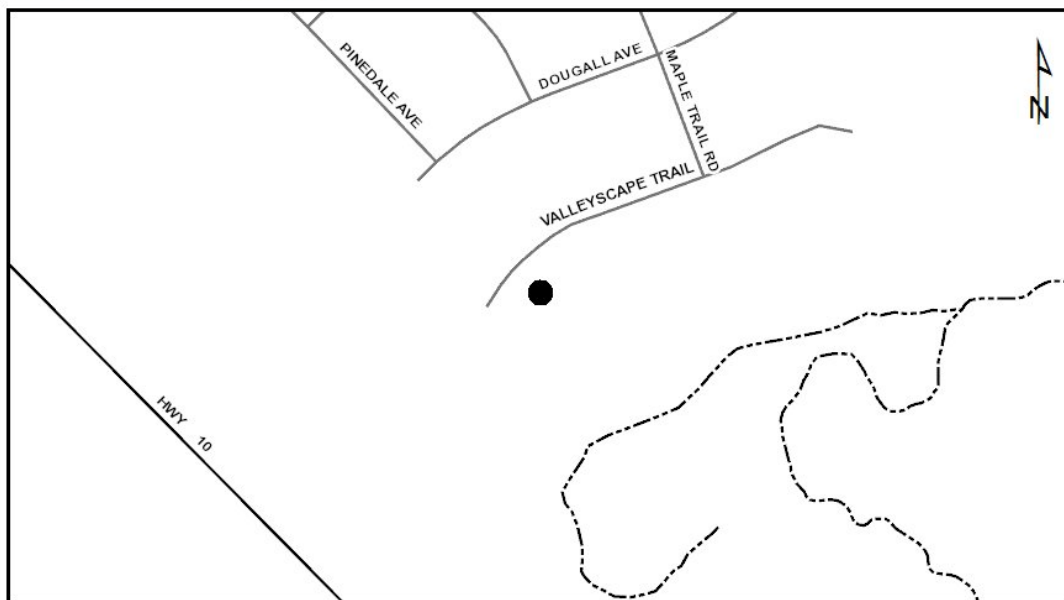


TOWN OF CALEDON

11.10 39 VALLEYSCAPE TRAIL

To change the use - size - or number of dwelling units of a structure - or undertake work that does not change the footprint of the existing structure at 39 Valleyscape Trail, in the Town of Caledon, Etobicoke Creek Watershed. The purpose is to undertake work within TRCA's Regulated Area of the Humber River Watershed in order to recognize an existing residential unit located in the basement of an existing residential dwelling associated with a municipal building permit. The subject property and existing residential dwelling are located outside of the Regulatory Floodplain. The subject property is located at 39 Valleyscape Trail, in the City of Brampton. The described works were initiated without the issuance of a TRCA permit or a municipal building permit. As such, an additional permit application fee was charged for this "after-the-fact" permit.

MAP LOCATION: 39 Valleyscape Trl, Caledon



The permit will be issued for the period of September 7, 2018 to September 6, 2020 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A.1, Existing Apartment Review, dated August 2, 2018, received by TRCA on August 8, 2018.**

RATIONALE

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

Proposal:

The purpose is to undertake work within TRCA's Regulated Area of the Humber River Watershed in order to recognize an existing 870 sq ft (80.83 sq m) residential unit located in the basement of an existing residential dwelling, associated with a municipal building permit. The subject property is located at 39 Valleyscape Trail, in the City of Brampton. The subject property is located adjacent to a valley corridor, a tributary of the Etobicoke Creek West Branch, and Regional Floodplain associated with the Etobicoke Creek Watershed. The subject property and

Item 11.10

existing residential dwelling are sufficiently set back from the top of bank, tributary, and Regulatory Floodplain. The subject property is also entirely located within the 120 metre Area of Interference associated with a Provincially Significant Wetland (PSW). The subject property and existing residential dwelling are located beyond the 30 metre Minimum Vegetation Protection Zone required from the PSW, and within the existing dwelling. TRCA staff are satisfied that there will be no impacts from the proposed development on the wetland or its associated vegetation. As such, there are no geotechnical, flooding or ecological concerns with this proposal.

Control of Flooding:

The proposed works are located outside of the Regional Storm Floodplain. As such, no impacts to the storage and/or conveyance of flood waters are anticipated.

Pollution:

Erosion and sediment controls (i.e. silt fencing) are not required as the works have already been completed.

Dynamic Beaches:

Not applicable.

Erosion:

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

Conservation of Land:

No significant vegetation was removed as a result of this project.

Plantings

As no vegetation was removed as result of this proposal, no additional plantings are required.

Policy Guidelines:

The proposal complies with Section 8.5.1.6 - Internal Renovations - of the Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 60145 - Application #: 0730/18/CAL

Report Prepared by: Colleen Bain 5657 colleen.bain@trca.on.ca

For information contact: Colleen Bain 5657 colleen.bain@trca.on.ca

Date: August 23, 2018