



THE TORONTO AND REGION CONSERVATION AUTHORITY

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Friday, March 7, 2008

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THE TORONTO AND REGION CONSERVATION AUTHORITY

**MEETING OF THE EXECUTIVE COMMITTEE #1/08
March 7, 2008**

The Executive Committee Meeting #1/08, was held in the South Theatre, Black Creek Pioneer Village, on Friday, March 7, 2008. The Chair Gerri Lynn O'Connor, called the meeting to order at 10:38 a.m..

PRESENT

Maria Augimeri	Vice Chair
David Barrow	Member
Rob Ford	Member
Jack Heath	Member
Colleen Jordan	Member
Reenga Mathivanan	Member
Ron Moeser	Member
Gerri Lynn O'Connor	Chair
Richard Whitehead	Member

ABSENT

Suzan Hall	Member
Anthony Perruzza	Member
Maja Prentice	Member

RES.#B1/08 - MINUTES

Moved by:	Ron Moeser
Seconded by:	Maria Augimeri

THAT the Minutes of Meeting #12/07, held on February 1, 2007, be approved.

CARRIED

SECTION I - ITEMS FOR AUTHORITY ACTION

RES.#B2/08 -

GREENLANDS ACQUISITION PROJECT FOR 2006-2010

Flood Plain and Conservation Component, Duffins Creek Watershed
911 Investments Ltd., CFN 40485. Acquisition of a property located north of Bethesda Sideroad and west of Tenth Line, Town of Whitchurch-Stouffville, Regional Municipality of York, under the "Greenlands Acquisition Project for 2006-2010", Flood Plain and Conservation Component, Duffins Creek River watershed.

Moved by: Maria Augimeri
Seconded by: Colleen Jordan

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 2.6 hectares (6.4 acres), more or less, of vacant land being Part of Lot 8, Concession 9 and designated as Part 1 on Registered Plan 65R-29936, located north of Bethesda Sideroad and west of Tenth Line, Town of Whitchurch-Stouffville, Regional Municipality of York, be purchased from 911 Investment Ltd.;

THAT the purchase price be \$2.00;

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

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

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

CARRIED

BACKGROUND

Resolution #A60/05 at Authority Meeting #9/05, held on November 25, 2005, approved the Greenlands Acquisition Project for 2006-2010.

Negotiations have been conducted with Mr. Randy Lebow of Sherman Brown Dryer Karol Gold Lebow, Barristers & Solicitors.

As identified in the review of the zoning by-law amendment, 911 Investments Ltd. is to transfer the Open Space Environmental part to TRCA (ie. Part 1 on 65R-29936).

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

RATIONALE

The subject lands are identified as valleylands and fall within TRCA's approved master plan for acquisition for the Duffins Creek watershed as outlined in the approved Greenlands Acquisition Project for 2006-2010. The subject lands also fall within the Oak Ridges Moraine. The subject lands contain a woodlot, a stream corridor and a pond.

TAXES AND MAINTENANCE

Based on our preliminary review of the environmental criteria for lands that are eligible to receive a property tax exemption under the provincial Conservation Land Tax Incentive Program, it would appear that all of the subject property would be eligible for exemption for the 2009 taxation year. The addition of the subject parcel of land will not significantly impact TRCA's maintenance costs at this location. In addition, TRCA is currently working on a consolidated management plan with the Town of Whitchurch-Stouffville for the TRCA-owned lands within the Town.

FINANCIAL DETAILS

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

Report prepared by: Edlyn Wong, extension 5711

Email: ewong@trca.on.ca

For Information contact: Edlyn Wong, extension 5711, Ron Dewell, extension 5245

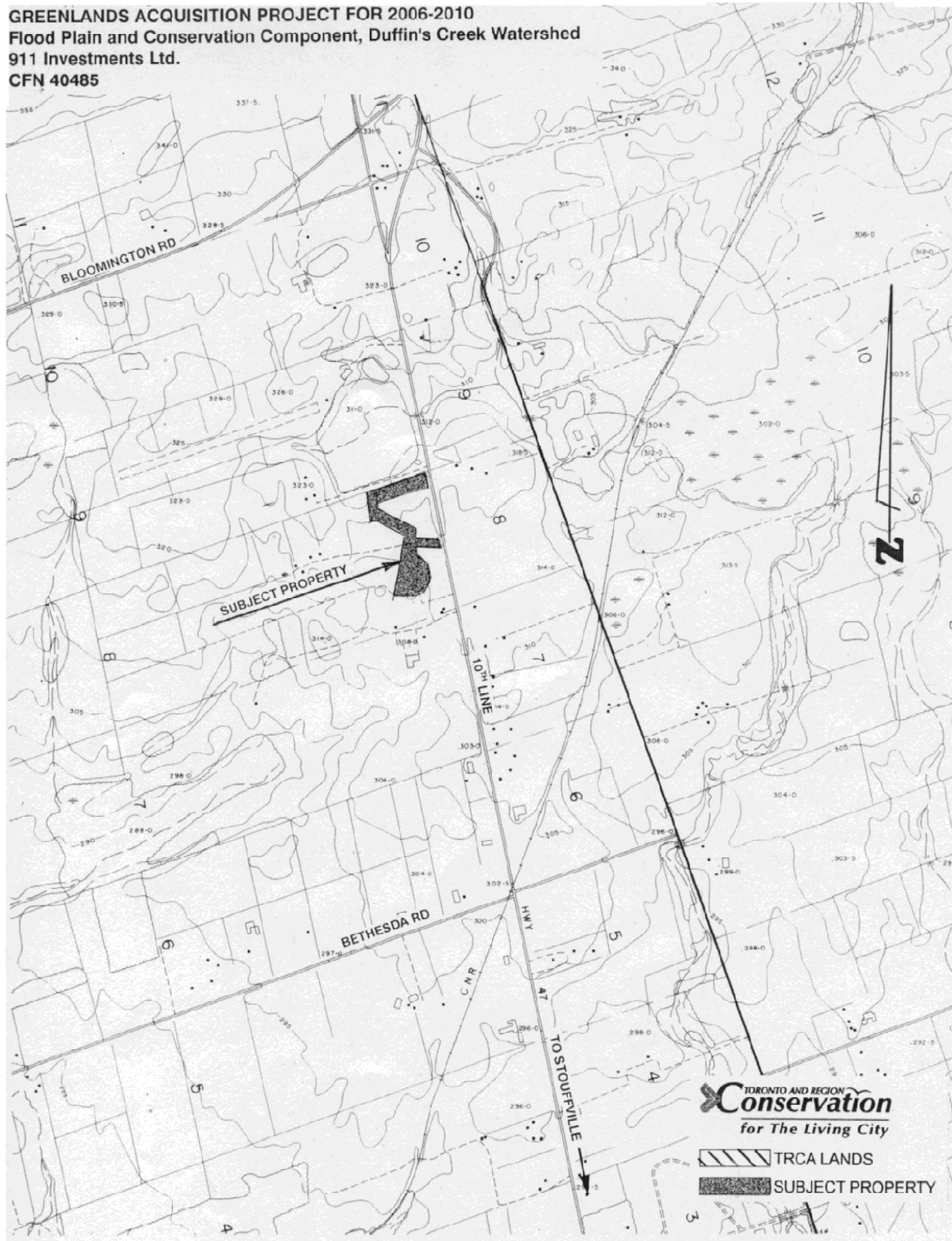
Emails: ewong@trca.on.ca, rdewell@trca.on.ca

Date: February 13, 2008

Attachments:1

Attachment 1

**GREENLANDS ACQUISITION PROJECT FOR 2006-2010
Flood Plain and Conservation Component, Duffin's Creek Watershed
911 Investments Ltd.
CFN 40485**



RES.#B3/08 -

GREENLANDS ACQUISITION PROJECT FOR 2006-2010

Flood Plain and Conservation Component, Don River Watershed
Alice Smith, CFN 40489. Purchase of property located south of Major Mackenzie Drive and east of Dufferin Street, City of Vaughan, Regional Municipality of York, under the "Greenlands Acquisition Project for 2006-2010", Flood Plain and Conservation Component, Don River watershed.

Moved by: Maria Augimeri
Seconded by: Colleen Jordan

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.62 hectares (1.53 acres), more or less, of vacant land being Part of Lot 20, Concession 2 and designated as Parts 9, 10 and 11 on Plan 65R-29603, City of Vaughan, Regional Municipality of York, located south of Major Mackenzie Drive and east of Dufferin Street, be purchased from Alice Smith;

THAT the purchase price be \$2.00;

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

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

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

CARRIED

BACKGROUND

Resolution #A260/05 at Authority Meeting #9/05, held on November 25, 2005, approved the Greenlands Acquisition Project for 2006-2010.

Negotiations have been conducted with the owner's solicitor, Mr. Cosimo A. Crupi, Barrister and Solicitor, Crupi Law.

Attached is a plan showing the location of the subject lands. Access to the subject lands will directly available from the internal road system of the proposed subdivision.

RATIONALE

The subject property falls within TRCA's approved master plan for acquisition for the Don River watershed as outlined in the approved Greenlands Acquisition Project for 2006-2010. Through the review of subdivision 19T-05V11 for proposed single lot residential development of this site, TRCA staff established the limits of the open space lands (i.e. Parts 9, 10 and 11 on Plan 65R-29603) which are comprised of the valley corridor and tableland buffers of the East Don River at this location.

TAXES AND MAINTENANCE

Based on our preliminary review of the environmental criteria for lands that are eligible to receive a property tax exemption under the provincial Conservation Land Tax Incentive Program, it would appear that all of the subject property would be eligible for exemption for the 2009 taxation year. The addition of the subject parcel of land will not significantly impact TRCA's maintenance costs at this location.

FINANCIAL DETAILS

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

Report prepared by: George Leja, extension 5342

Email: gleja@trca.on.ca

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

Emails: gleja@trca.on.ca or rdewell@trca.on.ca

Date: February 15, 2008

Attachments: 1

Attachment 1



RES.#B4/08 -

OAK RIDGES CORRIDOR PARK

Implementation of the first phase of the Oak Ridges Corridor Park Management Plan, through the receipt of grant funding from the Oak Ridges Moraine Foundation as well as in-kind contributions from Oak Ridges Trail Association, Richmond Hill Naturalists and Oak Ridges Friends of the Environment.

Moved by: Maria Augimeri
Seconded by: Colleen Jordan

THE EXECUTIVE COMMITTEE RECOMMENDS THAT Toronto and Region Conservation Authority (TRCA) enter into an agreement with the Oak Ridges Moraine Foundation to receive \$125,010 in 2008 and \$121,630 (in principle) in 2009 to implement Phase One of the Oak Ridges Corridor Park Management Plan;

AND FURTHER THAT authorized TRCA officials be directed to take such action as is necessary to finalize the agreement with the Oak Ridges Moraine Foundation, including the signing and execution of documents.

CARRIED

BACKGROUND

The Oak Ridges Corridor (ORC) Park, totalling 1,057 acres in size, is a provincially-owned parcel of land, acquired as a result of a land exchange (which took place on September 23, 2004) with private landowners in the Town of Richmond Hill. The purpose of the land exchange was to protect the last remaining natural corridor link between the eastern and western parts of the Oak Ridges Moraine (ORM) in Richmond Hill. Maintaining these lands as open space ensures continuity across the ORM in Richmond Hill, which is experiencing significant growth and development.

ORC Park is generally located between Bathurst Street to the west and Bayview Avenue to the east, Jefferson Sideroad and Stouffville Road to the south, and is situated immediately south of the community of Oak Ridges. Approximately 100 acres of the land make up the Bathurst Glen Golf Course (managed by TRCA), abutting the westernmost boundary of the property. Aside from Bathurst Glen Golf Course, the land is generally forest cover (180 acres of forest), grassland (430 acres of grasslands), or in agricultural use (160 acres of agriculture). The lands contain the headwaters of two watersheds (Humber and Rouge) and play an integral role in the recharge of the headwater streams. The lands support a collection of natural heritage features such as two kettle lakes (64 acres of kettle lakes) and wetlands (81 acres of wetland). Additionally, this part of the ORM contains a high number of wildlife and plant species and may represent one of the most diverse habitats found on the ORM.

At the request of the Province of Ontario, through the Ministry of Municipal Affairs and Housing, TRCA was asked to develop a management plan for the property with the objective that the lands be managed to protect and restore natural ecosystems, and that a five kilometre pedestrian trail be designed and built across the lands (the Spine Trail). An advisory committee, consisting of stakeholders, was formed in June 2005 and the Oak Ridges Corridor Park Management Plan was finalized in early 2006. Additionally, the construction of the east-west primary spine trail was completed in 2007, prior to the formal land transfer to the Province. The land transfer is now complete. Currently, discussions are ongoing between the Province and TRCA to have TRCA manage the land.

In order to further the objectives set out in the management plan, TRCA staff submitted a grant funding application to the Oak Ridges Moraine Foundation in January 2008. In this application, the Oak Ridges Trail Association, Richmond Hill Naturalists and Oak Ridges Friends of the Environment also committed to support the project by assisting with hiking events, planting and stewardship activities, such as monitoring, clean-up, media releases and participant/volunteer recruitment.

DETAILS OF WORK TO BE DONE

The funding application requested assistance for three components: restoration, stewardship and monitoring activities. Firstly, this initiative will result in significant natural heritage gain (buffers, grasslands and forest) over a 2 year period:

COMPONENT	TARGET	PROPOSED
Buffer Planting	29.6 acres	8.51 acres 28 percent of target
Reforestation	328 acres	185 acres 56 percent of target
Grasslands Planting	92.5 acres	3.4 acres and 80 acres of grasslands preparation and maintenance 4 percent of target

Upon completion of these restoration objectives, ORC Park will be significantly closer to achieving its targeted natural areas, as stipulated in the management plan, which projects for the above: 48 percent forest, 17 percent grasslands and 2 percent buffer.

Secondly, public awareness of the ORM will be increased as a result of this project through community engagement initiatives: restoration projects; youth activities; education programs; and events and workshops. Education programs, events and workshops will have a strong environmental stewardship theme and focus on the ORM and the unique natural heritage features of the park, including the 2 kettle lakes. Education initiatives will include: family-focused nature events that highlight the unique species on the site and efforts to restore and enhance them; Healthy Yards workshops that will highlight techniques for using native and water efficient plants in landscaping; and a Healthy Yards Green Garden (HYGG) Makeover contest that will promote front yard naturalization in new subdivisions. To ensure the community is informed of activities in the park, semi-annual newsletters, email updates, media releases, presentations to local community groups and a presence on the TRCA website will be provided.

Lastly, to assist in restoration initiatives and to measure long-term changes in the ecosystems, a minor component of this initiative will be devoted to conducting monitoring surveys for Phillips Lake, Bond Lake, terrestrial (trees and ground cover) heritage, amphibian and breeding birds. These surveys will help determine if prescriptions set forth in the management plan are working or if they require adjustment to achieve desired outcomes. Additionally, assessing the state of terrestrial and aquatic heritage features of the park through monitoring activities ensures that the park is managed in a manner that protects and enhances the unique features and functions it provides on the ORM.

TRCA has contributed to the advancement of this project through the completion of the following activities:

- construction of the Spine Trail (primary trail alignment across ORC Park);
- fencing/securement of all primary entrance/access points;
- fencing/securement of the perimeter of Phillips Lake;
- secondary entrance/access points around perimeter of the park have been identified and associated fencing/securement requirements for the entire property are pending;
- rear yard chain link sections have also been constructed for residences backing onto ORC Park;
- terrestrial monitoring surveys for all vegetation communities, mapped all flora and fauna Species of Concern (breeding bird and amphibian surveys) as well as road kill surveys.

TRCA staff will work closely with the Town of Richmond Hill and the Region of York to ensure that their objectives will be met through the implementation of the ORC management plan.

FINANCIAL DETAILS

The remaining funds will be received from the former landowner/developer, as stipulated in the land exchange agreement, by TRCA as building permits for development are issued. The remaining balance is expected within the next 5 years. The balance currently remaining in our account at TRCA is approximately \$268,000. The financial contributions for 2008-2009 are provided in the chart below.

2008 Financial Contributions

Partner	Partner In-Kind	Partner Cash Contribution	ORMF Request Approved
TRCA	\$66,700	\$232,622	\$125,010
Town of Richmond Hill**	\$15,000		
Region of York*	TBD		
Remedial Action Plan	\$20,000	\$20,000*	
Oak Ridges Trail Association	\$5,000		
Oak Ridges Friends of the Environment	\$5,000		
Richmond Hill Naturalists	TBD		
TD Friends of the Environment Fund		\$2,550*	
TOTAL BUDGET	\$111,700	\$255,172	\$125,010

2009 Financial Contributions

Partner	ORMF Request	Partner Cash Contribution	Partner In-Kind
TRCA	\$121,630*	\$353,219	\$77,000
Town of Richmond Hill**			\$15,000
Region of York*			TBD
TD Friends of the Environment Fund		\$3,300*	
Oak Ridges Friends of the Environment			\$5,000
Oak Ridges Trail Association			\$5,000
Richmond Hill Naturalists			TBD
TOTAL BUDGET	\$121,630*	\$356,519	\$102,000

**Funding received in principle - to be confirmed through resubmission of grant application in 2009.*

***Further contributions pending council approval in spring 2008.*

Report prepared by: Susan Robertson, extension 5325
Email: srobertson@trca.on.ca
For Information contact: Gary Wilkins, extension 5211
Email: gwilkins@trca.on.ca
Date: February 27, 2008

SECTION II - ITEMS FOR EXECUTIVE ACTION

RES.#B5/08 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 166/06

Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. Pursuant to Ontario Regulation 166/06, written permission from the Authority is required for:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b) development, if in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

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

Moved by: Richard Whitehead
 Seconded by: David Barrow

THAT permits be granted in accordance with Ontario Regulation 166/06 for the applications (8.1.1 - 8.1.36, inclusive and 8.1.68 - 8.1.71, inclusive), which are listed below.

CARRIED

CITY OF PICKERING

8.1.1 HIGHGLEN HOMES LIMITED

To construct, reconstruct, erect or place a building or structure and site grade on Part Lot 8, Plan 40R 24517, (1983 Woodview Avenue), in the City of Pickering, Petticoat Creek Watershed as located on the property owned by Highglen Homes Limited. The purpose is to construct a new home in a Regulated Area of the Petticoat Creek Watershed.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 107218-SP-5, dated July 6, 2007, revised January 16, 2008, prepared by D.G Biddle & Associates Limited, received January 22, 2008;**
- **Drawing No. ES-1, Sediment and Erosion Control Plan, dated October 2006, prepared by D.G Biddle & Associates Limited, received January 22, 2008.**

RATIONALE

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

Proposal:

This proposal consists of constructing a new home on a vacant lot on Woodview Avenue in Pickering. The property is located in the Area of Interference of the Townline Swamp Wetland Complex. However, all works are at least 35 metres from the wetland.

During the review of a Land Division in 2004 that created these lots, an Environmental Impact Statement (EIS) was completed and approved by TRCA. The recommendations of this EIS, such as sediment fencing, preservation of trees and infiltration of stormwater were suggested as mitigation measures. All of these proposed mitigation measures have been incorporated into the current proposal.

Control of Flooding:

The proposed works are not located within the Regional Storm Floodplain.

Pollution:

Sediment fencing will be in place throughout the duration of construction to ensure that no sediment will enter the wetland.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

Some vegetation will be removed as part of this application. The applicant has agreed to maintain a 10 metre vegetated buffer on the easterly portion of the lot.

Plantings

All plantings will be consistent with TRCA's Seed Mix Guidelines.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 G, Infilling, of TRCA's Valley and Stream Corridor Management Program.

CFN: 39732 - Application #: 647/07/PICK

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Steve Heuchert, extension 5311

Date: February 21, 2008

8.1.2 HIGHGLEN HOMES LIMITED

To construct, reconstruct, erect or place a building or structure and site grade on Part Lot 7, Plan 40R 24517, (1987 Woodview Avenue), in the City of Pickering, Petticoat Creek Watershed as located on the property owned by Highglen Homes Limited. The purpose is to construct a new home in a Regulated Area of the Petticoat Creek Watershed.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 107218-SP-5, dated July 6, 2007, revised January 16, 2008, prepared by D.G Biddle & Associates Limited, received January 22, 2008;**
- **Drawing No. ES-1, Sediment and Erosion Control Plan, dated October 2006, prepared by D.G Biddle & Associates Limited, received January 22, 2008.**

RATIONALE

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

Proposal:

This proposal consists of constructing a new home on a vacant lot on Woodview Avenue in Pickering. The property is located in the Area of Interference of the Townline Swamp Wetland Complex. However, all works are at least 35 metres from the wetland.

During the review of a Land Division in 2004 that created these lots, an Environmental Impact Statement (EIS) was completed and approved by TRCA. The recommendations of this EIS, such as sediment fencing, preservation of trees and infiltration of stormwater were suggested as mitigation measures. All of these proposed mitigation measures have been incorporated into the current proposal.

Control of Flooding:

The proposed works are not located within the Regional Storm Floodplain.

Pollution:

Sediment fencing will be in place throughout the duration of construction to ensure that no sediment will enter the wetland.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

Some vegetation will be removed as part of this application. The applicant has agreed to maintain a 10 metre vegetated buffer on the easterly portion of the lot.

Plantings

All plantings will be consistent with TRCA's Seed Mix Guidelines.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 G, Infilling, of TRCA's Valley and Stream Corridor Management Program.

