

# Item 10.1

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

**TO:** Chair and Members of the Board of Directors  
Friday, May 26, 2023 Meeting

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

**RE:** **MAJOR PERMIT APPLICATION – REGULAR - FOR APPROVAL  
TOWN OF AJAX – 2929 BEACHVIEW STREET**

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### KEY ISSUE

The purpose is to undertake site grading and filling to facilitate the construction of a new two-storey single family detached dwelling at 2929 Beachview Street in the Town of Ajax. This proposal also includes the installation of a culvert to the front and rear portion of the residential property.

### RECOMMENDATION:

**THAT permit be granted in accordance with Ontario Regulation 166/06, as amended, for Town of Ajax - 2929 Beachview Street.**

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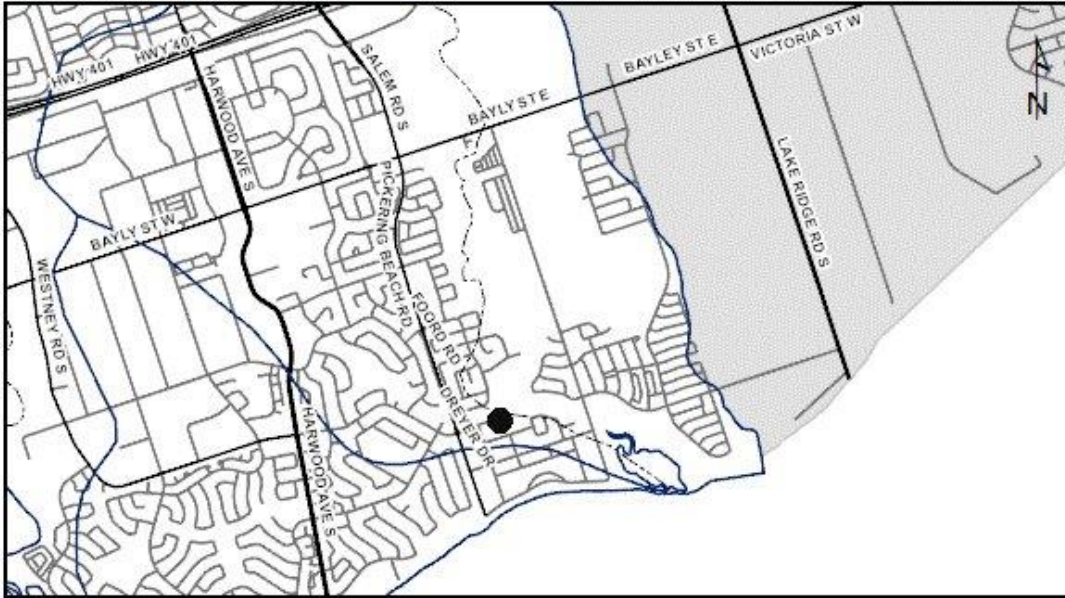
### TOWN OF AJAX

#### 2929 BEACHVIEW STREET

To construct, reconstruct, erect, or place a building or structure, site grade, temporarily or permanently place, dump, or remove any material, originating on the site or elsewhere and interfere with a wetland on Part Lot 1, Concession 8 Block 1, Plan 65M-4117, Lot 17, Plan 392, (2929 Beachview Street), in the Town of Ajax, Carruthers Creek Watershed.

The purpose is to undertake site grading and filling to facilitate the construction of a new two-storey single family detached dwelling at 2929 Beachview Street in the Town of Ajax. This proposal also includes the installation of a culvert to the front and rear portion of the residential property.

