



THE TORONTO AND REGION CONSERVATION AUTHORITY

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Friday, September 5, 2008

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THE TORONTO AND REGION CONSERVATION AUTHORITY

MEETING OF THE EXECUTIVE COMMITTEE #7/08
September 5, 2008

The Executive Committee Meeting #7/08, was held in the Victoria Room, Black Creek Pioneer Village, on Friday, September 5, 2008. The Chair Gerri Lynn O'Connor, called the meeting to order at 10:37 a.m..

PRESENT

| | |
|---------------------|------------|
| Maria Augimeri | Vice Chair |
| Rob Ford | Member |
| Ron Moeser | Member |
| Gerri Lynn O'Connor | Chair |
| Anthony Perruzza | Member |
| Maja Prentice | Member |
| Richard Whitehead | Member |

VIA CONFERENCE CALL

| | |
|----------------|--------|
| Colleen Jordan | Member |
|----------------|--------|

ABSENT

| | |
|-------------------|--------|
| David Barrow | Member |
| Suzan Hall | Member |
| Jack Heath | Member |
| Reenga Mathivanan | Member |

RES.#B99/08 - MINUTES

Moved by: Ron Moeser
Seconded by: Colleen Jordan

THAT the Minutes of Meeting #6/08, held on August 8, 2008, be approved.

CARRIED

SECTION I - ITEMS FOR AUTHORITY ACTION

RES.#B100/08 - GREENLANDS ACQUISITION PROJECT FOR 2006-2010
Flood Plain and Conservation Component, Carruthers Creek Watershed Lajiter Property, CFN 41232. Donation of a parcel of land located on the east side of Shoal Point Road, south of Bayly Street, Town of Ajax, Regional Municipality of Durham, under the "Greenlands Acquisition Project For 2006-2010", Flood Plain and Conservation Component, Carruthers Creek watershed.

Moved by: Maja Prentice
Seconded by: Rob Ford

THE EXECUTIVE COMMITTEE RECOMMENDS THAT Toronto and Region Conservation Authority (TRCA) accept the donation from Ann and Janine Lajiter of 15.40 hectares (38.06 acres), more or less, consisting of an irregular shaped parcel of vacant ecologically sensitive land, said land being Part of Lot 4, Range 3, Broken Front Concession, Town of Ajax, in the Regional Municipality of Durham, as shown on a Draft Plan of Subdivision prepared by J. D. Barnes Limited, Ontario Land Surveyors, under their Project No. TUN 623-1, dated July 2008, situated on the east side of Shoal Point Road, south of Bayly Street;

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

- (a) the purchase price is to be \$2.00;**
- (b) an income tax receipt is to be made available to Ann and Janine Lajiter for the appraised value of the ecologically sensitive land, in accordance with the guidelines set out by Canada Customs and Revenue Agency;**
- (c) Toronto and Region Conservation Authority is responsible for appraisal, environmental and reasonable legal fees;**

THAT TRCA extend their appreciation and thanks to Ann and Janine Lajiter for their generous donation;

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

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

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

CARRIED

BACKGROUND

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

The subject property is located on the east side of Shoal Point Road, south of Bayly Street within the Town of Ajax. TRCA staff has been approached by representatives of Liza Communities, who are acting as agents on behalf of Ann and Janine Lajiter (the current landowners) in accordance with an executed Offer to Purchase agreement, regarding the donation of 15.40 hectares (38.06 acres), more or less, of ecologically sensitive land which is comprised of a portion of the Warbler's Swamp. Liza Communities is in the process of purchasing the entire land holdings from the Lajiters in order to develop a residential subdivision on the developable portion of the property (i.e. outside the Regional Storm flood plain of the Carruthers Creek and Warbler's Swamp); a smaller buffer area within the flood plain and abutting Warbler's Swamp will be conveyed to TRCA for nominal consideration at a later date by Liza Communities as part of the subdivision approval process.

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

RATIONALE

As mentioned previously, the Lajiter property contains a portion of Warbler's Swamp which has been classified as a Provincially Significant Wetland (PSW) and an Area of Natural and Scientific Interest (ANSI) by the Ontario Ministry of Natural Resources; it is also connected to the TRCA classified Carruthers Creek Marsh and Carruthers Creek Forest Environmentally Significant Areas. The acquisition of this portion of the Warbler's Swamp will result in significant environmentally sensitive lands being conveyed to TRCA as protected greenspace, will provide long-term protection to the PSW / ANSI and will also help to protect the natural heritage features previously acquired by TRCA in this area.

DETAILS OF WORK TO BE DONE

Certification and approval of an appraisal is to be obtained from Environment Canada in compliance with the Ecological Gifts Program.

TAXES AND MAINTENANCE

On December 10, 2004, the Ontario government announced a regulation that expands the environmental criteria for lands that are eligible to receive a property tax exemption. Based on a preliminary review of the new criteria, it would appear that the subject lands would be eligible for exemption for the 2009 taxation year.

TRCA maintains lands in this vicinity and it is expected that the subject parcel of land will not significantly impact TRCA's maintenance costs since these types of lands require a low degree of maintenance.

FINANCIAL DETAILS

All expenditures for this acquisition including appraisal, environmental and legal fees are to be charged to the TRCA land acquisition capital account.

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Date: August 12, 2008

Attachments: 1

Attachment 1

GREENLANDS ACQUISITION PROJECT FOR 2006-2010
Flood Plain and Conservation Component, Carruthers Creek
Watershed
Lajiter Property
CFN 41232



RES.#B101/08 -

REFORESTATION SEEDLING PROCUREMENT

2009 - 2011. To authorize staff to negotiate with Somerville Nurseries Inc. for the supply of reforestation seedlings to supply anticipated Toronto and Region Conservation Authority program and project demand for the three year period to ensure an uninterrupted supply of stock through 2011.

Moved by: Maja Prentice
Seconded by: Rob Ford

THAT staff be authorized to negotiate terms satisfactory to Toronto and Region Conservation Authority (TRCA) staff with Somerville Nurseries Inc. to ensure an uninterrupted supply of reforestation seedlings based on TRCA seedling demand forecasts to provide for program and project needs to December 31, 2009;

AND FURTHER THAT TRCA officials be authorized and directed to take such action as may be necessary to implement the seedling procurement including signing of documents.

CARRIED

BACKGROUND

Since 1995, with the closure of the Ontario Ministry of Natural Resources forest 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 the purchase of reforestation seedlings as a means of supplying their individual program requirements. While each conservation authority forecasts its own requirements independently, Somerville Nurseries offers equivalent unit pricing (below market list) to the conservation authorities, providing each the benefit of combined purchase pricing.

Somerville Nurseries Inc., located in Everett (near Alliston), Ontario, effectively took over the supply of reforestation stock following the provincial government's decision to transfer the propagation and production to the private sector.

TRCA's annual 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 initial 5 year seedling demand forecast was provided to Somerville Seedlings Inc. in 2004 and was updated in 2007 to assist them in directing seed collection and seeding targets as it takes up to 3 years to produce a marketable seedling.

Forecasted demand was based on historical orders and on program information available in 2004. At that time staff had anticipated a base level of demand at 50,000-60,000 seedlings per year to address reforestation needs. Annual demand for the 2004-2006 period has averaged 62,000 seedlings, with demand spiking in 2007 to just under 100,000 units.

A combination of new programming, special projects and enhanced funding initiatives by the Regional Municipality of Peel have now left TRCA's forecasted demand in a seedling deficit position.

In Spring 2008, TRCA acquired more than 200,000 reforestation seedlings from Somerville Nurseries Inc. to supply reforestation programs and projects including:

- Private Landowner Reforestation Assistance;
- Claireville Restoration project;
- York Region/Slokker Property reforestation project;
- Oak Ridges Corridor Park reforestation (Phase 1);
- Rouge Park/Little Rouge Corridor reforestation (Pike/Tompion).

To ensure an uninterrupted supply is available on an ongoing basis, staff now need to provide and confirm seedling demand targets for the three year period ending in 2011. In each successive year, staff will be requested to provide an updated demand forecast for a period 3 years hence.

Somerville Nurseries Inc. continues to offer 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 conservation authorities to achieve seedling target demand.

Staff recommend that TRCA negotiate a mutually acceptable supply agreement that will address the shortfall in seedling inventories that is expected in the supply chain. Failure to take such action would result in scheduling delays and/or cancellation of orders for reforestation stock. The net result could mean a reduction in planting effort.

FINANCIAL DETAILS

All costs associated with the procurement of reforestation stock are recovered from the end user program or project in the year in which the seedlings are purchased and delivered. Funds have been allocated in individual project/program budgets for the 2009 year.

Based on an average unit cost of \$0.54 per tree (2008 pricing, applicable taxes extra), the anticipated annual cost of seedling supply is expected to be on the order of \$55,000. per year.

It is anticipated that Somerville Nurseries Inc. will require a 25% deposit (standard terms) to confirm the Spring, 2009 seedling order by late January, 2009. Charges are assigned to 116-09-230.

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Date: August 18, 2008

RES.#B102/08 -

RYERSON UNIVERSITY

Memorandum of Agreement. Approval to enter into a memorandum of agreement with Ryerson University for a strategic partnership on research and development in sustainable technologies and sustainable community development.

Moved by: Maja Prentice
Seconded by: Rob Ford

WHEREAS THE EXECUTIVE COMMITTEE RECOMMENDS THAT the vision for The Living City Campus at Kortright includes the development of a post-secondary sustainable technologies education and research centre;

WHEREAS Ryerson University's Strategic Research Areas on Energy and Environment and Technology Innovation are complementary to the vision for The Living City Campus at Kortright;

THEREFORE LET IT BE RESOLVED THAT Toronto and Region Conservation Authority (TRCA) enter into a Memorandum of Agreement (MOA) with Ryerson University in a collaborative strategic partnership on research and development in sustainable technologies and sustainable development, for a period of two years effective the date of signing;

AND FURTHER THAT TRCA designated signing officers be authorized and directed to take such action as is necessary to execute the MOA including obtaining all necessary approvals and signing of documents.

CARRIED

BACKGROUND

TRCA has a long standing relationship with Ryerson University going back to 2000 when at Authority Meeting #6/00, held on June 23, 2000, Resolution #A134/00 was approved as follows:

THAT The Toronto and Region Conservation Authority enter into a Memorandum of Understanding (attached) with Ryerson Polytechnic University (Department of Civil Engineering and the School of Applied Geography).

At Authority Meeting #3/08, held on April 25, 2008, Resolution #A95/08 was approved as follows:

WHEREAS the vision for The Living City Campus at Kortright includes the development of a post-secondary sustainable technologies education and research centre;

THEREFORE LET IT BE RESOLVED THAT staff be directed to negotiate an agreement with Ryerson University to further the development of a strategic education and research partnership around innovative sustainable technologies at The Living City Campus at Kortright;

THAT the agreement be on terms and conditions satisfactory to Toronto and Region Conservation Authority (TRCA) staff and solicitors;

AND FURTHER THAT any agreement be subject to Authority approval.

TRCA Staff and Ryerson staff have since developed a Memorandum of Agreement that is believed to meet the needs of both organizations.

RATIONALE

TRCA has been working with Ryerson since 2000 on a variety of very successful projects, from stormwater management to analysis of mechanical systems for the Archetype Sustainable House at Kortright. The new agreement builds on these successes and puts TRCA in a position to be able to achieve a key goal for The Living City Campus at Kortright:

- to foster on-site research collaborative with academics, business, and government that supports sustainable living issues.

PROVISIONS OF THE MEMORANDUM OF AGREEMENT

- TRCA will allow Ryerson University access to their existing research infrastructures for educational and research purposes.
- Ryerson University will form a committee with TRCA and local municipalities to explore possible opportunities, both internal and external: to obtain maximum potential with regard to the creation of Sustainable Technologies Research Centre at The Living City Campus at Kortright.
- Ryerson University will assist in technology monitoring and verification of the TRCA Archetype Sustainable House project that is under development at the Kortright Centre. TRCA and Ryerson University will jointly seek Ontario Centre of Excellence funding to support student research and development activities at Ryerson University.

The agreement shall commence upon the effective date it is signed by all parties and shall continue for two years hence.

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Date: Aug 20, 2008

RES.#B103/08 -

WORLD GREEN BUILDING COUNCIL

Relationship with Toronto and Region Conservation Authority. Annual update on the World Green Building Council relationship with Toronto and Region Conservation Authority through the World Green Building Council Secretariat.

Moved by: Ron Moeser
Seconded by: Maja Prentice

THE EXECUTIVE COMMITTEE RECOMMENDS THAT the World Green Building Council (WorldGBC) continue to receive support and assistance from Toronto and Region Conservation Authority (TRCA) staff and associates where required.

CARRIED

BACKGROUND

At Authority Meeting #7/07, held on September 28, 2007, Resolution #A199/07 was approved, in part, as follows:

...AND FURTHER THAT staff be directed to report back to the Business Excellence Advisory Board on an annual basis with an update on the status of the business relationship.

Interest in green building councils has been growing rapidly over the past year. TRCA and WorldGBC staff are working to ensure the resources required to support the development of new councils are in place to respond to the growing demand.

The following list of 2008 accomplishments demonstrates the effectiveness of the partnership between WorldGBC and TRCA.

1. World Green Building Council Secretariat Anniversary

On May 6, 2008 staff celebrated the one year anniversary of the WorldGBC Secretariat with dignitaries from TRCA, the Province of Ontario, The Canada Green Building Council (CaGBC) and more. The event took place at the Gardner Museum in Toronto and was the first public launch of the new WorldGBC website. Guest speakers included Minister of Natural Resources Donna Cansfield and former Minister of Finance Greg Sorbara. The event was sponsored by Autodesk and Colliers International.

2. Building Environmental Assessment Methods: A Review of International Developments

Following the February, 2008 WorldGBC board meeting in London, England, Dr. Raymond J. Cole, Professor and Director of the School of Architecture, University of British Columbia, delivered the final draft of his report to WorldGBC for review. Over the past several months the WorldGBC Executive Committee, as well as various other board members with a strong background in rating tool development, adaptation and adoption have been reviewing the report for final comments and sign-off. It is expected that this report will be released by the end of 2008

3. Global Green Trends SmartMarket Report™

WorldGBC has partnered with McGraw-Hill Construction (MHC) to investigate the size and scope of the green building marketplace worldwide. The resulting *Global Green Trends Building SmartMarket Report™* will offer an assessment of the global green building marketplace. Built around the results of the WorldGBC/MHC survey of regional green building market trends, the report will also summarize the state of green building across different regions of the world, feature country and project case studies and include interviews with green building leaders. This report will be part of MHC's SmartMarket Report™ series, which offers comprehensive information on the latest construction trends based upon original research.

A Chinese-language version of the report will be released at MHC's upcoming China Green Building and Energy Efficiency Conference in September and the English-language version will be released immediately following, in time for the Sustainable Buildings 2008 (SB08) Conference in Melbourne, Australia.

4. Council Development

In February 2008 the WorldGBC held its Annual International Congress and board meeting in London, England. During the event the Board of Directors welcomed the German Sustainable Building Council (GeSBC) as a full-member of the WorldGBC, as well as the ColombiaGBC and PolandGBC as emerging members.

The congress program was designed to provide both developing and more established councils with adequate forums to discuss current issues and identify how the WorldGBC can better provide support. Tailored half-day workshops were also organized with SpainGBC and ChinaGBC. Delegates of over 20 countries were in attendance. WorldGBC Secretariat staff met with many groups in London, and focused efforts in helping countries in the European Union. Below are some of the advancements seen:

Netherlands: a strong DutchGBC is emerging. The DutchGBC enjoys good private sector support, with close to 40 founding members (May, 2008). In preparing the DutchGBC for membership, the WorldGBC has reviewed their bylaws to ensure the Board of Directors (BOD) is elected by members and that the BOD's composition is balanced. The official incorporation of the DutchGBC occurred on June 1, 2008. The first election of a BOD will occur in October, 2008.

Italy: There are a number of regional groups in Italy engaged in green buildings. Two have expressed interest in joining the WorldGBC: one is led by Andrea Moro (iiSBE Italia) and the other by Mario Zoccateli (Trento). WorldGBC visited Italy in June, 2008 to meet with all interested parties. The goal of the trip was to bring all interested parties together and to perform due diligence.

Romania: Romania is at the very early stages of forming a council. WorldGBC met with Steve Borncamp in London in February 2008 as he is leading efforts to establish a council. The group of initiators has achieved impressive progress over the past couple of months. WorldGBC has supported Mr. Borncamp's effort by arranging for Dr. Boschi from Bovis Lend Lease to participate in the first green building conference in Romania, where a formal green building council initiative was launched.

Spain: Over the last few months, WorldGBC worked closely with the members developing SpainGBC including revisions to their bylaws (April, 2008) and governance structure (May, 2008).

Poland: WorldGBC admitted PolandGBC as an emerging member in February, 2008 on the condition it would amend and review:

- bylaws (draft);
- board composition;
- elections (set a realistic time frame for elections).

The PolandGBC confirmed that all WorldGBC requirements would be met in due course. PolandGBC needs to expand its board to include industry in a more representative way. Overall funding should not be a barrier, and an aggressive staffing plan should ensure dynamism and quick results. WorldGBC is working to support the PolandGBC to structure its operations in time for the Kyoto meetings taking place in Poland in December.

Other Efforts - WorldGBC efforts over the last 16 months are coming to fruition in Latin America. Solid green building council activity is now occurring in Argentina, Brazil, Chile, Colombia and Costa-Rica. The green building councils in the region are coordinating their activities and starting to form a support structure for sharing experiences, resources and members.

WorldGBC expects to review the membership applications of the following countries over the next few months:

| Full-Member Status: | Emerging Member Status: |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> · Argentina · Colombia · South Africa | <ul style="list-style-type: none"> · Netherlands · Israel · Singapore |

5. United Nations Framework Convention on Climate Change - Poland

Earlier this year the WorldGBC submitted its application for observation status to the United Nations Framework Convention on Climate Change (UNFCCC) Secretariat. The UNFCCC is an international treaty which enables countries to consider what can be done to reduce global warming and to cope with inevitable temperature increases. The Conference of the Parties (COP) is the prime authority of the convention. It is an association of all member countries (or 'parties') and usually meets annually for a period of two weeks. The next session is in Poland. These sessions are attended by several thousand government delegates, observer organizations and journalists. It is at these sessions that the WorldGBC can be most effective by providing advice on policies and information on emerging/available green building technologies and how necessary this work is to mitigating climate change.

In order to attend the convention, international and non-government organizations (NGOs) are encouraged to apply for observer status which permits their attendance and enables these groups to speak but not to participate in decision-making. The term 'observer' is somewhat misleading as it implies a quiet-sounding group which is not necessarily the intended role of WorldGBC at the convention. Some groups with observer status include several of the WorldGBC partners, such as the United Nations Development Programme (UNDP), the United Nations Environment Programme (UNEP), the Organization for Economic Cooperation and Development (OECD), as well as the World Meteorological Organization (WMO), the International Energy Agency and the Organization of Petroleum Exporting Countries (OPEC). To date, over 50 intergovernmental agencies and international organizations attend sessions of the Conference of Parties.

NGOs are also encouraged to obtain observers status; currently, more than 600 NGOs are accredited to participate in meetings related to the convention. WorldGBC was granted conditional acceptance, with final approval anticipated at the next United Nations Climate Change Conference in Poland on December 1-12, 2008. With the conditional approval, WorldGBC is able to submit a request to host a side event at this conference; this application is due 10 weeks prior to the conference (September 24th, 2008). A side event provides an excellent forum for discussion of the important work the WorldGBC and what its members are doing, as well as showcasing the green building agenda and its contributions to mitigating climate change on an influential and international scale.

6. WorldGBC Website

The new WorldGBC website design is now in place and will continue to evolve over the next year. Below is a quick summary of activity to date and expected targets for completing unfinished tasks:

Phase One, Activity to Date – December to August, 2008

- a. Soft launch on Friday, May 2, 2008; new website functioning
- b. Public launch on Tuesday, May 6, 2008 at WorldGBC Secretariat First Anniversary celebration at Gardner Museum
- c. Minor edits and functionality (i.e. webmail, etc) completed week of May 6, 2008
- d. Phase One of website project complete – includes website design; major content written, edited and presented for key audiences; smooth functionality, etc.

Phase Two, Expected Targets– August to December, 2008

Minor content improvements:

- a. Events section
- b. Contact information for emerging and active contacts
- c. Council development section improvements
- d. New photos for Board of Directors
- e. Content projects:
 - Resource section: includes re-instating information regarding various rating tools and the sharing of internet protocol of these tools with other GBCs; articles and press releases from GBCs announcing activities and projects with international significance or relevance to other members.
 - Market transformation section
 - Calendar of events
 - E-Newsletter creation
 - Speakers roster guidelines and request form
 - Frequently Asked Questions

Phase Three, Next Steps – December to March, 2009

- a. Community forum instructions and plans to engage/orient directors and members so that everyone gains the confidence to rely on the website for regular communications and updates.
- b. To support new GBCs, website framework replication process will begin so that developing GBCs can have a template to use in creating their own websites. This will dramatically increase a new GBC's ability to establish internet presence without all the work or costs traditionally associated with this process.

7. Province of Ontario

a. Funding Status

WorldGBC received a commitment from the Premier of Ontario's office to continue WorldGBC funding for the next 3 years for a total of \$700,000. With this commitment comes a number of restrictions that were not in place in the original grant provided in 2007 that was awarded to secure secretariat operations for Ontario.

