

## **PERMIT APPLICATIONS 11.7 - 11.8 ARE MAJOR APPLICATIONS - REGULAR**

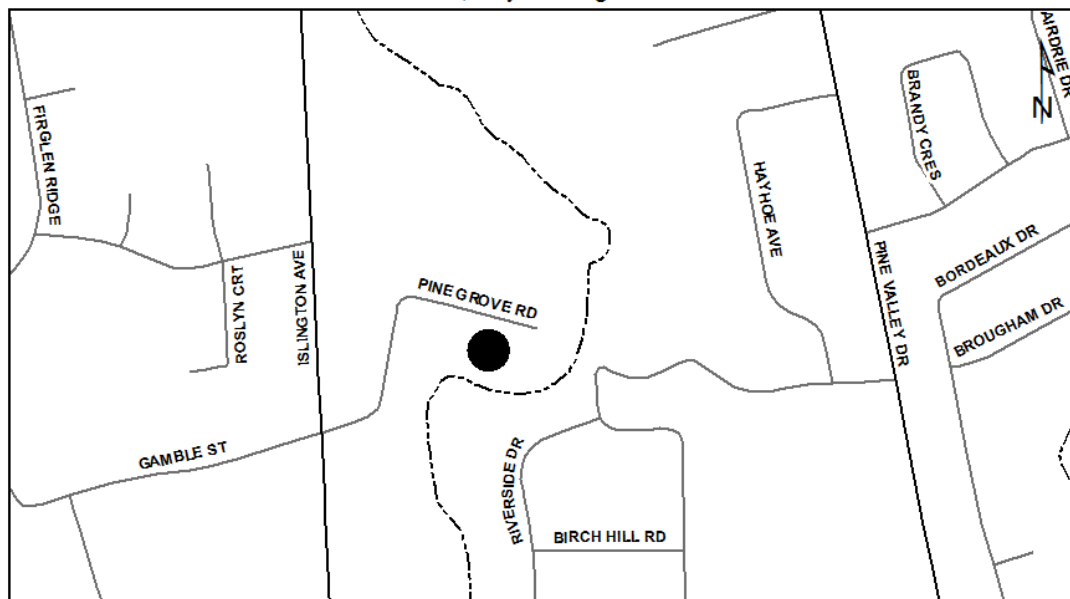
Applications that involved a more complex suite of technical studies to demonstrate consistency with policies; applications that cover a significant geographic area (e.g. subdivisions, stormwater management ponds), extensive modifications to the landscape, major infrastructure projects, emergency infrastructure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

### **CITY OF VAUGHAN**

#### **11.7 161 PINE GROVE ROAD**

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 9, Plan M-1112, (161 Pine Grove Road), in the City of Vaughan, Humber River Watershed. The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed, subject to the Woodbridge Special Policy Area (SPA), in order to construct a new two-storey single family replacement dwelling with a basement at the property municipally known as 161 Pine Grove Road, in the City of Vaughan.

**MAP LOCATION:** 161 Pine Grove Road, City of Vaughan



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:

- **Letter of Undertaking, prepared by the Owners, dated June 29, 2018, indicating the Owners agree to provide any and all minor revisions to the supporting structural engineer's letter and a signed Release and Hold Harmless Agreement/ Indemnification Agreement to the satisfaction of TRCA prior to the release of the permit, received by TRCA on June 29, 2018.**

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

1. The Owner shall, upon completion of the foundation, provide a certificate to TRCA from an Ontario land surveyor or a professional engineer, verifying that the openings to all habitable floor space are located above the 350-year Storm Flood level plus freeboard (150.70 masl plus 0.3 metres = 151.00 masl), to the satisfaction of TRCA.
2. The Owner shall, upon completion of the building, provide a letter of compliance to TRCA along with as-built plans prepared by a professional engineer, verifying that the floodproofing measures have been implemented pursuant to the approved permit plans to the satisfaction of TRCA.
3. The Owner shall enter into a Release and Hold Harmless Agreement / Indemnification Agreement with TRCA to the satisfaction of TRCA which acknowledges the flood risk on the property and releases TRCA from claims arising from any flooding impact from the location of the single family dwelling on the property.

### **RATIONALE**

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

#### **Proposal:**

The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed, subject to the Woodbridge Special Policy Area (SPA), in order to construct a new two-storey single family dwelling with a basement at the property municipally known as 161 Pine Grove Road, in the City of Vaughan. The proposed works are located northeast of the intersection of Pine Grove Road and Islington Avenue. There is an existing one and one half storey single family dwelling on the property that will be demolished. The works are located approximately 46 metres (151 feet) to the north of the Main Humber River and within the Regulatory floodplain. This area of historical downtown Woodbridge has been designated as a SPA by the Province of Ontario, which allows for some development and redevelopment to occur within floodprone areas, subject to satisfying a number of technical requirements, including floodproofing.

#### **Control of Flooding:**

Through coordination with TRCA staff, it was determined it was technically impractical to floodproof to the Regulatory Flood Level of 152.87 masl, and that floodproofing to the 1:350 year flood level (150.70 masl) would be permitted. The applicant has provided signed and stamped drawings showing all proposed openings to be above the 1:350 level plus freeboard.

#### **Pollution:**

Appropriate erosion and sediment controls (i.e., silt fence) have been proposed with this application, and will be maintained throughout all phases of construction.

#### **Dynamic Beaches:**

Not applicable.

#### **Erosion:**

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

#### **Conservation of Land:**

The location of the works is void of any significant vegetation.

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### *Plantings*

Given that no significant vegetation is to be removed during the construction of the works, no plantings are required.

### Policy Guidelines:

This proposal is consistent with Section 8.4 - General Regulation Policies and Section 8.5.3 - Development Within Special Policy Areas of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

**CFN: 59687 - Application #: 0392/18/VAUG**

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**Date: July 3, 2018**