRCA under the Etobicoke Creek Watershed component of the Land Acquisition Project.

FORMER OWNER	ACQUISITION DATE
Stephen M. Dennis	July 11, 1974
Stella and Mark Williamson	February 6, 1979

RATIONALE

The Regional Municipality of Peel has conveyed lands to the Authority over the years for nominal consideration of \$2.00 and has requested that these lands be conveyed for the nominal consideration of \$2.00.

In addition to the fee simple conveyance, The Regional Municipality of Peel has requested to utilize 0.101 hectares (0.250 acres) of Authority lands in this area for temporary construction purposes. These lands will be fully restored. A plan illustrating both the fee simple conveyance and temporary easement locations are attached.

FINANCIAL DETAILS

The Regional Municipality of Peel has agreed to assume all legal, survey and other costs involved in completing this transaction.

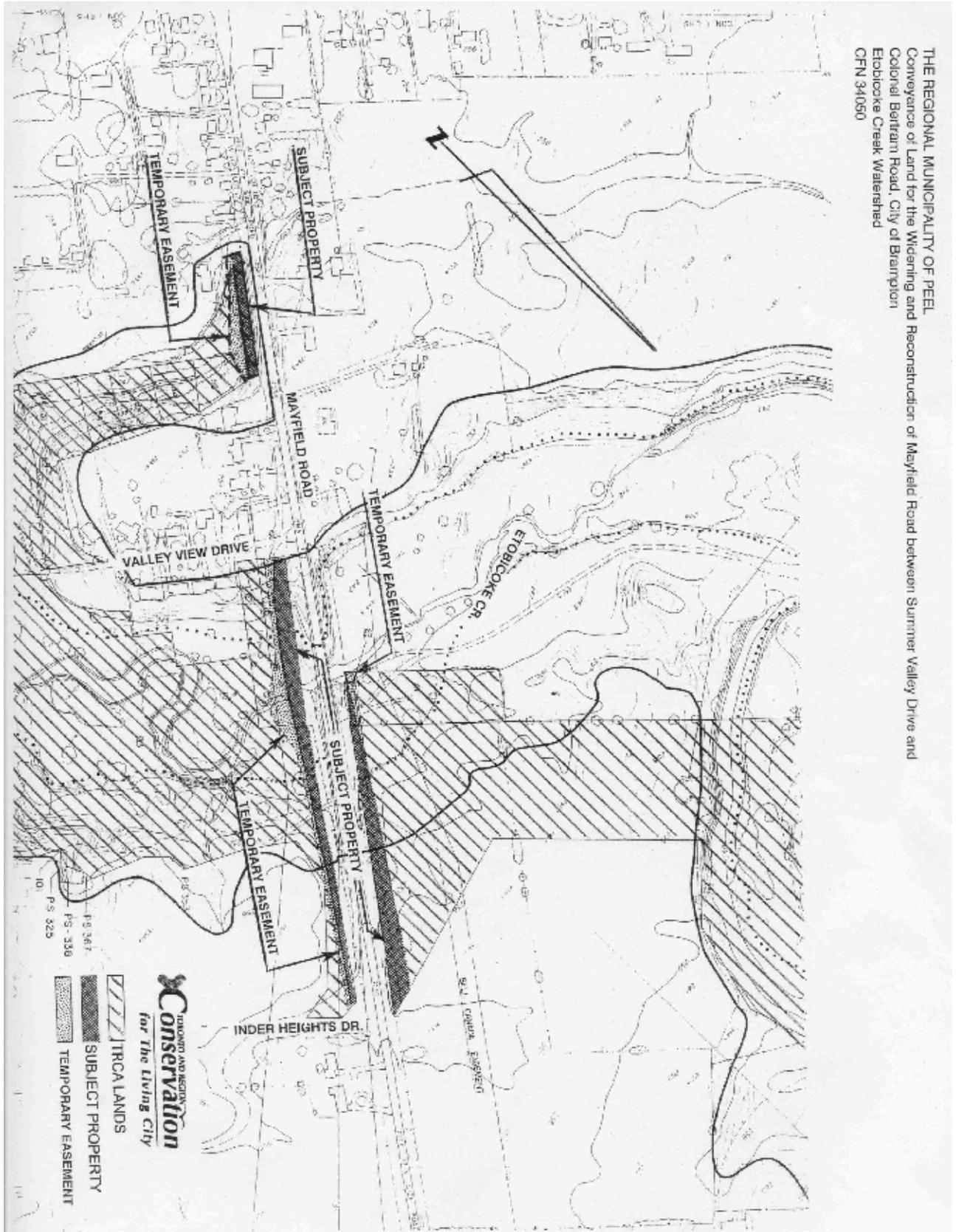
Report prepared by: Tom Campitelli, extension 5335

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

Date: August 19, 2003

Attachments: 1

Attachment 1



RES.#B115/03 -

BELL CANADA

Conveyance of Land for the Construction of a Telecommunications Cabinet, Humber River Watershed, City of Vaughan, Regional Municipality of York, CFN 34273. Receipt of a request from Bell Canada for conveyance of land for the construction of a telecommunications cabinet, on the east side of Islington Avenue, north of Rutherford Road (south of the entrance to 9751 Canada Company Avenue), Humber River Watershed, City of Vaughan, Regional Municipality of York.

Moved by: Maria Augimeri
Seconded by: Irene Jones

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS the Toronto and Region Conservation Authority (TRCA) is in receipt of a request from Bell Canada to convey certain lands for the construction of a telecommunications cabinet, on the east side of Islington Avenue, north of Rutherford Road (south of the entrance to 9751 Canada Company Avenue), Humber River Watershed, City of Vaughan, Regional Municipality of York;

AND WHEREAS it is in the opinion of the TRCA that it is in the best interests of the Authority in furthering its objectives, as set out in Section 20 of the Conservation Authorities Act, to cooperate with Bell Canada in this instance;

THAT a parcel of TRCA land containing a total of 0.008 hectares (0.003 acres), more or less, be granted to Bell Canada for a telecommunications cabinet, said land being Part of Lot 18, Concession 7, City of Vaughan, Regional Municipality of York as shown on a drawing prepared by Bell Canada and described as Plan 701;

THAT consideration is to be the sum of \$10,000.00, plus all legal, survey, and other costs;

THAT Bell Canada is to fully indemnify TRCA from any and all claims for injuries, damages, or costs of any nature, resulting in any way, either directly or indirectly, from the granting of this conveyance or carrying out the construction;

THAT an archaeological investigation is to be conducted before any site disturbance with any mitigative measures required being carried out at the expense of Bell Canada;

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

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

CARRIED

BACKGROUND

Bell Canada has formally requested the conveyance of certain TRCA lands for the construction of an above ground telecommunications cabinet to provide upgraded services in this developing area of Vaughan. The location of the proposed structure will be situated along the fence line, 3.5 metres south of the entrance to TRCA property municipally described as 9751 Canada Company Avenue; this driveway continues eastward from the entrance to the Boyd Field Centre off of Islington Avenue. The site is not located within the Regulatory Flood Plain nor the Regulation Fill Line.

In addition to the fee simple conveyance, a temporary working easement may be required for construction access over the 3.5 metres south of the entrance driveway. However, Bell Canada prefers access from the Islington Avenue Right of Way and is presently in discussions with the Regional Municipality of York in this regard. TRCA staff will request a plan showing the limits of a temporary working easement if access from the Region of York-owned road allowance is not possible.

Plantings:

As part of the terms and conditions of this conveyance, Bell Canada must submit a landscape plan for Authority staff review and approval, utilizing native woody and herbaceous plant species to provide a vegetated screen around the proposed telecommunications cabinet.

The subject property was acquired from Floyd W. Farr on October 1, 1964 under the Boyd Dam and Reservoir Project.

A plan illustrating the fee simple conveyance location is attached.

FINANCIAL DETAILS

Bell Canada has agreed to pay \$10,000.00 as compensation for the granting of this conveyance and will assume all reasonable costs (i.e. legal, survey, etc.) involved in completing this transaction.

Report prepared by: George Leja, extension 5342

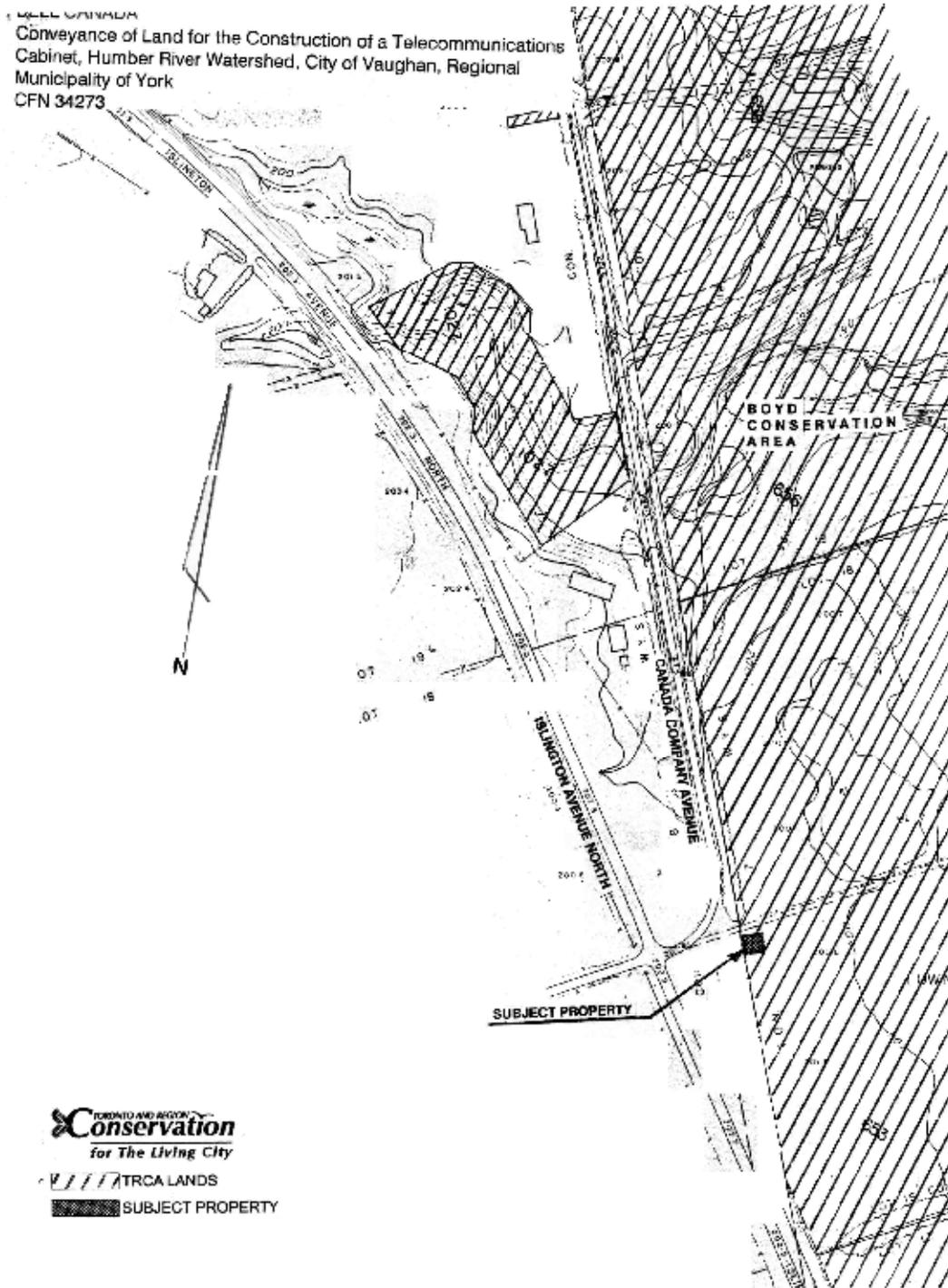
For Information contact: George Leja, extension 5342 or Ron Dewell, extension 5245

Date: August 22, 2003

Attachments: 1

Attachment 1

1. MELL CANADA
Conveyance of Land for the Construction of a Telecommunications
Cabinet, Humber River Watershed, City of Vaughan, Regional
Municipality of York
CFN 34273



TORONTO AND REGION
Conservation
for The Living City

TRCA LANDS
SUBJECT PROPERTY

RES.#B116/03 -

CITY OF TORONTO

Request for an additional Permanent Easement for the installation of a hydro cable to supply power to a flowmeter on an existing forcemain and access, Rouge River Watershed, City of Toronto (East Community) CFN 32967. Receipt of a request from the City of Toronto to provide an additional permanent easement for the installation of a hydro cable to supply power to a flowmeter on an existing forcemain and access, north of Sheppard Avenue East, east of Meadowvale Road, Rouge River Watershed, City of Toronto (East Community).

Moved by: Maria Augimeri

Seconded by: Irene Jones

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS the Toronto and Region Conservation Authority (TRCA) is in receipt of a request from the City of Toronto to provide a permanent easement for the installation of a hydro cable to supply power to a flowmeter on an existing forcemain and access, north of Sheppard Avenue East, east of Meadowvale Road, Rouge River Watershed, City of Toronto (East Community);

AND WHEREAS it is in the opinion of TRCA that it is in the best interests of TRCA in furthering its objectives, as set out in Section 20 of the Conservation Authorities Act, to cooperate with the City of Toronto in this instance;

THAT a permanent easement containing 0.101 hectares, more or less, (0.251 acres) be granted to the City of Toronto for the installation of a hydro cable to supply power to a flowmeter on an existing forcemain and access, said land being Part of Lot 4, Concession 3, City of Toronto (East Community) and designated as Parts 1 to 6 inclusive on a Plan of Survey prepared by the City of Toronto Works and Emergency Services under their Plan Number P.1622-13;

THAT consideration is to be the nominal sum of \$2.00, plus all legal, survey and other costs;

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

THAT an archaeological review is to be carried out with any mitigative measures being carried out to the satisfaction of TRCA;

THAT the subject lands are included in a three party agreement among The Municipality of Metropolitan Toronto (now the City of Toronto), The Metropolitan Toronto Zoo (now the Toronto Zoo) and TRCA and the granting of this easement is subject to the approval of the City of Toronto Economic Development, Culture and Tourism Department and the Toronto Zoo;

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

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

AND FURTHER THAT Resolution #A76/02 adopted by the Members of TRCA at meeting #4/02 held on April 26, 2002 be rescinded.

CARRIED

BACKGROUND

At meeting #4/02 held on April 26, 2002 the Members of TRCA adopted Resolution A76/02:

THAT WHEREAS the Toronto and Region Conservation Authority (TRCA) is in receipt of a request from the City of Toronto to provide a permanent easement for the installation of a hydro cable to supply power to a flowmeter on an existing forcemain, north of Sheppard Avenue East, east of Meadowvale Road, Rouge River Watershed, City of Toronto (East Community);

AND WHEREAS it is in the opinion of TRCA that it is in the best interests of TRCA in furthering its objectives, as set out in Section 20 of the Conservation Authorities Act, to cooperate with the City of Toronto in this instance;

THAT a permanent easement containing 0.002 hectares, more or less, (0.005 acres) be granted to the City of Toronto for the installation of a hydro cable to supply power to a flowmeter on an existing forcemain, said land being Part of Lot 4, Concession 3, City of Toronto (East Community);

THAT consideration is to be the nominal sum of \$2.00, plus all legal, survey and other costs;

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

THAT an archaeological review is to be carried out with any mitigative measures being carried out to the satisfaction of TRCA;

THAT the subject lands are included in a three party agreement among The Municipality of Metropolitan Toronto (now the City of Toronto), The Metropolitan Toronto Zoo (now the Toronto Zoo) and TRCA and the granting of this easement is subject to the approval of the City of Toronto Parks and Recreation Department and the Toronto Zoo;

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

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

After TRCA adopted this resolution, the City of Toronto Real Estate Department was requested to finalize the easement for the Works and Emergency Services Department. At that time it was determined that the existing forcemain easement would not allow for the construction of a hydro cable to supply power to the flowmeter. It was also determined that the City would not have formal legal access to the flowmeter. Therefore, the City has requested an additional easement to accommodate these requirements.

The subject lands are included in a three party agreement among The Municipality of Metropolitan Toronto (now the City of Toronto), The Metropolitan Toronto Zoo (now the Toronto Zoo) and TRCA and the granting of this easement is subject to the approval of the City of Toronto Economic Development, Culture and Tourism Department and the Toronto Zoo.

The subject lands form part of a larger acreage acquired by TRCA from Skigan Ltd. on December 28, 1962 under the Rouge River Watershed component of the Land Acquisition Project. The City of Toronto has conveyed lands to TRCA over the years for the nominal consideration of \$2.00 and has requested that this easement be granted for the nominal consideration of \$2.00.

A plan illustrating the proposed permanent easement location is attached.

Plantings:

The proposed access road follows an existing Toronto Zoo road and the hydro cable is located under the road and a manicured grass area. The lands in this vicinity are used by the Zoo for overflow parking. Therefore, it is recommended that the City not be asked to undertake any plantings other than restoring the area to the existing condition.

FINANCIAL DETAILS

The City of Toronto has agreed to assume all legal, survey and other costs involved in completing this easement.

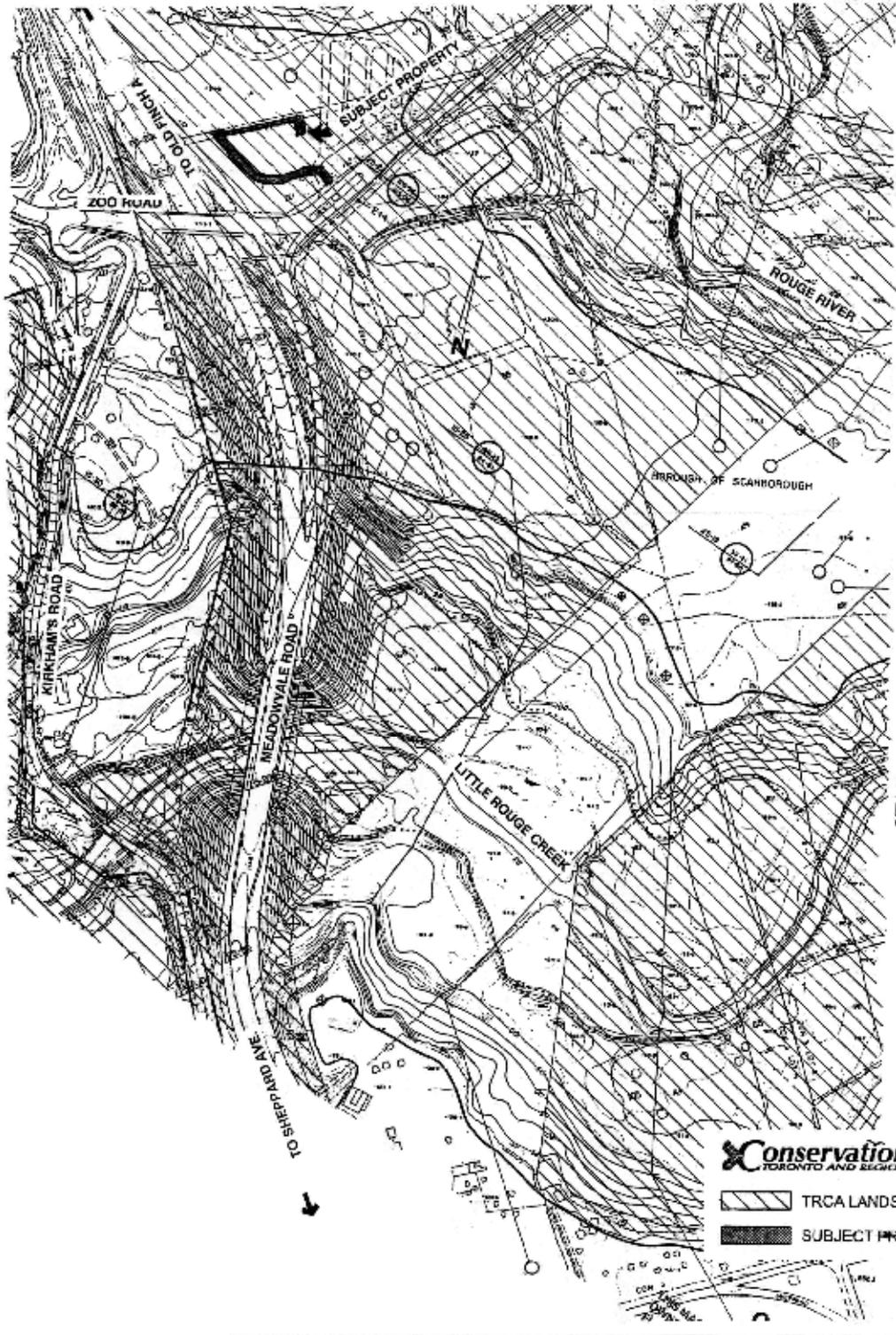
Report prepared by: Mike Fenning, extension 5223

For Information contact: Ron Dewell, extension 5245, Mike Fenning, extension 5223

Date: August 27, 2003

Attachments:1

Attachment 1



CITY OF TORONTO
Request for an additional Permanent Easement for the installation of a hydro cable to supply power to a flowmeter
on an existing forcemain and access
Rouge River Watershed, City of Toronto (East Community)
CFN 32967

RES.#B117/03 -

CITY OF TORONTO

Request for a Permanent Easement for a 300mm Diameter Watermain, Humber River Watershed, City of Toronto, CFN 34530. Receipt of a request from the City of Toronto to provide a permanent easement for a 300mm diameter watermain, on the north side of Wilson Avenue, east of Jane Street (beneath the Black Creek flood control channel), in the City of Toronto (North York Community Council Area).