Overview of restrictions are as follows:

- New funding must be used to directly support Secretariat activities/operations and projects that would give direct benefit to the Province of Ontario.
- Funds cannot be used to cover board expenses, travel, council development, events outside of Ontario (except the WorldGBC Congress as money can be used to support this annual event).

b. University Pilot Program

As one of the initiatives designed to provide a benefit to the Province of Ontario, a formal Memorandum of Understanding was signed on May 21, 2008 between WorldGBC and York University to begin a pilot program for green building council support. The ceremonial signing was attended by WorldGBC Secretariat, York University, Ontario Centres of Excellence staff and others. WorldGBC's Honorary Patron, the Honourable Donna Cansfield, Ontario's Minister of Natural Resources, also attended to share a few words and offer support to this new partnership. York University is a member of the International Network of Universities. This new pilot program will be developed over the next 1-2 years, and will then be packaged and shared within the International Network of Universities so that schools will be able to conduct the program within their countries. This program has the potential to grow to a substantial scale and engage graduating students from around the world in the effectiveness of green building design and development. Funding for this program is under development with the York University Foundation, The Schad Foundation and Ontario Centres of Excellence. Currently there are 4 main components under development for this program:

1. Research & Knowledge Mobilization

York University graduate students and/or faculty will collaborate with WorldGBC, green building councils, or industry partners to conduct research on topics related to green building, sustainable development and climate change. A research help desk will be set up that will link parties with a need for research on a specific topic with a graduate student or faculty member suitable to carry out the research. York University Libraries has offered to work with WorldGBC to develop an indexing strategy for an online resource library.

2. *International Council Support*

Through the York International Undergraduate Internship Program, York University undergraduate students, paired with undergraduate students from York University's partner universities, will have the opportunity to work with established and emerging international green building councils. Participants for these opportunities will be drawn from a range of disciplines such as Business, Administrative Studies, Environmental Studies and Engineering. Ten internship sites will be chosen, each receiving two interns: one York University intern and one from a local university. These 3-month internships will commence May, 2009.

3. *WorldGBC Secretariat Support*

York University students will gain practical work experience as interns with the Secretariat.

4. *International School for Sustainable Design and Development*

The WorldGBC and York University will partner to create a 3-week summer study program for academic credit, taught by York University faculty, which focuses on the fundamentals of sustainable design and development from an international perspective. A portion of the course will focus on the importance and function of green building councils. This course will be open to students from the International Network of Universities. The course will be held at The Living City Campus at Kortright in Ontario.

c. *Region of Peel Climate Change Funding*

The WorldGBC has been fortunate to be included in Toronto and Region Conservation Authority's climate change initiative with the Regional Municipality of Peel. Peel Region provides TRCA with substantial capital grants to create projects that help Peel Region meet local goals to address climate change. For the second year in a row, the WorldGBC Secretariat has received \$25,000 to support WorldGBC efforts. As a result, the WorldGBC is able to conduct the major research projects outlined above.

10. *Funding Task Force / Global Partners Initiative*

The new WorldGBC Funding Task Force held its first conference call on May 2, 2008. Chaired by Paul King of United KingdomGBC, participants discussed how the WorldGBC could fulfil its annual budget projections without appearing to compete with member councils for sponsorship. These discussions are at a very crucial time for WorldGBC as interest in green buildings continue to grow. Strategies are under review including a 100% membership funded model and a diversified funding model to include support from foundations. As requested by the WorldGBC Board of Directors at the meeting in London, the WorldGBC Secretariat provided an initial framework for discussions on how WorldGBC could approach corporate leaders that would best support green building council members. Titled the 'Global Partners Initiative' (GPI), the first draft of this framework demonstrates how funding collected by WorldGBC would be divided into 3 parts:

- 45% direct funding to new councils;
- 35% dedicated to supporting projects and events (WorldGBC & members);
- 20% applied to WorldGBC overhead.

FINANCIAL DETAILS

One of the primary efforts of the WorldGBC Secretariat over the past year has been to review past financial records and engage professional auditors to ensure records have been appropriately managed and filed. It is important that all financial records are kept in accordance with the American, and now Canadian, Generally Accepted Accounting Principles (GAAP).

WorldGBC has completed gathering the back-up and history related to all financial transactions related to WorldGBC Business for the 2006 and 2007 calendar years. Staff at the Secretariat and in the TRCA accounting department have now prepared the financial statements for these two years.

Review of Internal Revenue Service (IRS) filings have been completed by an auditor in the United States of America.

The Secretariat and the TRCA accounting department are now re-assessing the set up of accounts to create a more efficient and streamlined way of financial reporting. It is expected that formal financial reports will be audited and ready for the WorldGBC Board of Directors to review before the WorldGBC SB08 conference in Melbourne, Australia on September 21, 2008.

Following the completion of the financial audits, WorldGBC Secretariat staff will be coordinating and preparing the not-for-profit WorldGBC tax returns in Ontario, Canada.

Report prepared by: Andrew Bowerbank, 289-268-3902

Email: abowerbank@worldgbc.org

For Information contact: Andrew Bowerbank, 289-268-3902

Email: abowerbank@worldgbc.org

Date: August 18, 2008

SECTION II - ITEMS FOR EXECUTIVE ACTION

RES.#B104/08 - 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: Ron Moeser
Seconded by: Maja Prentice

THAT permits be granted in accordance with Ontario Regulation 166/06 for the applications (8.1.1 - 8.1.34, inclusive, and 8.1.83 - 8.1.90, inclusive) which are listed below.

CARRIED

CITY OF BRAMPTON

8.1.1 CASA-NORTH INVESTMENTS INC.

To construct, reconstruct, erect or place a building or structure on Part Lot 14, Concession 6 EHS, Block 10, Plan 43M-1667, (Airport Road and Yellow Avens Boulevard), in the City of Brampton, Humber River Watershed as located on the property owned by Casa-North Investments Inc..

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a pedestrian bridge.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing Bridge Crossing Details, prepared by The MBTW Group, revised July 24, 2008, stamped received by TRCA Planning and Development July 25, 2008;**
- **Drawing Bridge Crossing Restoration Planting Plan, prepared by The MBTW Group, revised July 24, 2008, stamped received by TRCA Planning and Development July 25, 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 clear span pedestrian bridge across the H4 Tributary of the West Humber River. This application is part of the Klondike Trail system which links the Springdale neighbourhood (City of Brampton File 21T-02-006B-D). Although the works are proposed within the Regional Storm Floodplain, the span of the proposed bridge will allow the passage of flood flows and will not affect the limits of the Regional Storm Floodplain. In addition, all existing grades will be maintained and all excavated fill will be removed from the Regional Storm Floodplain. In order to complete the proposed works, it is necessary for several sections of vegetation to be removed. To mitigate the impacts of vegetation removal, an extensive enhancement planting plan has been incorporated into the design to provide for an ecological net gain.

Control of Flooding:

TRCA Water Resources staff have reviewed the application and do not anticipate any impacts to the storage and/or conveyance of floodwaters.

Pollution:

Sediment and erosion controls will be provided and maintained through all phases of construction in accordance with TRCA guidelines.

Dynamic Beaches:

Not applicable.

Erosion:

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

Conservation of Land:

As a result of the proposed works, several sections of riparian vegetation will be removed. To mitigate the impacts of the proposed removals an extensive enhancement planting plan has been submitted with this project. In the opinion of TRCA Staff, the proposed plantings will achieve an ecological net gain for this area.

Plantings

All plantings are native and non-invasive in accordance with TRCA Guidelines.

Policy Guidelines:

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

CFN: 41317 - Application #: 724/08/BRAM

Report Prepared by: Lisa Stern, extension 5370

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2008

8.1.2 CITY OF BRAMPTON

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 along Bramalea Road between Countryside Drive and Mayfield Road, in the City of Brampton, Humber River Watershed, as located on property owned by the City of Brampton.

The purpose is to construct a 400 mm diameter watermain under the H3 tributary of the Humber River, located on Bramalea Road between Countryside Drive and Mayfield Road. A Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO) for this project.

The permit will be issued for the period of September 5, 2008 to September 4, 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 the satisfaction of TRCA; dated August 21, 2008; received August 22, 2008; prepared by City of Brampton.**

RATIONALE

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

Proposal:

The proposal consists of constructing a 400 mm diameter watermain along the east side of Bramalea Road. The watermain will be constructed within the existing road allowance by jacking and boring under an existing culvert at the H3 tributary of the Humber River. The remainder of the watermain within this regulated area will be constructed by open cut.

Control of Flooding:

There will be no impacts to the control of flooding.

Pollution:

Standard erosion control measures (silt fencing, rock check dams) 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 Ministry of Natural Resources (MNR) coldwater fisheries timing window. All in or near water works must be completed between June 15 and September 15.

Plantings

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

Policy Guidelines:

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

CFN: 38424 - Application #: 689/06/BRAM

Report Prepared by: Sharon Lingertat, extension 5717

For information contact: Sharon Lingertat, extension 5717

Date: August 25, 2008

8.1.3 CITY OF BRAMPTON

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 alter a watercourse from approximately Sandalwood Parkway to north of Countryside Drive, in the City of Brampton, Humber River Watershed, as located on property owned by the City of Brampton.

The purpose is to widen Bramalea Road to 4 lanes between approximately Sandalwood Parkway and Countryside Drive. Works will include construction of multi-use bicycle/pedestrian paths, construction of a watermain along Bramalea Road, construction of a sanitary sewer at the intersection of Countryside Drive and Bramalea Road and replacing an existing culvert at a branch of the H2 tributary located just north of Dewside Drive. A Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO) for this project.

The permit will be issued for the period of September 5, 2008 to September 4, 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 the satisfaction of TRCA; dated August 21, 2008; received August 22, 2008; prepared by City of Brampton.**

RATIONALE

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

Proposal:

The proposal consists of widening Bramalea Road, replacing an existing culvert at a branch of the H2 tributary and constructing a watermain. Bramalea Road will be widened to 4 lanes and will be constructed with multi-use bicycle/pedestrian paths on both sides. The road will be constructed with an urban cross-section including curb and gutters and storm sewers from approximately Sandalwood Parkway to just north of Countryside Drive. A 400 mm diameter watermain will be constructed along the east side of Bramalea Road, and a 300 mm diameter watermain will be constructed from the intersection of Bramalea Road and Countryside Drive west along Countryside Drive by open cut for approximately 70 metres. An existing culvert at a branch of the H2 tributary will be replaced with a larger culvert to accommodate the road widening. A 450 mm diameter sanitary sewer will also be constructed north of Countryside Drive, through the intersection at Countryside Drive and Bramalea Road and then east along Countryside Drive.

Control of Flooding:

There will be no impacts to the control of flooding.

Pollution:

Standard erosion control measures (silt fencing, rock check dams, cofferdams) 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 Ministry of Natural Resources (MNR) coldwater fisheries timing window. All in or near water works must be completed between June 15 and September 15.

Plantings

All disturbed areas will be restored with native non-invasive species following construction. A net ecological gain will be achieved for this site.

Policy Guidelines:

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

CFN: 40144 - Application #: 912/07/BRAM

Report Prepared by: Sharon Lingertat, extension 5717

For information contact: Sharon Lingertat, extension 5717

Date: August 25, 2008

CITY OF PICKERING

8.1.4 CITY OF PICKERING

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 alter a watercourse within a Regulated Area on Lot 415, Concession 5 (Sideline 4 between Concession 5 and Highway 7), in the City of Pickering, Carruthers Creek Watershed as located on the property owned by City of Pickering.

The purpose is to replace an existing 600 mm culvert on Sideline 4 within the cold water fisheries timing window. A Letter of Advice will be written by TRCA staff on behalf of Fisheries and Oceans Canada (DFO) for this project.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing C-5 - Sideline 4, prepared by D.G. Biddle & Associates Limited, dated July 22, 2008, received August 1, 2008;**
- **Drawing C-7 - Sideline 4, prepared by D.G. Biddle & Associates Limited, dated July 22, 2008, received August 1, 2008;**
- **Drawing C-7A - Sideline 4 Culvert Crossing, prepared by D.G. Biddle & Associates Limited, dated July 22, 2008, received August 1, 2008, revised by TRCA August 26, 2008;**
- **Drawing L1 - Sideline 4 Culvert Replacement Restoration Plan, prepared by D.G. Biddle & Associates Limited, dated July 22, 2008, received August 1, 2008, red -line revised by TRCA August 26, 2008.**

RATIONALE

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

Proposal:

The purpose is to replace an existing 600 mm culvert in order to facilitate the reconstruction of Sideline 4 from Concession 5 to 1100m south of Highway 7.

Control of Flooding:

The proposed project will have no impacts on the storage or conveyance of floodwaters.

Pollution:

Standard erosion and sediment control measures will be implemented prior to construction and maintained for the duration of construction, and until the site is stabilized and restored. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

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 provided by TRCA staff on behalf of the Fisheries and Oceans Canada (DFO).

Plantings

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

Policy Guidelines:

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

CFN: 40866 - Application #: 367/08/PICK

Report Prepared by: Laura Richards, extension 5723

For information contact: Laura Richards, extension 5723

Date: August 26, 2008

8.1.5 ENBRIDGE GAS DISTRIBUTION INC.

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 in a Regulated Area on Lot 18, Concession 2, (Brock Road and Ganatsekiagon Creek), in the City of Pickering, Duffins Creek Watershed as located on the property owned by the Regional Municipality of Durham under a Franchise Agreement with Enbridge Gas Distribution Inc.

The purpose is to relocate the existing gas pipeline under Ganatsekiagon Creek within the cold water fisheries timing window. The pipeline will be installed using trenchless technology under the watercourse. A Letter of Advice will be written by TRCA staff on behalf of the Fisheries and Oceans Canada (DFO) for this project.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing 1 of 1; dated July 25, 2008; received July 30, 2008; red line revised August 25, 2008; prepared by Enbridge Gas Distribution Inc.;**
- **Contingency Plan for Horizontal Directional Drilling (HDD), received August 12, 2008; prepared by Enbridge Gas Distribution Inc..**

RATIONALE

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

Proposal:

The proposed relocation of the existing NPS 12 ST HP gas main crossing of Ganatsekiagon Creek with a NPS 12 ST YJ HP on the east side of Brock Road, in advance of and in order to facilitate the reconstruction and widening of Brock Road, in the City of Pickering, Regional Municipality of Durham. The pipeline will be installed using trenchless technology under the watercourse, a small portion of the project south of the creek will be completed by open cut. Following the reconstruction of Brock Road, all restoration works will be completed by the Regional Municipality of Durham.

Control of Flooding:

The storage or conveyance of floodwaters will not be impacted with the proposed works.

Pollution:

Standard sediment and erosion control measures will be implemented and maintained for the duration of construction and until the site is stabilized and restored in order to prevent construction generated sediment from entering any watercourse. Sediment and erosion control has been provided per the TRCA Erosion and Sediment Control Guideline for Urban Construction.

Dynamic Beaches:

Not applicable

Erosion:

There are no slope stability concerns associated with the proposed works.

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 Fisheries and Oceans Canada (DFO). The fisheries timing window for in and near water works is July 1 to September 15.

Plantings

All disturbed areas will be restored with native/non-invasive species by the Region of Durham following reconstruction of Brock Road.

Policy Guidelines:

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

CFN: 41146 - Application #: 594/08/PICK

Report Prepared by: Laura Richards, extension 5723

For information contact: Laura Richards, extension 5723

Date: August 26, 2008

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.6 BATES DESIGN AND BUILD LTD.

To construct, reconstruct, erect or place a building or structure on Part Lot 110, Plan 2155, (359 Lake Promenade), in the City of Toronto (Etobicoke York Community Council Area), Waterfront Watershed as located on the property owned by Bates Design and Build Ltd..

The purpose is to develop within a TRCA Regulated Area of the Waterfront Watershed in order to facilitate the construction of a new two-storey single family detached dwelling inclusive of a rear deck and attached garage. The existing single-storey dwelling is to be demolished.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-1, Site Plan, prepared by Epic Designs Inc., dated July 28, 2007, revised January 25, 2008, received on March 3, 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 Waterfront Watershed in order to facilitate the construction of a new two-storey single family detached dwelling inclusive of a rear deck and attached garage. The existing single-storey dwelling is to be demolished. The subject site is located south of Lakeshore Boulevard West, east of Etobicoke Creek and abuts Lake Ontario to the south.

Control of Flooding:

This site is not located in the Regional Storm Floodplain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

Pollution:

Temporary sediment control fencing is to be installed and maintained during construction in order to prevent construction debris from entering Lake Ontario.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical concerns associated with this proposal.

Conservation of Land:

The proposed building footprint is adequately setback from the existing shoreline and there is no proposed change to the existing grading of the site. The entire property is located within a developed community along this portion of the lakefront and is consistent with the surrounding development. There will be no impact on significant natural features, riparian vegetation or fisheries.

Plantings

No plantings are required as part of this application.

Policy Guidelines:

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

CFN: 40565 - Application #: 159/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 27, 2008

8.1.7 CITY OF TORONTO

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 in a Regulated Area within the South Kingsway Ramps, in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by City of Toronto.

The purpose is to undertake improvements and reconstruct the South Kingsway on and off ramps, reconstruct the sidewalks and paths in the adjacent parks including light upgrades, and install new concrete seat walls and water heritage plaques. A Letter of Advice regarding mitigation of erosion and sediment will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO).

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing, Temporary Silt Control Filter for Catchbasin;**
- **Sheet P-2603-041, Road Reconstruction, Bike Path and Sidewalk Construction from the Humber River Bridge to 50m West of Southport Street; prepared by City of Toronto Technical Services, May 20, 2008, received by TRCA on July 16, 2008;**
- **Sheet P-2603-042, Road Reconstruction (west bound) from the Humber River Bridge to 50m West of Southport Street; prepared by City of Toronto Technical Services, May 20, 2008, received by TRCA on July 16, 2008;**
- **Sheet P-2603-043, Road Reconstruction (west bound) from the Humber River Bridge to 50m West of Southport Street; prepared by City of Toronto Technical Services, May 20, 2008, received by TRCA on July 16, 2008;**
- **Sheet P-2603-044, Road Reconstruction (west bound) from the Humber River Bridge to 50m West of Southport Street; prepared by City of Toronto Technical Services, May 20, 2008, received by TRCA on July 16, 2008;**
- **Sheet P-4422-012, Road Reconstruction – North East Ramps; prepared by City of Toronto Technical Services, May 20, 2008, received by TRCA on July 16, 2008;**
- **Sheet P-4422-013, Road Reconstruction – Ramps ‘A’ & ‘B’; prepared by City of Toronto Technical Services, May 20, 2008, received by TRCA on July 16, 2008;**
- **Sheet P-4422-014, Road Reconstruction – Ramp ‘D’; prepared by City of Toronto Technical Services, May 20, 2008, received by TRCA on July 16, 2008;**

RATIONALE

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

Proposal:

The proposal involves the reconstruction of all 4 ramps of the South Kingsway and the Queensway intersection. The proposed works is located adjacent to the Humber River, just north of the Gardiner Expressway and Lakeshore Boulevard West. Sections of the sidewalk will be reconstructed as part of the improvements. New light stands will be installed along the park path and within the ramps area. The path located within the adjacent park (west of the ramps) will be reconstructed and new concrete seat walls will be installed. Four new water heritage plaques on posts will be installed. The proposed works are all located on lands owned by the City of Toronto.

Control of Flooding:

There will be no impacts to the control of flooding, storage or conveyance of floodwaters.

Pollution:

Standard erosion and sediment control measures will be implemented prior to construction and maintained for the duration of construction, and until the site is stabilized and restored, in order to prevent the generated sediments from entering into the Humber River. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical engineering issues associated with the proposed works

Conservation of Land:

There are no in-water works associated with the project. With erosion and sediment control plans in effect, the potential for a Harmful Alteration, Disruption or Destruction (HADD) to fish habitat will be mitigated. A Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO).

Plantings

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

Policy Guidelines:

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

CFN: 39784 - Application #: 703/07/TOR

Report Prepared by: Renee Afoom, extension 5714

For information contact: Renee Afoom, extension 5714

Date: August 25, 2008

8.1.8 1 BRULE GARDENS

To construct, reconstruct, erect or place a building or structure on 1 Brule Gardens in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

The purpose is to develop within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a deck, reconstruction of an existing stairway and other appurtenant structures to the rear of the existing single family detached dwelling.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing unnumbered, Proposed Site Plan, prepared by D. A. Gracey & Associates Ltd., undated, received on June 13, 2008;**
- **Drawing unnumbered, Design Details, prepared by D. A. Gracey & Associates Ltd., undated, received on June 13, 2008;**
- **Drawing unnumbered, Sections 'A-A', 'B-B' and 'C-C', prepared by D. A. Gracey & Associates Ltd., undated, received on June 13, 2008.**

RATIONALE

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

Proposal:

The proposal is to develop within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a deck, reconstruction of an existing stairway and other appurtenant structures to the rear of the existing single family detached dwelling. The subject property is located east of South Kingsway and north of Bloor Street West in the City of Toronto (Etobicoke York).

Control of Flooding:

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

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

A geotechnical slope stability report and letter of opinion has been reviewed and approved by TRCA geotechnical engineering staff and the proposal will be constructed in accordance with the recommendations of this report. The proposed works are located no further than the existing limit of development.

