



THE TORONTO AND REGION CONSERVATION AUTHORITY

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EXECUTIVE COMMITTEE MINUTES #12/07**

Friday, February 1, 2008

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THE TORONTO AND REGION CONSERVATION AUTHORITY

**MEETING OF THE EXECUTIVE COMMITTEE #12/07
February 1, 2008**

The Executive Committee Meeting #12/07, was held by conference call, on Friday, February 1, 2008. The Chair Gerri Lynn O'Connor, called the meeting to order at 10:32 a.m..

PRESENT VIA CONFERENCE CALL

Maria Augimeri	Vice Chair
David Barrow	Member
Rob Ford	Member
Suzan Hall	Member
Colleen Jordan	Member
Ron Moeser	Member
Gerri Lynn O'Connor	Chair
Richard Whitehead	Member

RES.#B172/07 - MINUTES

Moved by: David Barrow
Seconded by: Ron Moeser

THAT the Minutes of Meeting #11/07, held on January 18, 2007, be approved.

CARRIED

SECTION I - ITEMS FOR AUTHORITY ACTION

RES.#B173/07 - GREENLANDS ACQUISITION PROJECT FOR 2006-2010
Flood Plain and Conservation Component, Humber River Watershed
City of Toronto, CFN 37667. Acquisition of a conservation easement,
located north of St. Clair Avenue, east of Jane Street, adjacent to 45
Blakley Avenue, City of Toronto (Etobicoke York Community Council
Area), under the "Greenlands Acquisition Project for 2006-2010", Flood
Plain and Conservation Component, Humber River watershed.

Moved by: Richard Whitehead
Seconded by: Suzan Hall

THE EXECUTIVE COMMITTEE RECOMMENDS THAT a conservation easement containing 0.012 hectares (0.030 acres), more or less, said land being Part of Lot 31, Registered Plan 2373, City of Toronto, (Etobicoke York Community Council Area) and designated as Part 1 on Sketch No. PS-2007-143, located north of St. Clair Avenue, east of Jane Street, adjacent to 45 Blakley Avenue be acquired from the City of Toronto;

THAT the purchase price of the easement be \$2.00;

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

AND FURTHER THAT the appropriate Toronto and Region Conservation Authority (TRCA) officials be authorized and directed to execute all necessary documentation required.

CARRIED

BACKGROUND

TRCA staff sit on the City of Toronto's Technical Working Committee and Property Management Committee which review and make recommendations relating to potentially surplus City of Toronto lands. These committees also have representation from the City's other agencies, boards, commissions and departments.

The subject property was acquired by the former City of York in 1933 through the Municipal Tax Sale process. The owner of 45 Blakley Avenue has been occupying these lands for a number of years. This encroachment includes a portion of the driveway and fencing.

The top of bank for the subject property was staked by TRCA staff. The portion of the property below top of bank has been transferred to the Parks, Forestry and Recreation Division's jurisdiction. The City is proposing to sell the tableland portion of the property to the adjacent owner. To ensure that the adjacent owner does not construct any building or remove any trees that may impact the stability of the slope, City staff has agreed to recommend that the City enter into a conservation easement with TRCA prior to transferring the land to the adjacent owners.

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

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

RATIONALE

The subject property falls within the TRCA's approved master plan for acquisition.

TAXES AND MAINTENANCE

The lands subject to this easement will be in City of Toronto or private ownership; as such, the City of Toronto or the private owner will be responsible for taxes and maintenance.

FINANCIAL DETAILS

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

Report prepared by: Mike Fenning, extension 5223

Emails: mfenning@trca.on.ca

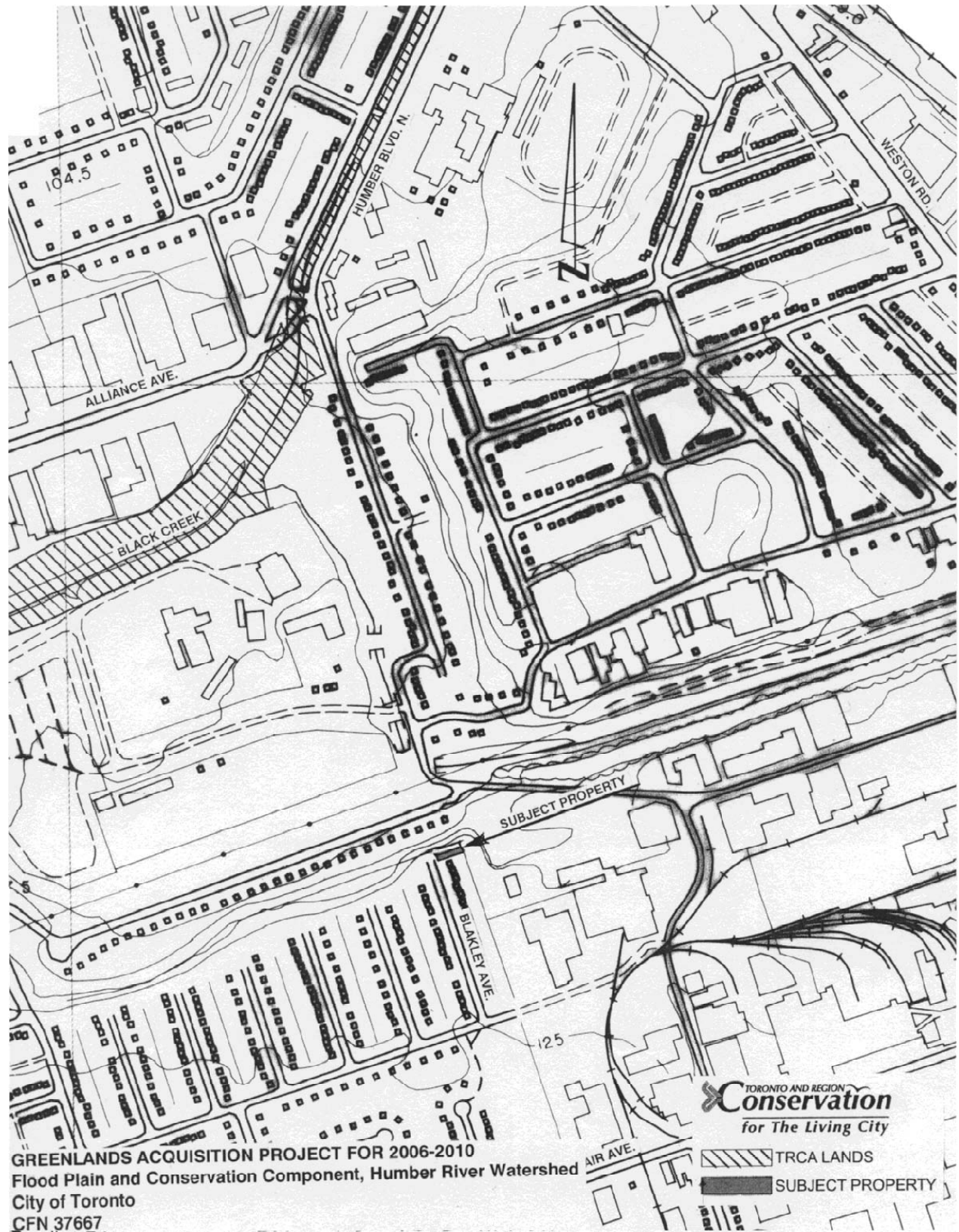
For Information contact: Mike Fenning, extension 5223 or Ron Dewell, extension 5245

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

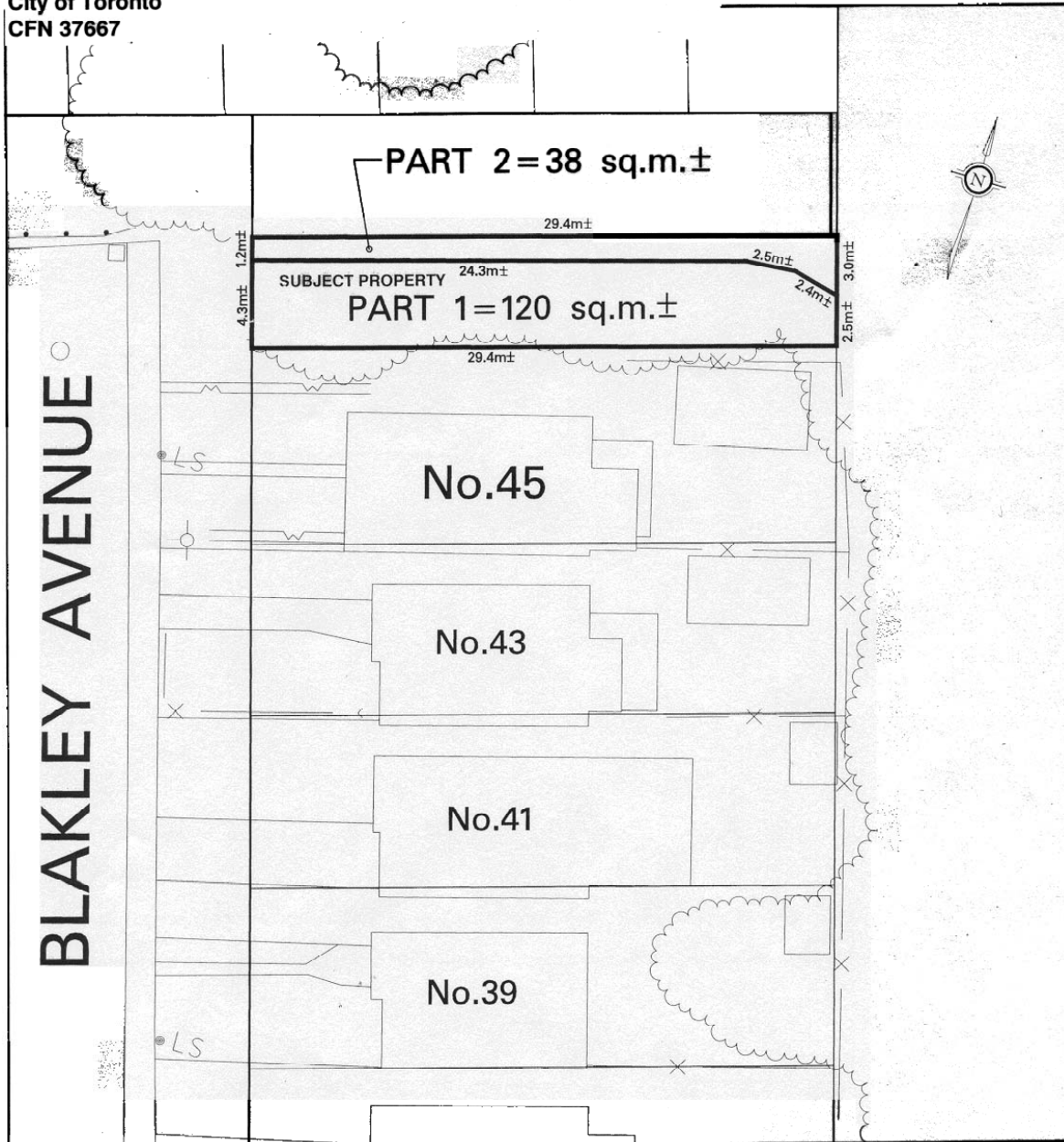
Date: January 09, 2008

Attachments: 2

Attachment 1



Attachment 2
GREENLANDS ACQUISITION PROJECT FOR 2006-2010
Flood Plain and Conservation Component, Humber River Watershed
City of Toronto
CFN 37667



TORONTO
 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES

NOTE:
 THIS SKETCH HAS
 BEEN COMPILED FROM
 OFFICE RECORDS.

NOT TO SCALE

PROPERTY INFORMATION SHEET

CITY OWNED LAND
ABUTTING No. 45 BLAKLEY AVENUE

WARD 11 - YORK SOUTH-WESTON
 DATE: MAY 2, 2007

SKETCH No. PS-2007-143

RES.#B174/07 -

GREENLANDS ACQUISITION PROJECT FOR 2006-2010

Flood Plain and Conservation Component, Don River Watershed
North Bathurst Developments Ltd., CFN 40346. Purchase of property located west of Bathurst Street and north of Rutherford Road, City of Vaughan, Regional Municipality of York, under the "Greenlands Acquisition Project for 2006-2010", Flood Plain and Conservation Component, Don River watershed.

Moved by: Richard Whitehead
Seconded by: Suzan Hall

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 3.54 hectares (8.76 acres), more or less, of vacant land being Part of Lot 18, Concession 2 and designated as Blocks 153, 154 and 155 on a draft Plan of Subdivision prepared by Schaeffer & Dzaldov Ltd., Ontario Land Surveyors, under their Job No. 03-545-00, City of Vaughan, Regional Municipality of York, located west of Bathurst Street and north of Rutherford Road be purchased from North Bathurst Developments Ltd.;

THAT the purchase price be \$2.00;

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

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

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

CARRIED

BACKGROUND

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

Negotiations have been conducted with Mr. Stephen Ng, Vice President Land Development, of North Bathurst Developments Ltd..

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

RATIONALE

The subject property falls within TRCA's approved master plan for acquisition for the Don River watershed as outlined in the approved Greenlands Acquisition Project for 2006-2010. Through the review of subdivision 19T-95044 for proposed single lot residential development of this site, TRCA staff established the limits of the open space lands (i.e. Blocks 153, 154 and 155 on Plan of Survey) which are comprised of the valley corridor and tableland buffers of the East Don River at this location.