CFN: 39733 - Application #: 648/07/PICK

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Steve Heuchert, extension 5311

Date: February 21, 2008

8.1.3 5400 SIDELINE 32

To construct, reconstruct, erect or place a building or structure on Lot 33, Concession 9, PARCEL 5, (5400 Sideline 32), in the City of Pickering, Duffins Creek Watershed. The purpose is to construct a culvert in a Regulated Area of the Duffins Creek Watershed.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-1, Site Plan, dated October 2007, prepared by Robert Segarra Architect Inc., received December 19, 2007;**
Culvert Details, no date, prepared by the applicant, received February 26, 2008.

RATIONALE

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

Proposal:

The proposal consists of constructing a culvert to facilitate the construction of a driveway for a residential property. The culvert will maintain the flow of an intermittent stream located on the property.

Control of Flooding:

TRCA technical staff have determined that the proposed works will not affect the storage or conveyance of flood water.

Pollution:

Sediment fencing will be in place throughout the duration of construction.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

Existing grades will be maintained. Any disturbed area will be restored upon completion of the works.

Plantings

There are no plantings required.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 E, Property improvements and Ancillary Structures, of TRCA's Valley and Stream Corridor Management Program.

CFN: 40352 - Application #: 027/08/PICK

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Steve Heuchert, extension 5311

Date: February 26, 2008

8.1.4 121 FINCH AVENUE

To construct, reconstruct, erect or place a building or structure on Lot 13, Plan 329, (121 Finch Avenue), in the City of Pickering, Petticoat Creek Watershed. The purpose is to construct a second storey addition and garage in a Regulated Area of the Petticoat Creek Watershed.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 08-01-10, Plot Plan, dated January 30, 2008, prepared by New Castle Drafting & Design, received February 12, 2008.**

RATIONALE

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

Proposal:

The proposal consists of constructing a garage and a second storey addition to an existing house. The property is located within the area of interference of the Townline Swamp Wetland Complex. The rear portion of this property is designed as a Provincially Significant Wetland. The proposed addition is setback 50 metres from the wetland.

Control of Flooding:

The proposed works are not located within the Regional Storm Floodplain.

Pollution:

Sediment fencing will be in place throughout the duration of construction to ensure that no sediment will enter the wetland.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

There will be no significant vegetation removed as part of this application.

Plantings

No plantings are required.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 C, Minor Additions, of TRCA's Valley and Stream Corridor Management Program.

CFN: 40478 - Application #: 095/08/PICK

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Steve Heuchert, extension 5311

Date: February 21, 2008

8.1.5 THE CORPORATION OF THE CITY OF PICKERING

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part Lot 23, Plan M-16, (910 Liverpool Road), in the City of Pickering, Frenchman's Bay Watershed. The purpose is to undertake site grading and permanently place fill material within a Regulated Area.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. EX1, Existing Conditions/Removals, prepared by Cosburn Giberson Landscape Architects, dated November 21, 2007, Revision No. A, Revised on February 13, 2008, received by TRCA on February 19, 2008;**

- **Drawing No. L1, Layout and Grading Plan, prepared by Cosburn Giberson Landscape Architects, dated November 21, 2007, received by TRCA on February 12, 2008;**
- **Drawing No. L2, Planting Plan and Irrigation Layout, prepared by Cosburn Giberson Landscape Architects, dated November 21, 2007, Revision No. A, Revised on February 12, 2008, received by TRCA on February 19, 2008;**
- **Drawing No. D1, Details, prepared by Cosburn Giberson Landscape Architects, dated November 21, 2007, received by TRCA on February 12, 2008;**
- **Drawing No. 2/D6, Sediment Control Fencing Detail, prepared by City of Pickering, dated March 21, 1996, received by TRCA on February 19, 2008.**

RATIONALE

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

Proposal:

The applicant seeks permission to undertake site grading and permanently place fill materials within a Regulated Area associated with the Pine Creek, a tributary to Frenchman's Bay. The works are required in order to construct a second lawn bowling green for the Pickering Lawn Bowling Club. A permit was issued by TRCA in the mid-1990's for the first bowling green. Fill will be placed adjacent to the valleylands in order to achieve adequate grades for the additional green. An existing limestone retaining wall will be repaired and added to. TRCA staff have attended on site and are satisfied that an appropriate setback has been achieved from the Pine Creek valleylands.

Control of Flooding:

The works are not located within the Regional Storm Flood Plain. The control of flooding is not affected by this proposal.

Pollution:

Sediment and Erosion controls are to be in place in advance of any site alteration to ensure that no siltation to the adjacent valleylands takes place.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical or slope stability concerns with this proposal.

Conservation of Land:

A restoration planting plan has been prepared to accompany the proposed works. This plan provides for the planting of over 190 native trees and shrubs to buffer the proposed bowling green from the adjacent valley lands. These plantings will provide enhancements to the Pine Creek valley corridor and are to remain in an unmanicured self-sustaining natural state.

Plantings

Plantings will be provided as noted above.

Policy Guidelines:

This proposal is consistent with Section 4.1.1, New Urban Development, of TRCA's Valley and Stream Corridor Management Program.

CFN: 40477 - Application #: 096/08/PICK

Report Prepared by: Chris Jones, extension 5718

For information contact: Chris Jones, extension 5718

Date: February 26, 2008

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.6 88 SPEARS STREET

To construct, reconstruct, erect or place a building or structure and change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units on Lot 12, Plan 1427, (88 Spears Street), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed. The purpose is to develop within a Regulated Area of the Humber River Watershed in order to facilitate the construction of a two-storey rear addition, a rear deck and a detached garage in the rear yard of the existing two-storey dwelling.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-1, Site Plan, prepared by Eddie Peres, dated September 2007, received on January 29, 2008.**

RATIONALE

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

Proposal:

The purpose is to construct a two-storey rear addition, a rear deck and a detached garage in the rear yard of the existing two-storey dwelling at 88 Spears Avenue in the City of Toronto. The subject site is located north of St. Clair Avenue West and west of Weston Road within a Regulated Area of the Humber River Watershed.

Control of Flooding:

This site is not located within a regional storm flood plain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

Pollution:

A temporary sediment control fence will be installed to prevent construction debris from entering the valley.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

The appropriate tree protection fencing will be installed.

Plantings

Native tree shrubs and seed mix will be planted and recommendations pertaining to tree protection and maintenance during construction will be implemented.

Policy Guidelines:

The proposal is consistent with Section 4.2.2.(B) - Development Guidelines for Minor Additions within Non-Established/Highly Urbanized Areas of the Authority's Valley and Stream Corridor Management Program.

CFN: 39959 - Application #: 820/07/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: February 25, 2008

8.1.7 CITY OF TORONTO

To construct, reconstruct, erect or place a building or structure on Finch Avenue from Milvan Drive to Weston Road and Weston Road from Finch Avenue to Lanyard Road, in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by the City of Toronto. The purpose is to replace an existing watermain along Finch Avenue from Milvan Drive to Weston Road and Weston Road from Finch Avenue to Lanyard Road.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawings U-1610-002 and 003 - Finch Avenue West Watermain Replacement from Weston Road to Milvan Drive; dated January 29, 2008; revised February 14, 2008; received February 19, 2008;**
- **Drawing U-952-006 - Weston Road Watermain Replacement from Lanyard Road to Finch Avenue W.; dated February 12, 2008; revised February 14, 2008; received February 19, 2008.**

RATIONALE

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

Proposal:

The proposal consists of the replacement of an existing 300 millimetre diameter watermain along Finch Avenue from Milvan Drive to Weston Road and an existing 400 millimetre diameter watermain along Weston Road from Finch Avenue to Lanyard Road. A portion of Finch Avenue north of Linylou Park and a portion of Weston Road at Lanyard Road are located within the Regulation Limit.

Control of Flooding:

No adverse impacts to the storage or conveyance of flood waters are anticipated as a result of this project.

Pollution:

Appropriate controls will be implemented and maintained throughout construction to prevent sediment and other deleterious substances from impacting the surrounding features.

Dynamic Beaches:

Not applicable.

Erosion:

There are no significant slope stability or geotechnical concerns with the proposed works.

Conservation of Land:

There will be no impacts to significant aquatic or terrestrial features from the proposed works. One tree will require relocation for the installation of the new watermain adjacent to Finch Avenue at Lindylou Park, where the watermain will be aligned south of the road within the boulevard area for a portion of the route.

Plantings

All disturbed areas will be stabilized and restored with sod upon completion of the works.

Policy Guidelines:

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

CFN: 39779 - Application #: 698/07/TOR

Report Prepared by: Alex Blasko, extension 5714

For information contact: Alex Blasko, extension 5714

Date: February 22, 2008

8.1.8

250 ELLIS AVENUE

To construct, reconstruct, erect or place a building or structure on Part Block A, Plan M-233, (250 Ellis Avenue), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed. The purpose is to develop within the TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of new 2-storey single family detached dwelling. The existing 1.5-storey dwelling is to be demolished.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1.0, Site Plan, prepared by Superkul Inc Architect, dated August 2007, Revision No. 5, revised on January 2, 2008, received on January 17, 2008;**
- **Drawing No. A3.0, South Elevation, prepared by Superkul Inc Architect, dated August 2007, Revision No. 3, revised on December 21, 2008, received on February 26, 2008;**
- **Drawing No. A3.1, East Elevation, prepared by Superkul Inc Architect, dated August 2007, Revision No. 3, revised on December 21, 2008, received on February 26, 2008;**
- **Drawing No. A3.2, North Elevation, prepared by Superkul Inc Architect, dated August 2007, Revision No. 3, revised on December 21, 2008, received on February 26, 2008;**
- **Drawing No. A3.3, West Elevation, prepared by Superkul Inc Architect, dated August 2007, Revision No. 3, revised on December 21, 2008, received on February 26, 2008;**
- **Drawing No. L1, Landscape Plan, prepared by NAK Design Group, dated December 5, 2007, Revision No. 1, revised on December 21, 2007, received on January 17, 2008.**

RATIONALE

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

Proposal:

The purpose of this application is to develop within the TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of new 2-storey single family detached dwelling. The existing 1.5-storey dwelling is to be demolished. The subject site is located south of Bloor Street W, east of South Kingsway, west of High Park and backs on to Rennie Park in the City of Toronto.

Control of Flooding:

This site is not located within a regional storm flood plain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

Pollution:

A temporary sediment control fence will be installed to prevent construction debris from entering the valley.

Dynamic Beaches:

Not applicable.

Erosion:

A slope stability report has been reviewed and approved by TRCA geotechnical engineering staff and the proposal will be constructed in accordance to the recommendations of this report.

Conservation of Land:

The appropriate tree protection fencing will be installed.

Plantings

Native plantings will be provided as per City of Toronto Urban Forestry Ravine Protection Services Guidelines and recommendations pertaining to tree protection and maintenance during construction will be implemented.

Policy Guidelines:

The proposal is consistent with Section 4.2.2.(D) - Development Guidelines for Replacement Structures within Non-Established/Highly Urbanized Areas of the Authority's Valley and Stream Corridor Management Program.

CFN: 40383 - Application #: 043/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: February 26, 2008

8.1.9 ISLINGTON GOLF CLUB LIMITED

To site grade on Lot 8, 9, 10, 11, 12, Concession A. CLERGY BLOCK Lot 8, 9, 10, 11, 12, Plan 3390/2451, (45 Riverbank Drive), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed as located on the property owned by Islington Golf Club Limited. The purpose is to conduct site grading in a Regulated Area of the Mimico Creek Watershed.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. G-1, Proposed 15th Forward Tee Box Renovation, Cut/Fill Plan, dated November 5, 2007, prepared by Schollen & Company Inc., received February 13, 2008;**
- **Location of Excess Fill, no date, prepared by Schollen & Company Inc., received January 29, 2008**

RATIONALE

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

Proposal:

The proposal consists of renovating an existing tee located on Islington Golf Course in the Mimico Creek Watershed. A portion of the Mimico Creek runs within this property. The proposal is to cut a net volume of 194.02 square metres from an area outside of the floodplain. The excess fill material that will be produced as part of this application will be placed outside of the Regional Storm Floodplain. TRCA technical staff have determined that this proposal will not affect any of TRCA's programs or policies.

Control of Flooding:

The proposed works are not located within the Regional Storm Floodplain.

Pollution:

Sediment fencing will be in place throughout the duration of construction to ensure that no sediment will enter the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

There will be no significant vegetation removed as part of this application.

Plantings

No plantings are required.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 H, Existing Resource Based Uses, of TRCA's Valley and Stream Corridor Management Program.

CFN: 40182 - Application #: 922/07/TOR

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Steve Heuchert, extension 5311

Date: February 21, 2008

8.1.10 19 AMARON AVENUE

To construct, reconstruct, erect or place a building or structure on Lot 159, Plan 5475, (19 Amaron Avenue), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed. The purpose is to develop within the TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of new two-storey single family detached dwelling. The existing single-storey dwelling is to be demolished.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 4, Front and Rear Elevations, prepared by V. Samuel, dated January 14, 2008, received on January 31, 2008;**
- **Drawing No. 5, Left-Side Elevation, prepared by V. Samuel, dated January 14, 2008, received on January 31, 2008;**
- **Drawing No. 6, Right-Side Elevation, prepared by V. Samuel, dated January 14, 2008, received on January 31, 2008;**
- **Drawing No. 7, Left-Side Elevation, prepared by V. Samuel, dated January 14, 2008, received on January 31, 2008;**
- **Drawing No. 8, Lot Plan - Section and Details, prepared by V. Samuel, dated January 11, 2008, received on January 31, 2008.**

RATIONALE

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

Proposal:

The purpose of this application is to develop within the TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of new two-storey single family detached dwelling on the existing foundation. The existing single-storey dwelling is to be demolished. The subject site is located east of Kipling Avenue and south of Finch Avenue W in the City of Toronto.

Control of Flooding:

TRCA staff have confirmed that this site is not located within a regional storm flood plain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

Pollution:

Sediment control fencing is not required as the proposed works are adequately setback from the ravine lands.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

No significant vegetation will be removed as a result of construction.

Plantings

No plantings are required as part of this application.

Policy Guidelines:

The proposal is consistent with Section 4.2.2.(D) - Development Guidelines for Replacement Structures within Non-Established/Highly Urbanized Areas of the Authority's Valley and Stream Corridor Management Program.

CFN: 40415 - Application #: 057/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: February 25, 2008

8.1.11 29 DACRE CRESCENT

To change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units on Lot 8, Plan M-611, (29 Dacre Crescent), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed. The purpose is to develop within the Regulated Area of the Humber River Watershed in order to facilitate the construction of a second-storey and front yard addition to the existing single-storey single family detached dwelling.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. SP, Site Plan, prepared by, Paul James, dated April 2007, Revision No. 4, revised on November 15, 2007, received on December 12, 2007;**
- **Drawing No. A6, Front Elevation, prepared by, Paul James, dated October 2007, Revision No. 2, revised on November 15, 2007, received on December 12, 2007;**
- **Drawing No. A7, Rear Elevation, prepared by, Paul James, dated October 2007, Revision No. 1, revised on October 10, 2007, received on December 12, 2007;**
- **Drawing No. A8, Right-Side Elevation, prepared by, Paul James, dated October 2007, Revision No. 2, revised on November 15, 2007, received on December 12, 2007;**
- **Drawing No. A9, Left-Side Elevation, prepared by, Paul James, dated October 2007, Revision No. 2, revised on November 15, 2007, received on December 12, 2007.**

RATIONALE

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

Proposal:

The purpose of this application is to develop within the Regulated Area of the Humber River Watershed in order to facilitate the construction of a second-storey and front yard addition to the existing single-storey single family detached dwelling. The subject site is located at the bottom of an existing slope, south of Bloor Street W and east of Runnymede Road in the City of Toronto.

Control of Flooding:

This site is not located within a regional storm flood plain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

Pollution:

Sediment fencing is not required at the proposed works are located at the bottom of the slope.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

The proposal is consistent with Section 4.2.2.(B) - Development Guidelines for Minor Additions within Non-Established/Highly Urbanized Areas of the Authority's Valley and Stream Corridor Management Program.

Plantings

Native plantings will be provided as per City of Toronto Urban Forestry Ravine Protection Services Guidelines and recommendations pertaining to tree protection and maintenance during construction will be implemented.

Policy Guidelines:

The proposal is consistent with Section 4.2.2., Development and Redevelopment/Intensification within Non-Established Communities/Highly Urbanized Areas, of the TRCA's Valley and Stream Corridor Management Program.

CFN: 40253 - Application #: 948/07/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: February 25, 2008

8.1.12 20 TODD BROOK AVENUE

To construct, reconstruct, erect or place a building or structure on Lot 3, Plan 4022, (20 Todd Brook Avenue), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed. The purpose is to develop within a Regulated Area of the Humber River Watershed in order to facilitate the construction of a new 2-storey single family detached dwelling. The existing dwelling is to be demolished.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 0, Site Plan, prepared by EZDimensions, dated January 22, 2008, received on January 22, 2008;**
- **Drawing No. 4, Front/Back Elevations, prepared by EZDimensions, dated January 22, 2008, received on January 22, 2008;**
- **Drawing No. 5, elevations, prepared by EZDimensions, dated January 22, 2008, received on January 22, 2008.**

RATIONALE

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

Proposal:

The purpose is to construct a new two-storey single family detached dwelling at 20 Todd Brook Avenue in the City of Toronto. The existing dwelling is to be demolished. The subject site is located north of Albion Road, west of Islington Avenue within a Regulated Area of the Humber River Watershed.

Control of Flooding:

The subject site is not located within the regional storm flood plain. Therefore the proposal will have no impact on the storage and/or conveyance of floodwaters.

Pollution:

A temporary sediment control fence will be installed to prevent construction debris from entering the valley.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

The appropriate tree protection fencing will be installed.

Plantings

Native tree shrubs and seed mix will be planted and recommendations pertaining to tree protection and maintenance during construction will be implemented.

Policy Guidelines:

The proposal is consistent with Section 4.2.2., Development, Redevelopment/Intensification within Non-Established Communities/Highly Urbanized Areas, of the TRCA's Valley and Stream Corridor Management Program.

CFN: 40389 - Application #: 044/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: February 25, 2008

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.13 8 PENWOOD CRESCENT

To construct, reconstruct, erect or place a building or structure on Lot 76, Plan M-1290, (8 Penwood Crescent), in the City of Toronto (North York Community Council Area), Don River Watershed. The purpose is to develop within a Regulated Area of the Don River Watershed to facilitate construction of a cupola structure overtop of an existing patio at the rear of an existing dwelling.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1.0, Site Plan, prepared by Richard Wengle Architect Inc., dated January 25, 2008, received by TRCA January 28, 2008.**

RATIONALE

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

Proposal:

The proposed works include the construction of a roof and cupola structure overtop of an existing patio at the rear of the existing dwelling at 8 Penwood Crescent in the City of Toronto. The site is located east of Bayview Avenue, south of York Mills Road. Construction of the proposed works commenced prior to issuance of any permits.

Control of Flooding:

The site is not located in the Regional Storm Floodplain.

Pollution:

Sediment fencing is not required as the proposed works are adequately set back from the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

No vegetation will be removed as a result of construction.

Plantings

No plantings are required as part of this project.

Policy Guidelines:

The proposal is consistent with section 4.2.2.B, Minor Additions, of the TRCA's Valley and Stream Corridor Management Program.

CFN: 40508 - Application #: 113/08/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: February 22, 2008

8.1.14 CITY OF TORONTO

To construct, reconstruct, erect or place a building or structure and alter a watercourse on Timberlane Creek at Earl Bales Park, in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by the City of Toronto. The purpose is to stabilize portions of Timberlane Creek to mitigate erosion impacts and protect exposed sections of a sanitary sewer.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawings 3031-2007-10-02 to 05 - Earl Bales Park Timberlane Creek Channel Restoration; dated September 2007, received February 13, 2008; prepared by MMM Group.**

RATIONALE

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

Proposal:

On November 30, 2007 TRCA received an application from the City of Toronto to undertake emergency works on Timberlane Creek to mitigate erosion impacts and protect exposed sections of a sanitary sewer. TRCA staff concurred that the exposure of the sanitary sewer presented an immediate threat of injury to persons, loss of life, or loss of property. Upon review of the application, staff provided the City of Toronto with Approval for Emergency Works Under Ontario Regulation 166/06 to undertake the works on February 19, 2008. This application is being brought forward to the Executive Committee at this time for ratification.

The proposal consists of the stabilization of portions of Timberlane Creek to mitigate erosion impacts and protect exposed sections of a sanitary sewer. The channel works will include the installation of grade controls, the excavation and backfilling of affected slopes, and the installation of armourstone or riverstone to protect infrastructure and prevent further erosion. Work will be undertaken in the dry during low flow conditions, and will be completed prior to March 31, 2008. Construction access will be confirmed on site with TRCA prior to construction, and will follow the valley floor adjacent to the channel, or will be located within the channel where appropriate to minimize disturbance. The City of Toronto is currently completing the tender process to initiate the works.

Approval for this proposal was granted with the understanding that these works are a temporary solution to alleviate the immediate risk of this emergency situation. A comprehensive design for the control of stormwater in the Earl Bales Park Area and the further restoration of Timberlane Ravine will be initiated by the City of Toronto shortly, based on the recommendations of the Earl Bales Park Area Stormwater Management Plan (CFN 35707).

Control of Flooding:

No adverse impacts to the storage or conveyance of flood waters are anticipated as a result of this project.

Pollution:

Appropriate controls will be implemented and maintained throughout construction to prevent sediment and other deleterious substances from entering the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no significant slope stability or geotechnical concerns with the proposed works.

Conservation of Land:

Construction access will be located to minimize disturbance to the existing vegetation and valley slopes. TRCA staff will meet on site with the contractor to confirm the access route prior to construction.

