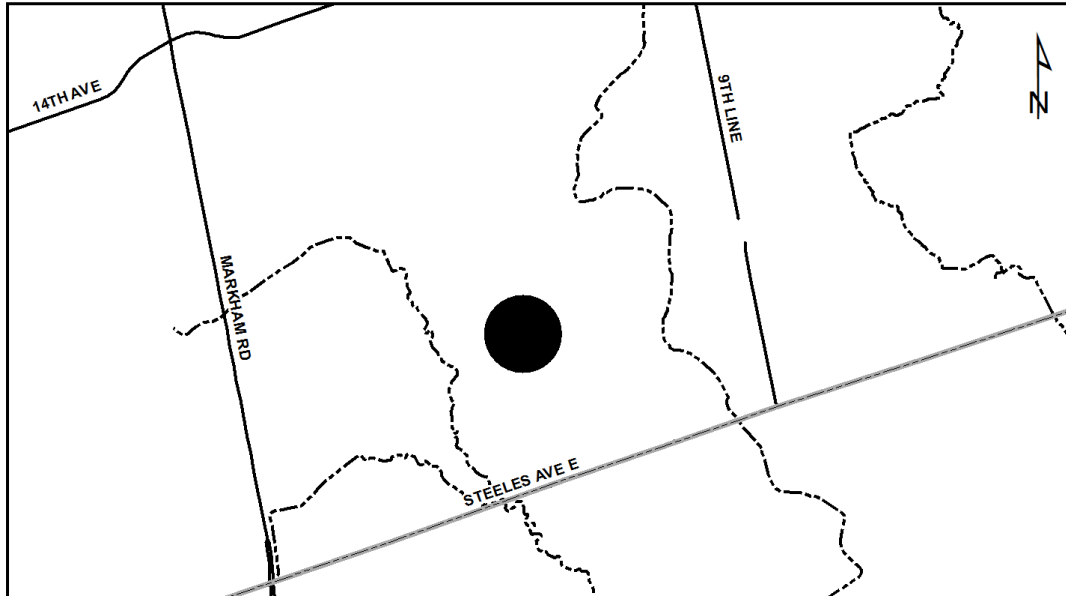


CITY OF MARKHAM

11.3 FOREST BAY HOMES LTD.

To site grade and alter a watercourse on Part Lot 1, 2, 3, Concession 8, (North Side of Steeles Avenue East of Eastvale Drive), in the City of Markham, Rouge River Watershed as located on the property owned by Forest Bay Homes Ltd. The purpose is to recognize the construction of a watermain to service the draft approved subdivision within a TRCA Regulated Area of the Rouge River Watershed (Morningside Tributary) associated with a municipal building permit in the City of Markham.

MAP LOCATION: 6350 Steeles Avenue East, Markham ON



The permit will be issued for the period of June 8, 2018 to June 7, 2020 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 513, prepared by Masongsong Associates, dated April 2018, revised April 2018, received by TRCA May 2, 2018;**
- **Drawing No. 514, prepared by Masongsong Associates, dated April 2018, revised April 2018, received by TRCA May 2, 2018.**

RATIONALE

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

Proposal:

The purpose is to recognize the construction of a watermain to service the draft approved Forest Bay Homes subdivision located at 6350 Steeles Avenue East within a TRCA Regulated Area of the Rouge River Watershed (Morningside Tributary) in the City of Markham. The works included the constructing a watermain from the east side of Morningside Tributary, extending westward under the tributary, to the west side, and connecting to the existing municipal services. The applicant attained municipal approvals, however, had not attained a permit from the TRCA prior to initiating construction of the watermain.

Item 11.3

The proposed works utilized a combination of open cut and trenchless technology (horizontal directional drilling) to undertake the works, while minimizing the anticipated impacts to the watercourse. As such, the works were completed with no observed disturbances to the habitat. The entry and exit pits have been installed and isolated with heavy duty silt fence, and the natural heritage system is also isolated from the works. TRCA staff are satisfied that the construction methodology was appropriate to mitigate any potential impacts to the greatest extent possible.

Fee and Permit Timing:

The applicant initiated works in advance of a permit under Ontario Regulation 166/06 being issued, therefore the permit is to be issued "after the fact". The applicant has paid the application fee plus 100% as required for a permit "after the fact" in association with the violation of the regulation. In addition, the time frame for this permit will be adjusted to reflect that the works have already been completed.

Control of Flooding:

The proposed project is not anticipated to impact flooding, conveyance, and/or storage of floodwaters.

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

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

Conservation of Land:

TRCA staff are satisfied that the construction methodology proposed was appropriate for mitigating any potential impacts to the greatest extent possible.

Plantings

The proposed works have been completed and predominantly occurred underground, with the exception for the areas where surface disturbance occurred as part of the directional drilling process. These disturbed areas will be required to be stabilized with native seed mix, consistent with TRCA guidelines.

Policy Guidelines:

This proposal is consistent with Section 8.4 General Regulation and Section 8.9 Infrastructure Policies of the Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 59699 - Application #: 0419/18/MARK

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Date: May 11, 2018