Moved by: Maria Augimeri
Seconded by: Irene Jones

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS the Toronto and Region Conservation Authority (TRCA) is in receipt of a request from the City of Toronto to provide a permanent easement for a 300mm diameter watermain, on the north side of Wilson Avenue, east of Jane Street (beneath the Black Creek flood control channel), in the City of Toronto (North York Community Council Area);

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

THAT a permanent easement containing a total of 0.080 hectares (0.032 acres), more or less, be granted to the City of Toronto for a 300mm diameter watermain, said land being Part of Block A, Registered Plan 3732, City of Toronto, as shown on a plan prepared by the City of Toronto Works & Emergency Services Department - Technical Services Division, Contract No. 03D3-25WS, Drawing No. W-62, Sheet 1 of 4 dated July 22, 2003;

THAT consideration is to be the nominal sum of \$2.00, plus all legal, survey, and other costs;

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

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

THAT an archaeological review is to be carried out with any mitigative measures being carried to the satisfaction of TRCA all at the expense of the City of Toronto;

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

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

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

CARRIED

BACKGROUND

The City of Toronto has formally requested a permanent easement for the construction of a new 300mm diameter watermain on the north side of Wilson Avenue, east of Jane Street to provide additional municipal water services in this vicinity. The portion of watermain crossing TRCA lands will be installed by directional boring beneath the concrete Black Creek flood control channel. A permit pursuant to Ontario Regulation 158 for the construction of these proposed works is forthcoming and will be considered either at this Executive Committee Meeting or the meeting scheduled for October 3, 2003 (i.e. Meeting #9/03).

The lands subject to the permanent easement are located within the Regulatory Flood Plain and Regulation Fill Line. The easement site is owned by TRCA and is managed by the City of Toronto Economic Development, Culture & Tourism Department. In addition to the permanent easement, a temporary working easement will also be required; the submitted engineering drawing shows the location of both easements.

The subject lands were acquired from the Metropolitan Toronto Housing Co. Ltd., on January 6, 1965, under the Black Creek Channelization Project.

Plantings:

All disturbed areas around the bore pits on either side of the Black Creek channel will be revegetated with native woody and herbaceous plant material. A planting plan will be prepared for the permit application submission to the Development Services Section.

A plan illustrating the permanent easement location is attached.

FINANCIAL DETAILS

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

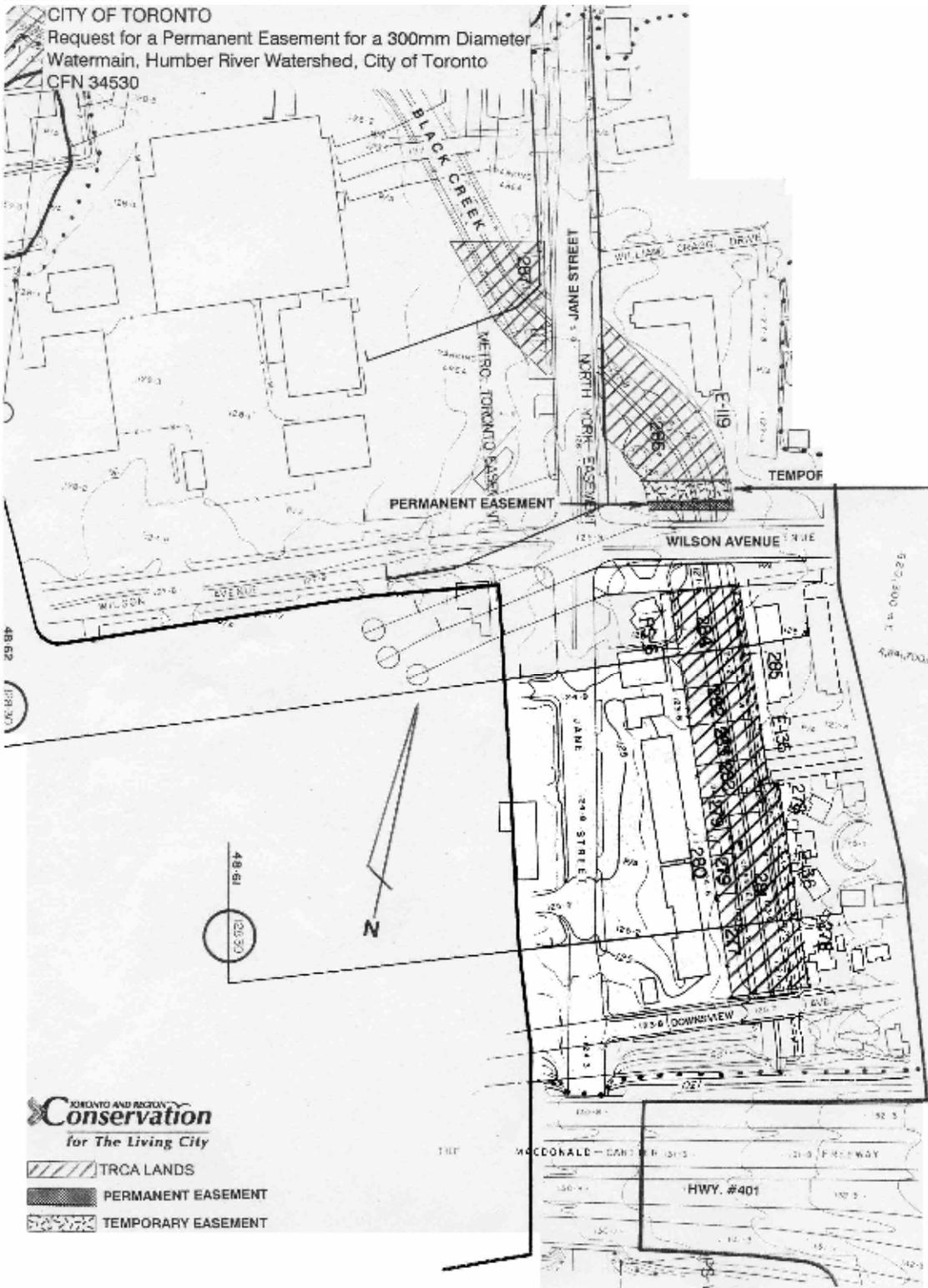
Report prepared by: George Leja, extension 5342

For Information contact: George Leja, extension 5342 or Ron Dewell, extension 5245

Date: August 21, 2003

Attachments: 1

Attachment 1



RES.#B118/03 - EMERGENCY MAINTENANCE DREDGING, ASHBRIDGE'S BAY PARK, COATSWORTH CUT

Extension of Contract ES03-13 to Soderholm Maritime Services for additional maintenance dredging of the navigation channel at Coatsworth Cut, Ashbridge's Bay Park, in the City of Toronto.

Moved by: Maria Augimeri
Seconded by: Irene Jones

THE EXECUTIVE COMMITTEE RECOMMENDS THAT Soderholm Maritime Services, undertake additional maintenance dredging at Coatsworth Cut, Ashbridge's Bay Park, in the City of Toronto for a total estimated additional cost of \$55,000 excluding G.S.T.

CARRIED

BACKGROUND

At Meeting #7/03 on July 25, 2003, the Executive Committee adopted the following resolution:

THAT Soderholm Maritime Services be awarded the contract to undertake completion of 2002 maintenance dredging and additional emergency maintenance dredging required at Coatsworth Cut, Ashbridge's Bay Park, in the City of Toronto, for a total estimated cost not exceed \$99,500, including all applicable taxes.

Coatsworth Cut is a navigation channel located on the western boundary of Ashbridge's Bay Park in the City of Toronto. Over the last 30 years, sediment deposition rates have continued to increase within the channel, resulting in reduced water depths and narrowed navigation routes. Recognizing the rising project costs and disposal limitations associated with ongoing maintenance dredging, staff initiated a project under the Class Environmental Assessment (EA) process to develop a long-term solution to remediate the siltation problem. From the Class EA process, it was determined that the construction of a breakwater on the west side of the Cut would significantly reduce sediment from depositing in the channel, effectively eliminating or substantially reducing future dredging requirements. Although construction was originally expected to begin in 2003 and funding was identified for this work, the absence of required approvals has delayed the anticipated start date to 2004, raising concerns that further maintenance dredging would be required in the interim. Due to the absence of Authority meetings during the undertaking of the dredging project, staff deemed it appropriate to continue with the removal of an additional 3,000 m³ of sediment in excess of the original estimate of 6,000 m³, and seek Authority concurrence for the action taken.

RATIONALE

Staff proceeded with the removal of an additional 3,000 m³ of sediment in an effort to utilize identified funding for the 2003 project year and maximize cost savings, as there are several high fixed costs associated with water-based dredging, such as mobilization and demobilization of equipment, set up costs on site, hydrographic surveys, and insurance requirements. As the dredgate from Coatsworth Cut is currently being utilized for other TRCA projects at Tommy Thompson Park, tipping fees normally associated with disposal at Leslie Street Spit have been waived. In addition, the increased dredged volumes reduced total unit cost per cubic metre, improving overall cost efficiency for the project. By continuing with dredging operations, significant long term cost savings are realized.

FINANCIAL DETAILS

Funds are available for the additional cost within account 211-16.

Report prepared by: Jim Berry, 416-392-9721

Date: August 22, 2003

RES.#B119/03 - URBAN AGRICULTURE PROJECT

To hire C. Brad Peterson of Environmental Management and Landscape Architecture (EMLA) to undertake an economic and operational feasibility assessment and prepare a conceptual design for the Black Creek Urban Agriculture Project.

Moved by: Maria Augimeri

Seconded by: Irene Jones

THE EXECUTIVE COMMITTEE RECOMMENDS TO THE AUTHORITY THAT the consulting firm of Environmental Management and Landscape Architecture be retained to undertake an economic and operational feasibility assessment and prepare a conceptual design for the site of the proposed Black Creek Urban Agriculture Project at a cost not to exceed \$10,000, excluding GST.

CARRIED

BACKGROUND

The site of the proposed Black Creek Urban Agriculture Project is located on TRCA property adjacent to the southeast corner of Steeles Avenue West and Jane Street. The 2.4 hectare site was acquired by the Authority in 1952 and is within the boundaries of the Black Creek Pioneer Village. Historically, the land was used for agriculture. However, there has been no use made of the property for the past twenty years.

It is anticipated that City of Toronto staff will lead this project in partnership with TRCA because of their experience with other similar community-based agricultural projects in the City. The project will be coordinated on a day-to-day basis with the assistance of local community members under the guidance of an Advisory Board consisting of representatives from the Jane and Finch Community Centre, local ratepayers groups, the Toronto Food Policy Council, TRCA, elected officials and other interested groups in the community.

The project would include a combination of activities such as organic farming, on-site demonstrations of conservation practices, and environmental education and training for youth and community members. Programming for youth will focus on work and life skills through physical labour and environmental workshops, instruction on the value of a healthy environment and community, and provide opportunities for them to start their own enterprises. In so doing, the suggested model for the Black Creek Urban Agriculture Project will meet not only environmental goals, but social and economic goals as well. This project directly satisfies the Authority's Sustainable Communities objective.

At meeting #1/03, held on February 21, 2003, the Authority adopted resolution #A18/03, as follows:

THAT the concept of developing an Urban Agriculture Project at Black Creek Pioneer Village be endorsed;

THAT staff be authorized to take such action as is necessary to implement the project, including the signing and execution of any documents;

AND FURTHER THAT staff report back to the Authority with a program report on the project by the end of 2003.

Approval for the proposed use of this site has been obtained from the City of Toronto, Urban Development Services. However, before the project proceeds further, it is important to investigate the project's feasibility from a sustainable, working organic farm perspective. Staff met with Brad Peterson, from the firm of Environmental Management and Landscape Architecture, to discuss the details of the work required to determine the project's economic and operational feasibility, education opportunities and environmental enhancement benefits.

The following is a list of tasks to be undertaken as part of this contract:

- environmental field work and input for project design (i.e. soil testing, aerial survey and area analysis);
- economic and operational feasibility including preparation of a business plan;
- development of a conceptual design and farm plan in consultation with the community.

RATIONALE

The proposed lead consultant for the Black Creek Urban Agriculture Project is C. Brad Peterson, Environmental Management and Landscape Architecture. Mr. Peterson brings extensive experience in landscape architecture and design blended with an extensive knowledge of ecosystem planning, permaculture systems and polyculture. This integrated skill set is unique and adds new dimensions to the Black Creek Project. In particular, the work will combine an ecosystems assessment of the site to create an urban farm model for the City. The work will also address socio-economic benefits for the Black Creek community at large. By addressing ecological, social and economic goals, Mr. Peterson adds the sustainability lens to this project; thereby, increasing the overall impact of the project.

FINANCIAL DETAILS

An upset limit of \$10,000, excluding GST, has been established to complete the work described above. Funding is available in account 113-14.

Funding for other aspects of the project will come from a variety of funding partners. The City of Toronto has committed \$18,000 in 2003 towards site set up and materials. City staff, in partnership with TRCA, has also secured \$178,000 from the Ontario Works Program for implementation of this program in 2004.

Report prepared by: Chandra Sharma, extension 5237
For Information contact: Gary Wilkins, extension 5211
Date: August 28, 2003

COMMITTEE OF THE WHOLE
RES.#B120/03

Moved by: Irene Jones
Seconded by: Jim McMaster

THAT the committee move into closed session.

CARRIED

ARISE AND REPORT
RES.#B121/03

Moved by: Maria Augimeri
Seconded by: Michael Di Biase

THAT the committee arise and report from closed session.

CARRIED

RES.#B122/03 -

**REVISED PROJECT FOR THE ETOBICOKE MOTEL STRIP
WATERFRONT PARK (March, 1993)**

Status Report on Outstanding Expropriations and Other Litigation Matters, CFN 23218. Update on status of proceedings with respect to lands expropriated and other litigation matters in the Humber Bay Shores area (Etobicoke Motel Strip) of the City of Toronto.

Moved by: Jim McMaster
Seconded by: Maria Augimeri

THE EXECUTIVE COMMITTEE RECOMMENDS THAT the report dated September 3, 2003 regarding the current status of proceedings with respect to lands expropriated and other litigation matters in the Humber Bay Shores area (Etobicoke Motel Strip) of the City of Toronto be received.

CARRIED

SECTION II - ITEMS FOR EXECUTIVE ACTION

RES.#B123/03 - 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: Jim McMaster
Seconded by: Michael Di Biase

THAT permits be granted in accordance with Ontario Regulation 158 for the applications (8.1.1 - 8.1.18, inclusive, and 8.1.44 - 1553315 Ontario Inc.), which are listed below.

CARRIED

CITY OF BRAMPTON

8.1.1 BALJIT GOSAL

To place fill within a regulated area on Part Lot 13, Concession 9 Lot 7, Plan M-1521, (25 Ryckman Lane), in the City of Brampton, Humber River Watershed as located on the property owned by Baljit Gosal.

The purpose is to place and remove fill within a Fill Regulated area outside of the Regional Storm Floodplain to facilitate the construction of a septic bed.

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Site Grading and Servicing Plan, Proposed Custom Dwelling, Lot No. 7, Ryckman Lane, Brampton, Ontario, Drawing Number A-1, produced by De Berartis Associates Incorporated, dated May 19, 2003, revised July 4, 2003, stamped received by TRCA Development Services July 17, 2003.**

RATIONALE

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

Proposal:

This application is being submitted in support of a proposed dwelling on the subject property, for which a septic system is required as no municipal sewage services are available for this area. The proposed septic bed is to be constructed to meet City of Brampton standards, and is adequately set-back from the adjacent valley feature. Only the septic system is within a Fill Regulated area, and a TRCA permit is required for the applicant to attain a building permit.

Control of Flooding:

The proposed works will occur outside of the Regional Storm Floodplain. As such, no modifications to the storage and conveyance of stream and storm flows associated with the adjacent watercourse are anticipated.

Pollution:

Sediment and erosion control measures are to be put in place during the construction phase to reduce the impact on surrounding features. No significant vegetation is presently located within the area to be disturbed by this project.

Conservation of Land:

No significant vegetative or geotechnical concerns exist with respect to this project. As no in-water works are proposed, no fisheries concerns exist with respect to this application.

Plantings

No significant vegetation is to be removed as a result of this project. As such, no compensatory plantings are required.

Policy Guidelines:

The proposed works are consistent with Section 4.1.1, New Urban Development, of the Authority's Valley and Stream Corridor Management Plan.

CFN: 34480

Application #: 263/03/BRAM

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2003

CITY OF TORONTO (ETOBICOKE COMMUNITY)

8.1.2 ALLISON YU CHEN

To place fill within a regulated area on, (40 Ravenscrest Drive), in the City of Toronto (Etobicoke Community Council Area), Mimico Creek Watershed as located on the property owned by Allison Yu Chen.

The purpose is to excavate and place fill within the Fill Regulated Area of Mimico Creek, to facilitate the construction of a backyard deck within the rear manicured yard of the existing dwelling.

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Site Plan - Lot 23, Registered Plan 4532, Floor Plans and Construction Specifications as submitted by the Applicant, received August 8, 2003**

RATIONALE

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

Proposal:

The subject property is located adjacent to Mimico Creek and is partially within a Fill Regulated Area. The property is located east of Kipling Avenue and south of Rathburn Road. The proposed works involve excavating and placing fill to facilitate the construction of a backyard deck within the rear manicured yard of the existing dwelling. The proposed works are contained within the property boundary, which is delineated by a chain linked fence. All works are setback 10 metres away from the top of bank.

Control of Flooding:

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

Pollution:

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

Conservation of Land:

The proposed addition will be located at the rear of the residence and will maintain a 10 metre setback from the top of bank. The proposed works are not expected to impact on any significant natural features. There are no slope stability/geotechnical issues associated with the project. No fisheries issues or impacts on riparian vegetation are anticipated.

Plantings

The proposed works will not affect any existing natural features; therefore, no plantings are required as part of this application.

Policy Guidelines:

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

CFN: 34513

Application #: 281/03/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 11, 2003

CITY OF TORONTO (MIDTOWN COMMUNITY)

8.1.3 DONALDA CLUB

To place fill within a regulated area on, (12 Bushbury Drive), in the City of Toronto (Midtown Community Council Area), Don River Watershed as located on the property owned by Donalda Club.

The purpose is to place fill within a regulated area on 12 Bushbury Drive, in the City of Toronto (Midtown Community Council Area), Don River Watershed as located on the property owned by the Donalda Club..

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- Site Plan, The Donalda Club, proposed revisions to Hole No. 5, Thomas McBroom Associates Ltd., prepared November 13, 2000, received August 19, 2003.
- Planting Proposal #5 Tee Development, prepared by Thomas McBroom Associates Ltd., and dated November 13, 2000.
- TRCA erosion and sediment control guidelines, silt fence detail.

RATIONALE

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

Proposal:

The proposal involves some minor regrading works in the area of two existing tee decks at hole #5 in order to enlarge the tee decks. No new fill would be brought to the site other than a small quantity of top soil for purposes of re-sodding.

Control of Flooding:

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

Pollution:

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

Conservation of Land:

All disturbed areas will be stabilized/revegetated following construction. There are no fishery or geotechnical issues associated with the project.