Plantings

All disturbed areas will be stabilized and restored with appropriate native species.

Policy Guidelines:

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

CFN: 40088 - Application #: 898/07/TOR

Report Prepared by: Alex Blasko, extension 5714

For information contact: Alex Blasko, extension 5714

Date: February 26, 2008

8.1.15 319 RIVERVIEW DRIVE

To construct, reconstruct, erect or place a building or structure on Part Lot 58, 59, 60, Plan M-275, (319 Riverview Drive), in the City of Toronto (North York Community Council Area), Don River Watershed. The purpose is to develop within a Regulated Area of the Don River Watershed to facilitate construction of a pavillion landscaping structure in the rear yard.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, Site Plan, prepared by Landscape Plus Ltd., undated, received by TRCA February 11, 2008.**

RATIONALE

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

Proposal:

The proposed works include construction of a pavillion landscaping structure in the rear yard of the existing dwelling at 319 Riverview Drive in the City of Toronto. The site is located west of Bayview Avenue and north of Lawrence Avenue East.

Control of Flooding:

The site is not located in a Regional Storm Floodplain.

Pollution:

Sediment control fencing is not required as the yard is outlined with a solid wooden fence and the proposed works are adequately setback from any valley features.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

No significant vegetation will be removed as a result of construction.

Plantings

No plantings are required as part of this project.

Policy Guidelines:

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

CFN: 40490 - Application #: 099/08/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: February 22, 2008

8.1.16 227 BURBANK DRIVE

To construct, reconstruct, erect or place a building or structure on Part Lot 12, 13, Plan 2134, (227 Burbank Drive), in the City of Toronto (North York Community Council Area), Don River Watershed. The purpose is to develop within a Regulated Area of the Don River Watershed to facilitate construction of a new two storey dwelling.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A01, Site Plan, dated January 20, 2008, received by TRCA staff February 21, 2008.**

RATIONALE

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

Proposal:

The proposed works include construction of a new two-storey dwelling at 227 Burbank Drive in the City of Toronto. The site is located east of Bayview Avenue, south of Finch Avenue East. The existing dwelling is to be demolished.

Control of Flooding:

The site is not located in a Regional Storm Floodplain.

Pollution:

Sediment control fencing is not required as the proposed works are adequately setback from the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical concerns associated with this application

Conservation of Land:

No significant vegetation will be removed as a result of construction. Appropriate tree protection fencing will be installed.

Plantings

Native tree shrubs and seed mix will be planted.

Policy Guidelines:

This proposal is consistent with Section 4.2.2.D, Replacement Structures, of the TRCA's Valley and Stream Corridor Management Program.

CFN: 39975 - Application #: 831/07/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: February 22, 2008

8.1.17 5 MAY TREE ROAD

To construct, reconstruct, erect or place a building or structure on Part Lot 14, PART 13, Plan 3955, (5 May Tree Road), in the City of Toronto (North York Community Council Area), Don River Watershed. The purpose is to develop within a Regulated Area of the Don River Watershed to facilitate construction of a new two-storey dwelling, in-ground swimming pool, at grade spa, and pool cabana. The existing dwelling is to be demolished.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. L1, Landscape Proposal Rear Garden, prepared by Mark Hartley Landscape Architects, dated February 7, 2008, received by TRCA February 13, 2008;**
- **Drawing No. A1, Site Plan, prepared by Richard Wengle Architect Inc., dated January 29, 2008, received by TRCA February 13, 2008. Redlined by TRCA staff to indicate that all electrical components associated with the Pool Cabana are to be elevated above the Regional Storm Elevation;**
- **Drawing No. A2, Lot Drainage & Housing Siting Control Plan, prepared by R.G. McKibbon Ltd., dated December 20, 2007, received by TRCA February 15, 2008.**

RATIONALE

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

Proposal:

The proposed works include construction of a new two-storey dwelling, in-ground swimming pool, spa, and pool cabana. The site is located south of York Mills Road, east of Yonge Street. Although the site is partially located in the Hoggs Hollow Special Policy Area (SPA), the proposed works are located outside of the SPA limit. The existing dwelling is to be demolished.

Control of Flooding:

The site is partially located in the Regional Storm Floodplain. The proposed works will be floodproofed to the Regional Storm Flood event.

Pollution:

Sediment fencing is not required as the proposed works are located in the valley and are adequately set back from the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

No significant vegetation will be removed as a result of construction and appropriate tree protection fencing will be installed.

Plantings

Native tree shrubs and seed mix will be planted.

Policy Guidelines:

This proposal is consistent with Section 4.2.2.D, Replacement Structures, and 4.2.2.E, Property Improvements and Ancillary Structures, of TRCA's Valley and Stream Corridor Management Program.

CFN: 40322 - Application #: 011/08/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: February 26, 2008

8.1.18 23 GLENGOWAN ROAD

To construct, reconstruct, erect or place a building or structure and site grade on Lot 177, Plan 511E, (23 Glengowan Road), in the City of Toronto (North York Community Council Area), Don River Watershed. The purpose is to develop within a Regulated Area of the Don River Watershed to facilitate construction of a new two storey dwelling and in-ground swimming pool. The existing dwelling is to be demolished.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-1, Site Plan, prepared by Peter Higgins Architect, dated January 2007, received February 15, 2007, received by TRCA February 20, 2007;**
- **Drawing No. L-1, Landscape Plan, prepared by Peter Higgins Architect, dated January 2007, Revised May 1, 2007, received by TRCA May 1, 2007;**
- **Drawing No. A2, Site Grading Plan, prepared by H. Piller Corporation Ltd., dated February 7, 2007, received by TRCA February 20, 2007.**

RATIONALE

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

Proposal:

The proposed works include construction of a new two-storey dwelling and in-ground swimming pool at 23 Glengowan Road in the City of Toronto. The site is located west of Mount Pleasant Road, south of Lawrence Avenue East. The existing dwelling is to be demolished.

Control of Flooding:

The site is not located in the Regional Storm Floodplain.

Pollution:

A sediment control fence will be erected before commencement of any construction or grading works and will remain in place until the proposed works have been completed and any exposed areas have been stabilized.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

The appropriate tree protection fencing will be installed.

Plantings

Native tree shrubs and seed mix will be planted along the slope and a ravine stewardship plan will be implemented for the site.

Policy Guidelines:

The proposal is consistent with Section 4.2.2.D, Replacement Structures, and 4.2.2.E, Property Improvements and Ancillary Structures, of the TRCA's Valley and Stream Corridor Management Program.

CFN: 38873 - Application #: 092/07/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: February 26, 2008

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.1.19 CAL-WARD DEVELOPMENTS INC.

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part Lot 33, Concession B, (25 Herron Avenue), in the City of Toronto (Scarborough Community Council Area), Don River Watershed as located on the property owned by Cal-Ward Developments Inc.. The purpose is to site grade and develop in a Regulated Area of the Don River to facilitate the development of a ten (10) lot single family subdivision.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 352-101, General Plan, prepared by F. J. Ternoway Associates, dated December 15, 2007, received December 19, 2007;**
- **Drawing No. 352-301, Grading Plan, prepared by F. J. Ternoway Associates, dated December 15, 2007, received January 28, 2008;**
- **Drawing No. 352-701 Sedimentation Control Plan, prepared by F.J. Ternoway Assoc, dated December 15, 2007, received December 19, 2007;**
- **Drawing No. TP-1, Tree Preservation Plan, prepared by Aboud and Associates Inc, dated January 2008, Revision No. 1, revised February 22, 2008, received on February 25, 2008;**
- **Drawing No. ALL-1, Composite Planting Plan, prepared by Aboud and Associates Inc, dated January 2008, Revision No. 1, revised February 22, 2008, received on February 25, 2008;**
- **Drawing No. L-1, Landscape and Fencing Plan, prepared by Aboud and Associates Inc, dated October 2007, Revision No. 2, revised February 22, 2008, received on February 25, 2008;**
- **Drawing No. CP-1, Compensation Planting Plan, prepared by Aboud and Associates Inc, dated August 2007, Revision No. 2, revised February 22, 2008, received on February 25, 2008;**
- **Drawing No. RSP-1, Ravine Stewardship Plan, prepared by Aboud and Associates Inc, dated August 2007, Revision No. 2, revised February 22, 2008, received on February 25, 2008.**

RATIONALE

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

Proposal:

The proposal is to construct a ten (10) lot single family subdivision at 25 Herron Avenue, located south and west of Warden Avenue and St. Clair Avenue East in the City of Toronto. The subject property includes a portion of the Taylor-Massey Creek valley in the Don River Watershed and was subject to a lengthy approval process for Zoning By-law Amendment and Subdivision Approval Applications, since finalized. The proposed lot lines, and therefore rear yards and dwellings, are adequately buffered from the stable top of valley bank and the significant vegetation associated with the valley. The buffer and the valley slopes will be renaturalized and conveyed to public ownership as a condition of Subdivision Approval.

Control of Flooding:

The subject property is not located within the Regional Storm Floodplain.

Pollution:

Temporary sediment control has been provided per the Greater Golden Horseshoe Area Conservation Authorities, Erosion and Sediment Control Guideline for Urban Construction. These controls include a temporary pond, rock check dams, sediment control fencing and stabilization seeding.

Dynamic Beaches:

Not applicable.

Erosion:

Temporary erosion control has been provided per the Greater Golden Horseshoe Area Conservation Authorities, Erosion and Sediment Control Guideline for Urban Construction. The long term stable slope has been identified through a geotechnical report and is located in excess of 10 metres from the development.

Conservation of Land:

The development is located in excess of five metres from the significant vegetation. A tree protection plan will be implemented prior to construction and a compensation planting plan and ravine stewardship plan will be implemented after the construction.

Plantings

Extensive native tree, shrub and seed mix plantings are incorporated into the compensation planting plan and ravine stewardship plan.

Policy Guidelines:

The proposal is consistent with Policy 4.1.1., New Urban Development, of the TRCA's Valley and Stream Corridor Management Program.

CFN: 40308 - Application #: 002/08/TOR

Report Prepared by: Steve Heuchert, extension 5311

For information contact: Steve Heuchert, extension 5311

Date: February 25, 2008

8.1.20 45 SATOK TERRACE

To change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units on Lot 51, Plan M-1080, (45 Satok Terrace), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed. The purpose is to develop within a Regulated Area of the Highland Creek Watershed to facilitate construction of a front porch canopy, and a second-storey addition over top of the existing one-storey dwelling.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, Site & Basement Plans, prepared by Jacob Design & Drafting Services, dated May 14, 2007, received by TRCA December 10, 2007;**
- **Drawing No. A2, Ground Floor Plan (Modified), prepared by Jacob Design & Drafting Services, dated May 14, 2007, received by TRCA December 10, 2007;**
- **Drawing No. A3, Second Floor Plan (Proposed), prepared by Jacob Design & Drafting Services, dated May 14, 2007, received by TRCA December 10, 2007;**
- **Drawing No. A4, Elevations, prepared by Jacob Design & Drafting Services, dated May 14, 2007, received by TRCA December 10, 2007;**
- **Drawing No. A5, Elevations, prepared by Jacob Design & Drafting Services, dated May 14, 2007, received by TRCA December 10, 2007.**

RATIONALE

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

Proposal:

The proposed works include construction of a front porch canopy and a second-storey addition over top of the existing one-storey dwelling at 45 Satok Terrace in the City of Toronto. The site is located west of Meadowvale Road and south of Lawrence Avenue East.

Control of Flooding:

The site is not located in the Regional Storm Floodplain.

Pollution:

Sediment fencing is not required as the proposed works are adequately setback from top of bank.

Dynamic Beaches:

Not applicable

Erosion:

TRCA geotechnical staff reviewed a letter of opinion submitted each by a geotechnical engineer and a structural engineer and determined that the proposed additions will be setback adequately from the top of bank, and that the structure and slope will withstand the additional load.

Conservation of Land:

No significant vegetation will be removed as a result of construction.

Plantings

No plantings are required as part of this project.

Policy Guidelines:

The proposal is consistent with Section 4.2.2.C, Minor Additions, of the TRCA's Valley and Stream Corridor Management Program.

CFN: 40246 - Application #: 942/07/TOR
Report Prepared by: Michelle Stafford, extension 5250
For information contact: Steve Heuchert, extension 5311
Date: February 22, 2008

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

8.1.21 CITY OF TORONTO

To construct, reconstruct, erect or place a building or structure on 545 Commissioners Street, in the City of Toronto (Toronto and East York Community Council Area), Waterfront Watershed as located on the property owned by the City of Toronto. The purpose is to install an emergency generator on an existing parking lot.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing CS-2008-11-1 - Central Services Building - Installation of Standby Generator - 545 Commissioners Street; dated January 2008; revised January 24, 2008; received January 28, 2008.**

RATIONALE

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

Proposal:

The proposal consists of the installation of an emergency generator on the existing parking lot at 545 Commissioners Street. The property is located within the Lower Don Special Policy Area, however the generator will be mounted on a concrete slab so that it is elevated above the regional floodline elevation.

Control of Flooding:

No adverse impacts to the storage or conveyance of flood waters are anticipated as a result of this project.

Pollution:

Appropriate controls will be implemented and maintained throughout construction to prevent sediment and other deleterious substances from entering the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no slope stability or geotechnical concerns with the proposed works.

Conservation of Land:

There will be no impacts to significant aquatic or terrestrial features from the proposed works.

Plantings

No plantings will be required for this application, as it involves construction on an existing parking lot.

Policy Guidelines:

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

CFN: 40474 - Application #: 087/08/TOR

Report Prepared by: Alex Blasko, extension 5714

For information contact: Alex Blasko, extension 5714

Date: February 22, 2008

8.1.22 181 FERRIS ROAD

To change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units on Lot 10, Plan M591, (181 Ferris Road), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed. The purpose is to develop within a TRCA Regulated Area of the Don River Watershed in order to facilitate the construction of a second-storey addition, attic-level storage space and a new covered front porch to the existing single-storey dwelling.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing unnumbered, Section 1.1 and Site Plan, prepared by Norman Ettinger, dated December 7, 2007, received on February 21, 2008;**
- **Drawing No. 2, First Floor Plan, prepared by Norman Ettinger, dated December 6, 2007, received on February 21, 2008;**
- **Drawing No. 3, Proposed Second Floor Plan, prepared by Norman Ettinger, dated December 7, 2007, received on February 21, 2008;**
- **Drawing No. 5, Front and East Elevation, prepared by Norman Ettinger, undated, received on February 21, 2008.**

RATIONALE

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

Proposal:

The purpose of this application is to develop within a TRCA Regulated Area of the Don River Watershed in order to facilitate the construction of a second-storey, third-storey and front porch addition to the existing single-storey detached dwelling. The subject site is located south of St. Clair Ave E and west of Victoria Park Road in the City of Toronto.

Control of Flooding:

This site is not located within a regional storm flood plain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

Pollution:

Sediment control fencing is not required as the proposed works are adequately setback from the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

No significant vegetation will be removed as a result of construction.

Plantings

No plantings are required as part of this application

Policy Guidelines:

The proposal is consistent with Section 4.2.2.(B) - Development Guidelines for Minor Additions within Non-Established/Highly Urbanized Areas of the Authority's Valley and Stream Corridor Management Program.

CFN: 40515 - Application #: 118/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: February 25, 2008

8.1.23 5 + 5B THORNWOOD ROAD

To construct, reconstruct, erect or place a building or structure on Part Lot 2, Plan 383-E, (5 + 5B Thornwood Road), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed. The purpose is to develop within a Regulated Area of the Don River Watershed in order to facilitate the reconstruction of the existing detached garage.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-1, Plans Elevations and Section, prepared by ArchuCAD Design Inc., dated January 2008, received on January 18, 2008.**

RATIONALE

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

Proposal:

The purpose is to reconstruct an existing detached garage at 5-5B Thornwood Drive in the City of Toronto. The existing structure is failing. The subject site is located west of Mount Pleasant Road, south of St. Clair Avenue E and backs on to Park Drive Reservation Lands in a Regulated Area of the Don River Watershed.

Control of Flooding:

This site is not located within a regional storm flood plain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

Pollution:

A temporary sediment control fence will be installed to prevent construction debris from entering the valley.

Dynamic Beaches:

Not applicable.

Erosion:

A slope stability report has been reviewed and approved by TRCA geotechnical engineering staff and the proposal will be constructed in accordance to the recommendations of this report.

Conservation of Land:

The appropriate tree protection fencing will be installed.

Plantings

Native tree shrubs and seed mix will be planted and recommendations pertaining to tree protection and maintenance during construction will be implemented.

Policy Guidelines:

The proposal is consistent with Section 4.2.2.(D) - Development Guidelines for Replacement Structures within Non-Established/Highly Urbanized Areas of the Authority's Valley and Stream Corridor Management Program.

CFN: 40428 - Application #: 069/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: February 25, 2008

8.1.24 785 EASTERN AVENUE

To change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units on Lot 149, Plan M445, (785 Eastern Avenue), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

The purpose is to develop within the Regulated Area of the Don River Watershed in order to facilitate the construction of a one-storey rear addition (66.15 sq. m.) to the existing dwelling.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 1 of 13, Site Plan, prepared by Avtech Designs, dated January 2008, revised January 18, 2008, received January 31, 2008;**

- **Drawing No. 11 of 13, Proposed Rear Elevation & Rail Section, prepared by Avtech Designs, dated December 2007, received January 31, 2008;**
- **Drawing No. 12 of 13, Proposed Right Side Elevation, prepared by Avtech Designs, dated December 2007, received January 31, 2008;**
- **Drawing No. 13 of 13, Proposed Left Side Elevation & Section 'A', prepared by Avtech Designs, dated December 2007, received January 31, 2008.**

RATIONALE

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

Proposal:

The purpose of this application is to develop within a TRCA Regulated Area of the Don River Watershed in order to facilitate the construction of a one-storey rear addition (66.15 sq. m.) to the existing dwelling. The subject site is located in the Lower Don Special Policy Area, north of Lake Shore Boulevard E and west of Leslie Street in the City of Toronto.

Control of Flooding:

The subject property is located in the Lower Don Special Policy Area. However, TRCA staff have determined the proposed works are adequately flood-proofed and will not adversely impact the storage and/or conveyance of floodwaters.

Pollution:

Sediment fencing is not required as the proposed works are adequately setback from the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

No significant vegetation will be removed as a result of construction.

Plantings

No plantings are required as part of this project.

Policy Guidelines:

This proposal is consistent with Section 4.2.2.(B) - Development Guidelines for Minor Additions within Non-Established Communities/Highly Urbanized Areas of the TRCA's Valley and Stream Corridor Management Program.

CFN: 40447 - Application #: 076/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: February 26, 2008

CITY OF VAUGHAN

8.1.25 283 TREELAWN BOULEVARD

To construct, reconstruct, erect or place a building or structure on Lot 18, Plan 65M-3377, (283 Treelawn Boulevard), in the City of Vaughan, Humber River Watershed. The purpose is to construct an inground pool, patio, shed and terraced armourstone retaining wall within a Regulated Area of the Humber River Watershed at 283 Treelawn Boulevard, in the City of Vaughan.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan prepared by Solda Pools, received by the TRCA January 16, 2008, redline revised to indicate the removal of excess fill material. Cross Section drawing A-A' prepared by Solda Pool, received by the TRCA January 16, 2008.**

RATIONALE

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

Proposal:

The purpose is to construct an inground pool, patio, shed and terraced armourstone retaining wall within a Regulated Area of the Humber River Watershed. The proposal is located adjacent to an area identified by our mapping as being an ANSI and is in close proximity to the existing top of bank located beyond the rear lotline. The proposed terraced armourstone retaining wall replaces an existing block retaining wall. A Geotechnical Report prepared by Terraprobe Limited, dated December 21, 2007, indicates that the proposed works will not have an adverse impact on the stability of the existing slope.

Control of Flooding:

The subject property is not within a flood plain. There are no flooding concerns with this application.

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

TRCA staff is satisfied that the proposed works will not have an adverse impact on the valley wall and existing slope as plantings are proposed within a 3 metre buffer area between the property boundary and the proposed works to stabilize the area against erosion.

Conservation of Land:

As a watercourse will not be impacted by the proposal, no fisheries concerns will result. A 3 metre buffer area to be planted with native, non-invasive species will provide an adequate buffer between the valley system and the residential uses and enhance the existing ANSI feature adjacent to the subject property.

Plantings

A 3 metre planting strip composed of native, non-invasive species between the rear lot line and the proposed development provides a better buffer between the existing residential uses and the valley system than the current sodded condition.

Policy Guidelines:

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

CFN: 39415 - Application #: 424/07/VAUG

Report Prepared by: Anthony Sun, extension 5724

For information contact: Bill Kiru, extension 5306

Date: January 30, 2008

8.1.26 31 WATERSIDE CRESCENT

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 6, Plan 65M-3695, (31 Waterside Crescent), in the City of Vaughan, Don River Watershed. The purpose is to construct an in-ground swimming pool, raised deck, cabana, two pergolas and planter terraces within a Regulated Area of the Don River Watershed at 31 Waterside Crescent in the City of Vaughan.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking prepared by Nick Miele, received by the TRCA February 22, 2008, agreeing to submit a Landscape Plan to the satisfaction of TRCA.**

RATIONALE

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

Proposal:

The purpose is to construct an in-ground swimming pool, raised patio, cabana, two pergolas and planter terraces within a Regulated Area of the Don River Watershed. The proposed works will occur within the rear yard of an existing residential lot with the majority of the works being beyond a 2 metre setback from the rear property line, consistent with permits issued for neighbouring properties. Minor encroachments into the 2 metre buffer by the proposed planter terraces contain minimal hard-landscaping and do not extend further than 1 metre at its furthest point. A site visit conducted by TRCA staff December 11, 2007 determined that the top of bank is not well defined and is beyond the rear property line. Additionally, TRCA ecology staff are satisfied that the drip line does not impact the rear yard. There are no other significant natural features that will be affected by the project.

