Item 11.1

Section IV – Ontario Regulation 166/06, As Amended

TO: Chair and Members of the Executive Committee
Meeting #5/18, July 6, 2018

FROM: Carolyn Woodland, Senior Director, Planning and Development

RE: **APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 166/06, AS AMENDED**
Development, Interference with Wetlands and Alterations to Shorelines and Watercourses

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KEY ISSUE

Pursuant to Ontario Regulation 166/06, as amended, written permission from the Authority is required for:

a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;

b) development, if in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

A permit may be refused through a Hearing Process, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land is affected.

RECOMMENDATION

THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for the applications which are listed below:

PERMIT APPLICATIONS 11.1 - 11.4 ARE MAJOR APPLICATION - REGULAR

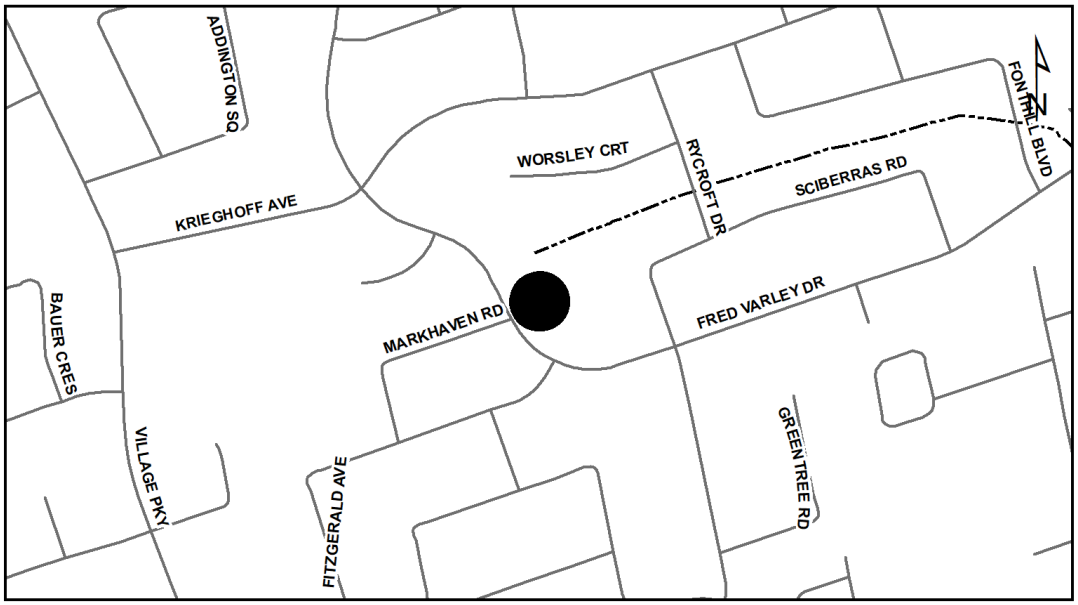
Applications that involved a more complex suite of technical studies to demonstrate consistency with policies; applications that cover a significant geographic area (e.g. subdivisions, stormwater management ponds), extensive modifications to the landscape, major infrastructure projects, emergency infrastructure works, resolution of violations/after the fact permits, trail construction.

CITY OF MARKHAM

11.1 105 FRED VARLEY DRIVE

To construct, reconstruct, erect or place a building or structure on Lot 297, Plan 7566, (105 Fred Varley Drive), in the 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 construction of a two-storey replacement dwelling with a rear deck at 105 Fred Varley Drive, Markham.

MAP LOCATION: 105 Fred Varley Drive, Markham



The permit will be issued for the period of July 6, 2018 to July 5, 2020 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A0-00, Site Analysis, prepared by Hyphen Studio, dated December 2016, received by TRCA on June 26, 2018;**
- **Drawing No. A0-00a, Existing Basement, prepared by Hyphen Studio, dated December 2016, received by TRCA on June 26, 2018;**
- **Drawing No. A0-01, Notes & Specification, prepared by Hyphen Studio, dated December 2016, received by TRCA on June 26, 2018;**
- **Drawing No. A0-02, Wall Types, prepared by Hyphen Studio, dated December 2016, received by TRCA on June 26, 2018;**
- **Drawing No. A1-00, Site Plan, prepared by Hyphen Studio, dated December 2016, received by TRCA on June 26, 2018;**
- **Drawing No. A1-01, Basement Plan, prepared by Hyphen Studio, dated December 2016, received by TRCA on June 26, 2018;**
- **Drawing No. A1-02, Main Floor Plan, prepared by Hyphen Studio, dated December 2016, received by TRCA on June 26, 2018;**
- **Drawing No. A1-03, Second Floor Plan, prepared by Hyphen Studio, dated December 2016, received by TRCA on June 26, 2018;**
- **Drawing No. A1-04, Roof Plan, prepared by Hyphen Studio, dated December 2016, received by TRCA on June 26, 2018;**
- **Drawing No. A2-01, Main Elevation, prepared by Hyphen Studio, dated December 2016, received by TRCA on June 26, 2018;**
- **Drawing No. A2-02, Rear Elevation, prepared by Hyphen Studio, dated December 2016, received by TRCA on June 26, 2018;**
- **Drawing No. A2-03, South Elevation, prepared by Hyphen Studio, dated December 2016, received by TRCA on June 26, 2018;**
- **Drawing No. A2-04, North Elevation, prepared by Hyphen Studio, dated December 2016, received by TRCA on June 26, 2018;**

- **Drawing No. A3-02, Section, prepared by Hyphen Studio, dated December 2016, received by TRCA on June 26, 2018.**

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

Proposal:
The purpose of this application is to undertake works within TRCA's Regulated Area of the Rouge River Watershed to facilitate the construction of a two-storey replacement dwelling with a rear deck at 105 Fred Varley Drive, Markham. The existing dwelling is located partially within the Regional Storm floodplain (175.37 masl) associated with the Rouge River Watershed. The proposed replacement dwelling, has been designed to ensure that all openings (i.e. doors, windows, ventilation openings etc.) is floodproofed to a level of the Regional Floodplain elevation (175.37 masl) plus a freeboard of 0.3 metres. Additionally, in accordance with Sections 8.5.1.3 and 8.5.1.4 of the Authority's The Living City Policies the proposed replacement dwelling does not exceed 50 percent of the original habitable ground floor area of the existing dwelling and does not contain a basement expansion. Furthermore, the proponent has provided a signed/stamped letter from a qualified structural engineer indicating that the proposed works is designed to withstand the depths and velocities of a Regional Storm event. The subject property is void of any significant vegetation and there are no erosion and/or slope stability concerns associated with this application. As such, no flood, ecology and/or geotechnical concerns are anticipated.

Control of Flooding:
Approximately half of the property is within the Regulatory Floodplain of the Rouge River Watershed, of which a portion of the proposed dwelling will be within the Floodplain. As such, the proposed dwelling and deck will be flood-proofed in accordance with TRCA policies to ensure that all openings associated with the proposed dwelling will be above the Regulatory Flood elevation of 175.37 masl plus a freeboard of 0.3 metres. As such, no flood related concerns are anticipated with this proposal.

Pollution:
Erosion and sediment controls (i.e. silt fencing) will not be required as the proposed works are far removed from the watercourse.

Dynamic Beaches:
Not applicable

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

Conservation of Land:
The proposed works is void of any significant vegetation. As such, no significant vegetation will be removed as a result of this project.

Plantings
As no significant vegetation is to be removed by the proposed works, plantings have not been required at this time.

Policy Guidelines:
This proposal complies 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: 59966 - Application #: 0573/18/MARK
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