Plantings

Four Austrian Pines and three Crack Willow trees will be removed to facilitate the improvements to the hole. The applicant will be planting new native trees and shrubs to compensate for the removal of the existing trees.

Policy Guidelines:

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

CFN: 34376

Application #: 197/03/TOR

Report Prepared by: Mark Rapus, extension 5259

For information contact: Russel White, extension 5306

Date: August 22, 2003

8.1.4 MICHELLE MONDVILLE

To construct in a flood plain on Lot 35, Plan 2405, (86 Donwoods Drive), in the City of Toronto (Midtown Community Council Area), Don River Watershed as located on the property owned by Michelle Mondville.

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

The permit will be issued for the period of to in accordance with the following documents and plans which form part of this permit:

- **Site Plan and Elevations drawings prepared by TH Design Inc. dated January 27, 2002, received August 13, 2003.**

RATIONALE

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

Proposal:

The proposal is to construct a new deck within the Regional Storm Floodplain of the Don River within the Hoggs Hollow Policy Area (SPA). The works involve the construction of a new backyard deck to replace the existing deck. The new deck will be slightly larger than the existing deck. All works will be sufficiently setback from the top of bank.

Control of Flooding:

All excess fill material will be removed from the site. There will be no impact on the storage or conveyance of flood waters.

Pollution:

A sediment control fence will be installed and remain in place until works have been completed and any exposed areas have been stabilized. Flood proofing measures are not required for this application.

Conservation of Land:

There are no significant resource features on the site. There are no slope stability/geotechnical issues associated with this project and there will be no impact on any significant resource features, fisheries issues or riparian vegetation.

Plantings

The proposed works will not affect any existing natural features; therefore, no plantings are required as part of this application.

Policy Guidelines:

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

CFN: 34528

Application #: 293/03/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Russel White, extension 5306

Date: August 14, 2003

8.1.5 SHEILA LIBFELD

To place fill within a regulated area on (84 Arjay Crescent), in the City of Toronto (Midtown Community Council Area), Don River Watershed as located on the property owned by Sheila Libfeld.

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

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Site Plan - prepared by Cassidy & Co. dated July 2003, received August 2003, Topographical Drawings - prepared by P. Salna Company Ltd., dated April 21, 2003, received August 2003.**
- **Letter - prepared by Tribute Communities, confirming that any change in grades to the rear of the new dwelling will be minor.**
- **Letter of Opinion - prepared by Soil Eng. Limited, dated August 19, 2003, received August 19, 2003 confirming the slope at the rear of the property is geotechnically stable.**

RATIONALE

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

Proposal:

The subject property is located adjacent to the Don River and located partially within a Fill Regulated Area, located east of Bayview Avenue, south of York Mills Road. The proposed works involve excavating and placing fill to facilitate the construction of a new residential dwelling. The new dwelling will be situated in excess of 10 metres from the top of bank.

Control of Flooding:

All excess fill material will be removed from site. There will be no impact on the storage or conveyance of flood waters.

Pollution:

A sediment control fence will be installed and remain in place until works have been completed.

Conservation of Land:

The new dwelling will be located more than 10 metres away from the top of bank. There are no slope stability/geo-technical concerns associated with the project and there will be no impact on any significant resource features, fisheries or riparian vegetation.

Plantings

The proposed works will not affect existing natural features. The applicant is proposing to enhance the area adjacent to the top of bank with the planting of additional trees.

Policy Guidelines:

The project is consistent with Section 4.1 - New Urban Development of this Authority's Valley and Stream Corridor Management Program

CFN: 34546

Application #: 311/03/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Russel White, extension 5306

Date: August 26, 2003

CITY OF TORONTO (TORONTO EAST YORK COMMUNITY)

8.1.6 JAMES STEWART

To place fill within a regulated area on Lot 95, Plan 344-E, 194 Roxborough Drive, in the City of Toronto (Toronto East York Community Council Area), Don River Watershed as located on the property owned by James Stewart.

The purpose is to excavate and place fill within a Fill Regulated Area of the Don River to facilitate the demolition of an existing residence and the construction of a new replacement two-storey dwelling. The proposed works also involves the removal of an existing timber retaining wall in the rear of the property and the regrading of the slope to a more natural appearance that is consistent with the natural slope in the corridor reach.

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Entry Level Plan, Drawing No. SK1, prepared by Shim-Sutcliffe Architects, dated August 5, 2003, received August 7, 2003.**
- **Basement Plan, Drawing No. SK2, prepared by Shim-Sutcliffe Architects, dated August 5, 2003, received August 7, 2003.**
- **Planting Plan - Rear Garden, Drawing Nos. L1 & L2, prepared by Nak Design Group, dated June 2, 2003, received August 6, 2003.**
- **Letter of Undertaking, prepared by Shim-Sutcliffe Architects, dated August 22, 2003, received August 25, 2003.**

RATIONALE

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

Proposal:

The proposal involves the excavation and placement of fill within a Fill Regulated Area of the Don River to facilitate the demolition of an existing residence and the construction of a new two-storey replacement dwelling. The proposal also involves the removal of an existing timber retaining wall located at the rear of the property and the regrading of the slope to its previous natural state and consistent with the natural slope in the corridor reach. The subject property is located within the Fill Regulated Area but outside of the Regional Storm Floodplain. The proposed residence will be constructed on the foundations of the existing residence and will not encroach further into the valley corridor.

Control of Flooding:

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

Pollution:

Silt fencing will be installed and maintained during construction to prevent sediment from entering the valley lands and watercourse. The watercourse is located approximately 495 metres away.

Conservation of Land:

The proposed residence will be constructed on the foundations of the existing home and will not further encroach upon the slope. A geotechnical study has been submitted for TRCA technical staff review at this time. However, geotechnical/slope stability issues are not anticipated from the proposed works as the new house is considered a replacement structure. TRCA technical staff is currently reviewing revised technical documents submitted in support of the proposed works. A Letter of Undertaking has been provided by the proponent to address any minor issues that may result from this review. No other significant natural resource features will be impacted by the proposed development.

Plantings

The proposed works involve the removal of a timber retaining wall structure and the regrading of the slope in the rear of the property to its original natural state. The slope will also be hydroseeded and planted with native species.

Policy Guidelines:

This project complies with Section 4.2.2(D) - Replacement Structures, of the Authority's Valley and Stream Corridor Management Program.

CFN: 34464

Application #: 249/03/TOR

Report Prepared by: Kevin Huang, extension 5307

For information contact: Mark Rapus, extension 5259

Date: August 27, 2003

8.1.7 BILL AND ANASTASIA MICHELIS

To place fill within a regulated area on, (2569 St. Clair Avenue), in the City of Toronto (Toronto East York Community Council Area), Don River Watershed as located on the property owned by Bill and Anastasia Michelis.

The purpose is to excavate and place fill within a Fill Regulated Area to facilitate the construction of a new residential dwelling.

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Site Plans, Floor Plans, Structural Plans and Elevation Plans prepared by Behavioral Geometry Consultants, received August 25, 2003.**

RATIONALE

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

Proposal:

The proposal involves the excavation and placement of fill in a Fill Regulated Area of the Don River to facilitate the construction of a new residential dwelling, located south of St. Clair Avenue and west of Victoria Park Avenue. The existing dwelling will be demolished. The proposed works are contained within the property boundary and will be situated 10 metres from the top of bank.

Control of Flooding:

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

Pollution:

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

Conservation of Land:

The proposed residential dwelling will maintain a setback of 10 metres from the stable top of bank. There are no slope stability/geotechnical issues associated with this project and there will be no impact on any significant resource features. No fisheries issues or impacts on riparian vegetation are anticipated.

Plantings

The proposed works will not affect any existing natural features; therefore, no plantings are required as part of this application.

Policy Guidelines:

The project is consistent with Section 4.2.2 - Property Improvements and Ancillary Structures, of the Authority's Valley and Stream Corridor Management Plan.

CFN: 34541

Application #: 307/03/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 26, 2003

8.1.8 WILLIAM TAYLOR

To place fill within a regulated area on (9 Notley Place), in the City of Toronto (Toronto East York Community Council Area), Don River Watershed as located on the property owned by William Taylor.

The purpose is to excavate and place fill within the Fill Regulated Area of the Don River to facilitate the construction of an inground swimming pool at rear of the existing dwelling.

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Site Plan - 9 Notley Place, received July 18, 2003.**

RATIONALE

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

Proposal:

The subject property is located adjacent to the Don River and is partially within a Fill Regulated Area. The proposed works involve excavating and placing fill to facilitate the construction of an inground pool within the rear manicured yard of the existing dwelling. The proposed works are contained within the property boundary. All works are setback in excess of 10 metres away from the top of bank.

Control of Flooding:

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

Pollution:

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

Conservation of Land:

The proposed pool will be located at the rear of the dwelling and will maintain a 10 metre setback from the top of bank. The proposed works are consistent with existing development and there are no slope stability/geo-technical issues associated with the project. No fisheries issues or impacts on riparian vegetation or significant resource features are anticipated.

Plantings

The proposed works will not affect any existing natural features; therefore, no plantings are required as part of this application.

Policy Guidelines:

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

CFN: 34508

Application #: 282/03/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 11, 2003

CITY OF VAUGHAN

8.1.9 CLD INVESTMENTS CORP.

To alter a waterway on (400 Connie Crescent), in the City of Vaughan, Don River Watershed as located on the property owned by CLD Investments Corp.

The purpose is to alter a watercourse through the construction of a stormwater outfall to a tributary of the Don River in order to service a multi-unit industrial building.

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Site Servicing, Grading and Stormwater Management Plan, Drawing No. G1, prepared by A.M. Candaras Associates Inc., dated April 15, 2003, revised August 20, 2003, received by the TRCA on August 21, 2003.**
- **Landscape Plan, Drawing No. L-1, prepared by Landscape Planning Limited, dated May 1, 2003, revised August 7, 2003, received by the TRCA on August 21, 2003.**

RATIONALE

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

Proposal:

The purpose is to alter a watercourse through the construction of a stormwater outfall to a tributary of the Don River. The outfall will service a multi-unit industrial building, which is proposed for the subject property (1641 Langstaff Road - formerly 400 Connie Crescent). The property is within an existing industrial subdivision. Staff are currently reviewing the site plan application for the multi-unit industrial building in conjunction with the application for the stormwater outfall. The building and the associated parking area will be sufficiently set back from the adjacent top of bank and outside of the Regional Storm Flood Plain. The stormwater outfall was constructed to near completion, by the applicant, prior to a permit application being received by the Authority. Staff have now completed their review of the proposed works and are satisfied that they are designed appropriately.

Control of Flooding:

Authority Water Management Staff are satisfied that the outfall structure is appropriately designed in order to convey Regional Storm Flood flows, so as not to negatively affect the control of flooding.

Pollution:

Sediment and erosion control measures have been implemented and will be maintained for the duration of construction to prevent sedimentation of the watercourse.

Conservation of Land:

No geotechnical, fisheries, or significant vegetation issues are associated with the project. All disturbed areas will be restored upon completion of the works.

Plantings

The applicant is proposing to plant 74 native trees and shrubs the buffer area adjacent the watercourse to protect the stream corridor. The balance of the aesthetic landscaped area on the site will be planted with 366 native trees and shrubs.

Policy Guidelines:

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

CFN: 34532

Application #: 283/03/VAUG

Report Prepared by: Coreena Smith, extension

For information contact: Laurie Nelson, extension 5281

Date: August 12, 2003

8.1.10 ENBRIDGE GAS DISTRIBUTION INC.

To place fill within a regulated area on (Islington Avenue , north of Thistlewood Avenue), in the City of Vaughan, Humber River Watershed as located on the property owned by Enbridge Gas Distribution Inc.

The purpose is to place and remove fill in a Fill Regulated Area to facilitate the installation of a gas main under a tributary of the Humber River.

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Islington/Thistlewood, Drawing No. 30-7434-03, prepared by Enbridge Gas Distribution Inc., dated June 9, 2003, received by the TRCA on June 23, 2003.**

RATIONALE

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

Proposal:

The proposal consists of minor excavation in order to facilitate the installation of a gas main under a tributary of the Humber River. Bore pits will be located on either side of the tributary to facilitate the gas main. The gas main will run a minimum of 2.5 metres below the river bottom.

Control of Flooding:

No impact to the storage or conveyance of flood waters is expected.

Pollution:

Sediment fencing will be installed around the bore pit locations to prevent the overland migration of construction generated sediment from entering the watercourse. The original grade will be maintained and all disturbed areas will be restored.

Conservation of Land:

There are no geotechnical/slope stability issues associated with this project. As the watercourse will not be impacted by the proposal, no fisheries concerns will result. There are no other significant natural features on or adjacent to the site that may be negatively impacted by the project.

Plantings

The project will not affect any significant natural features; therefore, no plantings are required as part of this application.

Policy Guidelines:

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

CFN: 34518

Application #: 285/03/VAUG

Report Prepared by: Coreena Smith, extension

For information contact: Mary-Ann Burns, extension 5267

Date: August 13, 2003

8.1.11 JOE GUERRIERI

To place fill within a regulated area on Lot 7, Plan 65M-3159, (34 Panorama Crescent), in the City of Vaughan, Humber River Watershed as located on the property owned by Joe Guerrieri.

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

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Surveyor's Real Property Report, prepared by Rady-Pentek & Edward Surveying Ltd., dated March 18, 1998, revised to illustrate the location of the proposed pool, received by the TRCA on July 28, 2003, redline revised to indicate sediment control fencing and removal of excess fill material.**

RATIONALE

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

Proposal:

The subject property is located partially within a Fill Regulated Area. The proposed works involve excavating and placing fill to facilitate the construction of an in-ground swimming pool within the rear yard of the existing residential lot. The proposed works are contained within the manicured yard, which is delineated by a chain link fence. The pool will be sufficiently set back from the adjacent stable top of bank, and will not be located within the Regional Storm Flood Plain.

Control of Flooding:

No impact to the storage or conveyance of flood waters is expected.

Pollution:

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

Conservation of Land:

There are no geotechnical/slope stability issues associated with this project. As the watercourse will not be impacted by the proposal, no fisheries concerns will result. There are no other significant natural features on or adjacent to the site that may be negatively impacted by the project.

Plantings

The project will not affect any significant natural features; therefore, no plantings are required as part of this application.

Policy Guidelines:

The proposal is consistent with Section 4.2 .2 E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

CFN: 34501

Application #: 270/03/VAUG

Report Prepared by: Coreena Smith, extension

For information contact: Mary-Ann Burns, extension 5267

Date: July 30, 2003

8.1.12 ROBERT ANTONEL

To place fill within a regulated area on (282 Fletcher Drive), in the City of Vaughan, Don River Watershed as located on the property owned by Robert Antonel.

The purpose is to remove and place fill to facilitate the construction of a concrete deck to the rear of an existing residential home located within a Fill Regulated Area along a tributary of the Don River.

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, Drawing No. ASK-1, prepared by ADG Architectural Design Group Inc., dated August 5, 2003, received by the TRCA on August 14, 2003.**

- **Foundation and Deck Plan Notes and Specifications, Drawing Number S-1, prepared by Hannigan Engineering Limited, issued April 11, 2003, received by the TRCA on August 14, 2003.**
- **Sections, Drawing Number S-2, prepared by Hannigan Engineering Limited, issued on April 11, 2003, received by the TRCA on August 14, 2003.**

RATIONALE

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

Proposal:

The purpose is to remove and place fill to facilitate the construction of a concrete deck to the rear of an existing home. The proposed deck will be 62.42 sq. metres. The deck will be sufficiently set back from the adjacent stable top of bank, and will not be located within the Regional Storm Flood Plain.

Control of Flooding:

No impact to the storage or conveyance of flood waters is expected.

Pollution:

No sedimentation is expected from this project, as the location of the proposed deck is approximately 68 metres from the watercourse.

Conservation of Land:

There are no geotechnical/slope stability issues associated with this project. As the watercourse will not be impacted by the proposal, no fisheries concerns will result. There are no other significant natural features, on, or adjacent to the site, that may be negatively impacted by the project.

Plantings

The project will not affect any significant natural features; therefore, no plantings are required as part of this application.

Policy Guidelines:

The proposal is consistent with Section 4.2 .2 E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

CFN: 34536

Application #: 301/03/VAUG

Report Prepared by: Coreena Smith, extension

For information contact: Mary-Ann Burns, extension 5267

Date: August 21, 2003

TOWN OF CALEDON

8.1.13 LISA MARIE SINGH

To place fill within a regulated area on Lot 81, Plan 43M-651, (6 Doepath Way), in the Town of Caledon, Humber River Watershed as located on the property owned by Lisa Marie Singh.

The purpose is to construct an ancillary structure (deck) adjoining a residential dwelling within the Fill Regulated Area of the West Humber River. The proposed ancillary structure is located outside the Regulatory Floodplain.

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Foundation and Floor Plan, drawing 1 of 2, prepared by D. Blanchand, received by TRCA on July 17, 2003.**
- **Typical Section and Typical Elevation, drawing 2 of 2, prepared by D. Blanchand, received by TRCA on July 17, 2003.**

RATIONALE

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

Proposal:

The proposal involves the construction of a ancillary structure (deck) within a Fill Regulated Area adjacent to the West Humber River at 6 Doepath Way. The subject property is located outside of the Regulatory Floodplain. The proposed deck is approximately 26 square metres (280 square feet) and is to be located at the rear of the house. All existing grades will remain the same.

Control of Flooding:

The proposed works are located outside of the Regional Storm Floodplain of the Humber River and are not expected to affect the storage or conveyance of floodwaters.

Pollution:

No sedimentation of the watercourse is expected from the proposed works as they are located approximately 90 metres from the watercourse, with residential development between the property and the watercourse. As a result, no sediment and erosion control measures are required.

Conservation of Land:

The subject property is located within an existing residential area, and is void of significant vegetation. There are no geotechnical/slope stability issues related to the proposal.

Plantings

No significant vegetation is to be removed through this project. As such, no compensatory planting is required.

Policy Guidelines:

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

CFN: 34511

Application #: 274/03/CAL

Report Prepared by: Adam Miller, extension 5244

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2003

TOWN OF MARKHAM

8.1.14 MARY ALEXANDRIS

To construct in a flood plain, place fill within a regulated area on Part Lot 10, Concession 6, Lot 10, Plan 3684, 28 Riverbend Road, in the Town of Markham, Rouge River Watershed as located on the property owned by Mary Alexandris.

The purpose is to excavate and place fill within a Fill Regulated Area of the Rouge River to facilitate the construction of three (3) new two-storey residences within the Regional Storm Floodplain of the Rouge River and within the Unionville Special Policy Area.

The permit will be issued for the period of September 5, 2003 to September 4, 2008 in accordance with the following documents and plans which form part of this permit:

- **Red Line Revised Site Plan Drawing, prepared by Rowan-Stanciu Ltd., dated August 12, 2003, received August 21, 2003.**

RATIONALE

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

Proposal:

The proposal involves the excavation and placement of fill within a Fill Regulated Area of the Rouge River to facilitate the construction of three (3) new two-storey residences. The subject property is located within the Regional Storm Floodplain and within the Unionville Special Policy Area.

Control of Flooding:

The proposed residences will be dry floodproofed above the Regional Storm flood level of 172.5 m and all excess fill will be removed from the site, in accordance with Special Policy Area requirements. Therefore, the proposed works are not expected to impact on the storage or conveyance of flood waters.

Pollution:

Silt fencing will be installed and maintained during construction to prevent sediment from entering the watercourse which is located approximately 51 metres away.

Conservation of Land:

The proposed residences will maintain a minimum of a 10 m setback from the valley corridor. The proposed works are consistent with existing development in the corridor reach. The property was recently the subject of a consent and zoning amendment application (Consent Application B 27/03; Zoning Application ZA 02 111344) at the Town of Markham. TRCA staff conducted a site visit to the property and it was agreed in discussions with the applicant that lands below the top of bank plus 5 m would be dedicated to public ownership. TRCA staff is satisfied that this request has been met. There are no slope stability/geotechnical issues and no fisheries concerns associated with the proposed works.

Plantings

The proposed works will not affect any existing significant natural features and therefore no plantings are required as part of this application.

Policy Guidelines:

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

CFN: 34548

Application #: 313/03/MARK

Report Prepared by: Kevin Huang, extension 5307

For information contact: Russel White, extension 5306

Date: August 26, 2003

8.1.15 THE CORPORATION OF THE TOWN OF MARKHAM

To construct in a flood plain, place fill within a regulated area on Elgin Mills Road East and Kennedy Road, in the Town of Markham, Rouge River Watershed as located on the property owned by The Corporation of the Town of Markham.