Conservation of Land:

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

Plantings

No plantings are required as part of this project. An approved planting plan associated with the recent rear addition to the existing dwelling will be implemented following the construction of the proposed deck.

Policy Guidelines:

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

CFN: 41009 - Application #: 485/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 27, 2008

8.1.9 18 CLAY COURT

To construct, reconstruct, erect or place a building or structure on Lot 46, Plan M-963, (18 Clay Court), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

The purpose is to develop within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a new two-storey single family detached dwelling. The existing dwelling is to be demolished.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, Site Plan, prepared by Cunha Design Consultants Ltd., dated July 2008, received on July 21, 2008;**
- **Drawing No. A4, Elevations, prepared by Cunha Design Consultants Ltd., dated July 2008, received on July 21, 2008.**

RATIONALE

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

Proposal:

The purpose of this application is to construct a new two-storey single family detached dwelling with an attached garage on the property located at 18 Clay Court in the City of Toronto (Etobicoke York). The existing dwelling and in-ground pool are to be demolished. The subject site is located west of Scarlett Road and south of Eglinton Avenue west within the Humber River Watershed.

Control of Flooding:

This site is not located within the Regional Storm Floodplain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

Pollution:

Sediment controls are not necessary as the site is removed from Humber River.

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. There will be no impact on significant natural features, riparian vegetation or fisheries.

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 Communities/Highly Urbanized Areas of the TRCA's Valley and Stream Corridor Management Program.

CFN: 41173 - Application #: 617/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 27, 2008

8.1.10 7 SPRING GARDEN 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 5, Plan, (7 Spring Garden Road), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed.

The purpose is to develop within the TRCA Regulated Area of the Mimico Creek Watershed in order to facilitate the construction of a second-storey addition above the existing single-storey detached dwelling and a single-storey ground floor addition to the side and rear of the existing dwelling.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-0, Site Plan, prepared by Valeriy Gopka, dated April 2008, received on August 6, 2008.**

RATIONALE

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

Proposal:

The purpose of this application is to construct a second-storey addition above the existing single-storey detached dwelling at 7 Spring Garden Road in the City of Toronto (Etobicoke York Community Council Area). This proposal also includes the construction of a single-storey ground floor addition to the side and rear of the existing dwelling. The subject site is located south of Bloor Street West and west of Royal York Road, backing on to Mimico Creek and within a Regulated Area of the Mimico Creek Watershed.

Control of Flooding:

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

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

The proposal is adequately setback from the top of bank. 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:

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: 41247 - Application #: 671/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 27, 2008

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.11 26 ALDERBROOKE DRIVE

To construct, reconstruct, erect or place a building or structure on Lot 18, Plan 5455, (26 Alderbrook 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 in-ground pool is to be retained, and the existing dwelling is to be demolished.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. SP2, Site Plan, prepared by VAS Engineering, dated July 22, 2008, received by TRCA August 7, 2008;**
- **Drawing No. SP3, Grading, prepared by VAS Engineering, dated July 10, 2008, received by TRCA August 7, 2008.**

RATIONALE

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

Proposal:

The proposed works involve construction of a replacement two-storey dwelling at 26 Alderbrook Drive in the City of Toronto. The subject property is located west of Leslie Street, north of Lawrence Avenue East. The existing in-ground pool is to be retained, but the existing dwelling is to be demolished.

Control of Flooding:

The site is not located in the Regional Storm Floodplain.

Pollution:

Sediment control fencing is not required as the proposed works are located in approximately the same location as the existing development, and 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 and the appropriate tree protection fencing will be installed.

Plantings

No plantings are required.

Policy Guidelines:

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

CFN: 41320 - Application #: 728/08/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: August 26, 2008

8.1.12 33 DON RIVER BOULEVARD

To construct, reconstruct, erect or place a building or structure on Part Lot 13, Plan 2069, (33 Don River Boulevard), 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 detached garage.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-1, Site Plan, prepared by R.G. McKibbon Ltd., dated June 2008, received by TRCA July 23, 2008;**
- **Drawing No. A-2, Floor Plan, Elevt'ns & Sect'n, no known author, dated August 2007, received by TRCA July 23, 2008.**

RATIONALE

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

Proposal:

The proposed works include construction of a detached garage at 33 Don River Boulevard in the City of Toronto. The site is located north of Sheppard Avenue West, east of Bathurst Street.

Control of Flooding:

The site is located in the regional storm floodplain. The proposed works will be wet floodproofed to the 350 Year Storm Event as floodproofing to the Regional Storm Event is technically infeasible.

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

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

Plantings

Native tree shrubs and seed mix will be planted.

Policy Guidelines:

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

CFN: 40319 - Application #: 008/08/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: August 26, 2008

8.1.13 UNIVERSITY OF TORONTO

To construct, reconstruct, erect or place a building or structure, site grade and alter a watercourse on Lot 24, Concession 2 WYS, (4905 Dufferin Street), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by University of Toronto.

The purpose is to replace an existing stormwater outfall, install a new stormwater treatment chamber and a new rip-rip overflow drainage channel, and re-grade around the installation.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. ST-01, General Notes, prepared by UMA / AECOM dated December 22, 2006, Revision No. 4, revised July 2008, received August 1, 2008;**

- **Drawing No. ST-02, Overland Storm Drainage Plan, prepared by UMA / AECOM dated December 22, 2006, Revision No. 4, revised July 2008, received August 1, 2008;**
- **Drawing No. ST-03, Storm System Proposed Remedial Works, prepared by UMA / AECOM dated December 22, 2006, Revision No. 4, revised July 2008, received August 1, 2008;**
- **Drawing No. ST-04, Storm Outlet Plan and Profile, prepared by UMA / AECOM dated December 22, 2006, Revision No. 4, revised July 2008, received August 1, 2008;**
- **Drawing No. ST-10, Existing Vegetation and Erosion Control Plan, prepared by UMA / AECOM dated December 22, 2006, Revision No. 4, revised July 2008, received August 1, 2008;**
- **Drawing No. STD-01, Standard Details, prepared by UMA / AECOM dated December 22, 2006, Revision No. 4, revised July 2008, received August 1, 2008;**
- **Drawing No. STD-02, Standard Details, prepared by UMA / AECOM dated December 22, 2006, Revision No. 4, revised July 2008, received August 1, 2008;**
- **Drawing No. STD-03, Standard Details, prepared by UMA / AECOM dated December 22, 2006, Revision No. 4, revised July 2008, received August 1, 2008.**

RATIONALE

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

Proposal:

The proposal is to replace an existing stormwater outfall, install a new stormwater treatment chamber and a new rip-rap overflow drainage channel, and regrade around the installation on lands owned by the University of Toronto. The lands are located east of the Environment Canada building on the east side of Dufferin Street, south of Steeles Avenue West and north of G. Ross Lord Park in the City of Toronto. The project is part of a larger stormwater management system retrofit on the Environment Canada lands. The retrofit is designed to address frequent localized flooding of the Environment Canada building while improving water quality and avoiding downstream erosion of the Don River. The proposed outfall will drain the site more effectively, while adding a water quality treatment component. The design capacity of the system is limited as it must also accommodate stormwater runoff from Dufferin Street while retaining the existing building and parking. Any storm runoff over and above the design capacity will be conveyed to the vegetated rip-rap overflow channel and this channel will provide some quality treatment.

Control of Flooding:

The works are not located within a Regional Storm Floodplain and will have no impact on the storage or conveyance of flood waters.

Pollution:

Temporary sediment control has been provided per the Greater Golden Horseshoe Area Conservation Authorities, Erosion and Sediment Control Guideline for Urban Construction. There are no geotechnical issues with the proposal.

Dynamic Beaches:

Not applicable.

Erosion:

The stormwater management system proposed for the Environment Canada and the University of Toronto lands is designed not to exacerbate erosion of the downstream channel and the Don River.

Conservation of Land:

Some tree removal and ground cover will be removed to facilitate construction. However, the removals are not significant and will have no impact on the conservation of land.

Plantings

Native tree, shrub and seed mix will be installed on the restored areas.

Policy Guidelines:

The proposal is in conformity with Section 4.3., Infrastructure and Servicing, of the TRCA's Valley and Stream Corridor Management Plan (VSCMP).

CFN: 40348 - Application #: 023/08/TOR

Report Prepared by: Steve Heuchert, extension 5311

For information contact: Steve Heuchert, extension 5311

Date: August 20, 2008

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.1.14 75 BOW VALLEY DRIVE

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 49, Plan 4888, (75 Bow Valley Drive), 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 an addition and deck to the side of the existing dwelling.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. Drawing No. 20F 14, prepared by Uni-vative Designs Inc., undated, received by TRCA June 19, 2008.**

RATIONALE

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

Proposal:

The proposed works include the construction of an addition and deck to the side of the existing dwelling at 75 Bow Valley Drive in the City of Toronto. The site is located west of Morningside Avenue, 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 site is adequately set back from the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

A geotechnical letter of opinion has been reviewed and approved by TRCA geotechnical engineering staff. The proposed works will be adequately setback from the top of bank.

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 TRCA's Valley and Stream Corridor Management Program.

CFN: 41080 - Application #: 541/08/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Mark Rapus, extension 5259

Date: August 26, 2008

8.1.15 429 GUILDWOOD PARKWAY

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 416, Plan M-60, (429 Guildwood Parkway), in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed.

The purpose is to develop within a Regulated Area of the Lake Ontario Waterfront to facilitate construction of a sunroom addition to the rear of the existing dwelling.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, Site Plan, prepared by Solar Sunrooms Ltd., dated May 2008, received by TRCA May 27, 2008.**

RATIONALE

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

Proposal:

The proposed works include the construction of a sunroom addition to the rear of the existing dwelling at 429 Guildwood Parkway in the City of Toronto. The site is located in the Scarborough Bluffs, south of Kingston Road, east of Galloway Road.

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:

A geotechnical assessment has been reviewed and approved by TRCA geotechnical engineering staff and the proposed works will be adequately set back from the top of slope.

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.C, Minor Additions, of the TRCA's Valley and Stream Corridor Management Program.

CFN: 40944 - Application #: 433/08/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: August 26, 2008

8.1.16 178 RIDGEWOOD 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 20, 21, Plan 275, (178 Ridgewood Road), 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 an addition and deck to the rear of the existing dwelling.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 08-05-04, prepared by New Castle Drafting & Design Inc., dated May 21, 2008, received by TRCA July 3, 2008.**

RATIONALE

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

Proposal:

The proposed works involve the construction of an addition and deck to the rear of the existing dwelling in the City of Toronto. The site is located east of Port Union Road, north of Lawrence Avenue East.

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:

A geotechnical letter of opinion has been reviewed and approved by TRCA geotechnical engineering staff and the proposed works will be adequately set back from the top of bank.

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 TRCA's Valley and Stream Corridor Management Program.

CFN: 41111 - Application #: 566/08/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: August 26, 2008

8.1.17 UNIVERSITY OF TORONTO SCARBOROUGH

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on , (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.

The purpose is to construct a baseball diamond for the University of Toronto Scarborough Campus within a Regulated Area of the Highland Creek Watershed.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. L1, Existing Conditions and Tree Protection Plan, dated April 2008, prepared by TSH, received June 13, 2008;**
- **Drawing No. L2, Grading, Erosion and Sediment Control Plan, dated April 2008, prepared by TSH, received June 13, 2008;**
- **Drawing No. L3, Landscape Plan, dated April 2008, prepared by TSH, received June 13, 2008.**

RATIONALE

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

Proposal:

The proposal is to construct a baseball diamond for the University of Toronto Scarborough Campus within the Highland Creek Valley. The campus is located on the north side of Old Kingston Road and south-west of Military Trail. The proposed baseball diamond is to be located in an area of manicured lawn in an elevated flat portion of the valley floor. The applicant submitted a flood plain analysis for a similar permit in 2005. This analysis showed that the proposed development is not located within the floodplain. Further, additional plantings will be provided to buffer the facility from the adjacent forest.

Control of Flooding:

The subject property is located outside of the regional storm floodplain.

Pollution:

Appropriate sediment and erosion controls will be provided during the development to ensure that no sediment will enter the adjacent watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical issues with the proposal.

Conservation of Land:

The area to be developed is currently manicured open space and does not include any significant vegetation.

Plantings

The proposal will include additional native plantings adjacent to the baseball diamond to buffer the use from the diverse vegetation community to the south.

Policy Guidelines:

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

CFN: 41089 - Application #: 550/08/TOR

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Steve Heuchert, extension 5311

Date: August 13, 2008

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

8.1.18 66 INGLEWOOD DRIVE

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 Part Lot 1, Part Block A, Plan 524E, (66 Inglewood Drive), 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 two-storey addition and walk-out deck to the rear of the existing single family detached dwelling. The existing single-storey frame rear addition is to be demolished.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing unnumbered, Site Plan, prepared by Yadollah A. Balderlou, undated, received on August 14, 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 two-storey addition and walk-out deck to the rear of the existing single family detached dwelling. The existing single-storey frame rear addition is to be demolished.

Control of Flooding:

This site is not located within a Regional Storm Floodplain and the proposal will have no impact on 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:

The proposed works are located no further than the existing limit of development. The appropriate tree protection fencing will be installed.

Plantings

Native plantings will be provided as per Urban Forestry Protection Services Guidelines. Recommendations pertaining to tree protection and maintenance during construction will be implemented.

Policy Guidelines:

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

CFN: 41297 - Application #: 707/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 27, 2008

8.1.19 266 INDIAN ROAD

To construct, reconstruct, erect or place a building or structure on Lot 8, Plan 66R-9917, (266 Indian Road), in the City of Toronto (Toronto and East 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 detached garage in the rear yard of the existing single family detached dwelling. The existing detached garage is to be demolished.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing unnumbered, Proposed Site Plan, prepared by Urban Proportions Incorporated, undated, received on July 10, 2008.**

RATIONALE

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

Proposal:

The purpose of this application is to reconstruct the detached garage in the rear yard of the existing single family detached dwelling at 266 Indian Road in the City of Toronto (Toronto & East York Community Council Area). The existing detached garage is to be demolished. The subject site is located south of Bloor Street West and east of High Park within a Regulated Area of the Waterfront Watershed.

Control of Flooding:

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

Pollution:

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:

The proposed works are located no further than the existing limit of development. The appropriate tree protection fencing will be installed.

Plantings

Native plantings will be provided as per Urban Forestry Protection Services Guidelines. Recommendations pertaining to tree protection and maintenance during construction will be implemented.

Policy Guidelines:

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

CFN: 41124 - Application #: 583/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 27, 2008

8.1.20 58 SAULTER STREET

To construct, reconstruct, erect or place a building or structure on Lot 131, Plan D135, (58 Saulter Street), 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 front porch to the existing single family dwelling. The existing front porch is to be demolished.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 1 of 4, Site Plan, prepared by F. Fabella, undated, received on August 19, 2008;**

- **Drawing No. 3 of 4, Elevations, prepared by F. Fabella, undated, received on August 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 Don River Watershed in order to facilitate the construction of a front porch to the existing single family dwelling. The existing porch is to be demolished. The subject site is located in a Regulated Floodplain of the Lower Don Special Policy Area, south of Queen Street East and east of Broadview Avenue in the City of Toronto (Toronto and East York Community Council Area).

Control of Flooding:

The subject property is located within a Regulatory Floodplain of the Don River Watershed. However, TRCA staff have determined the proposed works will not adversely impact the storage and/or conveyance of floodwaters, and the proposed addition is adequately flood proofed.

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 application.

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: 41305 - Application #: 712/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 27, 2008

8.1.21 LIVE NATION INC.

To construct, reconstruct, erect or place a building or structure on 909 Lakeshore Boulevard West, in the City of Toronto (Toronto and East York Community Council Area), Waterfront Watershed as located on the property owned by Live Nation Inc.

The purpose is to construct a second and third storey addition to the existing building within a Regulated Area of the Waterfront watershed.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A-500 Elevations, prepared by Stantec Architecture Ltd., dated June 17, 2008, received by TRCA staff July 21, 2008;**
- **Drawing No. A-100 Site Plan/Context Plan, prepared by Stantec Architecture Ltd., dated June 17, 2008, received by TRCA staff July 21, 2008.**

RATIONALE

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

Proposal:

The proposal involves the construction of a two-storey addition to an existing concert amphitheatre, in order to create more administrative office space. The proposed office addition is located within the shoreline hazard area, adjacent to Lake Ontario. Only two columns supporting the proposed works will disturb the existing grade. The proposed works will be constructed over an existing loading dock that is entirely paved.

Control of Flooding:

The proposed development will not be located within the Regional Storm flood plain. There will be no impact to the storage or conveyance of flood waters.

Pollution:

A concrete wall currently separates the area of the proposed works and the lake shore. This will be adequate for ensuring sediment does not enter Lake Ontario during construction. Should this wall be disturbed or damaged at all, sediment control fencing will be installed and maintained throughout construction to prevent sediment from entering the lake.

Dynamic Beaches:

Not applicable

Erosion:

There will be no geotechnical issues associated with the proposed development.

Conservation of Land:

No in-water works are proposed on the already-disturbed site. As such no fisheries concerns will result. There are no other significant natural features on, or adjacent to the site that may be negatively impacted by the project.

Plantings

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

Policy Guidelines:

The proposal is consistent with Section 4.2.2. C) - Development & Redevelopment/Intensification Within Non-Established Communities/Highly Urbanized Areas - Minor Additions.

CFN: 41202 - Application #: 638/08/TOR

Report Prepared by: Leah Weller, extension 5618

For information contact: Steve Heuchert, extension 5311

Date: August 26, 2008

8.1.22 45 HIGHLAND AVENUE

To construct, reconstruct, erect or place a building or structure on Lot 18, Plan 342E, (45 Highland Avenue), 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 reconstruction of the existing retaining walls including the installation of an in-ground swimming pool in the rear yard of the existing single family detached dwelling.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. RP-1, Landscaping Plan and Ravine Planting Plan, prepared by John Lloyd & Associates, dated December 21, 2007, Revision No. 2, revised on August 21, 2008, received on August 21, 2008;**
- **Drawing No. 1B, Retaining Wall Profile - Upper Wall, prepared by Peto MacCallum Ltd., dated August 26, 2008, Revision No. 2, revised August 2008, received on August 27, 2008;**
- **Drawing No. 1B, Retaining Wall Profile - Bottom Wall, prepared by Peto MacCallum Ltd., dated August 26, 2008, Revision No. 2, revised August 2008, received on August 27, 2008;**
- **Drawing No. 2, Maximum Terraced Cross Section, prepared by Peto MacCallum Ltd., dated February 14, 2008, Revision No. 3, revised August 2008, received on August 27, 2008.**

RATIONALE

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

Proposal:

The purpose of this application is to reconstruct the existing retaining walls in the rear yard of the existing single family detached dwelling at 45 Highland Avenue in the City of Toronto (Toronto & East York Community Council Area). This proposal includes the installation of an in-ground swimming pool. The subject site is located south of St. Clair Avenue East and west of Mount Pleasant Road within a Regulated Area of the Don River Watershed.

Control of Flooding:

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

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

A geotechnical slope stability report and letter of opinion has been reviewed and approved by TRCA geotechnical engineering staff and the proposal will be constructed in accordance with the recommendations of this report. The proposed works are located no further than the existing limit of development.

Conservation of Land:

The appropriate tree protection fencing will be implemented.

Plantings

Native plantings will be provided as per Urban Forestry Protection Services Guidelines. Recommendations pertaining to tree protection and maintenance during construction will be implemented and a Ravine Stewardship Plan will be implemented for the slope.

Policy Guidelines:

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

CFN: 40772 - Application #: 294/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 27, 2008

8.1.23 625 RUSHTON 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 2612, (625 Rushton 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, a two-storey side addition and a rear deck to the existing single family detached dwelling.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing unnumbered, Site Plan, prepared by Drew Laszlo Architect, undated, received on July 29, 2008.**

RATIONALE

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

Proposal:

The purpose of this application is to construct a second-storey addition, a two-storey side addition and a rear deck to the existing single family detached dwelling at 625 Rushton Road in the City of Toronto (Toronto & East York Community Council Area). The subject site is located north of Vaughan Road, west of Bathurst Street and backs onto Cedarvale Ravine within a Regulated Area of the Don River Watershed.

Control of Flooding:

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

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

The appropriate tree protection fencing will be implemented.

Plantings

Native plantings will be provided as per Urban Forestry Protection Services Guidelines. Recommendations pertaining to tree protection and maintenance during construction.

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: 41218 - Application #: 649/08/TOR
Report Prepared by: Nicole Moxley, extension 5284
For information contact: Steve Heuchert, extension 5311
Date: August 27, 2008

8.1.24 67 MORSE STREET

To construct, reconstruct, erect or place a building or structure on 67 Morse Street 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 basement walk-out to the front of the existing semi-detached dwelling. The door will replace the existing basement window.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 1/5, Site Plan, prepared by Tomasz Debowski, dated February 10, 2007, received on July 30, 2008;**
- **Drawing No. 4/5, Section A-A, prepared by Tomasz Debowski, dated February 10, 2007, received on July 30, 2008;**
- **Drawing No. 5/5, Section B-B, prepared by Tomasz Debowski, dated February 10, 2007, received on July 30, 2008.**

RATIONALE

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

Proposal:

The purpose of this application is to acknowledge the construction of a basement walk-out to the front of an existing dwelling within a TRCA Regulated Area of the Don River Watershed. The subject works have already been completed and were built without the benefit of a municipal or TRCA permit. The subject site is located in a Regulated Floodplain of the Lower Don Special Policy Area north of Queen Street East and east of Broadview Avenue in the City of Toronto (Toronto and East York Community Council Area).

