

Executive Committee Meeting #6/22 was held via videoconference, on Friday, October 7, 2022, pursuant to section c.12 of the Toronto and Region Conservation Authority Board of Directors Administrative By-Law. The Chair, Jennifer Innis, called the meeting to order at 9:31 a.m.

**PRESENT** Jennifer Innis, Chair  
Jack Heath, Vice Chair  
Joanne Dies  
Xiao Han  
Gordon Highet

**ABSENT** Dipika Damerla  
Paula Fletcher  
Linda Jackson  
Maria Kelleher  
Anthony Perruzza

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The Chair recited the Acknowledgement of Indigenous Territory.

**RES.#B 82/22 MINUTES OF MEETING #5/22, HELD ON SEPTEMBER 9, 2022**

**Moved By** Jack Heath

**THAT the Minutes of Meeting #5/22, held on September 9, 2022, be approved.**

**Carried**

**SECTION I - ITEMS FOR BOARD OF DIRECTORS ACTION**

**RES.#B 83/22 AGRICULTURAL LEASE RENEWAL - FORMER WILSON AND SPEIRS PROPERTY**

**Moved By** Jack Heath

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS TRCA received a request from Mr. Roy Westlake to renew an agricultural lease agreement on land located east of Humber Station Road and south of Castlederg Sideroad, being Part of Lots 12 and 13, Concession 5, Town of Caledon, Regional Municipality of Peel, Humber River watershed;**

**THEREFORE LET IT BE RESOLVED THAT TRCA renew Mr. Westlake's lease agreement for 15.74 hectares (38.91 acres), more or less, of land, being Part of Lots 12 and 13, Concession 5, Town of Caledon, Regional Municipality of Peel;**

**THAT the lease with Mr. Westlake is subject to the following terms and conditions:**

- i. 1-year lease; annual renewal over the next four years at TRCA's sole option;**
- ii. consideration is \$3,783 per annum, plus HST. Annual increases are subject to farmland appraisal review;**
- iii. tenant is responsible for construction and agricultural operation approvals;**
- iv. tenant is responsible for all development and agricultural operation costs;**
- v. tenant is responsible for all costs associated with removing any fixtures/infrastructure placed on the lands, at the end of the term, and to TRCA's satisfaction;**
- vi. tenant is required to obtain and pay for necessary licenses and permits, and comply with all applicable laws, rules, and regulations governing farm operations or anything in connection therewith; and**
- vii. any other terms and conditions TRCA deems appropriate;**

**AND FURTHER THAT authorized TRCA officials are directed to finalize the transaction, including obtaining necessary approvals, signing, and executing documents.**

**Carried**

**RES.#B 84/22      AGRICULTURAL LEASE RENEWAL - FORMER GILLAN  
PROPERTY**

**Moved By Jack Heath**

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS TRCA received a request from Ms. Susan Rasmussen to renew an agricultural lease agreement on land located south of Coolihans Sideroad and east of Glen Haffy Road, being Part of Lot 35, Concession 2, Town of Caledon, Regional Municipality of Peel, Humber River watershed;**

**THEREFORE LET IT BE RESOLVED THAT TRCA renew Ms. Rasmussen's lease agreement for 5.67 hectares (14.02 acres), more or less, of land, being Part of Lot 35, Concession 2, Town of Caledon, Regional Municipality of Peel;**

**THAT the lease with Ms. Rasmussen is subject to the following terms and conditions:**

- i. 1-year lease; annual renewal over the next four years at TRCA's sole option;**
- ii. consideration is \$1,547 per annum, plus HST. Annual increases are subject to farmland appraisal review;**

- iii. tenant is responsible for construction and agricultural operation approvals;
- iv. tenant is responsible for all development and agricultural operation costs;
- v. tenant is responsible for all costs associated with removing any fixtures/infrastructure placed on the lands, at the end of the term, and to TRCA's satisfaction;
- vi. tenant is required to obtain and pay for necessary licenses and permits, and comply with all applicable laws, rules, and regulations governing farm operations or anything in connection therewith; and
- vii. any other terms and conditions TRCA deems appropriate;

**AND FURTHER THAT** authorized TRCA officials are directed to finalize the transaction, including obtaining necessary approvals, signing, and executing documents.

**Carried**

**RES.#B 85/22      ACQUISITION FROM 31, 33, 35, 37, 39 LAKELAND DRIVE,  
TORONTO**

**Moved By Jack Heath**

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.02808 hectares (0.0694 acres), more or less, of vacant land, located south of Lakeland Drive and south of Kipling Avenue, said land being Part of Lots 136, 137 & 138, municipally known as 31, 33, 35, 37, 39 Lakeland Drive, in the City of Toronto, be acquired from the landowners under the Greenspace Acquisition Project 2021-2030 and the Erosion Risk Management Program;**

**THAT 0.004719 ha (0.01166337 ac), more or less, of vacant land, located at the rear of 31 Lakeland Drive, said land being Part of Lot 136, designated as Part 3 on draft R-Plan by Ertl-Hunt Surveyors under job number 21623 part of PIN 07349-0056 (LT), located at the rear of 31 Lakeland Drive, be purchased from Vaishaliben Patel and Keyurkumar Patel;**

**THAT 0.005789 ha (0.0143074 ac), more or less, of vacant land, located at the rear of 33 Lakeland Drive, said land being Part of Lot 136, designated as Part 3 on draft R-Plan by Ertl-Hunt Surveyors under job number 21623, part of PIN 07349-0055 (LT), located at the rear of 33 Lakeland Drive, be purchased from Carlos Dacres and Marsha Dacres;**

**THAT 0.00576 ha (0.01423327 ac), more or less, of vacant land, located at the rear of 35 Lakeland Drive, said land being Part of Lot 137, designated as Part 3 on draft R-Plan by Ertl-Hunt Surveyors under job number 21623, part of PIN 07349-0054 (LT), located at the rear of 35 Lakeland Drive, be purchased from Clovis George Francis and Pearlin Francis;**

THAT 0.00425 ha (0.01050198 ac), more or less, of vacant land, located at the rear of 37 Lakeland Drive, said land being Part of Lot 137, designated as Part 3 on draft R-Plan by Ertl-Hunt Surveyors under job number 21623, part of PIN 07349-0053 (LT), located at the rear of 37 Lakeland Drive, be purchased from Tome Romas and Alik Romas;

THAT 0.00736 ha (0.01818696 ac), more or less, of vacant land, located at the rear of 39 Lakeland Drive, said land being Part of Lot 138, designated as Part 3 on draft R-Plan by Ertl-Hunt Surveyors under job number 21623, part of PIN 07349-0052 (LT), located at the rear of 39 Lakeland Drive, be purchased from Arnoldo Cesar Bustos and Maria Julia Bustos;

THAT the purchase price for each of the parcels of land at 31, 33, 35, 37, 39 Lakeland Drive, City of Toronto, be \$2.00;

THAT Toronto and Region Conservation Authority (TRCA) receive conveyance of the lands at 31, 33, 35, 37, 39 Lakeland Drive, City of Toronto, free from encumbrance, subject to existing service easements;

THAT the transaction completed at the earliest possible date and all reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid by TRCA;

AND FURTHER THAT authorized TRCA officials be directed to take the necessary action to finalize the transaction, including obtaining any necessary approvals and the signing and execution of documents.

Carried

**RES.#B 86/22 TRCA REAL PROPERTY PORTFOLIO SURPLUS LAND  
STRATEGY**

Moved By Jack Heath

IT IS RECOMMENDED THAT TRCA Real Property Portfolio Strategy report be endorsed;

AND THAT TRCA staff provide updates to the Board on a biennial basis.

Carried

**RES.#B 87/22 SERVICE LEVEL AGREEMENTS FOR INFRASTRUCTURE  
PLANNING AND PERMITTING PLAN REVIEW SERVICES**

Moved By Jack Heath

WHEREAS Toronto and Region Conservation Authority (TRCA) is a conservation authority established under the *Conservation Authorities Act* (“Act”) with a permitting jurisdiction related to the control of flooding, erosion, dynamic beaches, pollution and the conservation of land, including conditions or



circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property;

AND WHEREAS TRCA works collaboratively with provincial and other public and private agencies undertaking infrastructure and utility projects to support approved growth and development in areas under TRCA's permitting jurisdiction;

AND WHEREAS TRCA has over the years entered into various Service Level Agreements (SLAs) with provincial and other agencies for infrastructure planning and permit review services, including permit and voluntary permit review services for agencies that are exempt from the Act, alongside review and advisory services in respect of *Environmental Assessment Act* and *Planning Act* applications;

AND WHEREAS although these services are related to mandatory programs and services under the Act (Category 1), the services provided under the SLAs fall under the category of non-mandatory services a conservation authority may provide to further the purposes of the Act (Category 3);

AND WHEREAS the Act does not impose any requirements in respect of agreements with non-municipal entities for Category 3 programs and services;

IT IS RECOMMENDED THAT this update report be received;

THAT TRCA continue to work with provincial and other public and private sector agencies undertaking infrastructure and utility projects to develop and execute SLAs with such entities, including Metrolinx, Infrastructure Ontario, Enbridge Gas Inc., Ministry of Transportation, and other entities undertaking infrastructure and utility projects within TRCA's permitting jurisdiction;

AND FURTHER THAT staff report back on these agreements on an annual basis.

Carried

## SECTION II - ITEMS FOR EXECUTIVE COMMITTEE ACTION

**RES.#B 88/22**      **APPLICATION FOR PERMIT PURSUANT TO S.28.0.1 OF THE CONSERVATION AUTHORITIES ACT (MINISTER'S ZONING ORDER, ONTARIO REGULATION 345/22)**

Moved By Gordon Highet

WHEREAS the Minister of Municipal Affairs and Housing (MMAH) issued a Minister's Zoning Order (MZO) for the subject property on April 14, 2022, as Ontario Regulation 345/22;

WHEREAS Section 28.0.1 of the CA Act requires the Authority to issue permission for a development project that has been authorized by an MZO issued under the Planning Act, and where the lands in question are not located within a Greenbelt Area as identified through Section 2 of the Greenbelt Act;

**WHEREAS Section 28.0.1 of the CA Act requires that the Authority shall not refuse to grant permission for a development project that has been authorized by an MZO, outside of the Greenbelt, under subsection (3) despite, (a) anything in Section 28 or in a regulation made under Section 28, and (b) anything in subsection 3(5) of the Planning Act;**

**WHEREAS Section 28.0.1(6), of the CA Act, permits the Authority to attach conditions to the permission, including conditions to mitigate any effects the development may have on the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land and/or to mitigate any conditions or circumstances that in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property;**

**WHEREAS Section 28.0.1(24), of the CA Act, provides that where a permit is to be issued pursuant to Ontario Regulation 166/06, the applicant is required to enter into an agreement with the Conservation Authority;**

**WHEREAS TRCA staff, in the absence of an approved MZO, would not normally issue a Permit for a watercourse enclosure except in areas of necessary public infrastructure;**

**WHEREAS it is not feasible to restore the degraded watercourse in an open state due to the grading constraints set by the fixed location of the Ontario Line Subway tunnel and the Metrolinx Go Transit station;**

**AND WHEREAS through design of the enclosure and an associated ecosystem compensation requirements it has been demonstrated there will be no impact on the control of flooding, erosion, dynamic beaches, pollution, the conservation of land, or jeopardize the health or safety of persons or result in the damage or destruction of property;**

**THEREFORE, LET IT BE RESOLVED THAT Condor Developments in the City of Markham be granted permission through a Permit to enclose a watercourse and site grade in the City of Markham, Regional Municipality of York;**

**THAT TRCA staff seek full cost recovery in accordance with TRCA's Administrative Fee Schedule; and**

**AND FURTHER THAT the Executive Committee, authorize the entering into of an agreement to include comprehensive ecosystem structure, land-based compensation and a letter of credit related to the Permit for the works.**

**Carried**

### **SECTION III - ITEMS FOR THE INFORMATION OF THE BOARD**

#### **RES.#B 89/22      2022 SIX MONTH FINANCIAL REPORT**

**Moved By Gordon Highet**

**IT IS RECOMMENDED THAT the 2022 Financial Report for the six-month period ending June 30, 2022, be received.**

**Carried**

#### **RES.#B 90/22      GREENSPACE SECUREMENT MANAGEMENT PLAN**

**Moved By Gordon Highet**

**IT IS RECOMMENDED THAT this summary report on the Greenspace Securement Management Plan be received.**

**Carried**

### **SECTION IV - ONTARIO REGULATION 166/06, AS AMENDED**

#### **RES.#B 91/22      TOWN OF CALEDON**

**Moved By Xiao Han**

**THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for Town of Caledon - 13540 Caledon King Townline Road South (Albion).**

**Carried**

#### **RES.#B 92/22      TOWN OF CALEDON**

**Moved By Xiao Han**

**THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for Town of Caledon - 9861 Columbia Way (Albion).**

**Carried**

#### **RES.#B 93/22      TOWN OF CALEDON**

**Moved By Xiao Han**

**THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for Town of Caledon - 13540 Caledon King Townline Road South (Albion).**

**Carried**

**RES.#B 94/22      CITY OF BRAMPTON**

**Moved By** Xiao Han

**THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for City of Brampton - Coleraine Drive and Countryside Drive, in the City of Brampton.**

**Carried**

**RES.#B 95/22      STANDARD DELEGATED PERMITS FOR RECEIPT - STAFF APPROVED AND ISSUED**

**Moved By** Xiao Han

**THAT standard delegated permits, permission for routine infrastructure works, minor works letters of approval, and permits after the fact / resolution of violations granted by Toronto and Region Conservation Authority staff, in accordance with Ontario Regulation 166/06, as amended, which are listed below, be received.**

**Carried**

**CLOSED SESSION**

**RES.#B 96/22      RIZMI HOLDINGS LIMITED – UPDATE ON OLT APPEALS**

**Moved By** Gordon Highet

**IT IS RECOMMENDED THAT the report regarding Rizmi Holdings Limited – Update on OLT Appeals, be received;**

**AND THAT the recommendations listed within the report regarding Rizmi Holdings Limited – Update on OLT Appeals, be approved;**

**AND FURTHER THAT following the province's decision on the York Region Official Plan Amendment, staff be requested to refer the matter back to the Executive Committee for an update.**

**Carried**

**NEW BUSINESS**

Chair Innis recognized appointed TRCA Board Members who may not return to TRCA as a council appointee or seeking re-election in their respective municipalities. Councillor Mike Layton, was appointed to TRCA Board of Directors in December 2018 as a City of Toronto representative, serving three years this year. Councillor Gord Highet was appointed in December 2019 as the Durham Region representative, sits as a member of TRCA Executive Committee, and received his three-year service recognition this year. Vice Chair Jack Heath was appointed in December 2006 and has served over 15 years on TRCA's Board of Directors. Vice Chair Heath has been a

member of TRCA's Executive Committee, Partners in Project Green, Regional Watershed Alliance, and the former Budget and Audit Advisory Committee.

On behalf of TRCA Board of Directors and staff, we thank them for their dedication and commitment to TRCA over the years and wish them much success in their new endeavors.

We will also take the opportunity to recognize our retiring or non-returning members at the Board of Directors meeting on October 28, 2022, as well as the Annual General Meeting on January 13, 2023.

## **ADJOURNMENT**

ON MOTION by Jack Heath, the meeting be adjourned on Friday October 7, 2022, at 10:11 a.m.

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Jennifer Innis  
Chair

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John MacKenzie  
Secretary-Treasurer

### Section I – Items for Board of Directors Action

**TO:** Chair and Members of the Executive Committee  
Friday October 7, 2022 Meeting

**FROM:** Michael Tolensky, Chief Financial and Operating Officer

**RE:** **AGRICULTURAL LEASE RENEWAL - FORMER WILSON AND SPEIRS PROPERTY**  
East of Humber Station Road and South of Castlederg Sideroad, Town of Caledon, Regional Municipality of Peel, Humber River Watershed (CFN 22080)

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#### KEY ISSUE

Renew 1-year agricultural lease agreement on Toronto and Region Conservation Authority (TRCA) owned lands located east of Humber Station Road and south of Castlederg Sideroad, being Part of Lots 12 and 13, Concession 5, in the Town of Caledon, Regional Municipality of Peel, Humber River watershed.

#### RECOMMENDATION:

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS TRCA received a request from Mr. Roy Westlake to renew an agricultural lease agreement on land located east of Humber Station Road and south of Castlederg Sideroad, being Part of Lots 12 and 13, Concession 5, Town of Caledon, Regional Municipality of Peel, Humber River watershed;**

**THEREFORE LET IT BE RESOLVED THAT TRCA renew Mr. Westlake's lease agreement for 15.74 hectares (38.91 acres), more or less, of land, being Part of Lots 12 and 13, Concession 5, Town of Caledon, Regional Municipality of Peel;**

**THAT the lease with Mr. Westlake is subject to the following terms and conditions:**

- (i) 1-year lease; annual renewal over the next four years at TRCA's sole option;**
- (ii) consideration is \$3,783 per annum, plus HST. Annual increases are subject to farmland appraisal review;**
- (iii) tenant is responsible for construction and agricultural operation approvals;**
- (iv) tenant is responsible for all development and agricultural operation costs;**
- (v) tenant is responsible for all costs associated with removing any fixtures/infrastructure placed on the lands, at the end of the term, and to TRCA's satisfaction;**
- (vi) tenant is required to obtain and pay for necessary licenses and permits, and comply with all applicable laws, rules, and regulations governing farm operations or anything in connection therewith; and**
- (vii) any other terms and conditions TRCA deems appropriate.**

**AND FURTHER THAT authorized TRCA officials are directed to finalize the transaction, including obtaining necessary approvals, signing, and executing documents.**

#### BACKGROUND

TRCA has administered agricultural leases on its land since the 1950s. The organization continues to manage these agreements within its jurisdiction per its Agricultural Land Use Policy.

## Item 7.1

Acquired in 1968 and 1970, Mr. Roy Westlake has farmed this plot of land since 1981, and accesses the fields via Humber Station Road. While mainly supporting hay and barley, the operation encourages best farming management practices in an effort to promote land sustainability and to demonstrate good land stewardship. Mr. Westlake's lease renewal will continue to encourage this practice while ensuring the operation complies with TRCA's Agricultural Land Use Policy.

In addition to the terms and conditions noted above, if approved, the tenant will continue to provide five million dollars in commercial general liability insurance.

### **RATIONALE**

TRCA supports agriculture on its properties, particularly when it improves watershed health and contributes to the wellbeing of communities. Renewing Mr. Westlake's lease ensures the supply of locally grown agricultural products is maintained. In light of the COVID-19 pandemic, more than ever, locally grown agricultural products that contribute to food supply are an essential way to support Ontario's economic development.

### **Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan**

This report supports the following strategies set forth in the TRCA 2013-2022 Strategic Plan:

**Strategy 5 – Foster sustainable citizenship**

**Strategy 7 – Build partnerships and new business models**

### **FINANCIAL DETAILS**

As per TRCA's Agricultural Land Use Policy, TRCA will establish and maintain fair market rent for its agricultural land under lease and will complete a fair market assessment by an independent appraisal company every five years, and this is next scheduled to be completed in 2022. The fair market assessment will establish a rental rate range and appropriate rental rate escalations per region will be completed by an appraisal company experienced in agricultural land review and will consider additional factors that could influence the level of the rental range initially applied to the lease agreement (such as site access, soil type and quality, agricultural models, available infrastructure and amenities, and the current lease structure etc.). Within the first year of obtaining the new fair market assessment, each agricultural lease will be reviewed to ensure current rental rates are within the suggested rental range determined by the fair market assessment and rent increases will be applied, where appropriate.

TRCA currently absorbs the property taxes at an annual cost of \$1,068 (2021 rate).

**Report prepared by: Lisa Valente; Andrew Savor**

**Emails: [lisa.valente@trca.ca](mailto:lisa.valente@trca.ca); [andrew.savor@trca.ca](mailto:andrew.savor@trca.ca)**

**For Information contact: Alexander Schuler, (437) 880-1950**

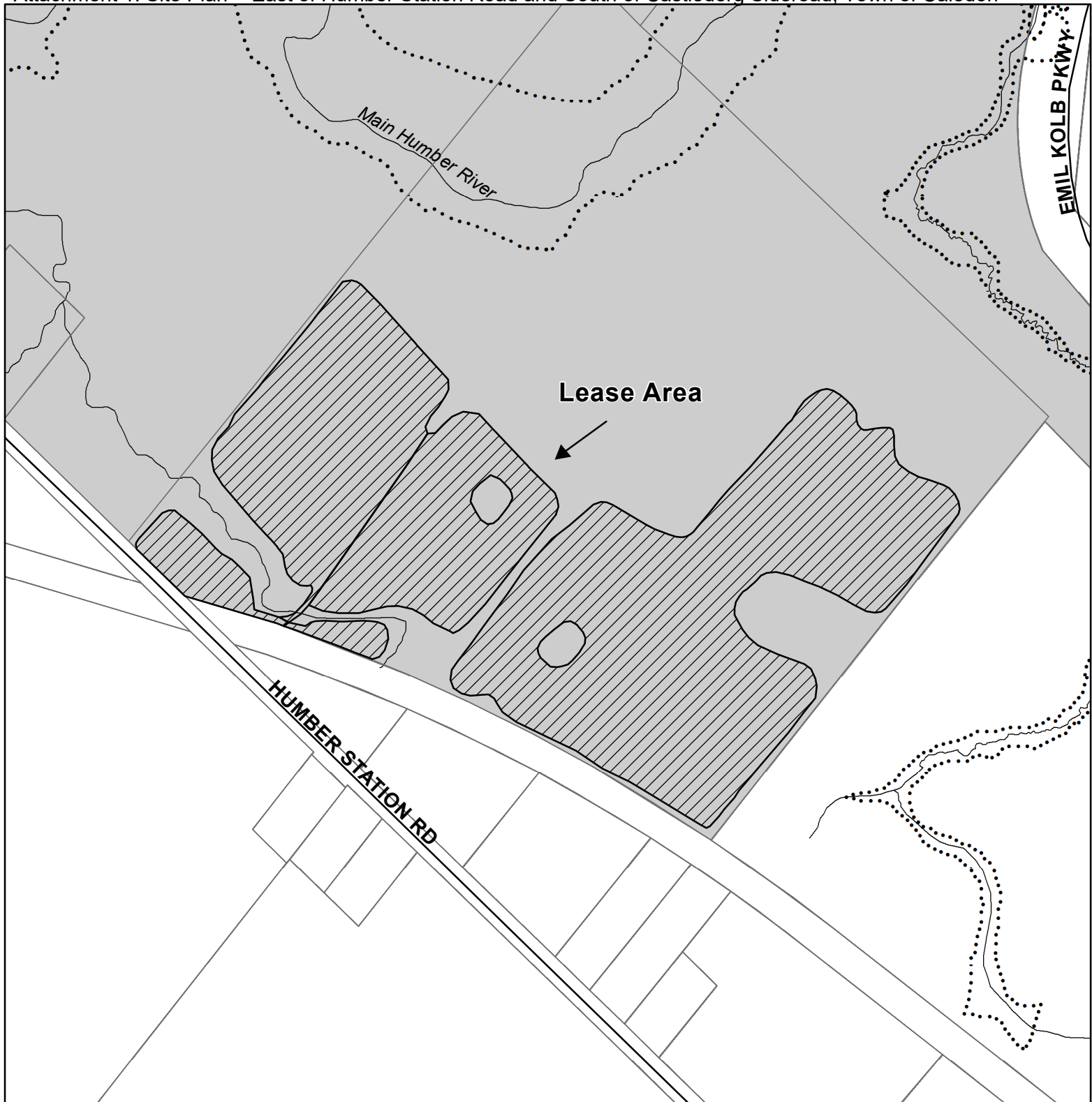
**Email: [alexander.schuler@trca.ca](mailto:alexander.schuler@trca.ca)**






**Date: August 22, 2022**

**Attachments: 2**

Attachment 1: Site Plan - East of Humber Station Road and South of Castlederg Sideroad, Town of Caledon


Attachment 2: Orthophoto - East of Humber Station Road and South of Castlederg Sideroad, Town of Caledon



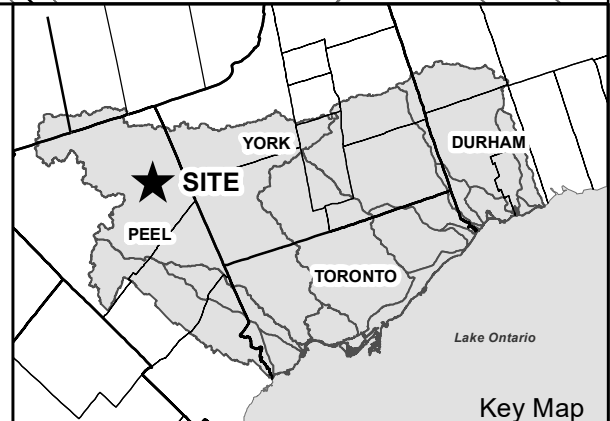
-  Lease Area
-  Watercourse
-  Floodline
-  TRCA Property
-  Parcel Assessment



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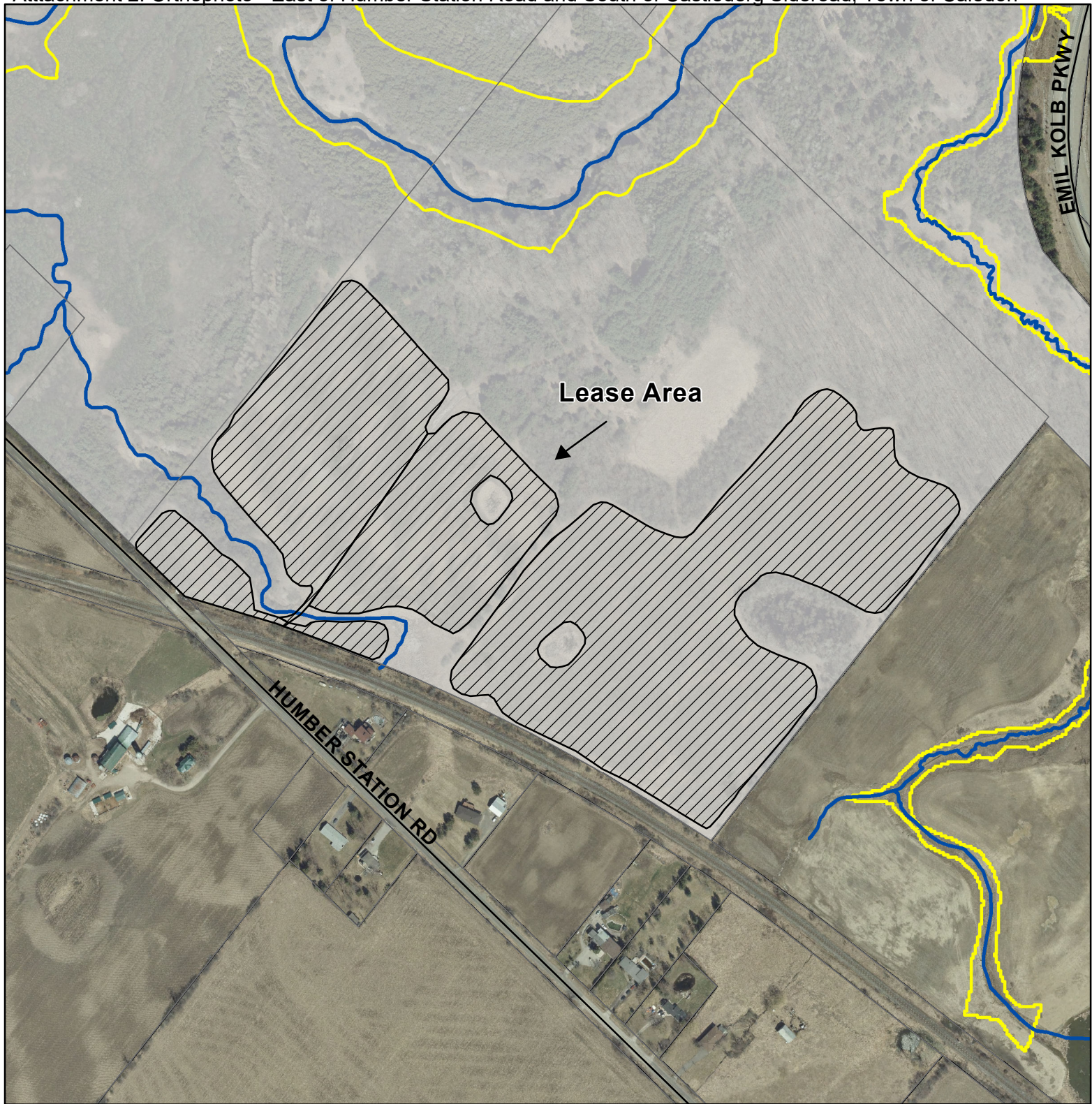







A scale bar with markings for 0, 125, and 250 meters.

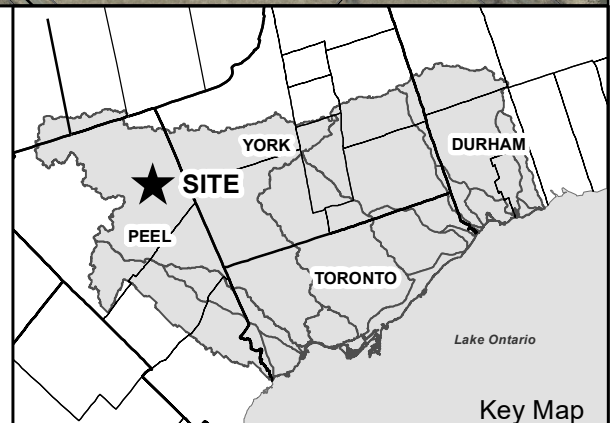
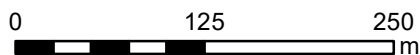


Key Map





-  Lease Area
-  Watercourses
-  Floodline
-  TRCA Property
-  Parcel Assessment



### Section I – Items for Board of Directors Action

**TO:** Chair and Members of the Executive Committee  
Friday October 7, 2022 Meeting

**FROM:** Michael Tolensky, Chief Financial and Operating Officer

**RE:** **AGRICULTURAL LEASE RENEWAL - FORMER GILLAN PROPERTY**  
South of Coolihans Sideroad and East of Glen Haffy Road, Town of Caledon,  
Regional Municipality of Peel, Humber River Watershed (CFN 22163)

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#### KEY ISSUE

Renew 1-year agricultural lease agreement on Toronto and Region Conservation Authority (TRCA) owned lands located south of Coolihans Sideroad and east of Glen Haffy Road, being Part of Lot 35, Concession 2, in the Town of Caledon, Regional Municipality of Peel, Humber River watershed.

#### RECOMMENDATION:

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS TRCA received a request from Ms. Susan Rasmussen to renew an agricultural lease agreement on land located south of Coolihans Sideroad and east of Glen Haffy Road, being Part of Lot 35, Concession 2, Town of Caledon, Regional Municipality of Peel, Humber River watershed;**

**THEREFORE LET IT BE RESOLVED THAT TRCA renew Ms. Rasmussen's lease agreement for 5.67 hectares (14.02 acres), more or less, of land, being Part of Lot 35, Concession 2, Town of Caledon, Regional Municipality of Peel;**

**THAT the lease with Ms. Rasmussen is subject to the following terms and conditions:**

- (i) 1-year lease; annual renewal over the next four years at TRCA's sole option;**
- (ii) consideration is \$1,547 per annum, plus HST. Annual increases are subject to farmland appraisal review;**
- (iii) tenant is responsible for construction and agricultural operation approvals;**
- (iv) tenant is responsible for all development and agricultural operation costs;**
- (v) tenant is responsible for all costs associated with removing any fixtures/infrastructure placed on the lands, at the end of the term, and to TRCA's satisfaction;**
- (vi) tenant is required to obtain and pay for necessary licenses and permits, and comply with all applicable laws, rules, and regulations governing farm operations or anything in connection therewith; and**
- (vii) any other terms and conditions TRCA deems appropriate.**

**AND FURTHER THAT authorized TRCA officials are directed to finalize the transaction, including obtaining necessary approvals, signing, and executing documents.**

#### BACKGROUND

TRCA has administered agricultural leases on its land since the 1950s. The organization continues to manage these agreements within its jurisdiction per its Agricultural Land Use Policy.



## Item 7.2

Ms. Susan Rasmussen farmed this plot of land since TRCA's acquisition in 1978 and accesses the parcel off of Coolihans Sideroad through her privately owned farm. While historically using the land for crop and pasture purposes, Ms. Rasmussen currently uses the land for the latter. The farm encourages best farming management practices in an effort to promote land sustainability and to demonstrate good land stewardship. Ms. Rasmussen's lease renewal will continue to encourage this practice while ensuring the operation complies with TRCA's Agricultural Land Use Policy.

In addition to the terms and conditions noted above, if approved, the tenant will continue to provide five million dollars in commercial general liability insurance.

### **RATIONALE**

TRCA supports agriculture on its properties, particularly when it improves watershed health and contributes to the wellbeing of communities. Renewing Ms. Rasmussen's lease agreement continues a farm operation that has been a part of the Caledon countryside for over forty years.

### **Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan**

This report supports the following strategies set forth in the TRCA 2013-2022 Strategic Plan:

**Strategy 5 – Foster sustainable citizenship**

**Strategy 7 – Build partnerships and new business models**

### **FINANCIAL DETAILS**

As per TRCA's Agricultural Land Use Policy, TRCA will establish and maintain fair market rent for its agricultural land under lease and will complete a fair market assessment by an independent appraisal company every five years, and this is next scheduled to be completed in 2022. The fair market assessment will establish a rental rate range and appropriate rental rate escalations per region will be completed by an appraisal company experienced in agricultural land review and will consider additional factors that could influence the level of the rental range initially applied to the lease agreement (such as site access, soil type and quality, agricultural models, available infrastructure and amenities, and the current lease structure etc.). Within the first year of obtaining the new fair market assessment, each agricultural lease will be reviewed to ensure current rental rates are within the suggested rental range determined by the fair market assessment and rent increases will be applied, where appropriate.

TRCA currently absorbs the property taxes at an annual cost of \$561 (2021 rate).