The purpose is to place fill in a Fill Regulated Area and construct in the Regional Storm Flood Plain of the Rouge River in order to facilitate the emergency repair of an existing bridge on Elgin Mills Road, just west of Kennedy Road, in the Town of Markham.

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Elgin Mills Rd Slope Stabilization - Profile View, prepared by the Town of Markham, date received August 20, 2003.**
- **Elgin Mills Rd Slope Stabilization - Plan View, prepared by the Town of Markham, date received August 26, 2003.**

RATIONALE

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

Proposal:

The purpose of the proposal is to place fill in a Fill Regulated Area and construct in the Regional Storm Flood Plain of the Rouge River in order to facilitate the repair of an existing bridge over the Rouge River on Elgin Mills Road, just west of Kennedy Road, in the Town of Richmond Hill. The west abutment of the existing bridge structure is failing, resulting in the closure of Elgin Mills Road. The existing bridge accommodates a single lane of traffic across the Rouge River and is required to be in safe condition for the commencement of school on September 2, 2003. The proposed works involve the stabilization of the slope adjacent to the south side of the western abutment. The slope stabilization will be achieved through the placement of armourstone along the degraded area, with the armourstone being backfilled with native materials. The armourstone will be placed a minimum of 1.2m west of the existing opening of the bridge, sufficiently above the existing water level. The existing opening of the bridge will thus not be altered. All works will be completed from the road and materials lowered down into place. Staff is satisfied that the works are sufficiently set back from the watercourse. Staff note that the repair of the bridge qualifies as emergency works and the Town has initiated the repair with the understanding that the TRCA permit will be issued shortly.

Control of Flooding:

The opening of the existing bridge will not be altered by the proposed works. TRCA engineering staff has reviewed the proposal and is satisfied that there will be no impacts to the conveyance or storage of flood waters.

Pollution:

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

Conservation of Land:

TRCA engineering staff is satisfied that there are no geotechnical concerns related to the project. There are no significant natural heritage features that will be negatively impacted by the proposed works and there will be no impacts on fisheries. All disturbed areas will be restored, to the satisfaction of the TRCA.

Plantings

The disturbed areas will be restored with plantings of native, non-invasive shrubs, as approved by TRCA technical staff.

Policy Guidelines:

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

CFN: 34534

Application #: 299/03/MARK

Report Prepared by: Kirsten Kontor, extension 5370

For information contact: Kirsten Kontor, extension 5370

Date: August 20, 2003

TOWN OF RICHMOND HILL

8.1.16 DAWAT-E-HADIYAH

To place fill within a regulated area on Part Lot 13, Concession 2 EYS, Plan 65R-10325, 8929 Bayview Avenue, in the Town of Richmond Hill, Don River Watershed as located on the property owned by Dawat-e-Hadiyah.

The purpose is to excavate and place fill within a Fill Regulated Area of the German Mills Creek of the Don River to facilitate the expansion of a parking lot facility for the nearby Anjuman-E-Najmi Mosque.

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, Drawing No. A1-1, prepared by Domus Architects, dated July 9, 2003, received August 11, 2003.**

RATIONALE

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

Proposal:

The proposal involves the excavation and placement of fill within a Fill Regulated Area of the German Mills Creek of the Don River to facilitate the construction of an additional four (4) parking spaces for the adjacent mosque on the subject property. The subject property is partially located within the Fill Regulated Area but outside of the Regional Storm Floodplain. In addition to the parking lot expansion, the applicant is proposing to construct an addition to the existing place of worship. However, this addition is located outside of the Authority's Fill Regulated Area and hence, does not form part of this application. The proposed parking spaces will be located entirely on tableland and sufficiently setback (more than 10 metres) from the valley corridor.

Control of Flooding:

The proposed works are not located within the Regional Storm Floodplain and therefore will not affect the storage or conveyance of floodwaters.

Pollution:

Sedimentation from the proposed works is not expected to enter the watercourse which is located approximately 112 m away and separated by Bayview Avenue.

Conservation of Land:

There are no geotechnical/slope stability issues anticipated within the proposed works. No other significant resource features will be impacted by the proposed parking lot expansion.

Plantings

The proposed works will not affect any existing significant natural features; therefore, no plantings are required as part of this application.

Policy Guidelines:

This project complies with Section 4.2.2 (E) Property Improvements and Ancillary Structures, of the Authority's Valley and Stream Corridor Management Program.

CFN: 34516

Application #: 297/03/RH

Report Prepared by: Kevin Huang, extension 5307

For information contact: Russel White, extension 5306

Date: August 18, 2003

8.1.17 YORK CENTRAL HOSPITAL

To place fill within a regulated area on 10 Trench Street, in the Town of Richmond Hill, Don River Watershed as located on the property owned by York Central Hospital.

The purpose is to place fill in a Fill Regulated Area in order to facilitate the construction of a left turn access lane from Major MacKenzie Drive into the York Central Hospital.

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Preliminary Entrance Design, Drawing P1, prepared by Mitchell Pound & Braddock, dated May 2003, date received July 2, 2003.**

RATIONALE

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

Proposal:

The purpose of this proposal is to place fill in a Fill Regulated Area in order to facilitate the construction of a left turn access lane into the York Central Hospital. The construction of a left turn access lane into the hospital is required by the Town of Richmond Hill as a condition of site plan approval for a hospital expansion. The TRCA was involved in the review of the hospital expansion and had no concerns with the proposed development. The proposed access lane works are located entirely within the right-of-way of Major MacKenzie Drive East, in the Town of Richmond Hill.

Control of Flooding:

The proposed works are not located within the Regional Storm Flood Plain of the Don River, hence no impacts to the storage or conveyance of flood waters will result.

Pollution:

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

Conservation of Land:

There are no slope stability/geotechnical issues or fisheries concerns related to the proposal. The works are located entirely within the right-of-way of Major MacKenzie Drive East.

Plantings

No significant natural heritage features will be affected by the proposed works, hence, no additional plantings are required.

Policy Guidelines:

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

CFN: 34505

Application #: 279/03/RH

Report Prepared by: Kirsten Kontor, extension 5370

For information contact: Kirsten Kontor, extension 5370

Date: August 7, 2003

TOWN OF WHITCHURCH-STOUFFVILLE

8.1.18 DAVID MCFARLAND

To place fill within a regulated area on (36 Market Street), in the Town of Whitchurch-Stouffville, Duffins Creek Watershed as located on the property owned by David McFarland.

The purpose is to remove fill in a Fill Regulated Area along a tributary of Duffins Creek to facilitate the construction of a new garden/storage shed to the rear of the subject property. The new garden/storage shed will replace a shed that previously existed in the same location.

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Plan of Survey (Client - McFarland - Wood), dated December 15, 1998, prepared by H.F. Grander, revised to illustrate the location of the proposed shed, received by the TRCA on August 22, 2003.**
- **Pier Foundation Plan, Drawing No. 3, Storage Shed for McFarland/Wood Residence, received by the TRCA on August 22, 2003.**

RATIONALE

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

Proposal:

The purpose is to remove fill to facilitate the construction of a garden/storage shed to the rear of the subject property. The new garden/storage shed is intended to replace a shed that has since been demolished. The new garden/storage shed will be located in the same location as the previous shed, and will be approximately 14 square metres in size. The shed will be sufficiently set back from the adjacent stable top of bank, and will not be located within the Regional Storm Flood Plain.

Control of Flooding:

No impact to the storage or conveyance of flood waters is expected.

Pollution:

No sedimentation is expected from this project, as the location of the proposed garden/storage shed is approximately 42 metres from the watercourse.

Conservation of Land:

There are no geotechnical/slope stability issues associated with this project. As the watercourse will not be impacted by the proposal, no fisheries concerns will result. There are no other significant natural features, on, or adjacent to the site, that may be negatively impacted by the project.

Plantings

The project will not affect any significant natural features; therefore, no plantings are required as part of this application.

Policy Guidelines:

The proposal is consistent with Section 4.2 .2 E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

CFN: 34539

Application #: 303/03/WS

Report Prepared by: Coreena Smith, extension

For information contact: Mary-Ann Burns, extension 5267

Date: August 22, 2003

THE FOLLOWING PERMIT APPLICATIONS WERE ERRATA ITEMS:

**RES.#B124/03 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO
REGULATION 158 - ERRATA APPLICATIONS**

Moved by: Jim McMaster
Seconded by: Michael Di Biase

THAT permits be granted in accordance with Ontario Regulation 158 for the applications (8.1.19 - 8.1.43, with the exception of 8.1.27 - Mario Radin, 8.1.29 - Lou and Carmel Ricci and 8.1.33 - Eric Hoeppe, which were 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

8.1.19 BELL CANADA

To place fill within a regulated area on (Mayfield Road), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Bell Canada.

The purpose is to excavate and place fill within a Fill Regulated Area to facilitate the installation of a Bell Canada conduit under the Etobicoke Creek by directional boring method.

The permit will be issued for the period of September 6, 2002 to September 5, 2004.

- **Bell Canada Plans, prepared by Morrison Hershfield, drawing no. 401, dated June 27, 2002, revised March 27, 2003, received by TRCA Aug 12, 2003.**
- **Bell Canada Plans, prepared by Morrison Hershfield, drawing no. 402, dated June 27, 2002, revised March 27, 2003, received by TRCA Aug 12, 2003.**
- **Bell Canada Plans, prepared by Morrison Hershfield, drawing no. 403, dated June 27, 2002, received by TRCA July 4, 2002.**

RATIONALE

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

Proposal:

The proposal is to excavate and place fill within a Fill Regulated Area to facilitate the installation of a Bell Canada conduit the Etobicoke Creek by directional boring and the installation of utility manholes in conjunction with municipal road work at Mayfield Road (east of Hurontario Street), Brampton. Mayfield Road is planned to be widened to the south in this area and the proposed conduit will ultimately be located under the future Mayfield right-of-way.

Control of Flooding:

The proposed conduit will be installed beneath the watercourse and there will be no impact on the storage or conveyance of flood waters. In addition, no excavated material will be stockpiled within the Regional Storm Floodplain. Therefore, there will be no impacts to flood storage or conveyance as a result of these works.

Pollution:

Silt fencing will encircle the bore pits to impede the overland migration of construction generated sediments.

Conservation of Land:

The conduit will be installed through the use of directional boring at a minimum of 2.0 metres beneath the watercourse. There will be no significant impacts to natural vegetation and all areas of disturbance will be restored to their original condition or stabilized until the anticipated road widening commences. There are no geotechnical or fisheries related concerns associated with this proposal.

A letter of entry will be required for any works on TRCA lands. A sign off will be required from TRCA's Archaeologist before staff can issue the permit

Plantings

All disturbed areas will be stabilized and restored following completion of the roadworks.

Policy Guidelines:

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

CFN: 33351

Application #: 269/02/BRAM

Report Prepared by: Adam Miller, extension 5244

For information contact: Quentin Hanchard, extension 5324

Date: September 5, 2003

8.1.20 CITY OF BRAMPTON

To alter a waterway, construct in a flood plain on (Clark Boulevard between Highway 410 and West Drive), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by City of Brampton.

The purpose is to alter a watercourse and construct within the Regulatory Floodplain to facilitate the replacement of an existing culvert.

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **Drainage Area - Culvert Replacement Clark Boulevard, Figure 1, produced by KMK Consultants limited, July 29, 2003, stamped Received Development Services Section August 8, 2003.**
- **Culvert Replacement at Clark Boulevard - Proposed 2100mm Airport Feedermain, Plan Number 00000-D, produced by KMK Consultants Limited, July 30, 2003, stamped Received TRCA Development Services, August 8, 2003.**
- **Letter of Undertaking, provided by Tony Mellegers, Associate, Manager Field Services, KMK Consultants Limited, dated 15 July, 2003, to address outstanding ecology issues.**

RATIONALE

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

Proposal:

This project involves the replacement of the existing pipe arch culvert (presently in disrepair) with a new concrete box culvert. Works are anticipated to take approximately one week, over which time water will be dammed on the north side of the existing culvert, and pumped if necessary to the south side of the road. Silt fences will be erected around the construction area, and restoration of disturbed lands will be completed to pre-construction state.

Control of Flooding:

The works will occur in the Regional Storm Floodplain, however this is a temporary project for which permanent modifications to the storage and conveyance of stream and storm flows are not anticipated.

Pollution:

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

Conservation of Land:

No significant vegetative, geotechnical or fisheries concerns exist with respect to this project.

Plantings

Affected lands will be restored to pre-construction condition. Additional planting details are to be provided by the applicant prior to the issuance of a permit.

Policy Guidelines:

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

CFN: 34433

Application #: 224/03/BRAM

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2003

8.1.21 ENBRIDGE GAS DISTRIBUTION

To place fill within a regulated area on (Goreway Drive south of Carberry Drive), in the City of Brampton, Humber River Watershed as located on the property owned by City of Brampton.

The purpose is to place fill in a regulated area in order to facilitate the construction of a new gasline crossing a Salt Creek tributary of the Humber River Watershed, on the east side of Goreway Drive just south of Stanley Carberry Drive and another crossing at a Salt Creek tributary, on the north side of Eiffel Boulevard west of Goreway Drive in the City of Brampton..

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **Enbridge Plans (Site Plan, Elevations, Sediment Control Fencing & Notes), prepared by J La, drawing no. 20-8156-03, dated April 22, 2003, revised June 16, 2003, received by TRCA June 25, 2003.**

RATIONALE

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

Proposal:

The proposal consists of placing fill within a Fill Regulated Area in order to facilitate the construction of a gasline adjacent to Goreway Drive just south of Stanley Carberry Drive as it crosses a Salt Creek tributary of the Humber Watershed. An additional crossing of a Salt Creek tributary is proposed adjacent to Eiffel Boulevard west of Goreway Drive. The gasline will be constructed using a directional bore method, with a trench located on the west side of the river. The gasline will run a minimum of 1.5 metres (2.5 metres if cold) below the river bottom.

Control of Flooding:

Original grade will be maintained and disturbed areas are to be returned to original condition. Therefore, there will be no impact to the storage or conveyance of floodwaters associated with these works.

Pollution:

Sediment control fencing will be installed around the trench and bore holes to prevent sedimentation of the watercourse. Excavation will occur a minimum of 10 metres from the watercourse. All disturbed areas will be sodded or hydroseeded and returned to original condition.

Conservation of Land:

There will be no instream works. The gas pipeline will be installed using a directional bore method a minimum of 1.5 metres (2.5 metres if cold) below the watercourse. All disturbed areas will be resodded and hydroseeded to original condition.

Plantings

No significant vegetation is to be removed through this project. As such, no compensatory planting is required.

Policy Guidelines:

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

CFN: 34447

Application #: 234/03/BRAM

Report Prepared by: Adam Miller, extension 5244

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2003

8.1.22 ENBRIDGE GAS DISTRIBUTION INC.

To place fill within a regulated area on (Mayfield Road - east of Valley View Road and west of Kennedy Road), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Toronto and Region Conservation Authority.

The purpose is to place fill in a regulated area in order to facilitate the construction of a new gas pipeline crossing a tributary of the Etobicoke Creek on the south side of Mayfield Road just east of Valley View Road..

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **Enbridge Plans (Site Plan, Elevations, Sediment Control Fencing & Notes), prepared by S. Dickie, drawing no. 20-4695-02-03, dated March 19, 2003, revised on June April 17, 2003, received by TRCA July 22, 2003.**

RATIONALE

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

Proposal:

The proposal consists of placing fill within a Fill Regulated Area in order to facilitate the construction of a gas pipeline adjacent to Mayfield Road just east of Valley View Road as it crosses an Etobicoke Creek tributary. The gasline will be constructed using a directional bore method. The gasline will run a minimum of 1.5 metres below the river bottom.

Control of Flooding:

No excavated material will be stockpiled within the floodplain, and all existing grades are to be maintained. There will be no impacts to the storage or conveyance of floodwaters associated with these works.

Pollution:

Sediment fencing will be installed around the trench and bore holes to prevent sedimentation of the watercourse. The excavated material will be stockpiled a minimum of 30 metres from the watercourse and encircled with sediment control fencing. The excavated material will then be placed into the bore and trench holes once construction is complete. All disturbed areas will be restored to original condition.

Conservation of Land:

The conduit will be installed through the use of directional boring at a minimum of 1.5 metres beneath the watercourse. There will be no significant impacts to natural vegetation and all areas of disturbance will be restored to their original condition or stabilized until the anticipated roadwidening commences. There are no geotechnical or fisheries related concerns associated with this proposal.

A letter of entry will be required for any works on TRCA lands. A sign off will be required from TRCA's Archaeologist before staff can issue the permit.

Plantings

No significant vegetation is to be removed through this project. As such no compensatory planting is required.

Policy Guidelines:

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

CFN: 34510

Application #: 275/03/BRAM

Report Prepared by: Adam Miller, extension 5244

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2003

8.1.23 REGION OF PEEL

To alter a waterway, construct in a flood plain on (Easement adjacent to Clark Boulevard between Highway 410 and West Drive), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Region of Peel.

The purpose is to alter a watercourse, place and remove fill within a Fill Regulated area and the Regional Floodplain to facilitate the temporarily alteration of the flow of Etobicoke Creek at Clark Boulevard in Brampton, to allow for the installation of a feedermain directly north of Clark Boulevard..

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **Feedermain Installation by Open Cut - Proposed 2100mm Airport Feedermain, Drawing 00000-D, produced by KMK Consultants Limited, dated July 30, 2003.**
- **Letter of Undertaking, provided by Tony Melligers, Associate, Manager Field Services, KMK Consultants Limited, dated July 15, 2003.**

RATIONALE

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

Proposal:

This application is to facilitate the construction of a feedermain by open cut trench method at Clark Boulevard, between Highway 410 and West Drive in the City of Brampton. This will require the temporary diversion of flows associated with Etobicoke Creek through a new temporary culvert which will feed into the existing culvert under Clark Boulevard. Damming methods are proposed to direct Creek flows through the proposed culvert, and silt fencing is will be erected adjacent to construction areas. All works will be contained within a 16 metre easement owned by the Region of Peel. It is anticipated that the proposed work and the associated Creek diversion will take approximately one week to complete, and will respect fisheries timing windows.

Control of Flooding:

The works will occur in the Regional Storm Floodplain, however this is a temporary project for which permanent modifications to the storage and conveyance of stream and storm flows are not anticipated.

Pollution:

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

Conservation of Land:

No significant vegetative or geotechnical concerns exist with respect to this project. Fisheries concerns will be addressed through the application of MNR Fisheries Timing Window restrictions.

Plantings

Affected lands will be restored to pre-construction condition. Additional planting details are to be provided by the applicant prior to the issuance of a permit.

Policy Guidelines:

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

CFN: 34434

Application #: 225/03/BRAM

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2003

CITY OF PICKERING

8.1.24 CITY OF PICKERING

To construct in a flood plain, place fill within a regulated area on Valley Farm Road to Brockridge Park, in the City of Pickering, Duffins Creek Watershed as located on the property owned by the City of Pickering.

The purpose is to excavate and place fill within a Fill Regulated Area of the Duffins Creek to facilitate the construction of an asphalt trail system for pedestrians and cyclists within the Regional Storm Floodplain of the Duffins Creek.

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **West Duffins Creek Trail (Valley Farm Road to Brockridge Park) prepared by the City of Pickering, dated May 2003, date received August 14, 2003.**
- **Duffins West Pedestrian Trail (Valley Farm Road to Brockridge Park), Drawing CW-T13-03-01, Sheet 1 of 2, prepared by the City of Pickering, dated May 2003, date received August 14, 2003.**

- **Duffins West Pedestrian Trail Construction Details & Notes, Drawing CW-T13-03-02, Sheet 2 of 2, prepared by the City of Pickering, dated August 2003, date received August 14, 2003.**
- **Letter of Undertaking, prepared by the City of Pickering, dated September 3, 2003, date received September 3, 2003.**

RATIONALE

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

Proposal:

The proposal is to excavate and place fill within a Fill Regulated Area and Regional Storm Floodplain of the Duffins Creek to facilitate the construction of an asphalt trail system for pedestrians and cyclists. The trail system will proceed through an irregular course from Brock Ridge Community Park in the east to Valley Farm Road in the west. The asphalt pathway will measure 2.8 m in width and will also include a lookout point over the Duffins Creek. Parts of the trail system will be constructed over an existing hydro corridor access road.