Control of Flooding:

The subject property is located within the Lower Don Special Policy Area (SPA) of the Don River Watershed. The basement walk-out cannot be flood proofed because it is below the flood elevation of a regional storm. However, TRCA staff have determined that the flood depths are minimal in this area as it is a spill zone and the new opening does not increase the risk to the existing dwelling over that which existed.

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:

The site is fully urbanized and is not a significant area.

Plantings

No plantings are required as part of this application.

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: 41226 - Application #: 659/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 27, 2008

CITY OF VAUGHAN

8.1.25 28 NIGHTFALL COURT

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 10, Plan 65M 3747, (28 Nightfall Court), in the City of Vaughan, Humber River Watershed.

The purpose is to construct a 2-storey single detached dwelling along with a septic system and a pool/cabana in the rear yard.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. L-2 Back Landscape Plan, prepared by 3-D Exteriors Ltd., dated April 2008, received by TRCA on August 13, 2008;**
- **Drawing No. A1 Siting and Grading Plan, prepared by Hunt Design Associates Inc., dated May 9, 2008, received by TRCA on August 13, 2008.**

RATIONALE

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

Proposal:

The applicant seeks permission to construct a new 2-storey single family dwelling with landscaped areas, a pool and cabana, to be serviced by private septic system on the site. The proposed works are located adjacent to a valley feature, however are primarily outside of the regulated area. The applicant has agreed to ensure that the septic system will be constructed outside of an Open Space Zone designated under the City of Vaughan Zoning By-law, and approximately 8 metres from the functional top of slope.

Control of Flooding:

The subject property is not located within a flood plain. As such, the storage or conveyance of flood waters will not be impacted by the proposed works.

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

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

Conservation of Land:

There is no significant vegetation present on the portion of the currently vacant site to be disturbed.

Plantings

Since no vegetation will be removed as part of this proposal, no plantings have been required as part of this permit.

Policy Guidelines:

This proposal is consistent with Policy 4.2.2 G) - Infilling.

CFN: 40927 - Application #: 421/08/VAUG

Report Prepared by: Leah Weller, extension 5618

For information contact: Bill Kiru, extension 5306

Date: August 26, 2008

8.1.26

38 OXBOW COURT

To construct, reconstruct, erect or place a building or structure on Lot 19, Concession 5 Lot 25, Plan 65M-3542, (38 Oxbow Court), in the City of Vaughan, Don River Watershed.

The purpose is to allow the maintenance of an existing rear yard deck in a Regulated Area of the Don River watershed.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Unnumbered Site Plan on survey, survey prepared by Young & Young Surveying Inc., undated, received by TRCA on June 20, 2008;**
- **Unnumbered Rear Elevation, Prepared author unknown, undated, received by TRCA on June 20, 2008.**

RATIONALE

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

Proposal:

The proposal involves the maintenance of an existing rear-yard elevated deck, supported on four 42" deep footings. The existing deck is located adjacent to the flood fringe of a tributary of the West Don River, which runs through an open space corridor to the rear of the property. The Deck is attached to an existing single detached dwelling in a regulated area of the West Don River watershed. The property backs onto TRCA property to the east of Oxbow Court. Neither a TRCA permit nor a municipal building permit were obtained for the deck structure because the applicant did not realize that it was necessary. The applicant contacted the TRCA to initiate the permit process as soon as he realized that it was necessary.

Control of Flooding:

The existing development is not located within the Regional Storm flood plain. There will be no impact on the storage or conveyance of flood waters.

Pollution:

Not applicable.

Dynamic Beaches:

Not applicable.

Erosion:

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

Conservation of Land:

The watercourse will not be impacted by the existing development. The development is located on an existing manicured landscape, and no natural features have been impacted by the subject works.

Plantings

The proposed works will not affect any significant natural features.

Policy Guidelines:

The proposal is consistent with Section 4.2.2 E) - Property Improvements and Ancillary Structures.

CFN: 41139 - Application #: 587/08/VAUG
Report Prepared by: Leah Weller, extension 5618
For information contact: Bill Kiru, extension 5306
Date: August 26, 2008

8.1.27 15 OLDFIELD STREET

To construct, reconstruct, erect or place a building or structure on Lot 44, Plan 65R-9533, (15 Oldfield Street), in the City of Vaughan, Don River Watershed.

The purpose is to construct a rear yard deck on an existing home located within the flood plain of the Don River.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 44 Custom, Prepared by RN Design July 9, 2008, Received by TRCA July 11, 2008;**
- **Drawing No. A5 Untitled Drawing, Prepared by RN Design July 9, 2008, Received by TRCA July 11, 2008;**
- **Drawing No. A4 Untitled Drawing, Prepared by RN Design July 9, 2008, Received by TRCA July 11, 2008.**

RATIONALE

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

Proposal:

The applicant seeks permission to permanently place or remove fill material within the Regulated Area to facilitate the construction of a rear yard deck attached to a home currently being constructed in a Regional Storm Flood Plain. The construction of the new home was approved by the City of Vaughan without consultation with the TRCA. The Home and proposed rear deck are located south west of Major Mackenzie Drive and Keele Street in the City of Vaughan. A tributary of the West Don River is located to the south of the site. Due to the proximity of the watercourse to the site, the area is currently subject to flooding in the event of a Regional Storm, and is therefore within the Regional Storm Flood Plain. An analysis of flood elevations on the site has determined that, while the home may be located within the flood plain, the proposed rear yard deck is located outside of the floodplain.

Control of Flooding:

The Proposed rear yard deck is located outside of the flood plain. As such, the storage or conveyance of flood waters will not be impacted by the proposed works.

Pollution:

A sediment and erosion control fence is to surround the site during all construction activity. The site is separated from the watercourse by Naylor Street.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical or slope stability concerns associated with this proposal. The proposed deck is located more than 50 metres from the valley/stream corridor.

Conservation of Land:

There is no significant vegetation present within the vicinity of the proposed works.

Plantings

No plantings are required.

Policy Guidelines:

This proposal is consistent with Policy 4.2.2 E) Property Improvements/Ancillary Structures

CFN: 41126 - Application #: 580/08/VAUG

Report Prepared by: Leah Weller, extension 5618

For information contact: Bill Kiru, extension 5306

Date: August 26, 2008

8.1.28 123 SALAMANDER COURT

To construct, reconstruct, erect or place a building or structure on Lot 253, Plan 65M-3878, (123 Salamander Court), in the City of Vaughan, Don River Watershed.

The purpose is to construct a minor addition to an existing dwelling within a Regulated Area of the Don River Watershed at 123 Salamander Court, in the City of Vaughan.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, Drawing No. A-01, prepared by Enar Associates, dated June 2008, received by the TRCA August 18, 2008, redline revised to indicate the erection of sediment control fencing and removal of excess fill material;**
- **Basement and First Floor Plan, Drawing No. A-03, prepared by Enar Associates, dated June 2008, received by the TRCA August 18, 2008;**
- **Second Floor Plan & Elevations, Drawing No. A-04; prepared by Enar Associates, dated June 2008, received by the TRCA August 18, 2008.**

RATIONALE

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

Proposal:

The purpose is to construct a 2-storey minor addition to an existing dwelling within a Regulated Area of the Don River Watershed. The proposal is located within the rear yard of the subject property which is currently devoid of vegetation. The proposed works are located within a Wetland Area of Interference and approximately 125 metres from a Locally Significant Wetland feature which forms a part of the Keele Wetland Complex. In addition, the proposed addition backs onto a Ministry of Natural Resources identified Area of Natural and Scientific Interest (ANSI) and TRCA designated Environmentally Significant Area (ESA). These features are located approximately 28 metres from the proposed works.

As part of the Draft Plan of Subdivision for the subject lot (19T-02V08 - Dreamworks Subdivision), a 10 metre buffer conveyed to the City of Vaughan was created around the Locally Significant Wetland and a minimum 20 metre buffer / linkage corridor was created around the ANSI / ESA to protect these natural features from the residential uses.

Control of Flooding:

The subject property is not within the Regional Storm Flood Plain, there will be no impacts on the storage or conveyance of flood waters.

Pollution:

Sediment control fencing will be erected and maintained for the duration of construction to prevent sediment from entering the adjacent buffer areas and nearby ANSI / ESA.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical issues associated with this project.

Conservation of Land:

As a watercourse will not be impacted by the proposal, no fisheries concerns will result. TRCA ecology staff are satisfied that the proposed works are sufficiently setback from nearby natural features and the features will not be adversely impacted by the proposal. 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 a sodded condition and will not affect any significant natural features.

Policy Guidelines:

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

CFN: 41293 - Application #: 704/08/VAUG
Report Prepared by: Anthony Sun, extension 5724
For information contact: Bill Kiru, extension 5306
Date: August 25, 2008

TOWN OF MARKHAM

8.1.29 BOX GROVE HILL 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 Lot 6, Concession 9, (Southwest Corner of Donald Cousens Parkway and Copper Creek Drive), in the Town of Markham, Rouge River Watershed as located on the property owned by Box Grove Hill Developments Inc..

The purpose is to construct a structure, undertake site grading and permanently place fill material in order to establish the long-term grades for a valleyland system and build a pedestrian bridge.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 401, Grading Plan, prepared by SCS Consulting Group Ltd., dated August 2008, received by TRCA on August 13, 2008;**
- **Drawing No. 402, Grading Plan, prepared by SCS Consulting Group Ltd., dated August 2008, received by TRCA on August 13, 2008;**
- **Drawing No. 403, Grading Plan, prepared by SCS Consulting Group Ltd., dated August 2008, received by TRCA on August 13, 2008;**
- **Drawing No. 404, Grading Plan, prepared by SCS Consulting Group Ltd., dated August 2008, received by TRCA on August 13, 2008;**
- **Drawing No. 405, Grading Plan 5, prepared by SCS Consulting Group Ltd., dated August 2008, received by TRCA on August 13, 2008;**
- **Drawing No. 503, Grading Plan 3, prepared by Stantec Consulting Ltd., dated April 2007, Revision No. 1, revised on September 7, 2007, received by TRCA on August 13, 2008;**
- **Drawing No. 504, Grading Plan 4, prepared by Stantec Consulting Ltd., dated April 2007, Revision No. 1, revised on September 7, 2007, received by TRCA on August 13, 2008;**
- **Drawing No. 508, Grading Plan 8, prepared by Stantec Consulting Ltd., dated June 2006, Revision No. 1, revised on October 12, 2005, received by TRCA on August 13, 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 material in order to establish the long-term grades for the 'Tributary B' valleyland system within the developing residential community known as Box Grove within the southeast portion of the Town of Markham's urban area. Permission is also sought in order to construct a structure, a pedestrian bridge, in order to provide pedestrian connectivity between two portions of the Box Grove community over the Tributary B valleylands. Tributary B is a tributary to the Little Rouge Creek, which transects the eastern portion of the Box Grove Secondary Plan Area from the north at Highway 407 to the south at 14th Avenue.

As part of the functional design of the community, proposals were made within the *Environmental Master Drainage Plan* (EMDP) for Box Grove to undertake selective cut-and-fill works to manipulate the Regional Storm Flood Plain associated with Tributary B in order to provide a more rational valleyland configuration for development purposes. Policy 3.2.2 C 2) of TRCA's Valley and Stream Corridor Management Program contemplates permitting the filling of portions of the Regional Storm Flood Plain in order to accommodate development when a stream corridor has an unusually wide flood plain with shallow depths of infrequent flooding. The proponent was required to submit an analysis that met several criteria. It was determined that the stream corridor characteristics of Tributary B met the criteria set out in policy 3.2.2 C 2) and an analysis has been provided in the EMDP which has been reviewed and approved by TRCA staff. This proposal contains the detailed grading plans that would implement the cut-and-fill works proposed in the EMDP document.

A second component of this permit proposal is the construction of a pedestrian crossing over Tributary B. The crossing would provide a clear span over Tributary B 16.5 metres long and 4 metres wide. No alteration of Tributary B is required in order to implement the proposed design, which also includes two approach slopes on each side of the crossing and in addition to wing walls upon which the bridge structure is to rest.

It is proposed that the issuance of a permit for this proposal, if approved by the Executive Committee, would be in two phases with Phase 1 for the cut-and-fill works whereas the second phase would approve the pedestrian crossing.

Control of Flooding:

TRCA Water Resource staff have reviewed the grading plans for the proposed cut-and-fill works and have determined that a minimum freeboard of 0.20 metres has been provided from the Regional Storm Flood Plain for all residential lots that abut the Tributary B valleylands. This means that all residential lots would be at least 0.20 metres above the Regional Storm Flood Plain when such an event occurs. The proposed pedestrian bridge will cause some hydraulic impacts to the flood plain, however this will not affect the residential lots mentioned previously.

Pollution:

Sediment and erosion control works are to be in place prior to all grading activities to avoid the sedimentation of the tributary.

Dynamic Beaches:

Not applicable

Erosion:

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

Conservation of Land:

No mature vegetation is to be removed within the Tributary B valleylands in order to accommodate the cut-and-fill works. An extensive restoration plan will form part of these works, which will restore and enhance the vegetation within the Tributary B valleyland system.

Plantings

Plantings will be provided, as discussed above.

Policy Guidelines:

This proposal is consistent with Section 3.2.2 C) 2, Policies & Procedures For Establishing Corridor Boundaries & Alterations, of TRCA's Valley and Stream Corridor Management Program.

CFN: 41212 - Application #: 643/08/MARK

Report Prepared by: Chris Jones, extension 5718

For information contact: Quentin Hanchard, extension 5324

Date: August 22, 2008

TOWN OF RICHMOND HILL

8.1.30 285 LENNOX AVENUE

To construct, reconstruct, erect or place a building or structure on Lot 32, Plan 3801, (285 Lennox Avenue), in the Town of Richmond Hill, Don River Watershed.

The purpose is to undertake works within a TRCA Regulated Area of the Don River Watershed in order to facilitate the construction of a porch enclosure structure at the front of an existing residential dwelling located at 285 Lennox Avenue, in the Town of Richmond Hill.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A0, Existing Elevations, prepared by Arch.Dwg Inc., dated August 21, 2008, stamped received by TRCA Planning & Development staff on August 22, 2008;**
- **Drawing No. A1, Site Plan, prepared by Arch.Dwg Inc., dated August 21, 2008, stamped received by TRCA Planning & Development staff on August 22, 2008;**
- **Drawing No. A2, Basement Plan & Ground Floor Plan, prepared by Arch.Dwg Inc., dated August 21, 2008, stamped received by TRCA Planning & Development staff on August 22, 2008;**
- **Drawing No. A3, New Elevations, prepared by Arch.Dwg Inc., dated August 21, 2008, stamped received by TRCA Planning & Development staff on August 22, 2008;**
- **Drawing No. A4, Existing Elevations, prepared by Arch.Dwg Inc., dated August 21, 2008, stamped received by TRCA Planning & Development staff on August 22, 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 Don River Watershed in order to facilitate the construction of a porch enclosure structure at the front of an existing residential dwelling located at 285 Lennox Avenue, in the Town of Richmond Hill. The proposed porch enclosure is located within proximity of the Regional Storm Floodplain associated with a tributary of the Don River Watershed. However, the proposed works are located outside of the floodplain and are sufficiently setback. The proposed works are proposed on top of an existing, above-grade concrete foundation. As such, there are no flooding, geotechnical, or ecology related concerns with this proposal.

Control of Flooding:

The proposed works are located outside of the Regional Storm Floodplain. As such, no impacts to the storage and/or conveyance of flood waters are anticipated.

Pollution:

Appropriate erosion and sediment controls (i.e., silt fence) have been proposed with this application, and will be installed and 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 construction. There are no fisheries related concerns with this application.

Plantings

The proposed enclosure is located within an existing manicured lawn. No significant vegetation will be removed as a result of the construction.

Policy Guidelines:

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

CFN: 41307 - Application #: 718/08/RH

Report Prepared by: Jason Wagler, extension 5743

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2008

TOWN OF WHITCHURCH-STOUFFVILLE

8.1.31 40 WILLIAM AVENUE

To construct, reconstruct, erect or place a building or structure on Lot 1, Plan 65M-2260, (40 William Avenue), in the Town of Whitchurch-Stouffville, Rouge River Watershed.

The purpose is to construct a floating dock within a Regulated Area of the Rouge River Watershed.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing submitted by applicant, received June 24, 2008;**
- **Landscape Plan, dated July 28, 2008, prepared by Sheridan Nurseries, received July 31, 2008.**

RATIONALE

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

Proposal:

The proposal consists of the installation of a floating dock within a Regulated Area of the Rouge River Watershed, on Preston Lake. The applicant has previously applied for a permit for a new home on this property. Through the construction of the house there has been some disturbance along the slope leading to the lake. TRCA enforcement and ecology staff have been on site and requested that a restoration plan be submitted. During this permit review we have received and approved a landscape plan to deal with this slope disturbance.

Control of Flooding:

The subject property is not located with the Regional Storm Floodplain therefore there are no floodplain issues associated with this application.

Pollution:

Sediment and erosion control fencing is not required for the installation of a floating dock.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical issues associated with this application.

Conservation of Land:

The applicant has submitted a restoration plan to deal with disturbance along the slope of this property.

Plantings

All plantings are in accordance with TRCA's Seed Mix Guidelines.

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: 41079 - Application #: 519/08/WS

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Bill Kiru, extension 5306

Date: August 13, 2008

8.1.32 2471 BETHESDA ROAD

To construct, reconstruct, erect or place a building or structure and site grade on Lot 5, Concession 4, (2471 Bethesda Road), in the Town of Whitchurch-Stouffville, Rouge River Watershed.

The purpose is to construct a building and undertake site grading in order to establish a new residential dwelling.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. SP-1, Site Plan, prepared by The Gregory Design Group, dated August 21, 2008, received by TRCA on August 22, 2008.**

RATIONALE

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

Proposal:

The applicant seeks permission to construct a building and undertake site grading in order to establish a new residential dwelling. The property is located within the headwaters of the Bruce Creek on the Oak Ridges Moraine within the central-western portion of the Town of Whitchurch-Stouffville. A tributary of the Bruce Creek and associated valleylands transect the well vegetated lot, portions of which are considered to be an Environmentally Significant Area. The subject lot was created in the 1980's by a land division prior to the enactment of the stringent environmental planning policies contained within the Oak Ridges Moraine Conservation Plan. Consequently, TRCA staff worked with the owner to site the proposed dwelling on a portion of the lot that would have the least impact to the natural environment. To that end, a Natural Heritage Evaluation report was prepared to evaluate potential building envelopes on the lot. The area selected does not contain mature vegetation and impacts due to grading are expected to be minimal. Development will consist of a residential dwelling, driveway, shed and septic field on the table land portions of the lot.

Control of Flooding:

No development is proposed within the Regional Storm Flood Plain.

Pollution:

Sediment and erosion control fencing has been delineated on the site plan to prevent sedimentation and site alteration within the environmentally significant portions of the lot.

Dynamic Beaches:

Not applicable

Erosion:

There are no slope stability or geotechnical concerns with this proposal

Conservation of Land:

No mature vegetation is to be removed as part of this proposal. Development, as described above, was sited in order to have the least impact on the natural environment.

Plantings

No plantings have been made a requirement of this proposal.

Policy Guidelines:

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

CFN: 41303 - Application #: 710/08/WS
Report Prepared by: Chris Jones, extension 5718
For information contact: Chris Jones, extension 5718
Date: August 22, 2008

8.1.33 SECOND GORMLEY INDUSTRIAL INVESTMENTS LIMITED

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 35, Concession 4, (2379 Stouffville Road), in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by Second Gormley Industrial Investments Limited.

The purpose is to undertake site grading and permanently place fill materials in order to develop a commercial site plan.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. GR-1, Grading, prepared by Feherty and Associates Ltd., dated April, 2008, received by TRCA on August 20, 2008, red-line revised by TRCA staff on August 22, 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 in order to begin site preparation (preliminary grading and filling) for a commercial site plan. The site is located in the southeast quadrant of the Community of Gormley within the Town of Whitchurch-Stouffville. The site, which fronts Stouffville Road, is located on the Oak Ridges Moraine at the headwaters of the Berczy Creek, a tributary of the Rouge River. An intermittent watercourse, within an ill-defined stream corridor, has been identified west of the proposed site plan. This watercourse is considered a Hydrologically Sensitive Feature within the Oak Ridges Moraine Plan. Accordingly, a 30 metre buffer has been established between the watercourse and the area to be developed for the site plan. The site plan drawings provide for the restoration of this 30 metre buffer, which was previously an agricultural field, with extensive plantings of native self-sustaining trees and shrubs. The site is to be developed as a vehicle rental facility with associated parking.

Control of Flooding:

The Regional Storm Flood Plain associated with the intermittent tributary is located within the stream corridor established through the site planning process. No development or placement of fill is to take place within the Regional Storm Flood Plain. The stormwater management system proposed for the site meets TRCA's criteria for water quantity and quality.

Pollution:

Sediment and erosion control fencing is to be established a minimum of 30 metres away from the watercourse in order to prevent sedimentation.