**Report prepared by: Lisa Valente; Andrew Savor**

**Emails: [lisa.valente@trca.ca](mailto:lisa.valente@trca.ca); [andrew.savor@trca.ca](mailto:andrew.savor@trca.ca)**

**For Information contact: Alexander Schuler, (437) 880-1950**

**Email: [alexander.schuler@trca.ca](mailto:alexander.schuler@trca.ca)**






**Date: August 22, 2022**

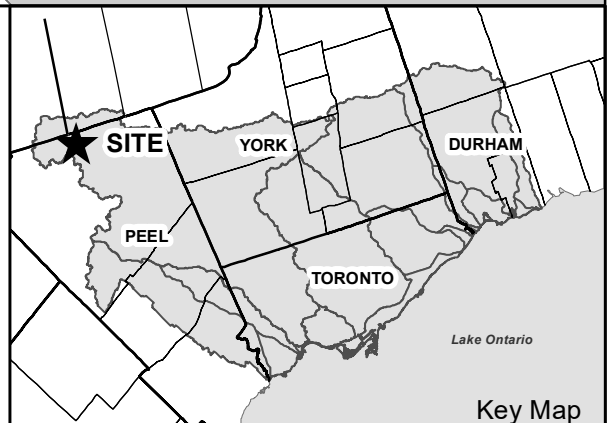
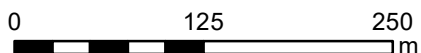
**Attachments: 2**

Attachment 1: Site Plan - South of Coolihans Sideroad and East of Glen Haffy Road, Caledon

Attachment 2: Orthophoto - South of Coolihans Sideroad and East of Glen Haffy Road, Caledon





-  Lease Area
-  Watercourse
-  Floodline
-  TRCA Property
-  Parcel Assessment











 Lease Area

 Watercourses


 Floodline

 TRCA Property

 Parcel Assessment

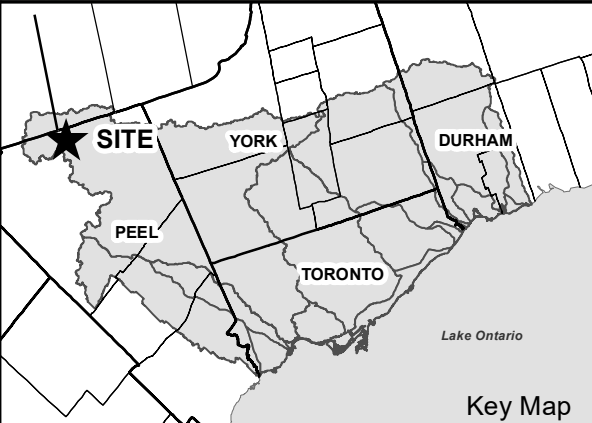


Toronto and Region  
**Conservation**  
Authority



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Key Map



### Section I – Items for Board of Directors Action

**TO:** Chair and Members of the Executive Committee  
Friday, October 7, 2022 Meeting

**FROM:** Michael Tolensky, Chief Financial and Operating Officer

**RE:** **ACQUISITION FROM 31, 33, 35, 37, 39 LAKELAND DRIVE, TORONTO**  
Greenspace Acquisition Project 2021 – 2030. Erosion Risk Management Project,  
Humber River Watershed (CFN 67924)

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#### KEY ISSUE

Acquisition of property located south of Lakeland Drive and east of Kipling Avenue, municipally known as 31, 33, 35, 37, and 39 Lakeland Drive, in the City of Toronto under the “Greenspace Acquisition Project for 2021-2030,” Flood Plain and Conservation Component, Humber River watershed.

#### RECOMMENDATION:

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.02808 hectares (0.0694 acres), more or less, of vacant land, located south of Lakeland Drive and south of Kipling Avenue, said land being Part of Lots 136, 137 & 138, municipally known as 31, 33, 35, 37, 39 Lakeland Drive, in the City of Toronto, be acquired from the landowners under the Greenspace Acquisition Project 2021-2030 and the Erosion Risk Management Program;**

**THAT 0.004719 ha (0.01166337 ac), more or less, of vacant land, located at the rear of 31 Lakeland Drive, said land being Part of Lot 136, designated as Part 3 on draft R-Plan by Ertl-Hunt Surveyors under job number 21623 part of PIN 07349-0056 (LT), located at the rear of 31 Lakeland Drive, be purchased from Vaishaliben Patel and Keyurkumar Patel;**

**THAT 0.005789 ha (0.0143074 ac), more or less, of vacant land, located at the rear of 33 Lakeland Drive, said land being Part of Lot 136, designated as Part 3 on draft R-Plan by Ertl-Hunt Surveyors under job number 21623, part of PIN 07349-0055 (LT), located at the rear of 33 Lakeland Drive, be purchased from Carlos Dacres and Marsha Dacres;**

**THAT 0.00576 ha (0.01423327 ac), more or less, of vacant land, located at the rear of 35 Lakeland Drive, said land being Part of Lot 137, designated as Part 3 on draft R-Plan by Ertl-Hunt Surveyors under job number 21623, part of PIN 07349-0054 (LT), located at the rear of 35 Lakeland Drive, be purchased from Clovis George Francis and Pearlin Francis;**

**THAT 0.00425 ha (0.01050198 ac), more or less, of vacant land, located at the rear of 37 Lakeland Drive, said land being Part of Lot 137, designated as Part 3 on draft R-Plan by Ertl-Hunt Surveyors under job number 21623, part of PIN 07349-0053 (LT), located at the rear of 37 Lakeland Drive, be purchased from Tome Romas and Aliki Romas;**

**THAT 0.00736 ha (0.01818696 ac), more or less, of vacant land, located at the rear of 39 Lakeland Drive, said land being Part of Lot 138, designated as Part 3 on draft R-Plan by Ertl-Hunt Surveyors under job number 21623, part of PIN 07349-0052 (LT), located at the rear of 39 Lakeland Drive, be purchased from Arnaldo Cesar Bustos and Maria Julia Bustos;**

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**THAT the purchase price for each of the parcels of land at 31, 33, 35, 37, 39 Lakeland Drive, City of Toronto, be \$2.00;**

**THAT Toronto and Region Conservation Authority (TRCA) receive conveyance of the lands at 31, 33, 35, 37, 39 Lakeland Drive, City of Toronto, free from encumbrance, subject to existing service easements;**

**THAT the transaction completed at the earliest possible date and all reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid by TRCA;**

**AND FURTHER THAT authorized TRCA officials be directed to take the necessary action to finalize the transaction, including obtaining any necessary approvals and the signing and execution of documents.**

### **BACKGROUND**

Resolution #A28/20 at Board of Directors Meeting #3/20, held on April 24, 2020, approved the Greenspace Acquisition Project for 2021-2030.

In 1973, a homeowner on Lakeland Drive expressed the first documented concerns of slope erosion on the south side of Lakeland Drive, the City of Toronto. From 1975 until 1976, TRCA obtained easements and rights to enter the properties at 37, 39, 41 and 43 Lakeland Drive and implemented a major slope stabilization treatment consisting of an Earth Fill Slope Treatment in 1976, identified as HR23 in TRCA's Stream Erosion and Infrastructure Database (SEID), to address stability concerns in this area. Multiple private property owners on the south side of Lakeland Drive have since expressed concern about the slope instability occurring at the southern portion of their properties. These properties are located on the tableland of a slope abutting the West Humber Parklands and the Humber River. Over the last few decades, concerns from other property owners have led to multiple geotechnical investigations in the area by individual landowners on a localized basis.

In 2019, TRCA retained Central Earth Engineering (CEE) to undertake a comprehensive slope stability and erosion risk assessment (SS&ERA) for the greater valley lands between 23 – 117 Lakeland Drive. The scope of work included developing conceptual design options to protect the private residential properties determined to be at risk through the assessment. The recommended solution for the focus area is a reinforced soil slope (RSS), and a segmental block retaining wall for the peripheral area. Of those properties that have opted-in to the project (31, 33, 35, 37, and 39 Lakeland Drive), CEE's SS&ERA (2019) confirmed long term risk from slope instability hazards to dwellings on 33, 35, and 37 Lakeland Drive.

In 2021, TRCA retained GEI Consultants Ltd. to develop detailed designs for slope stabilization in the rear yards of 31 – 39 Lakeland Drive and extending onto TRCA owned valley lands. The works at 31, 33, 35, 37, and 39 Lakeland Drive are tentatively scheduled to commence late fall/winter 2022 and includes proposed construction of an erosion control structure (RSS), fence installation, and restoration plantings.

In 2022, and per TRCA's Contaminated Site Policy, TRCA retained GEI Consultants Ltd. to complete Phase One and Two Environmental Site Assessments (ESA) in accordance with O. Reg. 153-04 pursuant to the Environmental Protection Act for the proposed conveyance lands on 31, 33, 35, 37, and 39 Lakeland Drive. The draft Phase One Report flagged a single Potentially Contaminating Activity (PCA), 'Importation of Fill Material of Unknown Quality',

## Item 7.3

potentially contributing to an Area of Potential Environmental Concern on the subject properties and triggering the need for a Phase Two ESA. The draft Phase Two Report concluded that “no contaminants of concern are present at the Site in soil or groundwater”.

Negotiations have been conducted by Dan Dyce, Project Coordinator, Erosion Risk Management, with the owners of 31, 33, 35, 37, 39 Lakeland Drive, City of Toronto.

Access to the subject lands will be achieved through frontage on Kipling Avenue, City of Toronto.

Attachment 1 is a sketch illustrating the location of the subject lands. Attachment 2 is an orthophoto illustrating the location of the subject lands.

### **RATIONALE**

The subject lands fall within TRCA’s plan for acquisition as outlined in the approved Greenspace Acquisition Project for 2021-2030.

The subject properties are required for construction of the Lakeland Drive Major Maintenance and Slope Stability Project.

The TRCA funding policy for works carried out on private lands stipulates that benefitting landowners are required to contribute to the project, either financially, or through the transfer of lands subject to TRCA’s preference. Land conveyance was selected as the preferred contribution mechanism for reasons as outlined per Section 3.12 of DSP-7.01-P of the Private Landowner Contribution for Erosion Works policy, specifically:

- a) Ownership of the entire structure by one owner for future monitoring and maintenance through the ERMP;
- b) To limit future development of lands where erosion and slope instability hazards have been remediated through the ERMP; and,
- c) To foster the expansion of public lands where erosion and slope instability hazards have been identified through the ERMP.

Landowners of 31, 33, 35, 37, and 39 Lakeland Drive have verbally consented to convey lands to TRCA as their contribution towards the cost of the project. Proceeding with construction contract award and implementation is conditional upon landowners executing and adhering to the legally binding Erosion Control Agreements with TRCA and transferring lands prior to construction.

Restrictive covenants, of an area and with specific covenants as identified by the design engineering consultant, will be registered on title per property following substantial completion of construction. Landowners are required to sign legally binding Erosion Control Agreements prior to construction commencement committing to registering the same on title. Lands subject to Restrictive Covenants will remain within the private landowners’ ownership but will restrict developments and/or activities that could negatively impact the erosion control structure on the proposed conveyance lands.

### **Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan**

This report supports the following strategy set forth in the TRCA 2013-2022 Strategic Plan:

**Strategy 4 – Create complete communities that integrate nature and the built environment**



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### **TAXES AND MAINTENANCE**

These parcels of land will be turned over to the City of Toronto under the terms of the existing management agreement, and the City will be responsible for any associated property taxes.

### **FINANCIAL DETAILS**

Funds for the costs related to this purchase are available in the TRCA Erosion Risk Management account.

**Report prepared by: Brandon Hester**

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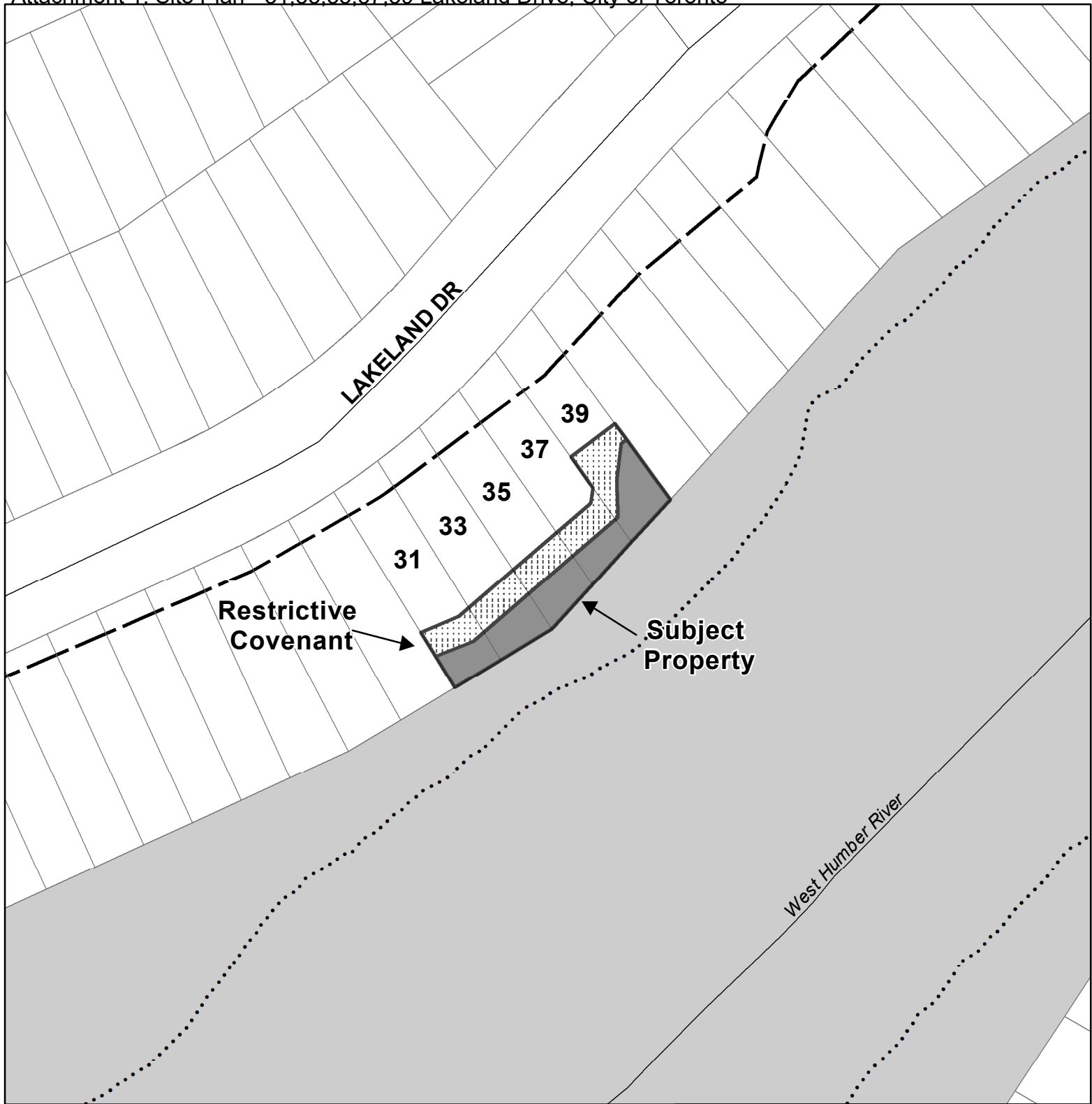
**Email: [Brandon.Hester@trca.ca](mailto:Brandon.Hester@trca.ca) and [Alexander.Schuler@trca.ca](mailto:Alexander.Schuler@trca.ca)**








**Date: August 19, 2022**

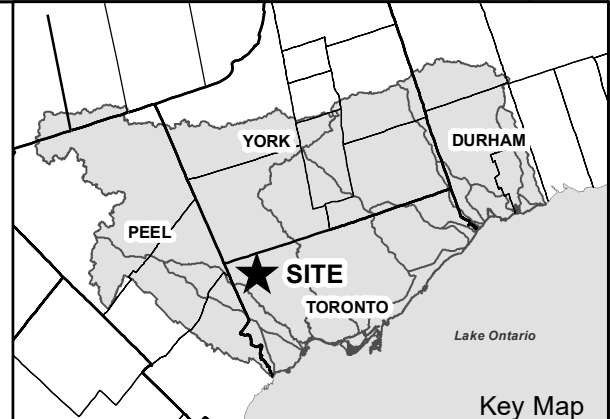
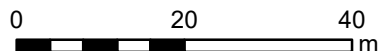
**Attachments: 2**

Attachment 1: Site Plan - 31,33,35,37,39 Lakeland Drive, City of Toronto

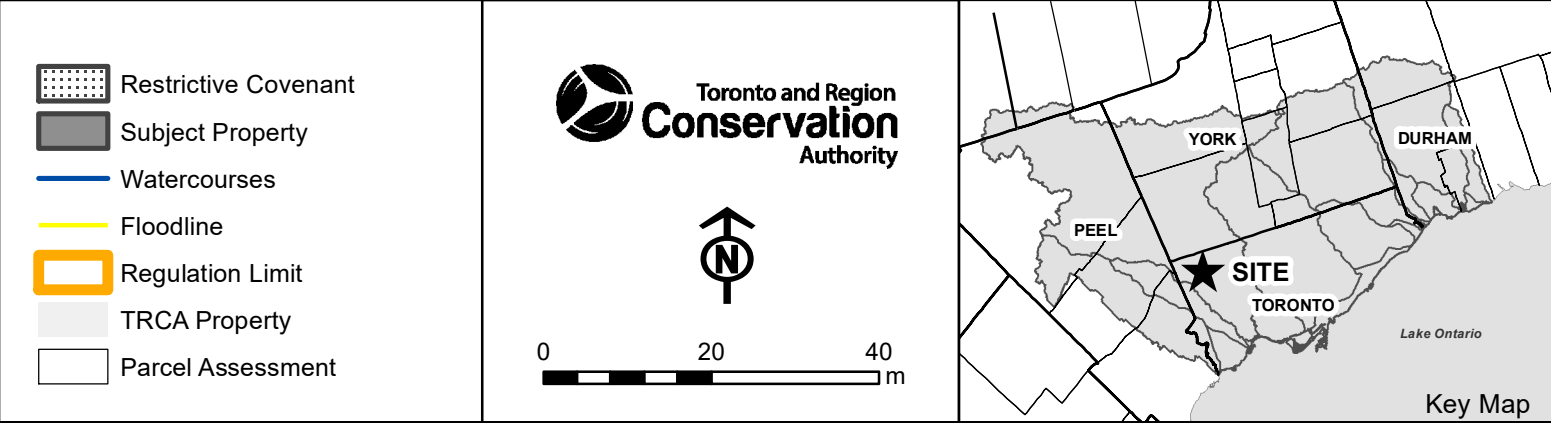
Attachment 2: Orthophoto - 31,33,35,37,39 Lakeland Drive, City of Toronto



-  Restrictive Covenant
-  Subject Property
-  Watercourse
-  Floodline
-  Regulation Limit
-  TRCA Property
-  Parcel Assessment







### Section I – Items for Board of Directors Action

**TO:** Chair and Members of the Executive Committee  
Friday, October 7, 2022 Meeting

**FROM:** Michael Tolensky, Chief Financial and Operating Officer

**RE:** **TRCA REAL PROPERTY PORTFOLIO SURPLUS LAND STRATEGY**

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#### KEY ISSUE

Assessment of Toronto and Region Conservation Authority's (TRCA) Real Property Portfolio and Recommendation of a Strategy that Reflects Organizational Objectives and Aligns Real Estate Solutions to Meet those Objectives in the Most Effective and Efficient Manner.

#### RECOMMENDATION:

**IT IS RECOMMENDED THAT the TRCA Real Property Portfolio Strategy report be endorsed;**

**AND THAT TRCA staff provide updates to the Board on a biennial basis.**

#### BACKGROUND

TRCA owns 16,197 hectares (40,024 acres) of land throughout its watershed region. These landholdings have been acquired in support of TRCA's mandate through voluntary purchases, donations, expropriations, and planning acquisitions. TRCA's land ownership is purposeful and supports its mandate of public safety for flood and erosion control as well as to protect ecologically significant features. These lands also provide recreation to watershed residents.

However, some historical land acquisitions were not always delineated by or limited to TRCA's areas of interest. Some parcels of land may contain portions that do not meet, or are not required, for TRCA's mandated purposes. These portions of land may provide the opportunity for additional funding for TRCA to further its mandate through the revenue gained from licences, leases, or dispositions.

#### Legislation and Policies Governing Conservation Authority Land Management and Disposition

The *Conservation Authorities Act* gives conservation authorities the power to sell, lease or otherwise dispose of land. Historically, the province has made a substantial contribution towards the acquisition of land and the construction of infrastructure associated with the land and requires recognition of their contribution if the real property is disposed. This means that there are requirements that conservation authorities must follow when considering options for any disposition of real property that received provincial funding for its purchase. Unless a special permission is obtained, the revenues for the sale of land originally purchased by or with support of the province are transferred back to the province. The province retains some oversight over those lands through the *Conservation Authorities Act* and various policies, including the *Policies and Procedures for the Disposition of Conservation Authority Land* and *Policies and Procedures for the Treatment of Conservation Authority Generated Revenue*.

Disposition of land for which the province provided Section 39 funding requires approval of the Minister unless the disposition is for provincial or municipal infrastructure or utility purposes. Lease terms for such lands that exceed five years are considered a disposition of real property under provincial policy. To obtain Minister's approval for the disposition, the conservation



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authority must demonstrate that they have met the province's requirements for disposition, which includes public consultation, obtaining market value, protecting the features that supports the conservation authority's mandate, and partner consultation.

Where there are lands that are surplus to TRCA's mandate, those lands provide the opportunity for funding to support certain projects, subject to ministerial approval to direct such funds for a specific project(s). These instances are rare but in 2018, after significant effort, TRCA was successful in redirecting some revenue that would have normally gone directly back to the province for the Head Office project after obtaining ministerial approval. In contrast, Licences and leases less than five years are an opportunity for self-generated, unrestricted revenue. This broader real estate strategy will evaluate TRCA's real property portfolio to ensure that TRCA protects the features that support its mandate while also identifying opportunities that will minimize costs and maximize TRCA's use of its real property assets to support TRCA's projects and programs subject to any required provincial approvals.

### Assessment and Development of TRCA's Real Property Portfolio Surplus Strategy

TRCA's properties represent both an obligation and an opportunity. TRCA's portfolio of real property includes land and built assets that support TRCA's objectives and TRCA has an obligation to protect those lands. However, where there are lands that are surplus to those requirements, TRCA has an opportunity to maximize the use of its assets that are peripheral to TRCA's mandate. To ensure that TRCA is both protecting natural resources and maximizing the use of its resources, a strategy has been developed that reflects organizational objectives and aligns real estate solutions to meet those objectives in the most effective and affordable way.

TRCA's Real Property Portfolio Surplus Strategy consists of six steps:

1. Identify the natural features and attributes.
2. Identify the current portfolio mix and real property use.
3. Filter lands that are to be protected and/or Retained and Lands that Represent Opportunities.
4. Forecast future needs.
5. Evaluate market opportunities.
6. Make recommendation to Declare the Lands Surplus, pursuant to TRCA's *Sale and Disposition of Real Property Policy*.

#### *1. Identify Natural Features and Attributes*

TRCA owns real property to protect the watershed region's natural features and hazards and to support the implementation of TRCA's programs, services and projects.

The majority of TRCA's land and assets have been acquired through planning conveyances or through provincially funded projects. While planning conveyances have been acquired based on delineation of natural hazards and features, other land acquisitions have not necessarily been delineated by or limited to TRCA's areas of interest. Some parcels of land may contain portions that do not meet, or are not required, for TRCA's mandated purposes.

For properties that were acquired with provincial funding, provincial approval is required for real property dispositions, which includes leases and similar agreements longer than five years. For these provincially funded lands, provincial approval for disposal will generally not be granted for properties with the following attributes:

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- Provincially Significant Wetlands (PSW) or other wetlands
- Provincially Significant Areas of Natural and Scientific Interest (ANSI's)
- Habitat of endangered species
- Managed/agreement forest lands
- valley lands
- hazard lands
- headwater recharge and discharge areas
- forested areas, and
- any other lands which support provincial interests identified within the provincial Policy statements (i.e. hazard/natural heritage)

These same principles are applied through TRCA's *Sale and Disposition of Real Property Policy* for all TRCA properties.

This strategy will evaluate TRCA's land inventory and exclude any real property that has these attributes from the surplus land inventory.

Exceptions will be permitted only when:

- a small portion of the feature may be impacted
- the feature is not significant
- the use is permitted by Ontario Regulation 166/06
- the impact can be mitigated, and
- the impact of including the features as part of the surplus inventory results in a greater net benefit of TRCA's objectives

### *2. Identify the Current Portfolio Mix and Real Property Uses*

TRCA real properties can generally be grouped into seven categories of real property use. These land categories are based on both the natural attributes of the property as well as existing programs, services and operations.

#### i. Protected Lands - No Entry/No Trespassing

Properties with no land improvements, where public access is not invited and often marked as per the Trespass to Property Act. These lands are often the most sensitive lands and access is limited to protect these natural and hazard features.

These lands will be identified as lands to be retained and protected by TRCA.

#### ii. Conservation Lands – Limited Passive Use

Properties that have some natural hazards or features, but limited use of these properties is permitted in designated areas, with free entry for use of passive facilities (trails).

These lands would be generally identified as lands to be retained and protected by TRCA. However, areas may be identified that are not integral to the permitted passive recreational use and that do not have natural or hazard features that require protection. In this instance, a portion of these lands may be further evaluated for

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other opportunities, subject to the exceptions listed under *Step 1: Identify Natural Features and Attributes*.

### iii. Conservation Areas/Parks/Education Centres

These properties are actively used for TRCA programming and are generally pay for use. These include day use parks, campgrounds, and education centres.

The properties in this category have areas with natural and hazard features as well as table lands that have facilities and buildings where programming takes place. These lands would generally be identified as lands to be retained due to the community and recreational opportunities that they afford, however there may be portions of lands in this category that could be considered surplus once natural and hazard features and current and future programming and service requirements are taken into consideration.

### iv. Operational Lands

Operational lands are properties where there are facilities that support TRCA's operations, including lands that hold permanent administrative offices and works yards.

The properties within this category consist of land that has a combination of natural and hazard features that require protection as well as table lands with buildings and facilities.

There may be portions of lands in this category that could be considered surplus once natural and hazard features and current and future operational requirements are taken into consideration.

### v. Residential Rental Properties

TRCA's residential leases permit tenants exclusive use of a residence and an area surrounding the residence. Terms of the leases are less than five years and are subject to the *Residential Tenancies Act*. The status and condition of these properties varies.

The properties within this category consist of land that has a combination of natural and hazard features that require protection as well as table lands and buildings that are currently subject to the lease agreements.

There may be future surplus opportunities for these properties. A separate assessment that includes a broader review of the residential program and facilities is being undertaken.

### vi. Non-Residential Agreement Properties

TRCA has non-residential leases, licences, and agreements on TRCA real property with varying terms and conditions.

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The properties within this category consist of land that has a combination of natural and hazard features that require protection as well as table land.

There may be future opportunities for these properties. A separate assessment that includes a broader review of the status and cost-benefit of agreements is recommended following the evaluation of market opportunities.

vii. Municipal Management Agreement and Funding Partners' Properties

These are properties under management agreement with funding partners. A significant portion of land under management agreement consists of lands that have both natural and hazard features. In addition, management agreement properties are generally used for municipal greenspace and recreation. These properties will be excluded from the general portfolio assessment for surplus properties.

However, in keeping with the goal to maximize the use of resources and develop a strategy that reflects organizational objectives and aligns real estate solutions to meet those objectives in the most effective and affordable way, management agreement lands should be reviewed to see where there may be opportunities to streamline ownership between the funding partner and TRCA, which may result in recommendations for land transfers between funding partners.

### *3. Filter Lands that are to be Protected and/or Retained and Lands that Represent Opportunities*

Once each property has been categorized based on natural features and property use, the residual properties that have no identified exclusions will be recommended to undergo an evaluation of market opportunities (see step 5).

### *4. Forecast Future Needs*

As a component of the TRCA Real Property Portfolio Strategy, the Greenspace Securement & Management Plan was created. The Greenspace Securement & Management Plan (GSMP) is an aspect of the overall Greenspace Acquisition Project (GAP). The purpose is to identify lands for securement through a systematic approach, provide transparent rationale as to why real properties are to be acquired, and identify how those lands will be managed in support of TRCA programs and services.

The GSMP was initially approved at Board of Directors Meeting #3/20, and a full report was received at Board of Directors #02/21.

The analysis involved assessing all 1,015,267 land ownership parcels within the jurisdiction based on a set of 24 criteria. The analysis was a simple presence/absence of that criteria within the ownership parcel. This way the total number of criteria in each parcel could be tallied and a ranking system devised to identify parcels for securement.

Parcels identified via the GSMP will be considered in conjunction with evaluating market opportunities (step 5) of surplus properties as there may be opportunities for strategic acquisitions that have purchase prices off-set from the proceeds of dispositions.



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### 5. Evaluate Market Opportunities

Through evaluating market opportunities of the filtered surplus properties, the objective is to ensure properties are disposed in their optimal state, from a lens that considers both saleability and marketability. Therefore, two concepts will be considered via the market evaluation:

- *Value Capture* involves optimizing land use designation of a surplus property to achieve the optimal value of a site; and,
- *Major Barriers-to-Disposition* are complicated physical, compliance, or stakeholder barriers that require time, capital, and expertise to overcome.

TRCA's objective will be to invest the right level of time and money into the surplus recommendation to ensure appropriate strategies and returns are targeted through the disposition process.

Accordingly, TRCA's process of evaluating surplus properties will consist of two phases (see *Evaluation of Market Opportunities Flow Chart below*)

- Phase 1: Preliminary review to further filter out sites that have a low as-is value or value capture, or have significant major barriers-to-disposition;
- Phase 2: Detailed review of sites with an as-is value of at least \$200,000, or a net uplift potential of at least \$300,000.

For properties that pass Phase 1 criteria, the Phase 2 review will provide a Pass or Fail based on criteria shown below, and will provide one of three recommendations:

Pass – Proceed with Value Capture activities;

Pass – Proceed with Barriers to Disposition activities;

Fail – Proceed with standard due diligence to prepare site for surplus recommendation.

Evaluation of Market Opportunities Flow Chart:



Each of the three recommendations will entail reporting to the Board of Directors throughout the process. The Pass recommendations will require two reports to ensure the Board endorses the process to continue with the Value Capture or Barriers to Disposition activities, whereas the Fail recommendation will require one report to the Board to endorse the Surplus Recommendation.

*Make Recommendation to Declare the Lands Surplus, pursuant to TRCA's Sale and Disposition of Real Property Policy*

As per TRCA's Sale and Disposition of Real Property, the Surplus Recommendation will ensure that the TRCA fulfills its obligation to all parties that may be impacted by the Recommendation and will be undertaken in a consistent and transparent manner, with appropriate consultation and accountability and in alignment with TRCA's strategic direction, core values, and the regulatory and legislative environment in which it operates. Please see Appendix 1: Sale and Disposition of Real Property Policy for further details.

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### **Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan**

This report supports the following strategies set forth in the TRCA 2013-2022 Strategic Plan:

**Strategy 3 – Rethink greenspace to maximize its value**

**Strategy 4 – Create complete communities that integrate nature and the built environment**

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**Email: alexander.schuler@trca.ca**

**Date: August 31, 2022**

**Attachments: 2**

Attachment 1: Sale and Disposition of Real Property Policy

Attachment 2: Map of TRCA's Jurisdiction and Property Holdings

## **CORPORATE POLICY & PROCEDURE**

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**POLICY TITLE:** SALE AND DISPOSITION OF REAL PROPERTY  
**POLICY NO.:** CS-5.14-P

<b>Chapter:</b>	Corporate Services		
<b>Section:</b>	5. Property and Risk Management		
<b>Effective Date:</b>	January 29, 2021	<b>Last Review Date:</b>	January 29, 2021
<b>Approval Authority:</b>	Board of Directors		
<b>Issued to:</b>	All TRCA Employees		
<b>Policy Owner:</b>	Property and Risk Management		

### **1. PURPOSE**

- 1.01. The purpose of this Policy is to provide a framework to guide the Sale and Disposition of Toronto and Region Conservation Authority (TRCA) Property to ensure that TRCA fulfills its obligations to all parties that may be impacted by the Sale and Disposition of TRCA Real Property.
- 1.02. This Policy is intended to ensure the Sale and Disposition of TRCA Real Property is undertaken in a consistent, transparent, and effective manner, with appropriate consultation and accountability and in alignment with TRCA's strategic direction, core values, and the regulatory and legislative environment in which it operates.
- 1.03. The disposition process is based on the following principles:
  - Fairness: Ensure an open, transparent, and impartial process.
  - Value Capture: Maximize the value for TRCA.
  - Risk Management: Limit TRCA's exposure to risk and liabilities.

### **2. SCOPE**

- 2.01. This Policy applies to the Sale and Disposition of TRCA Real Property.
- 2.02. This Policy applies to all TRCA employees who participate in the process of receiving, reviewing, advising, and processing Real Property Sale and Disposition inquiries or transactions.

### **3. POLICY**

- 3.01. Sale and Disposition of TRCA Real Property must fulfill the objects of TRCA in compliance with the *Conservation Authorities Act* and applicable provincial policies.
- 3.02. The Sale and Disposition of Real Property shall not negatively impact Provincially Significant Conservation Lands or Ecologically Significant Lands. Where Provincially

**Policy Title: SALE AND DISPOSITION OF REAL PROPERTY**

**Policy No.: CS-5.14-P**

Significant Conservation Lands and Ecologically Significant Lands may be impacted, mitigative measures shall be implemented to protect those features.

### **Staff Review**

- 3.03. Internal/external inquiries and proposals for the Sale and Disposition of TRCA Real Property will be provided to the Associate Director, Property and Risk Management.
- 3.04. Property and Risk Management staff shall undertake a detailed review to ensure that the proposed Sale and Disposition of TRCA Real Property meets legislative and provincial Policy requirements and the Real Property is not required for any TRCA operations, programs or projects.
- 3.05. The terms of the original acquisition shall be reviewed for compliance.

### **Leases**

- 3.06. Leases and any renewals thereof should generally be less than five (5) years. Leases that are greater than five (5) years are considered a Sale and Disposition of Real Property and may require Minister's approval. Leases exceeding twenty (20) years are subject to the *Planning Act*.