Control of Flooding:

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

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

As a 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

All plantings are to be composed of native, non-invasive species. The planting of the 2 metre buffer provides an enhanced buffer between the valley system and the residential use and is an improvement over the current existing conditions.

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: 40254 - Application #: 949/07/VAUG
Report Prepared by: Anthony Sun, extension 5724
For information contact: Bill Kiru, extension 5306
Date: February 25, 2008

8.1.27 FERNBROOK HOMES

To construct, reconstruct, erect or place a building or structure, site grade and interfere with a wetland on Lot 242, Plan 63M-3878, (65 Salamander Court), in the City of Vaughan, Don River Watershed as located on the property owned by Fernbrook Homes. The purpose is to construct a new single-detached dwelling, deck and rear-yard property fence within a Regulated Area of the Don River Watershed at 65 Salamander Court in the City of Vaughan.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Grading Plan prepared by RN Design dated January 21, 2008, received by the TRCA on January 24, 2008, redline revised to indicate removal of excess fill material, erection of sediment control fencing and planting of native non-invasive species.**

- **Basement Floor Plan, Drawing No. 1 of 3, prepared by RN Design dated February 13, 2008, received by the TRCA on February 19, 2008.**
- **Ground Floor Plan, Drawing No. 2 of 3, prepared by RN Design dated February 13, 2008, received by the TRCA on February 19, 2008.**
- **Elevation Drawing, Drawing No. 3 of 3, prepared by RN Design dated February 13, 2008, received by the TRCA on February 19, 2008.**

RATIONALE

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

Proposal:

The purpose is to construct a new dwelling, deck and rear-yard property fence within a Regulated Area of the Don River Watershed. The subject property is located entirely within an identified Wetland Area of Interference due to the proximity of a locally significant wetland. TRCA staff note that as part of the subdivision process (19T-02V08, Dreamwood Subdivision), a 10 metre buffer was created around the TRCA staked wetland and has been rezoned to an Open Space designation to prohibit development. The proposed works are located more than 15 metres away from this natural feature.

Control of Flooding:

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

Pollution:

Sediment control fencing will be installed and maintained during construction to prevent sediment from entering the wetland buffer area and locally significant wetland.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

As the watercourse will not be impacted by the proposal, no fisheries concerns will result. The locally significant wetland is sufficiently buffered from the development and will not be impacted. There are no other significant natural features on, or adjacent to the site that may be negatively impacted by the project.

Plantings

All disturbed areas will be sodded or planted with native non-invasive species.

Policy Guidelines:

The proposal is consistent with Section 4.2.2 G) - Infilling of the Authority's Valley and Stream Corridor Management Program.

CFN: 40403 - Application #: 046/08/VAUG
Report Prepared by: Anthony Sun, extension 5724
For information contact: Bill Kiru, extension 5306
Date: February 20, 2008

8.1.28 26 GOODMAN CRESCENT

To construct, reconstruct, erect or place a building or structure and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part Lot 19, Concession 4 Lot 78, Plan 5590, (26 Goodman Crescent), in the City of Vaughan, Don River Watershed. The purpose is to construct a replacement dwelling and attached deck within a Regulated Area of the Don River Watershed at 26 Goodman Crescent, in the City of Vaughan.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan (Drawing No. A1), prepared by Joe Chalklin, M.A.A.T.O dated April 26, 2007, received by the TRCA February 26, 2008, redline revised to indicate the erection and maintenance of sediment control fencing and the removal of excess fill material;**
- **South and West Elevations Drawing (Drawing No. A5), prepared by Joe Chalklin, M.A.A.T.O dated April 26, 2007, received by the TRCA February 26, 2008; and**
- **North and East Elevations Drawing (Drawing No. A6), prepared by Joe Chalklin, M.A.A.T.O dated April 26, 2007, received by the TRCA February 26, 2008.**

RATIONALE

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

Proposal:

The purpose is to construct a new replacement single-detached dwelling and attached deck within a Regulated Area of the Don River Watershed. The subject property is partially within the Regional Storm Flood Plain; however, the proposed works are located outside of the flood plain area. The flood plain elevation for the subject property is 229.4 metres above sea level (m.a.s.l.), all openings on the proposed dwelling are above 229.7 m.a.s.l., grading around the existing and proposed dwellings is at an elevation of 231.0 m.a.s.l. at its lowest point. The proposed dwelling is approximately 6 metres from the flood plain area.

Control of Flooding:

The proposed works are located outside of the Regional Storm Flood Plain; TRCA water resources engineering staff are satisfied that the proposed development will not have an impact on the storage and conveyance of flood waters.

Pollution:

Sediment control fencing will be installed and maintained during the duration of construction until the site has stabilized to prevent sediment from entering the adjacent stream corridor.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

A watercourse is located approximately 45 metres away from the subject property. This 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

All disturbed areas will be restored to the existing sodded conditions and will not affect any significant natural features.

Policy Guidelines:

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

CFN: 40087 - Application #: 893/07/VAUG
Report Prepared by: Anthony Sun, extension 5724
For information contact: Bill Kiru, extension 5306
Date: February 26, 2008

TOWN OF AJAX

8.1.29 INTERNATIONAL UNION OF ELEVATOR CONSTRUCTORS LOCAL 50

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 12, RANGE 3 Plan 40R-9512, (400 Westney Road South), in the Town of Ajax, Duffins Creek Watershed as located on the property owned by International Union of Elevator Constructors Local 50. The purpose is to undertake site grading, permanently place fill material and alter a watercourse in order to implement a commercial site plan.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A0.1, Proposed Site Plan & Statistics, prepared by Romanov Romanov Architects, dated October 13, 2006, Revision No. 3, revised on August 16, 2007, received by TRCA on January 21, 2008;**
- **Drawing No. 206-AJ84, Site Grading and Servicing Plan, prepared by Skira & Associates Ltd., dated September, 2006, Revised on July 25, 2007, received by TRCA on January 21, 2008;**
- **Drawing No. L1, Tree Inventory/Preservation & Landscape Plan, prepared by Strybos Barron King, dated September 15, 2006, Revision No. 7, revised on August 7, 2007, received by TRCA on January 21, 2008;**

- **Drawing No. L2, Detail Sheet, prepared by Strybos Barron King, dated September 15, 2007, Revision No 3, revised on August 7, 2007, received by TRCA on January 21, 2008.**

RATIONALE

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

Proposal:

The applicant seeks permission to undertake site grading, permanently place fill material and alter a watercourse within a Regulated Area in order to implement an approved commercial site plan. The site is located next to the main Duffins Creek southwest of Bayly Street and Westney Road in an industrial area of the Town of Ajax. The site plan consists of an office building/meeting hall and associated parking and landscaped areas. Grading and filling is required on the site in order to reach the appropriate grades for development. A stormwater scheme to be implemented required a new stormwater outfall to the Duffins Creek valleylands. Sustainable design measures have been incorporated into the plan at the request of TRCA staff and include the direction of clean roof water to the adjacent Duffins Creek Environmentally Significant Area and wetlands as well as the inclusion of an infiltration trench and landscaped area within the parking lot to reduce imperviousness and stormwater run-off from the site.

Control of Flooding:

The location of the Regional Storm Flood Plain adjacent to the site has been plotted on the site plan and the required 10 metre setback has been achieved. No grading or filling activities are to take place within the Regional Storm Flood Plain area, as such the proposal has no effect upon the storage and conveyance of flood waters.

Pollution:

Sediment and erosion control measures have been placed on the plans and are to be in effect before site grading takes place.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical or slope stability concerns with this proposal.

Conservation of Land:

A buffer has been established between the areas to be developed and the woodlands, wetlands and flood plain associated with the Duffins Creek valleylands to the west of the site. A planting plan has been prepared for the site, which will establish a restored and vegetated buffer area from the valleylands to the west.

Plantings

A planting plan has been prepared as part of this proposal, as noted above.

Policy Guidelines:

This proposal is consistent with Section 4.1.1, New Urban Development, and Section 4.3, Infrastructure and Servicing, of TRCA's Valley and Stream Corridor Management Program.

CFN: 40404 - Application #: 047/08/AJAX
Report Prepared by: Chris Jones, extension 5718
For information contact: Chris Jones, extension 5718
Date: February 26, 2008

8.1.30 REGIONAL MUNICIPALITY OF DURHAM

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Taunton Road, in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by Regional Municipality of Durham. The purpose is to undertake site grading and permanently place fill material within a Regulated Area in order to establish a recreational trail.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. L-2a, STA. 4+580 to 4+320 Layout and Grading Plan, prepared by The MBTW Group, Revision No. 6, revised on December 5, 2007, received by TRCA on December 19, 2007, red-line revised by TRCA staff on February 26, 2008;**
- **Drawing No. L-2b, STA. 4+580 to 4+000 Planting Plan, prepared by The MBTW Group, Revision No. 6, revised on December 5, 2007, received by TRCA on December 19, 2007, red-line revised by TRCA staff on February 26, 2008.**

RATIONALE

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

Proposal:

The applicant seeks permission to undertake grading and permanently place fill material in order to construct a recreational trail in the Town of Ajax. The trail is to be located on the south side of Taunton Road right of way between Salem and Audley Roads at the northernmost edge of the urban area of the Town of Ajax. In order to connect Salem and Audley roads, the trail must cross the Carruthers Creek valleylands and the associated Regulated Area. The trail at the Carruthers Creek will have a paved 3 metre cross section and will be accompanied by associated grading works and landscaping. No structural crossing of the Carruthers Creek is proposed, as the trail will use the existing culvert for Taunton Road. A 1.2 metre tall fence will separate the trail as it crosses the Carruthers Creek Culvert.

Control of Flooding:

The majority of the trail within the Carruthers Creek valleylands will be within the Regional Storm Flood Plain as it overtops Taunton Road. Water Resource engineering staff are satisfied that the impact to the storage and conveyance of flood waters will be negligible.

Pollution:

A sediment and erosion control measures are outlined on the plans in order to prevent sedimentation of the valleylands.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical or slope stability concerns associated with the proposal

Conservation of Land:

The proposed works are not located within any natural heritage features. A planting plan has been prepared which will provide for the planting of over 600 trees and shrubs as part of the comprehensive planting plan associated with this proposal. This will result in the restoration of portions of the Carruthers Creek valleylands previously disturbed for the widening of Taunton Road and the construction of the trail. A Letter of Advice will be issued by TRCA staff pursuant to the requirements of the *Fisheries Act* (Canada) due to the near water works required to construct the trail.

Plantings

Plantings will be provided as described above.

Policy Guidelines:

This proposal is consistent with Section 4.1.2, New Resource Based Uses, of TRCA's Valley and Stream Corridor Management Program.

CFN: 39997 - Application #: 842/07/AJAX

Report Prepared by: Chris Jones, extension 5718

For information contact: Chris Jones, extension 5718

Date: February 26, 2008

TOWN OF MARKHAM

8.1.31 UNIONVILLE ARMS PUB

To construct, reconstruct, erect or place a building or structure on Lot 12, Concession 5, (189 Main Street), in the Town of Markham, Rouge River Watershed as located on the property owned by Unionville Arms Pub. The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the reconstruction of a commercial building due to fire.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing SP-1, prepared by Gregory Design Group dated, January 31, 2008, stamped received by TRCA Planning and Development on February 13, 2008;**
- **Drawing A-1, prepared by Gregory Design Group dated, January 30, 2008, stamped received by TRCA Planning and Development on February 13, 2008;**
- **Drawing A-2, prepared by Gregory Design Group dated, January 30, 2008, stamped received by TRCA Planning and Development on February 13, 2008;**
- **Drawing A-4, prepared by Gregory Design Group dated, January 30, 2008, stamped received by TRCA Planning and Development on February 13, 2008;**

- **Drawing A-5, prepared by Gregory Design Group dated, January 30, 2008, stamped received by TRCA Planning and Development on February 13, 2008.**

RATIONALE

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

Proposal:

The purpose of this application is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the reconstruction of two outside walls of an existing commercial building damaged due to fire and to construct an 11 square metre second floor addition to the rear mechanical room. Although the subject property is located within the Regional Storm Floodplain and is susceptible to flooding during a Regional Storm event, the subject property is located within the Unionville Special Policy Area (SPA). Both the TRCA and the Town of Markham have policies regarding development within the Unionville SPA, which would permit the reconstruction and minor alterations to the building that are being proposed. Additionally, TRCA staff has reviewed the proposed works and confirm that the proposed redevelopment is adequately flood protected. The proposed works involve the reconstruction of an existing building. As such, no significant vegetation will be removed as a result of construction.

Control of Flooding:

TRCA staff has reviewed this proposal and do not anticipate any impacts to the storage and/or conveyance of flood waters.

Pollution:

The subject site is completely paved. In addition, existing development exists between this site and the nearest tributary of the Rouge River Watershed. As such, sedimentation of any watercourse features is not expected to occur as a result of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

Conservation of Land:

No significant vegetation will be removed as a result of construction. There are no fisheries related concerns associated with this project.

Plantings

No significant vegetation will be removed as a result of construction, and opportunity does not exist with the current proposal for providing additional plantings on the property.

Policy Guidelines:

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

CFN: 40497 - Application #: 106/08/MARK
Report Prepared by: Lisa Stern, extension 5370
For information contact: Quentin Hanchard, extension 5324
Date: February 27, 2008

TOWN OF RICHMOND HILL

8.1.32 REGIONAL MUNICIPALITY OF YORK

To construct, reconstruct, erect or place a building or structure at Bayview Avenue and 19th Avenue, in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Regional Municipality of York. The purpose is to formalize an Emergency Works Permit that was recently authorized by TRCA staff within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the replacement of a damaged traffic signal pole.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, prepared by D. Rumble, Region of York, dated January 23, 2008, stamped received by TRCA Planning and Development on January 23, 2008, redline revised by TRCA Planning and Development staff on February 26, 2008.**

RATIONALE

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

Proposal:

The purpose of this application is to formalize an Emergency Works Permit that was issued by TRCA staff to facilitate the replacement of a damaged traffic signal that took place on December 11, 2007. The area to which this application applies is located within a TRCA Regulated Area of the Rouge River Watershed. The Emergency Works approval process was used for this particular case given that the damage to the above noted traffic signal at the southwest corner of Bayview Avenue and 19th Avenue presented an immediate threat of injury to persons, loss of life or loss of property. Upon notification of the damage, TRCA staff met on-site with Region of York staff to discuss the project and assess the site conditions.

Following our meeting, a permit was issued and the works that were carried out. The works consisted of the replacement of a wooden traffic signal pole in a 2 metre deep augured hole, stabilized with native fill and seed. The new pole was placed 1.5 metres to the east of the existing damaged pole to minimize potential disturbance to the adjacent watercourse. Erosion and sediment controls (i.e., silt fence) were erected prior to the commencement of any work, and the applicant has confirmed that they have remained throughout all phases of construction. All excavated soils have been removed from the site.

Control of Flooding:

The subject site is located outside of the Regional Storm Floodplain. As such, no impacts to the storage and/or conveyance of floodwaters were anticipated.

Pollution:

Appropriate erosion and sediment controls (i.e., silt fence) were installed and maintained on the subject site throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this project

Conservation of Land:

No significant vegetation was removed as a result of construction.

Plantings

The applicant has identified that the disturbed areas were restored to original conditions following construction with a native and non-invasive seed mix composition.

Policy Guidelines:

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

CFN: 40370 - Application #: 031/08/RH

Report Prepared by: Lisa Stern, extension 5370

For information contact: Quentin Hanchard, extension 5324

Date: February 27, 2008

TOWN OF WHITCHURCH-STOUFFVILLE

8.1.33 REGIONAL MUNICIPALITY OF YORK

To construct, reconstruct, erect or place a building or structure, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 35, Concession 7 (watercourse crossing on Stouffville Road approximately 300m East of McCowan Road), in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by Regional Municipality of York. The purpose is to construct and temporary/permanently remove/place fill/material in a regulated area and Regional Storm Flood plain to facilitate the construction of a watermain on the south side of Stouffville Road, crossing beneath a tributary of the Rouge Watershed approximately 300 metres east of McCowan Road, within the fisheries cold-water timing window of June 15 to September 15. The method for construction across the watercourse is Horizontal Directional Drilling (HDD). If frac-out(s) occur and HDD is no longer feasible, York Region will propose an alternate construction method for crossing the watercourse as a contingency measure, which may include in water works (alteration to a watercourse). Alternate construction method(s) will only be approved by TRCA staff through a revision to this permit if York Region submits a proposal to the satisfaction of TRCA staff.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking to provide revisions to the engineering drawings, to provide further information as required, and to address TRCA comments, all to the satisfaction of TRCA; prepared by the Town of Whitchurch-Stouffville; dated February 20, 2008; received by TRCA February 20, 2008.**

RATIONALE

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

Proposal:

Background

The Town of Whitchurch-Stouffville (TOWS) currently receives its water supply from groundwater sources. A Municipal Class Environmental Assessment (EA) - Schedule B was filed by York Region in 2006 that identified the preferred solution for additional water supply to meet future growth in the TOWS. Additional water supply is required by 2009. The preferred solution is to extract additional water supply from Lake Ontario via the York Water System (YWS) and use it in combination with the existing groundwater supply. The additional lake based supply will provide approximately 25% of the Town's water supply.

The additional water supply extraction will be undertaken by constructing a connection and booster station at the existing Markham Reservoir located south of Stouffville Road and east of McCowan Road. A watermain will then be constructed from the booster station to McCowan Road, where it will extend along the east side of McCowan Road north to Stouffville Road, at which point it will run east along the south side of Stouffville Road. This application is for approval for York Region to construct the connection and booster pumping station at the Markham Reservoir and the watermain from this location to a point on Stouffville Road approximately 400 metres west of Highway 48. The EA also assessed watermain requirements eastward from this point to Ringwood Drive (passing Highway 48) to connect to the exiting system, and north on Hwy. 48 from Stouffville Road to Millard Street. The Town of Whitchurch-Stouffville will be submitting a detailed design package in the future for a permit application to complete the watermain connection eastward from the limit of York Region's contract. Watermain works were approved by TRCA through issuance of an Ontario Regulation 166/06 permit (#C-07464) to the TOWS in 2007 for connection to the existing system at Ringwood Drive and north on Highway 48 to Millard Street.

Regulated Construction Works

Proposed works within the regulated area include construction of the watermain on Stouffville Road where it crosses a watercourse on the south side, approximately 300 metres east of McCowan Road. Within the regulated area the watermain will be constructed by directional drilling approximately 2.8 metres below the watercourse. Works will be undertaken in the Regional Storm Floodplain including the construction of a temporary exit shaft for the directional drilling procedure, and the construction of a permanent underground valve chamber with a watertight lid. All post-construction grades in the regulated area and Regional Storm Floodplain will match existing grades. All other works apart from the directional drilling procedure will be constructed by open-cut methodology.

A contingency plan in the event that frac-out occurs during construction will be in place on the detailed design drawings. If it is determined during construction that directional drilling is not feasible due to frac-out, the proponent will be required to propose another suitable method for crossing the watercourse (i.e. jack and bore, open-cut of the watercourse) and obtain a revision to this permit from TRCA by submitting updated information as required by TRCA staff, to confirm the alternative method will not have significant impacts on the natural environment.

During construction effective erosion and sediment control (ESC) measures will be implemented to protect all natural features (aquatic and terrestrial). Any water derived from groundwater dewatering or pumping of open cut trench excavations will be managed to prevent impacts to surrounding natural environmental features.

Control of Flooding:

The storage or conveyance of floodwaters will not be impacted by the proposed works as final grades are to match existing grades in the flood plain.

Pollution:

Standard erosion and sediment control measures (silt/sediment fence, rock check dams, etc.) will be implemented and maintained for the duration of construction and until the site is stabilized and restored to prevent construction generated sediment from entering any watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There will be no slope stability concerns with the proposed project.

Conservation of Land:

With erosion and sedimentation control plans and frac-out contingency plans in effect, impacts to the aquatic environment are not anticipated and the Fisheries and Oceans Canada (DFO) Operational Statement for High-Pressure Directional Drilling will apply for these works.

Plantings

All disturbed areas will be restored to better than existing conditions with native/non-invasive species following construction. A planting plan will be implemented to provide a net environmental gain in the regulated area and riparian corridor of the watercourse.

Policy Guidelines:

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

The location of the works is within the Oak Ridges Moraine (ORM) and Greenbelt. The project has been reviewed for the tests and best management practices described in Section 41(5)(a to e) of the Oak Ridges Moraine Conservation Plan and complies with the Greenbelt Plan.

CFN: 39186 - Application #: 243/07/WS
Report Prepared by: Chris Barber, extension 5715
For information contact: Chris Barber, extension 5715
Date: February 26, 2008

TOWNSHIP OF KING

8.1.34 TOWNSHIP OF KING

To construct, reconstruct, erect or place a building or structure, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and interfere with a wetland on Lot 8, 9, Concession 3 (King City - Contract Area 6B), in the Township of King, Humber River Watershed as located on the property owned by Township of King. The purpose is to construct, place/remove fill/material within the wetland interference limit and regulated area to install a sanitary sewer within King City Contract Area 6B.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking to provide revisions to the engineering drawings, to provide further information as required, and to address TRCA comments, all to the satisfaction of TRCA; prepared by the Township of King; dated February 20, 2008; received by TRCA February 21, 2008.**

RATIONALE

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

Proposal:

The King City Sanitary Sewer project was reviewed by TRCA staff during the Environmental Assessment process. King City is being serviced with sanitary sewers and local pumping stations to take existing residents off sewage septic systems and to plan for future growth. All sewage will ultimately discharge to the York Durham Sewage System (YDSS) on Yonge Street once all servicing has been constructed. There are a total of 13 contract areas of which nine (9) have already been constructed or are currently being constructed.