Dynamic Beaches:

Not applicable

Erosion:

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

Conservation of Land:

The protection of a 30 metre buffer from the stream corridor ensures that a robust valleyland will be protected from urbanization, consistent with the provisions of the Oak Ridges Moraine Conservation Plan.

Plantings

The proposed planting plan contains extensive plantings of native, self sustaining, trees and shrubs within the 30 metre buffer. Implementation of the planting plan will enhance and restore the existing riparian vegetation adjacent to the watercourse.

Policy Guidelines:

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

CFN: 41127 - Application #: 579/08/WS

Report Prepared by: Chris Jones, extension 5718

For information contact: Chris Jones, extension 5718

Date: August 22, 2008

TOWNSHIP OF KING

8.1.34 54 HOLDEN DRIVE

To construct, reconstruct, erect or place a building or structure on Lot 60, Plan 65M-2535, (54 Holden Drive), in the Township of King, Humber River Watershed.

The purpose is to construct a minor addition to an existing dwelling within a Regulated Area of the Humber River Watershed at 54 Holden Drive in the Township of King.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, prepared by Cadtec Technology Group, revise dated August 5, 2008, received by the TRCA August 19, 2008, redline revised to indicate the erection of sediment control fencing and removal of excess fill material;**
- **Basement Floor Plan, prepared by Cadtec Technology Group, revise dated August 5, 2008, received by the TRCA August 19, 2008;**
- **Ground Floor Plan, prepared by Cadtec Technology Group, revise dated August 5, 2008, received by the TRCA August 19, 2008.**

RATIONALE

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

Proposal:

The purpose is to construct a minor addition to an existing dwelling within a Regulated Area of the Humber River Watershed. The proposed works are located within the 120 metre Wetland Area of Interference of a Provincially Significant Wetland (PSW) which forms a part of the Black Duck Wetland Complex. The proposed addition is located within an already disturbed, manicured lawn area and does not extend the developed area closer to the PSW. In addition, the proposed works are approximately 60 metres from the rear lot line and approximately 67 metres from the PSW. The area between the proposed addition and rear lot line is currently a manicured lawn and the area between the rear lot line and the PSW is well vegetated. TRCA ecology staff are satisfied that the proposed works are sufficiently setback from the PSW and will not adversely affect the natural feature.

Control of Flooding:

The subject property is not within the Regional Storm Flood Plain. There will be no impact on the storage or conveyance of flood waters from this project.

Pollution:

Sediment control fencing will be erected and maintained for the duration of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical issues associated with this project.

Conservation of Land:

As a watercourse will not be impacted by the proposal, no fisheries concerns will result. The proposed works are sufficiently setback from the PSW with a manicured lawn and a heavily vegetated area and will not have an impact on the PSW. 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 condition and will not affect any significant natural features.

Policy Guidelines:

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

CFN: 41316 - Application #: 720/08/KING

Report Prepared by: Anthony Sun, extension 5724

For information contact: Bill Kiru, extension 5306

Date: August 26, 2008

THE FOLLOWING PERMIT APPLICATIONS WERE ERRATA ITEMS:

**RES.#B105/08 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO
REGULATION 166/06 - ERRATA APPLICATIONS**

Moved by: Ron Moeser
Seconded by: Maja Prentice

THAT permits be granted in accordance with Ontario Regulation 166/06 for the applications (8.1.35 - 8.1.60, with the exception of 8.1.39 - 28 Beaucourt Road, 8.1.41 - 76 High Street, 8.1.43 - 38 Gracefield Avenue and 8.1.47 - Confederation Business Park - MPL Inc., which 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 (Application 8.1.60 - Seneca College was withdrawn).

CARRIED

CITY OF BRAMPTON

8.1.35 CASTLEPOINT 7-50 INC.

To site grade at the northwest corner of Regional Road 50 and Queen Street, in the City of Brampton, Humber River Watershed as located on the property owned by Castlepoint 7-50 Incorporated.

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate site grading and servicing for the related office, retail and industrial uses proposed on the subject property.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Letter of Undertaking, prepared by D. Mhango, Schaeffers Consulting Engineers, dated September 3, 2008, to address all outstanding engineering and 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 Humber River Watershed in order to facilitate site grading and servicing works for the related office, retail and industrial land uses proposed on the subject property. The subject property is located at the northwest corner of Regional Road 50 and Queen Street, in the City of Brampton. Additionally, the western property boundary abuts a valley corridor of the Humber River Watershed. The subject property currently receives external drainage from a portion of the Block 57/58 lands located east of Regional Road 50, in the City of Vaughan, by way of three (3) existing culverts located beneath Regional Road 50. This stormwater is conveyed through this site to the receiving Clarkway Tributary by way of existing swales. Culvert One, the most northern of the culverts (1000 mm diameter) extends through the site to discharge directly into the Clarkway Tributary valley. Culvert Two, south of Culvert One, discharges to a ditch along the side of Regional Road 50 and follows a swale to the valley lands. The southern-most culvert, Culvert Three, discharges to a ditch on the north side of Queen Street, which flows to the valley corridor.

To provide a more comprehensive stormwater management scheme for the future development on the subject property and the external lands, this proposal involves constructing two (2) storm sewers located within the Regional Road 50 right-of-way that will pick-up flows from existing culverts and combine them with flows associated with the future widening of Regional Road 50. In this regard, Culverts One and Two (drainage area of 18.25 hectares) will discharge to the northern of the two pipe systems. This system will discharge from to the Clarkway Tributary valley lands approximately 500 metres north of Queen Street. Culvert Three (drainage area of 4.75 hectares) will connect to the southern pipe system and discharge to an existing ditch north of Queen Street.

The northern storm system which is designed to collect drainage from Culverts One and Two is designed to discharge into the Clarkway Tributary valley lands through the subject property. The proposed outfall structure is designed to minimize erosion potential. A scour pool is proposed at the storm outfall to dissipate the flow energy and prevent erosion.

As noted above, the subject property abuts a valley corridor of the Clarkway Tributary. Through a previous Official Plan and Zoning By-law Amendment Application (City File No. C10E4.2) for the subject property to permit commercial, office and industrial land uses, the valley corridor including a 5 metre inland buffer was gratuitously dedicated to the City of Brampton. Therefore, the proposed outfall structure is to be constructed on lands owned by the City of Brampton. As such, a separate TRCA permit application has been submitted to facilitate the proposed stormwater management works located on the adjacent property owned by the municipality. The works located on lands owned by the City of Brampton are currently before the TRCA Executive Committee and on this agenda.

As an element of the above noted Official Plan and Zoning By-law Amendment Application, at the detailed design stage, the proponent agreed to provide an extensive enhancement planting plan for the valley lands and the buffer area between the valley corridor and the proposed development. Through this permit application, the enhancement planting plan has been submitted, which in our opinion provides an ecological net gain for this reach of the Humber River Watershed.

Control of Flooding:

The proposed works are located outside of the Regional Storm Floodplain. As such, the storage and/or conveyance of flood waters will not be impacted as a result of this development.

Pollution:

Erosion and sediment controls have been incorporated into the construction sequencing for this project. As a result, appropriate erosion and sediment controls will be installed and maintained for all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

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

Conservation of Land:

No significant vegetation will be removed as a result of construction. However, an extensive enhancement planting plan has been submitted with this application to improve the ecological condition of this area. There are no fisheries related concerns associated with this project.

Plantings

All proposed plant species are native and non-invasive consistent with TRCA's guidelines.

Policy Guidelines:

This proposal is consistent with Section 4.1.1 - New Urban Development and Section 4.3 - Infrastructure and Servicing - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

CFN: 41152 - Application #: 600/08/BRAM
Report Prepared by: Adam Miller, extension 5244
For information contact: Adam Miller, extension 5244
Date: August 27, 2008

8.1.36 CITY OF BRAMPTON

To site grade at the northwest corner of Regional Road 50 and Queen Street, in the City of Brampton, Humber River Watershed as located on the property owned by City of Brampton.

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a storm sewer and outfall structure.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Letter of Undertaking, prepared by D. Mhango, Schaeffers Consulting Engineers, dated September 3, 2008, to address all outstanding engineering and 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 Humber River Watershed in order to facilitate the construction of a storm sewer and outfall structure at the northwest corner of Regional Road 50 and Queen Street, in the City of Brampton. The proposed works are related to a proposed office, retail and industrial development that is currently before the TRCA Executive Committee and on this agenda. The proposed works on the subject property are intended to connect to the proposed northern storm sewer system associated with the Castlepoint 7-50 Incorporated project. The outfall structure is designed to drain stormwater from the Castlepoint 7-50 Incorporated lands and drain into to Clarkway Tributary valley corridor. A scour pool is proposed at the stormwater outfall in an effort to dissipate the flow energy and prevent erosion. As part of the Castlepoint 7-50 Incorporated development application, an extensive enhancement planting plan is proposed for the valley lands.

Control of Flooding:

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

Pollution:

Appropriate erosion and sediment controls are proposed with this application 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 construction. There are no fisheries related concerns related to this project. As noted, an extensive enhancement planting plan has been submitted with the Castlepoint 7-50 Incorporated application, which is currently on this TRCA Executive Committee agenda.

Plantings

The proposed plantings associated with the Castlepoint 7-50 Incorporated development are all native and non-invasive consistent with TRCA's planting guidelines.

Policy Guidelines:

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

CFN: 41148 - Application #: 596/08/BRAM
Report Prepared by: Adam Miller, extension 5244
For information contact: Adam Miller, extension 5244
Date: August 27, 2008

8.1.37 WOODSPRING HOMES LTD.

To construct, reconstruct, erect or place a building or structure and site grade on Part Lot 1, Concession 9, N.D.S., Lot 5, Plan 43R-22720, in the City of Brampton, Humber River Watershed as located on the property owned by Woodspring Homes Limited.

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a commercial plaza.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Letter of Undertaking, prepared by D. Horgan, Candevcon Limited, dated September 3, 2008, to address all outstanding engineering and 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 Humber River Watershed in order to facilitate the construction of a commercial plaza, including a supermarket, retail buildings, office buildings and a hotel. The subject property is located within the planning boundaries of the Bram East Secondary Plan. Through the Secondary Plan review, a Master Environmental Servicing Plan (MESP) was completed for this area, which provides environmental and servicing recommendations for the subject property. In this regard, the subject lands are located within the planning boundaries of the approved Bram East Area 'C' MESP, which is used to guide development for this area. In conjunction with this application, please be advised that the TRCA is also reviewing an Official Plan and Zoning By-law Amendment Application (City File No. C09E05.020) to facilitate the above noted proposal.

The eastern portion of the subject property is located within a valley corridor and is also traversed by a tributary of the Humber River Watershed. Through a separate planning process (Draft Plan of Subdivision 21T-03011B), the boundary of the valley corridor was delineated. As recommended by the approved MESP, a centralized stormwater management facility (Pond No. 7) is proposed and is designed to collect and treat stormwater from this 5.84 hectare site. The proposed pond will also collect and treat runoff from areas to the north already developed and from existing road infrastructure (i.e., Ebenezer Road) with a contributing drainage area of 4.76 hectares.

As an element of the above noted Official Plan and Zoning By-law Amendment Application being reviewing concurrently with this application, the valley lands located at the eastern portion of the site will be placed into public ownership in an effort to foster local and regional environmental linkages.

The proposal includes an extensive enhancement planting plan for the valley corridor portion of the subject property. The proposed plantings will improve the ecological condition of this reach of the Humber River Watershed.

Recently, TRCA staff has approved rough grading operations for the subject property. The approved grading works are located completely outside of TRCA's Regulated Area. As such, a TRCA permit was not required. However, TRCA staff reviewed the proposed grading works and confirm that appropriate erosion and sediment controls were incorporated into the design of the rough grading operations (i.e., temporary sediment basin, rock check dams and seeding of disturbed soils).

Control of Flooding:

The proposed works are located outside of the Regional Storm Floodplain. As such, storage and/or conveyance of flood waters is not anticipated.

Pollution:

Appropriate erosion and sediment controls are proposed with this project and will be installed and 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 construction. Additionally, there are no fisheries related concerns associated with this proposal. In an effort to improve the ecological condition of this reach of the Humber River Watershed, an extensive enhancement planting plan has been incorporated into the project design.

Plantings

All proposed plant species are native and non-invasive consistent with TRCA's planting guidelines.

Policy Guidelines:

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

CFN: 41021 - Application #: 487/08/BRAM

Report Prepared by: Adam Miller, extension 5244

For information contact: Adam Miller, extension 5244

Date: August 27, 2008

CITY OF PICKERING

8.1.38 REGIONAL MUNICIPALITY OF DURHAM

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 alter a watercourse in a Regulated Area on Lot 33, Concession 2 (road allowance between Lots 32 AND 33 - Heska Road and Altona Road), in the City of Pickering, Petticoat Creek Watershed as located on the property owned by Regional Municipality of Durham.

The purpose is to alleviate the flooding occurring on Heska Road through restoration of the unnamed tributary of Petticoat Creek adjacent to the road, by removing the dense growth of vegetation and creating a low flow channel, within the warm water fisheries timing window. A Letter of Advice will be written by TRCA staff on behalf of the Fisheries and Oceans Canada (DFO) for this project.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Drawing 1 of 4 - Planform & Profile - Altona Road at Heska Road Petticoat Creek Tributary Restoration, prepared by Geomorphic Solutions, received on August 28, 2008;**

- **Drawing 2 of 4 - Sections and Details - Altona Road at Heska Road Petticoat Creek Tributary Restoration, prepared by Geomorphic Solutions, received on August 28, 2008;**
- **Drawing 3 of 4 - Phasing/ESC - Altona Road at Heska Road Petticoat Creek Tributary Restoration, prepared by Geomorphic Solutions, revised on August 27, 2008, received on August 28, 2008;**
- **Drawing 4 of 4 - Planting Plan - Altona Road at Heska Road Petticoat Creek Tributary Restoration, prepared by Geomorphic Solutions, revised on August 27, 2008, received on August 28, 2008.**

RATIONALE

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

Proposal:

The proposal includes the restoration of an unnamed tributary of Petticoat Creek in order to alleviate seasonal flooding on Heska Road. A section of Heska Road in the City of Pickering is flooded annually by overbank flows from the tributary. The flooding occurs towards the upstream end of a straightened channel section between Heska Road and Altona Road. The flooding causes damage to the pavement necessitating frequent repairs to the road. Restoration of the tributary will be achieved through removal of the dense growth of vegetation, and the creation of a low flow channel providing an opportunity to restore channel form and processes.

Control of Flooding:

TRCA Water Resources staff have reviewed and approved this proposal.

Pollution:

Standard erosion and sediment control measures (silt/sediment fencing, cofferdam) will be implemented prior to construction and maintained for the duration of construction, and until the site is stabilized and restored. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

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 Fisheries and Oceans Canada (DFO).

Plantings

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

Policy Guidelines:

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

CFN: 41313 - Application #: 723/08/PICK

Report Prepared by: Laura Richards, extension 5723

For information contact: Laura Richards, extension 5723

Date: August 26, 2008

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.39 28 BEAUCOURT 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 19, Plan 3648, 28 Beaucourt Road, in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed.

● **Withdrawn**

8.1.40 8 RAVENSCREST DRIVE

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 7, Plan 4532, 8 Ravenscrest Drive, in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed.

The purpose is to develop within a TRCA Regulated Area of the Mimico Creek Watershed in order to facilitate the construction of additions to the front and rear of the existing single family detached dwelling. The proposal includes the construction of a rear deck.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Drawing No. L-1, Site Plan / Grading - Landscaping, prepared by A. H. Design, dated January 2008, Revision No. 1, revised on 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 of this proposal is to construct additions to the front and rear of the existing single family detached dwelling at 8 Ravenscrest in the City of Toronto. The proposal includes the construction of a rear deck. The subject site is located north of Rathburn Road, west of Kipling Avenue and backs on to Ravenscrest Park within a TRCA Regulated Area of the Mimico Creek Watershed.

Control of Flooding:

This site is not located within a Regional Storm Floodplain and the proposal will have no impact on the storage and/or conveyance of floodwaters.

Pollution:

A temporary sediment and erosion control fence will be installed in order to prevent construction debris from entering the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

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

Conservation of Land:

The proposed building footprint will be adequately setback from the top of bank. The appropriate tree protection fencing will be installed.

Plantings

Native plantings will be provided as per Urban Forestry Protection Services Guidelines. Recommendations pertaining to tree protection and maintenance during construction will be implemented.

Policy Guidelines:

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

CFN: 40417 - Application #: 059/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 27, 2008

8.1.41 76 HIGH STREET

To construct, reconstruct, erect or place a building or structure and site grade on Lot 21, Plan 548, 76 High Street, in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

● **Withdrawn**

8.1.42 53 CYNTHIA 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 25, Plan 4283, (53 Cynthia Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

The purpose is to develop within TRCA Regulated Area of the Humber River Watershed in order to facilitate the reconstruction and expansion of the existing porch and cold cellar to the front of the existing single family detached dwelling.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Drawing unnumbered, Basement Floor Plan, prepared by Peter Smeal, undated, received on July 31, 2008;**
- **Drawing unnumbered, First Floor Plan, prepared by Peter Smeal, undated, received on July 31, 2008;**
- **Drawing unnumbered, West Elevation, prepared by Peter Smeal, undated, received on July 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 Humber River Watershed in order to facilitate the construction of a new porch with a below-grade excavated cold cellar to the front of the existing single family detached dwelling. The existing front porch is to be demolished. The subject property is located east of Scarlett Road and south of Eglinton Avenue in the City of Toronto (Etobicoke York Community Council Area).

Control of Flooding:

The subject property is located in the Regional Storm Floodplain of the Humber River Watershed. However, TRCA staff have determined that 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 issues 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: 41220 - Application #: 651/08/TOR
Report Prepared by: Nicole Moxley, extension 5284
For information contact: Steve Heuchert, extension 5311
Date: August 27, 2008

8.1.43 38 GRACEFIELD AVENUE

To construct, reconstruct, erect or place a building or structure on Part Lot B, C, Plan 3540, (38 Gracefield Avenue), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

- **Withdrawn**

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.44 47 COUNTRY LANE

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 47 Country Lane, 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 retaining wall and a generator in the rear yard of the existing dwelling.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Drawing No. L100, Layout Plan, prepared by Janet Rosenberg + Associates Landscape Architects, Revision No. 12, revised August 26, 2008, received August 29, 2008;**
- **Drawing No. L200, Grading Plan, prepared by Janet Rosenberg + Associates Landscape Architects, Revision No. 9, revised August 26, 2008, received August 29, 2008;**
- **Drawing No. L300, Planting Plan, prepared by Janet Rosenberg + Associates Landscape Architects, Revision No. 10, revised August 26, 2008, received August 29, 2008;**
- **Drawing No. L400, Landscape Details, prepared by Janet Rosenberg + Associates Landscape Architects, Revision No. 3, revised August 26, 2008, received August 29, 2008;**
- **Drawing No. L401, Landscape Details, prepared by Janet Rosenberg + Associates Landscape Architects, Revision No. 3, revised August 26, 2008, received August 29, 2008;**
- **Drawing No. L402, Fence Details, prepared by Janet Rosenberg + Associates Landscape Architects, Revision No. 5, revised August 26, 2008, received August 29, 2008.**

RATIONALE

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

Proposal:

The proposed works involve the construction of a retaining wall and a generator in the rear yard of the existing dwelling at 47 Country Lane in the City of Toronto. The site is located south of York Mills Road and east of Bayview Avenue. The retaining wall was originally constructed without an Ontario Regulation 166/06 permit, partially on TRCA property and partially over the top of bank. The proposed works involve relocating a portion of the retaining wall such that the entire wall will be located on private property and set back from top of bank.

Control of Flooding:

The site is not located in a 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:

A geotechnical report has been reviewed and approved by TRCA geotechnical engineering staff and the proposed works will be adequately setback from the top of bank.

Conservation of Land:

No significant vegetation will be removed to facilitate construction and appropriate tree protection fencing will be installed. The site is currently subject to a ravine stewardship agreement with the City of Toronto.

Plantings

Native tree shrubs and seed mix will be planted.

Policy Guidelines:

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

CFN: 40894 - Application #: 396/08/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: August 27, 2008

8.1.45 27 DONWOODS DRIVE

To construct, reconstruct, erect or place a building or structure and site grade on Part Lot 60, 61, 75, 76, Plan 2343, 27 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 replacement two-storey dwelling with basement.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **A-1 Site Plan, prepared by J. Kosick, dated June 13, 2008, received by TRCA staff August 26, 2008.**

RATIONALE

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

Proposal:

The proposed works include the construction of a replacement two-storey dwelling at 27 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 control fencing is not required as the proposed works are in the same location as the existing dwelling and adequately setback from the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

A geotechnical report has been received and reviewed by TRCA geotechnical engineering staff. The proposed works will be constructed in accordance with the reports recommendations.

Conservation of Land:

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

Plantings

Native tree shrub and seed mix will be planted.

Policy Guidelines:

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

CFN: 41053 - Application #: 506/08/TOR
Report Prepared by: Michelle Stafford, extension 5250
For information contact: Mark Rapus, extension 5259
Date: August 27, 2008

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.1.46 METROGATE 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 (2055 Kennedy Road), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by Metrogate Inc..