### **Reference Plan**

- 3.07. The Lands for Sale or Disposition must be accurately defined by a deposited reference plan, completed by a registered Ontario Land Surveyor and should be no more than five (5) years old.

### **Appraisal**

- 3.08. Once the scope of the Property is defined by a reference plan, an Appraisal shall be completed for Property with estimated value that exceeds \$50,000. No Appraisal is required for proposed nominal dispositions to municipal, provincial and federal government agencies for infrastructure and utility purposes.

### **Costs**

- 3.09. The party initiating the proposal will bear the costs of investigating the feasibility of a Real Property Sale and Disposition, including the reference plan and Appraisal, unless otherwise approved by the Associate Director, Property and Risk Management.

### **Partner Consultation**

- 3.10. If required, proposed Sales and Dispositions of Real Property shall be circulated to the partner municipal, provincial and federal government agencies, notifying them of TRCA's intent to declare the Property surplus and to identify partners' interest in acquiring the lands. Partners shall be given ample opportunity to consider their interest.

**Policy Title: SALE AND DISPOSITION OF REAL PROPERTY**

**Policy No.: CS-5.14-P**

### **Declaration of Surplus Property, In Fee**

- 3.11. Except for transfers to municipalities, utility companies, the province or provincial agencies, TRCA Real Property to be disposed of in fee shall first be Declared as Surplus by the TRCA Board, and approval shall be obtained to offer the Lands for Sale and Disposition.

### **Public Process**

- 3.12. The Public Notification process will begin once the Property has been Declared as Surplus.
- 3.13. Adjacent landowners, the public, and interest groups shall be given reasonable notification about all proposed property dispositions. For any Sale and Disposition of TRCA Real Property that will be offered to the public, the Property shall be advertised through an open Public Process with Public Notification.
- 3.14. Subject to applicable exemptions, Real Property shall be advertised on the Open Market for a minimum of two weeks prior to accepting any offers or submissions.

### **Exemptions from Public Process**

- 3.15. The following are exemptions to the Public Process for disposition and are not required to be advertised on the Open Market:
- (a) Dispositions to municipalities or any “broader public sector organization” as defined in the *Broader Public Sector Accountability Act, 2010, SO 2010, c 2*, as amended;
  - (b) Where the property is landlocked or not separately viable and is proposed to be sold or leased to adjacent property owners;
  - (c) Where land is being exchanged where TRCA is acquiring other lands in interest;
  - (d) Where the property is required to re-establish access to property severed by road alignment or closure;
  - (e) If lands are acquired by TRCA through expropriation or donation, lands being disposed to the original or subsequent owners; or
  - (f) If otherwise required through contractual or legislative requirements.

### **Purchase and Sale Process**

- 3.16. All offers must be accompanied by a deposit of no less than 5% of the purchase price, with a minimum deposit amount of \$10,000.
- 3.17. Except for transfers to municipalities, minimum disposition price for lands, including easements, is \$10,000.
- 3.18. Offers to purchase that are lower than a 10% difference of the Fair Market Value identified in an Appraisal shall not be accepted unless there is a justification.
- 3.19. Where open Public Process has resulted in competing offers, TRCA staff shall recommend the offer that represents a combination of the highest value and the best terms and conditions for TRCA.

**Policy Title: SALE AND DISPOSITION OF REAL PROPERTY**

**Policy No.: CS-5.14-P**

3.20. Any notice of the Sale and Disposition of Property shall contain notice that TRCA Board approval, and Ministerial approval if applicable, is required.

3.21. Agreements of Purchase and Sale shall include provisions that:

- (a) TRCA Board approval is required; and,
- (b) Ministerial approval is required, if applicable.

#### **Approval of Sale and Disposition of TRCA Real Property**

3.22. TRCA Board shall approve all Sale and Disposition of TRCA Real Property with a resolution identifying how the Sale and Disposition fulfills the objects of TRCA.

#### **Minister's Approval**

3.23. Property and Risk Management shall prepare and submit an application for Ministerial approval of the Sale and Disposition of Property, if applicable.

### **4. RESPONSIBILITY**

4.01. The **Board of Directors** is responsible for approving any proposed Sale and Disposition of Real Property.

4.02. The **Executive Committee** is responsible for reviewing and making recommendations to the Board of Directors on any proposed Sale and Disposition of Real Property.

4.03. **Property and Risk Management** is responsible for reviewing property disposition proposals and coordinating the process for the Sale and Disposition and TRCA Real Property.

4.04. All **Employees** are responsible for:

- (a) Promptly notifying the Associate Director, Property and Risk Management, of any proposals for the Sale and Disposition of TRCA Real Property; and
- (b) Providing timely review and response to proposed Sale and Disposition of TRCA Real Property proposals.

4.05. On motion from TRCA's Board of Directors, TRCA may accept, revise or rescind this Policy.

### **5. PROCEDURE**

5.01. Procedures are addressed in *CS-5.14-S Disposition of Real Property Standard Operating Procedure*.

**Policy Title: SALE AND DISPOSITION OF REAL PROPERTY**

**Policy No.: CS-5.14-P**

## **6. DEFINITIONS**

- 6.01. **“Appraisal”** means a written opinion of value providing information sufficient to satisfy the Chief Financial and Operating Officer, or designate, that the opinion is reasonable.
- 6.02. **“Declared as Surplus”** means that Property is deemed to be in excess, more than what is needed, or no longer necessary to TRCA operations, projects or programming.
- 6.03. **“Ecologically Significant Lands”** means valley lands, hazard lands, other wetlands, headwater recharge and discharge areas, forested areas and any other lands which support provincial interests identified within the provincial Policy statements (i.e. hazard/natural heritage).
- 6.04. **“Fair Market Value”** means the purchase price that a property might be expected to realize if offered for sale on the Open Market by a willing seller to a willing buyer.
- 6.05. **“Fixed Assets”** means any buildings, permanent structures or works which are fixed to the land. This includes administrative, education and interpretation buildings, recreational facilities, workshops, dams, dykes, constructed channels, weirs, berms and reservoirs.
- 6.06. **“Land”** means any estate, term, easement, right or interest in, to, over or affecting land.
- 6.07. **“Open Market”** means one or several of public tender, public auction, call for proposals, invitational tender or Multiple Listing Service.
- 6.08. **“Provincially Significant Conservation Lands”** mean Provincially Significant Wetlands, Provincially Significant Areas of Natural and Scientific Interest (ANSI's), habitat of endangered species, managed/agreement forest lands.
- 6.09. **“Public Notification”** means one of the following: advertisements, a posting on TRCA's website, and/or signage at the property. The process of declaring a property surplus and providing a report to the TRCA Board of Directors for approval is also considered Public Notification.
- 6.10. **“Public Process”** means the act of providing notice and reasonable opportunity for input and expression of interest by members of the general population.
- 6.11. **“Real Property”** means all Land (including all rights and interests thereto) and Fixed Assets.
- 6.12. **“Sale and Disposition”** means the selling, exchanging, granting of right and interests, (including easements), transfer or release of a limited interest, a disposition land in conjunction with the acquisition of other lands as part of a land exchange transaction, or otherwise disposing of Property. Includes all leases over 5 years in duration (and any renewals over 5 years in duration) where the ownership or interest in the property is altered.



**Policy Title:** SALE AND DISPOSITION OF REAL PROPERTY

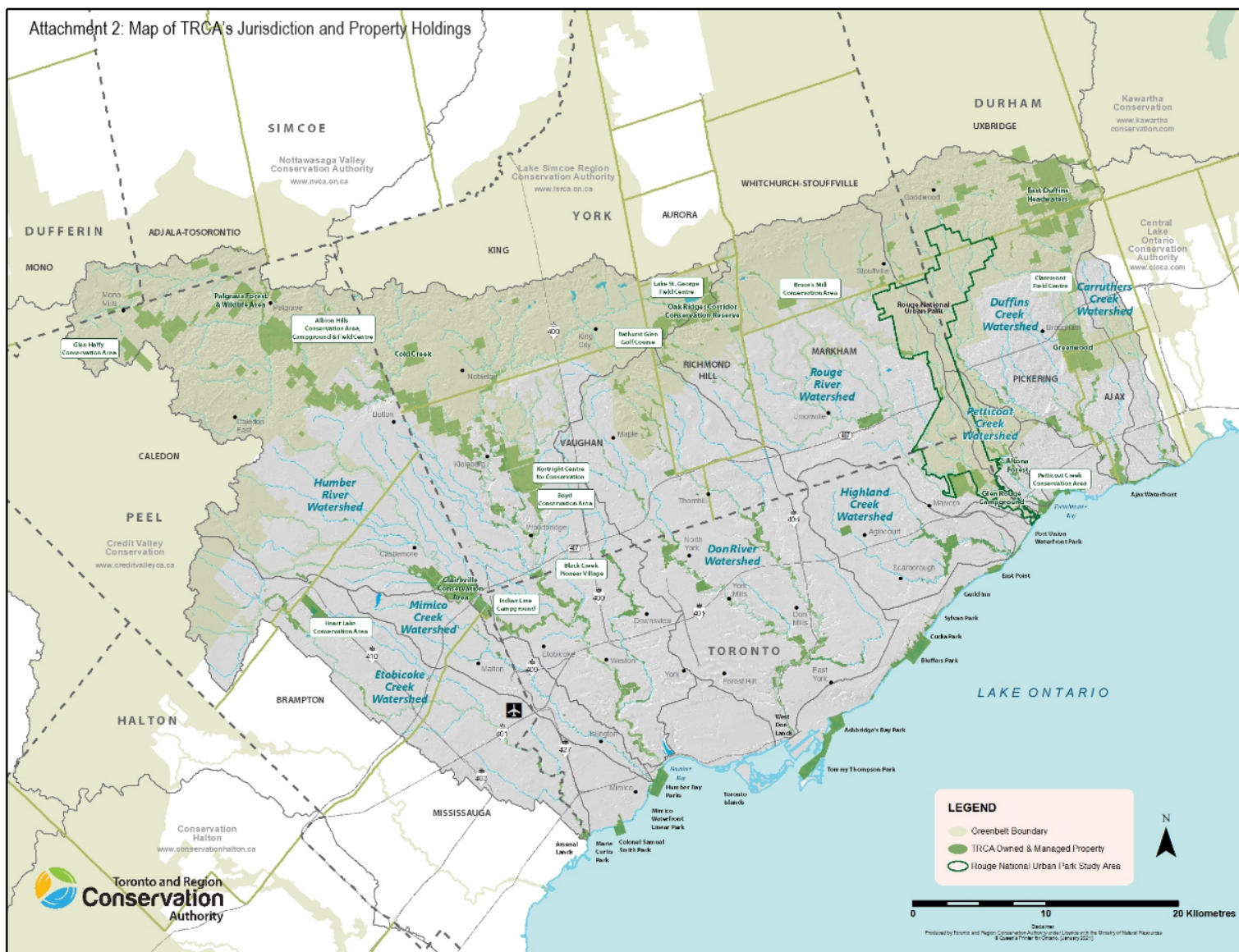
**Policy No.:** CS-5.14-P

**7. ADMINISTRATION**

*Administered by the Clerk's Office*

Review Schedule:	5 Years	Next Review Date:	January 29, 2026
Supersedes:	Surplus TRCA Land Sales (1995-01-27)		
Related Legislation, Regulations and Guidelines:	Ontario's <a href="#">Conservation Authorities Act, R.S.O. 1990, c. C.27</a>		
	Ontario's <a href="#">Planning Act, R.S.O. 1990, c. P.13</a>		
Related Policies and Policy Tools:	CS-5.14-S Disposition of Real Property		
Revision History			
Version Number	Version Date	Description	
1	January 29, 2021	Policy went into effect.	

Attachment 2: Map of TRCA's Jurisdiction and Property Holdings



### Section I – Items for Board of Directors Action

**TO:** Chair and Members of the Executive Committee  
Friday, October 7, 2022 Meeting

**FROM:** Sameer Dhalla, Director, Development and Engineering Services

**RE:** **SERVICE LEVEL AGREEMENTS FOR INFRASTRUCTURE PLANNING  
AND PERMITTING PLAN REVIEW SERVICES**

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#### KEY ISSUE

Update on service level agreements for infrastructure planning and permitting plan review services, environmental assessment and development application review services with provincial and other agencies undertaking infrastructure and utility projects.

#### RECOMMENDATION:

**WHEREAS** Toronto and Region Conservation Authority (TRCA) is a conservation authority established under the *Conservation Authorities Act* (“Act”) with a permitting jurisdiction related to the control of flooding, erosion, dynamic beaches, pollution and the conservation of land, including conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property;

**AND WHEREAS** TRCA works collaboratively with provincial and other public and private agencies undertaking infrastructure and utility projects to support approved growth and development in areas under TRCA’s permitting jurisdiction;

**AND WHEREAS** TRCA has over the years entered into various Service Level Agreements (SLAs) with provincial and other agencies for infrastructure planning and permit review services, including permit and voluntary permit review services for agencies that are exempt from the Act, alongside review and advisory services in respect of *Environmental Assessment Act* and *Planning Act* applications;

**AND WHEREAS** although these services are related to mandatory programs and services under the Act (Category 1), the services provided under the SLAs fall under the category of non-mandatory services a conservation authority may provide to further the purposes of the Act (Category 3);

**AND WHEREAS** the Act does not impose any requirements in respect of agreements with non-municipal entities for Category 3 programs and services;

**IT IS RECOMMENDED THAT** this update report be received;

**THAT** TRCA continue to work with provincial and other public and private sector agencies undertaking infrastructure and utility projects to develop and execute SLAs with such entities, including Metrolinx, Infrastructure Ontario, Enbridge Gas Inc., Ministry of Transportation, and other entities undertaking infrastructure and utility projects within TRCA’s permitting jurisdiction;

**AND FURTHER THAT** staff report back on these agreements on an annual basis.

## Item 7.5

### **BACKGROUND**

Since 2005, TRCA has entered into dedicated service level agreements (SLAs) with provincial agencies and other public and private sector partners for permit review services (including Voluntary Project Review), as well as environmental assessment and plan review services.

The SLAs each provide dedicated planning and technical review teams, expedited service delivery standards, detailed project tracking and reporting, monthly or quarterly partnership review meetings, defined communications procedures, and commitments for TRCA staff to work remotely from the partner office up to one day per week. Typically, the SLA sets out the general terms and conditions governing the services being provided, and a detailed Schedule appended to the agreement provides the scope of work, service delivery commitments and cost recovery fee estimates.

### **RATIONALE**

Entering into SLAs with provincial and other agencies undertaking infrastructure and utility projects aligns with TRCA's framework for implementing the amendments to the Act in respect of the three categories of programs and services, being: Category 1 – legislated as mandatory by the Province, Category – 2 requested by partner municipalities, and Category 3 – other programs and services that the conservation authority determines are advisable to further the purpose of the Act.

The provision of IPP permit and other review services under SLAs to advance infrastructure and utility projects furthers the purposes of the Act in several ways. Entering into the SLAs supports delivery of TRCA's flood/hazard role and permitting mandate as it relates to TRCA's regulatory and policy interests, as well as its provincially delegated responsibilities. The SLA framework is designed to allow the agencies the opportunity for comprehensive project review based on TRCA's expertise as a watershed management agency, and its interests related to natural hazards, natural heritage, including aquatic and terrestrial species and habitats, and water management, to provide an opinion as to whether the interests, objectives, and tests of TRCA's Ontario Regulation 166/06 of Development, Interference with Wetlands and Alteration to Shorelines and Watercourses will be satisfied.

There are no other requirements under the Act for agreements for Category 3 services unless municipal financing is involved.

Staff are currently working to develop new or update existing SLAs with the following agencies:

#### *Metrolinx (Update)*

Metrolinx is undertaking various transit expansion projects that have been discussed in a recent Board report that could be linked here. The current SLA, which has been in place since 2020, provides for voluntary permit review (VPR) services for several transit infrastructure projects. An updated SLA agreement is anticipated to be executed this fall.

#### *Infrastructure Ontario (New)*

Infrastructure Ontario is planning and undertaking various projects within TRCA's permitting jurisdiction. A new SLA will be entered into for the Ontario Place redevelopment and is anticipated to be executed this fall. The SLA will provide for voluntary permit review (VPR) services, as well as review services related to development applications and environmental assessment studies to support the project.

## Item 7.5

### Enbridge Gas (Update)

Enbridge Gas is a natural gas storage, transmission and distribution company. The current SLA, which has been in place since 2013, facilitates permit review and approval for new utility projects and utility relocation projects required to facilitate other infrastructure projects. An updated SLA agreement is anticipated to be executed this fall. The updated SLA will carry forward the existing framework provided by the current agreement for permit review services, as well as review services related to development applications and environmental assessment studies.

### Ministry of Transportation (New)

The Ministry of Transportation is undertaking an environmental assessment and study process for its Greater Toronto Area (GTA) West Corridor highway project. A new SLA has been proposed to provide voluntary project review (VPR) and environmental assessment review services to support the study process, and the SLA is currently under development.

### **Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan**

This report supports the following strategy set forth in the TRCA 2013-2022 Strategic Plan:  
**Strategy 7 – Build partnerships and new business models**

### **FINANCIAL DETAILS**

Services provided under the SLAs will be charged based on service delivery full-cost recovery consistent with TRCAs fee policy.

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

TRCA staff will continue to develop and execute SLAs with provincial and federal agencies, and other infrastructure and utility providers.

**Report prepared by: Beth Williston**

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**Email: [beth.williston@trca.ca](mailto:beth.williston@trca.ca)**

**Date: September 14, 2022**

### Section II – Items for Executive Committee Action

**TO:** Chair and Members of the Executive Committee  
Friday October 7, 2022 Meeting

**FROM:** Sameer Dhalla, Director, Development and Engineering Services

**RE:** **APPLICATION FOR PERMIT PURSUANT TO S.28.0.1 OF THE CONSERVATION AUTHORITIES ACT (MINISTER’S ZONING ORDER, ONTARIO REGULATION 345/22)**  
Request for permission for Development, Interference with Wetlands & Alterations to Shorelines & Watercourses pursuant to Ontario Regulation 166/06, Langstaff Bridge Transit Oriented Community (Part of Lots 35, 36 and 37, City of Markham and Town of Richmond Hill, Regional Municipality of York) by Condor Developments (CFN 67623)

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#### KEY ISSUE

Issuance of permission pursuant to Section 28.0.1 of the Conservation Authorities Act (CA Act) to make site alterations within a Regulated Area to enclose a portion of the Pomona Mills Creek watercourse and site grade within lands located south of Langstaff Boulevard, east of Yonge Street, City of Markham, Regional Municipality of York.

#### RECOMMENDATION:

**WHEREAS** the Minister of Municipal Affairs and Housing (MMAH) issued a Minister’s Zoning Order (MZO) for the subject property on April 14, 2022, as Ontario Regulation 345/22;

**WHEREAS** Section 28.0.1 of the CA Act requires the Authority to issue permission for a development project that has been authorized by an MZO issued under the Planning Act, and where the lands in question are not located within a Greenbelt Area as identified through Section 2 of the Greenbelt Act;

**WHEREAS** Section 28.0.1 of the CA Act requires that the Authority shall not refuse to grant permission for a development project that has been authorized by an MZO, outside of the Greenbelt, under subsection (3) despite, (a) anything in Section 28 or in a regulation made under Section 28, and (b) anything in subsection 3(5) of the Planning Act;

**WHEREAS** Section 28.0.1(6), of the CA Act, permits the Authority to attach conditions to the permission, including conditions to mitigate any effects the development may have on the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land and/or to mitigate any conditions or circumstances that in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property;

**WHEREAS** Section 28.0.1(24), of the CA Act, provides that where a permit is to be issued pursuant to Ontario Regulation 166/06, the applicant is required to enter into an agreement with the Conservation Authority;

**WHEREAS** TRCA staff, in the absence of an approved MZO, would not normally issue a Permit for a watercourse enclosure except in areas of necessary public infrastructure;

## Item 8.1

**WHEREAS** it is not feasible to restore the degraded watercourse in an open state due to the grading constraints set by the fixed location of the Ontario Line Subway tunnel and the Metrolinx Go Transit station;

**AND WHEREAS** through design of the enclosure and an associated ecosystem compensation requirements it has been demonstrated there will be no impact on the control of flooding, erosion, dynamic beaches, pollution, the conservation of land, or jeopardize the health or safety of persons or result in the damage or destruction of property;

**THEREFORE, LET IT BE RESOLVED THAT** Condor Developments in the City of Markham be granted permission through a Permit to enclose a watercourse and site grade in the City of Markham, Regional Municipality of York;

**THAT** TRCA staff seek full cost recovery in accordance with TRCA's Administrative Fee Schedule; and

**AND FURTHER THAT** the Executive Committee, authorize the entering into of an agreement to include comprehensive ecosystem structure, land-based compensation and a letter of credit related to the Permit for the works.

### **MZO PERMIT SUMMARY**

- Section 28.0.1 applies, and the Board must issue this permit.
- TRCA Staff support the issuance of this permit application as the applicant has demonstrated that it does not impact flooding, erosion, dynamic beaches, pollution, the conservation of land, or jeopardize the health or safety of persons or result in the damage or destruction of property.
- The conditions of this permit include standard and additional conditions and have been agreed upon by the proponent with their filing of this application.
- An Agreement is required and will include standard and additional Permit conditions and ecosystem compensation.
- This report and approval are required to allow the applicant to proceed with construction.

### **BACKGROUND**

#### **Permit Applications, Property Descriptions and Background**

The owner has applied for permission pursuant to Ontario Regulation 166/06, and Section 28.0.1 of the Act to enclose a portion of the Pomona Creek watercourse and site grade to facilitate the development of the Bridge Transit Oriented Community on lands located south of Langstaff Boulevard, east of Yonge Street, within the City of Markham.

In 2021, a 25.40 ha portion of the Langstaff Gateway lands generally located west of Cedar Avenue, north of the cemetery, east of Yonge Street and south of Highway 407 was selected as a candidate site for a new master planning process under Infrastructure Ontario's Transit Oriented Communities (TOC) program. Additionally, and also in 2021, the Yonge North Subway

## Item 8.1

Extension (YNSE) was provided with a new alignment through the centre of the Langstaff Gateway Community with a second station proposed further north in the Richmond Hill Urban Growth Centre as also planned through the TOC Program. The new YNSE alignment provides for general efficiencies along with an opportunity for additional stations between Finch Station and Richmond Hill Centre.

On August 14, 2022 the Minister of Municipal Affairs and Housing approved an Enhanced Ministers Zoning Order (EMZO) for the 25.40 hectare Bridge Station Transit Oriented Community (TOC, formerly known as Langstaff Gateway) under Ontario Regulation 345/22. In total, the Bridge Station TOC is anticipated to provide approximately 20,490 residential units (35,653 people) and between 9,400 and 12,300 new jobs (see **Attachment 1 – Ministers Zoning Order (MZO) - Ontario Regulation 345 22 - Map 302**).

Under the EMZO a portion of the Pomona Mills Creek watercourse will be enclosed for the purposes of delivering a larger surface park “Romeo Park” at 1.9 hectares within the Open Space 1 Zone. (see **Attachment 2 – Proposed Watercourse Enclosure**). Subsection 24(1) through (3) permits encumbered parkland within the Bridge Station TOC. Prior to the issuance of the EMZO, TRCA staff reviewed a submission that demonstrated that an open channel, combined with the increased fill required for a YNSE subway alignment through the centre of the site, would hinder accessibility in the Bridge Station TOC and provide for grading across the road network in excess of 5% slopes in several portions of the lands. This presents a challenge from an accessibility and active transportation standpoint given the highly urbanized and pedestrian-focused context of the road and block network to support significant new residential and employment densities mandated by the Province. Due to steepening of slopes which result from the new YNSE alignment, Pomona Mills Creek would become disconnected from the community and deeply incised to the point where guardrails and retaining walls would be required due to steep side slopes. A deeply incised and exposed creek channel surrounded by guard rails would interfere with street and trail network porosity and severely limit pedestrian accessibility in the east-west direction across the TOC lands. As such the Provincial direction has been to enclose the watercourse (see **Attachment 3 – Proposed Bridge Station TOC Cross Section**). TRCA staff has made all effort to examine options for retaining and restoring the creek in an open state.

Given the requirements of Section 28.0.1 of the Act which requires TRCA to grant the requested permissions, TRCA staff are proposing a comprehensive ecosystem compensation agreement with the landowner. The agreement is predicated on the following:

1. The Owner shall either: a) provide a one-time cash payment to TRCA for the purposes of off-site compensation in the form of watercourse restoration works within the TRCA Regulated Area of Pomona Mills Creek located south of the Holy Cross Cemetery (see **Attachment 4 – Proposed Watercourse Restoration Works**); or b) the Owner shall implement these watercourse restoration works at the Owner's cost further to an approved TRCA permit within two years of the execution of the Agreement.
2. The Owner shall convey to the City of Markham approximately 11 ha of land being a portion of the former golf course and tableland south of Markland Street, west of Woodbine Avenue, north of 16<sup>th</sup> Avenue and east of Cache Woods Court at no cost to TRCA or the City of Markham (see **Attachment 5 – Lands to be Conveyed**).
3. The Owner shall provide a one-time cash payment to TRCA for the purposes of achieving a net ecological gain on the lands to be conveyed.
4. If, despite best efforts of TRCA, City, and the Owner, the lands in paragraph 2 cannot be conveyed to the City, the Owner, City and TRCA shall work together to



## Item 8.1

- identify alternative lands that meet or exceed the compensation provided through the lands identified in paragraph 2.
5. If, despite best efforts of TRCA, City, and the Owner, alternative lands in paragraph 4 cannot be conveyed to the City, the Owner shall provide a one-time cash payment to TRCA equivalent to the sum of the amount in paragraph 3 and an amount equal to the area of loss (approximately 0.9 ha) multiplied by the appraised value identified in a final appraisal prepared further to TRCA's Terms of Reference for Appraisal Services.

TRCA staff would support works commencing, subject to TRCA's Standard Conditions (**Attachment 6 – Standard Conditions**) and Additional Conditions (**Attachment 7 – Additional Permit Conditions**) to allow time for TRCA, City and the Owner to agree on certain technical matters (including Regional Storm passage, erosion control and long term maintenance matters), review the ecosystem compensation agreement, and for the Owner to provide substantial securities to ensure implementation of the agreement. To be clear, works would not commence until the additional conditions are satisfied and secured through the required Agreement.

### **Mandatory Permits for MZO Development Projects**

Section 28.0.1 of the amended CA Act applies to a development project that has been authorized by an MZO under the Planning Act, within an area regulated under Section 28(1) of the CA Act, outside of the Greenbelt Area. In TRCA's case, the regulated area is prescribed in Ontario Regulation 166/06.

The provisions of this new Section of the Act are summarized as follows:

- CAs shall issue a permit.
- CAs may only impose conditions to the permit, including conditions to mitigate:
  - Any effects the development project is likely to have on the control of flooding, erosion, dynamic beaches or pollution or the conservation of land;
  - Any conditions or circumstances created by the development project that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property; or
  - Any other matters that may be prescribed by the regulation.
- An applicant has the right to a Hearing before the authority (Board) if there is an objection to the permit conditions being imposed by the CA.
- If the applicant still objects to conditions following a decision of the Hearing, the applicant has the option to either request a Minister's review (MNRF) or appeal to the OLT.
- All MZO-related CA permits must have an agreement with the permittee (can include all parties, e.g., municipalities, on consent of applicant).
- The agreement shall set out actions that the holder of the permission must complete or satisfy to compensate for ecological impacts, (where applicable), and any other impacts that may result from the development project.
- The agreement must be executed before work commences on the site; some enforcement provisions through court proceedings are in effect for MZO permits.

In summary, TRCA must issue a permit for development projects on lands subject to an MZO, outside of the Greenbelt, and can make that permission subject to conditions and must enter into an agreement with the landowner/applicant. Consistent with current practice, Board approval is required.

### RATIONALE

#### Review of Permit Application by TRCA Staff

The application has been reviewed by TRCA's water resources, hydrogeology, and ecology staff and, further to several discussions with the applicant's consulting team, they are generally satisfied that matters related to flooding, erosion, pollution and conservation of land can be addressed through a revised plan to include four 3 metre diameter culverts. As such, the proposed site alteration would not impact:

- the control of flooding – the culverts will convey the regional storm floodplain;
- erosion – no geotechnical/slope stability issues have been identified and the works will have no impact on downstream erosion;
- dynamic beaches – not applicable;
- pollution – sediment and erosion control measures will be installed and maintained through construction to prevent sediment from migrating from the site onto the adjacent lands or features;
- conservation of land – a significant ecosystem compensation program is proposed and will be secured to ensure no net loss of natural heritage system, and a net gain to the existing natural heritage system;
- and/or in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property – the works have been sized and located based on current best practices.

#### Policy Guidelines:

While the proposed works are not consistent with Section 8.4 (General Regulation Policies) and 8.5 (Valley and Stream Corridors) of the Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority, as these policies do not generally support the enclosure of watercourses to facilitate development, the enclosure is required to facilitate other provincial growth planning initiatives, including infrastructure, and staff have made "best efforts" to compensate for the loss of the degraded watercourse through ecosystem compensation.

### SUMMARY CONCLUSION

Approval of permission for development within the valley and stream corridor is required to allow site alteration to commence. Staff are recommending that work proceed only after TRCA's additional conditions are satisfied, which will be included in the Agreement as required by the updated CA Act.