TAXES AND MAINTENANCE

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

FINANCIAL DETAILS

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

Report prepared by: George Leja, extension 5342

Emails: gleja@trca.on.ca

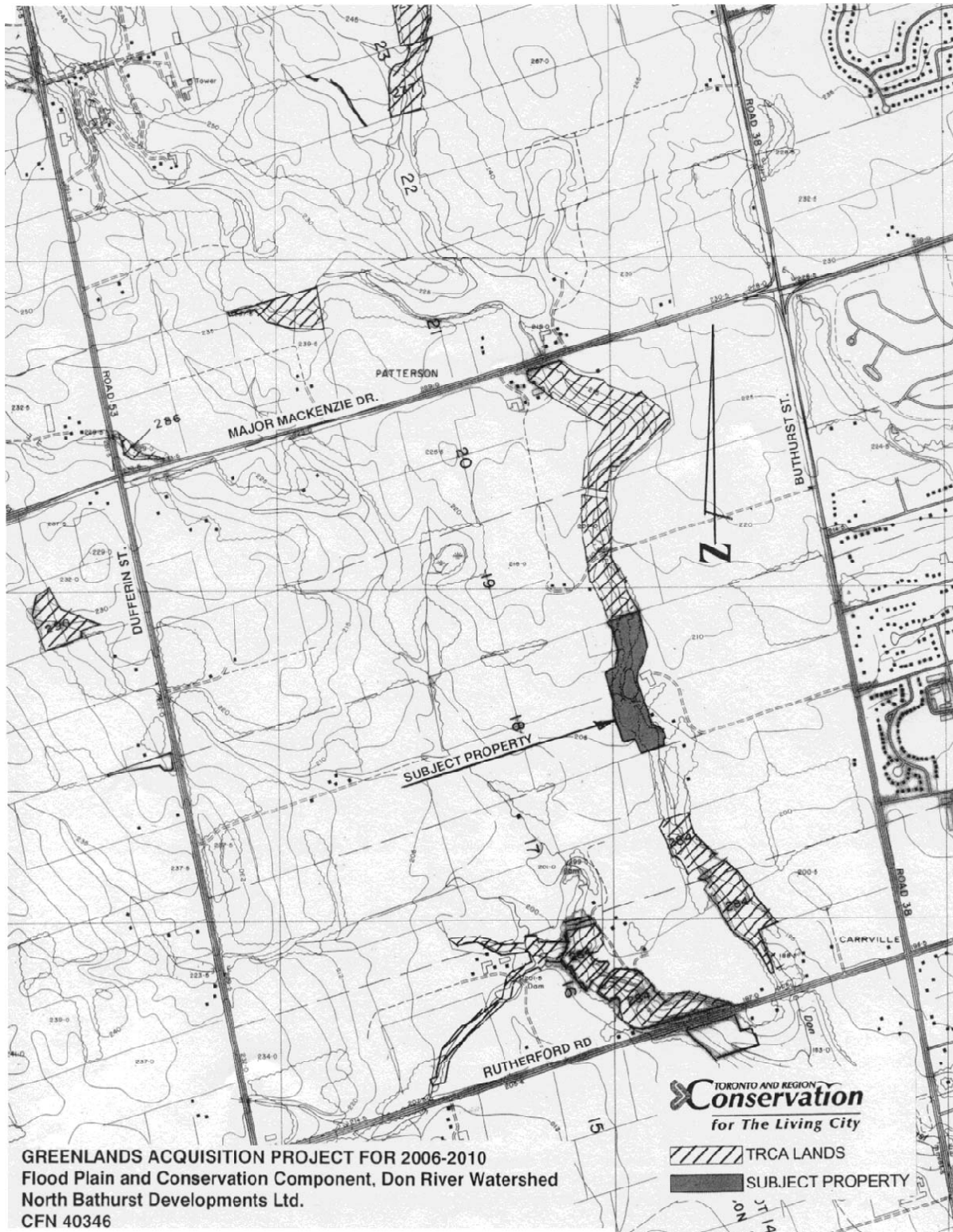
For Information contact: George Leja, extension 5342 or Ron Dewell, extension 5245

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

Date: January 14, 2008

Attachments: 1

Attachment 1



RES.#B175/07 -

GREENLANDS ACQUISITION PROJECT FOR 2006-2010

Flood Plain and Conservation Component, Don River Watershed
Thornhill Ravines Development Corporation, CFN 40360. Purchase of property located on the east side of Dufferin Street, south of Major Mackenzie Drive, City of Vaughan, Regional Municipality of York, under the "Greenlands Acquisition Project for 2006-2010", Flood Plain and Conservation Component, Don River watershed.

Moved by: Richard Whitehead
Seconded by: Suzan Hall

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 4.89 hectares (12.09 acres), more or less, of vacant land being Part of Lot 19, Concession 2 and designated as Block 123 on a draft Plan of Subdivision prepared by Schaeffer & Dzaldov Ltd., Ontario Land Surveyors, under their Job No. 03-581-00B, dated September 21, 2007, City of Vaughan, Regional Municipality of York, located on the east side of Dufferin Street, south of Major Mackenzie Drive, be purchased from Thornhill Ravines Development Corporation;

THAT the purchase price be \$2.00;

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

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

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

CARRIED

BACKGROUND

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

Negotiations have been conducted with Ms Bonica Leung of Thornhill Ravines Development Corporation.

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

RATIONALE

The subject property falls within TRCA's approved master plan for acquisition for the Don River watershed as outlined in the approved Greenlands Acquisition Project for 2006-2010. Through the review of subdivision 19T-03V01 for proposed single lot residential development of this site, TRCA staff established the limits of the open space lands (i.e. Block 123 on Plan of Survey) which is comprised of the valley corridor of the East Don River at this location.

TAXES AND MAINTENANCE

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

FINANCIAL DETAILS

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

Report prepared by: George Leja, extension 5342

Emails: gleja@trca.on.ca

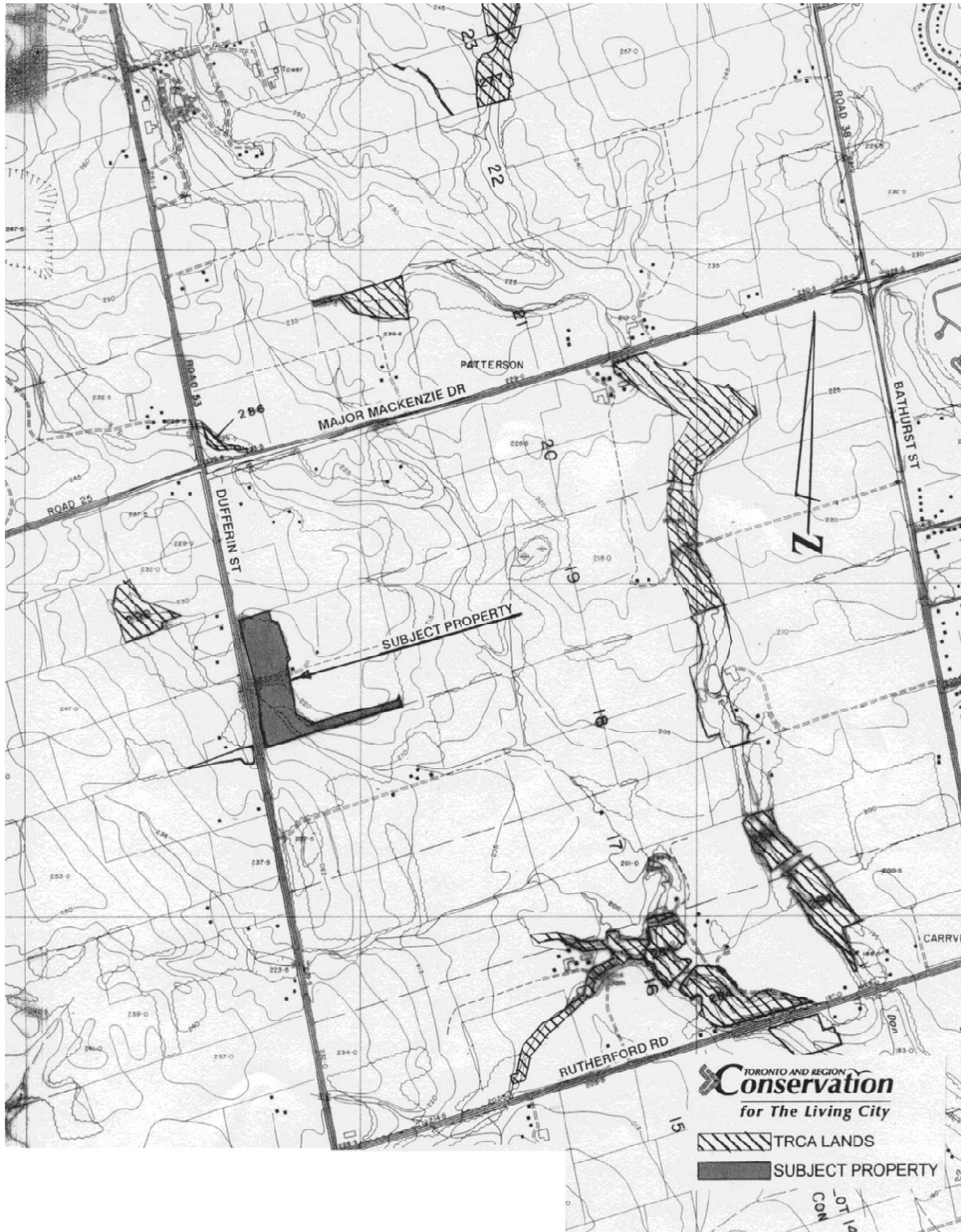
For Information contact: George Leja, extension 5342 or Ron Dewell, extension 5245

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

Date: January 15, 2008

Attachments: 1

Attachment 1



RES.#B176/07 -

SHERWOOD PARK TRAIL IMPROVEMENTS

Award of contract for the Sherwood Park Trail Improvements

Moved by: Richard Whitehead
Seconded by: Suzan Hall

THAT R&M CONSTRUCTION Ltd. be retained by Toronto and Region Conservation Authority (TRCA) to complete the construction requirements as outlined in the drawing set named 'Sherwood Park Trail Improvements' and accompanying contract specifications as prepared by Schollen & Co. (project # 25031), for City of Toronto, Economic Development, Culture and Tourism Department, for a total cost of \$313,940.00, plus applicable taxes; it being the lowest tender that met Toronto and Region Conservation Authority specifications.

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

CARRIED

BACKGROUND

This project involves the construction of a wooden staircase, a boardwalk structure with 2 concrete abutments and specific granular trail improvements within Sherwood Park, City of Toronto. The City of Toronto Economic Development, Culture and Tourism Department originally asked the Toronto and Region Conservation Authority (TRCA) to implement this trail restoration project as a partner agency. After design completion by a consulting firm hired by the city, it was decided that the work was beyond the TRCA Construction Services abilities and an outside contractor was to be engaged. The city requested that the TRCA remain involved in this project as a project manager and administer the required contract. The design firm Schollen & Co. was asked to provide a cost to sign off on the finished project and issue the completion certificate when needed.

TRCA contacted five companies that have done work in the past and who have proven abilities to perform the required work. A tender request was sent out to them for prices to supply and install;

- 1) an elevated timber staircase & concrete footings;
- 2) a new steel and wood boardwalk with concrete footings and abutments to replace an existing structure;
- 3) granular trail improvements; and
- 4) 10% contingency amount.

The companies were invited to submit costs by January 10, 2008. The following chart summarizes the submissions:

COMPANY	PRICE (not including taxes)
Northgate Farms Ltd.	\$ 571,811.90
R+M Construction Ltd.	\$ 313,940.00
Hank Deenan Landscaping Ltd.	Did not submit a price
Regent Landscape Ltd.	Did not submit a price
Rutherford Contracting Ltd.	Did not submit a price

RATIONALE

TRCA and City staff evaluated all submissions based upon the following criteria:

- Overall qualifications and relevant project experience;
- Qualifications & experience of key project personnel;
- Contractors understanding of the project requirements;
- Strong commitment to meeting time lines and budget;
- References and reputation; and
- Proposed costs.

It was concluded that the proposal from R&M Construction best met the criteria set out in the tender and provided the best combination of value and services.

FINANCIAL DETAILS

All funding for this project will be received from the City of Toronto, Economic Development, Culture and Tourism Department as part of a the Sole Source Agreement between The City of Toronto and the TRCA.

Report prepared by: Mark Lowe, extension 5388

Email: mlowe@trca.on.ca

For Information contact: Dave Rogalsky, extension 5378

Email: drogalsky@trca.on.ca

Date: January 23, 2008

RES.#B177/07 - FIELD CENTRE FOOD SUPPLIER

Award of contract for the supply of food and paper products for food service at Toronto and Region Conservation Authority field centre facilities.

Moved by: Ron Moeser
Seconded by: David Barrow

THAT the purchase agreement for the supply of food items and kitchen supplies at Albion Hills, Claremont and Lake St George field centres be awarded to Sysco Food Services for 2008, at a projected cost not to exceed \$134,400, plus applicable taxes, it being the only supplier that met Toronto and Region Conservation Authority (TRCA) specifications.

CARRIED

BACKGROUND

TRCA operates food service facilities at each of its three field centres (Albion Hills, Claremont and Lake St. George). The food service facilities provide all meals and snacks for approximately 11,000 students in residence at TRCA field centres, as well as 4,000 students from the Toronto District School Board Etobicoke Outdoor Education Centre, which shares dining facilities with Albion Hills Field Centre. While in residence at a field centre, students spend between 2.5 and 5 days living and learning on site. As part of this, field centre food service facilities provide all meals and snacks for the students. With an increased focus on healthy eating and purchasing sustainable and local food products, field centre food service staff have consolidated a large portion of this purchasing of food and food supplies in order to leverage best value while ensuring the highest quality of food product.

RATIONALE

TRCA staff researched food supply companies in the Greater Toronto Area (GTA) and sourced pricing for the supply of food and paper products for the field centre food service facilities from a number providers across the GTA. Sysco Food Services is the only supplier that meets the needs of the field centres food services, including best value for dollar, an increasingly healthy selection of food products, guaranteed availability and assurances of food safety requirements. TRCA has used Sysco as one of its suppliers for its food service facilities for a number of years and they have provided excellent service and competitive pricing. Sysco Food Services provides free professional development programs on a variety of food service facility management related topics which are available to field centre food service staff as part of their service. Furthermore, Sysco Food Service supports TRCA's objectives of Sustainable Communities and Business Excellence by providing no charge inventory support services and data on food miles in order to measure the impact on climate change of this aspect of field centre operations, as well as working with TRCA staff to reduce the number of deliveries to each of the three field centres.

TRCA staff review prices quarterly to ensure competitiveness within the food service supply marketplace. In analyzing market fluctuations in food prices, staff will adjust purchasing relationships accordingly to ensure that best value is received.

FINANCIAL DETAILS

Estimated costs for 2008, based on projected attendance:

Albion Hills Field Centre	\$45,600.00
Claremont Field Centre	\$43,800.00
Lake St. George Field Centre	\$45,000.00

Costs for 2008 are based on projected attendance; food costs will fluctuate based on actual attendance.

Funds for this program are provided through student user fees at TRCA's three field centres, and the contracted cost recovery from Toronto District School Board for food services at the Etobicoke Outdoor Education Centre. These funds are identified in the 2008 preliminary operating budget.

Report prepared by: Diane Wilson, 905-773-5525
Email: dwilson@trca.on.ca
For Information contact: Darryl Gray, extension 5604
Email: dgray@trca.on.ca
Date: January 14, 2008

RES.#B178/07 -

ALBION HILLS FIELD CENTRE RETROFIT

Award of Contract for Detailed Design. Approval to retain Montgomery Sisam Architects Ltd. to provide architectural services for the redesign of the Albion Hills Field Centre, including site and infrastructure services, for the purposes of building renovation and retrofit.