The purpose is to place fill and regrade for the purpose of servicing and constructing a new multi-block residential subdivision.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Drawing No. ESP, Erosion Control Plan, Proposed Residential Development Metrogate, prepared by AI Underhill Associates Ltd., dated July 24, 2008, received September 2, 2008;**
- **Drawing No. GR. Grading Plan, Proposed Residential Development Solaris, Toronto, Ontario, prepared by AI Underhill Associates Ltd., dated April 30, 2008, received September 2, 2008;**
- **Drawing No. GR, Grading Plan, Proposed Residential Development Metrogate, prepared by AI Underhill Associates Ltd., dated July 24, 2008, received September 2, 2008.**

RATIONALE

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

Proposal:

Final development plans are currently being completed for a major condominium complex at 2055 Kennedy Road, Toronto which is parcel of land 6.8 hectares in area. These plans will be part of a major redevelopment of the former Toronto Sufferance Truck Terminal site. The first phase of development will focus on the construction of Village Green Square (formerly Sufferance Road) and the Solaris high-rise condominium complex (Block 1). Future phases will include a large TTC public railway facility. Part of the initial site work is to begin in the fall of 2008 including regrading of the site for the purpose of establishing new roadways and site services.

Control of Flooding:

In 2006 redevelopment plans were prepared with the understanding that there were no Regulatory storm flood hazard issues associated with the property. Recent updates to Regulatory flood hazard mapping (2007) completed by the TRCA however has identified new flood risks exist. This flooding may occur from the spill of flood waters from Highland Creek during a Regional storm event, however a very small portion of the overall site would be affected. Prior to this update the subject site was not located within the Regulatory flood hazard area. The proposed site grading works will protect the subject property from any hazards associated with the regulatory storm event. TRCA staff requested the applicant undertake a floodplain analysis of the Highland Creek in order to assess the impacts of the proposed fill placement upon the floodplain. TRCA staff are in agreement with the conclusions of the floodplain analysis which reveal that there will be no significant impacts to the upstream and downstream storage or conveyance of flood waters. The applicant has been required to update the Regulatory Flood Hazard Mapping and hydraulic model based on the proposed fill and development for 2055 Kennedy Road.

Pollution:

A silt fence will be secured around all construction areas to prevent the migration of construction generated sediment into the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

Not applicable.

Conservation of Land:

The proposed works are well separated from the watercourse by the embankment of the CN Rail line and a row of industrial properties which flank the subject property to the east thereby mitigating direct impacts on the existing creek bank. No significant resource features will be impacted by the proposed works.

Plantings

The City will require new plantings as part of the overall redevelopment of the site.

Policy Guidelines:

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

CFN: 40995 - Application #: 470/08/TOR

Report Prepared by: Mark Rapus, extension 5259

For information contact: Mark Rapus, extension 5259

Date: August 27, 2008

CITY OF VAUGHAN

8.1.47 CONFEDERATION BUSINESS PARK - MPL INC.

To construct, reconstruct, erect or place a building or structure and site grade on Part Lot 3, Plan 65M-2623, (200 Confederation Parkway), in the City of Vaughan, Don River Watershed as located on the property owned by Confederation Business Park - MPL Inc..

- **Withdrawn**

8.1.48 21 WATERSIDE 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 at 21 Waterside Crescent, in the City of Vaughan, Don River Watershed.

The purpose is to construct an inground pool, patio and cabana within a Regulated Area of the Don River Watershed at 21 Waterside Crescent in the City of Vaughan.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Letter of Undertaking prepared by the applicant, dated September 2, 2008, agreeing to revise the final drawings to the satisfaction of the TRCA.**

RATIONALE

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

Proposal:

The purpose is to construct an inground pool, patio and cabana within a Regulated Area of the Don River Watershed. The subject property backs onto a well-vegetated gentle slope feature which forms a part of the West Don River stream corridor. The proposed works are not located in the Regional Storm Flood Plain and are approximately 26 metres away from the flood plain area. The proposed works are setback from the rear lot line a minimum of approximately 2.0 metres with small portions of landscaping located 1.5 metres away from the rear lot line. The area between the proposed works and the rear lot line is to be heavily vegetated with native, non-invasive species planting to provide an enhanced buffer between the proposed and existing residential uses and the adjacent stream corridor.

Control of Flooding:

The proposed works are not located within the Regional Storm Flood Plain. There will be no impact on the storage or conveyance of floodwaters.

Pollution:

Sediment control fencing will be erected and maintained for the duration of construction.

Dynamic Beaches:

Not applicable.

Erosion:

TRCA geotechnical staff are satisfied that the proposed works are sufficiently setback and there will be no impact on the gentle slope.

Conservation of Land:

As the watercourse will not be impacted by the proposal, no fisheries concerns will result. There are no other significant natural heritage feature on or adjacent to the site that may be negatively impacted by the project.

Plantings

All plantings within the 2 metre buffer are composed of native, non-invasive species. This planted area provides an enhanced buffer between the stream corridor / valley system and the residential uses.

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: 41235 - Application #: 666/08/VAUG
Report Prepared by: Anthony Sun, extension 5724
For information contact: Bill Kiru, extension 5306
Date: August 27, 2008

TOWN OF AJAX

8.1.49 PICOV DOWNS INC

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on 388 Kingston Road East, in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by Picov Downs Inc.

The purpose is to undertake site grading, permanently place fill material and alter a watercourse in order to facilitate the expansion of a race track facility and install a new outfall to the adjacent Carruthers Creek valleylands.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Letter of Undertaking, prepared by Stantec, dated August 22, 2008, received August 22, 2008, committing to providing any and all minor revisions to the documents to meet TRCA requirements.**

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 in order to facilitate the expansion of a race track facility and improvements to the adjacent Carruthers Creek valleylands. The works constitute a second phase of development and expansion at Picov Downs in eastern Ajax. Picov Downs is a race track, casino and entertainment facility located on the north side of Kingston Road immediately east of the Carruthers Creek valleylands.

This phase of development includes the construction of a full size race track and ancillary structures such as horse barns, walkers and access roads. The existing stormwater management pond is to be expanded to its ultimate configuration to accommodate the current phase and future phases of development. A public trail route is to be constructed along the eastern edge of the Carruthers Creek valleylands from Kingston Drive in the south to Kerrison Drive in the north. An extensive riparian planting plan is to be implemented in order to improve and restore the reach of the Carruthers Creek adjacent to the project.

The portions of the project that require approval from TRCA pursuant to Ontario Regulation 166/06 include design of the western side slope of the enlarged race track and associated filling, grading and landscaping; the enlargement of the stormwater management pond; and, the construction of the trail system.

Control of Flooding:

Portions of the race track side slope, the horse trail access point to the valleylands, the stormwater management pond and trail system are located within the valleylands and Regional Storm Flood Plain. TRCA water management staff have ensured that the works within the Regional Storm Flood Plain will not affect the storage and conveyance of flood waters. This has required the manipulation of the Regional Storm Flood Plain through a cut-and-fill exercise. Specifically, due to the volume of fill required for the stormwater management pond berms a corresponding cut will be made along the opposing valley wall to ensure that the storage and conveyance of flood waters is not affected by the proposal. The proposed stormwater management system has been designed to safely convey flood waters.

Pollution:

Sediment and erosion control measures, including siltation fencing, are to be established to isolate all disturbed areas from the Carruthers Creek.

Dynamic Beaches:

Not applicable

Erosion:

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

Conservation of Land:

The valleylands below the 100-year flood elevation are to be conveyed into public ownership as part of this proposal. This will allow the core of the Carruthers Creek valleylands and the proposed trail system to be contained within publicly-owned lands. No works associated with the valleylands are proposed within mature vegetation. A Letter of Advice will be issued by TRCA staff pursuant to our Level III agreement with Fisheries and Oceans Canada for the works associated with Fish Habitat, including the construction of a new outfall for the expanded stormwater management pond.

Plantings

An extensive planting plan forms part of this proposal and, when implemented, will result in the restoration of riparian vegetation along the Carruthers Creek, the new valleyland trail and the side slopes of the expanded race track.

Policy Guidelines:

This proposal is consistent with Section 4.1.2, New Resource-based Uses and Section 4.3, Infrastructure and Servicing, of TRCA's Valley and Stream Corridor Management Program.

CFN: 39366 - Application #: 382/07/AJAX
Report Prepared by: Chris Jones, extension 5718
For information contact: Chris Jones, extension 5718
Date: August 27, 2008

TOWN OF CALEDON

8.1.50 5318 OLD SCHOOL ROAD

To construct, reconstruct, erect or place a building or structure on Part Lot 23, Concession 5 EHS, 5318 Old School 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 new, single-family dwelling located at 5318 Old School Road, in the Town of Caledon.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Site Plan, prepared by J.W., dated April 10, 2008, Revision No. 1, revised on August 12, 2008, stamped received by TRCA Planning & Development staff on August 15, 2008.**

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 Humber River Watershed in order to facilitate the construction of a new, single-family dwelling located at 5318 Old School Road, in the Town of Caledon. The subject property is located adjacent to a valley corridor. The proposed works are sufficiently setback (i.e., 10 metres) from the staked top of bank associated with the adjacent valley corridor. As such, there are no flooding, hydrological, geotechnical or ecology related concerns associated with this proposal. An extensive enhancement planting plan is proposed with this application for the area adjacent to the top of bank in order to achieve a net ecological gain for this site.

Control of Flooding:

The proposed works are 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 application.

Conservation of Land:

No significant vegetation will be removed as a result of this project. However an extensive enhancement planting plan has been provided with this application in order to achieve an ecological net gain for this area. Additionally, there are no fisheries related concerns associated with these works.

Plantings

All plantings are native and non-invasive species as per TRCA's guidelines.

Policy Guidelines:

This proposal is in conformity with Section 4.1.1 - New Urban Development, of the Authority's Valley and Stream Corridor Management Program (VSCMP).

CFN: 41017 - Application #: 481/08/CAL

Report Prepared by: Jason Wagler, extension 5743

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2008

8.1.51 LOT #35 COOLIHANS SIDEROAD

To construct, reconstruct, erect or place a building or structure on Part Lot 35, Concession 3 (ALB), Lot 35 Coolihans Sideroad, 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 521.6 square metre (5,614.0 sq. ft.) single-family dwelling at Lot 35, Concession 3, Coolihans Sideroad, in the Town of Caledon.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Letter of Undertaking, prepared by M. Chiarot, dated September 2, 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 Humber River Watershed in order to facilitate the construction of a new, 521.6 square metre (5,614.0 sq. ft.) single-family dwelling on Lot 35, Concession 3, Coolihans Sideroad, in the Town of Caledon. The subject property is located in the nearby vicinity of an Oak Ridges Moraine (ORM) wetland feature and is also located adjacent to an intermittent watercourse of the Humber River Watershed. The proposed works are setback approximately 28 metres from the intermittent watercourse and are sufficient setback from the wetland feature. As such, no impacts to the wetland feature or tributary are anticipated. Additionally, there are no flooding, hydrological, geotechnical or ecology related concerns associated with this proposal. However, enhancement plantings are proposed with this application adjacent to the watercourse in order to achieve an ecological net gain with this application.

Control of Flooding:

The proposed works are 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 application.

Conservation of Land:

Although no significant vegetation will be removed as a result of this project, enhancement plantings are proposed adjacent to the watercourse features in order to provide an ecological net gain for this site. Additionally, there are no fisheries related concerns associated with these works.

Plantings

All plantings are native and non-invasive species as per TRCA's guidelines.

Policy Guidelines:

This proposal is in conformity with Section 4.1.1 - New Urban Development, of the Authority's Valley and Stream Corridor Management Program (VSCMP).

CFN: 41001 - Application #: 475/08/CAL

Report Prepared by: Jason Wagler, extension 5743

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2008

8.1.52 3646 KING STREET

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 28, Concession 2 EHS, (3646 King Street), in the Town of Caledon, Humber River Watershed.

The purpose is to is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a residential addition located at 3646 King Street, in the Town of Caledon.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Letter of Undertaking, prepared by T. Milligan, dated September 2, 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 application is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a residential addition located at 3646 King Street, in the Town of Caledon. The subject property is located adjacent to a tributary of the Humber River. The proposed works do not involve additional encroachment towards the watercourse feature which traverses the eastern portion of the subject property. The proposed addition is located partially within the Regional Storm Floodplain and will be floodproofed in accordance with TRCA's floodproofing requirements. TRCA Water Resources staff has confirmed that the proposed addition will not significantly impact the conveyance and/or storage of flood waters. As well, the proposed addition constitutes less than 50% of the total GFA of the existing residential dwelling. Additionally, there are no ecological or geotechnical concerns associated with this application.

Control of Flooding:

The proposed works are partially located within the Regional Floodplain. In accordance with TRCA's policies regarding minor additions within floodprone areas, an addition of this size and nature is acceptable to TRCA staff. TRCA staff has confirmed that this proposal will not have any significant impacts to the storage and/or conveyance of flood waters. In addition, the development will be adequately flood protected.

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 construction area is currently a manicured lawn. 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

As no vegetation is to be removed by the proposed works, additional plantings are not required. Due to the small scale of the project, opportunities for plantings on other areas of the property could not be considered through this project.

Policy Guidelines:

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

CFN: 41174 - Application #: 620/08/CAL

Report Prepared by: Jason Wagler, extension 5743

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2008

8.1.53 25 DEER HOLLOW COURT

To construct, reconstruct, erect or place a building or structure on Lot 22, Plan 43M-1159, 25 Deer Hollow Court, 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 an in-ground swimming pool at the rear of an existing dwelling located at 25 Deer Hollow Court, in the Town of Caledon.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Site Plan, prepared by R.M., dated July 2008, stamped received by TRCA Planning & Development staff on August 25, 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 an in-ground swimming pool at the rear of an existing dwelling located at 25 Deer Hollow Court, in the Town of Caledon. The rear of the subject property is adjacent to the toe of a valley slope. The proposed pool is located on a flat portion of the site and is setback sufficiently from the toe of the valley slope. As such, no geotechnical concerns are anticipated with this proposal. Additionally, there are no ecology or flooding related concerns with this proposal. However, a planting plan is provided with this project in order to achieve an ecological gain for this area.

Control of Flooding:

The proposed works are located outside of the Regional Floodplain. As such, no impacts to the storage and/or conveyance of flood waters are anticipated.

Pollution:

Appropriate erosion and sediment controls (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:

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

Plantings

The proposed pool is located within an existing manicured lawn. As such, no significant vegetation will be removed as a result of the construction.

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: 41322 - Application #: 729/08/CAL

Report Prepared by: Jason Wagler, extension 5743

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2008

TOWN OF MARKHAM

8.1.54 17 EAST DRIVE

To construct, reconstruct, erect or place a building or structure on Lot 45 - 47, Plan 2926, (17 East Drive), 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 construction of an addition to an existing dwelling.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **SP-1, prepared by the Gregory Design Group, dated August 20, 2008, stamped received by TRCA Planning and Development August 22, 2008;**
- **A-1, prepared by the Gregory Design Group, dated August 20, 2008, stamped received by TRCA Planning and Development August 22, 2008;**
- **A-2, prepared by the Gregory Design Group, dated August 20, 2008, stamped received by TRCA Planning and Development August 22, 2008;**
- **A-3, prepared by the Gregory Design Group, dated August 20, 2008, stamped received by TRCA Planning and Development August 22, 2008;**
- **A-4, prepared by the Gregory Design Group, dated August 20, 2008, stamped received by TRCA Planning and Development August 22, 2008;**
- **A-5, prepared by the Gregory Design Group, dated August 20, 2008, stamped received by TRCA Planning and Development August 22, 2008;**
- **A-6, prepared by the Gregory Design Group, dated August 20, 2008, stamped received by TRCA Planning and Development August 22, 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 construction of an addition to an existing residential dwelling at 17 East Drive in Markham. The property is located within an established residential subdivision and currently contains an existing residential dwelling and in ground swimming pool. Although the subject property is partially located within the Regional Storm Floodplain, the existing residential dwelling and proposed addition are located outside of the Regional Storm Floodplain. The area to which this application applies is currently manicured lawn. As such no significant vegetation will be removed as a result of construction.

Control of Flooding:

The works are located outside of the Regional Storm Floodplain. As such, no impacts to the storage and/or conveyance of flood waters are anticipated.

Pollution:

Appropriate sediment and erosion controls (i.e.e, silt fencing) will be erected and maintained throughout all phases of construction in accordance with TRCA Guidelines.

Dynamic Beaches:

Not applicable

Erosion:

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

Conservation of Land:

No significant vegetation was 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. As such, no additional plantings are required.

Policy Guidelines:

The proposal is consistent with Section 4.2.2 (C) - Minor Additions - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

CFN: 41239 - Application #: 670/08/MARK

Report Prepared by: Lisa Stern, extension 5370

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2008

8.1.55 MARKHAM CONGREGATION OF JEHOVAH'S WITNESSES TRUSTEES

To construct, reconstruct, erect or place a building or structure on Part Lot 9, Concession 7, (8205 McCowan Road), in the Town of Markham, Rouge River Watershed as located on the property owned by Markham Congregation of Jehovah's Witnesses Trustees.

The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of a deck.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Letter of undertaking provided by Markham Congregation of Jehovah's Witnesses Trustees, dated September 3, 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 the application is to facilitate construction of a deck at the rear of an existing dwelling located within a TRCA Regulated Area of the Rouge River Watershed. The subject lands currently contain an existing residential dwelling located within the Regional Storm Floodplain. Although the deck is located within the Regional Storm Floodplain, all existing grades will be maintained. As such, no impacts to the storage and/or conveyance of flood waters are anticipated. The area to which this application applies is currently manicured lawn, as such no significant vegetation was removed as a result of construction.

Control of Flooding:

TRCA Water Resources staff has reviewed this proposal and do not anticipate any impacts to the storage and/or conveyance of flood waters. The proposed deck is located outside of the hydraulic floodway. All excavated fill will be removed from the Regional Storm Floodplain. The proposed deck will be properly anchored to the ground and has been designed to withstand the flows of the Regional Storm Event.

Pollution:

Sediment and erosion controls (i.e. silt fence) will be erected prior to construction taking place and will be maintained throughout all phases of construction in accordance with TRCA guidelines.

Dynamic Beaches:

Not applicable.

Erosion:

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

Conservation of Land:

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

Plantings

No significant vegetation was removed as a result of construction. As such, no additional plantings are required.

Policy Guidelines:

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

CFN: 41274 - Application #: 690/08/MARK

Report Prepared by: Lisa Stern, extension 5370

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2008

8.1.56 REGIONAL MUNICIPALITY OF YORK

To construct, reconstruct, erect or place a building or structure, site grade and alter a watercourse on Lot 64R, Plan 4290, (Northwest Corner of Bayview Avenue and Steeles Avenue), in the Town of Markham, Don River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to facilitate the construction of an odour control facility at the northwest corner of Bayview Avenue and Steeles Avenue within a regulated area, and subject to a warmwater fisheries timing window, on property owned by the Regional Municipality of York. A Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO) for this project.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Letter of undertaking to provide revisions to engineering drawings to the satisfaction of the TRCA; dated August 25, 2008; received August 27, 2008; prepared by the Regional Municipality of York.**

RATIONALE

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

Proposal:

The Regional Municipality of York is working to address a localized odour nuisance by replacing the temporary carbon canister odour alleviation system with a permanent facility. The class of undertaking under which this project has been submitted is Schedule A in accordance with the Municipal Engineers Association Class EA document.

The works include the construction of a 7.3m L x 4.3 m W x 4.0m H housing enclosing a carbon odour control system on the northern end of the property and the connection of a 900 mm CSP pipe from an existing diversion chamber manhole at the southwest corner of the property to the proposed facility. This connection pipe will be buried for the majority of its run with the exception of a crossing over an existing culvert to which the CSP pipe will be affixed. All of the works are within the regulation limit and the odour control system structure will be located above the 100 year floodline but within the Regional floodline. The structure will be designed to meet floodproofing requirements. The works include the decommissioning of the existing carbon canister odour control system and involve the removal of an existing housing and concrete pad. Landscaping activities, using native species and naturalization techniques, will be utilized to beautify the works and result in a natural net gain for the site.

During construction effective erosion and sediment control (ESC) measures will be implemented to protect all natural features (aquatic and terrestrial). No dewatering activities are anticipated for the open cut trench excavation works.

Control of Flooding:

The proposed project will not impact storage or conveyance of floodwaters.

Pollution:

Standard erosion and sediment control measures (silt/sedimentation fence, rock check dams, 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 the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no slope stability concerns with the proposed project.

Conservation of Land:

There will be no in-stream work associated with this project however near-water activities, including the CSP pipe installation and culvert crossing works, will be subject to a warm water fisheries timing window of April 1 to June 30. A letter of advice will be issued for this project.

Plantings

Brush removal is anticipated and will be compensated for in a planting plan designed to generate a net benefit. All plantings will be native and non-invasive.

Policy Guidelines:

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

CFN: 40982 - Application #: 452/08/MARK

Report Prepared by: Jennifer Draper, extension 5715

For information contact: Jennifer Draper, extension 5715

Date: August 25, 2008

8.1.57 RICHMOND HILL JEFFERSON FOREST LTD.

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and interfere with a wetland on Lot 56, Concession 1, (Yonge Street and Jefferson Forest Drive), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Richmond Hill Jefferson Forest Ltd..