**Report prepared by: Steve Heuchert**

**Email: [steve.heuchert@trca.ca](mailto:steve.heuchert@trca.ca)**

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**Email: [steve.heuchert@trca.ca](mailto:steve.heuchert@trca.ca)**

**Date: September 28, 2022**

**Attachments: 7**

Attachment 1: Ministers Zoning Order (MZO) - Ontario Regulation 345/22 - Map 302

Attachment 2: Proposed Watercourse Enclosure

Attachment 3: Proposed Bridge Station TOC Cross Section

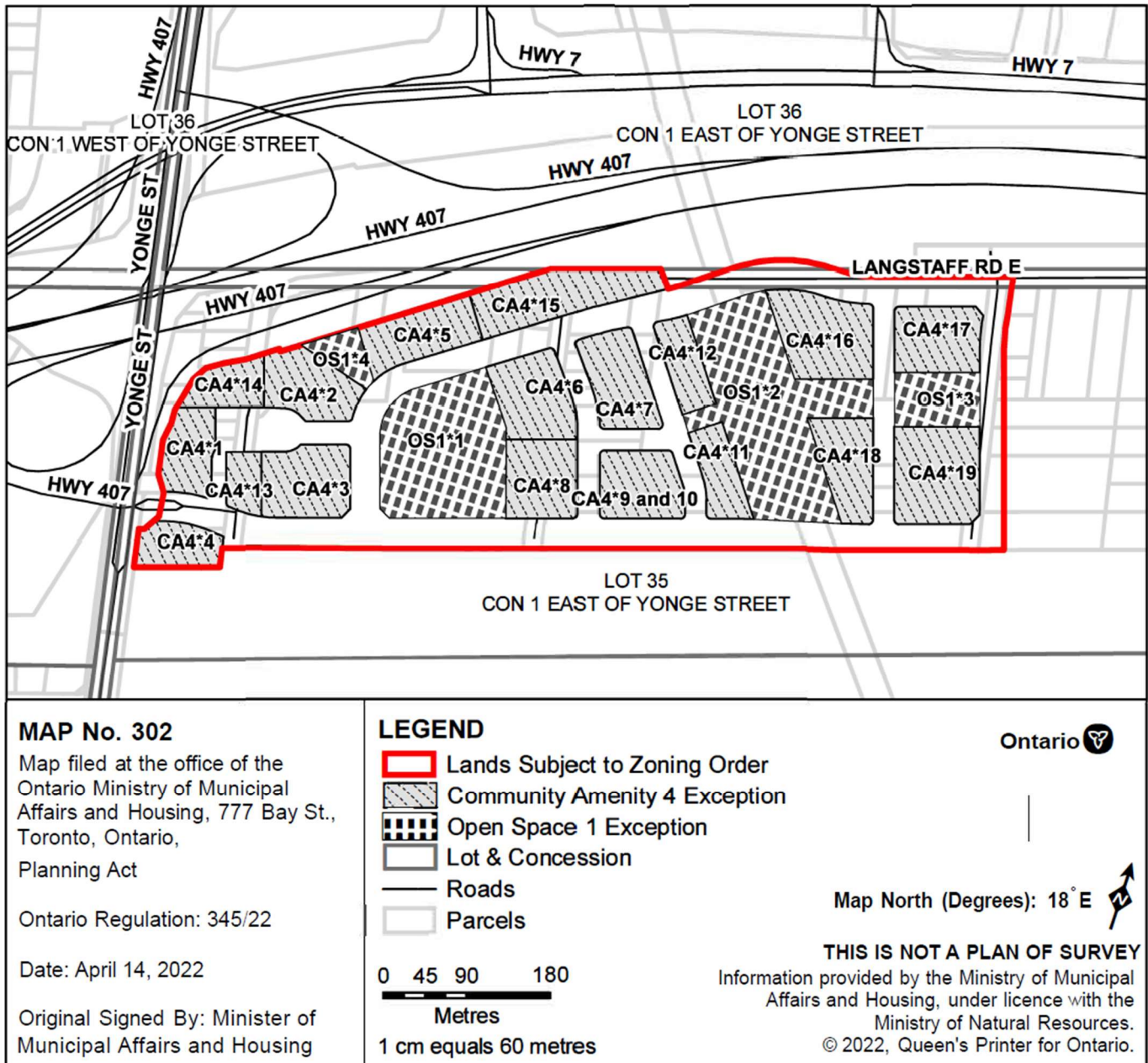
Attachment 4: Proposed Watercourse Restoration Works

Attachment 5: Lands to be Conveyed

Attachment 6: Standard Permit Conditions

Attachment 7: Additional Permit Conditions

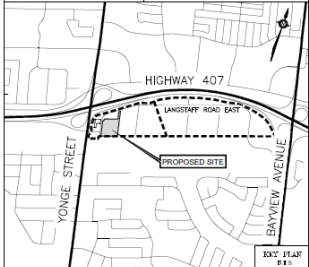
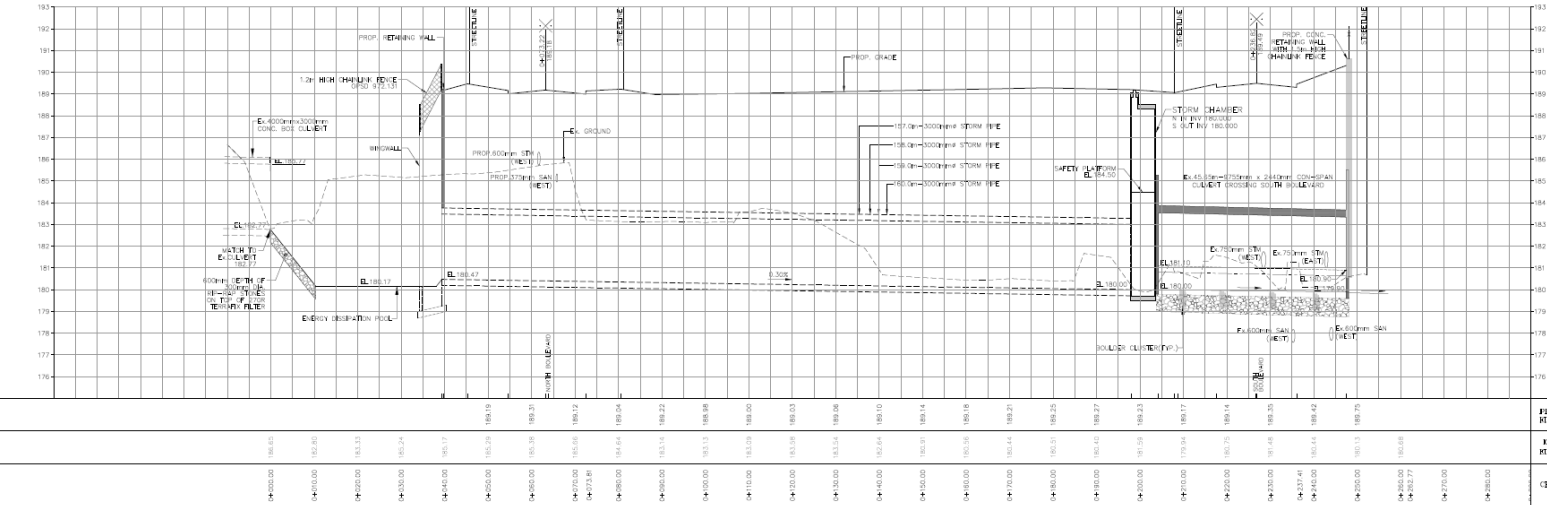
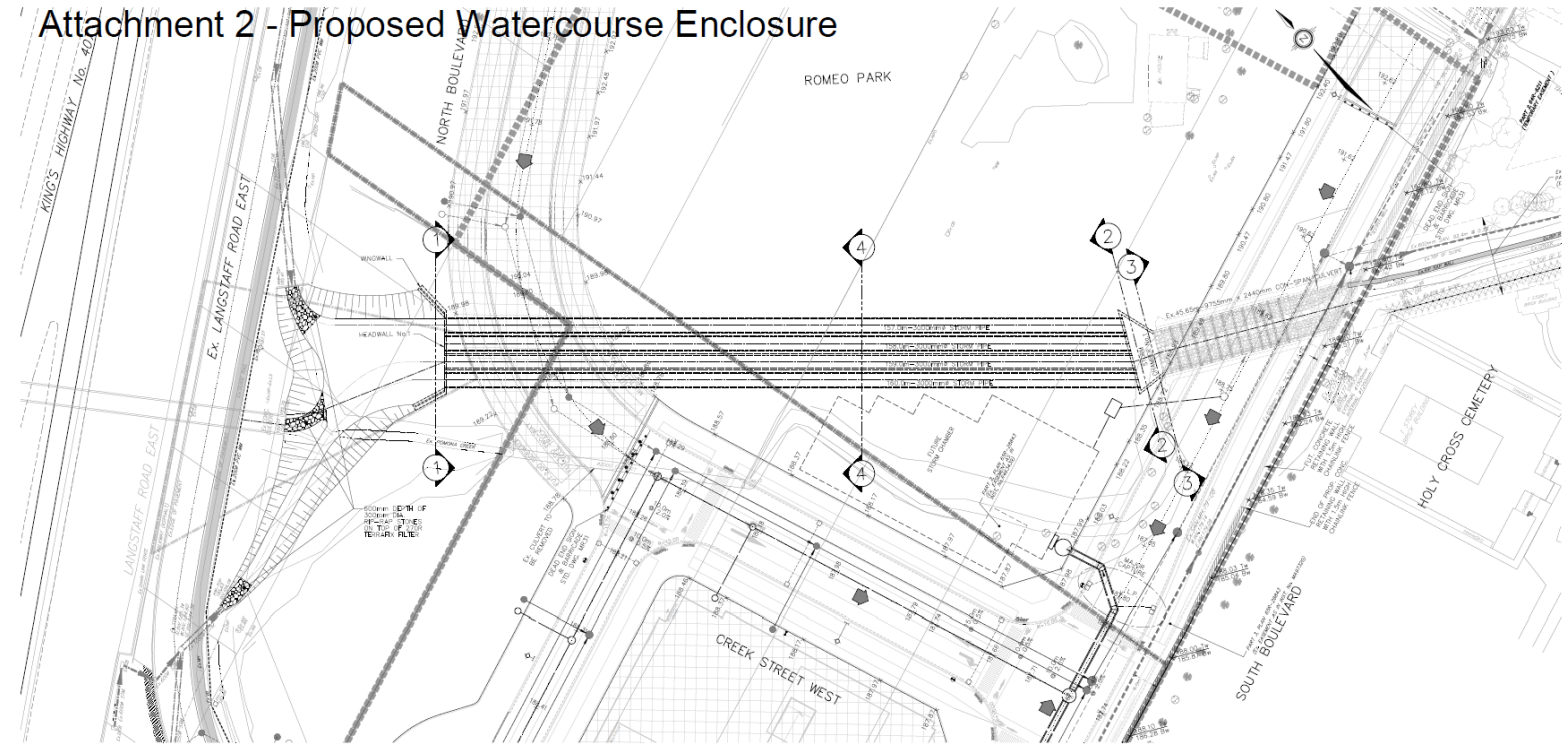
Part of Lots 35 and 36, Concession 1 (Markham); Lots 20, 27, 45, 48, 49, 98, 100, 104-107; Benson Ave, Ruggles Ave, and Cedar Ave; Part of Lots 8-16, 21, 28, 33-37, 39, 40, 41, 44, 46, 93, 94, 96, 97, 99, 101-103, Part of Church Street on Registered Plan 2386,  
City of Markham, Regional Municipality of York



**Map Description:**

This is map no. 302 referred to in a Minister's Zoning Order. It shows lands which are located in Part of Lots 35 and 36, Concession 1 (Markham); Lots 20, 27, 45, 48, 49, 98, 100, 104-107; Benson Ave, Ruggles Ave, and Cedar Ave; Part of Lots 8-16, 21, 28, 33-37, 39, 40, 41, 44, 46, 93, 94, 96, 97, 99, 101-103, Part of Church Street on Registered Plan 2386, City of Markham, Regional Municipality of York. We are committed to providing accessible customer service (<https://www.ontario.ca/page/accessible-customer-service-policy>). On request, we can arrange for accessible formats and communications supports. Please contact MMAH by email ([mininfo@ontario.ca](mailto:mininfo@ontario.ca)) for regulation details.

Attachment 2 - Proposed Watercourse Enclosure



NOTES:  
FOR SECTION 1 REFER TO PROFILE VIEW-1  
FOR SECTION 2 REFER TO PROFILE VIEW-2  
FOR SECTION 3 REFER TO PROFILE VIEW-3  
FOR SECTION 4 REFER TO DWG NO. 1212

BENCH MARK NO. M-02-014  
GRADE POINT TO CORNER OF THE SOUTH-WEST CORNER OF  
THE CHURCH OF SAINT JOHN THE BAPTIST, 10.75 METERS SOUTH OF  
THE CORNER OF SAINT JOHN THE BAPTIST CHURCH, 10.75 METERS EAST OF  
YONGE STREET, 10.75 METERS EAST OF YONGE STREET, 10.75 METERS EAST OF  
LANGSTAFF ROAD EAST.  
ELEVATION: 185.500m

BENCH MARK NO. M-02-018  
GRADE POINT TO CORNER OF THE SOUTH-WEST CORNER OF THE CHURCH OF  
SAINT JOHN THE BAPTIST, 10.75 METERS SOUTH OF THE CORNER OF SAINT JOHN  
THE BAPTIST CHURCH, 10.75 METERS EAST OF YONGE STREET, 10.75 METERS EAST OF  
LANGSTAFF ROAD EAST.  
ELEVATION: 197.650m

NO.	SECTION	DATE	BY
1	SECTION 1	09/06/2020	PT
2	SECTION 2	09/06/2020	PT
3	SECTION 3	09/06/2020	PT
4	SECTION 4	09/06/2020	PT

**MARKHAM**  
THE CORPORATION OF THE CITY OF MARKHAM  
ENGINEERING DEPARTMENT

**SCHAEFFERS**  
ENGINEERING  
1000 SHEPPARD AVENUE EAST  
SUITE 100  
MARKHAM, ONTARIO L3R 9V4  
TEL: 905.477.4400  
FAX: 905.477.4401  
WWW.SCHAEFFERS-ENGINEERING.COM

**POMONA CREEK STORM SEWERS  
PLAN AND PROFILE**

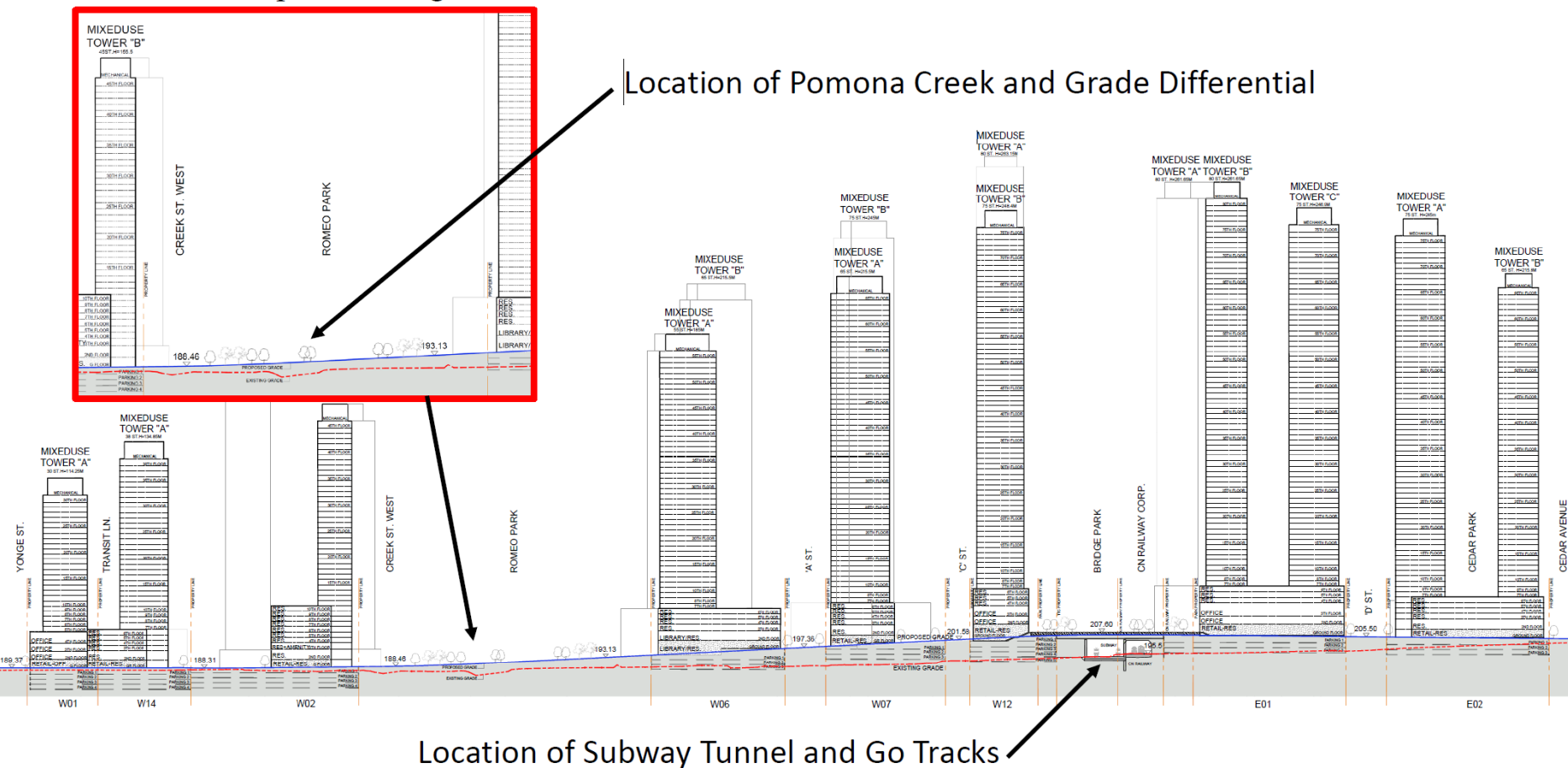
RESIDENTIAL SUBDIVISION - PHASE 1A

PROJECT NO. 2020-4935  
DRAWING NO. 1211

CITY FILE NO: TEC 20 136137



# Attachment 3 - Proposed Bridge Station TOC Cross Section

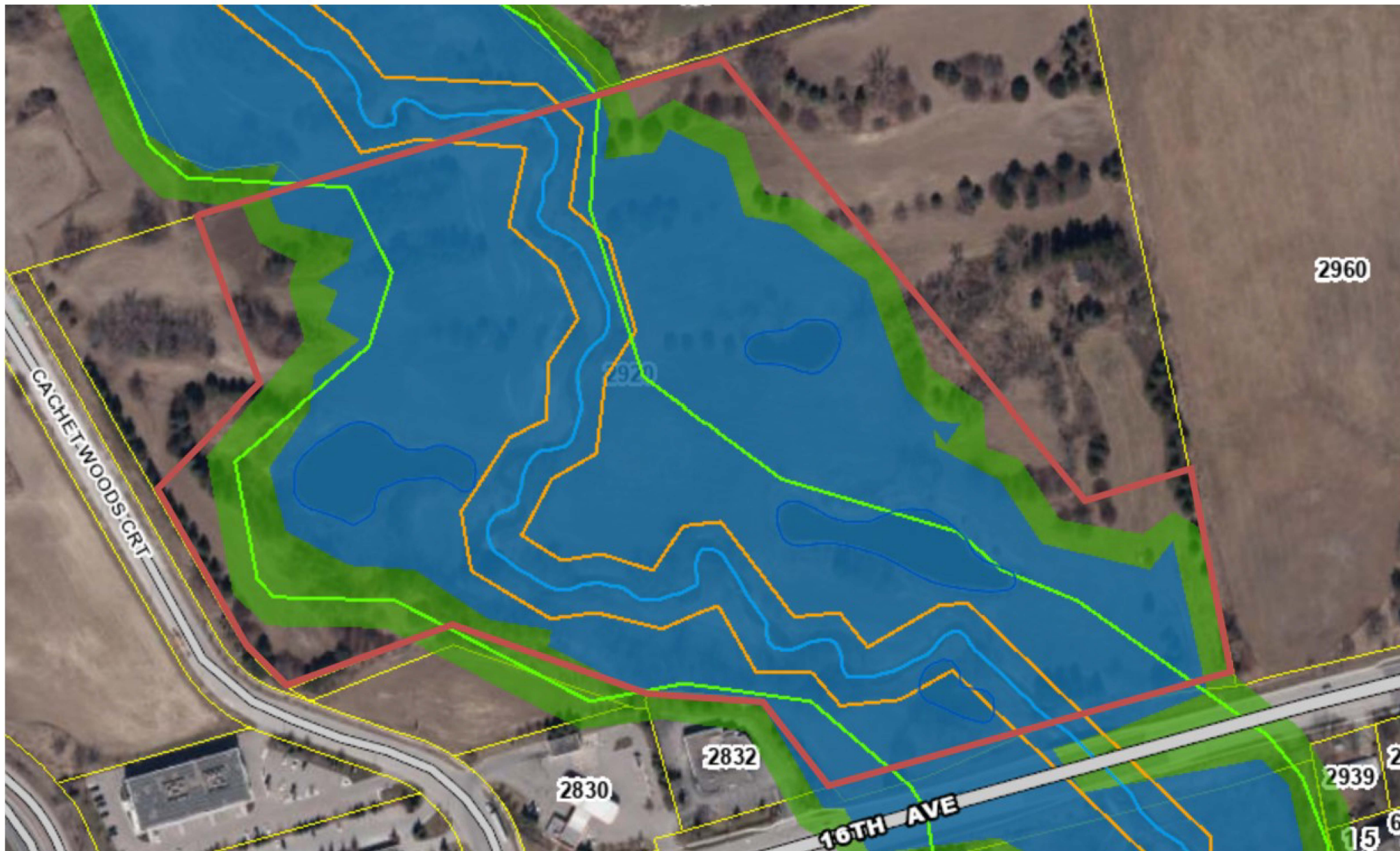


Attachment 4 - Proposed Watercourse Restoration Works





## Attachment 5 - Lands to be Conveyed



## **Attachment 6**

### **Standard conditions for approval by the Executive Committee on October 7, 2022**

1. The Owner shall strictly adhere to the approved TRCA permit, plans, documents and conditions, including TRCA redline revisions, herein referred to as the “works”, to the satisfaction of TRCA. The Owner further acknowledges that all proposed revisions to the design of this project that impact TRCA interests must be submitted for review and approval by TRCA prior to implementation of the redesigned works.
2. The Owner shall notify TRCA Enforcement staff 48 hours prior to the commencement of any of the works referred to in this permit and within 48 hours upon completion of the works referred to herein.
3. The Owner shall grant permission for TRCA staff, agents, representatives, or other persons as may be reasonably required by TRCA, in its opinion, to enter the premises without notice at reasonable times, for the purpose of inspecting compliance with the approved works, and the Terms and Conditions of this permit, and to conduct all required discussions with the Owner, their agents, consultants or representatives with respect to the works.
4. The Owner acknowledges that this permit is non-transferrable and is issued only to the current owner of the property. The Owner further acknowledges that upon transfer of the property into different ownership, this permit shall be terminated and a new permit must be obtained from TRCA by the new owner. In the case of municipal or utility projects, where works may extend beyond lands owned or easements held by the municipality or utility provider, landowner authorization is required to the satisfaction of TRCA.
5. This permit is valid for a period of two years from the date of issue unless otherwise specified on the permit. The Owner acknowledges that it is the responsibility of the owner to ensure a valid permit is in effect at the time works are occurring; and, if it is anticipated that works will not be completed within the allotted time, the Owner shall notify TRCA at least 60 days prior to the expiration date on the permit if an extension will be requested.
6. The Owner shall ensure all excess fill (soil or otherwise) generated from the works will not be stockpiled and/or disposed of within any area regulated by TRCA (on or off-site) pursuant to Ontario Regulation 166/06, as amended, without a permit from TRCA.
7. The Owner shall install effective erosion and sediment control measures prior to the commencement of the approved works and maintain such measures in good working order throughout all phases of the works to the satisfaction of TRCA.
8. The Owner acknowledges that the erosion and sediment control strategies outlined on the approved plans are not static and that the Owner shall upgrade and amend the erosion and sediment control strategies as site conditions change to prevent sediment releases to the natural environment to the satisfaction of TRCA.
9. The Owner shall repair any breaches of the erosion and sediment control measures within 48 hours of the breach to the satisfaction of TRCA.



10. The Owner shall make every reasonable effort to minimize the amount of land disturbed during the works and shall temporarily stabilize disturbed areas within 30 days of the date the areas become inactive to the satisfaction of TRCA.
11. The Owner shall permanently stabilize all disturbed areas immediately following the completion of the works and remove/dispose of sediment controls from the site to the satisfaction of TRCA.
12. The Owner shall arrange a final site inspection of the works with TRCA Enforcement staff prior to the expiration date on the permit to ensure compliance with the terms and conditions of the permit to the satisfaction of TRCA.
13. The Owner shall pay any additional fees required by TRCA in accordance with the TRCA Administrative Fee Schedule for Permitting Services, as may be amended, within 15 days of being advised of such in writing by TRCA for staff time allocated to the project regarding issues of non-compliance and/or additional technical review, consultation and site visits beyond TRCA's standard compliance inspections.

**Attachment 7**

**Additional conditions for approval by the Executive Committee on October 7, 2022**

14. The Permit Holder shall provide revised reports and construction drawings to the satisfaction of TRCA and the City of Markham that address TRCA technical comments dated September 16, 2022, any subsequent TRCA comments, and comments provided by the City. The Permit Holder shall provide such reports before executing the Agreement.
15. The Permit Holder shall receive authorization or any other required approval or clearance from the Federal Department of Fisheries and Oceans and any other necessary Provincial approvals for the enclosure of Pomona Mills Creek and the implementation of associated compensation projects prior to interfering with a watercourse or wetland or carrying out any development activities as defined in the Conservation Authorities Act.
16. The Permit Holder shall provide TRCA with a copy of a letter of support from the City of Markham for the design of the enclosure of Pomona Mills Creek. The Permit Holder shall provide such letter of support before executing the Agreement.
17. The Permit Holder shall include in the executed Agreement a comprehensive ecosystem compensation project, to include land base compensation, ecosystem structure compensation, and aquatic habitat compensation as generally identified in the TRCA staff report of the October 7, 2022 TRCA Executive Committee Meeting, to the satisfaction of TRCA.
18. The Permit Holder shall provide a letter of credit to TRCA upon executing the Agreement, with the amount to be to the satisfaction of TRCA, to be held by TRCA until such time as the ecosystem compensation project identified in Condition 17 has been implemented to the satisfaction of TRCA.

## Section III – Items for the Information of the Board

**TO:** Chair and Members of the Executive Committee  
Friday, October 7, 2022 Meeting

**FROM:** Michael Tolensky, Chief Financial and Operating Officer

**RE:** **2022 SIX MONTH FINANCIAL REPORT**

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### KEY ISSUE

Receipt of Toronto and Region Conservation Authority's (TRCA) unaudited expenditures as of the end of the second quarter, June 30<sup>th</sup>, 2022, for informational purposes.

### RECOMMENDATION:

**IT IS RECOMMENDED THAT the 2022 Financial Report for the six-month period ending June 30, 2022, be received.**

### BACKGROUND

As part of TRCA's financial governance procedures, staff are presenting the 2022 Six Month Financial Report, which covers the period from January 1, 2022, through to June 30, 2022. This report provides information on the spend rate of expenditures for the first six months of 2022.

### RATIONALE

TRCA believes in transparency and accountability for its spending, revenue recognition and performance of service delivery objectives against approved budgets, for both the organization and for each project and program as an individual endeavor. This is further supported by TRCA's core values of integrity, collaboration, accountability, respect, and excellence. TRCA recognizes that all projects and programs offered have cost implications and that all costs incurred are reasonable and practical in support of services. Transparency throughout the budget management process is achieved in part through the analysis and reporting on year-to-date revenues/expenses as compared to the current fiscal year budget. To improve the accuracy in reporting anticipated issues in expenditures, TRCA established a seasonal forecasting baseline using historical data from the past three years to estimate the seasonal variances within each program area.

### Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategy set forth in the TRCA 2013-2022 Strategic Plan:  
**Strategy 9 – Measure performance**

### FINANCIAL DETAILS

The capital and operating report by Service Area and underlying Program Areas are provided in **Attachments 1 and 2** respectively. The attachments provide a summary analysis of expenditures to date and the variance explanations by Program Area which have a variance threshold of +/- 10% and \$500,000 from anticipated quarterly spend rates. Variances within these thresholds are deemed to be within the expected range. The capital report contains nine (9) reportable variances for the six-month period, whereas the operating report contains one (1) reportable variance. **Attachment 3** provides explanations for each reportable variance.

### DETAILS OF WORK TO BE DONE

As TRCA's financial governance procedures and systems continue to evolve over time, internal

## Item 9.1

processes for in-year billing from vendors, invoicing of customers and recognition of deferred revenue/internal recoveries will become a greater area of focus for the organization.

**Report prepared by: Jenifer Moravek**

**Email: [jenifer.moravek@trca.ca](mailto:jenifer.moravek@trca.ca)**

**For Information contact: Michael Tolensky, (437) 880-2278**

**Email: [michael.tolensky@trca.ca](mailto:michael.tolensky@trca.ca)**

**Date: September 7, 2022**

**Attachments: 3**

Attachment 1: Capital Budget Expenditures

Attachment 2: Operating Budget Expenditures

Attachment 3: Variance Explanations

Attachment 1: Capital Budget Expenditures

	Anticipated Expenditures (Q1)	Actual Expenditures (Q1)	Difference (\$)	Difference %	Reportable Variance
Watershed Planning and Reporting	\$ 352,750	\$ 161,777	\$ (190,973)	-54%	
Climate Science	\$ 140,750	\$ 120,421	\$ (20,329)	-14%	
Water Resource Science	\$ 688,963	\$ 501,023	\$ (187,939)	-27%	
Erosion Management	\$ 22,563,583	\$ 5,637,200	\$ (16,926,383)	-75%	A
Flood Management	\$ 1,028,008	\$ 776,509	\$ (251,498)	-24%	
Biodiversity Monitoring	\$ 785,933	\$ 428,709	\$ (357,224)	-45%	
Ecosystem Management Research and Directions	\$ 357,348	\$ 355,062	\$ (2,286)	-1%	
Forest Management	\$ 350,607	\$ 269,971	\$ (80,636)	-23%	
Restoration and Regeneration	\$ 4,576,875	\$ 1,357,828	\$ (3,219,046)	-70%	B
Greenspace Securement	\$ 325,000	\$ 1,427	\$ (323,573)	-100%	
Greenspace Management	\$ 1,008,241	\$ 320,851	\$ (687,390)	-68%	C
Waterfront Parks	\$ 2,344,537	\$ 164,420	\$ (2,180,117)	-93%	D
Conservation Parks	\$ 36,750	\$ 19,580	\$ (17,170)	-47%	
Trails	\$ 3,658,879	\$ 908,837	\$ (2,750,041)	-75%	E
Black Creek Pioneer Village	\$ 118,500	\$ 16,757	\$ (101,743)	-86%	
Events and Festivals	\$ -	\$ 80	\$ 80	100%	
Environmental Assessment Planning and Permitting	\$ 46,150	\$ 61,334	\$ 15,184	33%	
Policy Development and Review	\$ 167,250	\$ 96,560	\$ (70,690)	-42%	
School Programs	\$ 1,181,665	\$ 276,698	\$ (904,966)	-77%	F
Newcomer Services	\$ 45,000	\$ 20,200	\$ (24,800)	-55%	
Family and Community Programs	\$ 22,230	\$ 51,527	\$ 29,297	132%	
Living City Transition Program	\$ 1,339,588	\$ 834,999	\$ (504,589)	-38%	G
Community Engagement	\$ 809,662	\$ 340,089	\$ (469,573)	-58%	
Financial Management	\$ 106,750	\$ 13,231	\$ (93,519)	-88%	
Corporate Management and Governance	\$ 10,173,239	\$ 3,096,153	\$ (7,077,085)	-70%	H
Human Resources	\$ 8,750	\$ 178,033	\$ 169,283	1935%	
Corporate Communications	\$ -	\$ -	\$ -	0%	

Attachment 1: Capital Budget Expenditures

	Anticipated Expenditures (Q1)	Actual Expenditures (Q1)	Difference (\$)	Difference %)	Reportable Variance
Information Infrastructure and Management	\$ 235,500	\$ 136,414	\$ (99,086)	-42%	
Project Recoveries	\$ -	\$ 24,926	\$ 24,926	100%	
Vehicles and Equipment	\$ 63,604	\$ 2,579	\$ (61,025)	-96%	
Grand Total	\$ 52,536,109	\$ 16,173,197	\$ (36,362,912)	-69%	

Attachment 2: Operating Budget Expenditures

	Anticipated Expenditures (Q1)	Actual Expenditures (Q1)	Difference (\$)	Difference %	Reportable Variance
<b>Watershed Planning and Reporting</b>	\$ 110,000	\$ 124,303	\$ 14,303	13%	
<b>Climate Science</b>	\$ -	\$ -	\$ -	0%	
<b>Water Resource Science</b>	\$ -	\$ -	\$ -	0%	
<b>Erosion Management</b>	\$ 43,750	\$ 12,506	\$ (31,244)	-71%	
<b>Flood Management</b>	\$ 304,250	\$ 267,827	\$ (36,423)	-12%	
<b>Biodiversity Monitoring</b>	\$ -	\$ -	\$ -	0%	
<b>Ecosystem Management Research and Directions</b>	\$ -	\$ -	\$ -	0%	
<b>Forest Management</b>	\$ 30,000	\$ 18,469	\$ (11,531)	-38%	
<b>Restoration and Regeneration</b>	\$ 89,000	\$ 179,654	\$ 90,654	102%	
<b>Greenspace Securement</b>	\$ -	\$ -	\$ -	0%	
<b>Greenspace Management</b>	\$ 187,332	\$ 250,898	\$ 63,567	34%	
<b>Rental Properties</b>	\$ 372,855	\$ 230,719	\$ (142,136)	-38%	
<b>Waterfront Parks</b>	\$ -	\$ -	\$ -	0%	
<b>Conservation Parks</b>	\$ 1,461,598	\$ 748,139	\$ (713,459)	-49%	I
<b>Trails</b>	\$ -	\$ -	\$ -	0%	
<b>Bathurst Glen Golf Course</b>	\$ 337,038	\$ 134,724	\$ (202,314)	-60%	
<b>Black Creek Pioneer Village</b>	\$ 713,161	\$ 446,781	\$ (266,380)	-37%	
<b>Events and Festivals</b>	\$ 81,363	\$ 117,376	\$ 36,014	44%	
<b>Wedding and Corporate Events</b>	\$ -	\$ -	\$ -	0%	
<b>Development Planning and Regulation Permitting</b>	\$ 1,962,820	\$ 1,601,463	\$ (361,357)	-18%	
<b>Environmental Assessment Planning and Permitting</b>	\$ 1,252,757	\$ 1,122,768	\$ (129,989)	-10%	
<b>Policy Development and Review</b>	\$ 145,675	\$ 127,697	\$ (17,978)	-12%	
<b>School Programs</b>	\$ 1,250,388	\$ 755,649	\$ (494,739)	-40%	
<b>Newcomer Services</b>	\$ 257,973	\$ 197,021	\$ (60,951)	-24%	

Attachment 2: Operating Budget Expenditures

	Anticipated Expenditures (Q1)	Actual Expenditures (Q1)	Difference (\$)	Difference %	Reportable Variance
<b>Family and Community Programs</b>	\$ 229,031	\$ 135,822	\$ (93,210)	-41%	
<b>Living City Transition Program</b>	\$ -	\$ -	\$ -	0%	
<b>Community Engagement</b>	\$ 62,750	\$ 48,376	\$ (14,374)	-23%	
<b>Social Enterprise Development</b>	\$ -	\$ -	\$ -	0%	
<b>Financial Management</b>	\$ 914,325	\$ 727,797	\$ (186,528)	-20%	
<b>Corporate Management and Governance</b>	\$ 1,552,707	\$ 1,462,344	\$ (90,363)	-6%	
<b>Human Resources</b>	\$ 627,650	\$ 356,762	\$ (270,888)	-43%	
<b>Corporate Communications</b>	\$ 415,500	\$ 349,058	\$ (66,443)	-16%	
<b>Information Infrastructure and Management</b>	\$ 668,910	\$ 590,145	\$ (78,765)	-12%	
<b>Project Recoveries</b>	\$ (1,108,501)	\$ (643,854)	\$ 464,647	-42%	
<b>Vehicles and Equipment</b>	\$ 37,744	\$ 206,836	\$ 169,092	448%	
<b>Grand Total</b>	\$ 12,000,073	\$ 9,569,278	\$ (2,430,795)	-20%	



### Attachment 3 : Variance Explanations

#### CAPITAL REPORTABLE VARIANCE NOTES

A	The lower than anticipated expenditures are related to staff advancing contracts for specialized implementation in Q3 and Q4 at multiple project sites that include: Ashbridges Bay Landform, German Mill's Settlers Park, Gaffney Park, Hudson Drive and others. A significant portion of the underspent amount is tied to work at Ashbridge's Bay that encountered unanticipated delays due to weather and environmental compliance requirements. Work on the Ashbridge's Bay Landform and Breakwater that is now complete will result in us decreasing this variance by the end of the year as \$12.7M of work is still scheduled for this year. Once these are taken into account, the variance is projected to be \$3.2M or 9% which is within the acceptable threshold.
B	The lower than anticipated expenditures for the Humber Bay Park East Revitalization Project are due to delays in issuing completed tender ready drawings associated with the landform building project. This multi-year fee for service project extends until Q2 2024 and was initiated in Q3 2021, with substantial completion expected by Q4 2023. The delay resulted in TRCA's earthworks being undertaken in Q1 2022 resulting in some delays due to inclement winter weather. Large value tenders for the boardwalk and bridges are currently underway and the electrical and pumping system tenders are being awarded in Q3, resulting in significant expenditures anticipated for both Q3 and Q4. The project will continue into 2023, and any remaining work will be completed and invoiced to the City by Q4 2023. Once this is taken into account, the variance is projected to be \$112K or 2% which is within the acceptable threshold.
C	The lower than anticipated expenditures are related to fewer than expected land acquisitions in the Greenspace Securement category in the first half of 2022. Once this consideration is taken into account, the variance is \$119K and 16% which is within the acceptable threshold.
D	The lower than anticipated expenditures are related to The Meadoway and the reduction to the 2021 scope of work as a result of the delays obtaining provincial and municipal license approvals and agreements for work in the hydro corridor. Work will continue to proceed through 2022 and into 2023. Once this scope change is taken into account, the variance is \$335K and 21% which is within the acceptable threshold.
E	The lower than anticipated expenditures are related to delays in the detailed design process for the Scarborough Waterfront Project resulting from ongoing technical challenges and private property acquisition negotiations, led by City of Toronto staff, with affected landowners. Once this is taken into account, the projected variance is \$236K and 6% which is within the acceptable threshold.
F	The lower than anticipated expenditures are related to changes in scope of work for a number of contracted service trail infrastructure projects including: the Nashville Conservation Reserve Multi-Use Trail, DVBW Governor's Bridge Lookout, and Cudmore Creek Trail Head. The Nashville project (Accessible Trail and Parking Area) is currently on hold, due to an implementation funding gap identified through the most recent Construction Services construction cost estimate based on the finalized detailed design drawings. Staff submitted a grant funding proposal to the Federal Active Transportation Fund in Q2 2022 to address the funding differential and the outcome of this request is pending. Cudmore Creek budget allocation for 2022 includes planning and implementation. Significant delays in securing a Hydro One permit have impacted the implementation start date; therefore, a majority of the implementation budget will be rolled over to 2023. DVBW Governor's Bridge budget is currently on hold, due to funding constraints identified by the City of Toronto. Once these factors are taken into account, the variance is projected at \$438K or 7% which is within the acceptable threshold.
G	The lower than anticipated expenditures are related to the deferral of remaining site improvements at Bolton Camp until sufficient funding is secured. Once this deferral is taken into account, the variance is \$239K or 12% which is within the acceptable threshold.
H	The lower than anticipated expenditures are related to scope changes facing multiple programs including Community Transformation, Partners in Project Green and Urban Agriculture. Community Transformation had in-year changes to the scope of work with stakeholders but substantial completion is anticipated by Q4 2022. Partners in Project Green had staff gapping, however, deliverables are anticipated to be met with greater expenditures by Q4. Additionally, there were delays with tendering for infrastructure updates in Urban Agriculture that will be remediated by Q4. Once this tendering timing is taken into account, the variance is \$284K or 11% which is within the acceptable threshold.
I	The lower than anticipated expenditures are related to TRCA's New Administrative Office, Asset Management, Claireville Water Service and staff gapping. Over the period of March to June 2022 a total of four subsequent labour disputes related to the New Administrative Office disrupted construction activities onsite resulting in further delays to the schedule. Claireville faced delays in terms of obtaining permits that have been rectified and substantial completion is now anticipated by end of Q3. Once this is taken into account, the variance is \$1.9M or 8% which is within the acceptable threshold.