Control of Flooding:

The proposed pathway system involves minimal changes in grade and therefore will not impact on the storage or conveyance of flood waters.

Pollution:

Silt fencing will be installed and maintained during construction to prevent sediment from entering the watercourse which is located approximately 10 m away at its closest point.

Conservation of Land:

The proposed works will maintain a minimum of a 10 metre setback from the watercourse. The proposed trail system is consistent and will connect with an existing pathway in Brock Ridge Community Park to the east. There are no slope stability/geotechnical issues and no fisheries concerns associated with the proposed works. There is the potential for archaeological resources to be found in the area of the proposed works. Discussions with TRCA staff and the City of Pickering have concluded with the understanding that an archaeological assessment will be conducted by the TRCA and that the City of Pickering will meet any concerns relating to archaeological resources in the area. Furthermore, clearance from the Ministry of Culture will be obtained for the proposed works prior to the issuance of a permit from the TRCA.

Plantings

All disturbed areas will be restored with topsoil and planted in accordance with TRCA requirements.

Policy Guidelines:

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

CFN: 34527

Application #: 295/03/PICK

Report Prepared by: Kevin Huang, extension 5307

For information contact: Russel White, extension 5306

Date: August 18, 2003

CITY OF TORONTO (ETOBICOKE COMMUNITY)

8.1.25 CITY OF TORONTO

To alter a waterway, place fill within a regulated area on Lot 6, Plan 3772, Mimico Creek between Woodford Park and Berry Road Park, in the City of Toronto (Etobicoke Community Council Area), Mimico Creek Watershed as located on the property owned by Hydro One.

The purpose is to excavate and place fill and alter a waterway within a Fill Regulated Area of the Mimico Creek to facilitate in-stream erosion control works entirely within the Regional Storm Floodplain.

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **South Mimico Sanitary Trunk Sewer MH 13 & 14, Drawing Number 1058-2001-12, Sheets 1 & 2, prepared by City of Toronto Works and Emergency Services, dated January 7, 2003, received August 27, 2003.**
- **Letter of Undertaking, prepared by City of Toronto Works & Emergency Services, dated September 2, 2003, received September 3, 2003.**

RATIONALE

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

Proposal:

The proposal involves the excavation and placement of fill and alter a waterway within the Fill Regulated Area and to conduct in-stream works entirely within the Regional Storm Floodplain of Mimico Creek. The proposed works involve controlling erosion along a section of the South Mimico Sanitary Trunk Sewer (Maintenance Holes 13 & 14 near Bonnyview Drive). Sections of this trunk sewer pipe have become exposed. Stone boulders and field stones are to be placed along the channel (measuring approximately 1650 square metres) to prevent further damage to the sewer system and would provide additional stability along the slope.

Control of Flooding:

The proposed field stones to be placed on the creek bed will maintain the existing grade of the creek and therefore, will not affect the storage or conveyance of flood waters.

Pollution:

A silt control system will be installed prior to construction and maintained on a daily basis to ensure that sediment will not enter the watercourse. All excavated material will be removed and disposed of off-site.

Conservation of Land:

All disturbed areas including the creek bed will be restored following the completion of the works. There are no geotechnical or slope stability issues associated within the proposed works. The proposed works will take place outside of the fisheries window to ensure that there will be no significant impact on fish. As the proposed works would possibly involve a Harmful Alteration, Disruption or Destruction of fish habitat, Department of Fisheries and Oceans (DFO) approval is required. The permit from the TRCA will be held until DFO approval has been received. There will be no impacts to other significant resource features.

Plantings

Riparian vegetation that will be disturbed within the affected reach will be replanted in accordance with TRCA requirements.

Policy Guidelines:

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

CFN: 32348

Application #: 178/01/TOR

Report Prepared by: Kevin Huang, extension 5307

For information contact: Russel White, extension 5306

Date: August 27, 2003

8.1.26 JAMIE CORNELIUS

To construct in a flood plain on (53 Sedgebrooke Crescent), in the City of Toronto (Etobicoke Community Council Area), Mimico Creek Watershed as located on the property owned by Jamie Cornelius.

The purpose is to excavate and place fill within a Fill Regulated Area of the Don River to facilitate the construction of an inground swimming pool within the rear manicured yard of the existing dwelling..

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **Site Plan - received July 10, prepared by Pioneer Pools.**
- **Geotechnical Report - Prepared by Soil-Eng Limited, dated August 21, 2003, received August 27, 2003.**

RATIONALE

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

Proposal:

The subject property is located adjacent to Mimico Creek and located partially within a Fill Regulated Area. The proposed works involve excavating and placing fill to facilitate the construction of an inground swimming pool within the rear manicured yard of the existing residential lot. The pool will be situated 2 metres from the stable top of bank. The proposed works are contained within the manicured yard which is delineated by a chain linked fence. There will be no intrusion into the adjacent valley slope.

Control of Flooding:

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

Pollution:

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

Conservation of Land:

The proposed pool will maintain a minimum 2 metre setback from the stable top of bank and is consistent with existing development within the corridor reach. There are no slope stability/geotechnical issues associated with this project and there will be no impact on any significant resource features. No fisheries issues or impacts on riparian vegetation are anticipated.

Plantings

The proposed works will not affect any existing natural features; therefore no plantings are required as part of this application.

Policy Guidelines:

The project is consistent with Section 4.2.2. (E) Property Improvements and Ancillary Structures, of the Authority's Valley and Stream Corridor Management Plan.

CFN: 34467

Application #: 252/03/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Russel White, extension 5306

Date: August 23, 2003

8.1.27 MARIO RADIN

To place fill within a regulated area on Lot 10, 11, Plan 3347, (39 Riverview Heights), in the City of Toronto (Etobicoke Community Council Area), Humber River Watershed as located on the property owned by Mario Radin.

● **Withdrawn**

CITY OF TORONTO (HUMBER YORK COMMUNITY)

8.1.28 SYDNEY REIMER

To place fill within a regulated area on, (250 Riverside Drive), in the City of Toronto (Humber York Community Council Area), Humber River Watershed as located on the property owned by Sydney Reimer.

The purpose is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate the construction of a rear and side addition to the existing residential dwelling.

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **Site Plans, Floor Plans, Elevations Plans, prepared by Peter Higgins Architect Inc. dated August 18, 2003, received August 21, 2003.**

RATIONALE

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

Proposal:

The proposal involves the excavation and placement of fill in a Fill Regulated Area of the Humber River to facilitate the construction of a rear and side yard addition onto the existing dwelling. The subject property is located east of Jane St. and south of Bloor St.. The proposed addition will be sufficiently setback from the top of bank. All works will be contained within the property boundary which is delineated by a chain linked fence.

Control of Flooding:

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

Pollution:

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

Conservation of Land:

The proposed rear and side addition will be consistent with existing development along the corridor reach. There are no slope stability/geotechnical concerns associated with this project and there will no impact on significant resource features, fisheries or riparian vegetation.

Plantings

The proposed works will not affect any existing natural features; therefore, no plantings are required as part of this application.

Policy Guidelines:

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

CFN: 34542

Application #: 309/03/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Russel White, extension 5306

Date: August 26, 2003

CITY OF TORONTO (SCARBOROUGH COMMUNITY)

8.1.29 LOU AND CARMEL RICCI

To place fill within a regulated area on Lot 55, Plan 4351, (111 Sylvan Avenue), in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed as located on the property owned by Lou and Carmel Ricci.

- **Withdrawn**

CITY OF VAUGHAN

8.1.30 CITY OF VAUGHAN

To construct in a flood plain on (Clarence Street, north of Woodbridge Avenue), in the City of Vaughan, Humber River Watershed as located on the property owned by City of Vaughan.

The purpose is to repair and upgrade an existing bridge on Clarence Street, over the Humber River, within the community of Woodbridge in Vaughan. The work will consist of re-paving the existing bridge deck and replacing abutment rails. No alterations will take place below the surface deck of the bridge.

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **Drawing No. 1, Site Plan & Temporary Traffic Control, prepared by Totten Sims Hubicki Associates, dated August 2003, received September 3, 2003.**
- **Drawing No. 2, General Arrangement, prepared by Totten Sims Hubicki Associates, dated August 2003, received September 3, 2003.**

RATIONALE

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

Proposal:

The proposal is to repair and upgrade an existing bridge on Clarence Street, over the Humber River, within the community of Woodbridge in Vaughan. The work will consist of re-paving the existing bridge deck and replacing abutment rails. No alterations will take place below the surface deck of the bridge.

Control of Flooding:

Staff are satisfied that the bridge repairs will not affect the control of flooding.

Pollution:

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

Conservation of Land:

There are no geotechnical or fisheries issues associated with this project and the work will not affect any significant natural heritage features. All disturbed areas will be restored following construction.

Plantings

The project will not affect any significant natural features; therefore, no plantings are required as part of this application.

Policy Guidelines:

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

CFN: 34535

Application #: 300/03/VAUG

Report Prepared by: Mary-Ann Burns, extension 5267

For information contact: Mary-Ann Burns, extension 5267

Date: August 20, 2003

8.1.31 REGION OF YORK

To place fill within a regulated area on Lot 12, Concession 7, (west of Pine Valley Drive, north of Langstaff Road), in the City of Vaughan, Humber River Watershed as located on the property owned by City of Vaughan.

The purpose is to excavate and place fill (for construction of Pine Valley Pumping Station) in a Fill Regulated Area.

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **Letter of Undertaking (to provide minor revisions); dated August 29, 2003; received August 29, 2003; prepared by the City of Vaughan.**
- **Drawing WP-2360-15-Site Plan, dated June 23, 2003; Drawing WP-2360-16-Landscape Plan, dated July 2, 2003; Drawing WP-2360-17-Landscape Details, dated July 7, 2003; all received July 24, 2003; prepared by KMK Consultants Limited.**

RATIONALE

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

Proposal:

The proposal involves the construction of the Pine Valley Pumping Station on the west side of Pine Valley Road, north of Langstaff on lands formerly owned by the TRCA within the Boyd Conservation Area. The Property Section submitted a report to the Executive in July 2003 for the transfer of lands from TRCA to the City of Vaughan. The site of the pumping station was reviewed during the Environmental Assessment process. The alignment of the proposed sewer will run southward from the pumping station along Pine Valley Drive then westward along Langstaff to the Islington Avenue Trunk Sewer. The sewer route will be handled through a separate application. In August 2003 the TRCA received a Notice of Addendum for the Pine Valley Pumping Station Expansion and Diversion Sewer. The Addendum focuses on a small

portion of the study area that involves the watercourse crossing along Langstaff Road. The Region has decided to change the plans from attaching the sewer to the outside of the bridge to installing the sewer underground in conjunction with a proposed watermain installation. The Langstaff watermain EA is presently under review. The last date to submit comments on the Addendum is September 12, 2003 and TRCA staff will request a copy of the Notice of Study completion prior to releasing any permit.

Control of Flooding:

The subject property is not located within the Regional Storm Floodplain, therefore; there will not be any impacts to flooding.

Pollution:

No sedimentation is expected from these works as they will be located more than 200 metres from the Humber River, however, the construction area will be encircled with sediment fencing.

Conservation of Land:

As there will be no in stream work associated with the project there will be no concerns related to fish habitat loss. The proposed works will impact no significant resource features. The existing tree line will remain intact and the sediment fence will be located east of the treeline. An archaeological investigation was completed for the proposed works on the formerly owned TRCA lands. When the clearance has been received from TRCA's Archaeologist and the Ministry of Culture, staff will be in a position to issue the "Fill, Construction, Alteration to Waterways" permit.

Plantings

All disturbed areas will be restored with native/non-invasive species following construction. The owner will forward a letter of undertaking to provide a calculation of vegetation loss/ vegetation gain/net gain in square metres. The plans indicate that 3 trees will be removed and 31 trees, 174 shrubs, and 13 vines will be replaced.

Policy Guidelines:

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

CFN: 34502

Application #: 272/03/VAUG

Report Prepared by: June Murphy, extension 5304

For information contact: June Murphy, extension 5304

Date: August 27, 2003

8.1.32

VELLORE VILLAGE ESTATES INC.

To alter a waterway on Lot 16, 17, Concession 6, (east of Pine Valley Drive, north of Rutherford Road), in the City of Vaughan, Humber River Watershed as located on the property owned by Vellore Village Estates Inc.

The purpose is to The proposal is to construct a stormwater management pond and associated outfall to a tributary of the Humber River, in order to service Phase 5 of draft approved plan of residential subdivision (19T-89024V), known as Vellore Village.

The permit will be issued for the period of September 5, 2003 to September 4, 2008.

- **Letter of Undertaking, stating that all outstanding TRCA comments will be addressed, from Peter Murphy of Metrus Development Inc., dated September 2, 2003.**

RATIONALE

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

Proposal:

The proposal is to construct a stormwater management pond and associated outfall to a tributary of the Humber River, in order to service Phase 5 of draft approved plan of residential subdivision (19T-89024V), known as Vellore Village. Authority staff issued conditions of draft approval for the subdivision application, one of which, is to obtain this permit.

Control of Flooding:

Authority Water Management Staff are satisfied that the outfall is appropriately designed in order to convey flood flows safely, up to the Regional Storm.

Pollution:

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

Conservation of Land:

There are no geotechnical or fisheries issues associated with this project and the work will not affect any significant natural heritage features. All disturbed areas will be restored following construction.

Plantings

Following construction, the site will be landscaped with approximately 400 native trees, shrubs and perennials. The stormwater pond will also be planted with several varieties of native aquatic species.

Policy Guidelines:

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

CFN: 34246

Application #: 113/03/VAUG

Report Prepared by: Mary-Ann Burns, extension 5267

For information contact: Mary-Ann Burns, extension 5267

Date: April 2, 2003

TOWN OF CALEDON

8.1.33 ERIC HOEPP

To construct in a flood plain, place fill within a regulated area on Part Lot 16, 17, 18, Concession BOL-2, (56 David Street), in the Town of Caledon, Humber River Watershed as located on the property owned by Eric Hoepp.

- **Withdrawn**

8.1.34 MARCO AND LORRAINE MARCHIONE

To place fill within a regulated area on (16 Blueberry Hill Court), in the Town of Caledon, Humber River Watershed as located on the property owned by Marco and Lorraine Marchione.

The purpose is to place fill within a Fill Regulated Area adjacent to the Humber River in order to facilitate the construction of a retaining wall to regrade the applicant's backyard for safety reasons. The proposed retaining wall is located outside the Regional Storm Floodplain.

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **Site Plan, prepared by Marco & Lorraine Marchione, drawing no. 1 of 5, dated August 19, 2003, received August 19, 2003.**
- **Construction Elevation, prepared by Marco & Lorraine Marchione, drawing no. 2 of 5, dated September 3, 2003, received September 3, 2003.**
- **Construction Details, prepared by Marco & Lorraine Marchione, drawing no. 3 of 5, dated September 3, 2003, redline revised September 3, 2003, received September 3, 2003.**
- **Rear Yard Plan, prepared by Marco & Lorraine Marchione, drawing no. 4 of 5, dated September 3, 2003, received September 3, 2003.**
- **Legal Survey, prepared by Young & Young Surveying Inc., drawing no. 5 of 5, dated Aug 19, 2003, received Aug 19, 2003.**

RATIONALE

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

Proposal:

The proposal involves the placement of fill within a Fill Regulated Area adjacent to the Humber River in order to construct a retaining wall in the applicant's backyard. The retaining wall is required to remediate the safety hazard associated with an excessively steep rear yard slope. TRCA staff has conducted a site visit of the subject property and has determined that the proposed setback from the top of bank is consistent with neighbouring properties and is consistent with TRCA's Valley and Stream Corridor Management Program (VSCMP) policies. The proposed retaining wall will allow the applicant to eliminate the slope safety hazard while maintaining a reasonable portion of useable rear yard area.

Control of Flooding:

The works are not located within the Regional Storm Floodplain, and therefore will have no impact on the storage or conveyance of floodwaters.

Pollution:

The proposed works are located sufficiently away from the watercourse and appear to be minor. As a result, no sediment and erosion control measures are required.

Conservation of Land:

TRCA engineering staff has reviewed the application and there are no geotechnical concerns with the proposal. The existing lot is sodded and no significant vegetation will be impacted by these works.

Plantings

No significant vegetation is to be removed through this project. As such, no compensatory planting is required.

Policy Guidelines:

The proposal is in accordance with Section 4.2.2. E - Development and Redevelopment within Highly Urbanized Areas, of the Authority's Valley and Stream Corridor Management Program policy.

CFN: 34540

Application #: 304/03/CAL

Report Prepared by: Adam Miller, extension 5244

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2003

8.1.35 MARGARET BONITATIBUS

To construct in a flood plain, place fill within a regulated area on (500 Glasgow Road), in the Town of Caledon, Humber River Watershed as located on the property owned by Margaret Bonitatibus.

The purpose is to place and remove fill and construct within a Fill Regulated area adjacent to the Humber River in order to facilitate the construction of a detached garage. The proposed garage is located outside of the Regional Storm Floodplain.

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **Site Plan, prepared by Frank De Francesco, received by TRCA August 14, 2003.**
- **Plan of Survey Showing, prepared by Ernest Biason, dated July 14, 1988, received by TRCA August 14, 2003.**

RATIONALE

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

Proposal:

The proposal involves the construction of a detached garage at 500 Glasgow Road in the Town of Caledon (Bolton). The detached garage is proposed to be approximately 7.0 x 7.62 metres in size, and will be located between the existing dwelling and Glasgow Road.

Control of Flooding:

The proposed works are not located within the Regional Storm Floodplain. As such, the proposed garage will not be an impediment to the storage and conveyance of Regional Storm flows.

Pollution:

The proposed works will be located more than 50 metres from the Humber River, with existing development located between the works and the watercourse. Therefore, there no sediment and erosion control measures will be required for these works.

Conservation of Land:

The subject property is void of significant vegetation. There are no geotechnical/slope issues related to the proposal, and no impacts on fisheries.

Plantings

No significant vegetation is to be removed through this project. As such, no compensatory planting is required.

Policy Guidelines:

The proposal is consistent with Section 4.2.1. B - Development/Redevelopment within a Designated Two Zone Area, of the Authority's Valley and Stream Corridor Management Program policy.

CFN: 34545

Application #: 310/03/CAL

Report Prepared by: Adam Miller, extension 5244

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2003

8.1.36 PATRICIA FIGLIOMENI

To construct in a flood plain, place fill within a regulated area on (8 Blueberry Hill Court), in the Town of Caledon, Humber River Watershed as located on the property owned by Patricia Figliomeni.

The purpose is to place and remove fill in a regulated area to facilitate the construction of an above-ground pool outside of the Regional Storm Floodplain.

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **Plan of Survey, prepared by David J. Pesce, drawing no. 1 of 2, dated August 22, 1996, received by TRCA July 2, 2003.**
- **Site Plan, prepared by Patricia Figliomeni, drawing no. 2 of 2, dated September 2, 2003, received by TRCA September 2, 2003.**

RATIONALE

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

Proposal:

The proposal is to remove and place fill and construct in a Regulated Area to facilitate the construction of an above ground pool. Adequate set-backs from top of bank (approximately 2.5 metres) have been proposed.

Control of Flooding:

The works will occur in a Fill Regulated Area, however as it is outside of the Regional Storm Floodplain, no permanent impacts to the storage and conveyance of stream and storm flows are anticipated as a result of this project.

Pollution:

Sediment and erosion control measure will be put in place during construction to reduce the impact on surrounding features. No significant vegetation presently exists within, or in proximity to the area to be disturbed.

Conservation of Land:

No significant vegetation or fisheries concerns exist with respect to this project. Geotechnical concerns have been addressed through recessing the pool, and applying additional set-backs from the rear property line (equivalent to top of bank).

Plantings

No significant vegetation is to be removed through this project. As such, no compensatory planting is required.

Policy Guidelines:

The proposal is consistent with Section 4.2.1 (B) Development and Redevelopment / Intensification within Established Communities / Highly Urbanized Areas of the Authority's Valley and Stream Corridor Management Program.

CFN: 34454

Application #: 241/03/CAL

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2003

8.1.37

ROBERT MATE

To place fill within a regulated area on Lot 42, Plan 43M-1374, (40 English Rose Lane), in the Town of Caledon, Humber River Watershed as located on the property owned by Robert Mate.

The purpose is to construct on 40 English Rose Lane, in the Town of Bolton in order to facilitate the construction of a garden shed. The proposed garden shed is located outside the Regulatory Floodplain..

