

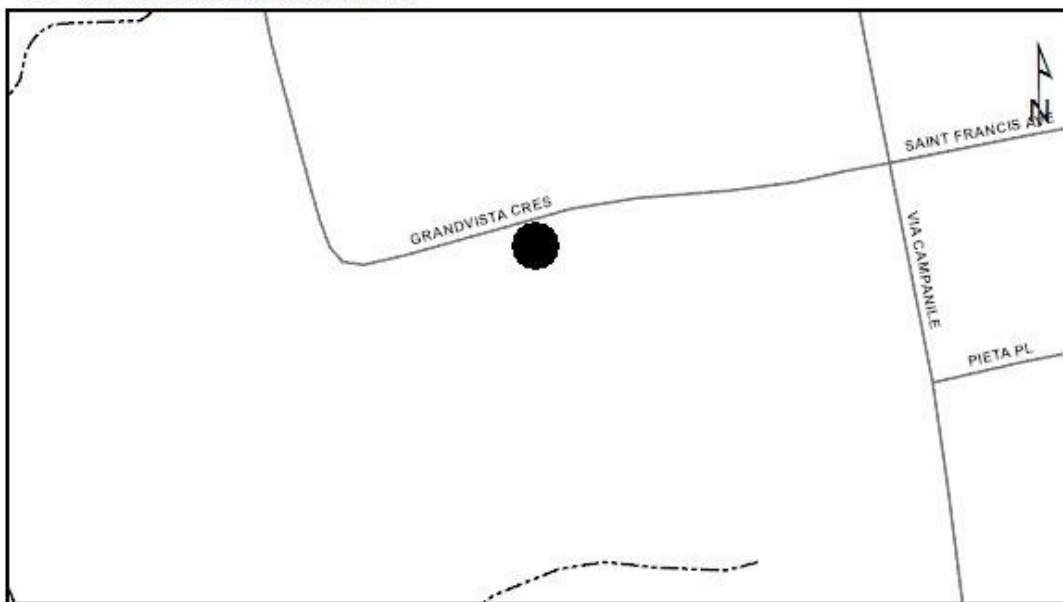
Item 11.6

CITY OF VAUGHAN

11.6 41 GRANDVISTA CRESCENT

To construct, reconstruct, erect or place a building or structure and site grade on Lot 16, Plan 65M-3812, (41 Grandvista Crescent), in the City of Vaughan, Humber River Watershed. The purpose is to facilitate, within TRCA's Regulated Area of the Humber River Watershed, the development of a 72 sq. m. (775 sq. ft.) in ground pool, a 15 sq. m. (162 sq. ft.) gazebo, 60 sq. m. (645 sq. ft.) cabana, and the recognition of an existing 1 metre (3 feet) high and 21 metre (69 feet) long retaining wall constructed without approvals, on lands known municipally as 41 Grandvista Crescent, in the City of Vaughan. The retaining wall was constructed without a TRCA permit. As such, the Owner has paid double the application fee as required for voluntary compliance related to the resolution of a violation of Ontario Regulation 166/06.

MAP LOCATION: 41 Grandvista Crescent



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

- **Lot Grading and Site Plan, prepared by P. Salna Company Ltd., dated June, 2018, received by TRCA June 28, 2018.**

RATIONALE

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

Proposal:

The purpose is to facilitate, within TRCA's Regulated Area of the Humber River Watershed, the development of a 72 sq. m. (775 sq. ft.) in ground pool, a 15 sq. m. (162 sq. ft.) gazebo, 60 sq. m. (645 sq. ft.) cabana, and the recognition of an existing 1 metre (3 feet) high and 21 metre (69 feet) long retaining wall constructed without approvals, on lands known municipally as 41 Grandvista Crescent, in the City of Vaughan.

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The subject property is a residential lot in an existing subdivision containing a single dwelling with a rear yard consisting of manicured lawn but no significant vegetation. The property backs onto a valley system containing an Area of Natural and Scientific Interest (ANSI) with significant vegetation on the valley slope and the adjacent tableland. As part of the Draft Plan of Subdivision process (19T-89024), the valley system behind 41 Grandvista Crescent was delineated and conveyed into TRCA ownership approximately 8 metres (26 feet) beyond the rear property line. The tableland woodland was conveyed to the City of Vaughan. Based on a site visit by TRCA staff on April 25, 2018 as part of Minor Variance Application A049/18, it was observed that the Top of Bank to the valley was consistent with what was delineated previously. A 1 metre (3 feet) high amoustone retaining wall had been previously constructed 3 metres (10 feet) from the rear property line and approximately 11 metres (36 feet) from the Top of Bank without TRCA approvals. Based on TRCA staff review, the proposed works are appropriately set back from the valley system. As such, there are no geotechnical, ecological, or flood related impacts anticipated with the subject works.

Fee and Permit Timing:

As the works were started prior to the issuance of a permit under Ontario Regulation 166/06, the permit is to be issued "after-the-fact". The Owner has paid double the application fee as required for a permit "after-the-fact" in association with the violation of Ontario Regulation 166/06. In this case the time frame for this permit will not be shortened so that the applicant has a full 2 years to complete all works.

Control of Flooding:

The proposed works are not located within the Regional Storm Flood Plain, as such no impacts on the storage or conveyance of flood waters are anticipated as a result of the proposed works.

Pollution:

Appropriate erosion and sediment controls consisting of silt fencing will be installed and maintained throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

No geotechnical and/or slope stability concerns are expected as a result of the proposed works.

Conservation of Land:

The location of the subject works is void of any significant vegetation and are appropriately set back from the valley and ANSI.

Plantings

As no significant vegetation will be removed as part of this proposal, a compensation planting plan was not required.

Policy Guidelines:

This proposal complies with Section 8.4 - General Regulation Policies, and Section 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.

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CFN: 60063 - Application #: 0621/18/VAUG

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Date: July 24, 2018