Moved by: Richard Whitehead
Seconded by: Suzan Hall

THE EXECUTIVE COMMITTEE RECOMMENDS THAT the contract for the detailed architectural redesign of Albion Hills Field Centre (AHFC), including architectural, mechanical, structural and electrical services, be awarded to Montgomery Sisam Architects Ltd. at a cost not to exceed \$215,193, plus applicable taxes and disbursements not to exceed \$27,000, plus applicable taxes, it being the lowest tender that met Toronto and Region Conservation Authority (TRCA) specifications;

THAT the contract include additional sub-consultant services fees of \$104,645 plus applicable taxes for landscape design, cost consulting and Leadership in Energy and Environmental Design (LEED) design, review and certification for LEED certification and commissioning;

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

CARRIED

BACKGROUND

Located within Albion Hills Conservation Area, a 446 hectare active-use park north of the Village of Bolton in the Region of Peel, the AHFC is an 8,000 square foot building able to accommodate up to forty-four student, youth or adult visitors for overnight environmental education excursions. Typical visits are from two to five days with the participants living on site participating in immersive environmental and sustainable lifestyle learning programs. Total annual attendance at AHFC is, on average, about 2,550 participants.

Constructed in 1962, AHFC is a cedar and granite chalet-style building equipped with bedrooms, washrooms, classrooms, offices, a lounge, a dining hall and commercial kitchen facilities. Many of the existing systems, fixtures and infrastructure components are reaching the end of their lifecycle and are in need of replacement or retrofit. AHFC is a Gold Certified EcoSchool that demonstrates excellent building occupancy behaviour in energy, waste, greening and ecological literacy. TRCA staff propose undertaking a major renovation and retrofit of the facility in order to improve the mechanical and sustainability functions of the building, the student learning environment and saleability of the education program through aesthetic improvements. This major facility upgrade and retrofit will significantly contribute to AHFC's business sustainability and will become an important education resource.

The vision for the facility is that of integrated environmental learning whereby the building is part of, and complements, the natural surroundings. Featuring a restored wetland, open space, forests and significant natural features adjacent to it, AHFC represents an opportunity to consolidate the built environment within the natural world while providing a unique learning experience focusing on connections with nature and the examination of ecological and sustainability issues.

In early 2007, the need and rationale for retrofit and reconstruction of the field centre was established, from both an environmental sustainability approach and client satisfaction perspective. Further to this, the Regional Municipality of Peel expressed support of the program through their Climate Change Mitigation Program.

Through the summer of 2007, Montgomery Sisam Architects undertook an assessment and conceptual redesign of AHFC to determine the feasibility of renovating and adding on to the facility in order to provide an upgraded and more suitable learning environment for visiting students. The results of this assessment and redesign determined that it was feasible to undertake a significant reconstruction of the facility that fulfilled sustainability criteria with the final intent being LEED certification.

RATIONALE

Montgomery Sisam Architects Ltd. completed the initial assessment and conceptual redesign of AHFC for the purposes of future renovation and retrofit in 2007. This provided the baseline data and framework for the detailed design and reconstruction phases. Through this work, Montgomery Sisam Architects Ltd. has developed a firm understanding of the specific and unique needs of the project. As well, they have demonstrated an ability to work on budget and within tight timelines based on capital funding windows from the Regional Municipality of Peel.

Montgomery Sisam Architects Ltd. was the lead architect for the construction of TRCA's Restoration Services Centre. Through that process the company demonstrated a commitment to working with TRCA in its vision for The Living City. As a leader in innovative sustainable design for LEED certification, Montgomery Sisam Architects Ltd. integrates a broad range of environmental features and functions into building design and operation that reduces TRCA contribution to climate change.

In October, 2007, staff drafted a terms of reference for Phase II of this project: *Design for the Retrofit and Renovation of the Albion Hills Field Centre Building, Site and Infrastructure Services*. Recognizing that the subject work requires specific expertise and a leading ability to design for LEED certification, Montgomery Sisam Architects Ltd. was invited to submit a proposal based on the terms of reference. Montgomery Sisam Architects Ltd. was selected based on their specialized knowledge, innovative approaches to sustainable design and proven service.

Montgomery Sisam Architects Ltd. submitted their proposal to TRCA to complete the work as outlined in the terms of reference at a proposed cost of \$215,193 plus applicable taxes and disbursements of \$27,000 plus applicable taxes. Their proposal outlined additional sub-consultant services at a cost of \$104,645 plus applicable taxes for the landscape design and cost consulting, along with the LEED design, review and fundamental commissioning for LEED certification. Staff reviewed the proposal and determined that it meets all of the terms as outlined and provides fair value for the specified work.

FINANCIAL DETAILS

Funding for this project is available under the Regional Municipality of Peel's Climate Change Mitigation Capital Fund in account 129-70.

Report prepared by: Darryl Gray, extension 5604

Email: dgray@trca.on.ca

For Information contact: Darryl Gray, extension 5604

Email: dgray@trca.on.ca

Date: January 23, 2008

SECTION II - ITEMS FOR EXECUTIVE ACTION

RES.#B179/07 - 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: Colleen Jordan

Seconded by: Ron Moeser

THAT permits be granted in accordance with Ontario Regulation 166/06 for the applications (8.1.1 - 8.1.16, inclusive and 8.1.36 - 8.1.37), which are listed below.

CARRIED

CITY OF BRAMPTON

8.1.1 CANADIAN MINI-WAREHOUSE PROPERTIES COMPANY

To construct, reconstruct, erect or place a building or structure on Part Block 11, Plan M-216, (25 Advance Boulevard), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Canadian Mini-Warehouse Properties Company.

The purpose is to undertake works within a TRCA Regulated Area of the Etobicoke Creek Watershed in order to facilitate the construction of four (4) new warehouse buildings.

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

- **Legal Survey, prepared by David B. Searles Surveying Ltd., dated February 20, 2007, stamped received by TRCA Planning and Development on December 7, 2007;**
- **Drawing A1.01, prepared by M Architecture Inc., dated October 29, 2007, stamped received by TRCA Planning and Development on December 7, 2007;**
- **Drawing L-1, prepared by Juhan Marten, dated November 27, 2007, stamped received by TRCA Planning and Development on December 7, 2007;**
- **Drawing 206-B173-1, prepared by Skira & Associates, dated December 5, 2007, redline revised by TRCA staff on January 23, 2008, stamped received by TRCA Planning and Development on December 7, 2007.**

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 Etobicoke Creek Watershed in order to facilitate the construction of four (4) new warehouse buildings. The works also include the demolition of eight (8) existing one-storey self storage units in order to facilitate the proposed warehouses. The subject property is located adjacent to a valley corridor of the Etobicoke Creek Watershed. However, the proposed works will occur on the tableland portion of the site and are adequately setback from the valley feature. In addition, the proposed works are located outside of the Regional Storm Floodplain. The area to which this application applies is void of any significant vegetation.

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 will be installed and maintained on the subject property 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.

Plantings

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

Policy Guidelines:

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

CFN: 40239 - Application #: 936/07/BRAM

Report Prepared by: Lisa Stern, extension 5370

For information contact: Quentin Hanchard, extension 5324

Date: January 23, 2008

8.1.2 CITY OF BRAMPTON

To alter a watercourse in Clark Park, City of Brampton, Etobicoke Creek Watershed, as located on property owned by the City of Brampton.

The purpose is to alter a watercourse (water levels within a concrete box culvert) in Clark Park, City of Brampton, Etobicoke Creek Watershed.

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

- **Culvert at Bramalea City Centre "Medusa's Tunnel"; dated December 11, 2007; received December 14, 2007; red line revised December 20, 2007; prepared by City of Brampton**

RATIONALE

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

Proposal:

This proposal involves alterations to a watercourse as a result of safety issues due to criminal activity within the area. These works were identified as Emergency Works and a letter was sent to the City of Brampton on December 20, 2007 summarizing the authorized works. This permit application seeks to formalize works that will have already taken place through this process.

Works will involve constructing a pea gravel cofferdam approximately 15 m inside the culvert to create a pond approximately 150 mm deep at the inlet. A pea gravel cofferdam will also be constructed at the outlet of the culvert to create a pond inside the culvert approximately 150 mm deep and 15 m wide. Signage will be located at both the upstream and downstream ends of the culvert to alert the public as to the changes in conditions. Lighting at the upstream and downstream ends of the culvert will be enhanced to the extent possible as a temporary measure until such time that it is determined that this is the preferred solution. An additional light standard will be placed at the outlet if the pond becomes permanent. The issue will be revisited with TRCA staff in 2 to 3 months to determine if this solution has reduced criminal activity within the area.

Control of Flooding:

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

Pollution:

There will be no impacts on pollution.

Dynamic Beaches:

Not applicable

Erosion:

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

Conservation of Land:

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) warmwater fisheries timing window and any instream works must be completed between July 1 and March 31.

Plantings

No vegetation will be disturbed by the proposed works.

Policy Guidelines:

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

CFN: 40255 - Application #: 950/07/BRAM

Report Prepared by: Sharon Lingertat, extension 5717

For information contact: Sharon Lingertat, extension 5717

Date: January 21, 2008

CITY OF PICKERING

8.1.3 GRAND COMMUNITIES (ALTONA) CORP.

To construct, reconstruct, erect or place a building or structure and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Plan 40M-1700, (1870 Altona Road), in the City of Pickering, Petticoat Creek Watershed as located on the property owned by Grand Communities (Altona) Corp.

The purpose is to construct a sales trailer within a Regulated Area of the Petticoat Creek Watershed.

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

- **Conceptual Site Plan, dated December 6, 2007, prepared by Battaglia Architect Inc., received January 22, 2008**

RATIONALE

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

Proposal:

The proposal consists of constructing a sales trailer within a Regulated Area of Petticoat Creek. The subject property is partially located within the floodplain. TRCA staff have previously reviewed and approved a multi-unit residential proposal on this property.

Control of Flooding:

The proposed sales trailer is not located within the Regional Storm Floodplain.

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical issues associated with this proposal.

Conservation of Land:

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

Plantings

No plantings are required.

Policy Guidelines:

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

CFN: 40241 - Application #: 938/07/PICK
Report Prepared by: Shannon McNeill, extension 5744
For information contact: Steve Heuchert, extension 5311
Date: January 23, 2008

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.4 8 ECHO VALLEY RIDGE

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 5696, Lot 11, Plan 5696, (8 Echo Valley Ridge), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed.

The purpose is to develop within a Regulated Area of the Mimico Creek Watershed in order to facilitate the construction of a single-storey addition and deck to the rear of the existing single-storey dwelling.

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

- **Drawing No. 1, Proposed Site Plan, prepared by Connie Stephen, dated January 9, 2008, received on January 9, 2008.**

RATIONALE

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

Proposal:

The purpose is to develop within a Regulated Area of the Mimico Creek Watershed in order to facilitate the construction of a single-storey addition and deck to the rear of the existing single-storey dwelling. The subject site is located west of Kipling Avenue, north of Burnhamthorpe Road and abuts Mimico Creek at the rear property line.

Control of Flooding:

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

Pollution:

A temporary sediment control fence will be installed to prevent construction debris from entering Mimico Creek.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

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

Plantings

No plantings are required as part of this project.

Policy Guidelines:

This proposal is consistent with Section 4.2.2.2 (B) - Development Guidelines for Minor Additions within Non-Established Communities/Highly Urbanized Area of the TRCA's Valley and Stream Corridor Management Program.

CFN: 40351 - Application #: 026/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: January 22, 2008

8.1.5 MTCC NO. 1053 CONDOMINIUM CORPORATION

To construct, reconstruct, erect or place a building or structure on (1 Palace Pier Court), in the City of Toronto (Etobicoke York Community Council Area), Waterfront Watershed as located on the property owned by MTCC No. 1053 Condominium Corporation.

The purpose is to develop within a Regulated Area of the Waterfront Watershed in order to facilitate the construction of a waste refuse building, an accessory to the existing condominium building.

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

- **Drawing No. A1, Site Plan, prepared by McGillivray Architect, dated August 28, 2007, Revision No. 2, revised on December 14, 2007, received on January 8, 2008;**
- **Drawing No. A3, West Elevation & Detail, prepared by McGillivray Architect, dated August 28, 2007, Revision No. 2, revised on December 14, 2007, received on January 8, 2008;**
- **Drawing No. A4, North Elevation (South Similar), prepared by McGillivray Architect, dated August 28, 2007, Revision No. 2, revised on December 14, 2007, received on January 8, 2008;**
- **Drawing No. A5, East Elevation, prepared by McGillivray Architect, dated August 28, 2007, Revision No. 2, revised on December 14, 2007, received on January 8, 2008;**
- **Drawing No. L4, Grading Plan, prepared by Johnson Sustronk Weinstein + Associates, dated August 1988, Revision No. 1, revised on October 18, 1988, received on January 8, 2007.**

RATIONALE

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

Proposal:

The purpose is to develop within a Regulated Area of the Waterfront Watershed in order to facilitate the construction of a waste refuse building, an accessory to the existing condominium building at 1 Palace Pier Court in the City of Toronto. The proposed works are to be constructed in the regulatory flood plain. The site is located immediately west of the mouth to the Humber River, south of Lake Shore Boulevard West and north of Lake Ontario.

Control of Flooding:

The subject property is located within the regulatory flood plain of the Waterfront Watershed however, TRCA staff have determined the proposed works will not impact the storage or conveyance of floodwaters.

Pollution:

The nature of the works will not result in the generation of sediment.

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 a 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: 40349 - Application #: 024/08/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: January 22, 2008

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.6 CITY OF TORONTO

To alter a watercourse on Part Lot 2, 3, Concession 2 (Bayview Avenue near Eglinton Avenue) in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by the City of Toronto.

The purpose is to restore a section of Burke Brook to stabilize the channel, protect existing infrastructure and improve aquatic habitat.