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **Site Plan, prepared by Robert Mate, drawing 1 of 3, dated September 2, 2003, received by TRCA September 2, 2003.**
- **Building Footprint, prepared by Robert Mate, drawing 2 of 3, dated August 11, 2003, received by TRCA August 11, 2003.**
- **Legal Survey, prepared by Young and Young Surveying Inc., dated July 13, 2003, received by TRCA August 11, 2003.**

RATIONALE

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

Proposal:

The proposal involves the placement and removal of fill within a Fill Regulated Area adjacent to the Humber River in order to construct a garden shed in the applicant's backyard. The rear lot line of the subject property was the top of bank at the time of subdivision planning approval, however, the lot was not graded in accordance with the approved engineering for the subdivision. Therefore, the existing top of bank is artificial. The garden shed is proposed to be approximately 11.5 square metres (120 square feet). and will be constructed on an existing shed frame at the rear of the property and located approximately 10 metres from the top of bank.

Control of Flooding:

The works are not located within the Regional Storm Floodplain, and therefore will have no impact on the storage or conveyance of floodwaters.

Pollution:

The proposed works are approximately 100 metres away from the watercourse and are minor. As a result, no sediment and erosion control measures are required.

Conservation of Land:

There are no slope stability/geotechnical concerns associated with this proposal. No major regrading works are proposed. The existing lot is sodded and no significant vegetation will be impacted by these works.

Plantings

No significant vegetation is to be removed through this project and no additional planting is required.

Policy Guidelines:

The proposal is in accordance to Section 4.2.2 E - Development and Redevelopment within Highly Urbanized Areas, of the Authority's Valley and Stream Corridor Management Program policy.

CFN: 34524

Application #: 292/03/CAL

Report Prepared by: Adam Miller, extension 5244

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2003

8.1.38 TOMAS R. DACOSTA

To construct in a flood plain, place fill within a regulated area on Lot 158, Block 1, BOL 7, Plan, (204 King Street East), in the Town of Caledon, Humber River Watershed as located on the property owned by Tomas R. DaCosta.

The purpose is to construct a residential dwelling within the Regional Storm Floodplain and place fill within a Fill Regulated Area in the Bolton Special Policy Area at 204 King Street East, Bolton.

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **Site Plan, prepared by J Cengarle & Associates, drawing no. 1 , dated June 3, 2003, received by TRCA July 14, 2003.**
- **Basement Section Plan, prepared by J. Cengarle & Associates, drawing no. 2, dated June 3, 2003, received by TRCA July 14, 2003.**
- **Main Floor Plan, 2nd Floor Plan, Roof Plan, prepared by J. Cengarle & Associates, drawing no. 3, dated June 3, 2003, received by TRCA July 14, 2003.**
- **General Notes, Lintel and Door Schedules, Section, prepared by J. Cengarle & Associates, drawing no. 5, dated June 3, 2003, received by TRCA July 14, 2003.**
- **Sketch Showing Topographic Features, prepared by Young & Young Surveying Inc., dated July 14, 2003, received by TRCA July 14, 2003.**

RATIONALE

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

Proposal:

The proposal is to construct within the Regional Storm Floodplain of the Humber River and place fill within the Fill Regulated Area, to accommodate the construction of a residential dwelling and to regrade the existing driveway. The subject property is located within the Bolton Special Policy Area (SPA) which allows for development within the floodplain provided it meets SPA criteria and appropriate floodproofing details. The proposed works meet all applicable SPA criteria.

Control of Flooding:

The proposed works are within the Regional Storm Floodplain, however, the works are within the Bolton Special Policy Area and are floodproofed above the Regional Storm Floodplain elevation. The proposed residential dwelling will be located approximately 90 metres from the watercourse.

Pollution:

No sedimentation of the watercourse is expected from the proposed works as they are located approximately 90 metres from the watercourse, with residential development between the property and the watercourse. Therefore, no sediment and erosion control measures are required.

Conservation of Land:

The subject property is located within an existing residential area, and is void of significant vegetation. There are no geotechnical/slope issues related to the proposal.

Plantings

No significant vegetation is to be removed through this project. As such, no compensatory planting is required.

Policy Guidelines:

The proposal is consistent with Section 4.2.1. B - Development/Redevelopment within Designated Special Policy Areas and Section 4.2.2. E - Replacement Structures, of the Authority's Valley and Stream Corridor Management Program.

CFN: 34460

Application #: 247/03/CAL

Report Prepared by: Adam Miller, extension 5244

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2003

TOWN OF MARKHAM

8.1.39 SIXTEENTH-WARDEN LTD. (C/O METRUS MANAGEMENT)

To alter a waterway, construct in a flood plain on Lot 17, 18, Concession 4, (east of Warden Avenue, north of 16th Avenue), in the Town of Markham, Rouge River Watershed as located on the property owned by Sixteenth-Warden Ltd. (c/o Metrus Management).

The purpose is to The proposal is to construct a stormwater management pond and associated outfall, as well as install a watermain and sanitary sewer line under a tributary of the Humber River, in order to service a Phase of a draft approved plan of residential subdivision (19T-79035), known as Cachet Woods.

The permit will be issued for the period of September 5, 2003 to September 4, 2008.

- **Letter of Undertaking, stating that all outstanding TRCA comments will be addressed through revised plans, from Hacik Toszcu of Schaeffers Consulting Engineers, dated September 3, 2003.**

RATIONALE

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

Proposal:

The proposal is to construct a stormwater management pond and associated outfall, as well as to install a watermain and sanitary sewer line under a tributary of the Humber River, in order to service a phase of draft approved plan of residential subdivision (19T-79035), known as Cachet Woods. Authority staff issued conditions of draft approval for the subdivision application, one of which, is to obtain this permit. The watermain and sanitary lines will be installed by tunnelling under the watercourse.

Control of Flooding:

Authority Water Management Staff are satisfied that the proposed works are appropriately designed in order to convey flood flows safely, up to the Regional Storm.

Pollution:

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

Conservation of Land:

There are no geotechnical or fisheries issues associated with this project and the work will not affect any significant natural heritage features. An Authorization from the Department of Fisheries and Oceans is not required, given that the servicing lines will be installed under the watercourse. All disturbed areas will be restored following construction.

Plantings

Following construction, the site will be landscaped with approximately 400 native trees and shrubs. The stormwater pond will also be planted with several varieties of native aquatic species.

Policy Guidelines:

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

CFN: 34321

Application #: 155/03/MARK

Report Prepared by: Mary-Ann Burns, extension 5267

For information contact: Mary-Ann Burns, extension 5267

Date: May 7, 2003

TOWN OF RICHMOND HILL

8.1.40 LANDSBERG/LEWIS HOUSING CO-OPERATIVE INC.

To place fill within a regulated area on Lot 130, Lot 129, Plan 65M-2847, (2 to 14, 18, 22 and 46 Berwick Crescent), in the Town of Richmond Hill, Don River Watershed as located on the property owned by Landsberg/Lewis Housing Co-Operative Inc.

The purpose is to place fill in a Fill Regulated Area adjacent to the Don River in order to create 35 new parking spaces and accommodate the expansion of the visitor parking area at a cooperative housing facility.

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Site Layout Plan, Drawing 1A, prepared by Alliance Consulting Group Inc., dated March 2003, date received August, 2003.**
- **Red-line revised New Site Plan (to indicate silt fencing), Drawing 2, prepared by Alliance Consulting Group Inc., dated January 2003, date received July 17, 2003.**
- **General Plan of Grading Control, Drawing 88-113-2, Sheet 2 of 4, prepared by Ander Engineering & Associates Limited, dated March 20, 1990, date received August, 2003.**
- **General Plan of Grading Control, Drawing 88-113-2, Sheet 3 of 4, prepared by Ander Engineering & Associates Limited, dated March 20, 1990, date received August, 2003.**
- **General Plan of Grading Control, Drawing 88-113-2, Sheet 4 of 4, prepared by Ander Engineering & Associates Limited, dated March 20, 1990, date received August, 2003.**
- **Letter of Undertaking to acknowledge silt fence requirements, prepared by Alliance Consulting Group Inc., dated August 26, 2003, date received August 27, 2003.**

RATIONALE

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

Proposal:

This proposal involves the placement of fill in a Fill Regulated Area in order to create 35 additional parking spaces and accommodate the expansion of the visitor parking area at the Landsberg/Lewis Housing Cooperative. The proposed parking expansion area is located on the west side of the subject property, outside of the Regional Storm Flood Plain of the Don River. The parking area is to be located in a 6m wide area, which is currently landscaped, on the east side of the existing driveway. A berm is located between the subject area and the adjacent watercourse and the parking area is thus sufficiently setback from the hazard lands.

Control of Flooding:

The proposed development is located outside of the Regional Storm Flood Plain of the Don River and will not affect the storage or conveyance of storm flows.

Pollution:

The New Site Plan, Drawing 2, has been red-line revised to indicate the installation of a silt fence to be maintained during construction in order to prevent construction-generated sediment from entering the adjacent watercourse.

Conservation of Land:

There are no slope stability/geotechnical issues associated with this project and there will be no impact on any natural heritage features. No fisheries concerns or impacts on riparian vegetation area anticipated.

Plantings

The proposed works will not affect any natural heritage features, hence, no plantings are required as part of this application.

Policy Guidelines:

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

CFN: 34478

Application #: 265/03/RH

Report Prepared by: Kirsten Kontor, extension 5370

For information contact: Kirsten Kontor, extension 5370

Date: July 21, 2003

8.1.41 TOWN OF RICHMOND HILL

To construct in a flood plain south of Gamble Road between Bathurst Street and Yonge Street, in the Town of Richmond Hill, Don River and Rouge River Watersheds, as located on the property owned by Town of Richmond Hill.

The purpose is to construct in the Regional Storm Flood Plain of the Don and Rouge Rivers in order to facilitate the development of a trail system, known as the Trans Richmond Trail, and associated pedestrian boardwalks, in the Town of Richmond Hill.

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **Removals & Site Preparation Plan, Drawing L1.0, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**
- **Removals & Site Preparation Plan, Drawing L1.1, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**
- **Removals & Site Preparation Plan, Drawing L1.3, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**
- **Removals & Site Preparation Plan Details Sheet #1, Drawing L1.4, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**
- **Layout Plan, Drawing L2.0, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**
- **Layout Plan, Drawing L2.1, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**
- **Layout Plan, Drawing L2.3, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**
- **Detail Sheet #2, Drawing L2.5, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**
- **Detail Sheet #3, Drawing L2.6, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**
- **Detail Sheet #4, Drawing L2.7, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**
- **Grading Plan, Drawing L3.0, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**
- **Grading Plan, Drawing L3.1, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**
- **Grading Plan, Drawing L3.3, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**

- **Planting Plan, Drawing L4.0, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**
- **Planting Plan, Drawing L4.1, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**
- **Planting Plan, Drawing L4.3, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**
- **Detail Sheet #1, Drawing L4.4, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.**
- **Letter of Undertaking prepared by the Town of Richmond Hill, dated September 3, 2003, date received September 3, 2003.**

RATIONALE

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

Proposal:

The purpose of this proposal is to construct in the Regional Storm Flood Plain of the Don and Rouge Rivers in order to facilitate the construction of the Trans Richmond Trail and two associated pedestrian boardwalks, in the Town of Richmond Hill. The proposed pedestrian trail is located between Bathurst Street and Yonge Street, south of Gamble Road, in the Town of Richmond Hill. The pedestrian trail has one proposed pedestrian boardwalk crossing of the Regional Storm Flood Plain of the Don River and one proposed pedestrian boardwalk crossing of the Regional Storm Flood Plain of the Rouge River. Both streams to be crossed are intermittent, allowing all construction within the flood plain to be completed in the dry. The limit of work will be restricted to within 0.5m beyond the edge of the path/shoulder, except in boardwalk areas where the limit will be restricted to within 2.0m beyond the edge of the boardwalk. The work area is to be delineated by sediment and erosion control fencing and temporary protective fencing. The construction of the trail will result in a net gain of native, non-invasive species plantings and subsequent habitat creation.

Control of Flooding:

The proposed pedestrian boardwalks are located above the 100 year storm elevation. TRCA engineering staff has reviewed the proposal and has determined that there will be no impacts to the storage or conveyance of flood waters.

Pollution:

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

Conservation of Land:

As the two streams to be crossed are intermittent, all work within the flood plain will be completed in the dry. There are no fisheries or geotechnical concerns related to this project. The construction area will be delineated by sediment and erosion control fencing and temporary protective fencing throughout the entirety of the trail. All disturbed areas are to be restored with native, non-invasive species.

Plantings

Extensive native, non-invasive species plantings are proposed within the disturbed areas and as enhancement plantings along the entirety of the pedestrian trail. Reforestation plantings are proposed on valley slopes along the trail route and revegetation plantings along the stream channel and flood plain 75 m upstream and downstream of the boardwalk crossings. TRCA technical staff has approved the restoration/planting plans submitted in support of this application.

Policy Guidelines:

The proposal is consistent with Section 4.1.2 - New Resource-based Uses - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

CFN: 34537

Application #: 302/03/RH

Report Prepared by: Kirsten Kontor, extension 5370

For information contact: Kirsten Kontor, extension 5370

Date: August 22, 2003

TOWN OF WHITCHURCH-STOUFFVILLE

8.1.42 CASTLEDENE INVESTMENTS INC.

To alter a waterway, construct in a flood plain on Lot 3, Part Block 16, Plan 65M-2674, (54 Ringwood Drive), in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by Castledene Investments Inc..

The purpose is to construct in a flood plain and alter a watercourse to facilitate the construction of a commercial development with an associated stormwater outfall.

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Drawing SW-2, Grading Plan, prepared by Stantec Consulting Ltd., dated July 14, 2003, received July 22, 2003.**
- **Drawing SW-3, Servicing Plan, prepared by Stantec Consulting Ltd., dated July 14, 2003, received July 22, 2003.**
- **Drawing L-1, Landscape Plan, prepared by Stantec Consulting Ltd., dated July 15, 2003, received July 22, 2003.**

RATIONALE

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

Proposal:

The proposal is to construct in a flood plain and alter a watercourse to facilitate the construction of a commercial development with an associated stormwater outfall. The property is located at Stouffville Road and Highway 48, and will be developed with a single office building and parking area; the property is an existing lot of record, within an approved draft plan of industrial subdivision. The existing lot falls partially within the Regional Storm Flood Plain, but all structures will be flood proofed to the level of the Regional Storm Flood Elevation. The lot boundaries were established through the plan of subdivision and approved by Authority staff in 1988. This was prior to the implementation of the Valley and Stream Corridor Management Program and prior to flood plain mapping being available for the site. As such, staff worked with the applicants on the current permit application to ensure flood protection, while providing for the permitted use.

Control of Flooding:

All building openings will be above the Regional Storm Flood elevation and grading of the site will not impact the storage or conveyance of flood waters. With respect to the storm water outlet, staff are satisfied that it is appropriately designed in order to convey flood flows safely, up to the Regional Storm.

Pollution:

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

Conservation of Land:

There are no geotechnical or fisheries issues associated with this project and the work will not affect any significant natural heritage features. All disturbed areas will be restored following construction.

Plantings

Following construction, the site will be landscaped with approximately 300 native trees, shrubs and perennials.

Policy Guidelines:

The proposal is consistent with Section 4.3, Infrastructure and Servicing, of the Authority's Valley and Stream Corridor Management Program (VSCMP). The lot is within a subdivision that was approved prior to the implementation of the VSCMP, and as such, it is not entirely consistent with Section 4.2.1, Development and Redevelopment/Intensification Within Established Communities/Highly Urbanized Areas. However, as mentioned, staff worked with the applicants to ensure flood protection, while providing for the permitted use.

CFN: 34304

Application #: 150/03/WS

Report Prepared by: Mary-Ann Burns, extension 5267

For information contact: Russel White, extension 5306

Date: May 2, 2003

8.1.43 THE REGIONAL MUNICIPALITY OF YORK

To alter a waterway on (Woodbine Avenue, north of 19th Avenue), in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by The Regional Municipality of York.

The purpose is to repair an existing culvert and replace the adjacent relief culvert that convey a Rouge River tributary, under Woodbine Avenue, south of Stouffville Road. The culvert and relief culvert are both severely corroded and are under threat of collapse. Therefore, these works will begin in advance of permit issuance as emergency works..

The permit will be issued for the period of September 5, 2003 to September 4, 2005.

- **Sheet No. 1 of 2, General Arrangement, prepared by Totten Sims Hubicki, date received August 29, 2003.**

RATIONALE

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

Proposal:

The proposal is to repair an existing culvert and replace the adjacent relief culvert that convey a Rouge River tributary, under Woodbine Avenue, south of Stouffville Road. The culvert and relief culvert are both severely corroded and are under threat of collapse. Therefore, these works will begin in advance of permit issuance as emergency works. All work will take place in "the dry" and an Authorization from the Department of Fisheries and Oceans is not required.

Control of Flooding:

Staff are satisfied that the culverts are appropriately designed in order to convey flood flows safely, up to the Regional Storm.

Pollution:

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

Conservation of Land:

There are no geotechnical or fisheries issues associated with this project and the work will not affect any significant natural heritage features. An Authorization from the Department of Fisheries and Oceans (DFO) is not required for culvert repair/replacement, given that all work will take place in "the dry". Staff will issue a Letter of Advice on behalf of DFO upon release of the permit. All disturbed areas will be restored following construction.

Plantings

The project will not affect any significant natural features; therefore, no plantings are required as part of this application.

Policy Guidelines:

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

CFN: 34522

Application #: 289/03/WS

Report Prepared by: Mary-Ann Burns, extension 5267

For information contact: Mary-Ann Burns, extension 5267

Date: August 14, 2003

TOWN OF CALEDON

8.1.44 1553315 ONTARIO INC.

To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 10, 11, Concession 5 ALBION Block 4, Plan 43M-1007, (4 Betomat Court), in the Town of Caledon, Humber River Watershed as located on the property owned by 1553315 Ontario Inc..

The purpose is to alter a watercourse, and place and remove fill within a Fill Extension area and the Regional Floodplain, involving a culvert crossing of the watercourse, and the extension of tableland area on the property to accommodate a new industrial building.

The permit will be issued for the period of September 5, 2003 to September 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Proposed Industrial Building, 4 Betomat Court, Bolton, Ontario, Landscape Plan, Drawing Number L-1, produced by Strybos Associates Ltd., dated July 2, 2003.**
- **Grading and Drainage Plan, Site Plan Application number SPA 03-08, Drawing Number A2, produced by Virtual Engineers - VE Collective Inc., dated February, 2003, stamped received TRCA Development Services, June 26, 2003.**
- **Site Plan, Site Plan Application number, Drawing Number A1, produced by Virtual Engineers - VE Collective Inc., dated February, 2003, revised March 14, 2003.**
- **Proposed Industrial Building, 4 Betomat Court, Bolton, Ontario, Details, Drawing Number L-2, produced by Strybos Associates Ltd., dated March, 2003.**

RATIONALE

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

Proposal:

This application is being submitted in support of an associated site plan application SPA-03/08, which involves the construction of a new industrial building located south of King Road, between Humber Station Road, and Highway 50 in the Township of Bolton, Town of Caledon.

The requested permit is to facilitate permanent road access to the subject property (utilizing a culvert) and to extend the existing tableland area on the subject property. Expansion of the existing tableland area involves the placement of fill within the Regional Storm Floodplain but not within the associated watercourse.

The placement of fill on the subject property was previously approved by TRCA staff at the time when the associated draft plan of subdivision was approved. In light of this previous approval, staff are willing to accept the proposed channelization, and have worked with the applicant to minimize the extent of fill placement.

Control of Flooding:

The works will occur within the Regional Storm Floodplain, however the proposed channelization will not negatively impact upon the storage and conveyance of storm flows, as the proposed channelization involves the steepening of the proposed channel banks to a 3:1 slope, which will not reduce the floodplain capacity.

Pollution:

Sediment and erosion control measures will be put in place during construction. The proposed expansion of the tableland areas will not involve placing fill within the watercourse. Stormwater quality has been addressed through the TRCA's Cash In Lieu program.

Conservation of Land:

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

Plantings

Plantings will be provided on the subject property in accordance with the associated site plan application and approved landscaping plan. Extensive plantings is to be provided through the associated drainage corridor. Details regarding proposed plantings have been reviewed and approved by the Town of Caledon.