This application has been submitted for Contract Area 6B, which will involve the construction of a 200 millimetre diameter sanitary sewer by open-cut methodology in municipal road right-of-ways and easements at the northern end of King City. A portion of the works are located within regulated areas on Curtis Crescent, Tawes Trail Easement, and Tawes Trail.

During construction effective erosion and sediment control (ESC) measures will be implemented to protect all natural features (aquatic and terrestrial). Any water derived from groundwater dewatering or pumping of open cut trench excavations will be managed to prevent impacts to surrounding natural environmental features.

Control of Flooding:

The proposed project will not have significant impacts on the storage or conveyance of floodwaters.

Pollution:

Standard erosion and sediment control measures (silt/sediment fence, catchbasin silt control filter, etc.) will be implemented and maintained for the duration of construction and until the site is stabilized and restored to prevent construction generated sediment from entering any wetland/watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no slope stability concerns with the proposed project.

Conservation of Land:

With erosion and sedimentation controls in effect impacts to the aquatic and terrestrial environment are not anticipated.

Plantings

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

Policy Guidelines:

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

The location of the works is within the Oak Ridges Moraine (ORM) and Greenbelt. The project has been reviewed for the tests and best management practices described in Section 41(5)(a to e) of the Oak Ridges Moraine Conservation Plan and complies with the Greenbelt Plan.

CFN: 40277 - Application #: 959/07/KING

Report Prepared by: Chris Barber, extension 5715

For information contact: Chris Barber, extension 5715

Date: February 25, 2008

8.1.35 TOWNSHIP OF KING

To construct, reconstruct, erect or place a building or structure, site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and interfere with a wetland on Lot 8, 9, Concession 3 (King City - Contract Area 4C), in the Township of King, Humber River Watershed as located on the property owned by Township of King. The purpose is to construct, site grade, place/remove fill/material within the wetland interference limit and regulated area to install a sanitary sewer, the Collard Drive Pumping Station and a sanitary forcemain within King City Contract Area 4C. Works within the regulated area on Station Road will be constructed during the cold-water fisheries timing window of June 15 to September 15.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking to provide revisions to the engineering drawings, to provide further information as required, and to address TRCA comments, all to the satisfaction of TRCA; prepared by the Township of King; dated February 20, 2008; received by TRCA February 21, 2008.**

RATIONALE

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

Proposal:

The King City Sanitary Sewer project was reviewed by TRCA staff during the Environmental Assessment process. King City is being serviced with sanitary sewers and local pumping stations to take existing residents off sewage septic systems and to plan for future growth. All sewage will ultimately discharge to the York Durham Sewage System (YDSS) on Yonge Street once all servicing has been constructed. There are a total of 13 contract areas of which nine (9) have already been constructed or are currently being constructed.

This application has been submitted for Contract Area 4C.

Sanitary Sewer, Forcemain, Storm Sewer Replacement

Contract Area 4C involves the construction of a 200 millimetre (mm) diameter sanitary sewer and 107 mm diameter forcemain by open-cut methodology in municipal road right-of-ways. A portion of the sanitary sewer is located within regulated areas on Collard Drive, Burns Boulevard, Findlay Avenue, and Station Road. A portion of the sanitary forcemain is located within a regulated area on Collard Drive and Burns Boulevard. On Station Road, the sanitary sewer will connect to the existing sanitary sewer immediately adjacent to the west side of the watercourse (existing culverts). Works within the regulated area on Station Road are to be completed during the cold-water fisheries timing window (June 15 to September 15). A portion of these works are also located within the estimated Regional Storm Floodplain, however grades post construction will match existing grades. A section of 600 mm diameter storm sewer will be replaced within a regulated area on Burns Boulevard.

Collard Drive Sewage Pumping Station

Construction of the Collard Drive Pumping Station will be within the municipal right-of-way on the east side of Collard Drive, south of Burns Boulevard. The station will be predominantly underground, however an area of approximately 2.5 metres by 2.5 metres and 1.5 metres above ground will be located within the regulated wetland interference limit.

The proponent will provide an emergency overflow for this pumping station to protect the nearby residential areas from sewage back-up in the event of a complete failure of the pumping station. The overflow will discharge into the existing storm sewer manhole that outlets to a watercourse north of Collard Drive. This overflow will be located in a sanitary manhole upstream of the pumping station. Based on the local topography, the only available outlet for an emergency overflow for the pumping station is the existing 300 mm diameter storm sewer that outlets to the existing watercourse as identified above. The overflow will be a 200 mm diameter pipe extending from proposed manhole MH281C to the existing storm sewer manhole on Collard Drive. The overflow pipe will be sized to handle the ultimate peak design flow of the pumping station. To reduce the risk of a complete failure of the pumping station, a number of contingency features have been included in the design of the station.

A check valve will be installed to prevent the inflow of water into the sewer system in the event of a storm. The check valve will be a "duck-billed" type and will be installed in a separate manhole between the sanitary manhole and the storm manhole. This will protect the valve from siltation and debris and allow for easier maintenance.

Construction and Environmental Management Plan (EMP)

During construction effective erosion and sediment control (ESC) measures will be implemented to protect all natural features (aquatic and terrestrial). Any water derived from groundwater dewatering or pumping of open cut trench excavations will be managed to prevent impacts to surrounding natural environmental features. Further, any dewatering will be monitored throughout construction and mitigation measures for potential effects identified implemented in accordance with the approved EMP.

Control of Flooding:

The proposed project will not have significant impacts on the storage or conveyance of floodwaters.

Pollution:

Standard erosion and sediment control measures (silt/sediment fence, catchbasin silt control filter, etc.) will be implemented and maintained for the duration of construction and until the site is stabilized and restored to prevent construction generated sediment from entering any wetland/watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no slope stability concerns with the proposed project.

Conservation of Land:

For works in the regulated area on Station Road, immediately west of the watercourse, with erosion and sedimentation control plans in effect the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of Fisheries and Oceans Canada (DFO). Otherwise, impacts to the aquatic and terrestrial environment are not anticipated.

Plantings

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

Policy Guidelines:

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

The location of the works is within the Oak Ridges Moraine (ORM) and Greenbelt. The project has been reviewed for the tests and best management practices described in Section 41(5)(a to e) of the Oak Ridges Moraine Conservation Plan and complies with the Greenbelt Plan.

CFN: 40278 - Application #: 960/07/KING
Report Prepared by: Chris Barber, extension 5715
For information contact: Chris Barber, extension 5715
Date: February 25, 2008

8.1.36 TOWNSHIP OF KING

To construct, reconstruct, erect or place a building or structure and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 6, 7, Concession 3 (King City - Contract Area 6A2), in the Township of King, Humber River Watershed as located on the property owned by Township of King. The purpose is to construct, place/remove fill/material within a regulated area to install a sanitary sewer and reconstruct the road pavement structure within King City Contract Area 6A2.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking to provide revisions to the engineering drawings, to provide further information as required, and to address TRCA comments, all to the satisfaction of TRCA; prepared by the Township of King; dated February 20, 2008; received by TRCA February 21, 2008.**

RATIONALE

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

Proposal:

The King City Sanitary Sewer project was reviewed by TRCA staff during the Environmental Assessment process. King City is being serviced with sanitary sewers and local pumping stations to take existing residents off sewage septic systems and to plan for future growth. All sewage will ultimately discharge to the York Durham Sewage System (YDSS) on Yonge Street once all servicing has been constructed. There are a total of 13 contract areas of which nine (9) have already been constructed or are currently being constructed.

This application has been submitted for Contract Area 6A2, which will involve the construction of a 200 millimetre diameter sanitary sewer by open-cut methodology in municipal road right-of-ways on various streets in Contract Area 6A2. A portion of the works are located within regulated areas on Dennison Street, East Humber Drive, and Valleycrest Drive. Full reconstruction of the pavement structure is proposed on Dennison Street, East Humber Drive and Valleycrest Drive. The existing urban section will be reconstructed to match the existing urban profile and road widths. Urban sections will include removal and replacement of curb and gutter, sidewalks (where they exist) and installation of subdrains. For all works proposed in the Regional Storm Floodplain, post-construction grades will match existing grades.

During construction effective erosion and sediment control (ESC) measures will be implemented to protect all natural features (aquatic and terrestrial). Any water derived from groundwater dewatering or pumping of open cut trench excavations will be managed to prevent impacts to surrounding natural environmental features.

Control of Flooding:

The proposed project will not have significant impacts on the storage or conveyance of floodwaters.

Pollution:

Standard erosion and sediment control measures (silt/sediment fence, catchbasin silt control filter, etc.) will be implemented and maintained for the duration of construction and until the site is stabilized and restored to prevent construction generated sediment from entering any wetland/watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no slope stability concerns with the proposed project.

Conservation of Land:

With erosion and sedimentation controls in effect impacts to the aquatic and terrestrial environment are not anticipated.

Plantings

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

Policy Guidelines:

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

The location of the works is within the Oak Ridges Moraine (ORM) and Greenbelt. The project has been reviewed for the tests and best management practices described in Section 41(5)(a to e) of the Oak Ridges Moraine Conservation Plan and complies with the Greenbelt Plan.

CFN: 40279 - Application #: 961/07/KING

Report Prepared by: Chris Barber, extension 5715

For information contact: Chris Barber, extension 5715

Date: February 25, 2008

THE FOLLOWING PERMIT APPLICATIONS WERE ERRATA ITEMS:

**RES.#B6/08 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO
REGULATION 166/06 - ERRATA APPLICATIONS**

Moved by: Richard Whitehead
Seconded by: David Barrow

THAT permits be granted in accordance with Ontario Regulation 166/06 for the applications (8.1.38 - 8.1.47, inclusive (8.1.37 - 2058433 Ontario Ltd. and 8.1.48 - 11 Buttonville Crescent East were withdrawn)), that had been scheduled on the agenda as errata applications for which all the required information was received and finalized as listed below.

CARRIED

CITY OF BRAMPTON

8.1.37 2058433 ONTARIO LTD.

To construct, reconstruct, erect or place a building or structure and site grade on Part Lot 3, Concession 2 EHS, (329 Clarence Street), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by 2058433 Ontario Ltd.. The purpose is to undertake works within a TRCA Regulated Area of the Etobicoke Creek Watershed in order to facilitate an addition to an industrial building.

● **Withdrawn**

8.1.38 PARKSHORE GOLF CLUB (1083131 ONTARIO LTD.)

To alter a watercourse on Lot 14, Concession 8 EHS, (7797 Goreway Drive), in the City of Brampton, Mimico Creek Watershed as located on the property owned by Parkshore Golf Club (1083131 Ontario Ltd.). The purpose is to undertake works within a TRCA Regulated Area of the Mimico Creek Watershed in order to facilitate the construction of a weir intake structure to provide irrigation for the adjacent Parkshore Golf Club, located in the City of Brampton.

The permit will be issued for the period of March 7, 2008 to March 6, 2010.

- **Letter of Undertaking, prepared by T. Elias, R.J. Burnside and Associates Limited, dated March 5, 2008, to address all outstanding ecology related issues.**

RATIONALE

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

Proposal:

The purpose of this proposal is to undertake works within a TRCA Regulated Area of the Mimico Creek Watershed in order to facilitate the construction of a weir intake structure to provide water for irrigation purposes on the adjacent Parkshore Golf Club, located in the City of Brampton. Currently, the Parkshore Golf Course takes water directly from a tributary traversing the subject lands associated with the Mimico Creek Watershed, using an informal weir intake structure. The current structure has been identified as a fish barrier. To formalize the weir intake structure, the proponent has applied for a Permit to Take Water (PTW) from the Ministry of the Environment (MOE). As required by MOE, the proponent is required to replace the current structure (which currently exceeds MOE's requirements for water intake) and install a correctly designed weir intake structure. In-water works will be required to facilitate this project, and during construction, all works will be completed in the 'dry'. The work area will be sealed off by implementing a coffer dam in accordance with TRCA's guidelines. The installation of the new weir intake will ensure that proper water levels are maintained for baseflow conditions. In

addition, the golf course has agreed to implement low water response measures as part of a Drought Management Plan, where water intake is decreased according to low water level alerts. In addition, the weir structure and channel banks will be properly stabilized using bioengineering techniques, such that it will not create unstable bank conditions or contribute to erosion up or downstream. Enhancement riparian plantings and live planting stakes have been incorporated into the design of this project along the channel banks and within the golf course limits in order to improve the ecological condition of this area.

Control of Flooding:

No excavated materials are proposed to be placed within the Regional Storm Floodplain. In addition, no equipment will be stored within the floodplain. As such, the proposed works associated with this application are not expected to result in any negative impacts to the storage and/or conveyance of floodwaters.

Pollution:

Standard sediment and erosion control measures (coffer dam, silt fence) will be implemented and maintained for the duration of construction in order to prevent construction generated sediment from entering any watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

With erosion and sedimentation plans in effect, the potential for a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat will be mitigated and a Letter of Advice (LOA) will be issued with this permit on behalf of Fisheries and Oceans Canada (DFO). This application is subject to the Ministry of Natural Resources (MNR) warm water fisheries timing window and any in-stream works must be completed between July 1 and March 31. In addition, enhancement plantings are proposed along the banks of the watercourse.

Plantings

All enhancement plantings are native and non-invasive in accordance with TRCA's planting guidelines.

Policy Guidelines:

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

CFN: 39332 - Application #: 355/07/BRAM

Report Prepared by: Jason Wagler, extension 5743

For information contact: Quentin Hanchard, extension 5324

Date: February 27, 2008

CITY OF PICKERING

8.1.39 1986 ROYAL ROAD

To construct, reconstruct, erect or place a building or structure on Part Lot 16, Plan 316, (1986 Royal Road), in the City of Pickering, Duffins Creek Watershed. The purpose is to construct a two storey addition within a Regulated Area of the Duffins Creek Watershed.

The permit will be issued for the period of March 7, 2008 to March 6, 2010.

- **Drawings No. 1, Basement Plan, dated February 20, 2008, prepared by New Castle Drafting & Design, received March 3, 2008;**
- **Drawings No. 2, Floor Plan, dated February 20, 2008, prepared by New Castle Drafting & Design, received March 3, 2008;**
- **Drawings No. 3, Second Floor Plan, dated February 20, 2008, prepared by New Castle Drafting & Design, received March 3, 2008.**

RATIONALE

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

Proposal:

The proposal consists of constructing a two storey addition to an existing house located within the floodplain of the Duffins Creek Watershed. This property is not located within a Special Policy Area.

Control of Flooding:

TRCA technical staff have reviewed the proposal and have determined that the works will not affect the storage or conveyance of flood waters. The proposed addition is approximately 50% of the original size of the house, making it a minor addition. Under TRCA's VSCMP an addition within the floodplain is allowed if it is not a major addition and it meets the other policies of the program. The proposed addition will be floodproofed to the Regional Storm Flood Elevation.

Pollution:

Sediment fencing will not be required as the proposed works are located away from the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical issues associated with this proposal.

Conservation of Land:

There will be no significant vegetation removed as part of this proposal.

Plantings

No plantings are required.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 C, Minor Additions, of TRCA's Valley and Stream Corridor Management Program.

CFN: 40247 - Application #: 941/07/PICK

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Steve Heuchert, extension 5311

Date: February 22, 2008

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.40 171 LAKE PROMENADE

To construct, reconstruct, erect or place a building or structure on 171 Lake Promenade, in the City of Toronto (Etobicoke York Community Council Area), Waterfront Watershed. The purpose is to develop within a TRCA Regulated Area of the Waterfront Watershed in order to facilitate the reconstruction of an existing seawall structure along the shoreline of the existing residential property. The existing seawall is to be demolished.

The permit will be issued for the period of March 7, 2008 to March 6, 2010.

- **Drawing No. 1, Site Plan, prepared by Trow Associates Inc., dated October 13, 2007, received on December 28, 2007;**
- **Drawing No. 3, Proposed Plan, prepared by Trow Associates Inc., dated October 13, 2007, received on December 28, 2007;**
- **Drawing No. 4, Sections, prepared by Trow Associates Inc., dated October 13, 2007, received on December 28, 2007;**
- **Drawing No. 5, Details, prepared by Trow Associates Inc., dated October 13, 2007, received on December 28, 2007.**

RATIONALE

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

Proposal:

The purpose of this application is to develop within a TRCA Regulated Area of the Waterfront Watershed in order to facilitate the construction of a replacement seawall structure. The subject site is located south of Lakeshore Boulevard W, east of Browns Line and abuts the shoreline of Lake Ontario in the City of Toronto. The existing seawall structure is failing and will be demolished. Both the existing and proposed seawall structure are comprised of an upper and lower deck, storage room and stairway access. The design of the proposed structure effectively decreases the associated risks by reducing the extent of the lower deck.

Control of Flooding:

The subject site is not located within a regional storm flood plain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

Pollution:

A temporary sediment control fence will be installed to prevent construction debris from entering Lake Ontario.

Dynamic Beaches:

Not applicable.

Erosion:

A slope stability report has been reviewed and approved by TRCA geotechnical engineering staff and the proposal will be constructed in accordance to the recommendations of this report. Further to this, the Applicant has agreed in writing to retain the services of a geotechnical consultant to be present on site during demolition and construction.

Conservation of Land:

No significant vegetation will be removed as a result of construction.

Plantings

No plantings are required as part of this application.

Policy Guidelines:

The proposal is consistent with Section 4.2.2.(D) - Development Guidelines for Replacement Structures within Non-Established/Highly Urbanized Areas of the Authority's Valley and Stream Corridor Management Program.

CFN: 40310 - Application #: 004/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: February 26, 2008

8.1.41 SENECA COLLEGE OF APPLIED ART AND TECHNOLOGY

To construct, reconstruct, erect or place a building or structure on Lot 10, Concession 5 WYS, (21 Beverly Hills Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Seneca College of Applied Art and Technology. The purpose is to develop within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a 40 metre monopole communication tower with a 12' x 16' equipment shelter.

The permit will be issued for the period of March 7, 2008 to March 6, 2010.

- **Drawing unnumbered, Proposed plan of Survey, prepared by Lanthier & Gilmore Surveying Ltd., dated August 22, 2007, Revision No. 1, revised on February 12, 2008, received on February 19, 2008.**

RATIONALE

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

Proposal:

The purpose of this application is to develop within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a 40 metre monopole communication tower with a 12' x 16' equipment shelter.

Control of Flooding:

The subject property is located within the Regional Storm Flood Plain of the Humber River Watershed. However, TRCA staff have determined the proposed works will not adversely impact the storage and/or conveyance of floodwaters.

Pollution:

Sediment control fencing is not required as the proposed works are adequately setback from the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

No significant vegetation will be removed as a result of construction.

Plantings

No plantings are required as part of this proposed development.

Policy Guidelines:

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

CFN: 40513 - Application #: 112/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: February 26, 2008

CITY OF VAUGHAN

8.1.42 BOCA EAST INVESTMENTS LTD.

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 12 - 15, Concession 10 , between Rutherford Road, Huntington Road, Langstaff Road and Highway 50 (Planning Block 64), in the City of Vaughan, Humber River Watershed as located on the property owned by Boca East Investments Ltd. The purpose is to conduct site grading, temporarily or permanently place, dump or remove any material within a Regulated Area and to alter a tributary of the Humber River, in order to conduct grading works and construct a series of temporary sediment ponds and outfalls, in order to facilitate servicing on Planning Block 64, in the City of Vaughan.

The permit will be issued for the period of March 7, 2008 to March 6, 2010.

- **Letter of Undertaking, prepared by Mr. David Kellershohn, Schaeffers Consulting Engineers, dated February 14, 2008, received February 21, 2008.**

RATIONALE

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

Proposal:

The proposal is to conduct site grading, temporarily or permanently place, dump or remove any material within a Regulated Area and to alter a tributary of the Humber River, in order to conduct topsoil stripping works and construct four (4) temporary sediment ponds and associated outfalls, in order to facilitate the servicing of Planning Block 64, in the City of Vaughan.

Planning Block 64 is bounded by Rutherford Road to the north, Highway 50 to the west, Langstaff Road to the south and to the east by Huntington Road. There is an approved Master Environmental Servicing Plan (MESP) in place for Planning Block 64. This was approved earlier in 2005. During the MESP process, the limits of the Humber River valley corridor in this area were identified and delineated. Since the approval of the Block 64 MESP, TRCA staff has received and draft approved a related draft plan of subdivision (19T-06V13). The subject works will address one of the conditions of draft plan approval, specifically as it relates to grading works on the subject site.

The proposed works involve topsoil stripping works for the whole block including lands outside and within the TRCA's Regulated Area for the Humber River. In addition, the applicant proposes to construct four (4) temporary sediment ponds to treat stormwater flows from the stripped site, prior to its discharge into the watercourse. A comprehensive erosion and sediment control plan has been submitted which includes the use of extensive environmental fencing cut-off swales, rock check dams, topsoil stockpiles, mud mat entrances along with the aforementioned sediment ponds.

Once construction activities are completed, all disturbed areas are to be stabilized through seeding (using a temporary erosion control mix). Inspectors will be on site to ensure the continued effectiveness of erosion and sediment control measures. These inspections will be carried out after every rainfall event and a minimum of once every week.

