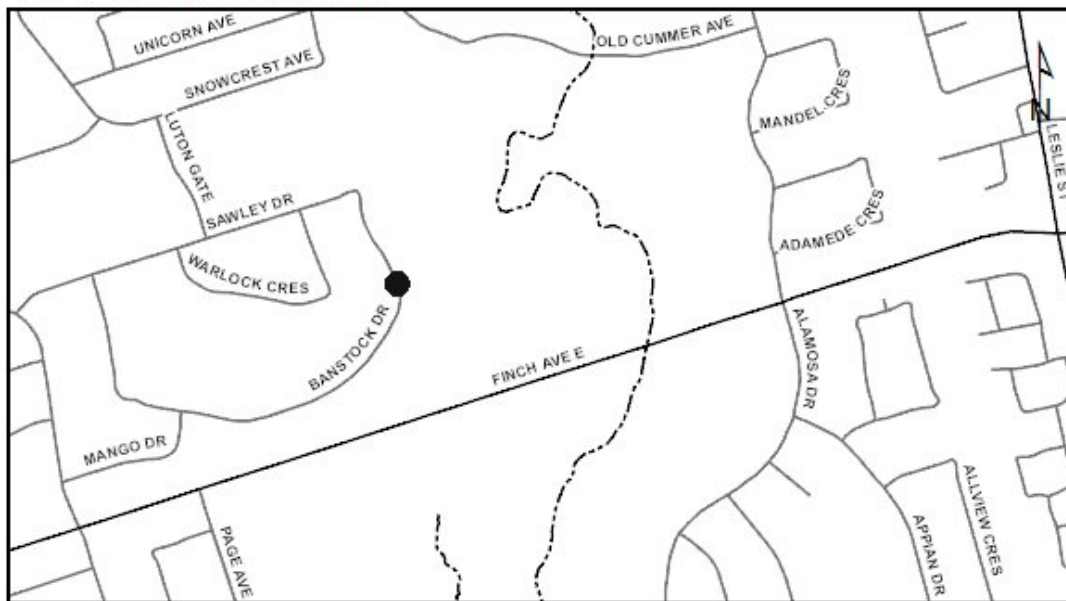


CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

11.4 101 BANSTOCK DRIVE

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 39, Plan 66M1000, (101 Banstock Drive), in the City of Toronto (North York Community Council Area), Don River Watershed. The purpose is to legalize the construction of an existing concrete pad attached to the rear of the dwelling and to construct a new walkway along the south side of the single detached dwelling at 101 Banstock Drive in the City of Toronto (North York Community Council Area). This proposal also includes the removal of a cantilevered deck constructed without TRCA and/or municipal permit approval.

MAP LOCATION: 101 Banstock Drive



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:

- **Cover Letter, prepared by Al Miley & Associates, dated April 12, 2018, received by TRCA on April 17, 2018;**
- **Drawing No. 2, Site Grading Plan, prepared by Noar.ca, stamped and signed by Afshin Souzankar, P.Eng., dated June 12, 2017, received by TRCA on April 17, 2018;**
- **Restoration and Planting Plan, prepared by R. Mullen, dated January 29, 2018, received by TRCA on April 17, 2018;**
- **Permeable Paving Detail, prepared by R. Mullen, dated February, 2018, received by TRCA on April 17, 2018;**
- **Installation and Maintenance of Restoration Plantings, prepared by Lawrence Park Complete Garden Care, dated April 12, 2018, received by TRCA on April 17, 2018;**
- **Maintenance, Monitoring, and Reporting Plan, prepared by applicant, undated, received by TRCA on April 17, 2018.**

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 TRCA Regulated Area of the Don River watershed in order to legalize the construction of an existing concrete pad attached to the rear of the dwelling and to construct a new walkway along the south side of the single detached dwelling at 101 Banstock Drive. This proposal also includes the removal of a cantilevered concrete deck constructed encroaching onto City owned lands and constructed without TRCA and/or municipal permit approval. The subject site is located north of Finch Avenue East and west of Leslie Street in the City of Toronto (North York Community Council Area).

Permit After the Fact:

The applicant completed construction 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".

Control of Flooding:

The site is not located within a regional storm flood plain.

Pollution:

Sediment controls will be installed and maintained during construction to prevent debris from entering the adjacent ravine.

Dynamic Beaches:

Not applicable.

Erosion:

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

Conservation of Land:

There are no other significant natural features on, or adjacent to, the site that would be negatively impacted by the project.

Plantings

Native plantings will be provided as per City of Toronto Urban Forestry Ravine Protection Services Guidelines and recommendations pertaining to tree protection and maintenance during construction will be implemented.

Policy Guidelines:

This proposal complies with Section 8.5 Valley and Stream Corridors of the The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 58076 - Application #: 0708/17/TOR

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Date: June 22, 2018