#### OPERATING REPORTABLE VARIANCE NOTES

J	The lower than anticipated expenditures are related to Elementary programming within School Programs which are due to the slower uptake of in-person education programming as a result of COVID-19 in the first half of 2022. However, a return to more in-person programming is anticipated for Q3 and Q4. Once this is taken into account, the variance is \$242K or 2% which is within the acceptable threshold.
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### Section III – Items for the Information of the Board

**TO:** Chair and Members of the Executive Committee  
Friday October 7, 2022 Meeting

**FROM:** Michael Tolensky, Chief Financial and Operating Officer

**RE:** **GREENSPACE SECUREMENT AND MANAGEMENT PLAN**

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#### KEY ISSUE

Summary report on the Toronto and Region Conservation Authority (TRCA) Greenspace Securement Management Plan.

#### RECOMMENDATION:

**IT IS RECOMMENDED THAT this summary report on the Greenspace Securement Management Plan be received.**

#### BACKGROUND

The Greenspace Securement & Management Plan (GSMP) is an aspect of the overall Greenspace Acquisition Project (GAP). The purpose is to identify lands for securement through a systematic approach, provide transparent rationale as to why properties are to be acquired, and identify how those lands will be managed in support of TRCA programs and services.

A new initiative for the GAP 2021-2030 is to identify properties through a criteria-based analysis, and then further refine those results with site-level input from staff. This in-turn will be presented to Senior Leadership Team as high-priority securement targets.

The GSMP was initially approved at Board of Directors Meeting #3/20, and a full report was received at Board of Directors #02/21.

The criteria for securement within GSMP are derived from TRCA's Greenspace Strategy, Valley and Stream Corridor Management Program, Terrestrial Natural Heritage System Strategy, and various integrated watershed management plans. Other criteria for securement include Provincial plans such as the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan, Greenbelt Plan and Clean Water Act.

TRCA currently manages approximately 16,139ha (39,881 acres) of lands within its jurisdiction, both through ownership and management agreements with various stakeholders. Through the development of the GSMP, Property, Assets, and Risk Management (PARM) staff have collaborated with numerous internal departments to identify criteria for consideration of TRCA management/protection in conjunction with its mandate. The following criteria have been selected for consideration for protection by the TRCA:

1. Flood control, flood vulnerable, erosion control and reservoir project lands, and associated access lands;
2. Valley and stream corridors;
3. Lake Ontario waterfront;
4. Environmentally Significant Areas;
5. Life Science Areas of Natural and Scientific Interest;
6. Wetlands;

## Item 9.2

7. Kettle lake or wetland features;
8. Highly Vulnerable Aquifers;
9. Carolinian forest;
10. Important woodland/vegetation/habitat linkages;
11. Interior forest areas, and/or lands which contribute to the expansion of interior forest habitats;
12. Riparian habitat zones;
13. Habitat for aquatic and terrestrial species of concern and sensitive species, including those listed under the Species at Risk Act and the Endangered Species Act;
14. Lands identified for the target system in TRCA's watershed plans and Terrestrial Natural Heritage System Strategy and municipal natural heritage systems;
15. Significant Groundwater Recharge Areas;
16. Landform Conservation Areas Categories 1 and 2 on the Oak Ridges Moraine;
17. Lands identified in the Niagara Escarpment Plan, especially Escarpment Natural Areas and Escarpment Protection Areas;
18. Lands that provide terrestrial and aquatic habitat restoration opportunities, including lands identified as priority for ecosystem restoration;
19. Links for a regional trail system;
20. Links to greenspace systems in neighbouring conservation authorities;
21. Lands that are identified by TRCA in cooperation with its member municipalities and/or the Province of Ontario as being complementary to the TRCA greenspace system;
22. Lands that provide access to lands secured by TRCA;
23. Lands that provide a buffer from surrounding land uses to the aforementioned areas; and,
24. Lands to be used in support of conservation efforts.

### **RATIONALE**

Staff have utilized the above criteria in assessing 1,015,267 land parcels within TRCA's jurisdiction and have prioritized parcels through the creation of a heat map (see Attachment 1: Greenspace Securement and Management Plan). The results compile and intersect a series of data layers (listed above) into a map of potential areas of interest for Greenspace securement for each region in the TRCA jurisdiction (York, Peel, Toronto, Durham, Mono, & Adjala-Tosorontio). The map indicates, on a priority basis, 16,860 parcels that contain the above criteria. Parcels that are highlighted red indicate that they contain 12+ criteria.

With the Map in place, TRCA will be able to better identify and target priority acquisition areas within each of the watersheds that our jurisdiction encompasses. PARM staff will identify priority parcels to create a list of potential acquisitions in each municipality to explore financing opportunities.

This process will require 1) investigation and refinement of targeted parcels to identify the sub-parcel elements in need of protection, 2) the formation and application of an acquisition strategy, and 3) coordination with a land management strategy for the ongoing management of lands acquired. Staff will update the acquisition mapping if/when any datasets used in its creation are updated.

The next step will be to create an acquisition strategy utilizing the GSMP application. The acquisition analysis will be guided by the following strategy:

#### Strategy:

1. *Development Process Acquisitions*

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In reviewing proposed plans for development (e.g., plans of subdivision, rezoning applications, official plan amendments and severances), TRCA determines whether there are areas that should be protected as part of their legislated mandate. These may include valley and stream corridors, Environmentally Significant Areas or waterfront corridors that should be set aside for conveyance at a nominal cost to TRCA, or for acquisition of a limited interest by TRCA. Where planning applicants own land within the target Terrestrial Natural Heritage System, TRCA will, as part of its plan review, recommend that applicants convey their target system lands to the appropriate public agency and have those lands protected through appropriate zoning. The majority of TRCA securements are achieved through the planning process.

2. *Tax donations & Federal Ecological Gifts Program*

TRCA encourages donations of land or property rights and often works with The Living City Foundation in pursuing such donations. Under the federal Ecological Gifts Program (“Eco-gift”), owners of land which is certified by the Minister of the Environment as important to the preservation of Canada's environmental heritage receive a favourable federal tax credit for the full value of the land, easement or covenant and a reduction in the taxable capital gain realized upon the disposition of the property when they donate land to TRCA, The Living City Foundation or another organization designated by the Minister. This approach has led to the identification of parcels that could be utilized as donations to TRCA to further assist in private party tax & estate planning processes. TRCA may accept gifts “in fee” or gifts with life estates remainders. The Eco-gift process allows for the carry forward of tax receipts for a maximum of 10 years, while normal tax donations have a maximum carry forward of 5 years.

3. *Maximizing TRCA value of existing assets*

Owners of land in a valley or stream corridor adjacent to TRCA property may seek to trade their restricted land for parcels of land which are surplus to TRCA's requirements but have higher development potential and lower ecological value/function. Such trades may increase the available lands secured by TRCA for ecological protection. In addition, TRCA may proactively identify parcels within TRCA's portfolio that have low conservation or ecological value/function but have high development potential. The determination of potential surplus and sale/trade of these parcels may contribute to open market acquisitions. While these transactions traditionally consist of the exchange of fee simple interests, they can consist of any combination of property interests. All of the above actions typically require Board and Ministerial approval. Furthermore, this year the GSMP application was utilized to strategically identify high value target parcels in land compensation discussions with Metrolinx.

4. *Joint acquisition with member municipalities & other levels of government*

TRCA may secure property interests in municipal lands at a nominal cost when they are located within the boundaries of approved TRCA land securement projects. These securements may be through Erosion Risk Management Programs with member municipalities to reduce/eliminate erosion risks within the watershed. Additionally, acquisition through

## Item 9.2

partnership with member municipalities for parkland acquisition and management are available through management agreements and Service Level Agreements.

5. *Open Market Acquisitions*

TRCA's land securement projects may require acquisitions through open the open market, which requires a willing buyer and a willing seller. This option is dependent on obtaining funding within programs and the budget process.

6. *Leverage TRCA's ability to sever parcels*

TRCA can sever private parcels of land when land is being acquired for the purposes of flood control, erosion control, bank stabilization, shoreline management works or the preservation of environmentally sensitive lands under the GSMP.

7. *Leases, agreements, restrictive covenants, and conservation easements*

Areas may be protected through agreements or through TRCA obtaining other property rights/restrictions. These include lands owned by a public agency or non-government organization that are managed or leased by TRCA under an agreement; obtaining easements or restrictive covenants to aid in the protection of natural elements; and obtaining rights of first refusal or options on lands that may be desirable in the future to obtain.

8. *Provincial/Federal Grants*

TRCA continues to identify and apply for grants that benefit the securement and protection of lands.

9. *Provincial (Section 39) Funds Historically*

Historically, TRCA may have acquired lands utilizing Provincial funds. When TRCA disposes of surplus lands, generally the revenues from the dispositions are repayable to the Province. With approval of the Province, TRCA may be allowed to retain the revenues in trust within a Capital Reserve Account for purchase of alternative lands identified under the Greenspace Acquisition Project (GAP). Therefore, with Ministerial approval, the Capital Reserve Account is a source of funds that may be utilized in support of the GAP acquisitions.

### **Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan**

This report supports the following strategies set forth in the TRCA 2013-2022 Strategic Plan:

**Strategy 2 – Manage our regional water resources for current and future generations**

**Strategy 3 – Rethink greenspace to maximize its value**

**Strategy 4 – Create complete communities that integrate nature and the built environment**

**Strategy 7 – Build partnerships and new business models**

**Strategy 12 – Facilitate a region-wide approach to sustainability**

### **FINANCIAL DETAILS**

Lands that are under consideration of acquisition for low service require approximately \$465/ha (\$188/acre) into perpetuity for ongoing management costs and taxes, annually adjusted to inflation. Any additional services or desired improvements (erosion infrastructure, recreational trails, additional services) will increase this amount.

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

Determine priority parcels based on heat mapping within each Region to pursue funding opportunities for acquisition and to inform TRCA's land compensation discussions that may be part of infrastructure and development processes across TRCA's jurisdiction.

**Report prepared by: Brandon Hester**

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**Date: August 19, 2022**

**Attachments: 1**

Attachment 1: Greenspace Securement and Management Plan

# Greenspace Securement & Management Plan - GSMP

*Project Introduction & Commenting Application*

**Presented by:** Brandon Hester, Senior Property Agent  
Property, Assets and Risk Management

October 7<sup>th</sup>, 2022

# Context

Toronto and Region Conservation Authority (TRCA) is a major landowner in the Toronto Region as land is a foundational piece of TRCA's work. TRCA has 16,201 hectares of greenspace secured throughout its watershed communities as of December 31, 2019, representing 6.5% of the total land area in TRCA's jurisdiction. Continued securement is needed to be able to deliver TRCA programs and services.

The Greenspace Securement & Management Plan (GSMP) is an aspect of the overall Greenspace Acquisition Project (GAP). The purpose is to identify lands for securement through a systematic approach, provide transparent rationale as to why properties are to be acquired, and identify how those lands will be managed in support of TRCA programs and services.

A new initiative for the GAP 2021-2030 is to identify properties through a criteria-based analysis, and then further refine those results with site-level input from staff. This in-turn will be presented to SLT as high-priority securement targets.

The GSMP was initially approved at Board of Directors Meeting #3/20, and a full report was received at Board of Directors #02/21.



# Criteria Analysis

The analysis involved assessing all 1,015,267 land ownership parcels within the jurisdiction based on a set of 24 criteria. The analysis was a simple presence/absence of that criteria within the ownership parcel. This way the total number of criteria in each parcel could be tallied and a ranking system devised to identify parcels for securement.

See next slides for the list of criteria.

# GSMP Input Criteria

1. Flood control, flood vulnerable, erosion control and reservoir project lands, and associated access lands;
2. Valley and stream corridors;
3. Lake Ontario waterfront;
4. Environmentally Significant Areas;
5. Life Science Areas of Natural and Scientific Interest;
6. Wetlands;
7. Kettle lake or wetland features;
8. Highly Vulnerable Aquifers;

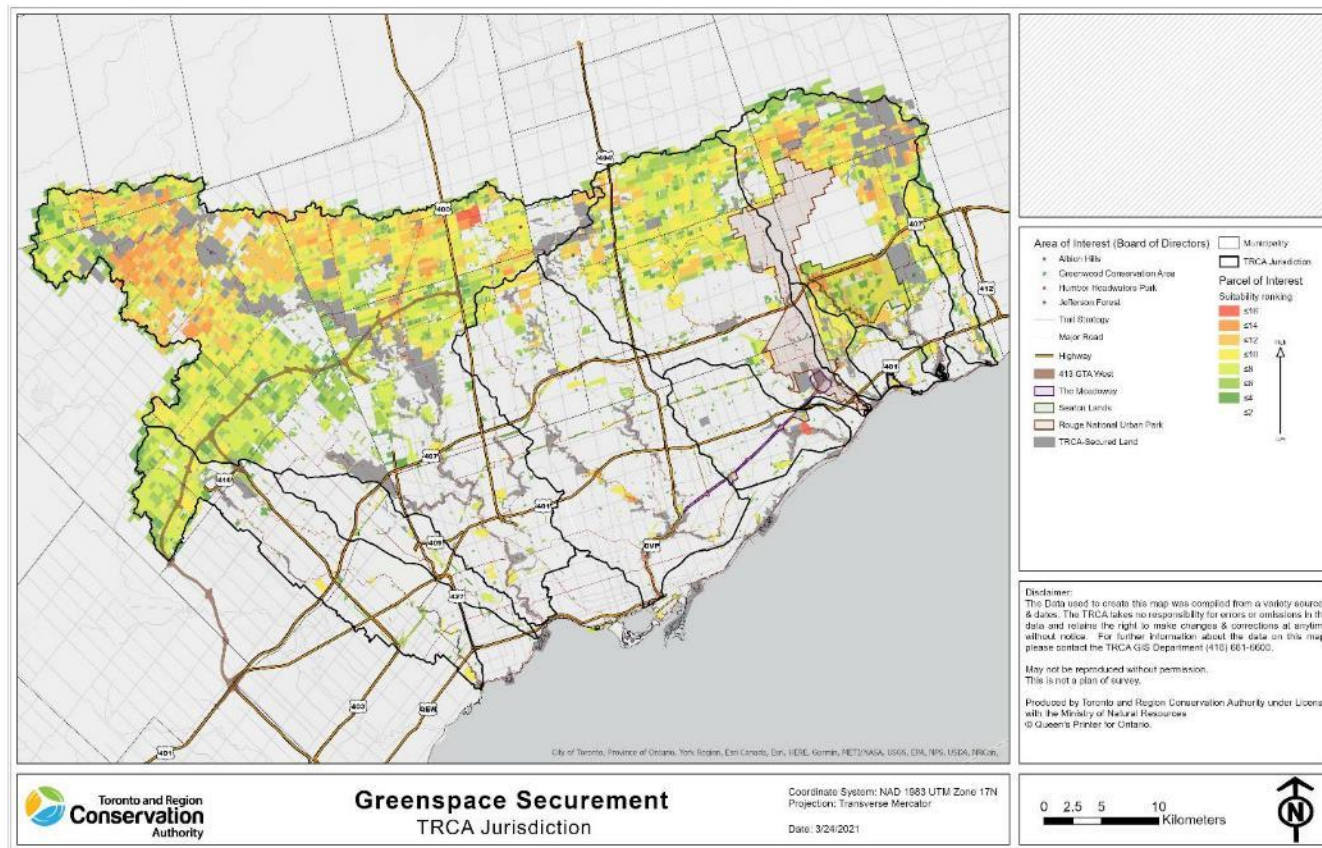
# GSMP Input Criteria – continued

- 9. Carolinian forest;
- 10. Important woodland/vegetation/habitat linkages;
- 11. Interior forest areas, and/or lands which contribute to the expansion of interior forest habitats;
- 12. Riparian habitat zones;
- 13. Habitat for aquatic and terrestrial species of concern and sensitive species, including those listed under the Species at Risk Act and the Endangered Species Act;
- 14. Lands identified for the target system in TRCA's watershed plans and Terrestrial Natural Heritage System Strategy and municipal natural heritage systems;
- 15. Significant Groundwater Recharge Areas;
- 16. Landform Conservation Areas Categories 1 and 2 on the Oak Ridges Moraine;

# GSMP Input Criteria - continued

- 17. Lands identified in the Niagara Escarpment Plan, especially Escarpment Natural Areas and Escarpment Protection Areas;
- 18. Lands that provide terrestrial and aquatic habitat restoration opportunities, including lands identified as priority for ecosystem restoration;
- 19. Links for a regional trail system;
- 20. Links to greenspace systems in neighbouring conservation authorities;
- 21. Lands that are identified by TRCA in cooperation with its member municipalities and/or the Province of Ontario as being complementary to the TRCA greenspace system;
- 22. Lands that provide access to lands secured by TRCA;
- 23. Lands that provide a buffer from surrounding land uses to the aforementioned areas; and
- 24. Lands to be used in support of conservation efforts.

# Criteria Analysis



Once the analysis was complete the parcels were ranked on how many criteria were contained within and a heat map created to show spatial distributions.

# Criteria Analysis

While the result of the analysis provided excellent qualitative results on the presence or absence of features, the heat map of target parcels that this generated was largely concentrated on the periphery of TRCA's jurisdiction. In addition, ranking parcels on a simple low/medium/high based on the 24 criteria proved problematic.

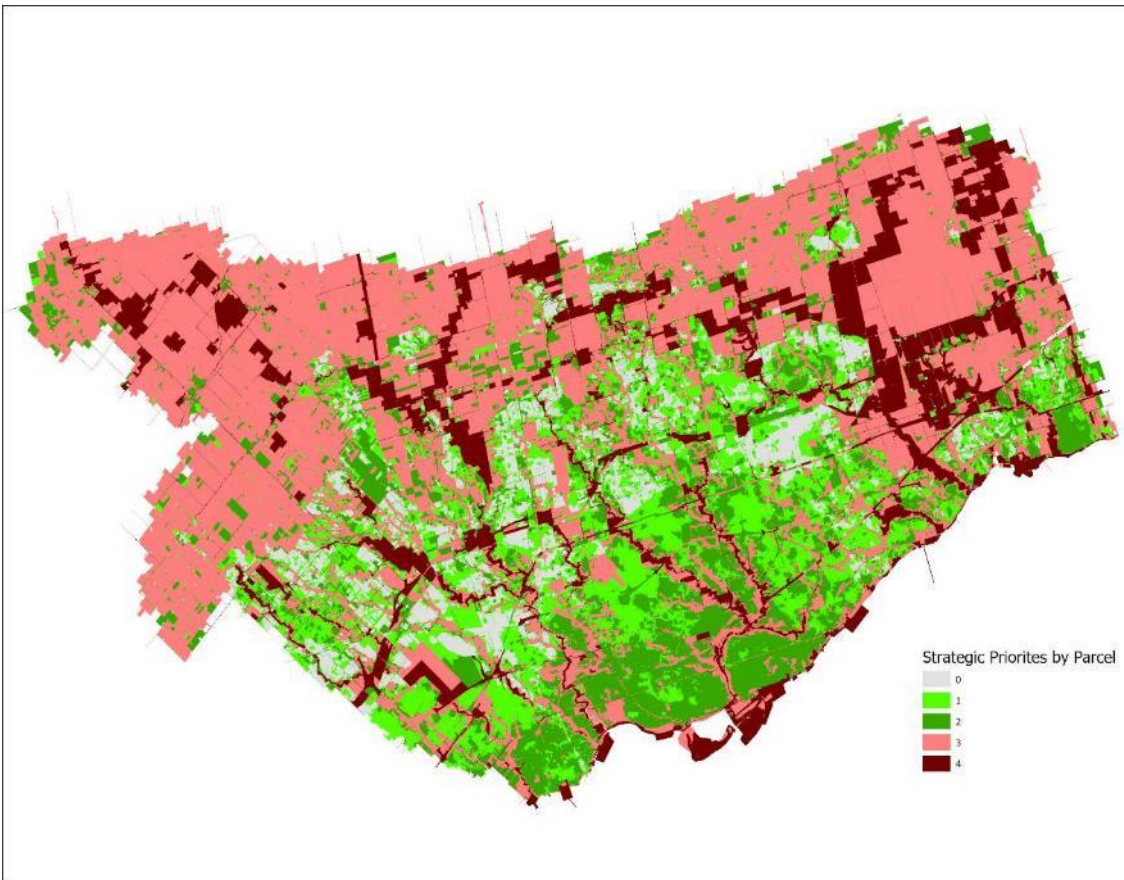
The solution was to divide the 24 criteria into a smaller number, and for that purpose the following four TRCA Strategic Priorities were used.

# Four Strategic Priorities

Green the Toronto region's economy	Manage our regional water resources for current and future generations	Rethink greenspace to maximize its value	Create complete communities that integrate nature and the built environment
14. Lands identified for the target system in TRCA's watershed plans and Terrestrial Natural Heritage System Strategy and municipal natural heritage systems;	1. Flood control, flood vulnerable, erosion control and reservoir project lands, and associated access lands;	21. Lands that are identified by TRCA in cooperation with its member municipalities and/or the Province of Ontario as being complementary to the TRCA greenspace system;	19. Links for a regional trail system;
5. Life Science Areas of Natural and Scientific Interest;	15. Significant Groundwater Recharge Areas;	18. Lands that provide terrestrial and aquatic habitat restoration opportunities, including lands identified as priority for ecosystem restoration;	22. Lands that provide access to lands secured by TRCA;
4. Environmentally Significant Areas;	6. Wetlands;	17. Lands identified in the Niagara Escarpment Plan, especially Escarpment Natural Areas and Escarpment Protection Areas;	23. Lands that provide a buffer from surrounding land uses to the aforementioned areas; and
	3. Lake Ontario waterfront;	16. Landform Conservation Areas Categories 1 and 2 on the Oak Ridges Moraine;	24. Lands to be used in support of conservation efforts.
	2. Valley and stream corridors;	13. Habitat for aquatic and terrestrial species of concern and sensitive species, including those listed under the <i>Species at Risk Act</i> and the <i>Endangered Species Act</i> ;	20. Links to greenspace systems in neighbouring conservation authorities;
	7. Kettle lake or wetland features;	9. Carolinian forest;	
	8. Highly Vulnerable Aquifers;	12. Riparian habitat zones;	
		11. Interior forest areas, and/or lands which contribute to the expansion of interior forest habitats;	
		10. Important woodland/vegetation/habitat linkages;	



# Criteria Analysis



Instead of a ranking out of 24, each parcel now has a ranking out of four. This created a much simpler solution and resulted in approximately 1200 parcels out of 1,010,000 that have all four criteria present and are not publicly-owned.

While this refinement greatly reduced the number of targets for securement and is a solid evidence-based analysis, it is still missing site-level detail and information. Which is where staff input comes in.

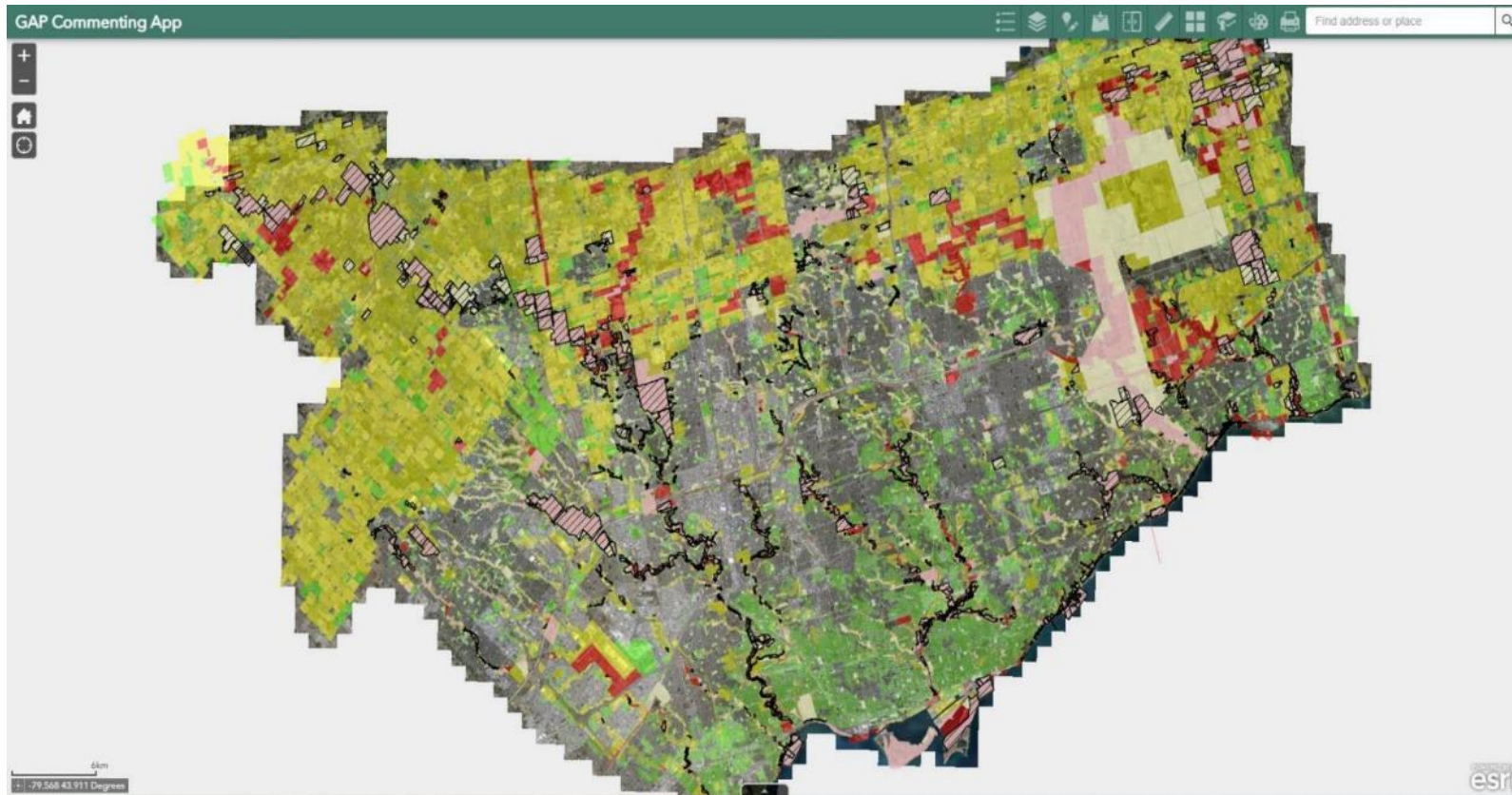


# GSMP Commenting Application

The commenting application uses the same template as the TRCA viewers, with an additional tool that allows users to add points to the map and then add information to a form that is linked to those points.

The number of ownership parcels is also not the full 1,010,000; only parcels with two or more Strategic Plan criteria present are visible. There also is a separate layer for land already in the public ownership (transparent grey) overlaying the parcels, and TRCA ownership is shown in black hatching. In this way you can see which parcels are already secure.

# GSMP Commenting Application



# GSMP Commenting Application



Each parcel has all the attributes available which led to it's ranking. Simply click on a parcel, and the pop-up displays this information.

The number at the top of the pop-up (11 in this instance) is the total number of original criteria out of 24 met.

# Conclusion

The next step will be to create an acquisition strategy utilizing the GSMP application. The acquisition strategy will be guided by an analysis of the following:

1. Development Process Acquisitions
2. Tax donation & Federal Ecological Gifts Program
3. Maximizing TRCA value of existing assets
4. Joint acquisition with member municipalities and other levels of government
5. Open Market Acquisitions
6. Leverage TRCA's ability to server parcels
7. Leases, agreements, restrictive covenants and conservation easements
8. Provincial/Federal Grants
9. Provincial (Section 39) Fund

The GSMP is currently being used as preliminary screening tool for all potential planning acquisitions, as it quickly identifies all features and how attractive a particular parcel is for acquisition. The GSMP application will continue to be used as a tool in TRCA's Property Department and assist in the evolution of TRCA's acquisition strategy.

## Section IV – Ontario Regulation 166/06, as amended

**TO:** Chair and Members of the Executive Committee  
Friday, October 7, 2022 Meeting

**FROM:** Sameer Dhalla, Director, Development and Engineering Services

**RE:** **MAJOR PERMIT APPLICATIONS – REGULAR- FOR APPROVAL  
TOWN OF CALEDON - 13540 CALEDON KING TOWNLINE ROAD  
SOUTH (ALBION)**

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### KEY ISSUE

The purpose is to facilitate the construction of stormwater management infrastructure associated with a new residential plan of subdivision located at 13540 Caledon King Townline Road South, in the Town of Caledon.

### RECOMMENDATION:

**THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for Town of Caledon - 13540 Caledon King Townline Road South (Albion).**

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### TOWN OF CALEDON

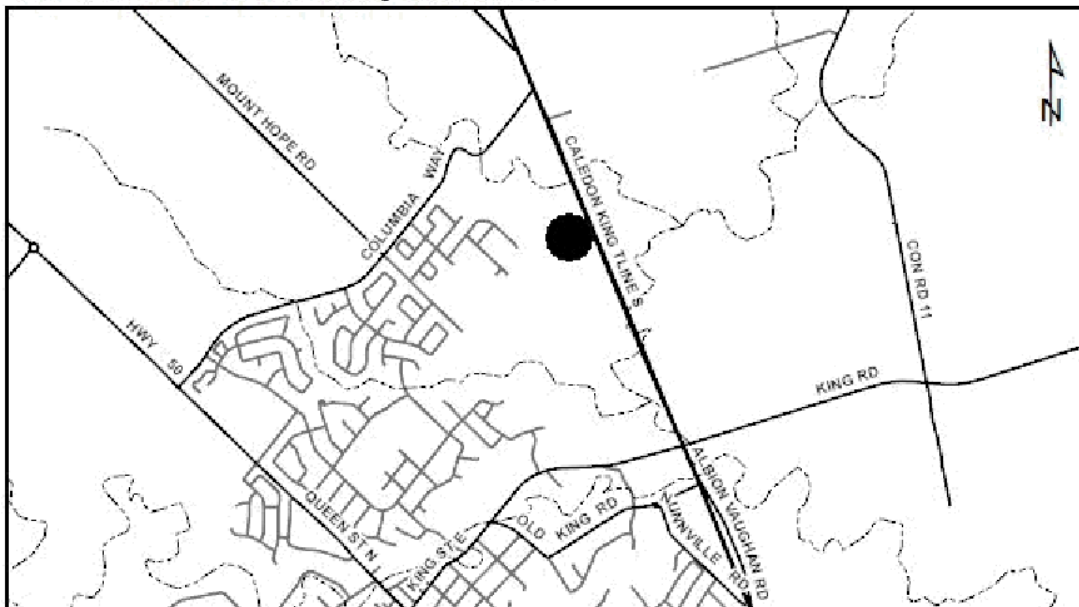
#### HI-LANDS OF BOLTON CORP.

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 9, Concession 8 Lot PART 1, 2, 3, Plan 43R34664, Plan 43R39080 PART 1, (13540 Caledon King Townline Road South (Albion)), in the Town of Caledon, Humber River Watershed as located on the property owned by Hi-Lands of Bolton Corporation.

The purpose is to facilitate the construction of stormwater management infrastructure associated with a new residential plan of subdivision located at 13540 Caledon King Townline Road South, in the Town of Caledon.