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

- **Drawings 3031-2007-02-01, 02, 03 - Channel Restoration East of Bayview Avenue (Reach 5); dated January 29, 2007; revised January 10, 2008; received January 17, 2008; prepared by Geomorphic Solutions;**
- **Drawing 3031-2007-03-01 - Channel Restoration at Exposed Maintenance Hole (Reach 3); dated January 29, 2007; revised January 18, 2007; received January 17, 2008; prepared by Geomorphic Solutions;**
- **Drawings 3031-2007-03-02, 03 - Channel Restoration at Exposed Maintenance Hole (Reach 3); dated January 29, 2007; revised January 10, 2008; received January 17, 2008; prepared by Geomorphic Solutions.;**
- **Drawings 3031-2007-04-01, 03 - Fish Passage Restoration at Pedestrian Bridge in Sunnybrook Park (Reach 2); dated January 29, 2007; revised January 10, 2008; received January 17, 2008; prepared by Geomorphic Solutions;**
- **Drawing 3031-2007-04-02 - Fish Passage Restoration at Pedestrian Bridge in Sunnybrook Park (Reach 2); dated January 29, 2007; revised October 18, 2007; received January 17, 2008; red line revised by TRCA January 23, 2008; prepared by Geomorphic Solutions;**
- **Drawing 3031-2007-06-01 - Channel Bank Restoration Along Access Road (Reach 3); dated September 21, 2007; revised January 10, 2008; received January 17, 2008; prepared by Geomorphic Solutions.**

RATIONALE

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

Proposal:

The proposal consists of the restoration of a section of Burke Brook east of Bayview Avenue to stabilize the channel, protect existing infrastructure and improve aquatic habitat. The works will include the restoration of the Channel at Bayview Avenue, the protection of an exposed sewer maintenance hole, the mitigation of a fish passage barrier at an existing pedestrian bridge, and minor bank stabilization to protect the existing access road.

The channel restoration at Bayview Avenue will include improvements to energy dissipation at the existing culvert and storm outfall. The existing drop structure does not effectively manage flows, and this has caused the failure or shifting of individual armour stones and erosion impacts to the channel. To mitigate this, the wing walls will be installed at a wider angle, and the drop structure will be elongated and terraced. In addition, improvements to the existing scour pool, the installation of rock vortex weirs and a minor channel realignment will further improve energy dissipation and serve to direct flows away from impacted bank areas.

In order to protect the exposed sewer maintenance hole, a minor realignment is required through the existing point bar. The radius of curvature of the channel will be marginally increased, however the existing cross-sectional area will be maintained. In addition, a vegetated buttress will be installed on the impacted bank for further protection, and rock vortex weirs will be installed in the channel to provide grade controls and redirect flows.

Fish passage to the West Don will be improved through the mitigation of an existing barrier at the pedestrian bridge near Sunnybrook Park. A series of five rock vortex weirs will be installed along approximately 50 metres of the channel at successive elevations to eliminate the elevation difference between the existing culvert under the pedestrian bridge and the channel bed. This will significantly improve fish passage at this location for resident cyprinids. This work will also provide long-term stability to this section of channel by preventing bed degradation and directing flows towards the centre of the channel.

In addition, a small section of bank will be restored to protect the existing access road, which is located along the edge of the bank and is failing at this location. These works will include the installation of layered stone, small diameter root wads and live staking. This site will be evaluated prior to construction to confirm the necessity of the proposed bank treatments.

Control of Flooding:

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

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

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

Conservation of Land:

The proposed works will enhance existing terrestrial and aquatic habitat through channel improvements, riparian plantings and the mitigation of an existing barrier to fish passage.

Plantings

Disturbed areas will be planted with appropriate native species. Bank stabilization will include live staking to improve riparian cover and long-term stability.

Policy Guidelines:

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

CFN: 38815 - Application #: 062/07/TOR

Report Prepared by: Alex Blasko, extension 5714

For information contact: Alex Blasko, extension 5714

Date: January 23, 2008

8.1.7

7 TUDOR GATE

To construct, reconstruct, erect or place a building or structure on Lot 4, Plan 5998, (7 Tudor Gate), 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 dwelling. The existing dwelling is to be demolished.

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

- **Drawing No. A1, Site Plan, prepared by David Wooldridge inc., undated, received by TRCA staff December 18, 2007.**

RATIONALE

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

Proposal:

The proposed works include construction of a new two-storey dwelling at 7 Tudor Gate in the City of Toronto. The site is located east of Bayview, south of York Mills Road. 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 adjacent to the toe-of-slope. The appropriate tree protection fencing will be installed.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

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

Plantings

No plantings are required as part of this project.

Policy Guidelines:

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

CFN: 40186 - Application #: 926/07/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: January 22, 2008

8.1.8 370 KEEWATIN AVENUE

To construct, reconstruct, erect or place a building or structure and site grade on Part Lot 36, Plan M-146, (370 Keewatin Avenue), 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 dwelling. The existing dwelling is to be demolished.

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

- **Drawing No. A-0.2, Site Plan, prepared by Richard Librach Architect Inc., dated October 24, 2007, revised December 20, 2007, received by TRCA January 21, 2008;**
- **Drawing No. L-1, Landscape Plan, prepared by Juhan Marten Landscape Architect, dated December 19, 2007, received by TRCA January 21, 2008.**

RATIONALE

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

Proposal:

The proposed works include construction of a new three-storey dwelling at 370 Keewatin Avenue in the City of Toronto. The site is located north of Eglinton Avenue East, east of Mt. Pleasant Road. The existing dwelling is to be demolished.

Control of Flooding:

The site is not located in the Regional Storm Floodplain.

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

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

Plantings

Native tree shrubs and seed mix will be planted along the slope.

Policy Guidelines:

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

CFN: 40095 - Application #: 896/07/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: January 22, 2008

8.1.9 29 DON RIVER BOULEVARD

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 13, Plan 2069, (29 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 entry vestibule and two-storey addition to the rear of the existing dwelling.

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

- **Drawing No. A1, Site Plan, prepared by Henry W Chiu Architect, dated February 23, 2007, received by TRCA October 10, 2007;**
- **Drawing No. A2, Basement Floor Plan, prepared by Henry W Chiu Architect, dated February 23, 2007, received by TRCA October 10, 2007;**
- **Drawing No. A3, Ground Floor Plan, prepared by Henry W Chiu Architect, dated February 23, 2007, received by TRCA October 10, 2007;**
- **Drawing No. A4, Second Floor Plan, prepared by Henry W Chiu Architect, dated February 23, 2007, received by TRCA October 10, 2007;**
- **Drawing No. A5, Elevations, prepared by Henry W Chiu Architect, dated February 23, 2007, received by TRCA October 10, 2007;**
- **Drawing No. A6, Elevations, prepared by Henry W Chiu Architect, dated February 23, 2007, received by TRCA October 10, 2007;**
- **Drawing No. A7, Sections, prepared by Henry W Chiu Architect, dated February 23, 2007, received by TRCA October 10, 2007.**

RATIONALE

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

Proposal:

The purpose is to construct an entry vestibule addition to the front of the existing dwelling, and a two-storey addition to the rear of the existing dwelling within the Regulatory Floodplain of the Don River Watershed. The property 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 floodproofed to the 350 year storm event as floodproofing the addition to the Regional Storm elevations is technically infeasible. A letter from a structural engineer has been received stating that the proposed addition can withstand depths and velocities experienced in a Regional Storm Flood event.

Pollution:

Sediment control fencing is not required as the proposed works are well away from the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

The proposed works are well removed from the toe of slope.

Conservation of Land:

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

Plantings

No plantings are required as part of this project.

Policy Guidelines:

The proposal complies with Section 4.4.2.C, Minor Additions, of the TRCA's Valley and Stream Corridor Management Program.

CFN: 39911 - Application #: 786/07/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: January 21, 2008

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.1.10 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 on 891 Morningside Avenue, in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by City of Toronto.

The purpose is to develop within a Regulated Area of the Highland Creek Watershed to facilitate construction of a "splash pad" recreational water structure.

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

- **Drawing No. L1, Existing Conditions/Demolition Plan, prepared by Harrington and Hoyle Ltd., dated December 6, 2007, received by TRCA December 7, 2007;**
- **Drawing No. L2, Grading & Site Servicing Plan, prepared by Harrington and Hoyle Ltd., dated December 6, 2007, received by TRCA December 7, 2007. Redlined by TRCA staff to indicate all near water works not to be performed between April 1 and July 1 and that dewatering be released either through a filter bag or into a settling basin;**

- **Drawing No. L3, Plan Enlargements, prepared by Harrington and Hoyle Ltd., dated December 6, 2007 received by TRCA December 7, 2007;**
- **Drawing No. L4, Details, prepared by Harrington and Hoyle Ltd., dated December 6, 2007, received by TRCA December 7, 2007;**
- **Drawing No. L5, Splash Pad Features, prepared by Harrington & Hoyle Ltd., dated December 6, 2007, received by TRCA December 7, 2007.**

RATIONALE

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

Proposal:

The proposed works include construction of a concrete "splash pad" recreational water structure on the site of Morningside Park. A pathway and park benches will also be installed adjacent to the splash pad. The site is located west of Morningside Avenue, north of Military Trail in the City of Toronto.

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. The structure will drain through a porous piping system and will discharge into adjacent soil and the watercourse. TRCA technical staff has determined the proposed work will not adversely impact the storage or conveyance of flood waters, and will have minimal impact on the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

The appropriate tree protection fencing will be installed.

Plantings

Four new native trees and a planting bed will be planted adjacent to the splash pad.

Policy Guidelines:

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

CFN: 39793 - Application #: 693/07/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: January 21, 2008

8.1.11 620 BIRCHMOUNT ROAD

To construct, reconstruct, erect or place a building or structure on Lot 31, Concession C, (620 Birchmount Road), in the City of Toronto (Scarborough 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 single family dwelling.

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

- **Drawing No. A1, Site Plan, prepared by Henry W Chiu Architect, dated December 6, 2007, received by TRCA December 14, 2007.**

RATIONALE

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

Proposal:

The proposed works include construction of a new two-storey dwelling on a newly created lot at 620 Birchmount Road in the City of Toronto. The site is located north of St. Clair Avenue East.

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 adequately setback from the St. Clair Ravine.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

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

Plantings

No plantings are required as part of this project.

Policy Guidelines:

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

CFN: 40305 - Application #: 001/08/TOR
Report Prepared by: Michelle Stafford, extension 5250
For information contact: Steve Heuchert, extension 5311
Date: January 22, 2008

CITY OF VAUGHAN

8.1.12 BIOSAFE INC.

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 at 1900 Highway 7, in the City of Vaughan, Don River Watershed as located on the property owned by Biosafe Inc.

The purpose is to conduct site grading, temporarily or permanently place, dump or remove any material, construct - erect a building or structure within a Regulated Area and to alter a tributary of the Don River in order to construct an environmental engineering office/testing facility and stormwater outfall at 1900 Highway 7, in the City of Vaughan.

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

- **Site Servicing Plan, Drawing No. SSP, Sheet No. 1 of 4, prepared by LGI Consulting Engineers Inc., Revision No. 2 (revised March 27, 2007), received April 11, 2007;**
- **Grading Plan, Drawing No. GRP, Sheet No. 2 of 4, prepared by LGI Consulting Engineers Inc., Revision No. 2 (revised March 27, 2007), received April 11, 2007;**
- **Plan and Profile of New Services, Drawing No. R-1, Sheet No. 3 of 4, prepared by LGI Consulting Engineers Inc., Revision No. 2 (revised March 26, 2007), received April 11, 2007;**
- **Erosion and Sediment Control Plan, Drawing No. ESP, Sheet No. 4 of 4, prepared by LGI Consulting Engineers Inc., Revision No. 1 (revised March 27, 2007), received April 11, 2007.**

RATIONALE

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

Proposal:

The proposal is to conduct site grading, temporarily/permanently place, dump and/or remove material within a Regulated Area of the Don River and to alter with a watercourse, in order to construct an office building (environmental testing company) along with a stormwater outfall. The proposed building will be constructed on the south side of the property (close to the west property line). The proposed structure is approximately 300 square metres in size and will be a two-storey flat roof structure. The driveway will be located immediately adjacent to the building on the east side, and will provide access to a parking area to the north of the building. The proposal includes 21 parking spaces.

The subject property is located on the north side of Highway 7, immediately adjacent to the Canadian National Railway (CNR) tracks. The property is bounded to the east by the CN Rail Line; to the west by an enclosed portion of the Don River; to the north by industrial lands; and to the south by Highway 7. A tributary of the Don River is enclosed under an existing industrial subdivision and daylighted along the southern portion of the property. Flows from this watercourse are conveyed under an existing culvert crossing. This crossing will not be modified, with the exception of the addition of the proposed outfall. At this time, the property is vacant with extensive gravel paving.

Control of Flooding:

TRCA technical staff have reviewed submissions pertaining to the proposed grading works and stormwater outfall and does not anticipate impacts to the storage or conveyance of flood waters. The proposed structure is located outside the Regional Storm Flood Plain of the Don River.

Pollution:

Erosion and sediment controls will be erected around the work site prior to construction and maintained for the duration of the works, to ensure that sediment does not enter the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

Erosion on the work site will be minimized through the application of the aforementioned sediment and erosion control measures.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed works. There are no significant natural features on the site.

No direct in-water works are proposed. However, given the discharge of stormwater flows into the tributary, a Letter of Advice will be provided on behalf of Fisheries and Oceans Canada (DFO).

Plantings

As vegetation will not be removed, no vegetation will be required as part of this application. The proposed outfall will discharge into the aforementioned existing culvert.

Policy Guidelines:

This proposal complies 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.

CFN: 38137 - Application #: 472/06/VAUG
Report Prepared by: Kevin Huang, extension 5307
For information contact: Kevin Huang, extension 5307
Date: January 22, 2008

8.1.13 15 GIOTTO CRESCENT

To construct, reconstruct, erect or place a building or structure on Lot 25, Concession 4 Lot 11, Plan 65M-3479, (15 Giotto Crescent), in the City of Vaughan, Don River Watershed.

The purpose is to recognize an existing deck built within a Regulated Area of Don River Watershed at 15 Giotto Crescent, in the City of Vaughan.

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

- **Site Plan prepared by the applicant received by the TRCA January 3, 2008.**

RATIONALE

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

Proposal:

The purpose is to recognize an existing wood deck constructed within a Regulated Area of the Don River Watershed. The deck was constructed within the rear manicured yard of the home. Through a review of TRCA mapping and a site visit conducted by TRCA staff on November 8, 2007, it was determined that the wood deck is approximately 9 metres away from the regulatory flood plain.

Control of Flooding:

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

Pollution:

There are no sediment or pollution issues associated with this application as the works have already been completed.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical / slope stability issues associated with this application.

Conservation of Land:

As a watercourse was not impacted by the proposal, no fisheries concerns resulted. There are no other significant natural features on, or adjacent to, the site that may be negatively affected by the project.

Plantings

All disturbed area have been restored to the previous sodded condition and will not affect any significant natural features.

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: 40334 - Application #: 015/08/VAUG
Report Prepared by: Anthony Sun, extension 5724
For information contact: Bill Kiru, extension 5306
Date: January 11, 2008

TOWN OF MARKHAM

8.1.14 349 ELSON STREET

To construct, reconstruct, erect or place a building or structure on Lot 137, Plan 65M3669, (349 Elson Street), 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 a deck and basement windows.