Control of Flooding:

The proposed grading works will be take place outside of the established development limits and outside the Regional Storm Flood Plain. As such, the storage or conveyance of flood waters will not be impacted by the proposed works.

Pollution:

Erosion and sediment control measures (as outlined above) will be implemented prior to construction and maintained for the duration of the works to ensure that sediment does not enter the nearby watercourse and adjacent valley corridor.

Dynamic Beaches:

Not applicable.

Erosion:

Erosion will be minimized through the implementation of the aforementioned sediment control measures. There are no geotechnical/slope stability issues associated with the works.

Conservation of Land:

Given the discharge of treated stormwater flows into a tributary of the Humber River, a Letter of Advice will be issued on behalf of Fisheries and Oceans Canada (DFO).

Plantings

Temporary seed mix will be used after the grading works are completed. A comprehensive and robust planting plan, along with a valleyland restoration plan will be submitted as part of the detailed design works for the associated draft plan of subdivision .

Policy Guidelines:

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

CFN: 40101 - Application #: 906/07/VAUG

Report Prepared by: Kevin Huang, extension 5307

For information contact: Kevin Huang, extension 5307

Date: February 26, 2008

8.1.43 REGIONAL MUNICIPALITY OF YORK

To construct, reconstruct, erect or place a building or structure, change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units, site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 1 TO 5, Concession 2 TO 3, (Dufferin Street (Y.R. 53) from Steeles Avenue to Glen Shields Avenue (North)/Draper Boulevard), in the City of Vaughan, Don River Watershed as located on the property owned by Regional Municipality of York. The purpose is to site grade, temporarily or permanently place, dump or remove any material (for Dufferin Street widening from 4 to 6 lanes plus turning lanes; for removing and reconstructing asphalt, islands, curbs, sidewalks, bus pads, catchbasins, manholes, storm sewers, headwall/outfalls, and constructing two new Oil Grit Separators (OGS) and new landscaped medians in a Regulated Areas between Stations 1+300 to 1+700 and Stations 2+200 to 2+660; to change a structure (from an open parapet wall to a solid parapet wall on the bridge at Station 1 + 610) and to construct new structures (asphalt, medians, sidewalks, bus pads, headwalls/outfalls, toe wall) within a Regional Storm Floodplain; to temporarily alter a watercourse (tributary of West Don River) during the warmwater timing window (July 1 to March 31) through isolation methods in order to construct the outfall/head walls at Stations 1+450 and 1+600 and Oil Grit Separators at Stations 1+630 and 2 +430 in the dry.

The permit will be issued for the period of March 7, 2008 to March 6, 2010.

- **Letter of Undertaking (to provide revised contract drawings/documents to the satisfaction of TRCA staff on or before April 7, 2008;); dated February 28, 2008; received February 29, 2008; prepared by the Regional Municipality of York.**

RATIONALE

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

Proposal:

The entire \$9 million dollar contract consists of the widening 1.68 kilometres of Dufferin Street from 4 to 6 lanes plus turning lanes from Steeles Avenue in the south to Glenn Shields Avenue/Draper Boulevard in the north, which is south of Highway 407. TRCA staff has concern for the areas within the regulation lines surrounding the bridge across West Don River between Stations 1+300 to 1+700 in the south, surrounding the Westminster Creek that runs parallel to the east side of Dufferin Street in the north between Stations 2+200 to 2+660 as well as the TRCA owned lands south of the CN crossing at Station 1 +415. Both the West Don River and the Westminster Creek have Regional Storm Floodplains associated with them. There will be no in water works associated with this project, however, there will be near water works that will require standard erosion and sediment controls.

The works will involve the excavating and the placing of fill for the road widening works from 4 to 6 lanes, which generally include the installing of the storm sewers and oil grit separators, the changing of the existing open parapet wall to a solid parapet wall on the bridge, and the constructing of two outfalls/headwalls and two Oil Grit Separators for water quality. Dufferin Street is the first of the Regional Municipality of York's roads to follow the new "Towards Great Regional Streets" Design Guidelines that will provide a vegetated median, a dedicated bus/High Occupancy Vehicle (HOV) lane in each direction as well as bike lanes and pedestrian walkways in combination with the 4 lanes of regular traffic.

The works on TRCA's owned lands involve grading back a hill to facilitate the road widening. No structures will be constructed on TRCA's lands, and Region of York staff has advised there will be no need for maintenance in the future on these lands that need to be graded. The project was reviewed by TRCA Staff during the Environmental Assessment process through file CFN 36041.

Control of Flooding:

TRCA Staff has reviewed the hydraulic model for changing from an open parapet wall to a closed parapet wall and has determined that there will not be any negative impacts to flooding.

Pollution:

Standard erosion control measures will be implemented to ensure that the construction-generated sediments do not enter the watercourse. Oil grit separators will be constructed at 2 locations to enhance water quality.

Dynamic Beaches:

Not applicable

Erosion:

The Storm Water Management (SWM) Report has been reviewed by TRCA staff and the plans by the Region of York will address erosion.

Conservation of Land:

There will be near water works associated with this project. The two outfalls/head walls draining to the West Don River will be constructed on the east side of Dufferin Street with one located north of the bridge and another just north of the CN tracks. As well two Oil Grit Separators (OGS) will be constructed near water, one near the bridge over the West Don River in the south and the other near the north end of the project limits close to Westminster Creek. Both the outfalls and OGSs will be isolated from the tributaries to the watercourses with standard erosion and sediment controls. With erosion and sedimentation plans in effect, the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Fisheries and Oceans Canada (DFO). The proposed works will impact no significant terrestrial resource features.

There is a section within the project limits that will be graded to facilitate the road widening on lands owned by the TRCA south of the CN tracks, on the east side of Dufferin Street. An archaeological investigation was conducted in 2007 on the area to be graded and clearance has been received by TRCA's archaeologist from the Ministry of Culture. The TRCA's Real Estate Co-ordinator will be preparing a Permission To Enter (PTE) for the temporary working easement and the PTE will be issued at the same time as the TRCA permit.

Plantings

All disturbed areas will be restored with native/non-invasive species following construction. The Regional Municipality of York has provided a net benefit with the proposed plantings around the West Don River in the right of way and in the medians.

Policy Guidelines:

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

CFN: 38529 - Application #: 775/06/VAUG

Report Prepared by: June Murphy, extension 5304

For information contact: June Murphy, extension 5304

Date: February 26, 2008

TOWN OF CALEDON

8.1.44 PEEL DISTRICT SCHOOL BOARD

To construct, reconstruct, erect or place a building or structure and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere at Macville Public School, Town of Caledon, Humber River Watershed, as located on the property owned by Peel District School Board. The purpose is to construct, reconstruct, erect or place a building or structure (sewage system) and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere at Macville Public School, Town of Caledon, Humber River Watershed.

The permit will be issued for the period of March 7, 2008 to March 6, 2010.

- **Letter of Undertaking to provide revisions to the engineering drawings to the satisfaction of TRCA; dated March 3, 2008; received March 4, 2008; prepared by Robbie/Young + Wright Architects.**

RATIONALE

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

Proposal:

This proposal consists of the construction of a new sewage system for Macville Public School to allow for an increased number of students and staff. The existing sewage system is considered undersized for the present and projected student enrollment and will be abandoned upon completion of the new sewage system.

Proposed works involve constructing a subsurface drainage system around the perimeter of the proposed leaching bed area to allow for gravity drainage of treated effluent offsite. Surface discharge will be to an open roadside ditch at the southeast corner of the property adjacent to King Road. The Tertiary Sewage Treatment system will incorporate balancing tanks, septic tanks, a Waterloo Biofilter Treatment System, phosphate removal technology and an Aquamend Denitrification Unit.

Control of Flooding:

There will be no impacts to the control of flooding.

Pollution:

Standard erosion control measures will be implemented for the duration of construction, and until the site is restored, in order to prevent construction generated sediment from entering the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical/slope stability issues associated with the proposal.

Conservation of Land:

With erosion and sedimentation plans in effect, the potential for a Harmful, Alteration, Disruption or Destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). No in-water works will be conducted.

Plantings

All disturbed areas will be restored following construction.

Policy Guidelines:

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

CFN: 40411 - Application #: 053/08/CAL

Report Prepared by: Sharon Lingertat, extension 5717

For information contact: Sharon Lingertat, extension 5717

Date: February 26, 2008

8.1.45 25 KIRKWOOD CRESCENT

To construct, reconstruct, erect or place a building or structure at 25 Kirkwood Crescent, in the Town of Caledon, Etobicoke Creek Watershed. The purpose is to undertake works within a TRCA Regulated Area of the Etobicoke Creek Watershed in order to facilitate the construction of a replacement deck structure at the rear of a residential dwelling located at 25 Kirkwood Crescent, in the Town of Caledon.

The permit will be issued for the period of March 7, 2008 to March 6, 2010.

- **Letter of undertaking provided by P. Bissell, dated March 5, 2008, to address outstanding TRCA ecology related issues.**

RATIONALE

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

Proposal:

The purpose of this application is to undertake works within a TRCA Regulated Area of the Etobicoke Creek Watershed in order to facilitate the construction of a replacement deck structure at the rear of a residential dwelling located at 25 Kirkwood Crescent, in the Town of Caledon. The rear of the subject property is adjacent to a valley corridor. The proposed structure is sufficiently setback from the valley corridor. As such, no geotechnical concerns with this proposal are anticipated. In addition, there are no flooding or ecology related concerns related to this development. No significant vegetation will be removed as a result of construction.

Control of Flooding:

The existing structure is located outside of the Regional Storm Floodplain. As such, no impact to the storage and/or conveyance of flood waters are anticipated.

Pollution:

Appropriate sediment and erosion controls (i.e., silt fencing) have been proposed with this application, and will be maintained throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this project.

Conservation of Land:

No significant vegetation will be removed as a result of this project. There are no fisheries related concerns associated with this proposal.

Plantings

Enhancement plantings are proposed between the proposed development and the valley corridor. All plant species are native, non-invasive and consistent with TRCA's guidelines.

Policy Guidelines:

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

CFN: 40521 - Application #: 121/08/CAL

Report Prepared by: Jason Wagler, extension 5743

For information contact: Quentin Hanchard, extension 5324

Date: February 27, 2008

8.1.46 16000 AIRPORT ROAD

To change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units on Lot 3, Concession 6 Plan Part of Carters Acre, (16000 Airport Road), in the Town of Caledon, Humber River Watershed. The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a 31.24 square metre (336.27 sq. ft.) addition to the rear of the existing LCBO commercial building located at 16000 Airport Road in the Town of Caledon.

The permit will be issued for the period of March 7, 2008 to March 6, 2010.

- **Cover Page, Sheet A0.0, prepared by C. Naylor, dated April 2007, Revision No.1, revised on June 22, 2007, stamped received by TRCA Planning & Development staff on February 12, 2008;**
- **Site Plan, Sheet A0.1, prepared by C. Naylor, dated May 15 2007, Revision No.1, revised on June 22, 2007, stamped received by TRCA Planning & Development staff on February 12, 2008;**

- **Proposed Storage Shed, Sheet A1.0, prepared by C. Naylor, dated April 2007, Revision No.1, revised on June 22, 2007, stamped received by TRCA Planning & Development staff on February 12, 2008.**

RATIONALE

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

Proposal:

The purpose of this application is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a 31.24 square metre (336.27 sq. ft.) addition to the rear of the existing LCBO commercial building located at 16000 Airport Road in the Town of Caledon. The addition is required to provide recycling storage as part of the provincial recycling initiative undertaken by the LCBO throughout the Province of Ontario. At the rear of the property, a tributary of the Humber River Watershed traverses the site. This tributary, which flows in a north-south direction, through much of Caledon East, has been channelized, enclosed and divided by a number of streets and driveway crossings, resulting in sections of open channel alternated by enclosed sections of different lengths and culvert capacities. As a result of this condition, the existing building is located entirely within the Regional Storm Floodplain. The proposed addition will constitute less than 50% of the total gross floor area. In addition, the proposed addition will also be adequately floodproofed, such that all openings (i.e., doors and windows) will be above the Regional Flood elevation. As well, the proposed works have been designed to adequately withstand water flow velocities expected during the Regional Storm event.

Control of Flooding:

The proposed works are located within the Regional Floodplain. TRCA Water Resources staff have confirmed that the proposed addition is not anticipated to have any significant impacts to the storage and/or conveyance of flood waters.

Pollution:

Appropriate erosion and sediment controls (i.e., silt fence) have been proposed with this application, and will be maintained throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this project.

Conservation of Land:

The proposed addition is located within an existing asphalt parking lot. As such, no significant vegetation will be removed as a result of this project. There are no fisheries related concerns associated with this project.

Plantings

No vegetation is to be removed by the proposed works, and opportunities are not available through this permit to add additional plantings.

Policy Guidelines:

This proposal is in conformity with Section 4.2.2. (C) - Minor Additions - of the Authority's Valley and Stream Corridor Management Plan (VSCMP).

CFN: 39461 - Application #: 458/07/CAL

Report Prepared by: Jason Wagler, extension 5743

For information contact: Quentin Hanchard, extension 5324

Date: February 27, 2008

TOWN OF MARKHAM

8.1.47 HOME BUILDER

To construct, reconstruct, erect or place a building or structure, site grade and alter a watercourse on Part Lot 4, 5, Concession 9, (25 to 37 Kentview Crescent), in the Town of Markham, Rouge River Watershed as located on the property owned by Home Builder. The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of seven (7) single family detached dwellings.

The permit will be issued for the period of March 7, 2008 to March 6, 2010.

- **Letter of Undertaking, prepared by Oxnard Boxgrove Ltd., dated March 5, 2008, to address all outstanding engineering related issues.**

RATIONALE

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

Proposal:

The purpose of this proposal is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of seven (7) single family detached dwellings at 25 to 32 Kentview Crescent, in the Town of Markham. The subject lands are located on the west side of a valley corridor associated with the Rouge River Watershed. The subject lands to which this application applies were reviewed by TRCA staff through a draft plan of subdivision (19TM-04001), zoning by-law amendment (ZA 07 108731) and consent application (B05/07). Through the noted subdivision process, TRCA staff staked the top of bank for the adjacent valley corridor feature. The rear of the subject properties are setback a minimum of 10 metres inland from the staked top of bank. As such, TRCA's buffer requirements have been achieved. The proposed works are located outside of the Regional Storm Floodplain. The area to which this application applies is currently an agricultural field and is void of any significant vegetation.

Control of Flooding:

The subject lands are located outside of the Regional Storm Floodplain. As such, the storage and/or conveyance of flood waters will not be impacted.

Pollution:

Appropriate erosion and sediment controls have been incorporated into the design of this project and will be installed and maintained during all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns related to this project.

Conservation of Land:

No significant vegetation will be removed as a result of this proposal. Through the related plan of subdivision review, an extensive planting plan was reviewed and approved for the area between this site and the valley corridor to improve the ecological condition of this area. There are no fisheries related concerns associated with this proposal.

Plantings

All plant species related to the approved enhancement plan are native and non-invasive, consistent with TRCA's guidelines.

Policy Guidelines:

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

CFN: 40507 - Application #: 114/08/MARK
Report Prepared by: Adam Miller, extension 5244
For information contact: Adam Miller, extension 5244
Date: February 27, 2008

8.1.48 11 BUTTONVILLE CRESCENT EAST

To construct, reconstruct, erect or place a building or structure on Part Lot 14, Concession 4, (11 Buttonville Crescent East), in the Town of Markham, Rouge River Watershed. The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the demolition of an existing residential dwelling and the construction of a new residential dwelling.

- **Withdrawn**

PERMIT APPLICATIONS 8.1.49 - 8.1.66 ARE MINOR WORKS LETTER OF APPROVAL:

RES.#B7/08 - MINOR WORKS LETTER OF APPROVAL PURSUANT TO ONTARIO REGULATION 166/06

Moved by: Richard Whitehead
Seconded by: David Barrow

THAT minor works letter of approval granted by Toronto and Region Conservation Authority staff in accordance with Ontario Regulation 166/06 for the applications (8.1.49 - 8.1.66, inclusive), which are listed below, be received.

CARRIED

CITY OF BRAMPTON

8.1.49 574 CONSERVATION DRIVE

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on (574 Conservation Drive), in the City of Brampton, Etobicoke Creek Watershed.

CFN: 40421 - Application #: 063/08/BRAM

Report Prepared by: Jason Wagler, extension 5743

For information contact: Quentin Hanchard, extension 5324

Date: January 29, 2008

CITY OF PICKERING

8.1.50 1850 KINGSTON ROAD, UNIT 34

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on (1850 Kingston Road, Unit 34), in the City of Pickering, Duffins Creek Watershed.

CFN: 40483 - Application #: 101/08/PICK

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Steve Heuchert, extension 5311

Date: February 15, 2008

8.1.51 1790 FINCH AVENUE, UNIT 1

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on (1790 Finch Avenue, Unit 1), in the City of Pickering, Duffins Creek Watershed.

CFN: 40108 - Application #: 908/07/PICK

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Steve Heuchert, extension 5311

Date: February 15, 2008

8.1.52 2358 WILDWOOD CRESCENT

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 62, Plan 40M-1542, (2358 Wildwood Crescent), in the City of Pickering, Duffins Creek Watershed.

CFN: 40459 - Application #: 081/08/PICK

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Steve Heuchert, extension 5311

Date: February 19, 2008

8.1.53 417 WOODGRANGE AVENUE

To install a swimming pool on Part Lot 61, 62, Plan 283, (417 Woodgrange Avenue), in the City of Pickering, Rouge River Watershed.

CFN: 40410 - Application #: 052/08/PICK
Report Prepared by: Shannon McNeill, extension 5744
For information contact: Steve Heuchert, extension 5311
Date: January 31, 2008

8.1.54 368 DYSON ROAD

To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) on Lot 44, Plan 283, (368 Dyson Road), in the City of Pickering, Rouge River Watershed.

CFN: 40418 - Application #: 060/08/PICK
Report Prepared by: Shannon McNeill, extension 5744
For information contact: Steve Heuchert, extension 5311
Date: January 31, 2008

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.55 CITY OF TORONTO

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on, (15 Grierson Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by City of Toronto.

CFN: 40312 - Application #: 006/08/TOR
Report Prepared by: Nicole Moxley, extension 5284
For information contact: Steve Heuchert, extension 5311
Date: February 15, 2008

8.1.56 56 ANTIOCH DRIVE

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Lot 68, Plan 5071, Part Lot 69, Plan 5071, (56 Antioch Drive), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed.

CFN: 40406 - Application #: 048/08/TOR
Report Prepared by: Nicole Moxley, extension 5284
For information contact: Nicole Moxley, extension 5284
Date: January 31, 2008

8.1.57 32 FORTY-FIRST STREET

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Part Lot 283, Plan 2172, (32 Forty-First Street), in the City of Toronto (Etobicoke York Community Council Area), Etobicoke Creek Watershed.

CFN: 40427 - Application #: 068/08/TOR
Report Prepared by: Nicole Moxley, extension 5284
For information contact: Steve Heuchert, extension 5311
Date: January 30, 2008

8.1.58 2 STONEY BROOK DRIVE

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Lot 101, Plan, (2 Stoney Brook Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

CFN: 40183 - Application #: 923/07/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: January 24, 2008

8.1.59 41 BRULE CRESCENT

To change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units on Lot 57, Plan M539, (41 Brule Crescent), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

CFN: 40249 - Application #: 945/07/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: January 24, 2008

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.1.60 UNIVERSITY OF TORONTO - SCARBOROUGH

To construct a ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) on Part Lot 9, 10, Concession NO. 1 , (130 Old Kingston Road), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by University of Toronto - Scarborough.

CFN: 39584 - Application #: 545/07/TOR

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Steve Heuchert, extension 5311

Date: January 30, 2008

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

8.1.61 759 KINGSTON ROAD

To change the use, size, or number of dwelling units of a structure, or undertake work that does not change the footprint of the existing structure on Part Lot 18, Plan M467, (759 Kingston Road), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

CFN: 40420 - Application #: 062/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: February 21, 2008

8.1.62 170 PARKVIEW HILL CRESCENT

To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) and construct a ground floor addition up to 50 sq. m (538 sq. ft) on Lot 17, Plan 3618, (170 Parkview Hill Crescent), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

CFN: 40501 - Application #: 111/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: February 21, 2008

8.1.63 TALL TREED INVESTMENT II CORPORATION

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on 400 Eastern Avenue, in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Tall Treed Investment II Corporation.

CFN: 40419 - Application #: 061/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: January 30, 2008

TOWN OF RICHMOND HILL

8.1.64 L'ARCHE DAYBREAK

To construct a ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) on Part Lot 54, 55, Plan 65M-2816, (11339 Yonge Street), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by L'Arche Daybreak.

CFN: 40492 - Application #: 098/08/RH

Report Prepared by: Jason Wagler, extension 5743

For information contact: Quentin Hanchard, extension 5324

Date: February 15, 2008

TOWN OF WHITCHURCH-STOUFFVILLE

8.1.65 38 LITTLE ROUGE CIRCLE

To install a swimming pool on Lot 163, Plan, (38 Little Rouge Circle), in the Town of Whitchurch-Stouffville, Rouge River Watershed.

CFN: 40452 - Application #: 083/08/WS

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Shannon McNeill, extension 5744

Date: February 15, 2008

8.1.66 46 LITTLE ROUGE CIRCLE

To install a swimming pool on Lot 16, Plan 65M-3880, (46 Little Rouge Circle), in the Town of Whitchurch-Stouffville, Rouge River Watershed.