Policy Guidelines:

The proposed works are consistent with Section 4.1., New Urban Development, of the Authority's Valley and Stream Corridor Management Program.

CFN: 34451

Application #: 238/03/CAL

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: July 2, 2003

RES.#B125/03 -

REQUEST FOR DISPOSAL OF AUTHORITY-OWNED LAND

Adjacent to 60 Esther Lorrie Drive, CFN 34119. The Toronto and Region Conservation Authority (TRCA) is in receipt of a request from the City of Toronto Encroachment Review Committee to explore the possibility of a land exchange involving a small fragment of land adjacent to 60 Esther Lorrie Drive, City of Toronto (Etobicoke Community Council Area), Humber River Watershed.

Moved by: Irene Jones

Seconded by: Jim McMaster

THE EXECUTIVE COMMITTEE RECOMMENDS THAT the potential disposal of a small fragment of land at 60 Esther Lorrie Drive, City of Toronto (Etobicoke Community Council Area) be referred to Authority staff for review and discussion in accordance with established Authority policies;

AND FURTHER THAT a report be brought forward to the Executive Committee at a future date recommending further action.

CARRIED

BACKGROUND

This request is being brought to the attention of the Executive Committee in accordance with Resolution #26, adopted by the Members of the Authority at the meeting held on February 22, 1991.

The subject encroachment involves the expansion of a paved parking lot onto the adjacent TRCA lands for the apartment complexes at this site which are owned by The Mink Dynasty; this encroachment was identified in the early 1990's. The City of Toronto Encroachment Review Committee (ERC), which includes a representative from Authority staff, had initially considered a land exchange to resolve this encroachment at its meeting of September 30, 2002 and further discussed this matter at a subsequent meeting in mid November of 2002. The ERC has recommended approval of the exchange of land, subject to the following conditions:

- a) The applicant absorbs all costs, survey, registration, etc.
- b) The existing area of hard surface (currently asphalt) will not increase.
- c) Barriers along the perimeter of the parking lot to deter inappropriate park use will be installed within 6 months of the land swap. Prior to installation, the design is subject to approval by the Commissioner of Economic Development, Culture, and Tourism.
- d) The applicant is required to submit an application for variance of zoning with the Committee of Adjustment. The TRCA, as current landowner, will provide the necessary documentation so that this can proceed concurrently with the ERC process.

The Etobicoke Community Council recommended to City of Toronto Council the resolution of this encroachment on the basis as set out above at its meeting of May 21, 2003 and the Council of the City of Toronto, at its meeting held on June 24, 25, and 26, 2003, adopted, without amendment, the same recommendation from the ERC.

It appears that the area of encroachment is located entirely on tableland; the lands to be received from the owner of 60 Esther Lorrie Drive may be comprised partially of valley land within the West Humber River valley corridor. Development Services Section staff will be circulated the land exchange proposal for review and comment in relation to our Valley and Stream Corridor Management Program policies.

A plan illustrating the location of the subject lands is attached.

Report prepared by: George Leja, extension 5342

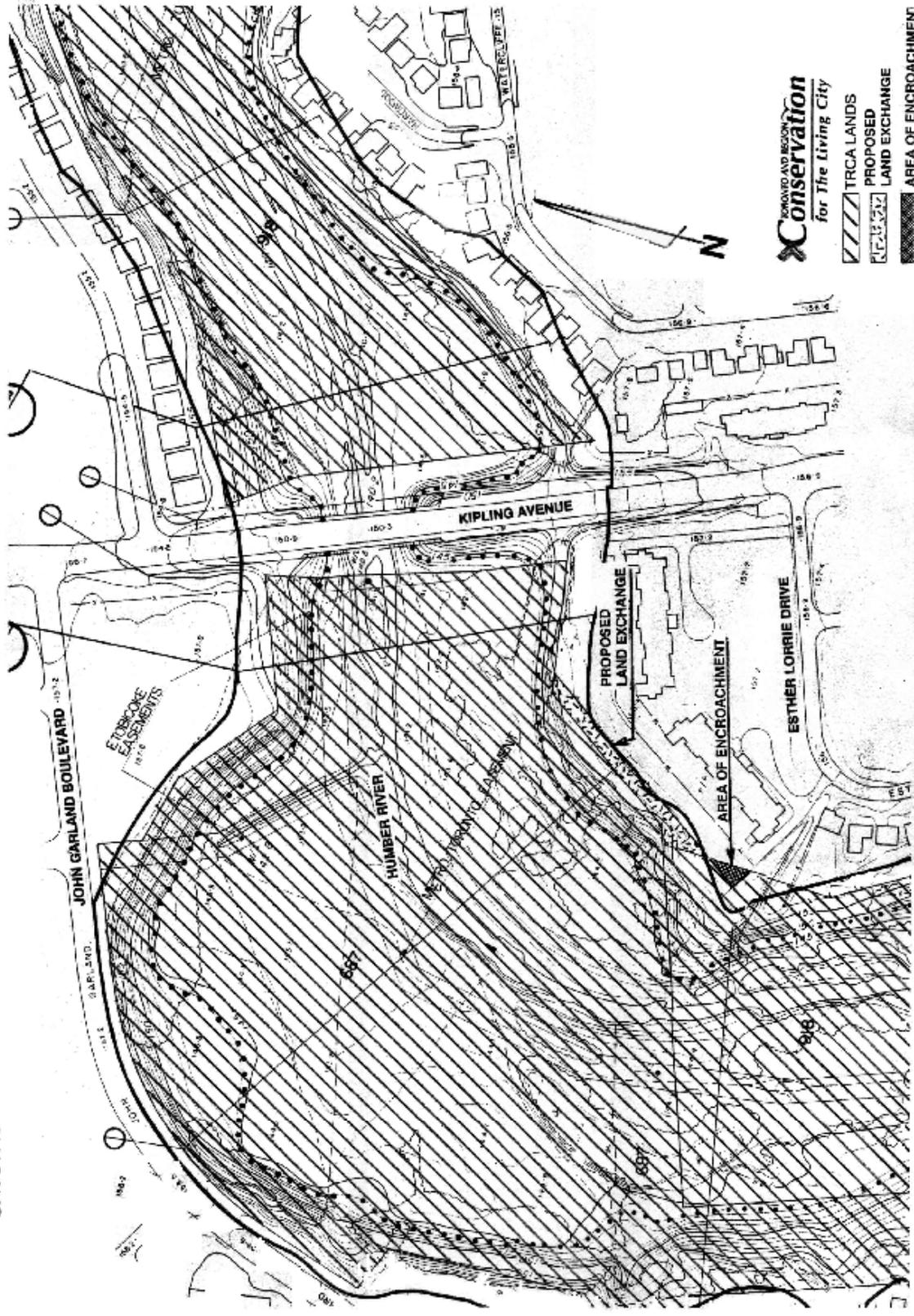
For Information contact: George Leja, extension 5342 or Ron Dewell, extension 5245

Date: August 20, 2003

Attachments: 1

Attachment 1

REQUEST FOR DISPOSAL OF AUTHORITY-OWNED LAND
Adjacent to 60 Esther Lorrie Drive
CFN 341119



RES.#B126/03 - HYDRAULIC MODELING, COORDINATED CLASS - CEAA ENVIRONMENTAL ASSESSMENT FOR THE LOWER DON RIVER WEST REMEDIAL FLOOD PROTECTION PROJECT

Award of contract for Hydraulic Modeling, Coordinated Class - CEAA Environmental Assessment for the Lower Don River West Remedial Flood Protection Project

Moved by: Irene Jones
Seconded by: Jim McMaster

THAT the firm of Marshall Macklin Monaghan Ltd. (MMM Ltd.) be awarded the contract to undertake hydraulic modelling of alternatives developed through the Coordinated Class - CEAA Environmental Assessment for the Lower Don River West Remedial Flood Protection Project at a cost not to exceed \$20,000 plus applicable taxes.

CARRIED

BACKGROUND

The firm of MMM Ltd. has been directly involved in multiple studies on the Lower Don River for the Toronto and Region Conservation Authority (TRCA), the City of Toronto and the former Waterfront Regeneration Trust (WRT) over the past 15 years. In the course of these many studies the firm developed and calibrated a two dimensional hydraulic model which the TRCA currently uses in managing floodplain issues within the Lower Don River. This model was the tool utilized to define the extent of the flooding within the area and in analyzing identified alternative flood protection options in previous studies.

The understanding and experience developed by MMM Ltd. in utilizing this model within the Lower Don River would be both difficult and expensive to replace. Requesting that the successful study team undertaking the coordinated Class - CEAA EA learn and utilize this tool within the Lower Don would be an inefficient use of limited resources allocated for this project by the levels of government. As such, it was proposed that to ensure a consistent hydraulic approach in analyzing any alternatives, that the firm of MMM Ltd. continue to provide this specific function.

With the firm of MMM Ltd. working directly with the Toronto Waterfront Revitalization Corporation (TWRC) in the context of project management, the use of the same firm related to hydraulic analysis within the TRCA's Coordinated Class - CEAA Environmental Assessment for the Lower Don River West Remedial Flood Protection Project needed to be justified and clearly defined in terms of scope.

The TWRC was requested to concur with this proposal in written form, which they did by letter, dated May 27, 2003, signed by Mr. John Campbell, President and CEO. Within this letter, it is noted that the TWRC sought guidance from the Honourable Charles Dubin with respect to any potential conflict of interest. The second paragraph of the letter stated "Mr. Dubin has concluded that under the circumstances the TRCA should be granted permission to use MMM Ltd. for the services as requested and that this is not deemed to be a conflict of interest."

Given the financial and technical benefits of maintaining a consistent hydraulic modelling approach to the Lower Don remedial works analysis, a Terms of Reference were developed which clearly define the role which MMM Ltd. is to perform. To ensure that no conflict of interest develops, the staff of MMM Ltd. directly involved in the administrative role through the TWRC will have no involvement with any hydraulic modelling works undertaken. In addition, MMM Ltd. will be restricted to the running the hydraulic model to represent alternatives developed by the successful Study Team for the Class EA and will undertake no analysis of any options run by the model. These conditions have been clearly defined within the Terms of Reference and will also be included within the contract for the works to be signed between the TRCA and MMM Ltd.

FINANCIAL DETAILS

A proposal has been received from the firm of MMM Ltd. to undertake the defined hydraulic modelling at a cost not to exceed \$20,000 plus applicable taxes.

Funds are available for this component of the Coordinated Class - CEEA Environmental Assessment for the Lower Don River West Remedial Flood Protection Project in account # 190-01

Report prepared by: Don Haley, extension 5226
For Information contact: Don Haley, extension 5226
Date: July 18, 2003

RES.#B127/03 - **HIGHLAND CREEK WATERSHED HYDROLOGY UPDATE**
To sole source the Highland Creek Watershed Hydrology Update to the consulting firm of Aquafor Beech Limited.

Moved by: Irene Jones
Seconded by: Jim McMaster

THAT the Toronto and Region Conservation Authority (TRCA) retain Aquafor Beech Limited to undertake the Highland Creek Watershed Hydrology Update. The maximum upset limit not exceed \$25,000 excluding applicable taxes.

CARRIED

BACKGROUND

The hydrologic model for the Highland Creek watershed was originally formulated in the late 1970's and subsequently updated through the Regional Headwater Study by MacLaren Plansearch Ltd. in December 1991. Since that time many issues have arisen requiring that the hydrologic model be updated. The current Highland Creek hydrological model is based on the QUALHYMO computer program, which is not commonly used in the industry today. It is proposed to convert the existing QUALHYMO model to Visual OTTHYMO (Version 2.0) which is gaining usership in the industry today. Although it is not expected that the results of the previous modeling will change significantly, it is critical that the Highland Creek hydrologic model remain current so that it can be used and referred to into the future.

This project presents an opportunity to use data collected over the past ten years to improve the TRCA model. For example, in May 2000 there was a critical storm event which resulted in a flood that ranged from a 25-year to 100-year event depending on the location in the Highland Creek Watershed. The data from this storm event will be used to further calibrate and verify the performance of the model. Additional data such as land use information, statistics and HSPF modeling parameters collected through the City of Toronto Wet Weather Flow Management Master Plan (WWFMMP) will also be incorporated into the proposed model.

Findings from previous studies of the Highland Creek Watershed (e.g. WWFMMP) indicate that anticipated increases in watershed imperviousness/ stormwater runoff, due to land use intensification and urban expansion, will further impact already degraded streams and flood sensitive areas. Large clusters of new employment and mixed use areas are being proposed in the Malvern, Markham and Bendal Branch sub-watersheds. Therefore, as apart of this project, future land use hydrology will also be analysed to develop a comprehensive flood management strategy.

This project will provide a greater understanding of current and future hydrology within the Highland Creek Watershed which will enable the Authority to revise and improve various Watershed Management objectives such as Floodplain Mapping and Watershed Assessment.

RATIONALE

Rather than request proposals from a number of consultants, it is proposed to sole source this work to Aquafor Beech Limited. Aquafor Beech Limited was recently involved with the City of Toronto WWFMMP and Geomorphology Study for the Highland Creek Watershed. Their existing knowledge of the Highland Creek hydrology will enable them to complete the update in a cost effective manner. Other consulting firms are working on similar projects for other TRCA watersheds.

FINANCIAL DETAILS

Authority staff have provided a detailed task list to Aquafor Beech Limited for which they have provided a quote of \$25,000, exclusive of GST. Staff are of the opinion that this amount represents good value for the extent of work requested.

Report prepared by: Sameer Dhalla, extension 5350
For Information contact: Sameer Dhalla, extension 5350
Date: August 26, 2003

RES.#B128/03 -

SHOREPLAN ENGINEERING LIMITED - CONTRACT EXTENSION

Compensation of additional expenses for the completion of Phase 1:
Study Design Report for the Mimico Waterfront Linear Park Study.

Moved by: Irene Jones
Seconded by: Jim McMaster

THAT Shoreplan Engineering Limited be compensated for additional expenses in the amount of \$4,580.00 plus taxes to complete Phase 1 of the Study Design Report component of the Mimico Waterfront Linear Park Study.

CARRIED

BACKGROUND

Shoreplan Engineering Limited was hired to complete a detailed coastal analysis and detailed design for shoreline improvements along the Mimico waterfront from Grand Harbour to Norris Crescent Parkette. In April 2001, Shoreplan Engineering Limited initiated Phase 1: Study Design of the Mimico Waterfront Linear Park Study. This phase of the project included background information review, detailed coastal analysis and evaluation of options, meetings with the working group, municipal staff, TRCA staff and general public the refinement of the preferred option and the finalization of the final report. In June 2003, Shoreplan Engineering Limited completed Phase 1 and submitted the final report, Mimico Waterfront Linear Park Study – Coastal Components.

RATIONALE

The Shoreplan Engineering Limited proposal (2001), to complete Phase 1 was estimated at \$52,000.00, to date, invoices total \$52,365.50. The selection of a preferred concept design for shoreline improvements required additional assessment and construction estimates, additional public open houses and meetings with municipal and TRCA staff, which were over and above the original proposal estimates. This additional work was required to complete the public consultation process of the EA and to reach consenses on the prefered concept design. Shoreplan Engineering Limited has estimated the additional expenses to be \$4,580.00 plus applicable taxes.

FINANCIAL DETAILS

The necessary funding for this expenditure is available under Account #206-01.

Report prepared by: Connie Pinto, extension 5387

For Information contact: Nancy Gaffney, extension 5313

Date: August 08, 2003

RES.#B129/03 - OBLIQUE LOW LEVEL AERIAL PHOTOGRAPHY OF THE HUMBER RIVER, ETOBICOKE CREEK AND MIMICO CREEK
To sole source the photography of these watersheds to AEROGRAPHIC.

Moved by: Irene Jones
Seconded by: Jim McMaster

THAT the Authority retain the services of AEROGRAPHIC (Mr. Lou Wise) to photograph from a fixed wing aircraft the main branches and tributaries of the Humber River, Etobicoke Creek and Mimico Creek at a cost not to exceed \$12,900 (no tax).

CARRIED

BACKGROUND

AEROGRAPHIC is a small gross income company formed by Mr. Wise to provide aerial photographic support to conservation authorities and other environmental organizations. Mr. Wise became interested in photographing (TRCA) watersheds when he began working with the late Charles Sauriol, photographing perspective conservation properties across the province that Mr. Sauriol was raising funding for. His work has been widely recognized and was the subject of a recent article in the Canadian Geographic Magazine. AEROGRAPHIC has photographed a number of TRCA watersheds in the past, including the Don and Rouge Rivers, Highland, Petticoat, Duffins and Carruthers Creeks. His photographs provide a “birds eye view” of these watersheds and are of great utility to staff in the delivery of our programs. The photographs are taken at 450m above ground level (1500ft), and provide a perspective that this is not afforded by regular aerial photographs.

All photographs will be taken with a high resolution digital camera and will be delivered on CD ROMS with appropriate supporting location mapping. Authority staff have provided Mr. Wise with base mapping for these watersheds and he has developed his cost based on this mapping.

RATIONALE

AEROGRAPHIC has extensive experience photographing watersheds from small a fixed wing aircraft for Conservation Authorities across the province . This work is undertaken on a cost recovery basis at a fraction of the cost of tendering to other commercial aviation services.

FINANCIAL DETAILS

Low level oblique photography of the following TRCA watersheds:

Humber River main branches and tributaries	\$9,700.00
Etobicoke Creek main branches and tributaries	\$2,100.00
Mimico Creek branches and tributaries	<u>\$1,100.00</u>
Total	\$12, 900.00

Funding for this project is available under Account No. 118-55 and 118-71.

Report prepared by: Gary Bowen, extension 5385
For Information contact: Gary Bowen extension 5385
Date: August 21, 2003

RES.#B130/03 -

DEVELOPMENT OF A WEB MAP BROWSER FOR DISPLAYING LOW LEVEL OBLIQUE PHOTOGRAPHY OF TRCA's WATERSHEDS AND WATERFRONT

Sole source to Gartner Lee Limited to develop map browser for viewing oblique photographs.

Moved by: Irene Jones
Seconded by: Jim McMaster

THAT the Toronto and Region Conservation Authority (TRCA) retain the services of Gartner Lee Limited to develop a map browser for viewing photographs of the Carruthers Creek, Duffins Creek, Petticoat Creek, Highland Creek and Don River watersheds at a cost not to exceed \$14,500.

CARRIED

BACKGROUND

In 2002 Mr. Lou Wise photographed the Duffins Creeks watershed through a project partially funded by the Toronto Dominion- Canada Trust Friends of the Environment. Over 1300 35 mm photographs were taken of the watershed. Recognizing the value of these images to the delivery of TRCA programs, a pilot project was setup with Gartner Lee Ltd. to develop software that will allow staff to readily access these photographs. The prototype software developed for the Duffins Creek watershed has been evaluated by TRCA staff. On this basis a decision was made to develop a cost estimate for the development of applications for all TRCA watersheds and the waterfront. Figures 1 to 3 illustrate the prototype mapping interface.

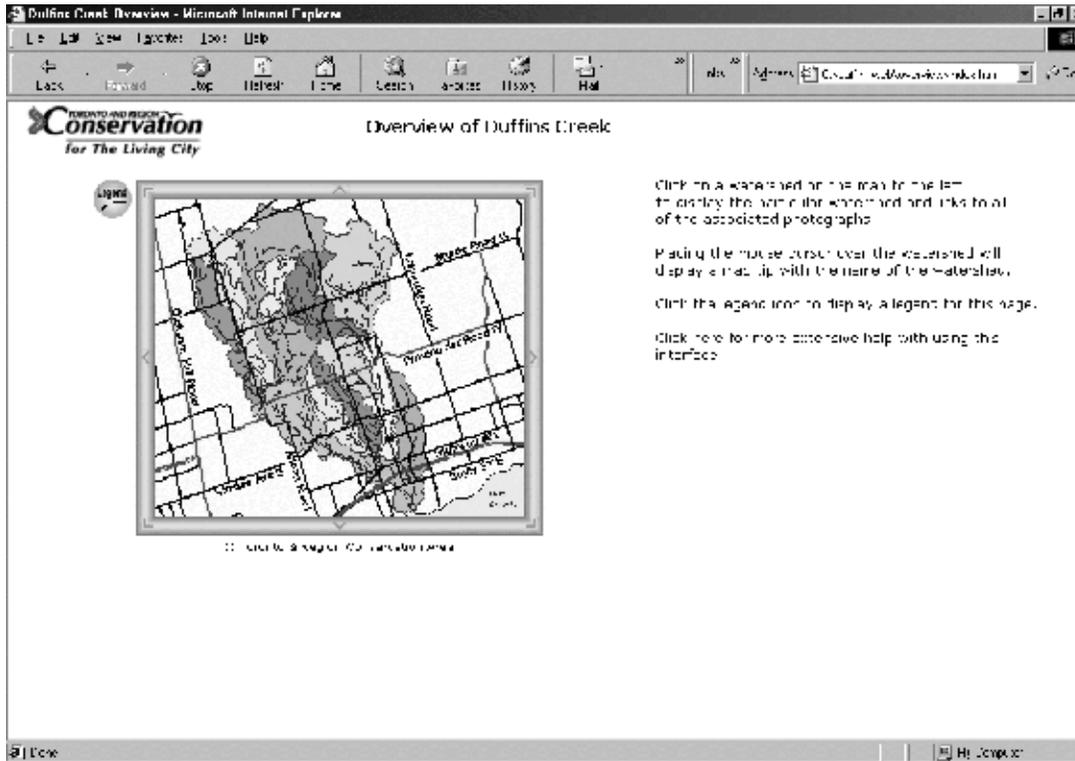


Figure 1. Entry map showing subwatershed. User clicks on a subwatershed to access photographs taken by Mr. Wise.