The purpose is to undertake works within a Regulated area in order to facilitate the construction of a temporary stormwater management pond and an associated temporary outlet structure associated with a new residential subdivision.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Letter of undertaking provided by Schaeffers Consulting Engineers, dated September 3, 2008, to address all outstanding TRCA Engineering and Ecology 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 facilitate the construction of a temporary stormwater management pond and outfall associated with a proposed residential subdivision on the subject property.

The subject property is located west of Bayview Avenue, north of 19th Avenue in the Town of Richmond Hill.

The works proposed under this permit are associated with the initial site preparation works for the Jefferson Forest Subdivision (Phase 1) which was draft approved by the Ontario Municipal Board in 2002. Although there are on-going discussions pertaining to future phases of this subdivision, Phase 1 of the subdivision - which are the lands effected by this application - are proceeding in accordance with the approved subdivision design.

The subject property is directly adjacent to the Jefferson Forest, which is located to the north of the future subdivision, and to the west of a valley feature associated with a tributary of the Rouge River. Buffers have been integrated into the plan of subdivision, and only a small portion of the property adjacent to the Rouge River tributary - in which the temporary SWM pond is to be located - is Regulated by the TRCA. This Regulated area is associated with a wetland area of interference that extends onto the table lands, on which this subdivision is located.

Sediment and erosion control measures have been integrated into the proposed plan in accordance with TRCA's guidelines.

Control of Flooding:

The proposed works will not be located within the mapped Regulatory Floodplain, and are being completed in accordance with the approved Master Environmental Servicing Plan. Consequently, no impacts to flood storage or conveyance are anticipated.

Pollution:

Appropriate sediment and erosion control measures are to be installed and maintained during all phases of construction. No in-water works are proposed with the subject permit.

Dynamic Beaches:

Not applicable

Erosion:

There are no slope stability concerns with this application. Erosion control measures, based upon TRCA's Sediment and Erosion Control Guidelines, will be applied as applicable.

Conservation of Land:

The subject works are being completed within an approved plan of subdivision, in accordance with an approved Master Environmental Servicing Plan.

Plantings

A comprehensive planting plan and management plan will be implemented through subsequent phases of this subdivision, which will be considered at a later time.

Policy Guidelines:

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

CFN: 41347 - Application #: 731/08/RH

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2008

8.1.58 TOWN OF RICHMOND HILL

To site grade on Lot 56, 57, Plan 65M3465, 65R25942, 65R23366, (Rollinghill Road E/S), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Town of Richmond Hill.

The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of an asphalt trail.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Letter of Undertaking, prepared by Northwood Associates, dated September 3, 2008, to address all outstanding ecology and engineering related concerns.**

RATIONALE

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

Proposal:

The purpose of the application is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of a 1.5 to 2.4 metre wide asphalt pedestrian trail system along a tributary of the Rouge River. The area to which the application applies is bounded by Rolling Hill Road on the west, Yonge Street on the east, Gamble Road to the south, and Tower Hill Road to the north, in the Town of Richmond Hill.

The proposed works will consist of creating new sections of asphalt trail to link existing communities and parks, provide a boardwalk crossing of the Rouge River Tributary, and formalizing existing informal pathways. Although some of works are proposed within the Regional Storm Floodplain, all excavated fill will be removed from the floodplain, and no major grade changes are proposed. As such, no adverse impacts to the storage and/or conveyance of floodwaters is anticipated. In order to complete the proposed works, it is necessary for several sections of vegetation to be removed. To mitigate the impacts of vegetation removal, an extensive enhancement planting plan has been incorporated into the design of this project to provide for an ecological net gain for this reach of the Rouge River Watershed.

Control of Flooding:

No significant grading changes are proposed and all excavated material will be removed from the floodplain. As such, TRCA staff do not anticipate any impacts to the storage and/or conveyance of flood waters.

Pollution:

Sediment and erosion controls will be provided and maintained through all phases of construction in accordance with TRCA guidelines.

Dynamic Beaches:

Not applicable

Erosion:

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

Conservation of Land:

As a result of the proposed works, several sections of riparian vegetation will be removed. To mitigate the impacts of the proposed removals an extensive enhancement planting plan has been submitted with this project. It is the opinion of TRCA Staff that the proposed mitigation plantings will achieve an ecological net gain for this area.

Plantings

All plantings are native and non-invasive in accordance with TRCA Guidelines.

Policy Guidelines:

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

CFN: 41156 - Application #: 603/08/RH

Report Prepared by: Lisa Stern, extension 5370

For information contact: Quentin Hanchard, extension 5324

Date: August 27, 2008

8.1.59 26 NEWMAN 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 11, Plan 253, (26 Newman Avenue), in the Town of Richmond Hill, Humber River Watershed.

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the replacement of an existing residential dwelling.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Drawing A0-01, prepared by Bijan Homes, dated May 2008, stamped received by TRCA Planning and Development on July 28, 2008;**
- **Landscape Plan, prepared by Bijan Homes, dated May 20, 2008, stamped received by TRCA Planning and Development on July 28, 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 replacement of an existing residential dwelling at 26 Newman Ave. in the Town of Richmond Hill. The subject property is located in an established residential subdivision in the Town of Richmond Hill, adjacent to a wetland associated with the provincially significant Wilcox St. George Wetland Complex (PSW). TRCA staff do not anticipate any negative impacts to the wetland complex as all existing setbacks to the wetland will be maintained and no encroachments are to occur. In addition, no significant vegetation will be removed as a result of this proposal, the applicant has provided an extensive planting plan in association with this project in order to improve the ecological function of this area.

Control of Flooding:

The proposed works are located outside of the Regional Storm Floodplain. As such, no impacts to the storage and/or conveyance of flood waters are anticipated.

Pollution:

Appropriate sediment and erosion controls (i.e., silt fence) will be erected and maintained throughout all phases of construction in accordance with TRCA Guidelines.

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. However, the applicant has proposed an extensive planting plan for the subject property. There are no fisheries related concerns associated with this project.

Plantings
All plantings will be native and non-invasive in accordance with TRCA's guidelines

Policy Guidelines:
The proposed works are consistent with Section 4.2.2, D) - Replacement Structures - of the Authority's Valley and Steam Corridor Management Program.

CFN: 41221 - Application #: 652/08/RH
Report Prepared by: Lisa Stern, extension 5370
For information contact: Quentin Hanchard, extension 5324
Date: August 27, 2008

TOWN OF WHITCHURCH-STOUFFVILLE

8.1.60 TOWN OF WHITCHURCH-STOUFFVILLE

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 alter a watercourse in a Regulated Area on Sherrick Drive, in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by Town of Whitchurch-Stouffville and TRCA.

The purpose is to replace existing twin culverts that are in poor condition within the cold water fisheries timing window. A Letter of Advice will be written by TRCA staff on behalf of Fisheries and Oceans Canada (DFO) for this project.

The permit will be issued for the period of September 5, 2008 to September 4, 2010.

- **Letter of Undertaking to provide minor revisions to engineering drawings to the satisfaction of TRCA staff; dated September 3, 2008; prepared by the Town of Whitchurch-Stouffville.**

RATIONALE

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

Proposal:

The proposal involves replacing twin culverts on Sherrick Drive in the Town of Whitchurch-Stouffville. The existing culverts are 24 metres long, 3.1 metres wide and 1.98 metres high and are constructed from corrugated metal structural plate. The culverts are 20 years old, in poor condition and have settled and deflected significantly in the centre impacting the road above. In order to address this problem the culverts are proposed to be replaced with twin culverts 24 metres long, 3.3 metres wide and 2.0 metres high. The culvert foundation is also proposed to be reinforced as part of this project. The sub-soil condition will be improved by excavating approximately 1 metre and installing reinforced 50 mm crusher run limestone with two layers of geogrid under the culverts.

Control of Flooding:

The proposed project will have no impacts on the storage or conveyance of floodwaters.

Pollution:

Standard erosion and sediment control measures (silt/sediment fencing, coffer dam) will be implemented prior to construction and maintained for the duration of construction, and until the site is stabilized and restored, in order to prevent the generated sediment from entering any watercourse or wetland. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

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 provided by TRCA staff on behalf of Fisheries and Oceans Canada (DFO).

Plantings

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

Policy Guidelines:

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

CFN: 41108 - Application #: 562/08/WS

Report Prepared by: Suzanne Bevan, extension 5759

For information contact: Suzanne Bevan, extension 5759

Date: August 26, 2008

TOWNSHIP OF KING

8.1.61 SENECA COLLEGE

To construct, reconstruct, erect or place a building or structure on Recreation Island, (13990 Dufferin Street, North), in the Township of King, Humber River Watershed as located on the property owned by Seneca College.

- **Withdrawn**

PERMIT APPLICATION 8.1.62 IS PERMISSION FOR ROUTINE INFRASTRUCTURE WORKS:

RES.#B106/08 - PERMISSION FOR ROUTINE INFRASTRUCTURE WORKS PURSUANT TO ONTARIO REGULATION 166/06

Moved by: Ron Moeser
Seconded by: Maja Prentice

THAT permission for routine infrastructure granted by Toronto and Region Conservation Authority staff in accordance with Ontario Regulation 166/06 for the application 8.1.62 - City of Brampton, which is listed below, be received.

CARRIED

CITY OF BRAMPTON

8.1.62 CITY OF BRAMPTON

The purpose is to undertake sewer and watermain or utility installation or maintenance within an existing roadway in order to facilitate the construction of a watermain in a regulated area on Queen Street East between Scott Street and Centre Street, in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by City of Brampton. This permit is cross-referenced to Permit C-08450, issued June 20, 2008, with the approved drawing:

Sheet No. 1 of 6; Queen Street Bridge - Proposed Rehabilitation General Arrangement; dated April 14, 2005; Received June 6, 2008; Red-line revised June 20, 2008; Red-line revised June 27, 2008.

The permit will be issued for the period of August 1, 2008 to July 31, 2010 in accordance with the following documents and plans which form part of this permit:

- **Sheet No. 6 of 6; Queen Street Bridge Rehabilitation 300 Watermain W/S Transfers; Dated April 2008; Received July 2008.**

RATIONALE

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

Proposal:

The proposal consists of replacing an existing 300mm watermain through an open-cut on Queen Street from Scott Street to Centre Street, and under the bridge that spans the Etobicoke Creek. This will be done in conjunction with the bridge rehabilitation works, issued as permit C-08450.

Control of Flooding:

There will be no impacts to the control of flooding.

Pollution:

Standard sediment and erosion controls (scaffolding) will be in place for the duration of construction and until the site is restored 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 the erosion and sedimentation controls in effect, the potential for a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat will be mitigated.

Plantings

No natural vegetation is proposed to be disturbed.

Policy Guidelines:

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

CFN: 41107 - Application #: 559/08/BRAM

Report Prepared by: Scott Smith, extension 5758

For information contact: Sharon Lingertat, extension 5717

Date: August 1, 2008

PERMIT APPLICATIONS 8.1.63 - 8.1.82 ARE MINOR WORKS LETTER OF APPROVAL:

RES.#B107/08 - MINOR WORKS LETTER OF APPROVAL PURSUANT TO ONTARIO REGULATION 166/06

Moved by: Ron Moeser

Seconded by: Maja Prentice

THAT minor works letter of approval granted by Toronto and Region Conservation Authority staff in accordance with Ontario Regulation 166/06 for the applications (8.1.63 - 8.1.82, inclusive), which are listed below, be received.

CARRIED

CITY OF BRAMPTON

8.1.63 42 MOLDOVAN DRIVE

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on 42 Moldovan Drive, in the City of Brampton, Humber River Watershed.

CFN: 41254 - Application #: 678/08/BRAM

Report Prepared by: Jason Wagler, extension 5743

For information contact: Quentin Hanchard, extension 5324

Date: August 19, 2008

8.1.64 18 BLUEBIRD COURT

To install a swimming pool on Lot 179, Plan 43M-520, (18 Bluebird Court), in the City of Brampton, Etobicoke Creek Watershed.

CFN: 41237 - Application #: 668/08/BRAM

Report Prepared by: Lisa Stern, extension 5370

For information contact: Lisa Stern, extension 5370

Date: August 8, 2008

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.65 45 CORNELIUS PARKWAY

To install a swimming pool on Lot 146, Plan 3244, (45 Cornelius Parkway), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

CFN: 41161 - Application #: 604/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 13, 2008

8.1.66 72 JELlicOE AVENUE

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 7, Plan 4075, (72 Jellicoe Avenue), in the City of Toronto (Etobicoke York Community Council Area), Etobicoke Creek Watershed.

CFN: 41265 - Application #: 686/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 20, 2008

8.1.67 36 PUCKERIDGE CRESCENT

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 Lot 22, Plan 5057, (36 Puckeridge Crescent), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed.

CFN: 41189 - Application #: 633/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 18, 2008

8.1.68 4 ELLIS GARDENS

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 48, Plan 3001, (4 Ellis Gardens), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

CFN: 41194 - Application #: 628/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 20, 2008

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.69 21 WOODCLIFF PLACE

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Part Lot 1, Block F, Plan (64R-2659) 4544, (21 Woodcliffe Place), in the City of Toronto (North York Community Council Area), Don River Watershed.

CFN: 41191 - Application #: 626/08/TOR

Report Prepared by: Leah Weller, extension 5618

For information contact: Leah Weller, extension 5618

Date: August 18, 2008

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.1.70 12 FALLINGBROOK WOODS

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Part Block D, Plan 2836, (12 Fallingbrook Woods), in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed.

CFN: 41258 - Application #: 682/08/TOR

Report Prepared by: Leah Weller, extension 5618

For information contact: Steve Heuchert, extension 5311

Date: August 18, 2008

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

8.1.71 62 PINE CRESCENT

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on 62 Pine Crescent in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

CFN: 41070 - Application #: 528/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 21, 2008

8.1.72 412 LAKE FRONT

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 1, 2, Plan 732, (412 Lake Front), in the City of Toronto (Toronto and East York Community Council Area), Waterfront Watershed.

CFN: 41251 - Application #: 676/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 12, 2008

8.1.73 146 FERRIS ROAD

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Lot 36, Plan M-598, (146 Ferris Road), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

CFN: 41236 - Application #: 667/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 13, 2008

8.1.74 15 CAROLINE AVENUE

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 15 Caroline Avenue in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

CFN: 41219 - Application #: 650/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: August 13, 2008

CITY OF VAUGHAN

8.1.75 28 HURONIA PLACE

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 , (28 Huronia Place), in the City of Vaughan, Humber River Watershed.

CFN: 41248 - Application #: 672/08/VAUG
Report Prepared by: Anthony Sun, extension 5724
For information contact: Bill Kiru, extension 5306
Date: August 21, 2008

TOWN OF AJAX

8.1.76 6 HOLMES CRESCENT

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on 6 Holmes Crescent, in the Town of Ajax, Carruthers Creek Watershed.

CFN: 41240 - Application #: 669/08/AJAX
Report Prepared by: Shannon McNeill, extension 5744
For information contact: Steve Heuchert, extension 5311
Date: August 8, 2008

TOWN OF CALEDON

8.1.77 19 HARVEST MOON DRIVE

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) at 19 Harvest Moon Drive, in the Town of Caledon, Humber River Watershed.

CFN: 41253 - Application #: 677/08/CAL
Report Prepared by: Lisa Stern, extension 5370
For information contact: Lisa Stern, extension 5370
Date: August 12, 2008

8.1.78 7413 OLD CHURCH ROAD

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 Lot 20, Concession 3, (7413 Old Church Road), in the Town of Caledon, Humber River Watershed.

CFN: 41241 - Application #: 663/08/CAL
Report Prepared by: Jason Wagler, extension 5743
For information contact: Quentin Hanchard, extension 5324
Date: August 8, 2008

8.1.79 41 KIRKWOOD CRESCENT

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 33, Plan 43M-1143, (41 Kirkwood Crescent), in the Town of Caledon, Etobicoke Creek Watershed.

CFN: 41160 - Application #: 609/08/CAL

Report Prepared by: Jason Wagler, extension 5743

For information contact: Quentin Hanchard, extension 5324

Date: July 25, 2008

8.1.80 6 VALLEYGREEN CRESCENT

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 Lot 38, Plan 43R-11844, (6 Valleygreen Crescent), in the Town of Caledon, Humber River Watershed.

CFN: 41217 - Application #: 648/08/CAL

Report Prepared by: Jason Wagler, extension 5743

For information contact: Quentin Hanchard, extension 5324

Date: August 5, 2008

TOWN OF MARKHAM

8.1.81 4150 19th AVENUE

To install a swimming pool at 4150 19th Avenue, in the Town of Markham, Rouge River Watershed.

CFN: 41214 - Application #: 645/08/MARK

Report Prepared by: Lisa Stern, extension 5370

For information contact: Lisa Stern, extension 5370

Date: August 6, 2008

TOWN OF WHITCHURCH-STOUFFVILLE

8.1.82 30 WARDEN LANE

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 1, Concession 4, (30 Warden Lane), in the Town of Whitchurch-Stouffville, Rouge River Watershed.

CFN: 41257 - Application #: 681/08/WS

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Bill Kiru, extension 5306

Date: August 13, 2008

CITY OF BRAMPTON

8.1.83 REGIONAL MUNICIPALITY OF PEEL

To construct, reconstruct, erect or place a building or structure on Part Lot 1, 17, Plan 43R-18513, (Southwest Corner of Mayfield Road and Highway 50), in the City of Brampton, Humber River Watershed as located on the property owned by Regional Municipality of Peel.

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a commuter parking lot at the southwest corner of Highway 50 and Mayfield Road in the City of Brampton.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by the Regional Municipality of Peel, dated September 2, 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 the application is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a commuter parking lot at the southwest corner of Highway 50 and Mayfield Road in the City of Brampton. The works are proposed in conjunction with the reconstruction of the Regional Road 50 and Mayfield Road intersection and to promote increased transit usage and ridesharing. The site is planned to be served by GO Transit in the future. The subject property contains a tributary of the Humber River Watershed that flows south through a culvert under Mayfield Road, traversing the eastern portion of the property and entering a culvert under Highway 50. The proposed parking lot is setback greater than 10 metres from the Regional Storm Floodplain. Stormwater quality control will be provided through a treatment train approach incorporating an oil/grit separator and a biofiltration swale. In addition, infiltration trenches are incorporated into the parking lot design to encourage groundwater recharge and stormwater quantity controls. There are no flooding, geotechnical, or ecology related concerns with this application. Appropriate plantings are proposed within the biofiltration swale in order to provide an ecological net gain with this application.

Control of Flooding:

The proposed works are located outside of the Regional Storm Floodplain. As such, no impacts to the storage and/or conveyance of flood waters are anticipated.

Pollution:

Appropriate sediment and erosion controls will be installed and maintained on the subject property during all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

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

Conservation of Land:

No significant vegetation will be removed as a result of construction. Although there are no fisheries related concerns associated with this proposal, a Letter of Advice (LOA) will be issued on behalf of Fisheries and Oceans Canada for the proposed works.

Plantings

All proposed plantings will be native and non-invasive consistent with TRCA's guidelines.

Policy Guidelines:

This proposal is in conformity with Section 4.1.1 - New Urban Development - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

CFN: 41275 - Application #: 693/08/BRAM

Report Prepared by: Jason Wagler, extension 5743

For information contact: Quentin Hanchard, extension 5324

Date: September 3, 2008

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.84 216 THREE VALLEYS DRIVE

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 335, Plan 5112, (216 Three Valleys Drive), in the City of Toronto (North York Community Council Area), Don River Watershed.

The purpose is to construct a single-storey addition to the rear of an existing semi-detached dwelling.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Figure 3 Site and Photo Location Plan, prepared by Terraprobe, undated, received by TRCA staff September 3, 2008.**

RATIONALE

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

Proposal:

The proposal involves the construction of a single-storey addition, approximately 53 square metres in size, to the rear of the existing dwelling. The rear wall of the proposed addition will be set back 8 metres from the existing top of slope.

Control of Flooding:

The proposed development will not be located within the Regional Storm flood plain. There will therefore be no impact on the storage or conveyance of flood waters.

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

There will be no geotechnical/slope stability issues associated with the proposed development.

Conservation of Land:

There are no significant natural features on or adjacent to the site that may be negatively impacted by the project.

Plantings

The proposed works will not affect any significant natural features, therefore no plantings are required.

Policy Guidelines:

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

CFN: 40922 - Application #: 416/08/TOR

Report Prepared by: Leah Weller, extension 5618

For information contact: Steve Heuchert, extension 5311

Date: September 3, 2008

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.1.85 7 LAKEHILL CRESCENT

To site grade on Lot 67, Plan 3757, (7 Lakehill Crescent), in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed.

The purpose is to construct a terraced retaining wall and other landscaping works to facilitate the construction of an in-ground pool.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Unnumbered Pool Plan, prepared by Birk's Landscaping, dated August 28, 2008, received by TRCA staff August 31, 2008.**

RATIONALE

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

Proposal:

The proposal involves the construction of a retaining wall, at-grade patio, and other landscaping works surrounding a partially in-ground pool. Based on soil engineering studies provided for both adjacent properties, no geotechnical issues are present for the proposed works on this Scarborough Bluffs property.

Control of Flooding:

The subject property is not located within a Regional Storm flood plain. Therefore no impacts to the storage and/or conveyance of flood waters is anticipated.

Pollution:

Appropriate erosion and sediment controls will be installed and maintained throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

Geotechnical and slope stability concerns have been addressed for the proposed works.

Conservation of Land:

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

Plantings

As no significant vegetation will be removed, plantings are not required.