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

- **Sketch Showing Elevations, prepared by Schaeffer & Dzaldov Ltd., dated January 16, 2008, stamped received by TRCA Planning and Development on January 16, 2008;**
- **Drawing A-1, prepared by Markham High Tech Inc., dated November 2007, redline revised by TRCA staff on January 23, 2008, stamped received by TRCA Planning and Development on January 16, 2008;**
- **Drawing A-2, prepared by Markham High Tech Inc., dated November 2007, stamped received by TRCA Planning and Development on January 16, 2008;**
- **Drawing A-3, prepared by Markham High Tech Inc., dated November 2007, stamped received by TRCA Planning and Development on January 16, 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 a deck and basement windows. The subject property is located within an approved subdivision. Although, the site is located in close proximity to lands that will be inundated by water during the Regional Storm event, the proposed works are adequately setback from the limit of the Regional Storm Floodplain. The area to which this application applies is void of any significant vegetation and is currently manicured lawn.

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 will be installed and maintained on the subject property 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.

Plantings

As no significant vegetation will be removed as a result of construction and the proposed development is located within a manicured lawn, additional plantings are not 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: 40378 - Application #: 038/08/MARK

Report Prepared by: Lisa Stern, extension 5370

For information contact: Quentin Hanchard, extension 5324

Date: January 23, 2008

TOWN OF RICHMOND HILL

8.1.15 REGIONAL MUNICIPALITY OF YORK

To construct, reconstruct, erect or place a building or structure, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and interfere with a wetland on Lot 60-65, Concession 1 W.Y.S. (on the west side of Yonge Street from Jefferson Sideroad to Estate Garden Drive), in the Town of Richmond Hill, Humber River/Rouge River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to construct, permanently/temporarily place/remove fill/material in a regulated area to facilitate the construction of a watermain on the west side of Yonge Street from Jefferson Sideroad to Estate Garden Drive in the Town of Richmond Hill.

The permit will be issued for the period of February 1, 2008 to January 31, 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 and to address TRCA comments, all to the satisfaction of TRCA; prepared by the Regional Municipality of York; dated January 17, 2008; received by TRCA January 22, 2008.**

RATIONALE

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

Proposal:

To meet existing and anticipated growth York Region is proposing to expand the water supply system in North Richmond Hill (Pressure District (PD) 9). The current water supply system does not meet Ministry of Environment guidelines with respect to fire protection, equalization and emergency storage. Additional water storage is required immediately to alleviate storage shortfalls for the present and the future. The residential population within PD9 in 2006 was approximately 31,000 persons with the planned service population, as approved in the Official Plan estimated to be approximately 40,100 persons by the year 2011.

As part of the water supply expansion, construction of a 500 millimetre diameter watermain is proposed on the west side of Yonge Street from the existing system (at the northwest corner of Jefferson Sideroad and Yonge Street) northward to Estate Garden Drive slightly west of Yonge Street. The sewer will be constructed within the Region's right-of-way by open trench methods. Works are proposed partially within regulated wetland interference limits, as there are Provincially Significant Wetlands (PSWs) and Locally Significant Wetlands (LSWs) on both the east and west sides of Yonge Street at some locations. During construction effective barriers and erosion and sediment control (ESC) measures will be implemented to protect all natural features (aquatic and terrestrial).

There is a watercourse that crosses Estate Garden Drive west of Yonge Street that has an associated estimated floodplain that extends to the southwest corner of Yonge Street and Estate Garden Drive. ESC measures will be implemented during construction to ensure there are no alterations to this watercourse. Works within the estimated floodplain (chamber and flushing hydrant) will not have significant impacts on the storage or conveyance of floodwaters post construction.

Control of Flooding:

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

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

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

Conservation of Land:

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

Plantings

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

Policy Guidelines:

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

CFN: 40047 - Application #: 872/07/RH

Report Prepared by: Chris Barber, extension 5715

For information contact: Chris Barber, extension 5715

Date: January 23, 2008

TOWN OF WHITCHURCH-STOUFFVILLE

8.1.16 31 BEACH ROAD

To construct, reconstruct, erect or place a building or structure and change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units on Lot 199, 200, Plan, (31 Beach Road), in the Town of Whitchurch-Stouffville, Rouge River Watershed.

The purpose is to construct an addition on an existing home in a Regulated Area of the Rouge River Watershed.

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

- **Proposed Floor Plan, no date, prepared by Master Plan Design Services, received September 26, 2007;**
- **Proposed Upper Floor Plan, no date, prepared by Master Plan Design Services, received September 26, 2007;**
- **Proposed Foundation Plan, no date, prepared by Master Plan Design Services, received September 26, 2007.**

RATIONALE

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

Proposal:

The proposal consists of repairing a foundation and constructing a first floor addition to an existing house. The property is located at 31 Beach Road on Preston Lake in Stouffville. The property is located within 120 metres of the Preston Lake wetland with is designated a Provincially significant wetland however, the house is separated from the wetland by an existing road. TRCA technical staff have determined that this proposal will have no impact on the wetland.

Control of Flooding:

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

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

TRCA technical staff have reviewed the proposal and have determined that there will be no impact to slope stability.

Conservation of Land:

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

Plantings

No plantings are required.

Policy Guidelines:

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

CFN: 39871 - Application #: 761/07/WS

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Bill Kiru, extension 5306

Date: January 21, 2008

THE FOLLOWING PERMIT APPLICATIONS WERE ERRATA ITEMS:

RES.#B180/07 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 166/06 - ERRATA APPLICATIONS

Moved by: Colleen Jordan

Seconded by: Ron Moeser

THAT permits be granted in accordance with Ontario Regulation 166/06 for the applications (8.1.17 - 8.1.30, inclusive), that had been scheduled on the agenda as errata applications for which all the required information was received and finalized as listed below.

CARRIED

CITY OF PICKERING

8.1.17 PICKERING NUCLEAR/NUCLEAR WASTE MANAGEMENT

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 shoreline on OPG Pickering (10 Brock Road South), in the City of Pickering, Waterfront, Frenchman's Bay Watershed as located on the property owned by OPG Pickering.

The purpose is 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 shoreline to facilitate the construction of a new stormwater outfall.

The permit will be issued for the period of February 1, 2008 to January 31, 2010.

- **Letter of Undertaking to provide revisions to engineering plans and address outstanding comments to the satisfaction of TRCA, dated January 28, 2008, prepared by Ontario Power Generation.**

RATIONALE

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

Proposal:

The proposal includes the construction of a new stormwater outfall to Lake Ontario at OPG Pickering to facilitate the redevelopment of the storage yard.

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 the water.

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).

Plantings

All disturbed areas will be restored with native/non-invasive species following construction to provide a net environmental gain.

Policy Guidelines:

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

CFN: 40276 - Application #: 958/07/PICK

Report Prepared by: Laura James, extension 5723

For information contact: Laura James, extension 5723

Date: January 22, 2008

CITY OF VAUGHAN

8.1.18 9066 KEELE STREET

To construct, reconstruct, erect or place a building or structure and site grade on 9066 Keele Street, in the City of Vaughan, Don River Watershed.

The purpose is to allow development within a Regulated Area of the Don River Watershed to facilitate the installation of a sanitary sewer to service a commercial site at 9066 Keele Street in the City of Vaughan.

The permit will be issued for the period of February 1, 2008 to January 31, 2010.

- **Letter of Undertaking indicating that minor revisions will be made to the grading plan, site plan and other plans (where applicable) to the satisfaction of the TRCA, signed by the owner, dated January 30, 2008, received by the TRCA on January 30, 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 Don River Watershed to facilitate the installation of a sanitary sewer to service a commercial site at 9066 Keele Street in the City of Vaughan.

The proposed 86.5-metre long sanitary sewer will be installed through the excavation of an open trench both on and to the north of the commercial site. The sanitary sewer will connect to existing sanitary services in the valley corridor. The works will require the removal of vegetation and disturbance to the slope. All disturbed areas will be restored to existing conditions and planted with native, non-invasive species of trees, shrubs and seed.

Control of Flooding:

The final grades will be restored to match the existing grades; therefore, there will be no impact on the storage or conveyance of floodwaters.

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:

TRCA staff are satisfied that there will be no geotechnical/slope stability issues associated with the proposed development. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize 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 applicant proposes to remove approximately eight mature trees and associated understorey vegetation. Tree protection fencing will be installed to limit disturbance to the remaining vegetation in the valley area. All disturbed areas will be seeded once the works are complete. Approximately 84 new trees and shrubs will be planted 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: 40059 - Application #: 877/07/VAUG

Report Prepared by: Coreena Smith, extension 5269

For information contact: Coreena Smith, extension 5269

Date: January 23, 2008

8.1.19 BLOCK 12 PROPERTIES INC.

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 22, Concession 2, Block 12 - northeast of Major Mackenzie Drive and Dufferin Street, in the City of Vaughan, Don River Watershed as located on the property owned by Block 12 Properties Inc.

The purpose is to conduct site grading, temporarily or permanently place, dump or remove any material within a Regulated Area and to alter a tributary of the Don River, in order to construct a stormwater management pond and associated outfall (Stormwater Management Pond # 6), in Planning Block 12, in the City of Vaughan.

The permit will be issued for the period of February 1, 2008 to January 31, 2010.

- **Letter of Undertaking, prepared by Mr. David Mhango, Schaeffers Consulting Engineers, dated January 22, 2008, received January 23, 2008.**

RATIONALE

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

Proposal:

The proposal is to conduct site grading, temporarily or permanently place, dump or remove any material within a Regulated Area and to alter a tributary of the Don River, in order to construct a stormwater management (SWM) facility (Stormwater Pond # 6) and an associated storm outfall, to service the development of Planning Block 12, in the City of Vaughan.

Planning Block 12 is bounded by Major Mackenzie Drive to the south, Bathurst Street to the east, Teston Road to the north and Dufferin Street to the west. Stormwater Pond # 6 is located east of Dufferin Street, south of Teston Road. The proposed works are located within Draft Approved Plan of Subdivision 19T-99V08 (Andridge Homes Ltd.). The proposed works are in accordance with the approved Block 12 Master Environmental Servicing Plan (MESP). The contributing drainage area for SWM Pond 6 includes portions of the aforementioned subdivision along with Draft Approved Plan of Subdivision 19T-03V17 (Fernbrook Homes (McNair Creek)). The approximate drainage area is 6.22 ha.

This permit application for servicing fulfills a condition of draft approval issued by the TRCA. TRCA staff has received and reviewed detailed technical submissions relating to the proposed works and has commented appropriately. The agent, Schaeffers Consulting Engineers, on behalf of the applicant, is in the process of addressing these comments. At this time, there remain minor issues pertaining to erosion and sediment controls along with the final design of the proposed outfall (*i.e.*, size of riverstone to be utilized). TRCA staff is confident that these issues will be resolved shortly. It is noted that the outstanding comments will not affect the ultimate location of the stormwater facility and its associated outfall. The permit will not be released until such time as these issues are satisfactorily resolved.

Control of Flooding:

The proposed facility is located outside of the Regional Storm Flood Plain of the Don River. The proposed outfall will not negatively impact the storage or conveyance of flood waters.

Pollution:

Erosion and sediment control measures will be erected prior to construction and maintained for the duration of the works to ensure that sediment does not enter the nearby watercourse and adjacent valley corridor.

Dynamic Beaches:

Not applicable.

Erosion:

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

Conservation of Land:

No other significant natural features will be impacted by the proposed works. Given the discharge of stormwater flows to the Don River, a Letter of Advice will be issued on behalf of Fisheries and Oceans Canada (DFO).

Plantings

Plantings of native, non-invasive species will be carried out in accordance with TRCA Planting Guidelines and to the satisfaction of TRCA staff.

Policy Guidelines:

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

CFN: 39824 - Application #: 728/07/VAUG
Report Prepared by: Kevin Huang, extension 5307
For information contact: Kevin Huang, extension 5307
Date: January 23, 2008

8.1.20 69 CLARENCE STREET

To construct, reconstruct, erect or place a building or structure, change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 7, Concession 7, Lot 4, 5, Plan M-546, 69 Clarence Street, in the City of Vaughan, Humber River Watershed.

The purpose is to conduct site grading, temporarily or permanently place, dump or remove any material, and to construct/reconstruct a building or structure within a Regulated Area and Regional Storm Flood Plain of the Humber River in order to facilitate the reconstruction and expansion of an existing single-family residence at 69 Clarence Street, in the City of Vaughan.

The permit will be issued for the period of February 1, 2008 to January 31, 2010.

- **Red-Line Revised Basement, Ground Floor & Second Floor Plan, Drawing Nos. 1, 2 & 3, dated May 2007, received June 28, 2007.**
- **Red-Line Revised West Elevation (Front), North Elevation (Left Side), South Elevation (Right Side), East Elevation (Rear) Plans, Drawing Nos. 4, 5, 6 & 7, dated May 2007, received June 28, 2007.**
- **Red-Line Revised Section A-A, Drawing No. 8, dated May 2007, received June 28, 2007.**
- **Details & Construction Notes, Drawing Nos. 9 & 10, dated May 2007, received June 28, 2007.**
- **Structural Evaluation, prepared by David Lehman, A-D Engineering Group Ltd., dated January 18, 2008, received January 22, 2008.**

RATIONALE

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

Proposal:

The proposal is to conduct site grading works, temporarily or permanently place, dump or remove any material and to construct/reconstruct a building or structure within a Regulated Area and Regional Storm Flood Plain of the Humber River, in order to facilitate the reconstruction and expansion of an existing single-family residence at 69 Clarence Street, in the City of Vaughan.

The subject property is located on the southeast corner of Clarence Street and Park Drive, in Woodbridge. The subject property is approximately 0.04 ha (0.09 ac) in size and is located entirely within the TRCA's Regulated Area and Regional Storm Flood Plain, but outside the hydraulic floodway, of the Humber River. The site is located within the Woodbridge Special Policy Area (SPA).

A 1.5 storey single-family residence is currently located on the property (approximately 74 square metres). The applicant proposes to reconstruct the existing dwelling by increasing the height to two-stories. The existing aluminum facade of the building will be removed and a brick veneer will be installed. Additionally, interior renovations will be made to the existing home. An expansion to the existing footprint is also proposed which includes a garage located at the southeast corner of the residence along with living space above. This proposed expansion is approximately 60 square metres in size.

The proposed reconstruction and expansion of the building will be dry floodproofed to the 350-year storm elevation of 142.5 metres. All windows, doors and openings will be located above this elevation which is consistent with the requirements of the TRCA's Valley and Stream Corridor Management Program. The applicant has also provided a structural analysis/approval from a qualified structural engineer indicating that the proposed works will be designed and constructed to withstand the depths and velocities associated with a Regional Storm Event.

