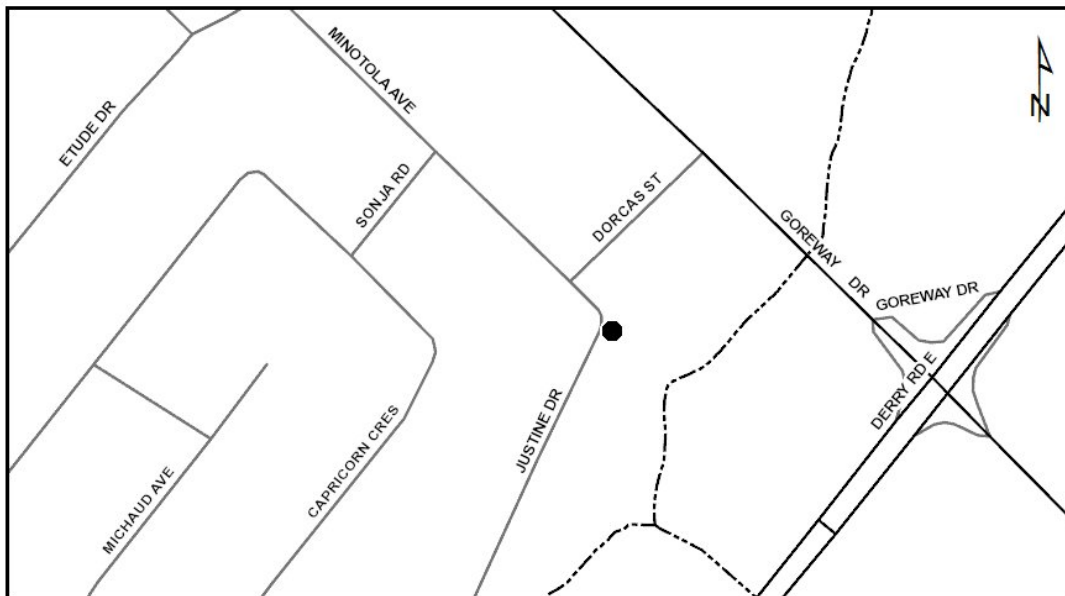


CITY OF MISSISSAUGA

11.5 6928 JUSTINE DRIVE

To construct, reconstruct, erect or place a building or structure at 6928 Justine Drive, in the City of Mississauga, Mimico Creek Watershed. The purpose is to undertake works within the TRCA Regulated Area of the Mimico Creek Watershed in order to facilitate the construction of a below grade entrance and stairway to an existing residential dwelling associated with a municipal building permit. The subject property is located at 6928 Justine Drive, in the City of Mississauga. The described works were initiated without the issuance of a TRCA permit or a municipal building permit. As such, an additional permit application fee was charged for this "after-the-fact" permit.

MAP LOCATION: 6928 Justine Drive, Mississauga



The permit will be issued for the period of May 10, 2018 to May 9, 2020 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. SP, Site Plan, prepared by Arc Design Group, dated February 2018, received by TRCA on March 6, 2018;**
- **Drawing No. A1, Floor Plan, prepared by Arc Design Group, dated February 2018, received by TRCA on March 6, 2018;**
- **Drawing No. D1, Details, prepared by Arc Design Group, dated February 2018, received by TRCA on March 6, 2018.**

RATIONALE

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

Item 11.5

Proposal:

The purpose of this application is to undertake works within a TRCA Regulated Area of the Mimico Creek Watershed in order to facilitate the construction of a 4 ft. x 5.3 ft. x 10 ft. (1.22 m x 1.61 m x 3.05 m) below grade entrance and stairway at the rear of an existing residential dwelling associated with a municipal building permit. The rear of the subject property is located adjacent to a valley corridor of the Mimico Creek Watershed, and contains a slope hazard and floodplain. The proposed works are sufficiently setback from the slope hazard and the edge of the valley corridor. The proposed works are located outside of the Regional Storm Floodplain. No geotechnical and/or slope stability concerns are anticipated with this project. In addition, no ecology or flood related concerns are anticipated with this project.

Permit Fee and Timing:

The applicant initiated works in advance of obtaining a permit under Ontario Regulation 166/06, 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 been completed.

Control of Flooding:

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

Pollution:

Erosion and sediment controls (i.e. silt fencing) are not required as the works have already been completed.

Dynamic Beaches:

Not applicable.

Erosion:

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

Conservation of Land:

No significant vegetation was removed as a result of this project.

Plantings

As no vegetation was removed as result of this proposal, no additional plantings are required.

Policy Guidelines:

This proposal complies with Section 8.5.1.7 - Property Improvements and Non-Habitable Accessory Structures, of the Living City Policies for Planning and Development in the Watersheds of the TRCA.

CFN: 59450 - Application #: 0222/18/MISS

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Date: May 10, 2018