Policy Guidelines:

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

CFN: 39731 - Application #: 655/07/TOR

Report Prepared by: Leah Weller, extension 5618

For information contact: Steve Heuchert, extension 5311

Date: September 3, 2008

8.1.86 132 WOODFERN DRIVE

To construct, reconstruct, erect or place a building or structure on Lot 24, Plan M-668, (132 Woodfern Drive), in the City of Toronto (Scarborough Community Council Area), Don River Watershed.

The purpose is to construct a two-storey rear addition with a basement on an existing semi-detached dwelling.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **A1.0 Site Plan, Project Data, prepared by Creasor Building Design, dated July, 2008, received by TRCA staff August 18, 2008.**

RATIONALE

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

Proposal:

The proposal involves the construction of a two-storey rear addition with a basement. The proposed addition will be set back a minimum of 13.85 metres from the rear lot line, approximately 12.5 metres from an existing retaining wall at the top of slope. The entire rear yard is table land.

Control of Flooding:

The proposed works are not located in a Regional Storm flood plain and therefore will have no impacts on the storage or conveyance of flood waters.

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

There will be no geotechnical issues associated with the proposed development.

Conservation of Land:

No significant natural resource features will be impacted by the proposed works. All excavated material will be removed from and disposed of off the site.

Plantings

Plantings are not required as part of this permit.

Policy Guidelines:

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

CFN: 41295 - Application #: 703/08/SCAR

Report Prepared by: Leah Weller, extension 5618

For information contact: Steve Heuchert, extension 5311

Date: September 2, 2008

CITY OF VAUGHAN

8.1.87 BLOCK 39 (NORTH WEST) DEVELOPERS GROUP INC.

To construct, reconstruct, erect or place a building or structure, site grade and alter a watercourse near Pine Valley Drive and Major Mackenzie Drive, in the City of Vaughan, Humber River Watershed as located on the property owned by Block 39 (North West) Developers Group Inc..

The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed to facilitate the construction of a stormwater management pond (SWM Pond M3), two outfalls and associated road works on Pine Valley Drive to service new residential subdivisions within the northwest corner of Block 39 in the City of Vaughan.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. PP-14, Plan and Profile of Proposed 1050 Sanitary Sewer, prepared by Schaeffers Consulting Engineers, dated May 2008, revised August 27, 2008, received by the TRCA on August 28, 2008;**
- **Drawing No. PP-16, Plan and Profile of Proposed 1200 Storm Sewer at Pine Valley Drive, prepared by Schaeffers Consulting Engineers, dated May 2008, revised August 27, 2008, received by the TRCA on August 28, 2008;**
- **Drawing No. RP-1, Storm Outfall Restoration Planting (At Pine Valley Drive), prepared by Landscape Planning Limited, dated May 12, 2008, revised August 27, 2008, redline revised by Schaeffers Consulting Engineers to include a rock check dam and temporary coffer dam, received by the TRCA on August 28, 2008.**

RATIONALE

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

Proposal:

The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed to facilitate the construction of a stormwater management pond (SWM Pond M3), two outfalls and associated road works on Pine Valley Drive to service new residential subdivisions within the northwest corner of Block 39 in the City of Vaughan.

Stormwater Management Pond M3 will be constructed on the east side of Pine Valley Drive, within the Block 39 lands. The two storm sewer outfalls will be constructed within the road right-of-way on the west side of Pine Valley Drive, just west of Block 39. The first structure will serve as the permanent outlet for Stormwater Management Pond M3. The second structure will act as an outlet for stormwater collected at the western end of Davos Road. The applicant requires permission to enter TRCA lands in order to construct the outfalls.

Pine Valley Drive has been closed since August 11, 2008 and will remain closed until September 15, 2008 to accommodate these and other works, including alterations to the road itself. Due to the timing of these works, the closure of Pine Valley Drive and the need to complete the works within the coldwater fisheries timing window (July 1 to September 15), emergency authorization to start this project will be given by the Director of Planning and Development at the TRCA prior to the Executive Committee meeting on September 5, 2008.

Staff further note that the project commenced prior to receipt of a permit from the TRCA. A violation notice was issued by TRCA Enforcement staff (Violation No. V2393) and all work within the TRCA regulated area has stopped. The applicant is awaiting approval from the TRCA before recommencing these works. As this project originally started prior to the issuance of the necessary permit, the applicant was required to pay an additional administrative fee.

Control of Flooding:

The proposed development will not be located within the Regional Storm flood plain. There will be no impact on the storage or conveyance of floodwaters.

Pollution:

Sediment and erosion control measures have been installed and will be maintained throughout construction to prevent sediment from entering the adjacent natural features.

Dynamic Beaches:

Not applicable.

Erosion:

There will be no geotechnical/slope stability issues associated with the development. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize sedimentation and erosion on the site.

Conservation of Land:

The project does not constitute a Harmful Alteration, Destruction, or Disruption of fish habitat and, therefore, an Authorization from Fisheries and Oceans Canada (DFO) is not required. Staff will issue a Letter of Advice to the proponent on behalf of DFO. There are no other significant natural features on or adjacent to the site that may be negatively impacted by the project.

Plantings

The stormwater management pond and outfalls will be planted with native, non-invasive species to the satisfaction of TRCA staff.

Policy Guidelines:

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

CFN: 40522 - Application #: 124/08/VAUG

Report Prepared by: Coreena Smith, extension 5269

For information contact: Coreena Smith, extension 5269

Date: September 3, 2008

8.1.88 BLOCK 39 (NORTH WEST) DEVELOPERS GROUP 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 Lot 19, Concession 6, (Block 39, Along Pine Valley Drive, South of Major Mackenzie Drive), in the City of Vaughan, Humber River Watershed as located on the property owned by Block 39 (North West) Developers Group Inc..

The purpose is to allow development within a Regulated Area of the Humber River Watershed to facilitate the installation of a watermain and sanitary sewer by jack and bore auguring beneath a twin CMP culvert conveying Marigold Creek. These works will be carried out within the road right-of-way on the east side of Pine Valley Drive, south of Major Mackenzie Drive, within the City of Vaughan. These works will service new residential subdivisions within the northwest corner of Block 39.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. PP-22, Plan and Profile of Pine Valley Drive, prepared by Schaeffers Consulting Engineers, dated May 2008, revised August, 20, 2008, redline revised by Mladen Ninkovic of Schaeffers Consulting Engineers on August 26, 2008, received by the TRCA on August 26, 2008.**

RATIONALE

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

Proposal:

The purpose is to allow development within a Regulated Area of the Humber River Watershed to facilitate the installation of a watermain and sanitary sewer by jack and bore auguring beneath a twin CMP culvert conveying Marigold Creek. These works will be carried out within the road right-of-way on the east side of Pine Valley Drive, south of Major Mackenzie Drive, within the City of Vaughan. These works will service new residential subdivisions within the northwest corner of Block 39.

Pine Valley Drive has been closed since August 11, 2008 and will remain closed until September 15, 2008 to accommodate these and other works. Due to the timing of these works, the closure of Pine Valley Drive and the need to complete the works within the coldwater fisheries timing window (July 1 to September 15), emergency authorization to start this project was provided on August 27, 2008 by the Director of Planning and Development at the TRCA.

Staff further note that the project commenced prior to receipt of a permit from the TRCA. A violation notice was issued by TRCA Enforcement staff (Violation No. V2393) and all work within the TRCA regulated area stopped. The applicant waited for authorization from the TRCA before recommencing the works. As this project originally started prior to the issuance of the necessary permit, the applicant was required to pay an additional administrative fee.

Control of Flooding:

The development is not located within the Regional Storm flood plain. There will be no impact on the storage or conveyance of floodwaters.

Pollution:

Sediment and erosion control measures have been installed and will be maintained throughout construction to prevent sediment from entering the adjacent natural features.

Dynamic Beaches:

Not applicable.

Erosion:

There will be no geotechnical/slope stability issues associated with the development. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize sedimentation and erosion on the site.

Conservation of Land:

The project does not constitute a Harmful Alteration, Destruction, or Disruption of fish habitat and, therefore, an Authorization from Fisheries and Oceans Canada (DFO) is not required. By following the conditions and measures set out in the Punch and Bore Crossings Ontario Operational Statement (Version 3.0), the proponent will be in compliance with subsection 35(1) of the Fisheries Act.

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 with topsoil and sod upon completion of the works.

Policy Guidelines:

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

CFN: 41272 - Application #: 688/08/VAUG

Report Prepared by: Coreena Smith, extension 5269

For information contact: Coreena Smith, extension 5269

Date: September 3, 2008

TOWN OF MARKHAM

8.1.89 11194 KENNEDY ROAD

To site grade on Lot 28, Concession 5, (11194 Kennedy Road), 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 replacement of an existing septic system.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, prepared by J. Larkin, dated August 27, 2008, stamped received by TRCA Planning and Development August 27, 2008, redline revised by TRCA staff on September 5, 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 replacement of an existing malfunctioning septic system. The subject lands currently contain an existing residential dwelling. Although the septic system is located within the Regional Storm Floodplain, all existing grades will be maintained. As such, no impacts to the storage and/or conveyance of flood waters are anticipated. The area to which this application applies is currently a manicured lawn. As such no significant vegetation will be removed as a result of construction.

Control of Flooding:

TRCA Water Resources staff has reviewed this proposal and do not anticipate any impacts to the storage and/or conveyance of flood waters. The proposed septic system is located outside of the hydraulic floodway. All excavated fill will be removed from the Regional Storm Floodplain.

Pollution:

Sediment and erosion controls (i.e. silt fence) will be erected prior to construction taking place and will be maintained throughout all phases of construction in accordance with TRCA guidelines.

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. As such, no additional plantings are required.

Policy Guidelines:

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

CFN: 41371 - Application #: 740/08/MARK
Report Prepared by: Lisa Stern, extension 5370
For information contact: Quentin Hanchard, extension 5324
Date: September 3, 2008

TOWN OF RICHMOND HILL

8.1.90 1133373 ONTARIO LTD.

To construct, reconstruct, erect or place a building or structure and alter a watercourse on Part Lot 64, Concession 1, (12461-12775 Yonge Street), in the Town of Richmond Hill, Humber River Watershed as located on the property owned by 1133373 Ontario Limited.

The purpose is to undertake works within a TRCA Regulated Area in order to facilitate the construction of a 99-unit townhouse development block that includes amphibian crossings and a stormwater outfall.

The permit will be issued for the period of September 5, 2008 to September 4, 2010 in accordance with the following documents and plans which form part of this permit:

- **A Letter of Undertaking provided by Larry Hennigar of Cole Engineering, dated Wednesday September 3rd, 2008, to address outstanding TRCA Ecology and Engineering issues, prior to the issuance of the permit**

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, just north of Bond Lake, in order to facilitate the construction of a stormwater outfall for a new 99-unit townhouse development block that includes amphibian crossings. The proposed townhouse block is located on the Oak Ridges Moraine (ORM) and north of a Provincially Significant Wetland (PSW) (Bond Lake). The lands south of the property (Bond Lake) have been conveyed to the Province through a land exchange agreement. All stormwater runoff from the proposed townhouse block will be directed into the existing stormwater system and will not runoff into the sensitive wetland area south of the subject site. The stormwater outfall will be constructed and directed into an existing stormwater management pond to provide stormwater treatment. All the stormwater functions have been designed using TRCA guidelines.

There are two amphibian crossings proposed for this site on the east and west sides of the site. These crossings are located beneath the proposed roads within the site and are an extension of existing crossings north of this site that provides a corridor of amphibian movement from a wetland north of the subject site to Bond Lake. The crossing located on the west side of the site required grading within the buffer area, that has been conveyed to the Province in order to prevent stormwater from entering into the sensitive area south of the site. Grading within the buffer is also required by the east entrance on the proposed site to accommodate the road and lot configuration. Restoration and enhancement plantings are proposed for the disturbed areas that are to be graded. It is our opinion that the proposed restoration and enhancement plantings will provide an overall ecological net gain for this area of the Humber River Watershed. All grading has been approved by the Ontario Realty Corporation (ORC) acting on behalf of the Ministry of Public Infrastructure and Renewal (MPIR).

Control of Flooding:

The proposed works are located within the Regional Storm Floodplain, however, mitigative measures are to be implement to maintain storage capacity and/or conveyance of flood waters. As such, TRCA Water Resources staff do not anticipate any significant impacts to the storage and/or conveyance of flood waters.

Pollution:

Appropriate sediment and erosion controls will be installed and maintained throughout all phases 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

Although no significant vegetation will be removed as a result of the proposed works, the applicant has proposed significant plantings in accordance with TRCA guidelines for the amphibian crossing and for restorative works within the buffer area.

Policy Guidelines:

The proposal complies with Section 4.1 - New Development and Section 4.3 - Infrastructure and Servicing, of the Authority's Valley and Stream corridor Management Program (VSCMP).

CFN: 37197 - Application #: 514/05/RH

Report Prepared by: Uton Samuels, extension 5386

For information contact: Uton Samuels, extension 5386

Date: September 3, 2008

RES.#B108/08 -

CLAIREVILLE CONSERVATION AREA

Topsoil Placement. West of Regional Road 50 and North of Highway 407, City of Brampton. Proposal to Toronto and Region Conservation Authority from Metrus Development Inc. requesting permission to place approximately 90,000 cubic metres of topsoil at three locations within Claireville Conservation Area.

Moved by: Ron Moeser
Seconded by: Maja Prentice

THAT Toronto and Region Conservation Authority (TRCA) enter into an agreement with Metrus Development Inc. (herein "Metrus") to accept placement of clean surplus topsoil on lands within Claireville Conservation Area to enhance three existing landforms, subject to municipal approvals;

THAT the fee for accepting the soil will be \$3.10/m³;

THAT in addition to the tipping fee, Metrus will be responsible for all costs of sediment control, placing topsoil and fine grading;

THAT the funds received as compensation for receiving the surplus soil be set aside exclusively for project costs, for future restoration and habitat enhancement of the property, and for general TRCA purposes;

THAT TRCA staff work together with the Humber Watershed Alliance and Claireville Advisory Committee to revise conceptual plans for the restoration of the area of the soil placement;

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

CARRIED

BACKGROUND

The topsoil will be deposited in three previously disturbed locations.

Location #1: Staff, in consultation with the public, have agreed that an existing berm, completed in 2002, should be extended in length and height as a means to further mitigate the sound and visual attenuation impacts of the adjacent Highway 407. The extension would allow for the placement of 36,000 cubic metres of topsoil without diminishing the value of the property. It is the opinion of staff that the project is an opportunity to preserve and enhance the restoration potential of the proposed site by creating the foundation for diverse habitat and public interpretation features.

Staff completed an archaeological assessment of the proposed area prior to soil placement in 2002.

Location #2: As per Executive Resolution #B95/05, the committee approved placement of soils to create landforms along Regional Road 50. The project is nearing completion with the application of a 0.5 metre topsoil cap. In reviewing the recent work, staff determined that an additional one (1) metre of topsoil would be beneficial in specific areas to allow for future tree and shrub planting. The proposed design modifications will allow for approximately 20,000 cubic metres of additional topsoil to be placed at this site.

Location #3: As per Executive Resolution #B15/05, the committee approved placement of soils to create landforms along an industrial complex at Intermodal Drive. The project is nearing completion with the application of a 0.5 metre topsoil cap. In reviewing the recent work, staff determined that an additional one (1) metre of topsoil would be beneficial in specific areas to allow for future tree and shrub planting. The proposed design modifications will allow for approximately 40,000 cubic metres of additional topsoil to be placed at this site.

It is the opinion of staff that this is an opportunity to strategically enhance the restoration potential of the three existing structures.

TRCA staff will implement a soils quality control program to ensure and confirm that all soil placed on site meets Ministry of Environment parkland criteria.

RATIONALE

Because of the proximity of the topsoil source (Regional Road 50, south of Rutherford Road) to the deposition location, it is the opinion of staff that the compensation package offered by Metrus would not be matched by other top soil suppliers. In addition, it is proposed that the entire project will be completed by the spring of 2009, with Site #1 being completed this fall.

TRCA staff has completed similar projects in other areas with considerable success. Examples of these successful projects include: the recently completed berm on the Kortright Centre for Conservation tablelands off Pine Valley Drive in the City of Vaughan; Boyd North Pit rehabilitation off Rutherford Road in the City of Vaughan; berming along Intermodal Drive and Highway 407 within Claireville Conservation Area in the City of Brampton; the berming along the new Markham By-Pass east of Ninth Line in the Town of Markham; and the berming and wetland complex development at Boyd North (along Islington Avenue north of Rutherford Road) in the City of Vaughan.

Staff sees this regeneration work as a benefit to all involved as the surplus soil, along with the financial compensation, will allow for the creation of habitat opportunities and public features on the property.

DETAILS OF WORK TO BE DONE

TRCA staff will continue to work with the Humber Watershed Alliance and Claireville Advisory Committee to revise the approved conceptual plans for the restoration of the areas of soil placement. Various municipal permits will be obtained prior to beginning fill placement.

FINANCIAL DETAILS

The potential gross revenue from this project is approximately \$279,000. The direct project operating and restoration costs will be deducted from this revenue.

Report prepared by: David Hatton, 416 661-6600 extension 5365

Email: dhatton@trca.on.ca

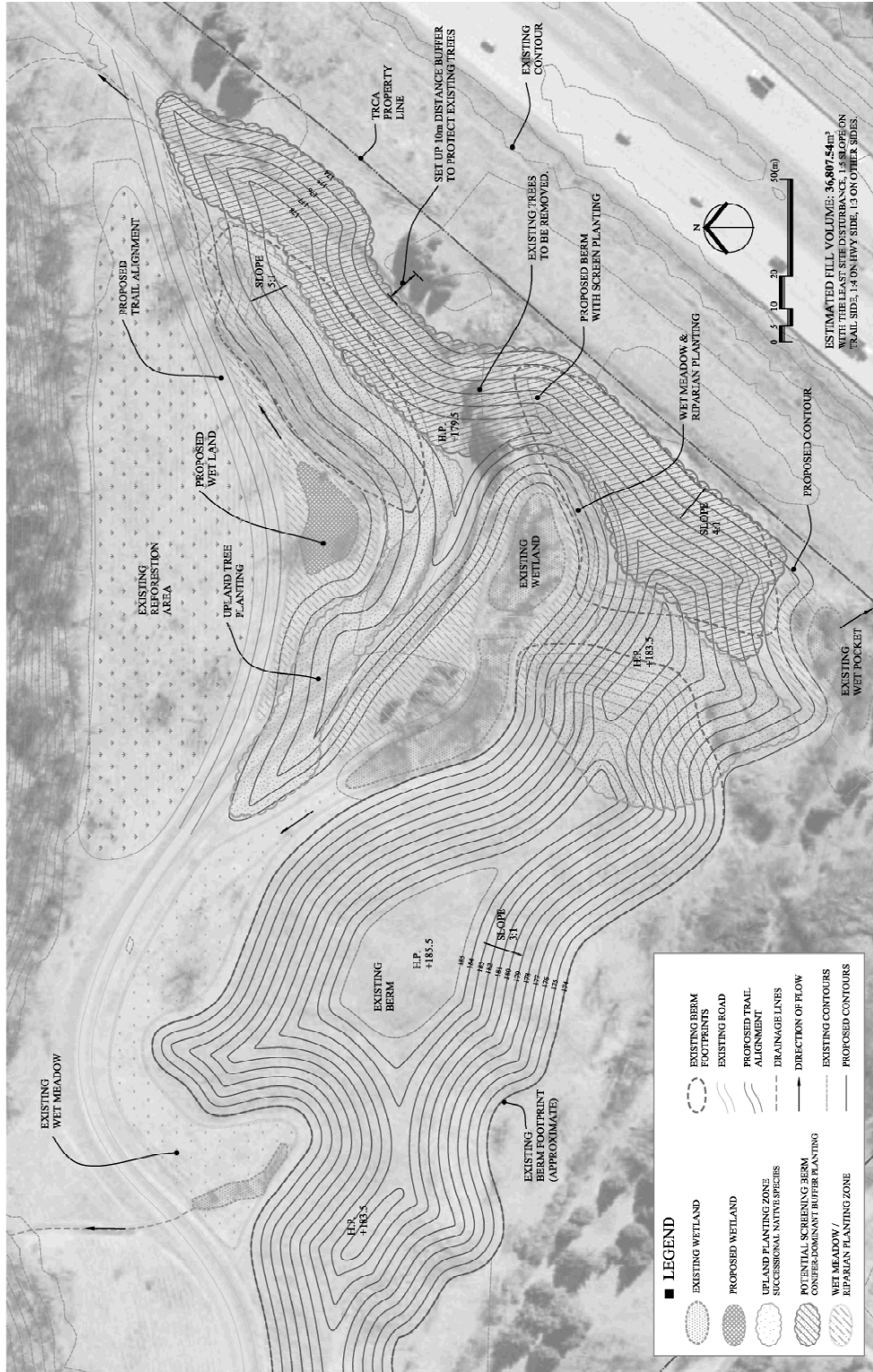
For Information contact: David Hatton, 416 661-6600 extension 5365

Email: dhatton@trca.on.ca

Date: August 26, 2008

Attachments: 1

Attachment 1



TERMINATION

ON MOTION, the meeting terminated at 9:46 a.m., on Friday, September 5, 2008.

Gerri Lynn O'Connor
Chair

Brian Denney
Secretary-Treasurer

/ks