TRCA technical staff has reviewed the proposed plans along with the structural engineer approval and is satisfied that the technical requirements pertaining to this reconstruction/expansion have been adhered to.

Control of Flooding:

The proposed structure will be floodproofed to the 350-year storm elevation. TRCA staff is satisfied that the impacts to the storage or conveyance of flood waters will be minimal.

Pollution:

Erosion and sediment control measures will be implemented prior the initiation of construction to ensure that sediment does not migrate off-site.

Dynamic Beaches:

Not applicable.

Erosion:

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

Conservation of Land:

No significant natural features will be impacted by the proposed works. No in-water works are proposed as part of this application.

Plantings

Given that no vegetation will be removed for these works, no plantings will be required.

Policy Guidelines:

This proposal complies with Section 4.2.2 C) - Minor Additions and Section 4.2.2. D) - Replacement Structures, of the TRCA's Valley and Stream Corridor Management Program.

CFN: 39670 - Application #: 608/07/VAUG
Report Prepared by: Kevin Huang, extension 5307
For information contact: Kevin Huang, extension 5307
Date: January 23, 2008

8.1.21 NOVAGAL DEVELOPMENTS INC.

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 on Part Lot 17, 18, Concession 9, (Highway 27 and Rutherford Road), in the City of Vaughan, Humber River Watershed as located on the property owned by Novagal Developments Inc..

The purpose is to develop, conduct site grading, permit the temporary/permanent placement, dumping and/or removal of material within a Regulated Area of the Humber River and interfere with a watercourse, in order to facilitate the development of a sediment control pond and associated sediment control measures on Part Lots 17 and 18, Concession 9, in the City of Vaughan.

The permit will be issued for the period of February 1, 2008 to January 31, 2010.

- **Drawing No. N1, General Notes, prepared by Trow Associates Inc., dated September 2006, submitted September 2007, stamped and signed September 28, 2007, received by the TRCA on October 17, 2007;**
- **Drawing No. GP, General Plan, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;**
- **Drawing No. DA-1, Sediment and Erosion Control Drainage Area, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;**
- **Drawing No. DA-2, External Drainage Areas, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;**
- **Drawing No. DA-3, Cut-Off Swale Drainage Areas, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;**
- **Drawing No. SCF, Sediment Control Fencing / Rock Check Dams, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007, redline revised by the TRCA to January 30, 2008;**
- **Drawing No. SCF-1, Sediment Control Fencing / Rock Check Dams / Bypass Pipe, prepared by Trow Associates Inc., dated September 2006, submitted September 2007, stamped and signed September 28, 2007, received by the TRCA on October 17, 2007;**
- **Drawing No. SCP-1, Sediment Control Pond, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;**
- **Drawing No. SCP-2, Sediment Control Pond Cross Sections, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;**

- **Drawing No. SCP-3, Sediment Control Pond Cross Sections, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;**
- **Drawing No. SCP-4, Sediment Control Details, prepared by Trow Associates Inc., dated September 2006, submitted September 2007, stamped and signed September 28, 2007, received by the TRCA on October 17, 2007;**
- **Drawing No. SCP-5, Sediment Control Details, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;**
- **Drawing No. CS-1, Cut-Off Swale, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;**
- **Drawing No. CS-2, Cut-Off Swale, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;**
- **Drawing No. CS-3, Cut-Off Swale - Cross Sections, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;**
- **Drawing No. CS-4, Cut-Off Swale Drainage Pipe, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;**
- **Drawing No. TS-1, Terra-Seeding Plan, prepared by Trow Associates Inc., dated September 2006, submitted September 2007, stamped and signed September 28, 2007, received by the TRCA on October 17, 2007.**

RATIONALE

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

Proposal:

The purpose is to develop, conduct site grading, permit the temporary/permanent placement, dumping and/or removal of material within a Regulated Area of the Humber River and interfere with a watercourse, in order to facilitate the development of a sediment control pond and associated sediment control measures, as well as to remove old storage tanks, on Part Lots 17 and 18, Concession 9, in the City of Vaughan. The proposed works will occur on private lands on the west side of Highway 27, north of Rutherford Road.

The proposal will also resolve an outstanding violation with respect to unauthorized placement of fill and interference with a watercourse.

An application under Ontario Regulation 158 to place fill to facilitate the rehabilitation of the gravel pit, which previously existed on the property, was approved by the Executive Committee on June 30, 1982 (Permit No. A-0871). The permit was renewed several times since its original issuance to accommodate the restoration works. The purpose of the current application is to address sedimentation occurring on neighbouring properties downstream of the site and has involved discussions between the owner, agent, Fisheries and Oceans Canada (DFO), the City of Vaughan and the TRCA. The proposal involves the construction of a sediment control pond and outfall to eliminate the downstream sedimentation of the watercourse. A cut off swale will also be established along the table lands to mitigate erosion of the slopes and to allow for re-vegetation to occur.

The proposed sediment control pond will be located within the valley corridor, which is consistent with Section 4.3 - Infrastructure and Servicing - of the Authority's Valley and Stream Corridor Management Program. However, the proposed sediment control pond will be situated on-line, respecting the originally approved location of the pond, but it has been updated to reflect more recent design standards. Given the immediate need to control sediment on-site, staff have determined the pond location is appropriate in this instance. Further, the pond will be temporary until such time that the site has stabilized and further restoration works are initiated on the property.

Control of Flooding:

TRCA Water Management staff have reviewed the proposal and are satisfied that there will be no impact on the storage or conveyance of flood waters.

Pollution:

Erosion and sediment control measures will be erected prior to the initiation of the works and will be maintained for the duration of construction on the site.

Dynamic Beaches:

Not applicable.

Erosion:

The purpose of the subject application is to mitigate against further erosion on-site and the downstream sedimentation of the watercourse. Further, there will be no geotechnical/slope stability issues associated with the proposed development of the sediment control pond and associated sediment control measures.

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. The works are to be commenced and completed within the warm water fisheries timing window, between July 1 and March 31.

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. Disturbed areas will be seeded to help stabilize the site.

Policy Guidelines:

While the proposal is not entirely consistent with Section 4.3 - Infrastructure and Servicing - of the Authority's Valley and Stream Corridor Management Program, it does meet the special provisions note in this section such that the works are temporary in nature and there has been a demonstrated need to provide sediment and erosion control on-site. In addition, further restoration works on the property will be required to meet the intent of this section. Finally, staff are of the opinion that the proposed works do not affect the control of flooding, erosion, dynamic beaches, pollution or the conservation of land.

CFN: 39844 - Application #: 741/07/VAUG
Report Prepared by: Bill Kiru, extension 5306
For information contact: Bill Kiru, extension 5306
Date: January 23, 2008

TOWN OF MARKHAM

8.1.22 TOWN OF MARKHAM

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 (Pomona Mills Creek North of Kirk Drive), in the Town of Markham, Don River Watershed as located on the property owned by Town of Markham.

The purpose is to construct, alter a watercourse, site grade, temporarily/permanently remove/place fill/material within a regulated area and Regional Storm Floodplain to implement channel restoration, sanitary sewer protection, and storm sewer outfall modifications within a section of the stream corridor and valley corridor of Pomona Mills Creek, located north of Kirk Drive, in the Town of Markham.

The permit will be issued for the period of February 1, 2008 to January 31, 2010.

- **Letter of Undertaking to provide revisions to the engineering drawings, to provide further information as required, and to address TRCA comments, all to the satisfaction of TRCA; prepared by the Town of Markham; dated January 24, 2008; received by TRCA January 24, 2008.**

RATIONALE

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

Proposal:

The Town of Markham is currently undertaking a Municipal Class Environmental Assessment (EA) to develop a restoration plan for the Pomona Mills Creek Sub-Watershed which will address issues relating to erosion restoration, infrastructure protection, environmental improvements to the valley system, and habitat enhancement. This EA is still underway with overall plans to be developed and submitted at a later date. Prior to this EA being completed a need to protect existing sanitary sewer infrastructure from exposure has been identified by York Region and the Town of Markham. Presently channel erosion has resulted in unacceptable levels of risk associated with the existing sewer and manhole approximately 80 metres north of Kirk Drive on the east side of the watercourse. At this location the existing York Region sanitary sewer parallels the watercourse and an existing Town Markham sanitary sewer crosses the watercourse. York Region and the Town of Markham have collaborated to develop a design (see "Proposed Works" below) that will significantly reduce the risk associated with a breach of the sanitary sewer system and be in keeping with the overall objectives of the Class EA Study.

As part of the design report prepared for this permit application, three alternative solutions were identified at this location to address erosion issues and implement environmental improvements as follows:

Alternative 1 - Local stabilization of weir and banks

This would provide local stabilization of the existing weir and banks to protect existing infrastructure and provide the least amount of disruption to the watercourse. The disadvantages are that it would only provide short term mitigation for erosion, it would not provide weir stability/improved fish passage and it would leave the sanitary sewer still at risk. Further, this option would require more disruption to ecological resources at a later date during implementation of more permanent channel restoration solution.

Alternative 2 - Remove weir and reinstate steep channel over an approximately 60 metre reach

This would provide long-term mitigation of bank erosion and vertical stability issues, significantly reduce the risk to sewer infrastructure and improve fish habitat and passage using a step-pool morphology. Acceptable reductions in risk can only be achieved by removal of the existing weir, and as such, this alternative would require that the works be extended approximately 60 metres downstream of the weir to achieve a gradient of approximately 3.8% (reduction from 5.6%). This alternative would also minimize ecological disruption to the watercourse in the future as any works required for maintenance or adjustment would be minimal.

Alternative 3 - Remove weir and reinstate channel over an approximately 110 metre reach

This would provide similar benefits as Alternative 2, but with lower stream energy due to a milder slope, which is favourable. However, the disadvantages of this alternative include extensive disruption to ecological resources for implementation and the requirement for significant changes to flood elevations within the valley. Changes to the flood elevations are not acceptable as this is an urbanized area with residential properties located adjacent to the stream.

Alternative 2 has been selected as it is the best in terms of achieving both infrastructure protection and ecological enhancement objectives. Alternative 2 has been finalized and will be implemented as identified below.

Proposed Works

Presently channel erosion has resulted in unacceptable levels of risk associated with the existing sewer and manhole approximately 80 metres north of Kirk Drive on the east side of the watercourse. As discussed above, prior to the EA being completed a need to protect existing sanitary sewer infrastructure from exposure has been identified by York Region and the Town of Markham. The following works will achieve the objectives of the Class EA currently underway and will help determine requirements for enhancements and erosion mitigation that will tie in both upstream and downstream of the subject location. An emergency design to implement Alternative 2 includes the following that will span Pomona Mills Creek approximately 110 metres northward from Kirk Drive:

- infrastructure protection by installing a 24 metre long armourstone wall (to be keyed in to the bank) to protect the sanitary sewer and manhole on the east bank.
- sizing the channel capacity to accommodate the 2 year flow.
- removal of an existing metal weir and debris from the channel.

- slope and channel regrading to raise the bed and redistribute the existing elevation drop at the weir further downstream (reduce slope to be approximately 3.8%).
- slope and channel regarding to provide stabilization, introduce naturalized bedform features by constructing a step-pool sequence between upstream and downstream tie-in points. This will develop a low-flow channel to enhance fish passage, as step-pool sequences provide grade control during high flows and instream habitat during low-flows.
- placement of keystone, cobbles and boulders (stone channel lining) to regrade and stabilize banks slopes and the channel, to create step-pool sequence and to improve aquatic habitat and instream features.
- restoration of banks and slopes with native riparian plantings.
- retrofitting and cutting back the storm sewer outfall at the west bank to widen the valley and accommodate the proposed channel. This will involve removing the existing gabion basket support and installing a new concrete headwall.
- further stabilization/removal of gabion baskets.

During construction erosion and sediment controls will be in place as all work will be completed in the dry. Construction supervision will be provided on site by a qualified professional to ensure the project is being constructed in accordance with approved designs and to ensure the environment is protected to the highest standards possible. A fish removal plan will be in place to relocate any live fish from upstream of the project area to the downstream side, to ensure fish are protected. A monitoring plan will be implemented to assess and monitor any deficiencies post-construction with any required maintenance or adjustment to be further implemented as required.

Control of Flooding:

Cut and fill will be taking place within the Regional Storm Floodplain however TRCA Water Management Staff has reviewed the proposal and are satisfied that the proposed project will not have significant impacts on the storage or conveyance of floodwaters.

Pollution:

Standard erosion and sediment control measures (silt/sediment fence, coffer dams for dam and pump method to work in the dry) 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 will be no slope stability concerns with the proposed project. A Monitoring Plan will be implemented to assess and monitor any deficiencies post-construction with any required maintenance or adjustment to be further implemented as required.

Conservation of Land:

With erosion and sedimentation control plans in effect the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of Fisheries and Oceans Canada (DFO). In-water works will be completed during the warm-water fisheries timing window of July 1 to March 31.

Plantings

All disturbed areas will be restored with native/non-invasive species following construction as per the restoration plan developed for this project.

Policy Guidelines:

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

CFN: 40333 - Application #: 013/08/MARK
Report Prepared by: Chris Barber, extension 5715
For information contact: Chris Barber, extension 5715
Date: January 23, 2008

TOWN OF RICHMOND HILL

8.1.23 404 MAJOR MAC REALTY

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 20, Concession 3 Lot 20, Plan 65R-29464, (southeast corner of Major Mackenzie Drive East and Leslie Street), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by 404 Major Mac Realty.

The purpose is to site grade within a Regulated area, and construct within the Regulatory Floodplain to facilitate the construction of a sanitary sewer extension and connection.

The permit will be issued for the period of February 1, 2008 to January 31, 2010.

- **Letter of undertaking provided by Nancy Dionne, Counterpoint Engineering Inc., dated January 30, 2007, to address all outstanding TRCA issues prior to the issuance of the permit.**

RATIONALE

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

Proposal:

This permit is one of three before the Executive Committee for consideration at this meeting, pertaining to the OPA 120 (Barker Business Park) lands in the Town of Richmond Hill. The Barker Business Park Lands are being developed in three phases. Phase One of the development is currently under construction with all requisite planning approvals attained. Phase Two and Three of the development are now proceeding, which require the construction of new stormwater management ponds and servicing.

The master servicing plan (MESP) for the subject lands, which has been reviewed and endorsed by TRCA staff, identifies that a sanitary sewer connection is required between the subject property and the existing trunk sanitary sewer located directly south of Major Mackenzie Drive, within the Rouge River valley. The proposed sanitary connection is to be built in accordance with the MESP.