CFN: 40451 - Application #: 082/08/WS

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Steve Heuchert, extension 5311

Date: February 15, 2008

PERMIT APPLICATION 8.1.67 IS PERMISSION FOR ROUTINE INFRASTRUCTURE WORKS:

**RES.#B8/08 - PERMISSION FOR ROUTINE INFRASTRUCTURE WORKS
PURSUANT TO ONTARIO REGULATION 166/06**

Moved by: Richard Whitehead

Seconded by: David Barrow

THAT permission for routine infrastructure granted by Toronto and Region Conservation Authority staff in accordance with Ontario Regulation 166/06 for application 8.1.67 - Toronto Hydro Energy Services, which are listed below, be received.

CARRIED

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.67 TORONTO HYDRO ENERGY SERVICES

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on The West Mall from the Queensway to West Mall Crescent, in the City of Toronto (Etobicoke York Community Council Area), Etobicoke Creek Watershed as located on the property owned by the City of Toronto.

CFN: 40426 - Application #: 067/08/TOR

Report Prepared by: Alex Blasko, extension 5714

For information contact: Alex Blasko, extension 5714

Date: February 5, 2008

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.68 28 DONWOODS DRIVE

To construct, reconstruct, erect or place a building or structure on Lot 41, Plan 2343, (28 Donwoods Drive), in the City of Toronto (North York Community Council Area), Don River Watershed. The purpose is to develop within a Regulated Area of the Don River Watershed to facilitate construction of a new two-storey dwelling. The existing dwelling is to be demolished.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-1, Site Plan, prepared by Peter Higgins Architect Inc., dated June 2007, revised January 2, 2008, received by TRCA February 20, 2008;**
- **Drawing No. A-2, Landscape Plan, prepared by Peter Higgins Architect Inc., dated June 2007, revised January 2, 2008, received by TRCA February 20, 2008.**

RATIONALE

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

Proposal:

The proposed works include construction of a new two-storey dwelling at 28 Donwoods Drive in the City of Toronto. The site is located south of York Mills Road, east of Yonge Street. The existing dwelling is to be demolished.

Control of Flooding:

The site is not located in the Regional Storm Floodplain.

Pollution:

Sediment fencing is not required as the proposed works are located in the valley and are adequately set back from the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

No significant vegetation will be removed as a result of construction. Appropriate tree protection fencing will be installed.

Plantings

Native tree shrubs and seed mix will be planted.

Policy Guidelines:

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

CFN: 40526 - Application #: 132/08/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: March 4, 2008

CITY OF VAUGHAN

8.1.69 1668137 ONTARIO INC.

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part of Lot 11, Concession 8, (5550 Langstaff Road), in the City of Vaughan, Humber River Watershed as located on the property owned by 1668137 Ontario Inc. The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to remediate a contaminated site and to restore an altered valley / stream feature on Part of Lot 11, Concession 8 (5550 Langstaff Road), in the City of Vaughan.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Erosion & Sediment Control Plan (Drawing No. 12), prepared by Skira & Associates Ltd. dated June 2007, received by the TRCA on February 13, 2008;**
- **Final Remedial Action Plan (RAP) V2 Report, prepared by Terra Firma Plus Inc., dated November 8, 2007, received by the TRCA on December 6, 2007.**

RATIONALE

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

Proposal:

The purpose of this application is to undertake grading and soil remediation works within a TRCA Regulated Area of the Humber River which are required in order to facilitate the future development of the site for residential uses. The proposed works, as part of this permit application, are a part of a Remedial Action Plan (RAP) reviewed and approved by City of Vaughan and TRCA staff.

Under a previous land owner, the subject property had been filled and used as an illegal landfill prior to 1989. According to the Ministry of the Environment, the site was used as a disposal site and charges were laid under the Environmental Protection Act. This filling had significantly altered the natural features on the site, resulting in the creation of a new slope feature and alteration to the Regional Storm Flood Plain. The current owner of the property has indicated that the fill material is unsuitable for development and is proposing the removal of the material as part of this permit application. The grading works proposed with this application are required in order to remove contaminated soils that leached contaminants into the adjacent watercourse, as well as to address slope stability issues.

Concurrent with the RAP, the proponent is required and has agreed to hire a qualified environmental inspector / engineer to be on-site to ensure that the erosion and sediment control measures to be applied are maintained at all times during the construction of the remediation works on the site.

As part of the RAP, the proponent will also use a layered approach to the removal of site material / contaminants. The purpose of this approach is to dig up the site layer by layer in order to ensure the stability of the site and to provide the continued upkeep of the erosion and sediment control measures necessary to prevent the migration of materials or other matters during the course of construction.

In addition, the applicant's related Draft Plan of Subdivision (19T-06V15) and Zoning By-law Amendment Application (Z.06.74) have been conditionally approved by TRCA staff and provide for the ultimate grading and replanting design for the future development.

Control of Flooding:

As part of the conditions of approval for the related Draft Plan of Subdivision, the proposed top of bank is to be located 0.5 metres above the Regional Storm Flood Elevation. All developable land will be located outside of the Regional Storm Flood Plain. TRCA water resources staff are satisfied that the slope and grading works will not impede the storage and conveyance of floodwaters.

Pollution:

A temporary drainage ditch with flow regulating rock check dams, outletting to a temporary sediment trap basin, will be constructed to control the transport of sediment and prevent sediment from entering the adjacent watercourse (Rainbow Creek). Additionally, sediment control fencing will be installed and maintained along the outside edge of the temporary drainage ditch to contain sediment within the temporary drainage channel. A qualified environmental inspector / engineer will be on-site and site material / contaminant removal will occur in layers to ensure proper erosion and sediment control measures are maintained.

Dynamic Beaches:

Not applicable.

Erosion:

TRCA geotechnical staff are satisfied that the proposed works will create a slope with greater stability than existing conditions, suitable for future development.

Conservation of Land:

The proposed works will remove contaminated soils that once leached contaminants into the adjacent watercourse (Rainbow Creek); thereby providing an improvement over existing conditions. As part of the conditionally approved Draft Plan of Subdivision application, appropriate buffers will be implemented from the edge of the valley feature to prevent development from impacting the future stable and vegetated slope / valley wall. In addition, an Edge Management Plan will be implemented for areas around Rainbow Creek to ensure the protection of the watercourse and wildlife corridor. There are no other significant natural features on, or adjacent to the site that may be negatively impacted by the project.

Plantings

As part of the conditionally approved Draft Plan of Subdivision, all plantings within the site and associated linkages are to be composed of native species. The final re-planting and re-forestation designs are a part of the Draft Plan of Subdivision 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: 40517 - Application #: 120/08/VAUG
Report Prepared by: Anthony Sun, extension 5724
For information contact: Bill Kiru, extension 5306
Date: March 5, 2008

TOWN OF CALEDON

8.1.70 RIVER'S EDGE BOLTON LTD. C/O KIRK MAWHINNEY

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 53, 63, Plan 43R-20636, (60 Ann Street), in the Town of Caledon, Humber River Watershed as located on the property owned by River's Edge Bolton Ltd. c/o Kirk Mawhinney. The purpose is to construct a new residential condominium building within the Bolton Special Policy Area.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of undertaking provided by Frank Mazzotta, Armour Heights Developments, dated March 5, 2008, to address outstanding TRCA issues prior to the issuance of the permit.**

RATIONALE

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

Proposal:

This permit application is to permit the construction of a new multi-storey residential condominium building, and associated amenities within the Bolton Special Policy Area (SPA), directly adjacent to Humber River Main Branch, in the Town of Caledon. The subject property, more specifically known as 60 Ann Street, is located north of King Street West, west of Queen Street within the Humber River valley in the historic community of the Village of Bolton.

Development was previously contemplated on the subject property by Humber Manor Developments in the early 1990's which culminated in the property being rezoned by the Ontario Municipal Board (as discussed further below) at that time.

The Current proposal is for the creation of a 6 storey 72 unit condominium building, (tapering to 3 stories on the eastern portion of the site) on a 0.69 hectare (1.7 acre) site. The proposed development will include 3 levels of underground parking, with outdoor amenity areas. As part of this development, lands directly adjacent to Humber River (approx. 10 metres in width) will be gratuitously dedicated to the Town of Caledon. A landscaped area and trail will be constructed by the developer within this area.

This portion of the Village of Bolton (historic community) is located within the valley of the Humber River, and is flood vulnerable in a Regional Storm event. The property is however, located within the Bolton Special Policy Area (SPA). Within SPAs (including the Bolton SPA), a lesser level of flood protection, as established by the Province and defined in the related municipal official plan may be contemplated, subject to meeting technical floodproofing and safe access requirements. The 2005 Provincial Policy Statement (PPS) has clarified the intent of SPAs as being to facilitate the continued viability of existing floodprone communities, with new development and redevelopment generally being on a small scale. Further, SPAs are not intended to facilitate intensification where opportunities exist within a community to intensify outside of the SPA.

The Town of Caledon Official Plan has policies with regard to development in the SPA. These identify that the minimum level of flood protection for all new structures shall be the 1:500 year storm event, (an 18% risk of flooding over the anticipated 100 year lifespan). The related SPA Policies also require 'Safe Access' to the site, pursuant to Provincial guidelines. TRCA's Valley and Stream Corridor Management Plan similarly addresses development within SPAs, and identifies, in addition to the above, structural floodproofing requirements, and other criteria that are to be applied.

As noted above, this property was the subject of an OMB hearing in 1993, in which a rezoning application for the subject property was considered. Based upon discussions at that time with the then landowners, and the submission of technical reports, TRCA staff were generally satisfied by the end of the OMB hearing with the proposed rezoning of the property. This position was based upon the technical information available at that time, which indicated that the building could be floodproofed to the necessary level, and off-site impacts of the development were not anticipated. TRCA staff identified at that time that development on the site would be subject to a more detailed review of floodproofing details, at the time of submission of a site plan and TRCA permit application. Provincial staff (MNR) also considered the application at the time, and based upon materials provided to them at the time, similarly were of the position that their interests had been substantially satisfied, and did not object to the rezoning application being approved by the OMB. The OMB approved a 'Multiple Residential' zoning classification, and a 'High Density Residential' Official Plan designation. Development did not proceed on the property at that time, and a formal development proposal was not brought forward for the property until the submission of a site plan by River's Edge Bolton Ltd. in September of 2007.

The current zoning (as approved by the OMB) and OP designations require no further amendments to allow for the development presently proposed on the property. In the review of the proposed site plan application, and supporting technical details by TRCA staff, TRCA staff identified concerns with respect to potential impacts of this development on flooding on adjacent properties. It was, however, the assertion of the engineering consultants for the proponents that a lesser impact would result from the proposed development, through updating the floodplain modeling for this area. TRCA staff worked with the consultants to establish the parameters around which the area could be remodeled, and the potential impacts assessed. TRCA staff were extensively involved in the subsequent review of the updated modeling. The results of this updated modeling did not significantly vary from the results of the existing TRCA model, however TRCA staff did update the floodplain modeling in the area to more accurately determine the potential impacts of this development.

The work completed by TRCA staff has identified that there will be an impact (although it is anticipated to be both localized and relatively minor in scope) that would result from the construction of the proposed building. Within an SPA, as the area is located within the floodplain, all development has some impact on the floodplain. The anticipated local impact associated with this proposal is in excess of the off-site impacts that are typically permitted in SPAs for new development, which must generally be within the limits of accuracy of the model. In this regard, the proposed development may result in a localized increase in flood levels in the order of 14 cm (6 inches) on an area on the north side of the Humber River valley, adjacent to the subject property during a Regional Storm event. This impact is anticipated to be localized to areas adjacent to the proposed building on the opposite side of the valley, and would only be experienced in storm events in excess of the 1:500 year storm event.

Recognizing the limitations associated with the existing model, that are specific to the Bolton SPA, TRCA senior engineering staff are satisfied that the proposed off-site flooding impacts although measurable, are not excessive. With consideration for the OMB decision, which allows for a development of the size and intensity that is presently proposed, and the limitations of the existing floodplain model for this area as noted above, and the potential for an improved overall risk management and evacuation strategy to be developed for the floodprone areas of Bolton, TRCA senior staff are satisfied that this proposal represents an acceptable balance between a slight localized increase in flooding, and the decrease in risk for the broader Bolton community that would result from the above noted strategy. Through the modeling work completed by TRCA staff, TRCA staff have discovered areas which need to be operationally managed and attention must be focused during flood events, such as debris and ice risks associated with the Hickman Bridge upstream of this site, to reduce potential future risk on the areas adjacent that would be impacted by the proposed development across from the subject property. TRCA staff have initiated the larger discussions with the Town of Caledon on the need for a more comprehensive strategy for Bolton which would include the above noted strategy, and TRCA staff will continue active dialogue with Caledon on intensification and emergency management measures for the floodprone areas of Bolton. A future meeting is being arranged with the Province and Caledon staff to further discuss these issues, as well as the nature of future development in the Bolton SPA.

The proponent has agreed to contribute to the funding for the overall risk management strategy that TRCA staff have recommended to operationally reduce the overall flood related risk in Bolton. The proponent has also committed to provide for safe access to the building during a Regional Storm event – pursuant to Provincial objectives. Final details on the form of this access are being further refined in consultation with TRCA staff, finalized and reflected in the associated permit drawings prior to issuance of the permit. The requirement for dewatering of the underground parking areas during construction as well as permanent dewatering will similarly be further refined, and will be finalized and reflected in the associated permit drawings prior to issuance of the permit. This permit is being brought forward on the basis of a letter of undertaking provided by the proponent, which commits to address all outstanding TRCA issues prior to the issuance of the permit, and prior to all works for which a TRCA permit would be requires, being initiated on the site.

Control of Flooding:

The proposed development is located within the Regional Storm Floodplain, and minor impacts to the floodplain are anticipated as a result of the proposed development. However, the potential impacts must be balanced with the potential gains that would result from reducing overall flood risk for Bolton through a comprehensive emergency management strategy. With consideration for the nature of this SPA and of development in SPAs in general, and with consideration for the localized impact that may result, in relation to the potential to reduce overall flood risk for Bolton through an emergency management strategy, TRCA senior engineering staff are satisfied that this proposal – in this instance - represents an acceptable impact.

Pollution:

Appropriate erosion and sediment controls will be installed and maintained on the subject property throughout all phases of construction, in accordance with TRCA's current Sediment and Erosion Control Guidelines.

Dynamic Beaches:

Not applicable

Erosion:

The potential for erosion was previously considered during the approval of the related planning applications by the OMB. The reports at that time concluded that there would be no significant erosion concerns. As these reports have not been updated at this time, TRCA staff have recommended to Town of Caledon staff (as Caledon will take ownership of the lands directly adjacent to the Humber River) that this issue be further considered by Caledon, prior to their assumption of the lands.

Conservation of Land:

Based upon the envelope for development approved by the OMB, areas of existing vegetation on the western portion of this site may be removed through the development of this property. However, the applicant will be required to minimize all potential impacts to the greatest possible extent, and to provide for additional plantings on lands to be conveyed to the Town of Caledon as compensation.

Plantings

All plant species will be native and non-invasive, consistent with TRCA's guidelines.

Policy Guidelines:

The proposal meets the intent of Section 4.2.1 (B) - Development within Designated Special Policy Areas - of the Authority's Valley and Stream Corridor Management Program.

CFN: 39802 - Application #: 715/07/CAL

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Brian Denney, extension 6290

Date: March 5, 2008

TOWN OF RICHMOND HILL

8.1.71 ENBRIDGE GAS DISTRIBUTION INC.

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Sunset Beach Road and Bayview Park Lane, in the Town of Richmond Hill, Humber River Watershed as located on the property owned by Enbridge Gas Distribution Inc.. The purpose is to install a NPS 4 PE gas pipeline by trenchless technology underneath the culvert on the south side of Sunset Beach Road just east of Bayview Park Lane in the Town of Richmond Hill during the warmwater timing window of July 1 to March 31.

The permit will be issued for the period of March 7, 2008 to March 6, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing 1 of 2, Project No. 3.4268722; Drawing 2 of 2, Project No. 3.4268722; all dated November 1, 2007; all received February 6, 2008; all prepared by Enbridge Gas Distribution Inc.**

RATIONALE

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

Proposal:

The proposal consists of the installation of a NPS 4 PE gas pipeline along Bayview Park Lane and Sunset Beach Road in the Town of Markham. The pipe will be installed by directional drill underneath the culvert located south west of the intersection of Bayview Park Lane and Sunset Beach Road during the warmwater timing window of July 1 to March 31.

Control of Flooding:

There will be no impacts to the control of flooding.

Pollution:

Standard erosion control measures (silt fencing, rock flow check dam) will be implemented for the duration of construction, and until the site is restored, in order to prevent construction generated sediment from entering the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical/slope stability issues associated with the proposal.

Conservation of Land:

With erosion and sedimentation plans in effect, the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). This application is subject to the warmwater fisheries timing window, no in water works can occur between April 1 to June 30.

Plantings

All disturbed areas will be stabilized and restored upon completion of the works.

Policy Guidelines:

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

CFN: 40425 - Application #: 066/08/RH

Report Prepared by: Suzanne Bevan, extension 5759

For information contact: Suzanne Bevan, extension 5759

Date: March 4, 2008

RES.#B9/08 -

HEART LAKE CONSERVATION AREA

Beach Centre Renovation Project. Award of contract for the Heart Lake Conservation Area Beach Centre Renovation Project.

Moved by: Ron Moeser

Seconded by: Rob Ford

THAT the contract for the Heart Lake Conservation Area Beach Centre Renovation Project be awarded to Surrey Construction, at an upset cost not to exceed \$130,000, plus 10% for contingencies, plus applicable taxes, it being the lowest tender received that meets Toronto and Region Conservation Authority (TRCA) specifications;

THAT award of the contract be subject to terms and conditions satisfactory to TRCA staff and legal advisers (if necessary), including but not limited to determination of the final contract cost not to exceed the approved amount;

THAT should staff be unable to achieve an acceptable contract with the above-mentioned contractor, staff be authorized to enter into contract negotiations with other contractors that submitted tenders, beginning with the second lowest bidder;

AND FURTHER THAT authorized TRCA officials be directed to take such actions as is necessary to implement the contract including the signing and execution of documents.

CARRIED

BACKGROUND

It is the intent of TRCA to draw an expanded and diverse client base to Heart Lake Conservation Area (HLCA) in order to increase revenue. It is also the intention of TRCA to pursue the recommendations outlined in the Heart Lake Conservation Area Master Plan in its entirety.

At Authority Meeting #5/06, held on June 23, 2006, Resolution #A133/06 regarding the endorsement of the HLCA Master Plan was approved as follows:

THAT the Heart Lake Conservation Area Master Plan, dated June 1, 2006 be approved;

AND FURTHER THAT funding for the implementation of the plan be included in the Toronto and Region Conservation Authority (TRCA) capital budget plan for Peel Region 2007 – 2011.

One of the key recommendations of the HLCA Master Plan is the revitalization of the Heart Lake Beach Centre building. The beach centre building at Heart Lake Conservation Area has fallen into disrepair, becoming a health and safety issue for staff and patrons. It has also become an eyesore to an otherwise aesthetically pleasing environment. Staff report frequent vandalism to the building envelope and have since closed the washrooms for public use.

In response to the recently adopted Heart Lake Master Plan, Accent Building Sciences Inc. was retained to conduct an extensive building condition assessment of the existing beach centre building and develop reconstruction options for staff review. The study produced an assessment of the existing facilities property and identified the physical adequacy of the construction, material and equipment. The study produced four options for staff review. The four options for reconstruction included:

1. reconstruction of entire facility for re-use;
2. retain existing building and selectively re-use portions of the existing facility to incorporate storage, washroom and open air pavilion;
3. demolish entire facility and construct new facilities;
4. refurbish washrooms and open air pavilion only, demolish other portions of facility.

Staff reviewed the options presented and concluded that option 4, 'Refurbish washrooms and open air pavilion only', was the most cost effective option.

As a result of and in conjunction with the recently endorsed HLCA Master Plan and approved capital budget funding from the Regional Municipality of Peel, staff retained the services of Kregg Fordyce Architect for the preparation of the Heart Lake Conservation Area Beach Centre Renovation design. Staff worked closely with Kregg Fordyce Architect to prepare and refine the design and construction drawings required to move forward with the tendering, building permit and construction process.

Highlights of the design include:

- selectively eliminating portions of the existing building;
- existing washrooms and utility rooms are to be retrofitted to utilize sustainable conservation methods;
- covered open air pavilion to be constructed adjacent to the existing washrooms by extending the existing roof line;
- pavilion to retain the existing fireplace, concrete floor and existing flagstone patio.

In December, 2007 staff retained the services of Rafat General Contractors for the selective demolition of portions of the existing building. The demolition process was completed in early January, 2008, thus allowing staff to proceed to the construction phase of the project.

In conjunction with Kregg Fordyce Architect, staff prepared a Request for Tender for the complete structural construction of the approved design.

The following firms were invited to submit tenders for the project:

- Berkim Construction Inc.;
- BWK Construction;
- Dardon Contractors;
- Frank Pellegrino General Contracting Limited;
- Precision Contracting;
- Rafat;
- Surrey Construction;
- Urbacon (c/o Janik Developments Inc.).

Tender documents and drawings were distributed to the aforementioned general contractors. The tender closed on February 11, 2008 at 4:00 p.m. The public opening was held on February 13, 2008 at TRCA's Head Office. Tenders were received as follows;

COMPANY	BID
Berkim Construction Inc.	\$257,145.00
BWK Construction	\$299,250.00
Surrey Construction	\$188,257.72

ANALYSIS

Staff evaluated the proposals based on criteria that included:

- completeness;
- compliance with tender requirements;
- relevant project experience;
- references; and
- fee proposals.