## Item 10.1

MAP LOCATION: 13580 Caledon King Townline, Caledon



The permit will be issued for the period of October 7, 2022 to October 6, 2027 in accordance with the following documents and plans which form part of this permit:

- **Hi-Lands of Bolton Proposed Residential Development SPA 2016-0017, TRCA Easement Planting Plan, drawing TRCA-L1, produced by Insite Landscape Architects Inc., dated Dec 12-17, revised to July 2, 2019;**
- **Hi-Lands of Bolton Proposed Residential Development SPA 2016-0017, TRCA Planting Plan Fresh Air Gate, drawing TRCA-L2, produced by Insite Landscape Architects Inc., dated Dec 12-17, revised to June 19, 2019;**
- **Hi-Lands of Bolton Proposed Residential Development SPA 2016-0017, TRCA Planting Notes + Details, drawing TRCA-L3, produced by Insite Landscape Architects Inc., dated Dec 12-17, revised to June 19, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Town Line, Stormwater Management Pond, drawing number SWM-2, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Town Line, Stormwater Management Pond, drawing number SWM-3, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Town Line, Stormwater Management Sections, drawing number SWM-4, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Town Line, Stormwater Management Details, drawing number SWM-5, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Town Line, Stormwater Management Sections, drawing number SWM-6, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**

## Item 10.1

- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Town Line, Stormwater Management Sections, drawing number SWM-7, produced by Cole Engineering, dated April 2017, revised to June 17, 2019.**

### **RATIONALE**

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

#### Proposal:

The purpose of this application is to facilitate the construction of stormwater management infrastructure associated with a new residential plan of subdivision located at 13540 Caledon King Townline Road South, in the Town of Caledon. Please note that this proposal was previously approved by TRCA through permit C-191153 (CFN 60150), which has since expired. This application is identical to the previous TRCA approval. In 2013, the Authority delegated positive permit approval to senior staff through resolution #A199/13, which included permissions on non-major items for a period of 2 years or less. Due to the length of the anticipated construction timeline associated with this proposal, the applicant has requested permission for a period of 5 years, which requires approval by the TRCA's Executive Committee. This permit is one of three related permit applications before the committee for approval (Related CFNs 67722, 67781). The other two related applications by the same applicant pertain to grading and servicing the subdivision development and the development of a vacant lot of record adjacent to the subdivision lands.

The subject lands, owned by Hi-Lands of Bolton Corporation, are the tableland portions of the former Bolton Camp lands. The valleyland portions of the property were previously sold to TRCA, and the tableland portions retained by the developer for the proposed Hi-Lands of Bolton development. Through the purchase agreement, TRCA staff agreed upon limits of development on the subject property. Planning for the Hi-Lands of Bolton development has proceeded over the past 16 years, with approvals provided (through settlement) by the Ontario Land Tribunal (OLT), then known as the Ontario Municipal Board (OMB). Subsequent to the OLT approval, the applicant worked through technical details pertaining to access to the site, stormwater management and servicing. Through an iterative process involving TRCA staff and the engineering consultants for the applicant, a more innovative underground storage facility was designed with a smaller footprint, to fit into the previously approved stormwater management block. The proposed underground system is designed to also provide enhanced infiltration of treated water which will reduce the potential for downstream erosion on TRCA lands, and will provide for park amenity space above the facility. Presently, the stormwater management block is forested, and tree removals will be required to facilitate the construction of the proposed facility. As part of this application, planting enhancements are proposed, adjacent to the proposed access road from Caledon-King Townline, and on directly adjacent non-vegetated TRCA lands, to strengthen the edge. Through these measures, as well as planting in the environmental buffers around the site, the potential impact of this proposed development on adjacent TRCA lands is being reduced to the extent possible.

#### Control of Flooding:

The subject property, and all development proposed under this permit application are located outside of the Regulatory Floodplain. As such, no impacts to flood storage or conveyance are anticipated.



## Item 10.1

### Pollution:

Adequate sediment and erosion control measures have been proposed and integrated in the associated drawings.

### Dynamic Beaches:

Not applicable.

### Erosion:

Geotechnical/slope stability issues associated with this site have been addressed through a geotechnical analysis, which was utilized to set the limits of development on the property adjacent to the natural heritage system.

### Conservation of Land:

The proposed development is located on a tableland portion of the subject property, which was previously utilized for a private school and associated facilities. Through the sale of the valleyland portion of the property to TRCA, limits of development, and buffers were negotiated. Through the planning process, additional plantings, enhancements and funding for off-site restoration works on adjacent TRCA lands were secured.

### Plantings

Extensive plantings will be provided in all environmental buffers, in all areas of disturbance on adjacent TRCA lands, as well as along the proposed access road to Caledon-King Townline, in compensation for trees that will be removed through this development, and to provide an enhanced woodland edge, where feasible.

### Policy Guidelines:

This proposal is consistent with Section 8.4, General Regulation Policies of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

**CFN: 67635 - Application #: 1045/22/CAL**

**Report Prepared by: Jason Wagler**

**Email: [jason.wagler@trca.ca](mailto:jason.wagler@trca.ca)**

**For information contact: Jason Wagler, (437) 880-1941**

**Email [jason.wagler@trca.ca](mailto:jason.wagler@trca.ca)**

**Date: September 12, 2022**



### Section IV – Ontario Regulation 166/06, as amended

**TO:** Chair and Members of the Executive Committee  
Friday, October 7, 2022 Meeting

**FROM:** Sameer Dhalla, Director, Development and Engineering Services

**RE: MAJOR PERMIT APPLICATIONS – REGULAR- FOR APPROVAL  
TOWN OF CALEDON - 9861 COLUMBIA WAY (ALBION)**

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#### **KEY ISSUE**

The purpose is to facilitate the construction of a new single family home on the subject property, with associated servicing. The property is located on the south side of Columbia Way, between the King-Caledon Townline and Mount Hope Road, in the Town of Caledon.

#### **RECOMMENDATION:**

**THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for Town of Caledon - 9861 Columbia Way (Albion).**

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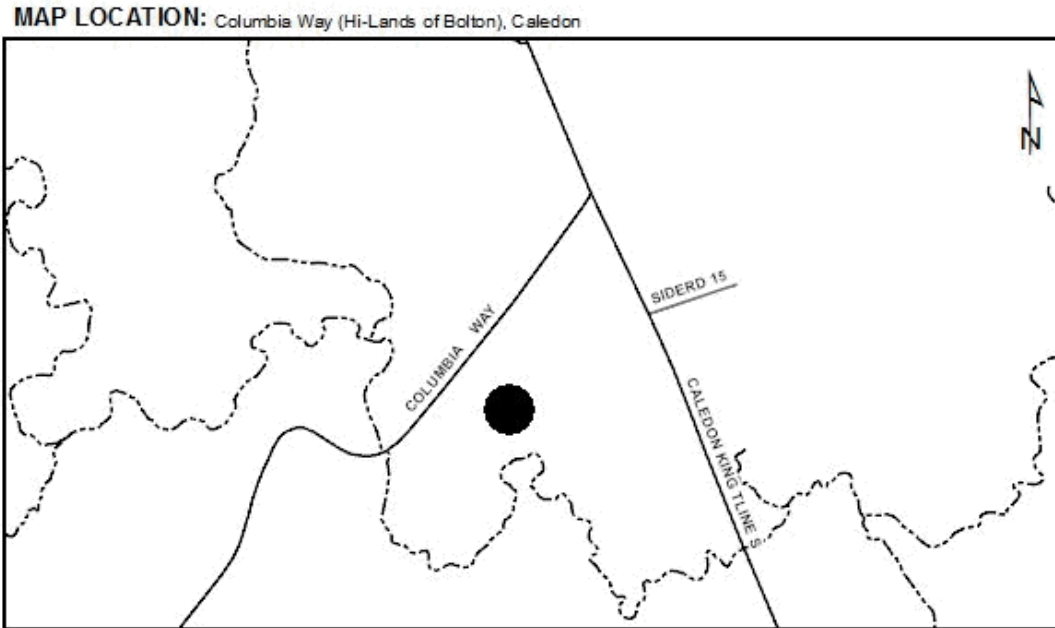
#### **TOWN OF CALEDON**

##### **HI-LANDS OF BOLTON CORP.**

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 10, Concession 8 Plan 43R34031 PART 11, (9861 Columbia Way (Albion)), in the Town of Caledon, Humber River Watershed as located on the property owned by Hi-Lands of Bolton Corp.

The purpose is to facilitate the construction of a new single family home on the subject property, with associated servicing. The property is located on the south side of Columbia Way, between the King-Caledon Townline and Mount Hope Road, in the Town of Caledon.

## Item 10.2



The permit will be issued for the period of October 7, 2022 to October 6, 2027 in accordance with the following documents and plans which form part of this permit:

- **Spina Residence S/S Columbia Way Part Lot 10, Conc. 8 Town of Caledon, Part Site & Grading Plan Sewage System Layout, drawing SP-1, produced by Gunnell Engineering Ltd., dated March 7, 2018;**
- **Spina Residence S/S Columbia Way Part Lot 10, Conc. 8 Town of Caledon, Overall Site Plan Tree Planting & Fencing Plan, drawing SP-2, produced by Gunnell Engineering Ltd., dated March 7, 2018;**
- **Spina Residence S/S Columbia Way Part Lot 10, Conc. 8 Town of Caledon, Erosion and Sediment Control Plan (ESC), drawing ESC-1, produced by Gunnell Engineering Ltd., dated March 7, 2018;**
- **Spina Residence S/S Columbia Way Part Lot 10, Conc. 8 Town of Caledon, Sewage System Details, drawing DT-1, produced by Gunnell Engineering Ltd., dated March 7, 2018;**
- **Spina Residence S/S Columbia Way Part Lot 10, Conc. 8 Town of Caledon, Sewage System Details, drawing DT-2, produced by Gunnell Engineering Ltd., dated March 7, 2018.**

### **RATIONALE**

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

#### Proposal:

This permit application is to facilitate the construction of a new single family home on the subject property, with associated servicing. The property is located on the south side of Columbia Way, between Caledon-King Townline and Mount Hope Road, in the Town of Caledon. Note that this proposal was previously approved by TRCA in 2018 through permit C-180330 (CFN 59527), which has since expired. This application proposes the same development and includes the same supporting drawings as those approved through TRCA permit C-180330. While this

## Item 10.2

application is not major in scope and conforms to TRCA's Living City Policies for the administration of Ontario Regulation 166/06, the applicant has requested a permit that is valid for a period of 5 years due to a complicated and anticipated lengthy construction process for this proposal and the related subdivision development also before the TRCA's Executive Committee (CFNs 67635 and 67781). Permission granted beyond 2 years requires approval by the TRCA's Executive Committee.

This property was formerly part of the Toronto Montessori School land holdings, of which a significant portion was sold to the TRCA, as part of TRCA's Bolton Camp land acquisition. Through the land acquisition process for Bolton Camp, a viable building lot was identified at this location, and was retained by the former owner. At the time of the creation of the subject lot, the limits of the adjacent natural features and natural hazards were delineated, and setbacks were applied. This included the delineation of the boundaries of a significant woodland block to the east of the subject property, and the delineation of a watercourse corridor to the south of the subject property. Through the associated municipal site plan application, appropriate setbacks have been included to the proposed new home, septic system and driveway. This application is consistent with the prior approval under the associated site plan application and no impacts to the 5 tests of the regulation are anticipated.

### Control of Flooding:

The subject property, and all development proposed under this permit application are located outside of the Regulatory Floodplain. As such, no impacts to flood storage or conveyance are anticipated.

### Pollution:

Adequate sediment and erosion control measures have been proposed and integrated in the associated drawings.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no existing geotechnical/slope stability issues associated with this site. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize erosion on the site.

### Conservation of Land:

This proposal is for a new dwelling on an existing, vacant lot of record. The proposed development is consistent with TRCA policies and is not anticipated to have adverse impacts on adjacent natural systems.

### Plantings

All plantings are native, and non-invasive.

### Policy Guidelines:

This proposal is consistent with Section 8.4, General Regulation Policies of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

## Item 10.2

**CFN: 67722 - Application #: 1046/22/CAL**

**Report Prepared by: Jason Wagler**

**Email: [jason.wagler@trca.ca](mailto:jason.wagler@trca.ca)**

**For information contact: Jason Wagler, (437) 880-1941**

**Email [jason.wagler@trca.ca](mailto:jason.wagler@trca.ca)**

**Date: September 12, 2022**

### Section IV – Ontario Regulation 166/06, as amended

**TO:** Chair and Members of the Executive Committee  
Friday, October 7, 2022 Meeting

**FROM:** Sameer Dhalla, Director, Development and Engineering Services

**RE:** **MAJOR PERMIT APPLICATIONS – REGULAR- FOR APPROVAL  
TOWN OF CALEDON - 13540 CALEDON KING TOWNLINE ROAD  
SOUTH (ALBION)**

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#### **KEY ISSUE**

The purpose is to facilitate the site grading and servicing for a draft approved residential plan of subdivision located at 13540 Caledon King Townline Road South, in the Town of Caledon.

#### **RECOMMENDATION:**

**THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for Town of Caledon - 13540 Caledon King Townline Road South (Albion).**

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#### **TOWN OF CALEDON**

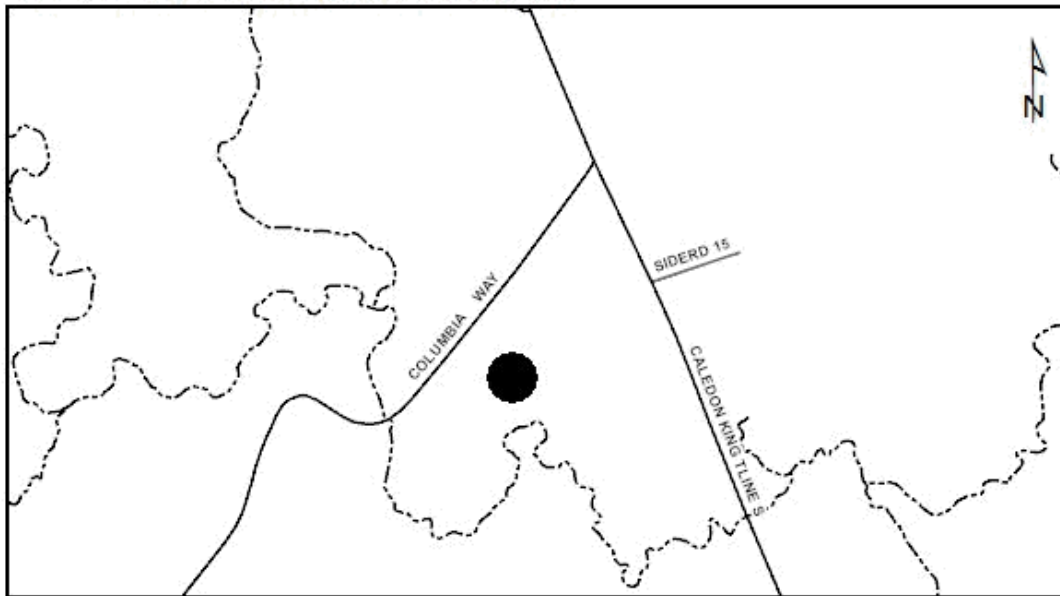
##### **HI-LANDS OF BOLTON CORP.**

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 9, Concession 8 Part 1 Plan 43R39080, Parts 1, 2, Part of Part 3 Plan 43R34664, (13540 Caledon King Townline Road South (Albion)), in the Town of Caledon, Humber River Watershed as located on the property owned by Hi-Lands of Bolton Corp.

The purpose is to facilitate the site grading and servicing for a draft approved residential plan of subdivision located at 13540 Caledon King Townline Road South, in the Town of Caledon.

## Item 10.3

MAP LOCATION: Columbia Way (Hi-Lands of Bolton), Caledon



The permit will be issued for the period of October 7, 2022 to October 6, 2027 in accordance with the following documents and plans which form part of this permit:

- **Crestridge Drive Hi-Lands of Bolton Corp. 55 Blue Willow Drive Woodbridge Ontario L4L 9E8 Canada, SPA 18-08, Plan and Profile (Crestridge Drive) STA 0+311.42 to STA 0+362.06, drawing number PP1, produced by Cole Engineering, dated May 2017, revised to June 17, 2019;**
- **Hi-Lands of Bolton Proposed Residential Development SPA 2016-0017, Tot Lot Plan Masterplan, drawing TL-L1, produced by Insite Landscape Architects Inc., dated December 15, 2017, revised to June 19, 2019;**
- **Hi-Lands of Bolton Proposed Residential Development SPA 2016-0017, Tot Lot Planting Plan, drawing TL-L3, produced by Insite Landscape Architects Inc., dated December 15, 2017, revised to June 19, 2019;**
- **Hi-Lands of Bolton Proposed Residential Development SPA 2016-0017, Tot Lot Grading plan, drawing TL-L4, produced by Insite Landscape Architects Inc., dated December 15, 2017, revised to June 19, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Above Ground General Plan, Dwg. No. GP-01, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Above Ground General Plan, Dwg. No. GP-02, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Below Ground General Plan, Dwg. No. GP-03, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**
- **Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Below Ground General Plan, Dwg. No. GP-04, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;**

## Item 10.3

- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Grading Plan, Dwg. No. GR1, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Plan and Profile Pilson Street/Camp Howell Dr (Street 2) STA 0+000 to STA 0+190, Dwg. No. PP4, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Plan and Profile Camp Howell Dr (Street 2) STA 0+190 to STA 0+331.44, Dwg. No. PP5, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Plan and Profile Hastings Lodge Dr (Street 5) STA 0+000 to STA 1052.81, Dwg. No. PP8, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Plan and Profile Fresh Air Gate STA 0+000 to STA 0+200, Dwg. No. PP9, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Plan and Profile Fresh Air Gate STA 0+384.50 to STA 0+471.50, Dwg. No. PP10 produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Erosion and Sediment Control Stage 1 – Post Topsoil Stripping, Dwg. No. ESC1, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Erosion and Sediment Control Stage 2 – Post Earthwork, Dwg. No. ESC2, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Erosion and Sediment Control Stage 1 – Post Servicing, Dwg. No. ESC3, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Erosion and Sediment Control Plan Details, Dwg. No. ESC4, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton, Bolton, ON, StormTech, Dwg. No. 2 of 7, produced by ADS Advanced Drainage Systems Inc., dated 11-17-17, revised to 11-19-18;
- Crestridge Drive SPA 18-008C, Site Grading & Servicing Plan (Crestridge Drive), drawing GSP-1, produced by Cole Engineering, dated April 2017, revised to June 17, 2019;
- Hi-Lands of Bolton/Caledon Common Elements Condominium, SPA 16-017c 13540 Caledon King Townline, Grading Plan, Dwg. No. GR2, produced by Cole Engineering, dated April 2017, revised to June 17, 2019.

### RATIONALE

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

## Item 10.3

### Proposal:

The purpose of this application is to facilitate the site grading and servicing of a draft approved residential plan of subdivision located at 13540 Caledon King Townline Road South, in the Town of Caledon. Please note that this proposal was previously approved by TRCA through permit C-191156 (CFN 55734), which has since expired. This application is identical to the previous TRCA approval. In 2013, the Authority delegated positive permit approval to senior staff through resolution #A199/13, which included permissions on non-major items for a period of 2 years or less. Due to the length of the anticipated construction timeline associated with this proposal, the applicant has requested permission for a period of 5 years, which requires approval by the TRCA's Executive Committee.

The subject lands, owned by Hi-Lands of Bolton Corporation, are the tableland portions of the former Bolton Camp lands. The valleyland portions of the property were previously sold to TRCA, and the tableland portions retained by the developer for the proposed Hi-Lands of Bolton development. Through the purchase agreement, TRCA staff agreed upon limits of development on the subject property. Planning for the Hi-Lands of Bolton development has proceeded over the past 16 years, with approvals provided (through settlement) by the Ontario Land Tribunal (OLT), then known as the Ontario Municipal Board (OMB). Subsequent to the OLT approval, the applicant worked through technical details pertaining to access to the site, stormwater management and servicing. Through an iterative process involving TRCA staff and the engineering consultants for the applicant, a more innovative underground storage facility was designed with a smaller footprint, to fit into the previously approved stormwater management block. The proposed underground system is designed to also provide enhanced infiltration of treated water which will reduce the potential for downstream erosion on TRCA lands, and will provide for park amenity space above the facility. Presently, the approved stormwater management block is forested, and tree removals will be required to facilitate the construction of the proposed facility.

As part of this application, planting enhancements are proposed, adjacent to the proposed access road from Caledon-King Townline, and on directly adjacent non-vegetated TRCA lands, to strengthen the edge. Through these measures, as well as planting in the environmental buffers around the site, the potential impact of this proposed development on adjacent TRCA lands is being reduced to the extent possible.

### Control of Flooding:

The subject property, and all development proposed under this permit application are located outside of the Regulatory Floodplain. As such, no impacts to flood storage or conveyance are anticipated.

### Pollution:

Adequate sediment and erosion control measures have been proposed and integrated into the associated drawings.

### Dynamic Beaches:

Not applicable.

### Erosion:

Geotechnical/slope stability issues associated with this site have been addressed through a slope stability analysis, which has been utilized to set the limits of development on the property adjacent to the natural heritage system.



## Item 10.3

### Conservation of Land:

The proposed development is located on a tableland portion of the subject property, which was previously utilized for a private school and associated facilities. Through the sale of the valleyland portion of the property to TRCA, limits of development, and buffers were negotiated. Through the planning process, additional plantings, enhancements and funding for off-site restoration works on adjacent TRCA lands were secured.

### Plantings

Extensive plantings will be provided in all environmental buffers, in all areas of disturbance on adjacent TRCA lands, as well as along the proposed access road to Caledon-King Townline, in compensation for trees that will be removed through this development, and to provide an enhanced woodland edge, where feasible.

### Policy Guidelines:

This proposal is consistent with Section 8.4, General Regulation Policies of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

**CFN: 67781 - Application #: 1145/22/CAL**

**Report Prepared by: Jason Wagler**

**Email: [jason.wagler@trca.ca](mailto:jason.wagler@trca.ca)**

**For information contact: Jason Wagler, (437) 880-1941**

**Email [jason.wagler@trca.ca](mailto:jason.wagler@trca.ca)**

**Date: September 12, 2022**

### Section IV – Ontario Regulation 166/06, as amended

**TO:** Chair and Members of the Executive Committee  
Friday, October 7, 2022 Meeting

**FROM:** Sameer Dhalla, Director, Development and Engineering Services

**RE:** **MAJOR PERMIT APPLICATIONS – REGULAR- FOR APPROVAL  
CITY OF BRAMPTON – COLERAINE DRIVE AND COUNTRYSIDE  
DRIVE, IN THE CITY OF BRAMPTON**

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#### KEY ISSUE

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the realignment of Segment 2 of Rainbow Creek utilizing a natural channel design located south of Countryside Drive and West of Coleraine Drive, in the City of Brampton.

#### RECOMMENDATION:

**THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for City of Brampton - Coleraine Drive and Countryside Drive, in the City of Brampton.**

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#### CITY OF BRAMPTON

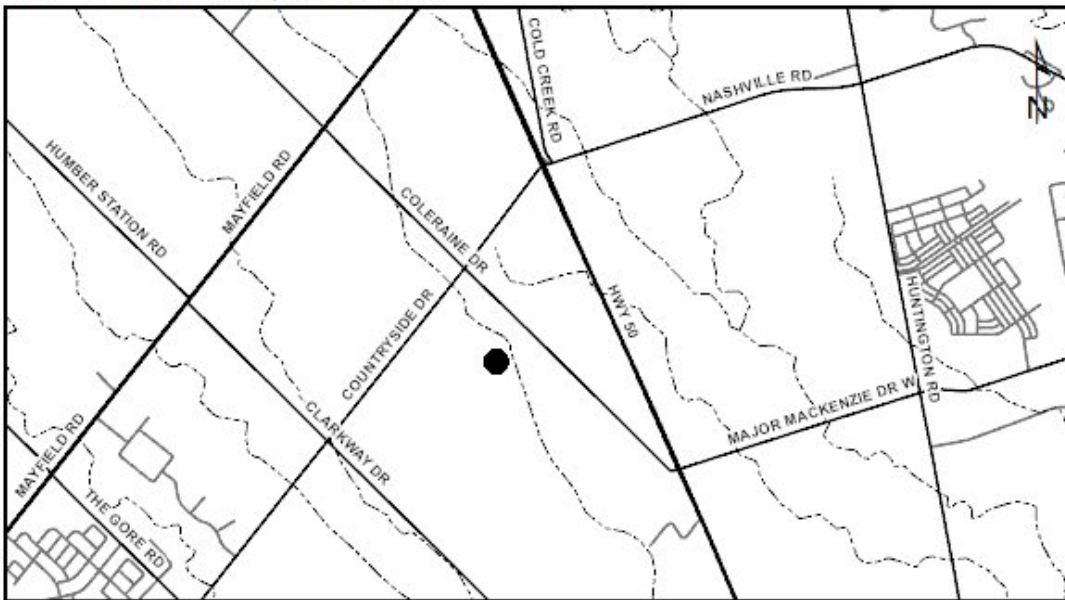
#### ORLANDO CORPORATION

To site grade, interfere with a wetland and alter a watercourse on Part Lot 14, 15, Concession 11, (Coleraine Drive and Countryside Drive), in the City of Brampton, Humber River Watershed as located on the property owned by Orlando Corporation.

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the realignment of Segment 2 of Rainbow Creek utilizing a natural channel design located south of Countryside Drive and West of Coleraine Drive, in the City of Brampton.

## Item 10.4

MAP LOCATION: Countryside and Coleraine



The permit will be issued for the period of October 7, 2022 to October 6, 2024 in accordance with the following documents and plans which form part of this permit:

- Drawing No. CH01, Notes, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH02, Plan View 1 of 5, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH03, Plan View 2 of 5, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH04, Plan View 3 of 5, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH05, Plan View 4 of 5, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH06, Plan View 5 of 5, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH07, Channel Details (1 of 2), prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH08, Channel Details (2 of 2), prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH09, Habitat Details, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH10, Channel Typical Cross Sections 1 of 3, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH11, Channel Typical Cross Sections 2 of 3, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH12, Channel Typical Cross Sections 3 of 3, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH13, Stage 1 ESC Plan View 1 (Channel Works), prepared by TY Lin, Revision No. 3 dated September 2022, received by TRCA September 9, 2022;

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- Drawing No. CH14, Stage 1 ESC Plan View 2 (Channel Works), prepared by TY Lin, Revision No. 3 dated September 2022, received by TRCA September 9, 2022;
- Drawing No. CH15, Stage 2 ESC Plan (Subdivision Works), prepared by TY Lin, Revision No. 3 dated September 2022, received by TRCA September 9, 2022;
- Drawing No. LP-100, Overall Landscape Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-101, Community Zone Planting Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-102, Community Zone Planting Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-103, Community Zone Planting Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-104, Community Zone Planting Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-105, Community Zone Seed Mix Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-106, Community Zone Seed Mix Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-107, Community Zone Seed Mix Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-108, Community Zone Seed Mix Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-109, Wetland Planting and Seed Mix Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-110, Wetland Planting and Seed Mix Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-111, Wetland Planting and Seed Mix Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-112, Plant List for Community and Thorny Barrier Planting Zone, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-113, Plant List for Community and Thorny Barrier Planting Zone, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-114, Plant List for Wetlands, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-115, Seed Mix Types and Installation Information, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LD-100, Landscape Details, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LD-101, Landscape Details, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022.

### **RATIONALE**

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

#### Proposal:

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the realignment of Segment 2 of Rainbow Creek utilizing a

## Item 10.4

natural channel design located south of Countryside Drive and West of Coleraine Drive, in the City of Brampton. The proposed works are associated with a proposed industrial draft plan of subdivision application (City File #21T-19013B), and official plan amendment and zoning by-law amendment applications (City File #C11E15.02) to permit the development of five (5) employment blocks on a 82.64 ha (204.21 acre) site. The subject lands are traversed by Rainbow Creek, a tributary of the Humber River Watershed. The official plan amendment and zoning by-law amendment applications were appealed to the former Local Planning Appeal Tribunal (LPAT) by the applicant because City Council failed to make a decision within the prescribed time period under the Planning Act. The appeal has been resolved and all parties entered into a settlement agreement. TRCA has issued conditions of draft plan approval in support of the proposed development, which includes requiring the applicant to obtain TRCA permits. The former LPAT approved the planning applications at the May 21, 2021 Settlement Hearing.

The subject property is located within the Area 47 Secondary Plan (OPA 105) study area. The Secondary Plan was approved and adopted by City of Brampton Council on September 10, 2014, and appealed to the former LPAT (Case #PL141189) by various appellants. The Tribunal has recently approved OPA 105, which is now enacted.

A Master Environmental Servicing Plan (MESP) was prepared and approved by the City and TRCA in support of OPA 105. Rainbow Creek has been identified by TRCA through the MESP as being a stream corridor within the study area that requires protection. During the development of the MESP, the Secondary Plan landowner's group and City staff approached TRCA to examine opportunities to modify the corridor from Castlemore Road to Mayfield Road in order to remediate flooding on important proposed employment lands, remediate flooding to an existing industrial subdivision on Cadetta Road, and significantly improve the ecological condition of the corridor within the post-development landscape. The approved MESP proposes an alternative to the existing conditions Rainbow Creek alignment that represents a pro-active and innovative approach to natural heritage system (NHS) planning that will offer multiple ecological and engineering benefits.

As noted in the approved MESP, the Rainbow Creek realignment design has been divided into three (3) segments. The proposed works are considered to be Segment #2, which applies to the middle segment between Arterial Road A2 (southern limit of the subject lands) and Countryside Drive. As noted in the approved MESP, an Environmental Impact Study (EIS) report for the applicable segment is required. This is to ensure that a comprehensive report is completed, as opposed to a piece-meal approach. A key aspect of this comprehensive approach involves the implementation aspects of the new corridor design and how the corridor will be constructed comprehensively. As noted in the MESP, the first planning application that involves a realignment of the channel is required to construct the entire channel for the applicable segment. Otherwise, flooding remediation cannot be achieved for the entire segment to facilitate development and flooding upstream and/or downstream may be negatively impacted. The proposed works associated with this permit application involve the realignment of the entire Segment #2 channel to ensure a comprehensive approach is taken. An EIS has been submitted in support of the proposed works including a construction staging and sequencing plan to address all ecological and engineering technical-disciplines. Also, a Hydraulic Analysis and Fluvial Geomorphic Report have been submitted in support of the proposed works.

TRCA staff are agreeable to modifications as the plans provide appropriate geomorphic form and function; provide safe conveyance of the Regional Storm flows; and will not negatively impact Rainbow Creek. The applicant is providing for enhancements to the corridor and the

## Item 10.4

watercourse. Natural channel design to encourage fish habitat through the creation of pocket wetlands and robust riparian planting will provide a net ecological gain for this area of Rainbow Creek.

Please note that a separate TRCA Permit (Permit #C-200437) was issued on June 18, 2020, to facilitate topsoil stripping and preliminary grading operations associated with the proposed industrial development. Those works were adequately setback from the Rainbow Creek Tributary and stream corridor. Also, a robust erosion and sediment control plan was submitted in support of those works. An Erosion and Sediment Control Report, along with erosion and sediment control plans have been submitted for the proposed channel realignment works detailing such items such as inspection and stabilization, comprehensive construction sequencing, identification of critical/high risk areas, contingency measures, monitoring, and maintenance schedules consistent with TRCA's Erosion and Sediment Control Guideline for Urban Construction (dated December 2006).

A future TRCA permit will be required for the servicing elements and final grading operations of the subdivision.

### Control of Flooding:

Based on the hydraulic model submitted with this application, the proposed channel will contain the Regional Storm Floodplain and will not impact floodplain storage or the conveyance of flood waters both upstream and downstream of the site.

### Pollution:

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

### Dynamic Beaches:

Not applicable.

### Erosion:

A Technical Design Brief completed by Geo Morphix Limited to confirm the meander belt width in the realigned channel was prepared. The channel design accommodates the predicted erosion hazard limit, and no erosion concerns are anticipated in the newly created reach. While no erosion is anticipated, a comprehensive monitoring program is proposed to monitor erosion and if necessary, implement repairs.

### Conservation of Land:

No significant vegetation will be removed because of the channel realignment. The proposed work will result in a significant enhancement of the tributary and riparian corridor. All in-water works will adhere to the fisheries timing window.

### *Plantings*

All plantings for the restoration works will be native, non-invasive species as per TRCA's planting guidelines.

### Policy Guidelines:

The proposal is consistent with Section 8.4 General Regulation Policies of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

## **Item 10.4**

**CFN: 66632 - Application #: 0042/22/BRAM**

**Report Prepared by: Colleen Bonner**

**Email: [colleen.bonner@trca.ca](mailto:colleen.bonner@trca.ca)**

**For information contact: Adam Miller, (437) 880-2366**

**Email: [adam.miller@trca.ca](mailto:adam.miller@trca.ca)**

**Date: September 29, 2022**



### Section IV – Ontario Regulation 166/06, as amended

**TO:** Chair and Members of the Executive Committee  
Friday, October 7, 2022 Meeting

**FROM:** Sameer Dhalla, Director, Development and Engineering Services

**RE:** **STANDARD DELEGATED PERMITS FOR RECEIPT – STAFF  
APPROVED AND ISSUED**

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#### KEY ISSUE

Standard Delegated Permits are processed by Development and Engineering Services Division staff, authorized by designated staff appointed as Authorized Signatories by the Board of Directors and received monthly by the Executive Committee. Permits categorized as Standard Delegated Permits are: standard, routine infrastructure works, emergency infrastructure works, minor works, and permits after the fact/resolution of violations.

STANDARD DELEGATED PERMITS FOR RECEIPT – STAFF APPROVED AND ISSUED  
(Page 96)

PERMISSION FOR ROUTINE INFRASTRUCTURE WORKS FOR RECEIPT – STAFF  
APPROVED AND ISSUED (Page 114)

MINOR WORKS LETTER OF APPROVAL FOR RECEIPT – STAFF APPROVED AND ISSUED  
(Page 120)

PERMITS AFTER THE FACT / RESOLUTION OF VIOLATIONS FOR RECEIPT – STAFF  
APPROVED AND ISSUED (Page 124)

#### RECOMMENDATION:

**THAT** standard delegated permits, permission for routine infrastructure works, minor works letters of approval, and permits after the fact / resolution of violations granted by Toronto and Region Conservation Authority staff, in accordance with Ontario Regulation 166/06, as amended, which are listed below, be received.