This permit application is to allow for the construction of the sanitary sewer connection to the existing trunk sanitary sewer, located south of Major Mackenzie Drive, east of Leslie Street. The proposed sanitary sewer extension and connection will not require any in-water works or watercourse crossings. Additionally, no permanent dewatering shall be permitted as part of this project. The area in which construction is to occur is generally within areas that have been disturbed in the recent past through other infrastructure and site remediation projects. Sediment and erosion control measures will be implemented in accordance with TRCA guidelines, and disturbed areas will be restored and enhanced to the satisfaction of TRCA staff.

Control of Flooding:

No significant impacts to flood control or conveyance are anticipated as a result of these works, as all works will be completed below-ground.

Pollution:

Appropriate sediment and erosion control measures are to be installed prior to, and maintained during all phases of construction.

Dynamic Beaches:

Not applicable

Erosion:

There are no slope stability and/or erosion related concerns with this application.

Conservation of Land:

It is not anticipated that any significant vegetation will be removed as a result of this project. No in-water works are proposed with this permit, and no fisheries related impacts are anticipated with respect to the proposed sewer connection. The proposed works will be subject to fisheries timing window restrictions, unless TRCA staff are satisfied, prior to issuance of the permit, that any potential impacts to fisheries can be minimized to the greatest possible extent through measures proposed.

Plantings

Areas that are disturbed through this project will be restored and enhanced in accordance with TRCA's planting guidelines.

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: 40331 - Application #: 014/08/RH

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: January 23, 2008

8.1.24 BARKER BUSINESS PARK (PHASE II) LIMITED

To site grade and alter a watercourse on Part Lot 21, 22, Concession 3, (Leslie Street and Major Mackenzie Drive), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Barker Business Park (Phase II) Limited.

The purpose is to construct and place fill within a Regulated area, to facilitate the construction of a new stormwater management pond and associated outfall to service a new employment lands subdivision.

The permit will be issued for the period of February 1, 2008 to January 31, 2010.

- **Letter of undertaking provided by Nick Zeibots, Municipal Infrastructure Group, dated January 30, 2007, to address all outstanding TRCA issues prior to the issuance of the permit.**

RATIONALE

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

Proposal:

This permit is one of three before the Executive Committee for consideration at this meeting, pertaining to the subject property. This permit application is to allow for the construction of the second of three stormwater management ponds within the OPA 120 lands (Barker Business Park), located between Major Mackenzie Drive to the south, Elgin Mills Cemetery to the north, Highway 404 to the east, and Leslie Street to the west. A Master Environmental Servicing Plan (MESP) which identifies the above noted ponds has recently been completed for the subject lands. The proposed pond is to be built in accordance with the MESP.

The Barker Business Park Lands are being developed in three phases. Phase One of the development is currently under construction with all requisite planning approvals attained. Phase Two and Three of the development will be serviced by two main ponds on the north and south side of the Rouge River on the subject property. Permit applications were approved by the Executive Committee (on August 10, 2007 and August 11, 2006 respectively) for the stormwater pond and outfall on the north side of the valley. The subject permit is to allow for the construction of a stormwater management pond and associated outfall on the south side of the Rouge River on the subject property, which will service the majority of lands within Phases 2 and 3 that are on this side of the Rouge River.

As a component of the pond design and construction, groundwater infiltration/exfiltration measures are proposed, which is anticipated to provide some ground water recharge, as well as flow attenuation and thermal mitigation benefits for the pond discharge that will be released into the adjacent Rouge River tributary. Through the MESP process, the sensitivity of the aquatic communities within this watercourse became apparent to TRCA staff. The proposed infiltration/exfiltration measures, in addition to those which will be required for each development parcel within Phases Two and Three of this development are being provided in an attempt to minimize impacts to the watercourse to the greatest possible extent. Additionally, the outfall that is being proposed with the subject pond has been designed to disperse flows prior to discharging to the Rouge River, in a further attempt to reduce impacts.

Additional measures will need to be implemented during the construction of the subject pond, to ensure that impacts from any dewatering are minimized, that the proposed outfall is designed to minimize impacts to the area in which it will be located, and that sediment and erosion control measures are implemented to the satisfaction of TRCA staff. TRCA staff are currently in discussions with the consultants for the applicant regarding these items, and the permit will not be released until such time as these issues have been addressed to the satisfaction of TRCA staff.

Control of Flooding:

No significant impacts to flood control or conveyance are anticipated as a result of these works, which are to maintain pre-development conditions in accordance with TRCA requirements.

Pollution:

Appropriate sediment and erosion control measures are to be installed prior to, and maintained during, all phases of construction.

Dynamic Beaches:

Not applicable

Erosion:

There are no slope stability and/or erosion related concerns with this application.

Conservation of Land:

It is not anticipated that any significant vegetation will be removed as a result of this project. No in-water works are proposed within this permit, and no fisheries related impacts are anticipated with respect to the pond construction.

Plantings

A planting plan will be approved for the pond, in accordance with TRCA planting guidelines. Additional valleyland plantings will be provided through the associated planning applications, and will be brought forward for consideration at a future Executive Committee meeting.

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: 38805 - Application #: 055/07/RH

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: January 23, 2008

8.1.25 URBACON PROPERTIES LIMITED

To construct, reconstruct, erect or place a building or structure, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Part Lot 21, 22, Concession 3 , (Leslie Street and Major Mackenzie Drive), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Urbacon Properties Limited.

The purpose is to place and remove fill within a Regulated area, to facilitate grading and pre-servicing works on the subject property.

The permit will be issued for the period of February 1, 2008 to January 31, 2010.

- **Letter of undertaking provided by Nick Zeibots, Municipal Infrastructure Group, dated January 30, 2007, to address all outstanding TRCA issues prior to the issuance of the permit.**

RATIONALE

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

Proposal:

This permit is one of three before the Executive Committee for consideration at this meeting, pertaining to the subject property. This permit application is to allow for grading and pre-servicing works on lands Regulated by the TRCA within the OPA 120 lands (Barker Business Park), located between Major Mackenzie Drive to the south, Elgin Mills Cemetery to the north, Highway 404 to the east, and Leslie Street to the west. A Master Environmental Servicing Plan (MESP) has recently been completed for the subject lands. The proposed grading and servicing works will be completed in accordance with the MESP.

The Barker Business Park Lands are being developed in three phases. Phase One of the development is currently under construction with all requisite planning approvals attained. Phase Two and Three of the development are now proceeding, and site preparation and pre-servicing works are required at this time to facilitate the development.

The majority of TRCA's Regulated areas on the subject property are within valleyland blocks that are to be conveyed into public ownership through the associated plans of subdivision. There are a few areas in which the Regulated area presently extends onto the tablelands to be developed. These areas are outside of the Rouge River valley, outside of the Regulatory Floodplain, and outside of areas of significant vegetation. This permit is to allow for grading and pre-servicing works within the Regulated portions of the development blocks on the south and east side of the Rouge River. Additional permit applications pertaining to grading and pre-servicing of lands on the north and west side of the Rouge River, and those associated with proposed future developments, will be brought forward to the Executive Committee for consideration at a later date.

The applicant has provided sediment and erosion control details, which have taken into consideration TRCA's new sediment and Erosion Control Guidelines. Prior to the issuance of this permit, TRCA staff will need to be satisfied that the proposed sediment and erosion control measures have met the objectives of TRCA's Guidelines.

Control of Flooding:

No significant impacts to flood control or conveyance are anticipated as a result of these works, as all works proposed under this permit are located outside of the Regulatory Floodplain.

Pollution:

Appropriate sediment and erosion control measures are to be installed prior to, and maintained during, all phases of construction.

Dynamic Beaches:

Not applicable

Erosion:

There are no slope stability and/or erosion related concerns with this application.

Conservation of Land:

No significant vegetation will be removed as a result of this project. No in-water works are proposed with this permit.

Plantings

No significant vegetation is to be removed as a result of the subject works. Additional valleyland plantings will, however be provided through the associated planning applications, and will be brought forward for consideration at a future Executive Committee meeting.

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: 40382 - Application #: 042/08/RH

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: January 23, 2008

8.1.26 233 LENNOX AVENUE

To construct, reconstruct, erect or place a building or structure on Lot 192, 193, Plan 2383, (233 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 replacement dwelling on a residential lot.

The permit will be issued for the period of February 1, 2008 to January 31, 2010.

- **Letter of Undertaking, prepared by V. Kouznetsov, dated January 30, 2008, to address all outstanding engineering related issues prior to issuance.**

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 Don River Watershed in order to facilitate the demolition of an existing residential dwelling and the construction of a new residential dwelling at 233 Lennox Avenue. The subject property is located within an approved subdivision and is located partially within the Regional Storm Floodplain. Although, the subject property is partially located within the Regional Storm Floodplain, TRCA staff has confirmed that the proposed dwelling is located outside of the flood hazard and is adequately setback from the limit of the Regional Floodplain. The area to which this application applies is void of any significant vegetation and is currently manicured lawn.

Control of Flooding:

All 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 will be installed and maintained on the subject property 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.

Plantings

As no significant vegetation will be removed and the proposed development is located within a manicured lawn, additional plantings are not required.

Policy Guidelines:

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

CFN: 40369 - Application #: 030/08/RH

Report Prepared by: Lisa Stern, extension 5370

For information contact: Quentin Hanchard, extension 5324

Date: January 23, 2008

TOWNSHIP OF KING

8.1.27 1083951 ONTARIO LTD.

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 on Lots 7, 8, 9, 10, Concession 8, (Noble Ridge Community), in the Township of King, Humber River Watershed as located on the property owned by 1083951 Ontario Ltd..

The purpose is to allow development and the alteration of a watercourse within a Regulated Area to facilitate topsoil stripping and grading, the installation of sediment and erosion control measures including temporary sediment control ponds, the installation of infiltration swales and a roof drain collector system, the construction of a pedestrian trail including one watercourse crossing over a tributary of the Humber River (Swale 2), and associated works for a 698-unit draft approved plan of subdivision in the northeast quadrant of Nobleton, Township of King.

The permit will be issued for the period of February 1, 2008 to January 31, 2010.

- **Letter of Undertaking indicating that the applicant will continue to work with the TRCA to resolve any outstanding issues to the satisfaction of the TRCA prior to the release of the permit, signed by David Mhango of Schaeffers Consulting Engineers, dated January 16, 2008, received by the TRCA on January 16, 2008.**

RATIONALE

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

Proposal:

The purpose is to allow development and the temporary alteration of a watercourse within a Regulated Area of the Humber River Watershed to facilitate the construction of 698 units in a draft approved residential plan of subdivision (19T-03K01) in the northeast quadrant of Nobleton, Township of King.

The proposed Noble Ridge Community is bounded by the 15th Sideroad to the north, the 8th Concession Road to the east, existing residential development to the south and Highway 27 to the west. There are three watercourses in the area of the proposed development: one which flows from north to south along the development's western limits (Tributary A), one which flows from north to south along the eastern development boundary (Tributary B) and one which flows from west to east in the northeast corner of the development and connects to Tributary B (Swale 2). There is a wetland connected to Tributary A and a second wetland connected to Swale 2.

The development will occur in phases, with topsoil stripping and preliminary site grading following the phasing for the site.

The construction of the temporary sediment ponds will occur in the first phase. Three temporary sediment ponds and outfalls are proposed. These temporary sediment ponds will capture storm and sediment run-off associated with the preliminary grading works for the proposed subdivision. Other sediment and erosion control measures will also be employed, including sediment control fencing, cut-off swales, rock check dams and cofferdams.

This application will also facilitate the final grading for the site, the installation of infiltration swales and a roof drain collector system, the construction of a pedestrian trail and other associated works.

The infiltration trenches will be installed in parts of the buffer and will be filled with permeable material. The roof drain collectors will be installed at specified lots within the subdivision and will be directed to a central outlet. These measures are intended to maintain surface flows to the wetlands on the site and to maintain overall water balance for the development.

The proposed pedestrian trail will be located within the 10- to 30-metre buffer between the natural features and the proposed development, which generally extends around the perimeter of the proposed subdivision. The trail alignment has been provided, but will be field fit in order to minimize grading and avoid impacts to existing vegetation. The trail will be approximately 2 metres wide and will be surfaced with limestone screenings. Asphalt will be used only in areas of steeper slopes where the construction of a limestone trail is not feasible. The trail will include one watercourse crossing in the form of a wooden boardwalk, approximately 78 metres long, supported by reinforced concrete piers.

Control of Flooding:

There will be no impact on the storage or conveyance of floodwaters.

Pollution:

Sediment and erosion control measures will be installed and 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 proposed development. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize 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.

Plantings

An extensive restoration plan has been prepared for the valley lands and buffers. All disturbed areas will be restored with native, non-invasive plantings and seed to the satisfaction of TRCA staff.

Policy Guidelines:

The proposal is consistent with Section 4.1 (New Development) and Section 4.3 (Infrastructure and Servicing) of the Authority's Valley and Stream Corridor Management Program.

CFN: 37943 - Application #: 358/06/KING
Report Prepared by: Coreena Smith, extension 5269
For information contact: Coreena Smith, extension 5269
Date: January 23, 2008

8.1.28 1083951 ONTARIO LTD.

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 on Lots 7, 8, 9, 10, Concession 8, (Noble Ridge Community), in the Township of King, Humber River Watershed as located on the property owned by 1083951 Ontario Ltd..

The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed in order to facilitate the construction of a stormwater management facility (SWM Pond A) and an associated outfall to service, in part, a 698-unit draft approved plan of subdivision in the northeast quadrant of Nobleton, Township of King.

The permit will be issued for the period of February 1, 2008 to January 31, 2010.

- **Letter of Undertaking indicating that the applicant will continue to work with the TRCA to resolve any outstanding issues to the satisfaction of the TRCA prior to the release of the permit, signed by David Mhango of Schaeffers Consulting Engineers, dated January 16, 2008, received by the TRCA on January 16, 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 in order to facilitate the construction of a stormwater management facility (SWM Pond A) and an associated outfall to service, in part, a 698-unit draft approved plan of subdivision in the northeast quadrant of Nobleton, Township of King.

The proposed Noble Ridge Community is bounded by the 15th Sideroad to the north, the 8th Concession Road to the east, existing residential development to the south and Highway 27 to the west. This stormwater management facility is one of three to be constructed for the proposed subdivision. This facility will be constructed in the southwest corner of the site, east of Highway 27 and north of an existing public school. The facility will outlet to a tributary of the Humber River (Tributary A).

A portion of the works for the proposed stormwater management facility will occur within the buffer area and watercourse, including grading and the construction of the outfall. The proposed location of the facility was accepted by TRCA staff after an extensive review of the Master Environmental Servicing Plan (MESP) and Environmental Impact Statement for the Nobleton Community and subsequent submissions by the applicant in response to TRCA comments on the MESP. As such, conditions of draft approval were issued by TRCA staff on November 9, 2005.