Based on the evaluation criteria and recommendations from Kregg Fordyce Architect, staff concluded that the tender submitted by Surrey Construction meets all requirements set out in the tender documents and is the lowest bid received.

Subsequently, staff evaluated the tenders and determined that the lowest tendered bid is over the approved available budget of \$130,000. Staff recommend that the following series of cost saving measures be implemented during the contract negotiating phase in order to reduce project cost:

1. line item deletions: the project's scope of work to be altered by directly deleting line items from the tender form;
2. revisions using submitted unit prices: the project's scope of work to be altered by revising the quantity of selected design elements (revised prices shall be calculated by applying the unit prices for addition and deletion of items submitted by the contractor on the tender form);
3. negotiated reductions using submitted lump sum prices after redesign: reductions to be achieved through the redesign of selected project elements and subsequent negotiations with the contractor.

As a result of the implementation of cost saving measures, the integrity of the project will remain intact, will not be compromised and the Heart Lake Beach Centre will become a focal point of the conservation area.

Staff is confident that as a result of implementing the cost saving measures as outlined above during the contract negotiating phase, Surrey Construction will conduct the required tasks in a timely and cost effective manner that meet the approved facility budget of \$130,000. If staff is unable to come to a mutually agreeable contract, then staff will enter into contact negotiations with the next lowest bidder.

FINANCIAL DETAILS

The bid prices were substantially more than the estimated costs prior to tendering, due in large measure to the high level of demand for contractors in the current market.

Funds required to support and complete this project are available from the Regional Municipality of Peel within the Public Use Peel Region Capital Budget account #421-33. By changing some aspects of the design, but without sacrificing the functionality and longevity of the building, staff expect to be able to reduce the cost of the project to match approximately the available budget.

Report prepared by: Brad Clubine, extension 5252

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For Information contact: Brad Clubine, extension 5252

Email: bclubine@trca.on.ca

Date: February 22, 2008

RES.#B10/08 - SUPPLY OF REFORESTATION SEEDLINGS

Award of Sole Source Contract. Approval to enter into a sole source purchase agreement with Somerville Nurseries Inc. to supply reforestation seedlings in support of 2008 reforestation efforts.

Moved by: Maria Augimeri

Seconded by: Reenga Mathivanan

THAT a contract for the purchase of reforestation seedling stock to supply spring 2008 projects and program requirements be awarded to Somerville Nurseries Inc. at an upset limit of \$88,495.57 plus applicable taxes, it being the supplier that best meets Toronto and Region Conservation Authority (TRCA) contract requirements;

AND FURTHER THAT authorized TRCA officials be directed to take such action as is necessary to implement the contract including signing and execution of documents.

CARRIED

BACKGROUND

Since 1995, with the closure of the Ontario Ministry of Natural Resources tree nursery program, TRCA and other Greater Toronto Area (GTA) conservation authorities (Credit Valley, Nottawasaga Valley, Lake Simcoe Region and Halton Region) have been coordinating purchasing reforestation seedlings through Somerville Nurseries Inc. as a means of supplying their individual program requirements. Somerville Nurseries Inc., located in Everett (near Alliston), effectively took over the supply of reforestation stock following the provincial governments decision to transfer the propagation and production to the private sector.

TRCA's seedling demand forecast is based on TRCA's experience with facilitating internal reforestation needs for TRCA and private landowner planting programs. In recent years, TRCA's demand has increased and forecasts reflect this. However, recent project initiatives have come forward in an accelerated fashion and have created a shortfall between anticipated demand and actual orders. TRCA's anticipated demand for 2008 was provided to Somerville Seedlings Inc. in 2005 to assist them in ascertaining seed collection and seeding targets as it takes up to 3 years to produce a marketable seedling.

It is difficult to accurately gauge the actual number of seedlings required in advance of the planting season as new projects and other approvals come on line at different times. Accordingly, staff has gone back to Somerville Nurseries Inc. to fulfill these additional requirements as they are made known to staff and are added to TRCA's annual base allocation.

For spring 2008, TRCA has again experienced an increased internal demand for reforestation seedlings to satisfy larger project initiatives including Claireville regeneration and Oak Ridges Corridor Park. With the recent addition of the Peel Climate Change initiative, staff expects that the requests for seedlings may increase yet again before the start of the planting season.

RATIONALE

In response to the GTA conservation authorities (CA) aggregating their demand forecasts, Somerville Nurseries Inc. has provided consistent quality seedlings at very favourable unit pricing for CA orders, below market list. This pricing structure recognizes the volume of seedlings that CA's are requesting to fulfill their tree planting programs allowing for all quantities to be discounted at or below, the 1,000+ quantity rate.

While there are other reforestation seedling growers in Ontario, it has been and continues to be our collective experience that Somerville Nurseries Inc. is offering us the best combination of:

- consistent seedling quality;
- seed zone and genetic source control;
- excellent unit pricing;
- ability to provide for identified stock - species, size, type, age-class;
- flexibility to meet last minute demand for additional stock;
- convenience as the most local supplier; and
- willingness to work with CA's to achieve seedling target demand.

FINANCIAL DETAILS

Currently, with orders on file to date, staff is expecting to purchase over 170,000 seedlings for TRCA requirements at a cost of \$88,495.57, plus PST and GST.

On approval, a parent purchase order will be issued to Somerville Nurseries Inc. with all costs directed to account 116-09-230. A deposit of 25% of the order value is required to confirm the order. Somerville Nurseries Inc. has been very flexible in extending the deposit due date from January 15, 2008.

All costs associated with the purchase, shipping and handling and distribution of seedlings is recovered from the specific project/program budget accounts through an internal billing memo following the spring 2008 period.

Report prepared by: Dave Rogalsky, extension 5378

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For Information contact: Tom Hildebrand, extension 5379

Email: thildebrand@trca.on.ca

Date: February 20, 2008

RES.#B11/08 -

SOLAR POWERED ELECTRIC PONTOON BOAT

Award of sole source contract for a Solar Powered Electric Pontoon Boat for Lake St. George Field Centre.

Moved by: Ron Moeser
Seconded by: Reenga Mathivanan

THAT a contract for the design and construction of a 32 foot, 26 passenger commercial pontoon boat fitted with a solar powered electric propulsion system at a cost not to exceed \$84,995, plus applicable taxes, be awarded to Tamarack Lake Electric Boat Company, it being the only company able to meet Toronto and Region Conservation Authority (TRCA) specifications;

AND FURTHER THAT authorized TRCA officials be directed to take such action as is necessary to implement the contract including signing and execution of documents.

CARRIED

BACKGROUND

Lake St. George Field Centre is a 350 acre residential environmental education facility that provides outdoor and environmental education programs primarily to students from the Toronto, Toronto Catholic and York Region District school boards, along with other schools from across the Greater Toronto Area (GTA). With two dormitories, Lake St. George Field Centre can accommodate up to 74 student, youth or adult visitors. Typical visits are between two to five days in duration.

A key feature of Lake St. George Field Centre is the lake from which the centre draws its name. A 25 acre kettle lake consisting of two basins and a connecting channel, the lake is the primary focus of much of the environmental programming that takes place during the spring, summer and autumn months. A large portion of the lake-based programming occurs on a pontoon boat from which the students take part in a number of water and lake studies. For this purpose the field centre has used two different pontoon boats in recent years: a 24' Sylvan with 19" pontoons that accommodated up to 12 passengers and 2 crew members and, in 2007, a 19' Gilgetter that was able to accommodate 8 students/passengers and one crew member. The Gilgetter was purchased as a temporary measure until a new, larger boat could be built that better suits the needs of the field centre.

In late autumn, 2006, TRCA staff began exploring options to replace the original 24' Sylvan pontoon boat as it had been repaired a number of times and was at the end of its life cycle. In exploring a range of commercially-available and custom pontoon boats, staff met with a number of boat manufacturers, all of which construct typical boats utilizing internal combustion outboard motors for propulsion. During this period staff also met with Tamarack Lake Electric Boat Company in Brechin, Ontario to discuss the potential of purchasing one of their solar-powered electric pontoon boats.

Tamarack Lake Electric Boat Company manufactures commercial pontoon boats as pleasure craft utilizing a solar-powered electric propulsion system. Tamarack Lake boats emit zero emissions and utilize solar panels on the roof of the boat to power an electric motor for propulsion of the vessel. They are the only manufacturer of its type in North America and have sold a number of boats to customers in North America and Europe, including one to Camp Bernard in Sundridge, Ontario. TRCA staff visited Camp Bernard in September of 2007 to test their Tamarack Lake electric boat and found that while the size was smaller than what is required at Lake St. George, the design and propulsion systems were functional and with their zero emission output, provided an extremely high value of sustainability. This purchase provides a valuable addition to TRCA's suite of sustainable technologies and vehicles.

TRCA staff met with the Tamarack Lake Electric Boat Company to discuss the possibility of having a custom boat built that met the specifications and needs of Lake St. George. The commercially-available boats that Tamarack Lake currently sells are smaller than what is required for the education programming at Lake St. George, and as such staff were interested in determining if the solar photo-voltaic array and propulsion systems could be fitted to a larger craft with a greater passenger load. Tamarack Lake confirmed that their solar powered electric propulsion systems could be scaled-up to a larger platform to meet the needs of Lake St. George education programming and that they would be interested in submitting a proposal for the design and construction of this boat.

RATIONALE

On October 31, 2007 staff issued a request for proposal to Tamarack Lake Electric Boat Company for the design and construction of a solar powered electric pontoon boat with capacity for 24 passengers and 2 crew members and included detailed specifications based on Transport Canada's regulations governing commercial vessels. In January of 2008, Tamarack Lake submitted a proposal to design and construct the boat as per TRCA specifications.

Staff recommend that the contract for the design and construction of this boat be awarded to Tamarack Lake Electric Boat Company. As the only manufacturer of solar powered electric pontoon boats in North America, Tamarack Lake is the only qualified bidder able to meet the specifications as outlined by TRCA and Transport Canada.

FINANCIAL DETAILS

Funds have been budgeted for this purchase in the Vehicle and Equipment Pool account and in the Lake St. George Field Centre operating budget.

Report prepared by: Darryl Gray, extension 5604
Email: dgray@trca.on.ca
For Information contact: Darryl Gray, extension 5604
Email: dgray@trca.on.ca
Date: February 19, 2008

RES.#B12/08 -

OUT OF COUNTRY TRAVEL

Unilock Industry Talk and Technology Transfer, Chicago, Illinois
April 8, 2008. Approval for Toronto and Region Conservation Authority staff to travel outside Canada to attend a seminar in the United States of America.

Moved by: Ron Moeser
Seconded by: Rob Ford

THAT approval be granted for Derek Smith, Monitoring Coordinator, Sustainable Technologies, to attend and present at the Unilock Industry Talk and Technology Transfer seminar in Chicago, Illinois from April 7 - 9, 2008 at no cost to Toronto and Region Conservation Authority (TRCA).

CARRIED

BACKGROUND

It has been well documented that urban development is causing detrimental impacts on natural watercourses. Run-off from paved and impermeable surfaces carry a variety of pollutants that ultimately degrade river and lake ecosystems, as well as increase erosion and flooding due to the higher run-off volumes. To date, permeable pavements and bioretention swales are two of the most promising technologies currently used to infiltrate run-off and reduce pollutant loads from large parking areas.

Considered one of the leading manufacturers of segmental pavers in North America, Unilock's® line of segmental 'permeable' pavers (SPP) allow run-off infiltration while maintaining a drivable surface. Since September, 2004, TRCA, on behalf of its Sustainable Technologies Evaluation Program (STEP), has been actively monitoring the performance of the SPPs at its demonstration project entitled 'Performance Evaluation of Permeable Pavement and a Bioretention Swale.' Unilock® has requested that a representative from TRCA/STEP present the interim results from the study at an upcoming seminar in Chicago.

The theme of the seminar is a one day industry talk and technology transfer session, followed by a ribbon cutting ceremony opening North America's largest SPP installation at U.S. Cellular Field (home of the Chicago White Sox baseball team). The seminar is expecting 150 attendees, including municipal/state/private engineers, architects, planners, as well as the mayor of Chicago, local media and a representative of the United States Environmental Protection Agency.

RATIONALE

Unilock® has offered to sponsor Derek Smith to present TRCA objectives and interim results from the TRCA/STEP demonstration project.

Derek Smith will also be attending several private tours around the City of Chicago of other permeable pavement installations preceding the seminar as a means for professional development and technology transfer.

The TRCA policy on travel requires Executive Committee approval for staff travel outside of the country on TRCA business.

FINANCIAL DETAILS

Cost to attend this conference including return flight, meals, accommodations and taxi fare will be paid in full by Unilock®. Funding will be provided by Unilock under the account code 416-95 (STEP permeable pavement/bioswale).

Report prepared by: Derek Smith, extension 5362
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For Information contact: Derek Smith, extension 5362
Email: dsmith@trca.on.ca
Date: February 22, 2008

RES.#B13/08 -

WEST HILL COMPANY LIMITED

Ontario Municipal Board Hearing. Authorization to maintain party status before the Ontario Municipal Board on referrals related to a draft plan of subdivision and official plan and zoning by-law amendment applications to permit a golf course community consisting of 75 residential lots and 18 hole golf course on the subject property.

Moved by: Ron Moeser
Seconded by: Rob Ford

THAT authorization be given to Toronto and Region Conservation Authority (TRCA) staff to maintain party status before the Ontario Municipal Board (OMB) regarding a proposed draft plan of subdivision and amendments to the official plan and zoning by-law;

THAT staff continue to work cooperatively with municipal partners and appellants to ensure that TRCA's draft conditions are implemented as part of the OMB process;

THAT staff be authorized to retain legal counsel to pursue this appeal before the OMB;

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

CARRIED

BACKGROUND

The subject property, approximately 85 hectares (210 acres) in size, is located on the west and east side of Leslie Street, north of Bloomington Road in Aurora. The lands are generally vacant and used for agricultural purposes. The site is characterized by a mixed topography and contains a number of significant wetlands and features.

The lands draining into the Rouge River system are within the jurisdiction of TRCA, while the lands draining into the Holland system are under the jurisdiction of Lake Simcoe Region Conservation Authority (LSRCA). A portion of the site is also located within TRCA's Regulated area of the Rouge River watershed and subject to Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).

The proposal is to amend the Town of Aurora Official Plan and Zoning By-law in order to permit the development of a golf course community containing a residential subdivision of 75 lots, as well as an 18 hole golf course. Water and wastewater services for the entire site, including both the residential condominium and golf course, are to be provided by on-site groundwater wells, a private sewage collection system and communal sewage treatment plant.

The applications have been appealed to the OMB by the proponent for the town's failure to render a decision on the proposed applications within the review period prescribed in the Planning Act, and for Town of Aurora Council's refusal or neglect to enact the proposed amendments.

TRCA planning staff has been involved in the review of these files since January, 2001. The original submission was made to the town in 1988. In 1990, TRCA provided comments on a previous version of the application. A number of letters were forwarded to town staff and the consultants requiring additional information and material in order to complete the review of the Master Environmental Servicing Report (MESP). In May, 2007, TRCA issued notification of acceptance and approval of the MESP. TRCA also issued draft plan of subdivision and condominium conditions in January, 2008. Accordingly, TRCA staff is satisfied that the development can proceed on the basis that the MESP has established the requisite environmental principles and objectives, as well as the work required subsequently for design and implementation.

The intent of TRCA's participation in the hearing is to ensure that the draft conditions issued by staff are adopted by the OMB, should the OMB approve the applications. The conditions are important in order to ensure the MESP principles previously established are implemented through the submission of the detailed reports and studies. TRCA's role will be advisory to assist the OMB and other parties to the hearing.

RATIONALE

The next OMB pre-hearing is scheduled for March 7, 2008. The actual hearing will commence on April 7, 2008 and is scheduled for 3 weeks. Previous pre-hearings were held to determine the scope of the issues and establish the date of the hearing. Staff attended and provided preliminary comments respecting the MESP at the initial pre-hearing of February, 2007. TRCA was also successful in obtaining party status because the MESP was not completed. At the upcoming hearing, the OMB will consider a motion to combine this appeal with an associated Environmental Assessment for the road that will service the residential component. It should be noted the road will be private and will likely be a common element under the condominium application.

DETAILS OF WORK TO BE DONE

Staff is requesting authorization of the Executive Committee to retain legal counsel to ensure TRCA's interests, as identified in the draft plan conditions, are protected and addressed at the hearing of April 7, 2008. Staff and retained legal counsel will continue to work with the parties and participants to the hearing to resolve any outstanding issues, and will continue to represent the interests of the TRCA before the OMB.

Report prepared by: Bill Kiru, extension 5306

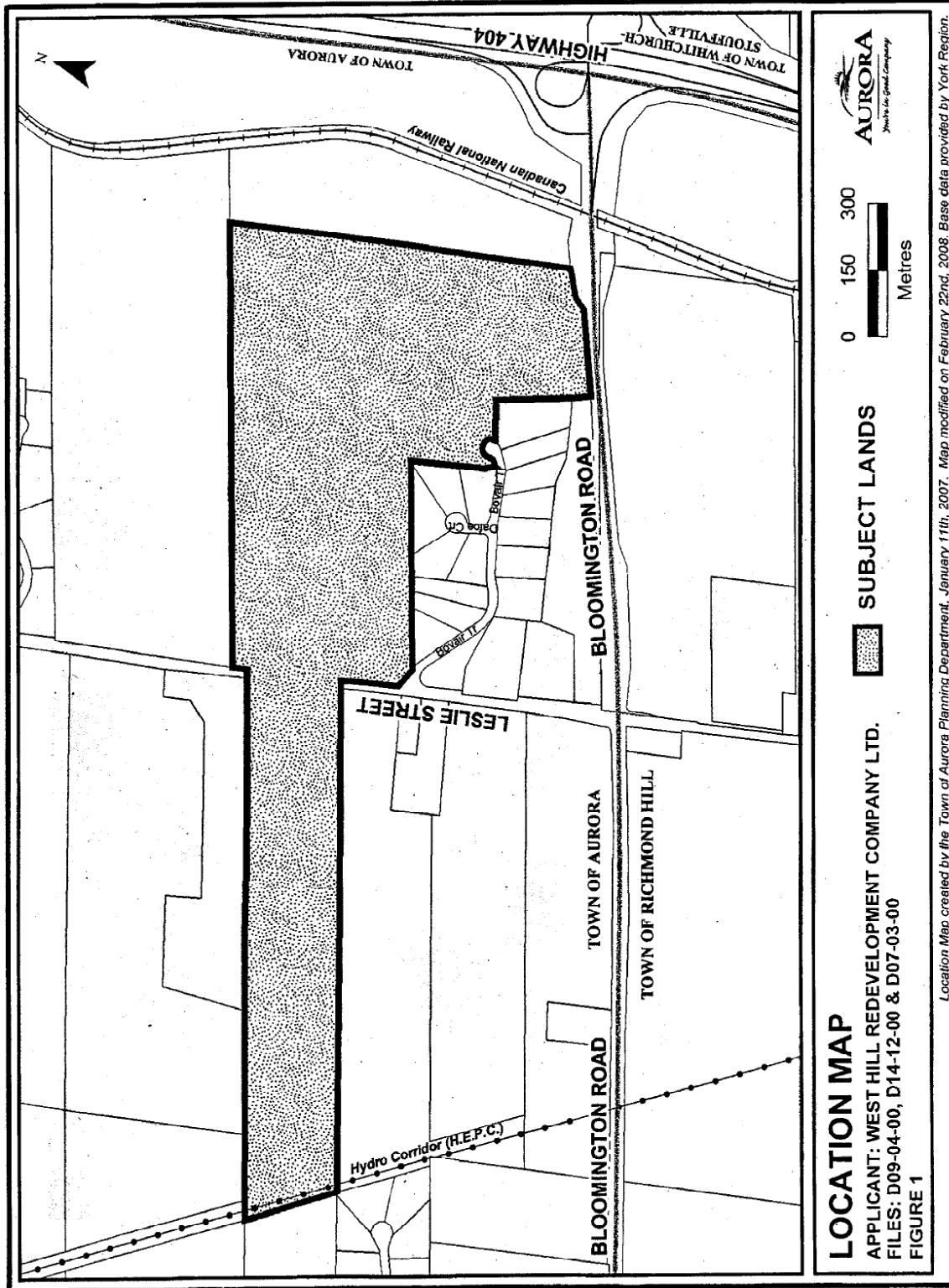
Email: bkiru@trca.on.ca

For Information contact: Bill Kiru, extension 5306

Email: bkiru@trca.on.ca

Date: March 05, 2008

Attachments: 1



Location Map created by the Town of Aurora Planning Department, January 11th, 2007. Map modified on February 22nd, 2008. Base data provided by York Region.

NEW BUSINESS

RES.#B14/08 -

MILLCREEK ESTATES

Town of Caledon

Moved by: Richard Whitehead

Seconded by: Ron Moeser

THAT the Chief Administrative Officer be authorized to issue an Ontario Regulation 166/06 permit for Millcreek Estates Lot 7 - 2 Locke Drive, Town of Caledon, subject to staff being satisfied with the permit;

THAT staff report back on the discussions relating to 2 Locke Drive;

AND FURTHER THAT staff work with Town of Caledon staff to develop a combined approach for dealing with the entire subdivision and present the results to the Executive Committee.

CARRIED

TERMINATION

ON MOTION, the meeting terminated at 10:39 a.m., on Friday, March 7, 2008.

Gerri Lynn O'Connor
Chair

Brian Denney
Secretary-Treasurer

/ks