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STANDARD DELEGATED PERMITS FOR RECEIPT– STAFF APPROVED AND ISSUED
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<p>Delegated Permits are processed by Development and Engineering Services Division staff, authorized by designated staff appointed as Authorized Signatories by the Board of Directors and received monthly by the Executive Committee. Delegated permits are categorized as standard, routine infrastructure works, emergency infrastructure works, minor works and permits after the fact/resolution of violations. Standard permits are non-complex permissions consistent with TRCA approved policies and procedures and issued for a time period of two years or less.</p>
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### **CITY OF BRAMPTON**

#### **CITY OF BRAMPTON - Humber River Watershed**

The purpose is to widen Goreway Drive from an existing two lane rural cross section road to a four lane urban cross section road from Countryside Drive to Cottrelle Boulevard, in the City of Brampton. This proposal involves replacement of two road crossing culverts and installation of a stormwater management (SWM) facility. The works will be completed in the dry.

**CFN: 60020 - Application #: 0671/18/BRAM**

**Report Prepared by: Emma Benko, at 437-880-2422, email [emma.benko@trca.ca](mailto:emma.benko@trca.ca)**

**For information contact: Emma Benko, at 437-880-2422, email [emma.benko@trca.ca](mailto:emma.benko@trca.ca)**

**Date: August 29, 2022**

#### **TACC DEVELOPMENTS (GORE ROAD) LTD. - Humber River Watershed**

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed to facilitate topsoil stripping and rough grading in support of a residential subdivision at 9459 The Gore Road on east side of The Gore Road and North of Cottrelle Boulevard.

**CFN: 66997 - Application #: 0521/22/BRAM**

**Report Prepared by: Colleen Bonner, at 437-880-1939, email [colleen.bonner@trca.ca](mailto:colleen.bonner@trca.ca)**

**For information contact: Colleen Bonner, at 437-880-1939, email [colleen.bonner@trca.ca](mailto:colleen.bonner@trca.ca)**

**Date: May 2, 2022**

### **CITY OF MARKHAM**

#### **CITY OF MARKHAM - Rouge River Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Rouge River Watershed to facilitate the development of Street 1 which includes a crossing and realignment of a tributary of the Rouge River, associated servicing, grading and stabilization works (Phase 1) and the creation of a Natural Wildlife Corridor including the realignment and naturalization of a tributary of the Rouge River, creation of a new valley system, construction of wetlands and other restoration works (Phase 2) on lands located on the west side of Woodbine Avenue, south of Elgin Mills Road East, City of Markham, related to a draft approved Plan of Subdivision 19TM-16006.

**CFN: 67627 - Application #: 1015/22/MARK**

**Report Prepared by: Michelle Bates, at 437-880-2287, email [michelle.bates@trca.ca](mailto:michelle.bates@trca.ca)**

**For information contact: Michelle Bates, at 437-880-2287, email [michelle.bates@trca.ca](mailto:michelle.bates@trca.ca)**

**Date: September 2, 2022**

## Item 10.5

### **LEPORIS CONSTRUCTION INC. - Rouge River Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Rouge River Watershed to facilitate the development of Street 1 which includes a crossing and realignment of a tributary of the Rouge River, associated servicing, grading and stabilization works (Phase 1) and the creation of a Natural Wildlife Corridor including the realignment and naturalization of a tributary of the Rouge River, creation of a new valley system, construction of wetlands and other restoration works (Phase 2) related to a draft approved Plan of Subdivision 19TM-16006 at 2705 Elgin Mills Road East and 2755 Elgin Mills Road East, City of Markham.

**CFN: 67199 - Application #: 0715/22/MARK**

**Report Prepared by: Michelle Bates, at 437-880-2287, email [michelle.bates@trca.ca](mailto:michelle.bates@trca.ca)**

**For information contact: Michelle Bates, at 437-880-2287, email [michelle.bates@trca.ca](mailto:michelle.bates@trca.ca)**

**Date: September 2, 2022**

### **METROPIA MINTO (SIXTEENTH) HOLDINGS INC. AND KP LIMITED PARTNERSHIP - Rouge River Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Rouge River Watershed to facilitate a borehole and monitoring well program at 4134 16th Avenue, City of Markham.

**CFN: 67727 - Application #: 1099/22/MARK**

**Report Prepared by: Michelle Bates, at 437-880-2287, email [michelle.bates@trca.ca](mailto:michelle.bates@trca.ca)**

**For information contact: Michelle Bates, at 437-880-2287, email [michelle.bates@trca.ca](mailto:michelle.bates@trca.ca)**

**Date: September 2, 2022**

### **3 VICTORIA LANE - Rouge River Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Rouge River Watershed to facilitate the development of an inground swimming pool and patio at 3 Victoria Lane in the City of Markham.

**CFN: 67633 - Application #: 1052/22/MARK**

**Report Prepared by: Joshua Lacaria, at 437-880-2347, email [joshua.lacaria@trca.ca](mailto:joshua.lacaria@trca.ca)**

**For information contact: Michelle Bates, at 437-880-2287, email [michelle.bates@trca.ca](mailto:michelle.bates@trca.ca)**

**Date: September 13, 2022**

### **CITY OF MISSISSAUGA**

#### **7437 SILLS ROAD - Mimico Creek Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Mimico Creek Watershed in order to facilitate the replacement of a one storey single family dwelling with the development of a new two storey single family dwelling with finished basement, and to facilitate the development of an elevated above grade (60.05 sq.ft.) deck in the rear yard, (102.23 sq.ft.) front porch with roof, (14.85 sq.ft.) walkway paving and (50.25 sq.ft.) driveway paving in the front yard. The subject property is located at 7437 Sills Road, in the City of Mississauga.

**CFN: 66567 - Application #: 1647/21/MISS**

**Report Prepared by: Marina Janakovic, at 437-880-2368, email [marina.janakovic@trca.ca](mailto:marina.janakovic@trca.ca)**

**For information contact: Colleen Bonner, at 437-880-1939, email [colleen.bonner@trca.ca](mailto:colleen.bonner@trca.ca)**

**Date: September 9, 2022**

#### **REGIONAL MUNICIPALITY OF PEEL - Etobicoke Creek Watershed**

The purpose is to install a 1200 mm and 250 mm diameter sanitary sewer, 300 mm diameter watermain and associated maintenance holes on Dundas Street East near Mattawa Avenue and Little Etobicoke Creek, in the City of Mississauga. The works will be completed in the dry.

**CFN: 64397 - Application #: 0247/21/MISS**

**Report Prepared by: Emma Benko, at 437-880-2422, email [emma.benko@trca.ca](mailto:emma.benko@trca.ca)**

**For information contact: Emma Benko, at 437-880-2422, email [emma.benko@trca.ca](mailto:emma.benko@trca.ca)**

**Date: September 1, 2022**

#### **REGIONAL MUNICIPALITY OF PEEL - Mimico Creek Watershed**

The purpose is to re-line an existing sanitary sewer and repair maintenance holes near Derry Road East and Airport Road within Derry Greenway, adjacent to Mimico Creek, in the City of Mississauga. The works will be completed in the dry.

**CFN: 66309 - Application #: 0001/22/MISS**

**Report Prepared by: Emma Benko, at 437-880-2422, email [emma.benko@trca.ca](mailto:emma.benko@trca.ca)**

**For information contact: Emma Benko, at 437-880-2422, email [emma.benko@trca.ca](mailto:emma.benko@trca.ca)**

**Date: September 6, 2022**

### **CITY OF PICKERING**

#### **464 TOYNEVALE ROAD - Petticoat Creek Watershed**

The purpose is to construct a swimming pool and associated hardscaping within the existing footprint of a rear yard deck at 464 Toynevale Road in the City of Pickering.

**CFN: 67303 - Application #: 0954/22/PICK**

**Report Prepared by: Heather Rodriguez, at 437-880-2415, email [heather.rodriguez@trca.ca](mailto:heather.rodriguez@trca.ca)**

**For information contact: Stephanie Dore, at 437-880-2469, email [stephanie.dore@trca.ca](mailto:stephanie.dore@trca.ca)**

**Date: August 30, 2022**

## Item 10.5

### **SEATON TFPM INC. - Duffins Creek Watershed**

The purpose is to site grade and install temporary sediment and erosion control outfalls, emergency spillways and infiltration galleries north of Whitevale Road, west of Elsa Storey Drive in the City of Pickering.

**CFN: 66369 - Application #: 0158/22/PICK**

**Report Prepared by: Steve Heuchert, at 437-880-2384, email [steve.heuchert@trca.ca](mailto:steve.heuchert@trca.ca)**

**For information contact: Steve Heuchert, at 437-880-2384, email [steve.heuchert@trca.ca](mailto:steve.heuchert@trca.ca)**

**Date: September 7, 2022**

### **CITY OF RICHMOND HILL**

#### **44 LIMERICK STREET - Humber River Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed in order to facilitate the construction of a deck extension with associated stairs located at 44 Limerick Street, in the City of Richmond Hill.

**CFN: 67825 - Application #: 1157/22/RH**

**Report Prepared by: Linda Bui, at 437-880-2286, email [linda.bui@trca.ca](mailto:linda.bui@trca.ca)**

**For information contact: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**Date: September 22, 2022**

#### **DUKE OF RICHMOND DEVELOPMENTS INC. - Rouge River Watershed**

The purpose is to undertake minor grading works associated with the removal of sediment from SWM Pond 10 of the Duke of Richmond development within a Regulated Area of the Rouge River watershed near Morganfield Court in the City of Richmond Hill.

**CFN: 67367 - Application #: 0783/22/RH**

**Report Prepared by: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**For information contact: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**Date: August 30, 2022**

#### **DUKE OF RICHMOND DEVELOPMENTS INC. - Don River Watershed**

The purpose is to undertake minor grading works associated with the removal of sediment from SWM Pond 12 of the Duke of Richmond development within a Regulated Area of the Don River watershed south of Hearthsides Avenue, east of Bathurst Avenue in the City of Richmond Hill.

**CFN: 67369 - Application #: 0784/22/RH**

**Report Prepared by: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**For information contact: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**Date: September 7, 2022**

## Item 10.5

### **DUKE OF RICHMOND DEVELOPMENTS INC. - Don River Watershed**

The purpose is to undertake minor grading works associated with the removal of sediment from SWM Pond 13 of the Duke of Richmond development within a Regulated Area of the Don River watershed near Collin Court in the City of Richmond Hill.

**CFN: 67375 - Application #: 0787/22/RH**

**Report Prepared by: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**For information contact: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**Date: August 30, 2022**

### **DUKE OF RICHMOND DEVELOPMENTS INC. - Rouge River Watershed**

The purpose is to undertake minor grading works associated with the removal of sediment from SWM Pond 14 of the Duke of Richmond development within a Regulated Area of the Rouge River watershed near Selwyn Road in the City of Richmond Hill.

**CFN: 67376 - Application #: 0788/22/RH**

**Report Prepared by: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**For information contact: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**Date: August 30, 2022**

### **DUKE OF RICHMOND DEVELOPMENTS INC. - Rouge River Watershed**

The purpose is to undertake minor grading works associated with the removal of sediment from SWM Pond 11 of the Duke of Richmond development within a Regulated Area of the Rouge River watershed near Alpaca Drive in the City of Richmond Hill.

**CFN: 67379 - Application #: 0798/22/RH**

**Report Prepared by: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**For information contact: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**Date: June 28, 2022**

### **21 BIRCH AVENUE - Don River Watershed**

The purpose is to conduct grading works, restoration works and construct a replacement dwelling within a Regulated Area of the Don River watershed at 21 Birch Avenue in the City of Richmond Hill.

**CFN: 60570 - Application #: 1105/18/RH**

**Report Prepared by: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**For information contact: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**Date: September 14, 2022**

### **28 AVENUE ROAD - Don River Watershed**

The purpose is to conduct grading works and restoration works associated with the construction of a replacement home within the Don River watershed at 28 Avenue Road in the City of Richmond Hill.

**CFN: 66873 - Application #: 0313/22/RH**

**Report Prepared by: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**For information contact: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**Date: September 14, 2022**

### **106 BERNARD AVENUE - Rouge River Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Rouge River Watershed in order to facilitate the construction of a basement side door entrance to the existing single detached dwelling at 106 Bernard Avenue, in the City of Richmond Hill.

**CFN: 67826 - Application #: 1156/22/RH**

**Report Prepared by: Linda Bui, at 437-880-2286, email [linda.bui@trca.ca](mailto:linda.bui@trca.ca)**

**For information contact: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**Date: September 20, 2022**

### **20 CASTLERIDGE DRIVE - Don River Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Don River Watershed in order to facilitate interior renovations and the replacement of all windows to the existing single detached dwelling at 20 Castleridge Drive, in the City of Richmond Hill.

**CFN: 67807 - Application #: 1105/22/RH**

**Report Prepared by: Linda Bui, at 437-880-2286, email [linda.bui@trca.ca](mailto:linda.bui@trca.ca)**

**For information contact: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**Date: September 9, 2022**

### **YONGEHURST DEVELOPMENTS 8-10 INC.; YONGEHURST DEVELOPMENTS 12 INC.; YONGEHURST DEVELOPMENT - Don River Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Don River Watershed in order to facilitate topsoil stripping, grading works and servicing associated with Site Plan (D06-19035) and Zoning By-law Amendment (D02-17043) applications to permit a high density residential development on lands west of Yonge Street and north of Weldrick Road West, at 8, 10, 12 and 14 Yongehurst Street, in the City of Richmond Hill.

**CFN: 67378 - Application #: 0794/22/RH**

**Report Prepared by: Linda Bui, at 437-880-2286, email [linda.bui@trca.ca](mailto:linda.bui@trca.ca)**

**For information contact: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**Date: September 15, 2022**



## Item 10.5

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

#### **1818216 ONTARIO INC. - Mimico Creek Watershed**

The purpose is to construct a two-storey replacement dwelling and integral garage at 26 Bonnyview Drive in the City of Toronto (Etobicoke York). The existing detached garage is to be converted into a garden shed.

**CFN: 66682 - Application #: 0178/22/TOR**

**Report Prepared by: Nicole Moxley, at 437-880-2418, email [nicole.moxley@trca.ca](mailto:nicole.moxley@trca.ca)**

**For information contact: Nicole Moxley, at 437-880-2418, email [nicole.moxley@trca.ca](mailto:nicole.moxley@trca.ca)**

**Date: September 22, 2022**

#### **CITY OF TORONTO - Humber River Watershed**

The purpose is to improve the Humber Treatment Plant (HTP) flood protection structures at 130 The Queensway, located west of the Humber River, in the City of Toronto. No in-water work is associated with this project.

**CFN: 65472 - Application #: 1063/21/TOR**

**Report Prepared by: Madison Antonangeli, at 437-880-2394, email [madison.antonangeli@trca.ca](mailto:madison.antonangeli@trca.ca)**

**For information contact: Zack Carlan, at 437-880-2396, email [zack.carlan@trca.ca](mailto:zack.carlan@trca.ca)**

**Date: August 24, 2022**

#### **CITY OF TORONTO - Humber River Watershed**

The purpose is to construct a new maintenance building and undertake the installation of a new 100 mm glycol pipe at the southeast corner of the Humber Treatment Plant, located at 130 The Queensway, in the City of Toronto. No in-water work is associated with this project.

**CFN: 65979 - Application #: 1249/21/TOR**

**Report Prepared by: Madison Antonangeli, at 437-880-2394, email [madison.antonangeli@trca.ca](mailto:madison.antonangeli@trca.ca)**

**For information contact: Madison Antonangeli, at 437-880-2394, email [madison.antonangeli@trca.ca](mailto:madison.antonangeli@trca.ca)**

**Date: August 24, 2022**

#### **CITY OF TORONTO - Humber River Watershed**

The purpose is to construct a gravel parking lot west of Emmett Avenue, approximately 560 metres north of Eglinton Avenue West. No in-water work is within the scope of this project.

**CFN: 67269 - Application #: 0678/22/TOR**

**Report Prepared by: Corinna Thomassen-Darby, at 437-880-2391, email [corinna.thomassen-darby@trca.ca](mailto:corinna.thomassen-darby@trca.ca)**

**For information contact: Corinna Thomassen-Darby, at 437-880-2391, email [corinna.thomassen-darby@trca.ca](mailto:corinna.thomassen-darby@trca.ca)**

**Date: August 9, 2022**

## Item 10.5

### **4 FORTY THIRD STREET - Etobicoke Creek Watershed**

The purpose is to construct a two storey single family replacement dwelling with front and rear open platforms at 4 Forty Third Street in the City of Toronto (Etobicoke York Community Council Area).

**CFN: 61596 - Application #: 0559/19/TOR**

**Report Prepared by: Terina Tam, at 437-880-2421, email [terina.tam@trca.ca](mailto:terina.tam@trca.ca)**

**For information contact: Mark Rapus, at 437-880-2417, email [mark.rapus@trca.ca](mailto:mark.rapus@trca.ca)**

**Date: August 16, 2022**

### **31 STONEGATE ROAD - Humber River Watershed**

The purpose is to install a prefabricated in-ground lap container pool in the rear yard of the existing dwelling at 31 Stonegate Road in the City of Toronto (Etobicoke York Community Council Area).

**CFN: 67479 - Application #: 0741/22/TOR**

**Report Prepared by: Terina Tam, at 437-880-2421, email [terina.tam@trca.ca](mailto:terina.tam@trca.ca)**

**For information contact: Mark Rapus, at 437-880-2417, email [mark.rapus@trca.ca](mailto:mark.rapus@trca.ca)**

**Date: September 1, 2022**

### **40 WOOLTON CRESCENT - Humber River Watershed**

The purpose is to construct an inground pool in the rear yard of the existing dwelling at 40 Woolton Crescent in the City of Toronto (Etobicoke York).

**CFN: 67278 - Application #: 0651/22/TOR**

**Report Prepared by: Nicole Moxley, at 437-880-2418, email [nicole.moxley@trca.ca](mailto:nicole.moxley@trca.ca)**

**For information contact: Nicole Moxley, at 437-880-2418, email [nicole.moxley@trca.ca](mailto:nicole.moxley@trca.ca)**

**Date: September 13, 2022**

### **168 HUMBERVALE BOULEVARD - Mimico Creek Watershed**

The purpose is to construct an inground pool in the rear yard of the existing single family residential dwelling at 168 Humbervale Boulevard in the City of Toronto (Etobicoke York).

**CFN: 67288 - Application #: 0698/22/TOR**

**Report Prepared by: Nicole Moxley, at 437-880-2418, email [nicole.moxley@trca.ca](mailto:nicole.moxley@trca.ca)**

**For information contact: Mark Rapus, at 437-880-2417, email [mark.rapus@trca.ca](mailto:mark.rapus@trca.ca)**

**Date: August 31, 2022**

## Item 10.5

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

#### **CITY OF TORONTO - Humber River Watershed**

The purpose is to replace an existing culvert with a larger structure and undertake additional channel works located on Jane Street, over Black Creek, north of Troutbrooke Drive, in the City of Toronto.

**CFN: 50725 - Application #: 0214/14/TOR**

**Report Prepared by: Justin Lee Pack, at 437-880-2392, email [justin.leepack@trca.ca](mailto:justin.leepack@trca.ca)**

**For information contact: Justin Lee Pack, at 437-880-2392, email [justin.leepack@trca.ca](mailto:justin.leepack@trca.ca)**

**Date: September 6, 2022**

#### **CITY OF TORONTO - Don River Watershed**

The purpose is to remove an existing path and construct a new walkway with drainage swales on either side, from the east end of Swiftdale Place to the private property to the east, in the City of Toronto.

**CFN: 66061 - Application #: 1366/21/TOR**

**Report Prepared by: Alannah Slattery, at 437-880-2386, email [alannah.slattery@trca.ca](mailto:alannah.slattery@trca.ca)**

**For information contact: Alannah Slattery, at 437-880-2386, email [alannah.slattery@trca.ca](mailto:alannah.slattery@trca.ca)**

**Date: August 29, 2022**

#### **CITY OF TORONTO - Don River Watershed**

The purpose is to undertake exterior lighting improvements at Bermondsey Yard (25 Old Eglinton Avenue), located south of Eglinton Avenue East, in the City of Toronto. No in-water work is associated with this project.

**CFN: 66849 - Application #: 0292/22/TOR**

**Report Prepared by: Madison Antonangeli, at 437-880-2394, email [madison.antonangeli@trca.ca](mailto:madison.antonangeli@trca.ca)**

**For information contact: Madison Antonangeli, at 437-880-2394, email [madison.antonangeli@trca.ca](mailto:madison.antonangeli@trca.ca)**

**Date: August 25, 2022**

#### **186 THREE VALLEYS DRIVE - Don River Watershed**

The purpose is to construct rear and side additions with rear stairs to the existing single family dwelling at 186 Three Valleys Drive in the City of Toronto (North York Community Council Area).

**CFN: 64457 - Application #: 0229/21/TOR**

**Report Prepared by: Terina Tam, at 437-880-2421, email [terina.tam@trca.ca](mailto:terina.tam@trca.ca)**

**For information contact: Mark Rapus, at 437-880-2417, email [mark.rapus@trca.ca](mailto:mark.rapus@trca.ca)**

**Date: September 22, 2022**

### **CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)**

#### **164 GREYABBEY TRAIL - Waterfront Watershed**

The purpose is to construct a deck to the rear of an existing one storey dwelling at 164 Greyabbey Trail in the City of Toronto (Scarborough Community Council Area).

**CFN: 67602 - Application #: 0881/22/TOR**

**Report Prepared by: Heather Rodriguez, at 437-880-2415, email [heather.rodriguez@trca.ca](mailto:heather.rodriguez@trca.ca)**

**For information contact: Mark Rapus, at 437-880-2417, email [mark.rapus@trca.ca](mailto:mark.rapus@trca.ca)**

**Date: September 1, 2022**

#### **CITY OF TORONTO - Highland Creek Watershed**

The purpose is to replace Culvert 950 on Prudential Drive over Highland Creek in the City of Toronto.

**CFN: 64265 - Application #: 0193/22/TOR**

**Report Prepared by: Margie Akins, at 437-880-2388, email [margie.akers@trca.ca](mailto:margie.akers@trca.ca)**

**For information contact: Margie Akins, at 437-880-2388, email [margie.akers@trca.ca](mailto:margie.akers@trca.ca)**

**Date: September 12, 2022**

#### **CITY OF TORONTO - Don River Watershed**

The purpose is to rehabilitate Culvert 951 on Tower Drive in the City of Toronto.

**CFN: 64268 - Application #: 1664/21/TOR**

**Report Prepared by: Margie Akins, at 437-880-2388, email [margie.akers@trca.ca](mailto:margie.akers@trca.ca)**

**For information contact: Margie Akins, at 437-880-2388, email [margie.akers@trca.ca](mailto:margie.akers@trca.ca)**

**Date: September 15, 2022**

#### **CITY OF TORONTO - Highland Creek Watershed**

The purpose is to replace Culvert 926 over Highland Creek on Canlish Road west of Shropshire Drive in the City of Toronto.

**CFN: 66528 - Application #: 0145/22/TOR**

**Report Prepared by: Margie Akins, at 437-880-2388, email [margie.akers@trca.ca](mailto:margie.akers@trca.ca)**

**For information contact: Margie Akins, at 437-880-2388, email [margie.akers@trca.ca](mailto:margie.akers@trca.ca)**

**Date: September 14, 2022**

## Item 10.5

### **HIGHLAND TRAIL DEVELOPMENTS LIMITED - Highland Creek Watershed**

The purpose is to facilitate excavation and shoring in support of a future 539 unit residential condominium building. Also proposed is the installation of a infiltration gallery along the westerly portion of the site.

**CFN: 67098 - Application #: 0592/22/TOR**

**Report Prepared by: Mark Rapus, at 437-880-2417, email [mark.rapus@trca.ca](mailto:mark.rapus@trca.ca)**

**For information contact: Mark Rapus, at 437-880-2417, email [mark.rapus@trca.ca](mailto:mark.rapus@trca.ca)**

**Date: September 12, 2022**

### **71 CHELWOOD ROAD - Don River Watershed**

The purpose is to construct a new front porch canopy to an existing semi-detached dwelling at 71 Chelwood Road in the City of Toronto (Scarborough Community Council Area).

**CFN: 67676 - Application #: 1076/22/TOR**

**Report Prepared by: Heather Rodriguez, at 437-880-2415, email [heather.rodriguez@trca.ca](mailto:heather.rodriguez@trca.ca)**

**For information contact: Mark Rapus, at 437-880-2417, email [mark.rapus@trca.ca](mailto:mark.rapus@trca.ca)**

**Date: September 23, 2022**

### **1120 BELLAMY ROAD NORTH - Highland Creek Watershed**

The purpose is to convert the existing warehouse building into 8 commercial condominium units.

**CFN: 67604 - Application #: 0900/22/TOR**

**Report Prepared by: Mark Rapus, at 437-880-2417, email [mark.rapus@trca.ca](mailto:mark.rapus@trca.ca)**

**For information contact: Mark Rapus, at 437-880-2417, email [mark.rapus@trca.ca](mailto:mark.rapus@trca.ca)**

**Date: September 21, 2022**

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

### **CITY OF TORONTO AND EVERGREEN - Don River Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Don River Watershed in order to facilitate repairs on an existing geothermal field, including 5 new geothermal boreholes and associated grading northeast of Building No. 16 at Evergreen Brick Works, located at 550 Bayview Avenue in the City of Toronto.

**CFN: 67757 - Application #: 1177/22/TOR**

**Report Prepared by: Andrea Lam, at 437-880-2416, email [andrea.lam@trca.ca](mailto:andrea.lam@trca.ca)**

**For information contact: Steve Heuchert, at 437-880-2384, email [steve.heuchert@trca.ca](mailto:steve.heuchert@trca.ca)**

**Date: September 20, 2022**

## Item 10.5

### **46 RIVERCREST ROAD - Humber River Watershed**

The purpose is to replace the upper and lower retaining walls to the rear of the existing two storey dwelling at 46 Rivercrest Road in the City of Toronto (Toronto and East York Community Council Area). The proposal also includes the underpinning of a portion of the existing dwelling.

**CFN: 64990 - Application #: 0662/21/TOR**

**Report Prepared by: Anna Lim, at 437-880-2413, email [anna.lim@trca.ca](mailto:anna.lim@trca.ca)**

**For information contact: Mark Rapus, at 437-880-2417, email [mark.rapus@trca.ca](mailto:mark.rapus@trca.ca)**

**Date: September 7, 2022**

### **45 BERKSHIRE AVENUE - Waterfront Watershed**

The purpose is to construct an expansion of the existing front porch to the existing two storey dwelling at 45 Berkshire Avenue in the City of Toronto (Toronto and East York Community Council Area).

**CFN: 67607 - Application #: 0902/22/TOR**

**Report Prepared by: Anna Lim, at 437-880-2413, email [anna.lim@trca.ca](mailto:anna.lim@trca.ca)**

**For information contact: Mark Rapus, at 437-880-2417, email [mark.rapus@trca.ca](mailto:mark.rapus@trca.ca)**

**Date: September 6, 2022**

### **208 PARKVIEW HILL CRESCENT - Don River Watershed**

The purpose is to construct a two storey detached dwelling at 208 Parkview Hill Crescent in the City of Toronto (Toronto and East York Community Council Area). The proposal also includes a rear porch, walkout and hot tub.

**CFN: 64976 - Application #: 0623/21/TOR**

**Report Prepared by: Anna Lim, at 437-880-2413, email [anna.lim@trca.ca](mailto:anna.lim@trca.ca)**

**For information contact: Mark Rapus, at 437-880-2417, email [mark.rapus@trca.ca](mailto:mark.rapus@trca.ca)**

**Date: September 1, 2022**

### **89 MORSE STREET - Waterfront Watershed**

The purpose is to construct a two storey rear addition, including partially cantilevered second storey and balcony, a rear deck, reconstruction of the front porch, and a basement walkout to the front of the existing semi-detached dwelling at 89 Morse Street in the City of Toronto (Toronto and East York Community Council Area).

**CFN: 66899 - Application #: 0306/22/TOR**

**Report Prepared by: Nicole Moxley, at 437-880-2418, email [nicole.moxley@trca.ca](mailto:nicole.moxley@trca.ca)**

**For information contact: Nicole Moxley, at 437-880-2418, email [nicole.moxley@trca.ca](mailto:nicole.moxley@trca.ca)**

**Date: September 21, 2022**

### **CITY OF VAUGHAN**

#### **2790355 ONTARIO INC. - Humber River Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed in order to facilitate the construction of a 508 sq.m (5468.07 sq.ft) single family dwelling and a 608 sq.m (6544 sq.ft) septic bed and associated septic tanks. The subject property is located on lands known municipally as 31 Old Forest Lane, in the City of Vaughan.

**CFN: 67810 - Application #: 1077/22/VAUG**

**Report Prepared by: Hamedeh Razavi, at 437-880-1940, email [hamedeh.razavi@trca.ca](mailto:hamedeh.razavi@trca.ca)**

**For information contact: Stephen Bohan, at 437-880-1944, email [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)**

**Date: August 26, 2022**

#### **CITY OF VAUGHAN - Humber River Watershed**

The purpose is to undertake the construction of a dog off leash area (DOLA) in Legion Park, located on Legion Court Road, south of Highway 7 and west of Islington Avenue, in the City of Vaughan. There are no in-water works involved within the scope of this project.

**CFN: 66830 - Application #: 0269/22/VAUG**

**Report Prepared by: Manirul Islam, at 437-880-2426, email [manirul.islam@trca.ca](mailto:manirul.islam@trca.ca)**

**For information contact: Manirul Islam, at 437-880-2426, email [manirul.islam@trca.ca](mailto:manirul.islam@trca.ca)**

**Date: August 22, 2022**

#### **CITY OF VAUGHAN - Don River Watershed**

The purpose is to undertake grading works to expand and modify the existing wetlands and upland areas for enhancement and diversification of wildlife habitat located at 11085 Keele Street, in the City of Vaughan. The Phase 2A works are a continuation of the ongoing development of the 900 acre North Maple Regional Park. The scope of works include restoration and enhancement of existing wetlands, and development of a wildlife corridor from the central wetlands to the southeast wetlands. The scope of works also include construction of an access road, installation of structural habitat features such woody debris and enhancement plantings both in the wetland and upland areas. The works will be undertaken in the dry.

**CFN: 67594 - Application #: 0956/22/VAUG**

**Report Prepared by: Manirul Islam, at 437-880-2426, email [manirul.islam@trca.ca](mailto:manirul.islam@trca.ca)**

**For information contact: Manirul Islam, at 437-880-2426, email [manirul.islam@trca.ca](mailto:manirul.islam@trca.ca)**

**Date: September 9, 2022**



## Item 10.5

### **221 TREELAWN BOULEVARD - Humber River Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed in order to facilitate the construction of a 37 sq.m (400 sq.ft) swimming pool, a 6 sq.m (63 sq.ft) storage shed, a 6 sq.m (63 sq.ft) washroom structure, a gas fireplace and associated hardscaping. The subject property is located on lands known municipally as 221 Treelawn Boulevard, in the City of Vaughan.

**CFN: 67816 - Application #: 1118/22/VAUG**

**Report Prepared by: Hamedeh Razavi, at 437-880-1940, email [hamedeh.razavi@trca.ca](mailto:hamedeh.razavi@trca.ca)**

**For information contact: Stephen Bohan, at 437-880-1944, email [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)**

**Date: September 2, 2022**

### **MIBOOBA INC. - Humber River Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Humber River watershed in order to facilitate site alteration works involving grading to construct a parking lot area associated with a proposed commercial development. The subject property is located on lands known municipally as 175, 191 & 209 Milani Boulevard, in the City of Vaughan.

**CFN: 67828 - Application #: 1170/22/VAUG**

**Report Prepared by: Stephen Bohan, at 437-880-1944, email [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)**

**For information contact: Stephen Bohan, at 437-880-1944, email [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)**

**Date: September 21, 2022**

### **VAUGHAN BAPTIST CHURCH - Humber River Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Humber River watershed in order to facilitate the construction of a 1,474.40 sq. m. Place of Worship building and an associated parking lot area. The subject property is located on lands known municipally as 3801 Teston Road, in the City of Vaughan.

**CFN: 67814 - Application #: 1106/22/VAUG**

**Report Prepared by: Stephen Bohan, at 437-880-1944, email [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)**

**For information contact: Stephen Bohan, at 437-880-1944, email [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)**

**Date: September 16, 2022**

### **BLOCK 59 WEST LANDOWNERS GROUP INC. - Humber River Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Humber River watershed in order to facilitate spine servicing works including construction of roads, watermains, storm sewers, a stormwater management pond and three stormwater outlets within the Block 59 West Block Plan area. The subject lands are bounded by Rutherford Road, Huntington Road, Langstaff Road and Highway 427, within the City of Vaughan.

**CFN: 65359 - Application #: 0878/21/VAUG**

**Report Prepared by: Stephen Bohan, at 437-880-1944, email [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)**

**For information contact: Stephen Bohan, at 437-880-1944, email [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)**

**Date: September 23, 2022**

### **TOWN OF AJAX**

#### **110 CHRISTENA CRESCENT - Duffins Creek Watershed**

The purpose is to construct an in-ground pool, shed and patio in the rear yard of the existing dwelling at 110 Christena Crescent in the Town of Ajax. The proposal also includes revisions to the proposed detached garage on the west portion of the site associated with CFN 63214.

**CFN: 67311 - Application #: 1007/22/AJAX**

**Report Prepared by: Terina Tam, at 437-880-2421, email [terina.tam@trca.ca](mailto:terina.tam@trca.ca)**

**For information contact: Stephanie Dore, at 437-880-2469, email [stephanie.dore@trca.ca](mailto:stephanie.dore@trca.ca)**

**Date: September 20, 2022**

#### **29 MAYOR CRESCENT - Carruthers Creek Watershed**

The purpose is to construct a replacement deck attached to the rear of an existing dwelling at 29 Mayor Crescent in the Town of Ajax.

**CFN: 67314 - Application #: 1070/22/AJAX**

**Report Prepared by: Heather Rodriguez, at 437-880-2415, email [heather.rodriguez@trca.ca](mailto:heather.rodriguez@trca.ca)**

**For information contact: Stephanie Dore, at 437-880-2469, email [stephanie.dore@trca.ca](mailto:stephanie.dore@trca.ca)**

**Date: September 9, 2022**

### **TOWN OF CALEDON**

#### **45 BOLTONVIEW CRESCENT - Humber River Watershed**

The purpose is to undertake works within the TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a 66.89 sq.m. in-ground swimming pool including spa and patio area located at the rear of the existing residential dwelling associated with a municipal building permit. The subject property is located at 45 Boltonview Crescent, in the Town of Caledon.