This permit application fulfills one of the conditions of draft approval. TRCA staff have since reviewed detailed technical submissions relating to the proposed works and have commented appropriately. Schaeffers Consulting Engineers, on behalf of the applicant, is in the process of addressing the TRCA's latest comments. There remain minor issues relating to sediment and erosion control and the submission of a cross-section of the watercourse. TRCA staff are confident that these issues can be resolved shortly. It is noted that these issues in no way affect the location of the proposed works. The permit will not be released until such time as these issues are satisfactorily resolved.

Control of Flooding:

There will be no impact on the storage or conveyance of floodwaters.

Pollution:

Sediment and erosion control measures will be installed and 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 proposed development. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize 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

An extensive restoration plan has been prepared for the stormwater management facility 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: 38045 - Application #: 428/06/KING

Report Prepared by: Coreena Smith, extension 5269

For information contact: Coreena Smith, extension 5269

Date: January 23, 2008

8.1.29 1083951 ONTARIO LTD.

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 on Lots 7, 8, 9, 10, Concession 8, (Noble Ridge Community), in the Township of King, Humber River Watershed as located on the property owned by 1083951 Ontario Ltd..

The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed in order to facilitate the construction of a stormwater management facility (SWM Pond B) and an associated outfall to service, in part, a 698-unit draft approved plan of subdivision in the northeast quadrant of Nobleton, Township of King.

The permit will be issued for the period of February 1, 2008 to January 31, 2010.

- **Letter of Undertaking indicating that the applicant will continue to work with the TRCA to resolve any outstanding issues to the satisfaction of the TRCA prior to the release of the permit, signed by David Mhango of Schaeffers Consulting Engineers, dated January 16, 2008, received by the TRCA on January 16, 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 in order to facilitate the construction of a stormwater management facility (SWM Pond B) and an associated outfall to service, in part, a 698-unit draft approved plan of subdivision in the northeast quadrant of Nobleton, Township of King.

The proposed Noble Ridge Community is bounded by the 15th Sideroad to the north, the 8th Concession Road to the east, existing residential development to the south and Highway 27 to the west. This stormwater management facility is one of three to be constructed for the proposed subdivision. This facility will be constructed in the southwest corner of the site, east of Highway 27 and north of an existing public school. The facility will outlet to a tributary of the Humber River (Tributary A).

A portion of the works for the proposed stormwater management facility will occur within the buffer area and watercourse, including grading and the construction of the outfall. The proposed location of the facility was accepted by TRCA staff after an extensive review of the Master Environmental Servicing Plan (MESP) and Environmental Impact Statement for the Nobleton Community and subsequent submissions by the applicant in response to TRCA comments on the MESP. As such, conditions of draft approval were issued by TRCA staff on November 9, 2005.

This permit application fulfills one of the conditions of draft approval. TRCA staff have since reviewed detailed technical submissions relating to the proposed works and have commented appropriately. Schaeffers Consulting Engineers, on behalf of the applicant, is in the process of addressing the TRCA's latest comments. There remain minor issues relating to sediment and erosion control and the submission of a cross-section of the watercourse. TRCA staff are confident that these issues can be resolved shortly. It is noted that these issues in no way affect the location of the proposed works. The permit will not be released until such time as these issues are satisfactorily resolved.

Control of Flooding:

There will be no impact on the storage or conveyance of floodwaters.

Pollution:

Sediment and erosion control measures will be installed and 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 proposed development. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize 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

An extensive restoration plan has been prepared for the stormwater management facility 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: 38046 - Application #: 429/06/KING

Report Prepared by: Coreena Smith, extension 5269

For information contact: Coreena Smith, extension 5269

Date: January 23, 2008

8.1.30 1083951 ONTARIO LTD.

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 on Lots 7, 8, 9, 10, Concession 8, (Noble Ridge Community), in the Township of King, Humber River Watershed as located on the property owned by 1083951 Ontario Ltd..

The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed in order to facilitate the construction of a stormwater management facility (SWM Pond C) and an associated outfall to service, in part, a 698-unit draft approved plan of subdivision in the northeast quadrant of Nobleton, Township of King.

The permit will be issued for the period of February 1, 2008 to January 31, 2010.

- **Letter of Undertaking indicating that the applicant will continue to work with the TRCA to resolve any outstanding issues to the satisfaction of the TRCA prior to the release of the permit, signed by David Mhango of Schaeffers Consulting Engineers, dated January 16, 2008, received by the TRCA on January 16, 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 in order to facilitate the construction of a stormwater management facility (SWM Pond C) and an associated outfall to service, in part, a 698-unit draft approved plan of subdivision in the northeast quadrant of Nobleton, Township of King.

The proposed Noble Ridge Community is bounded by the 15th Sideroad to the north, the 8th Concession Road to the east, existing residential development to the south and Highway 27 to the west. This stormwater management facility is one of three to be constructed for the proposed subdivision. This facility will be constructed along the eastern limits of the development and will outlet to a tributary of the Humber River (Tributary B).

The proposed stormwater management facility is located below the staked top of bank, but outside of the Regional Storm Flood Plain and dripline of the valley vegetation. The proposed location of the facility was accepted by TRCA staff after an extensive review of the Master Environmental Servicing Plan (MESP) and Environmental Impact Statement for the Nobleton Community and subsequent submissions by the applicant in response to TRCA comments on the MESP. As such, conditions of draft approval were issued by TRCA staff on November 9, 2005.

This permit application fulfills one of the conditions of draft approval. Through this process, the applicant has continued to work with TRCA staff on the detailed design of the stormwater management facility.

Control of Flooding:

There will be no impact on the storage or conveyance of floodwaters.

Pollution:

Sediment and erosion control measures will be installed and 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 proposed development. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize 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

An extensive restoration plan has been prepared for the stormwater management facility to the satisfaction of TRCA staff. The outfall has been designed to mimic a natural seepage area and will tie in with the existing vegetation community in that area. The facility has been integrated into the natural system and the proposed pedestrian trail design for the development.

Policy Guidelines:

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

CFN: 38047 - Application #: 430/06/KING

Report Prepared by: Coreena Smith, extension 5269

For information contact: Coreena Smith, extension 5269

Date: January 23, 2008

PERMIT APPLICATIONS 8.1.31 - 8.1.35 ARE MINOR WORKS LETTER OF APPROVAL:

RES.#B181/07 - MINOR WORKS LETTER OF APPROVAL PURSUANT TO ONTARIO REGULATION 166/06

Moved by: Colleen Jordan

Seconded by: Ron Moeser

THAT minor works letter of approval granted by Toronto and Region Conservation Authority staff in accordance with Ontario Regulation 166/06 for the applications (8.1.31 - 8.1.35, inclusive), which are listed below, be received.

CARRIED

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.31 VILLA MARTINS INC.

To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) on Part Block E, Plan 4308, (1-3 Greenbrook Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Villa Martins Inc.

CFN: 40066 - Application #: 882/07/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: January 22, 2008

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.32 2600 BAYVIEW AVENUE

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Lot 250, 11, Plan 3517, (2600 Bayview Avenue), in the City of Toronto (North York Community Council Area), Don River Watershed.

CFN: 40096 - Application #: 895/07/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: January 22, 2008

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

8.1.33 41 MCKENZIE AVENUE

To install a swimming pool, undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) and construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 5, Plan 607, (41 McKenzie Avenue), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

CFN: 40185 - Application #: 925/07/TOR

Report Prepared by: Nicole Moxley, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: January 17, 2008

TOWN OF MARKHAM

8.1.34 7 PETUNIA STREET

To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) on Lot 148, Plan 65M3515, (7 Petunia Street), in the Town of Markham, Rouge River Watershed.

CFN: 40371 - Application #: 032/08/MARK
Report Prepared by: Lisa Stern, extension 5370
For information contact: Lisa Stern, extension 5370
Date: January 17, 2008

TOWNSHIP OF UXBRIDGE

8.1.35 1260 CONCESSION 3

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 2, Concession 3, (1260 Concession 3), in the Township of Uxbridge, Duffins Creek Watershed.

CFN: 40358 - Application #: 029/08/UXB
Report Prepared by: Shannon McNeill, extension 5744
For information contact: Steve Heuchert, extension 5311
Date: January 15, 2008

CITY OF VAUGHAN

8.1.36 KLEINBURG RESIDENTIAL ESTATES LTD.

To construct, reconstruct, erect or place a building or structure, site grade and alter a watercourse on Lots 26, 27, Concession 9, (Extension of Richard Lovat Court), in the City of Vaughan, Humber River Watershed as located on the property owned by Kleinburg Residential Estates Ltd..

The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed to facilitate site grading and the construction of an outfall to service a 21-unit draft approved residential plan of subdivision (19T-95098) north of Richard Lovat Court, in the City of Vaughan.

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

- **Letter of Undertaking indicating that the applicant will continue to work with the TRCA to resolve any outstanding issues to the satisfaction of the TRCA, signed by David Giugovaz of Valdor Engineering Inc., dated January 29, 2008, received by the TRCA on January 29, 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 site grading and the construction of an outfall to service a 21-unit draft approved residential plan of subdivision (19T-95098) north of Richard Lovat Court, in the City of Vaughan.

The proposed development is located to the west of a well-vegetated slope, which extends down to a tributary of the Humber River. A 5-metre buffer was established between the development and the adjacent natural features through our review of the draft plan of subdivision. Six of the 21 estate residential lots are partially located within the TRCA's Regulated Area. Minor grading will occur within those lots that back onto the buffer. No grading will occur within the 5-metre buffer. A chain link fence will be established at the rear of the lots.

An outfall will also be constructed northeast of the proposed subdivision and will outlet to the adjacent tributary. Drop structures have been incorporated into the design of the outfall to provide energy dissipation and mitigate erosion impacts to the receiving channel and banks. The outfall will be constructed using a trench box to minimize the area disturbed. The drop structures will also minimize the depth of the sewer and, thus, the limit of disturbance. A stilling basin will be installed at the outlet to provide further energy dissipation. The outfall has been designed to tie into the natural channel.

This permit application fulfills one of the conditions of draft approval issued by TRCA staff on December 8, 2005. TRCA staff have since reviewed detailed technical submissions relating to the proposed works and have commented appropriately. Valdor Engineering Inc., on behalf of the applicant, is in the process of addressing the TRCA's latest comments. There remain minor issues relating to the submission of supporting calculations and details on the proposed infiltration measures for the site. TRCA staff are confident that these issues can be resolved shortly. It is noted that these issues in no way affect the location of the proposed works. The permit will not be released until such time as these issues are satisfactorily resolved.

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 will be installed and 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 proposed development. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize 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 existing ground flora in the area of the proposed outfall will be transplanted 3 to 10 metres south of the construction zone. The outfall area and 5-metre wide buffer will be planted with native, non-invasive species to the satisfaction of TRCA staff.

Policy Guidelines:

The proposal is consistent with Section 4.1 (New Development) and Section 4.3 (Infrastructure and Servicing) of the Authority's Valley and Stream Corridor Management Program.

CFN: 39382 - Application #: 395/07/VAUG

Report Prepared by: Coreena Smith, extension 5269

For information contact: Coreena Smith, extension 5269

Date: January 29, 2008

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.37 114 THREE VALLEYS DRIVE

To construct, reconstruct, erect or place a building or structure on Lot 360, Plan 5112, (114 Three Valleys 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 one-storey addition to the side and rear of an existing dwelling.

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

- **Letter of Undertaking, prepared by Laura Pollard, dated and received January 30, 2008.**

RATIONALE

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

Proposal:

The proposed works include construction of a one-storey addition to the side and rear of the existing dwelling at 114 Three Valleys Drive in the City of Toronto. The site is located south of York Mills Road and east of Don Mills Road.

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 slope stability report has been reviewed and approved by TRCA geotechnical engineering staff and the proposal will be constructed in accordance with the recommendations of this report. A 2-metre planted buffer at top-of-slope will be required to mitigate any surficial erosion of the soil adjacent to the slope.

Conservation of Land:

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

Plantings

Native tree shrubs and seed mix will be planted along the top of bank.

Policy Guidelines:

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

CFN: 39838 - Application #: 735/07/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: January 30, 2008

RES.#B182/07 -

ENFORCEMENT AND SECURITY

Appointment of Enforcement Officer and designation as Provincial Offences Officer.

Moved by: Ron Moeser

Seconded by: Suzan Hall

THAT the appointment of Brad Clubine as an Officer under the Conservation Authorities Act (CA Act) as per Section 28(1)(d)(e) and as a Provincial Offences Officer be approved for the purposes of:

- **enforcing regulations made by Toronto and Region Conservation Authority (TRCA) pursuant to Sections 28 and 29 of the CA Act;**
- **enforcing the Trespass to Property Act.**

CARRIED

BACKGROUND

For the purpose of enforcing the regulations made by TRCA, pursuant to section 28(1)(d)(e) of the CA Act, TRCA may appoint personnel as officers to enforce any regulation made under Sections 28 and 29. Within TRCA, the appointment would currently pertain to Ontario Regulations 166/06 and 119 respectively as they apply to the jurisdiction of TRCA. Further, the Minister of Natural Resources has implemented, under the authority of subsection 1(3) of the Provincial Offences Act R.S.O. 1990, a class designation process for all conservation authorities whereby any conservation authority officer appointed under Section 28 1(d)(e) of the CA Act shall be designated by the Minister simultaneously as a Provincial Offences Officer. Persons so appointed may address and have the authority to enforce all offences under the CA Act and Regulations, as well as the Trespass to Property Act, when carrying out duties within the jurisdiction of the officer's conservation authority.

The prerequisite to the Minister's Provincial Offences Officer appointment is that all candidate officers be:

- adequately trained in the legislation to be enforced, including the Provincial Offences Act;
- have proof of a clean criminal record check; and
- be appointed as an officer to enforce conservation authority legislation at an official board meeting.

Pursuant to the approval of the above-noted appointment, the Minister's requirements will have been addressed.

Mr. Brad Clubine is an employee of TRCA's Parks and Culture Division, and the appointment of this individual as noted will assist Parks staff in ensuring all clientele continue to enjoy a positive recreational experience in accordance with TRCA policy and standards of conduct.

Report prepared by: Al Willison, extension 5285

Email: awillison@trca.on.ca

For Information contact: Al Willison, extension 5285

Email: awillison@trca.on.ca

Date: January 16, 2008

TERMINATION

ON MOTION, the meeting terminated at 10:35 a.m., on Friday, February 1, 2008..

Gerri Lynn O'Connor
Chair

Brian Denney
Secretary-Treasurer

/ks