

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)**

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).

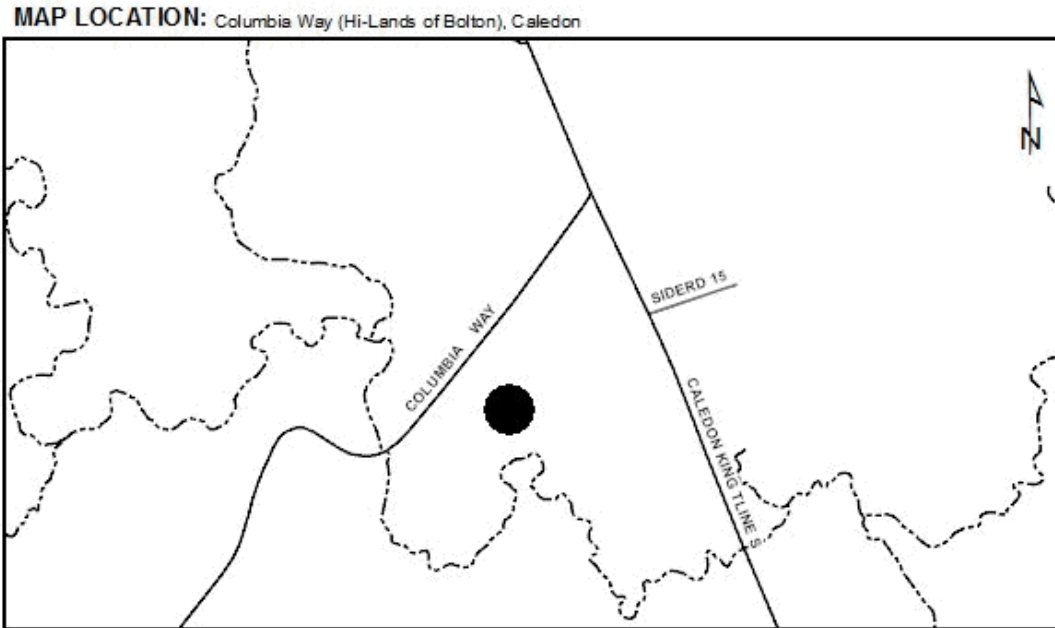
TOWN OF CALEDON

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

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