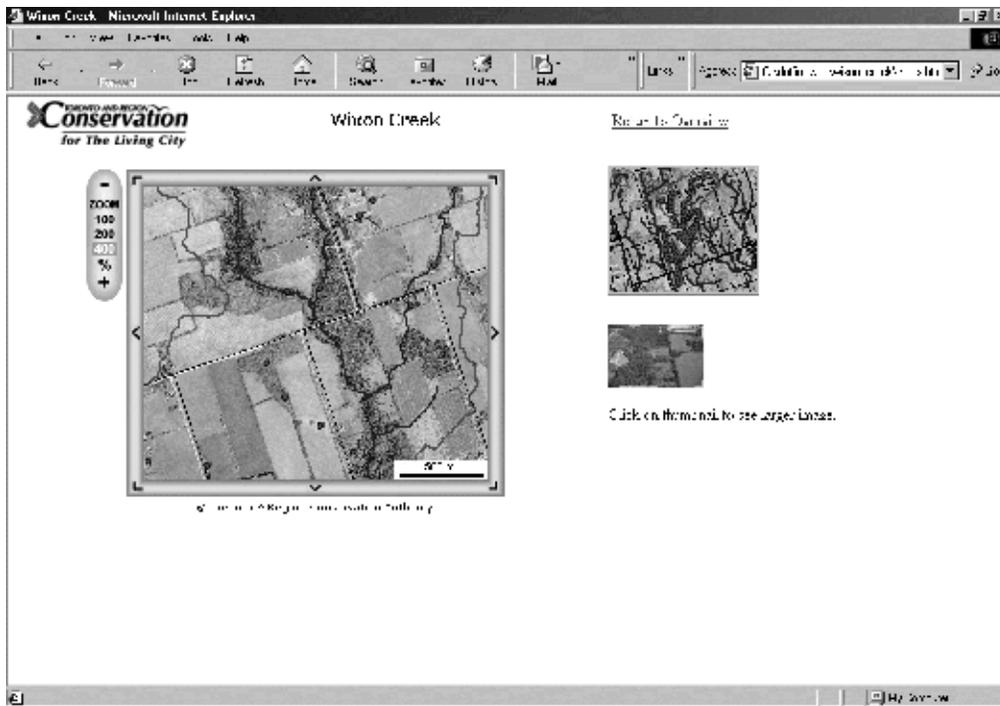


Figure 2. Shows the location oblique photographs were taken along Wixon Creek watershed.



Figure 3. Example Oblique photograph of Wixon Creek

COSTS

Gartner Lee's cost for this project total \$14,550. Plus GST of \$1,018.50. Table provides a cost breakdown by watershed as follows:

Table1. Cost Estimate By Watershed

Watershed	Photographs	Cost
Carruthers Creek	218	\$1,164.00
Rouge River	1289	\$6,548.00
Don River	1198	\$6,111.00
Duffins Creek	171	\$727.00
Total	2876	\$14,550.00

RATIONALE

Rather than request proposals from a number of consultants, it is proposed to source this work to Gartner Lee Ltd. Their experience in developing the Duffins Creek prototype will enable them to develop the map browser for TRCA watersheds and waterfront in a cost effective manner.

FINANCIAL DETAILS

TRCA staff have provided Gartner Lee with a set of photographs for each watershed to develop their cost estimates. Staff are of the opinion that this cost estimate represents a good value for the extent of work offered.

Report prepared by: Gary Bowen, extension 5385
For Information contact: Gary Bowen, extension 5385
Date: August 28, 2003

RES.#B131/03 - COLD CREEK CONSERVATION AREA - PHASE II ENVIRONMENTAL SITE ASSESSMENT

To complete a Phase II Environmental Site Assessment to identify and characterize potential impact to soil and ground water associated with a riffle range and two skeet clubs previously operated within Cold Creek Conservation Area.

Moved by: Irene Jones
 Seconded by: Jim McMaster

**THAT Trow Consulting Engineers Limited be awarded Contract No. ES03-14 to complete a Phase II Environmental Site Assessment with an upset limit of \$9,500 (excluding GST).
CARRIED**

BACKGROUND

Cold Creek Conservation Area, owned and managed by the Toronto and Region Conservation Authority (TRCA) is located off the 11th Concession Road, north of the King Side Road, in King Township. The 179 hectare conservation area is characterized by mixed conifer swamp forest and open space. Officially closed for the past 10 years, Cold Creek was originally developed to provide outdoor recreational and educational opportunities for the outdoor sports enthusiast. In order to preserve the integrity of this green space and to identify future uses which will not jeopardize the natural heritage of the property, TRCA, in partnership with the local community and others, has initiated the development of a management plan.

In developing the management plan, TRCA staff need to address potential adverse environmental impacts associated with the riffle range and two skeet clubs, which operated within the conservation area from the late 1960's until the site closed in 1993.

TRCA staff prepared and distributed a Request for Proposal (RFP) to Gartner Lee Limited, Shaheen & Peaker Consulting Engineers, Soil Eng Limited, Terraprobe Consulting Geotechnical & Environmental Engineering and Trow Consulting Engineers Limited, to conduct a limited Phase II Environmental Site Assessment (ESA). The objective of the ESA is to delineate and characterize three separate areas of concern, and to provide recommendations on remedial options and associated costs.

RATIONALE

TRCA received and reviewed proposals submitted as follows:

COMPANY	AMOUNT
Shaheen & Peaker Consulting Engineers	\$11,805
Terraprobe Consulting Geotechnical & Environmental Engineering	\$8,675
Trow Consulting Engineers Limited	\$9,500
Gartner Lee Limited	No Bid
Soil Eng Limited	No Bid

Based on overall proposal content, staff are recommending that Trow Consulting Engineers Limited be awarded the contract as their proposal included the installation of groundwater monitoring wells, which was deemed significant by TRCA's Geo-environmental Engineer. The installation of the wells accounts for the bulk of the cost differential. The low bid proposal submitted by Terraprobe Consulting Geotechnical & Environmental Engineering did not allow for groundwater monitoring well installation.

FINANCIAL DETAILS

Funds to implement Contract ES03-14 are available in account 005-10.

Report prepared by: David Hatton, 416 392-9725

For Information contact: Ron Dewell, ext. 5245

Date: August 22, 2003

RES.#B132/03 -

TENDER OPENING SUB-COMMITTEE, TENDER ES03-08

Tender for the supply and delivery of armourstone for the Fishleigh Drive Regeneration Project, City of Toronto.. Award of tender for the supply and delivery of armourstone.

Moved by: Irene Jones
Seconded by: Jim McMaster

THAT Tender ES03-08 for the supply and delivery of armourstone be awarded to J.C. Rock Ltd. at a total upset cost of \$77,240 (excluding G.S.T.).

CARRIED

BACKGROUND

Sealed tenders were requested from six pre-qualified quarry stone suppliers for the supply and delivery of approximately 2,000 tonnes of 4-6 tonne armourstone for the Fishleigh Drive Regeneration Project.

Sealed bids were received from 3 quarry stone suppliers, which were opened Friday June 6, 2003 at the Tender Opening Sub-Committee.

SUMMARY OF UNIT PRICES (EXCLUDING G.S.T.) FOR THE SUPPLY AND DELIVERY OF APPROXIMATELY 2,000 TONNES OF 4-6 tonne ARMOURSTONE

Suppliers	Total	Per
J.C. Rock Ltd.	\$ 38.62	Tonne
Dufferin Aggregates Co.	\$ 42.55	Tonne
Nelson Aggregate Co.	\$ 53.86	Tonne
James Dick Construction	No Bid	--
Vic Dom Sand & Gravel	No Bid	--
Lafarge Construction Materials	No Bid	--

RATIONALE

Staff have reviewed the tenders and recommended that the lowest quotation received from J.C. Rock Ltd. be accepted for the supply and delivery of armourstone at a unit cost of \$38.62 per tonne (excluding G.S.T.)

FINANCIAL DETAILS

Funds are allotted in the "Fishleigh Drive Regeneration Project, City of Toronto" account #138-03.

Report prepared by: Joe Delle Fave, 416-392-9724
For Information contact: Jim Berry, 416-392-9721
Date: August 22, 2003

RES.#B133/03 -

TENDER OPENING SUB-COMMITTEE, TENDER ES03-09

Tender for the supply and delivery of fieldstone for the Fishleigh Drive Regeneration Project, City of Toronto.. Award of tender for the supply and delivery of fieldstone.

Moved by: Irene Jones
Seconded by: Jim McMaster

THAT Tender ES03-09 for the supply and delivery of fieldstone be awarded to J.C. Rock Ltd. at a total upset cost of \$32,560 (excluding GST).

CARRIED

BACKGROUND

Sealed tenders were requested from six pre-qualified quarry suppliers for the supply and delivery of 1,000 tonnes of fieldstone for the Fishleigh Drive Regeneration Project.

Sealed bids were received from two stone suppliers, which were opened Friday June 6, 2003 at the Tender Opening Sub-Committee.

SUMMARY OF UNIT PRICES (EXCLUDING G.S.T.) FOR THE SUPPLY AND DELIVERY OF APPROXIMATELY 1,000 TONNES OF FIELDSTONE

Suppliers	Total	Per
J.C. Rock Ltd.	\$ 32.56	Tonne
Dufferin Aggregates Co.	No Bid	--
Nelson Aggregate Co.	\$ 47.55	Tonne
James Dick Construction	No Bid	--
Vic Dom Sand & Gravel	No Bid	--
Lafarge Construction Materials	No Bid	--

RATIONALE

Staff have reviewed the tenders and recommended that the lowest quote received from J.C. Rock Ltd. be accepted for the supply and delivery of fieldstone at a unit cost of \$32.56 per tonne (excluding G.S.T.).

FINANCIAL DETAILS

Funds are allotted in the "Fishleigh Drive Regeneration Project, City of Toronto" account #138-03.

Report prepared by: Joe Delle Fave, 416-392-9724

For Information contact: Jim Berry, 416-392-9721

Date: August 22, 2003

RES.#B134/03 - MAPLE SYRUP TENDERS CA 03-001, CA 03-002 AND CA 03-003
 Contract for the supply of pre-packaged maple syrup, bulk maple syrup, and maple syrup confectionery.

Moved by: Irene Jones
 Seconded by: Jim McMaster

THAT tender CA 03-001 the contract for the supply of pre-packaged maple syrup be awarded to Voison's Maple Products Limited at a cost not to exceed \$34,570.75;

THAT tender CA 03-002 the contract for the supply of bulk maple syrup be awarded to Smokey Kettle MapleCompany Limited at a cost not to exceed \$7,500.00;

AND FURTHER THAT tender CA 03-003 the contract for the supply of maple syrup confectionery be awarded to Smokey Kettle Maple Company Limited at a cost not to exceed \$12,153.35 plus GST.

CARRIED

BACKGROUND

Sealed tenders were sent to fourteen Maple Syrup Producers. A summary of the total costs for pre-packaged maple syrup, bulk maple syrup, and maple syrup confectionery are as follows:

COMPANY	PRE-PACKAGED	BULK	CONFECTIONERY
Voison's Maple Products Ltd.	\$34,570.75	No Bid	No Bid
Smokey Kettle Maple Company Ltd.	\$38,955.00	\$7,500.00	\$12,153.35 + \$682.41 G.S.T.
Robinson Maple Products	\$38,044.00	\$8,259.30	\$15,213.50 +\$860.44 G.S.T.

RATIONALE

Sealed bids were received on August 19, 2003 . We received three quotes for pre-packaged maple syrup, two quotes for bulk maple syrup, and two quotes for maple syrup confectionery. The tender packages were opened on August 21, 2003.

Staff reviewed bids and recommends that tender CA-03-001 be awarded to Voison's Maple Products at \$34,570.75 as they provided the lowest bid meeting our specifications.

Staff reviewed bids and recommends that tender CA-03-002 be awarded to Smokey Kettle Maple Company at \$7,500.00 as they provided the lowest bid meeting our specifications.

Staff reviewed bids and recommends that tender CA-03-003 be awarded to Smokey Kettle Maple Company at \$12,153.35 plus applicable G.S.T. \$860.44 as they provided the lowest bid meeting our specifications.

Report prepared by: Derek Edwards, extension 5672
For Information contact: Derek Edwards, extension 5672
Date: August 25, 2003

RES.#B135/03 -

CONTRACT FOR PURCHASE OF GREEN ELECTRICITY

Recommends award of contract for supply of "green electricity".

Moved by: Irene Jones
Seconded by: Jim McMaster

THAT a contract for supply of green electricity to the Toronto and Region Conservation Authority (TRCA) be awarded to Ontario Power Generation, subject to contract conditions satisfactory to staff and the TRCA solicitors, it being the quotation which best meets the specifications of the TRCA, for supply of approximately 10% of the electricity requirements of TRCA at an annual estimated cost of \$17,500 plus applicable taxes;

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

CARRIED

BACKGROUND

In 2002, the TRCA committed to purchase at least 10% of its electricity as "green power" and to implement this no later than December, 2003. At the time, the deregulation of the power generation market had resulted in a creation of market incentives to invest in the production of electricity from "green sources" including wind energy, low impact hydro, biomass and photovoltaic. Because these sources are initially limited they produce electricity at a higher cost. Over time, as more sources come on stream and as the deregulated market takes the cost of electricity from traditional sources to market levels, the cost of green power and traditional power should converge.

Staff began the initiative in the fall of 2002 with the expectation that the purchase would commence early in 2003. In November of 2002 the province froze domestic electricity rates at 4.3 cents/KWh. This had the effect of putting the cost of green power at too much of a premium and many potential suppliers left the market. Staff made the decision to delay the call for proposals until the market place stabilized.

Green Power is regulated by the Government of Canada through a certification process called "EcoLogo". There are stringent requirements for a power producer to be certified as an EcoLogo producer and staff required proponents to provide proof that their proposal met those requirements.

"Green Tags" are renewable energy certificates which are regulated under the EcoLogo system. Green tags are a surrogate for "green electrons" and enable small and remote producers to participate in the market. For example, the proponent located in Alberta can participate in the Ontario market.

TRCA has 88 electricity accounts for Authority facilities:

Brampton Hydro	10
Caledon Hydro	21
Markham Hydro	2
Mississauga Hydro	1

Hydro One	12
Richmond Hill Hydro	2
Toronto Hydro	9
Vaughan Hydro	24
Verdian Connections	7

Toronto Hydro is the supplier of about 40% of the total TRCA electricity.

Proportionate users of electricity (based on 2002 consumption):

Indian Line	14%
Field Centres	10%
Albion Hills	10%
BCPV	27%
HO	10%
KCC	10%
CA's Dams etc	19%

In 2002, TRCA purchased 5.07 million KWh. This is an average of 422,430 KWh/month. To achieve 10% green electricity, TRCA would have to purchase about 42,000 KWh/month.

RATIONALE

TRCA staff reviewed the market for green power, consulting with a number of energy conservation experts. It was decided to send proposals to four proponents: Toronto Hydro, Ontario Power Generation (OPG), Canadian Renewable Energy Corporation (CREC) and VisionQuest. Toronto Hydro advised that they were unable to participate at this time but hoped to be in the Green Power market later this year.

The RFP was evaluated on the basis of the following criteria:

1. The demonstrated experience of the Vendor as an electricity provider and feedback from references:

OPG has the most experience as an electricity provider. TRCA has worked with OPG successfully on a number of projects in recent years. CREC was formed in 2000 and its low impact hydro project came on line in the spring of 2003. VisionQuest is an Alberta based company with established wind energy production which hopes to build wind farms in Ontario next year.

2. The ability of the Vendor and its proposed solutions to meet the needs of the TRCA, as set out in the RFP:

VisionQuest and CREC offered green tags. Both products are 100% tier III EcoLogo certified which is the highest green rating. CREC generates its power from a low impact hydro facility in northern Ontario. VisionQuest would supply green tags based on its wind farm facilities in Southern Alberta. OPG offers its Evergreen Clean Green Power product which is blended 50% pre-1991 environmentally friendly power and 50% post-1991 green power. All facilities that generate this power are EcoLogo certified.

3. The cost of the product offering:

For purposes of evaluation, assume TRCA would purchase 5.0 million KWh or 5000 MWh of which 10% would be green power or 500 MWh annually

VisionQuest is the least expensive product. They offer a one year term on \$19.45/MWh and a 3 year term of \$17.02/MWh. This equals a first year cost of \$8,510. Their prices include a 2% escalator each year.

OPG offers 500 MWh at \$35/MWh for a total first year cost of \$17,500. They will guarantee the rate for 3 years.

CREC offers their green tag product at \$50/MWh for a total first year cost of \$25,000. They will guarantee their rate for 4 years.

4. Demonstrated financial stability of the Vendor:

OPG is the primary supplier of electricity in Ontario well known to TRCA.

CREC is a recently established company with two principal shareholders: ARC Canadian Energy Venture Fund 2 Ltd. and ARC Energy Venture Fund 3 Ltd. represented by ARC Financial Corp. of Calgary Alberta.

VisionQuest was established in 1996 and in 2002 was purchased by TransAlta, a major Alberta energy company.

5. Vendor's commitment to improving the environment:

All three companies have described a strong interest in and commitment to improving the environment.

6. Any "value-added" benefits to TRCA such as joint marketing/promotion opportunities:

VisionQuest is know for its successful "Ride the Wind" marketing effort for Calgary's light rapid transit rail system which is totally powered by wind energy.

CREC's Misema low impact hydro power project demonstrated commitment to improving the environment by protecting and improving the quality of the river and water systems. CREC suggests this is an example of how the marketing interests of CREC and TRCA can be combined in support of The Living City concept.

OPG offers a number of opportunities for TRCA and The Living City concept can be promoted as a "Green Power Supporter" with potential participation in OPG communications and green power promotions.

CONCLUSIONS

Based on evaluation of the proposals submitted, staff recommend that Ontario Power Generation be selected to supply the initial green power needs of the TRCA. This reflects the value added opportunities and the fact that TRCA should be purchasing green power produced in Ontario. If TRCA elects to increase its use of green power beyond the 10% being purchased, CREC should be asked to provide a proposal. If and when VisionQuest establishes green power production facilities in Ontario, they should be considered as a green power supplier to TRCA.

Staff will continue to monitor the green power market and consider future options as the market matures.

FINANCIAL DETAILS

The cost of green power is a premium over and above the regular cost of electricity. The TRCA accounts with its various suppliers do not change by purchasing green power. In addition to the 4.3 cents/KWh plus transmission and administration costs, the TRCA pays a premium for each kilowatt hour. For the OPG proposal, this premium is about 3.5 cents/KWh. The Provincial regulator ensures that green power sold equals green power produced. In accepting the OPG proposal, the annual cost will be about \$17,500 plus applicable taxes. The initial term will be one year although staff will seek to have OPG hold their pricing for 3 years.

Report prepared by: Jim Dillane, extension 6292
For Information contact: Jim Dillane, extension 6292
Date: August 28, 2003

TERMINATION

ON MOTION, the meeting terminated at 11:32 a.m., on Friday, September 5, 2003.

Dick O'Brien
Chair

Brian Denney
Secretary-Treasurer

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