**CFN: 67770 - Application #: 1048/22/CAL**

**Report Prepared by: Andrea Terella, at 437-880-1937, email [andrea.terella@trca.ca](mailto:andrea.terella@trca.ca)**

**For information contact: Nick Cascone, at 437-880-1943, email [nick.cascone@trca.ca](mailto:nick.cascone@trca.ca)**

**Date: August 18, 2022**

#### **TOWN OF CALEDON - Humber River Watershed**

The purpose is to undertake rehabilitation of Humber Station Road from King Street to Healey Road, in the Town of Caledon. The works will be completed in dry working conditions.

**CFN: 67442 - Application #: 0751/22/CAL**

**Report Prepared by: Kristen Sullivan, at 437-880-2425, email [kristen.sullivan@trca.ca](mailto:kristen.sullivan@trca.ca)**

**For information contact: Kristen Sullivan, at 437-880-2425, email [kristen.sullivan@trca.ca](mailto:kristen.sullivan@trca.ca)**

**Date: September 8, 2022**

### **TOWN OF CALEDON - Humber River Watershed**

The purpose is to undertake renovation works to change an existing two story fire station into a community centre, at 28 Ann Street, in the Town of Caledon. There are no in water or near water works associated with this project.

**CFN: 67593 - Application #: 0953/22/CAL**

**Report Prepared by: Kristen Sullivan, at 437-880-2425, email [kristen.sullivan@trca.ca](mailto:kristen.sullivan@trca.ca)**

**For information contact: Kristen Sullivan, at 437-880-2425, email [kristen.sullivan@trca.ca](mailto:kristen.sullivan@trca.ca)**

**Date: September 13, 2022**

### **100 GRAY PARK DRIVE - Humber River Watershed**

The purpose is to undertake works within the TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a 43 sq.m. in-ground swimming pool including patio area and 1.94 sq. m. pool equipment pad located at the rear of the existing residential dwelling associated with a municipal building permit. The subject property is located at 100 Gray Park Drive, in the Town of Caledon.

**CFN: 67769 - Application #: 1047/22/CAL**

**Report Prepared by: Andrea Terella, at 437-880-1937, email [andrea.terella@trca.ca](mailto:andrea.terella@trca.ca)**

**For information contact: Nick Cascone, at 437-880-1943, email [nick.cascone@trca.ca](mailto:nick.cascone@trca.ca)**

**Date: August 18, 2022**

### **TOWN OF WHITCHURCH-STOUFFVILLE**

#### **12420 YORK DURHAM LINE - Duffins Creek Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Duffins Creek Watershed to facilitate the development of a two storey single family dwelling with attached garage, deck, walkways, and septic system at 12420 York Durham Line in the Town of Whitchurch-Stouffville.

**CFN: 67208 - Application #: 0793/22/WS**

**Report Prepared by: Joshua Lacaria, at 437-880-2347, email [joshua.lacaria@trca.ca](mailto:joshua.lacaria@trca.ca)**

**For information contact: Michelle Bates, at 437-880-2287, email [michelle.bates@trca.ca](mailto:michelle.bates@trca.ca)**

**Date: August 31, 2022**

### **TOWNSHIP OF KING**

#### **68 FAIRMOUNT RIDGE TRAIL - Humber River Watershed**

The purpose is to undertake works within the TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a 24.2 sq.m. in-ground swimming pool including patio area and pool equipment pad located at the rear of the existing residential dwelling associated with a municipal building permit. The subject property is located at 68 Fairmount Ridge Trail, in the Township of King.

**CFN: 67539 - Application #: 1020/22/KING**

**Report Prepared by: Andrea Terella, at 437-880-1937, email [andrea.terella@trca.ca](mailto:andrea.terella@trca.ca)**

**For information contact: Nick Cascone, at 437-880-1943, email [nick.cascone@trca.ca](mailto:nick.cascone@trca.ca)**

**Date: August 12, 2022**

## Item 10.5

### **365 PATRICIA DRIVE - Humber River Watershed**

The purpose is to undertake works within the TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a 50 sq.m. in-ground swimming pool including patio area and approximately 30 sq.m. cabana located at the rear of the residential dwelling, all associated with a municipal building permit and municipal site plan application (Town File No. SPD-22-15). The subject property is located at 365 Patricia Drive, in the Township of King.

**CFN: 67535 - Application #: 1107/22/KING**

**Report Prepared by: Andrea Terella, at 437-880-1937, email [andrea.terella@trca.ca](mailto:andrea.terella@trca.ca)**

**For information contact: Nick Cascone, at 437-880-1943, email [nick.cascone@trca.ca](mailto:nick.cascone@trca.ca)**

**Date: September 1, 2022**

### **PERMISSION FOR ROUTINE INFRASTRUCTURE WORKS FOR RECEIPT – STAFF APPROVED AND ISSUED**

Permission for Routine Infrastructure Works, including Emergency Infrastructure Works permissions, are subject to authorization by staff designated as Authorized Signatories as per Authority Res. #A198/13 and #A103/15, respectively. All routine and emergency infrastructure works are located within a regulated area, generally within or adjacent to the natural hazard or natural feature and in the opinion of staff do not affect the control of flooding, erosion, dynamic beaches, pollution or the conservation of land.

#### **CITY OF BRAMPTON**

##### **ALECTRA UTILITIES CORP.**

To undertake utility pole installation on Rainham Court south of Advance Boulevard, in the City of Brampton, Etobicoke Creek Watershed as located on property owned by the City of Brampton. The purpose is to undertake the removal and installation of hydro poles and anchors on the southwest side of Rainham Court south of Advance Boulevard, in the City of Brampton. No in-water works are within the scope of the project.

**CFN: 66818 - Application #: 0353/22/BRAM**

**Report Prepared by: Kristen Sullivan, at 437-880-2425, email [kristen.sullivan@trca.ca](mailto:kristen.sullivan@trca.ca)**

**For information contact: Kristen Sullivan, at 437-880-2425, email [kristen.sullivan@trca.ca](mailto:kristen.sullivan@trca.ca)**

**Date: September 7, 2022**

##### **ENBRIDGE GAS INC.**

To undertake sewer and watermain or utility watercourse crossing by trenchless technology approximately 1.3 kilometres along Heart Lake Road, from Mayfield Road to just south of Countryside Drive, in the City of Brampton, Etobicoke Creek Watershed, as located on property owned by the City of Brampton through a Franchise Agreement with Enbridge Gas Inc. The purpose is to install NPS 4 ST YJ XHP, NPS 4 ST DFBE XHP, and NPS 6 PE IP gas pipelines along Heart Lake Road for approximately 1.3 kilometres, from Mayfield Road to just south of Countryside Drive, in the City of Brampton. No in-water work is associated with this project.

**CFN: 66811 - Application #: 0211/22/BRAM**

**Report Prepared by: Aliyah Khan, at 437-880-2387, email [aliyah.khan@trca.ca](mailto:aliyah.khan@trca.ca)**

**For information contact: Aliyah Khan, at 437-880-2387, email [aliyah.khan@trca.ca](mailto:aliyah.khan@trca.ca)**

**Date: September 13, 2022**

### **CITY OF RICHMOND HILL**

#### **ENBRIDGE GAS INC.**

To undertake sewer, watermain or utility installation or maintenance within new roadways located northeast of the Elgin Mills Road East and Bayview Avenue intersection, in the City of Richmond Hill, Rouge River Watershed, as located on property owned by private landowners whom Enbridge Gas Inc. is providing service at their requests and on property owned by the City of Richmond Hill as per a Franchise Agreement with Enbridge Gas Inc. The purpose is to install new NPS 2 PE IP and NPS 6 PE IP gas pipelines along new roadways located northeast of the Elgin Mills Road East and Bayview Avenue intersection, in the City of Richmond Hill. No in-water work is associated with this project.

**CFN: 67462 - Application #: 0817/22/RH**

**Report Prepared by: Aliyah Khan, at 437-880-2387, email [aliyah.khan@trca.ca](mailto:aliyah.khan@trca.ca)**

**For information contact: Aliyah Khan, at 437-880-2387, email [aliyah.khan@trca.ca](mailto:aliyah.khan@trca.ca)**

**Date: September 19, 2022**

#### **ENBRIDGE GAS INC.**

To undertake sewer and watermain or utility installation or maintenance within an existing roadway along Elgin Mills Road East, in the City of Richmond Hill, Rouge River Watershed, as located on the property owned by City of Richmond Hill as per a Franchise Agreement with Enbridge Gas Inc. The purpose is to install new NPS 1 ¼ ST YJ HP and NPS 6 DFBE HP gas pipelines along Elgin Mills Road East, in the City of Richmond Hill. No in-water work is associated with this project.

**CFN: 67694 - Application #: 1005/22/RH**

**Report Prepared by: Aliyah Khan, at 437-880-2387, email [aliyah.khan@trca.ca](mailto:aliyah.khan@trca.ca)**

**For information contact: Aliyah Khan, at 437-880-2387, email [aliyah.khan@trca.ca](mailto:aliyah.khan@trca.ca)**

**Date: September 8, 2022**

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

#### **TORONTO HYDRO-ELECTRIC SYSTEM LIMITED**

To undertake sewer, watermain, utility installation or maintenance within an existing roadway and undertake utility pole installation on Jane Street from approximately 150 m north of Eglinton Avenue West to approximately 170 m south of Eglinton Avenue West in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on property owned by the City of Toronto. The purpose is to install new hydro poles and remove existing poles, undertake cable break and ties with associated duct installations, and rebuild a cable chamber roof along Jane Street from approximately 150 m north of Eglinton Avenue West to approximately 170 m south of Eglinton Avenue West in the City of Toronto. No in-water work is within the scope of this project.

**CFN: 67718 - Application #: 1031/22/TOR**

**Report Prepared by: Corinna Thomassen-Darby, at 437-880-2391, email [corinna.thomassen-darby@trca.ca](mailto:corinna.thomassen-darby@trca.ca)**

**For information contact: Corinna Thomassen-Darby, at 437-880-2391, email [corinna.thomassen-darby@trca.ca](mailto:corinna.thomassen-darby@trca.ca)**

**Date: September 21, 2022**

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

#### **BEANFIELD METROCONNECT**

To undertake sewer, watermain or utility installation or maintenance within an existing roadway along Finch Avenue East and Bayview Avenue, in the City of Toronto (North York Community Council Area), Don River Watershed, as located on property owned by the City of Toronto. The purpose is to install communication conduits and fibre optic cables along Finch Avenue East and Bayview Avenue, in the City of Toronto. No in-water work is associated with this project.

**CFN: 67451 - Application #: 0761/22/TOR**

**Report Prepared by: Madison Antonangeli, at 437-880-2394, email [madison.antonangeli@trca.ca](mailto:madison.antonangeli@trca.ca)**

**For information contact: Madison Antonangeli, at 437-880-2394, email [madison.antonangeli@trca.ca](mailto:madison.antonangeli@trca.ca)**

**Date: September 9, 2022**

### **CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)**

#### **ENBRIDGE GAS INC.**

To undertake sewer and watermain or utility installation or maintenance within an existing roadway at 75 Fishleigh Drive, in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed, as located on property owned by a private landowner whom Enbridge Gas Inc. is providing service at their request and on property owned by the City of Toronto as per a Franchise Agreement with Enbridge Gas Inc. The purpose is to install an NPS 1 PE IP gas pipeline at 75 Fishleigh Drive, located east of the Kingston Road and Danforth Avenue intersection, in the City of Toronto. No in-water work is associated with this project.

**CFN: 67703 - Application #: 1003/22/TOR**

**Report Prepared by: Aliyah Khan, at 437-880-2387, email [aliyah.khan@trca.ca](mailto:aliyah.khan@trca.ca)**

**For information contact: Aliyah Khan, at 437-880-2387, email [aliyah.khan@trca.ca](mailto:aliyah.khan@trca.ca)**

**Date: September 12, 2022**

#### **TORONTO TRANSIT COMMISSION**

To undertake structure maintenance on a pedestrian bridge at 705 Warden Avenue, in the City of Toronto (Scarborough Community Council Area), Don River Watershed as located on property owned by the City of Toronto. The purpose is to undertake rehabilitation of the pedestrian bridge over Massey Creek at 705 Warden Avenue in the City of Toronto.

**CFN: 65976 - Application #: 1248/21/TOR**

**Report Prepared by: Margie Akins, at 437-880-2388, email [margie.akers@trca.ca](mailto:margie.akers@trca.ca)**

**For information contact: Margie Akins, at 437-880-2388, email [margie.akers@trca.ca](mailto:margie.akers@trca.ca)**

**Date: August 29, 2022**

## Item 10.5

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

#### **CITY OF TORONTO**

To undertake borehole investigations on Boulton Drive, in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by City of Toronto. The purpose is to undertake borehole investigations in support of a future watermain abandonment project, located on Boulton Drive, north of Dupont Street, in the City of Toronto.

**CFN: 67581 - Application #: 0882/22/TOR**

**Report Prepared by: Alannah Slattery, at 437-880-2386, email [alannah.slattery@trca.ca](mailto:alannah.slattery@trca.ca)**

**For information contact: Alannah Slattery, at 437-880-2386, email**

**[alannah.slattery@trca.ca](mailto:alannah.slattery@trca.ca)**

**Date: September 14, 2022**

#### **TORONTO HYDRO-ELECTRIC SYSTEMS LIMITED**

To undertake utility pole installation along Spadina Road, located between Ardwold Gate and St Clair Avenue West, in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed, as located on property owned by the City of Toronto. The purpose is to replace existing hydro poles along Spadina Road, located between Ardwold Gate and St Clair Avenue West, in the City of Toronto. No in-water work is associated with this project.

**CFN: 67266 - Application #: 0679/22/TOR**

**Report Prepared by: Madison Antonangeli, at 437-880-2394, email**

**[madison.antonangeli@trca.ca](mailto:madison.antonangeli@trca.ca)**

**For information contact: Madison Antonangeli, at 437-880-2394, email**

**[madison.antonangeli@trca.ca](mailto:madison.antonangeli@trca.ca)**

**Date: September 9, 2022**

### **CITY OF VAUGHAN**

#### **BELL CANADA**

To undertake sewer and watermain or utility installation or maintenance within an existing roadway on Keele Street and Peak Point Boulevard, in the City of Vaughan, Don River Watershed as located on property owned by the Regional Municipality of York. The purpose is to undertake installation of Bell conduit on the north side Peak Point Boulevard, crossing Keele Street, in the City of Vaughan. No in-water works are within the scope of this project.

**CFN: 65478 - Application #: 0978/21/VAUG**

**Report Prepared by: George Tsourounis, at 437-880-2472, email**

**[george.tsourounis@trca.ca](mailto:george.tsourounis@trca.ca)**

**For information contact: George Tsourounis, at 437-880-2472, email**

**[george.tsourounis@trca.ca](mailto:george.tsourounis@trca.ca)**

**Date: September 16, 2022**



## Item 10.5

### **BELL CANADA**

To undertake sewer, watermain or utility installation or maintenance within an existing roadway on Huntington Road from immediate north of Major Mackenzie Drive West to immediate north of East's Corners Boulevard, in the City of Vaughan, Humber River Watershed as located on property owned by the City of Vaughan. The purpose is to install high density poly ethylene (HDPE) and polyvinyl chloride (PVC) Bell conduits, grade level boxes (GLBs), pedestals and Bell manhole within the road right-of-way (ROW) of Huntington Road from north of Major Mackenzie Drive West to north of East's Corners Boulevard, in the City of Vaughan. No in-water works are within the scope of the project.

**CFN: 67181 - Application #: 0589/22/VAUG**

**Report Prepared by: Manirul Islam, at 437-880-2426, email [manirul.islam@trca.ca](mailto:manirul.islam@trca.ca)**

**For information contact: Manirul Islam, at 437-880-2426, email [manirul.islam@trca.ca](mailto:manirul.islam@trca.ca)**

**Date: September 6, 2022**

### **YORK TELECOM NETWORK INC**

To undertake sewer and watermain or utility watercourse crossing by trenchless technology on Rutherford Road, east of Islington Avenue to east of Pine Valley Drive, in the City of Vaughan, Humber River Watershed as located on property owned by the Regional Municipality of York. The purpose is to undertake installation of a 2 x 7 way conduit on the north side of Rutherford Road, from east of Islington Avenue to east of Pine Valley Drive, in the City of Vaughan. The proposed project also includes installation of 30"x 48"x 36" Yorknet vault on Rutherford Road, east of Islington Avenue. The proposed conduit will cross below East Humber River, approximately 840 m east of Islington Avenue. The proposed conduit will also cross above a culvert, approximately 1,030 m east of Islington Avenue. No in-water works are associated with this project.

**CFN: 67438 - Application #: 0763/22/VAUG**

**Report Prepared by: George Tsourounis, at 437-880-2472, email [george.tsourounis@trca.ca](mailto:george.tsourounis@trca.ca)**

**For information contact: George Tsourounis, at 437-880-2472, email [george.tsourounis@trca.ca](mailto:george.tsourounis@trca.ca)**

**Date: September 12, 2022**

### **YORK TELECOM NETWORK INC.**

To undertake sewer and watermain or utility watercourse crossing by trenchless technology on Rutherford Road, east of Islington Avenue in the City of Vaughan, Humber River Watershed as located on property owned by the Regional Municipality of York. The purpose is to undertake installation of a 2 x 7 way conduit along Rutherford Road, east of Islington Avenue, in the City of Vaughan. The project also includes installation of 30"x 48"x 24" Yorknet vault on Rutherford Road, east of Islington Avenue. No in-water works are associated with this project.

**CFN: 67439 - Application #: 0764/22/VAUG**

**Report Prepared by: George Tsourounis, at 437-880-2472, email [george.tsourounis@trca.ca](mailto:george.tsourounis@trca.ca)**

**For information contact: George Tsourounis, at 437-880-2472, email [george.tsourounis@trca.ca](mailto:george.tsourounis@trca.ca)**

**Date: September 12, 2022**

### **TOWN OF CALEDON**

#### **TOWN OF CALEDON**

To undertake structure maintenance on Centreville Creek Road, approximately 170 m north of Patterson Side Road, in the Town of Caledon, Humber River Watershed as located on property owned by Town of Caledon and on private property (#6916 Patterson Side Road) with landowner authorization. The purpose is to undertake emergency relining of an existing corrugated steel pipe (CSP) crossroad culvert located on Centreville Creek Road, approximately 175 m north of Patterson Side Road, in the Town of Caledon. This permit is in accordance with TRCA Permission for Emergency Infrastructure Works Review Protocol (Authority Res. #A105/15). Works will be completed in the dry.

**CFN: 67445 - Application #: 0777/22/CAL**

**Report Prepared by: Kristen Sullivan, at 437-880-2425, email [kristen.sullivan@trca.ca](mailto:kristen.sullivan@trca.ca)**

**For information contact: Kristen Sullivan, at 437-880-2425, email [kristen.sullivan@trca.ca](mailto:kristen.sullivan@trca.ca)**

**Date: September 1, 2022**

### **TOWNSHIP OF ADJALA-TOSORONTIO**

#### **ENBRIDGE GAS INC.**

To undertake sewer and watermain or utility installation or maintenance within an existing roadway at 10180 Highway 9, in the Township of Adjala-Tosorontio, Humber River Watershed, as located on property owned by a private landowner whom Enbridge Gas Inc. is providing service at their request and on property owned by MTO on an easement that will be obtained. The purpose is to install an NPS 1 PE IP gas pipeline, an NPS 1 ST YJ XHP pipeline, and a farm tap at 10180 Highway 9, in the Town of Adjala-Tosorontio. No in-water work is associated with this project.

**CFN: 67437 - Application #: 0747/22/ADJ**

**Report Prepared by: Aliyah Khan, at 437-880-2387, email [aliyah.khan@trca.ca](mailto:aliyah.khan@trca.ca)**

**For information contact: Aliyah Khan, at 437-880-2387, email [aliyah.khan@trca.ca](mailto:aliyah.khan@trca.ca)**

**Date: September 8, 2022**

### **MINOR WORKS LETTER OF APPROVAL FOR RECEIPT – STAFF APPROVED AND ISSUED**

Permission for Minor Works Letter of Approval are issued for works located within a regulated area, adjacent to a natural feature or natural hazard, that do not affect the control of flooding, erosion, dynamic beaches, pollution or the conservation of land. Permissions include ancillary structures such as decks, garages, sheds, pools and minor fill placement/landscaping.

#### **CITY OF BRAMPTON**

##### **10 COOKVIEW DRIVE**

To change the use, size, or number of dwelling units of a structure, or undertake work that does not change the footprint of the existing structure on Lot 151, Plan 43R- 37355, (10 Cookview Drive), in the City of Brampton, Etobicoke Creek Watershed.

**CFN: 67780 - Application #: 1149/22/BRAM**

**Report Prepared by: Marina Janakovic, at 437-880-2368, email [marina.janakovic@trca.ca](mailto:marina.janakovic@trca.ca)**

**For information contact: Colleen Bonner, at 437-880-1939, email [colleen.bonner@trca.ca](mailto:colleen.bonner@trca.ca)**

**Date: September 14, 2022**

##### **46 LAKECREST TRAIL**

To change the use, size, or number of dwelling units of a structure, or undertake work that does not change the footprint of the existing structure on Lot 30, Plan M105, (46 Lakecrest Trail), in the City of Brampton, Etobicoke Creek Watershed.

**CFN: 67542 - Application #: 1078/22/BRAM**

**Report Prepared by: Marina Janakovic, at 437-880-2368, email [marina.janakovic@trca.ca](mailto:marina.janakovic@trca.ca)**

**For information contact: Colleen Bonner, at 437-880-1939, email [colleen.bonner@trca.ca](mailto:colleen.bonner@trca.ca)**

**Date: August 26, 2022**

##### **35 RIVER HEIGHTS DRIVE**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 8, Concession 9, (35 River Heights Drive), in the City of Brampton, Humber River Watershed.

**CFN: 67774 - Application #: 1079/22/BRAM**

**Report Prepared by: Marina Janakovic, at 437-880-2368, email [marina.janakovic@trca.ca](mailto:marina.janakovic@trca.ca)**

**For information contact: Colleen Bonner, at 437-880-1939, email [colleen.bonner@trca.ca](mailto:colleen.bonner@trca.ca)**

**Date: August 26, 2022**

## Item 10.5

### **15 LOAFERS LAKE LANE**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) and change the use, size, or number of dwelling units of a structure, or undertake work that does not change the footprint of the existing structure on Lot 2R, Plan 43M - 2080, (15 Loafers Lake Lane), in the City of Brampton, Etobicoke Creek Watershed.

**CFN: 67782 - Application #: 1172/22/BRAM**

**Report Prepared by: Marina Janakovic, at 437-880-2368, email [marina.janakovic@trca.ca](mailto:marina.janakovic@trca.ca)**

**For information contact: Colleen Bonner, at 437-880-1939, email [colleen.bonner@trca.ca](mailto:colleen.bonner@trca.ca)**

**Date: September 21, 2022**

### **44 UPPER RIDGE CRESCENT**

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 9, Concession 8, (44 Upper Ridge Crescent), in the City of Brampton, Humber River Watershed.

**CFN: 67768 - Application #: 1037/22/BRAM**

**Report Prepared by: Marina Janakovic, at 437-880-2368, email [marina.janakovic@trca.ca](mailto:marina.janakovic@trca.ca)**

**For information contact: Colleen Bonner, at 437-880-1939, email [colleen.bonner@trca.ca](mailto:colleen.bonner@trca.ca)**

**Date: August 26, 2022**

### **181 GARDENBROOKE TRAIL**

To change the use, size, or number of dwelling units of a structure, or undertake work that does not change the footprint of the existing structure on Lot 85, Plan 43M-1799, (181 Gardenbrooke Trail), in the City of Brampton, Humber River Watershed.

**CFN: 67784 - Application #: 1168/22/BRAM**

**Report Prepared by: Marina Janakovic, at 437-880-2368, email [marina.janakovic@trca.ca](mailto:marina.janakovic@trca.ca)**

**For information contact: Colleen Bonner, at 437-880-1939, email [colleen.bonner@trca.ca](mailto:colleen.bonner@trca.ca)**

**Date: September 21, 2022**

## **CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)**

### **CITY OF TORONTO**

To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) and construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on , (15 Bluffers Park), in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed as located on the property owned by City of Toronto.

**CFN: 67644 - Application #: 0945/22/TOR**

**Report Prepared by: Heather Rodriguez, at 437-880-2415, email**

**[heather.rodriguez@trca.ca](mailto:heather.rodriguez@trca.ca)**

**For information contact: Mark Rapus, at 437-880-2417, email [mark.rapus@trca.ca](mailto:mark.rapus@trca.ca)**

**Date: September 13, 2022**

### **CITY OF VAUGHAN**

#### **53 CASAVANT COURT**

To install a swimming pool on Lot 3, Plan 65M4579, 53 Casavant Court, in the City of Vaughan, Don River Watershed.

**CFN: 67815 - Application #: 1108/22/VAUG**

**Report Prepared by: Hamedeh Razavi, at 437-880-1940, email [hamedeh.razavi@trca.ca](mailto:hamedeh.razavi@trca.ca)**

**For information contact: Jason Wagler, at 437-880-1941, email [jason.wagler@trca.ca](mailto:jason.wagler@trca.ca)**

**Date: September 7, 2022**

#### **THE CHURCH OF JESUS CHRIST (THE APOSTLES FOUNDATION)**

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 20, Plan 7925, (227 Bowes Road), in the City of Vaughan, Don River Watershed as located on the property owned by The Church of Jesus Christ (The Apostles Foundation).

**CFN: 67819 - Application #: 1127/22/VAUG**

**Report Prepared by: Stephen Bohan, at 437-880-1944, email [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)**

**For information contact: Stephen Bohan, at 437-880-1944, email [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)**

**Date: September 22, 2022**

### **TOWN OF AJAX**

#### **1 MCNAMARA COURT**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 5, Plan 40M-1372, (1 McNamara Court), in the Town of Ajax, Duffins Creek Watershed.

**CFN: 67315 - Application #: 1136/22/AJAX**

**Report Prepared by: Terina Tam, at 437-880-2421, email [terina.tam@trca.ca](mailto:terina.tam@trca.ca)**

**For information contact: Steve Heuchert, at 437-880-2384, email [steve.heuchert@trca.ca](mailto:steve.heuchert@trca.ca)**

**Date: September 22, 2022**

### **TOWN OF CALEDON**

#### **12799 HEART LAKE ROAD**

To undertake a municipal or utility project on Lot 21 PART 2, Plan 43R - 2589, (12799 Heart Lake Road), in the Town of Caledon, Humber River Watershed.

**CFN: 67543 - Application #: 0981/22/CAL**

**Report Prepared by: Marina Janakovic, at 437-880-2368, email [marina.janakovic@trca.ca](mailto:marina.janakovic@trca.ca)**

**For information contact: Nick Cascone, at 437-880-1943, email [nick.cascone@trca.ca](mailto:nick.cascone@trca.ca)**

**Date: August 24, 2022**

## Item 10.5

### **19 LARRY STREET**

To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) and construct a ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) on Lot 15, Concession 15 Lot 3, Block 14293-0595 , Plan 555, (19 Larry Street), in the Town of Caledon, Humber River Watershed.

**CFN: 67426 - Application #: 0962/22/CAL**

**Report Prepared by: Marina Janakovic, at 437-880-2368, email [marina.janakovic@trca.ca](mailto:marina.janakovic@trca.ca)**

**For information contact: Nick Cascone, at 437-880-1943, email [nick.cascone@trca.ca](mailto:nick.cascone@trca.ca)**

**Date: August 24, 2022**

### **25 VALLEYSCAPE TRAIL**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 69, Plan 43M2071, (25 Valleyscape Trail), in the Town of Caledon, Etobicoke Creek Watershed.

**CFN: 67771 - Application #: 1123/22/CAL**

**Report Prepared by: Andrea Terella, at 437-880-1937, email [andrea.terella@trca.ca](mailto:andrea.terella@trca.ca)**

**For information contact: Nick Cascone, at 437-880-1943, email [nick.cascone@trca.ca](mailto:nick.cascone@trca.ca)**

**Date: September 13, 2022**

### **12089 TORBRAM ROAD**

To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) on Part Lot 18, Concession 6 EHS Part Lot 18, Plan 43R12084, (12089 Torbram Road), in the Town of Caledon, Humber River Watershed.

**CFN: 67773 - Application #: 1069/22/CAL**

**Report Prepared by: Andrea Terella, at 437-880-1937, email [andrea.terella@trca.ca](mailto:andrea.terella@trca.ca)**

**For information contact: Nick Cascone, at 437-880-1943, email [nick.cascone@trca.ca](mailto:nick.cascone@trca.ca)**

**Date: August 31, 2022**

### **45 ST MICHEALS CRESCENT**

To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 63, Plan 43M649, (45 St Michaels Crescent), in the Town of Caledon, Humber River Watershed.

**CFN: 67428 - Application #: 0968/22/CAL**

**Report Prepared by: Andrea Terella, at 437-880-1937, email [andrea.terella@trca.ca](mailto:andrea.terella@trca.ca)**

**For information contact: Nick Cascone, at 437-880-1943, email [nick.cascone@trca.ca](mailto:nick.cascone@trca.ca)**

**Date: August 24, 2022**

### **PERMITS AFTER THE FACT / RESOLUTION OF VIOLATIONS FOR RECEIPT – STAFF APPROVED AND ISSUED**

Permission for works undertaken without the benefit of a TRCA permit in a regulated area, where such works comply with TRCA policies and procedures, are considered permits after the fact and subject to an additional administrative fee.

#### **CITY OF MARKHAM**

##### **MINISTRY OF GOVERNMENT AND COMMERCIAL SERVICES C/O INFRASTRUCTURE ONTARIO - Rouge River Watershed**

The purpose is to recognize a parking area that was constructed west of the Markham Executive Golf Course club house and the extension of a stream crossing that was installed without authorization from TRCA and to restore disturbed areas in TRCA's Regulated Area of the Rouge River Watershed at 7892 McCowan Road, City of Markham.

**CFN: 67629 - Application #: 1025/22/MARK**

**Report Prepared by: Michelle Bates, at 437-880-2287, email [michelle.bates@trca.ca](mailto:michelle.bates@trca.ca)**

**For information contact: Michelle Bates, at 437-880-2287, email [michelle.bates@trca.ca](mailto:michelle.bates@trca.ca)**

**Date: September 2, 2022**

#### **CITY OF RICHMOND HILL**

##### **209 OXFORD STREET - Don River Watershed**

The purpose is to undertake works within TRCA's Regulated Area of the Don River Watershed in order recognize the development of a pool pump house, in-ground pool and replacement retaining walls which commences without authorization from TRCA (Violation No. V3600) at 209 Oxford Street, in the City of Richmond Hill.

**CFN: 67222 - Application #: 0964/22/RH**

**Report Prepared by: Linda Bui, at 437-880-2286, email [linda.bui@trca.ca](mailto:linda.bui@trca.ca)**

**For information contact: Anthony Sun, at 437-880-2283, email [anthony.sun@trca.ca](mailto:anthony.sun@trca.ca)**

**Date: September 9, 2022**

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

##### **10 FULWELL CRESCENT - Humber River Watershed**

The purpose is to acknowledge the construction of a secondary dwelling unit within the existing single family detached dwelling at 10 Fulwell Crescent in the City of Toronto (Etobicoke York).

**CFN: 67597 - Application #: 0864/22/TOR**

**Report Prepared by: Nicole Moxley, at 437-880-2418, email [nicole.moxley@trca.ca](mailto:nicole.moxley@trca.ca)**

**For information contact: Mark Rapus, at 437-880-2417, email [mark.rapus@trca.ca](mailto:mark.rapus@trca.ca)**

**Date: August 31, 2022**

## Item 10.5

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

#### **101 BANSTOCK DRIVE - Don River Watershed**

The purpose is to legalize a deck extension at the rear of the existing dwelling at 101 Banstock Drive in the City of Toronto (North York Community Council Area).

**CFN: 67483 - Application #: 0750/22/TOR**

**Report Prepared by: Terina Tam, at 437-880-2421, email [terina.tam@trca.ca](mailto:terina.tam@trca.ca)**

**For information contact: Mark Rapus, at 437-880-2417, email [mark.rapus@trca.ca](mailto:mark.rapus@trca.ca)**

**Date: September 8, 2022**

### **CITY OF VAUGHAN**

#### **CUNSOLO INVESTMENTS INC. - Humber River Watershed**

The purpose is to authorize recent works completed within TRCA's Regulated Area of the Humber River watershed involving the installation of a 1050 diameter corrugated steel pipe (CSP) culvert and construction of a road crossing. The subject works were completed without a TRCA permit pursuant to Ontario Regulation 166/06. As such, the works are considered after-the-fact. The subject property is located on lands known municipally as 6380 King Vaughan Road, in the City of Vaughan.

**CFN: 67230 - Application #: 0604/22/VAUG**

**Report Prepared by: Stephen Bohan, at 437-880-1944, email [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)**

**For information contact: Stephen Bohan, at 437-880-1944, email [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)**

**Date: September 15, 2022**

### **TOWNSHIP OF ADJALA-TOSORONTIO**

#### **1216 CONCESSION ROAD 7 - Humber River Watershed**

The purpose is to recognize the construction of a 10.9 metre by 4.8 metre pool, 6.9 metre by 3.6 metre deck, 3 metre by 1.5 metre cabana and 3 metre by 91 metre secondary driveway located at 1216 Concession Road 7, in the Township of Adjala-Tosorontio. The described works were completed without issuance of a TRCA or municipal permit. As such, an additional permit application fee of 100% was charged for this "after-the-fact" permit.

**CFN: 67550 - Application #: 1110/22/ADJ**

**Report Prepared by: Nick Cascone, at 437-880-1943, email [nick.cascone@trca.ca](mailto:nick.cascone@trca.ca)**

**For information contact: Nick Cascone, at 437-880-1943, email [nick.cascone@trca.ca](mailto:nick.cascone@trca.ca)**

**Date: September 7, 2022**

**Report prepared by: Grace Conte**

**Email: [grace.conte@trca.ca](mailto:grace.conte@trca.ca)**

**For Information contact: Grace Conte, (437) 880-2414**

**Email: [grace.conte@trca.ca](mailto:grace.conte@trca.ca)**

**Date: September 26, 2022**