MAP LOCATION: 2929 Beachview Street



The permit will be issued for the period of May 26, 2023 to May 25, 2025 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. SP-1, Site Grading and Servicing Plan, prepared by D.B. Biddle & Associates Limited, stamped and signed by M.B. Carswell, P.Eng., dated July 26, 2017, received by TRCA on April 6, 2023;**
- **Drawing No. A-1, Crawl Space & First Floor Plan, prepared by Abbot Drafting & Design, stamped and signed by D.D. Biddle, P.Eng., dated July 26, 2017, received by TRCA on April 6, 2023;**
- **Drawing No. A-2, Second Floor & Roof Plan, prepared by Abbot Drafting & Design, stamped and signed by D.D. Biddle, P.Eng., dated July 26, 2017, received by TRCA on April 6, 2023;**
- **Drawing No. A-3, Front & Right Side Elevations, prepared by Abbot Drafting & Design, stamped and signed by D.D. Biddle, P.Eng., dated July 26, 2017, received by TRCA on April 6, 2023;**
- **Drawing No. A-4, Rear & West Side Elevations, prepared by Abbot Drafting & Design, stamped and signed by D.D. Biddle, P.Eng., dated July 26, 2017, received by TRCA on April 6, 2023;**
- **Drawing No. A-5, Sections A-A & B-B, prepared by Abbot Drafting & Design, dated July 26, 2017, received by TRCA on April 6, 2023.**

#### **Application-Specific Permit Conditions**

14. The Applicant acknowledges and agrees to provide a letter from a licensed surveyor verifying that all grades post-construction is consistent with the approved grading plan upon completion of the work.
15. The Applicant acknowledges and agrees to a pre-construction meeting between the TRCA Enforcement Officer, property owner or their agent, and site supervisor/contractor.

16. Appropriate erosion and sediment control fencing is to be installed 3 metres from the east side of the proposed dwelling and be maintained throughout all phases of construction.
17. All temporary soil stockpiles will be located west of the sediment control fencing identified in Condition 16.
18. Securities in the amount of Ten-Thousand Dollars (\$10,000.00 CAD) will be provided to the TRCA prior to permit issuance and will be held until works are completed and we receive the confirmation as outlined in Condition 14.

## **RATIONALE**

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

### Proposal:

The purpose of this application is to permit development within the Carruthers Creek watershed in order to undertake site grading and filling to facilitate the construction of a new two-storey single family detached dwelling at 2929 Beachview Street. The subject site is located south of Bayly Street East and east of Pickering Beach Road in the Town of Ajax.

### Permit After the Fact:

The applicant completed some site grading and filling without the benefit of a TRCA permit. The applicant was issued a violation notice. As a result, the applicant has paid the application fee plus 100% as required for a permit "after the fact". The applicant has a history of failing to construct and site grade according to approved drawings; as such the applicant has agreed to the additional conditions provided below which are designed to ensure the works will take place per the approved drawings.

### Control of Flooding:

This property is within the Regional Storm Floodplain associated with the Carruthers Creek located to the east and south of the site. In order to meet the TRCA's Living City Policies (2014), TRCA staff have requested that the new dwelling be floodproofed to the greatest extent possible. To meet this requirement, the proposal include site filling and grading to create an earthen platform and elevates the new dwelling above the Regional Storm Floodplain elevation of 78.72 masl (meters above sea level). A floodplain analysis and site grading plan have been prepared to the satisfaction of the TRCA Water Resources Engineering staff to confirm that there will be no impacts to the storage or conveyance of floodwaters. The new house will not have a basement and the new footprint is limited to 50% of the footprint of the existing house plus an addition above.

### Pollution:

Appropriate erosion and sediment controls will be installed throughout all phases of construction as required in Site Specific Condition No. 16.

Dynamic Beaches:

Not applicable.

Erosion:

There are no slope stability/geotechnical concerns associated with this proposal.

Conservation of Land:

Minor vegetation removals will be required along the south and eastern portion of the site to ensure adequate drainage with the installation of the culvert and swale.

*Plantings*

Native plantings will be provided along the east property boundary.

Policy Guidelines:

This proposal complies 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).

**CFN: 68879 - Application #: 0394/23/AJAX**

**Report prepared by: Stephanie Dore**

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**Date: May 12, 2023**