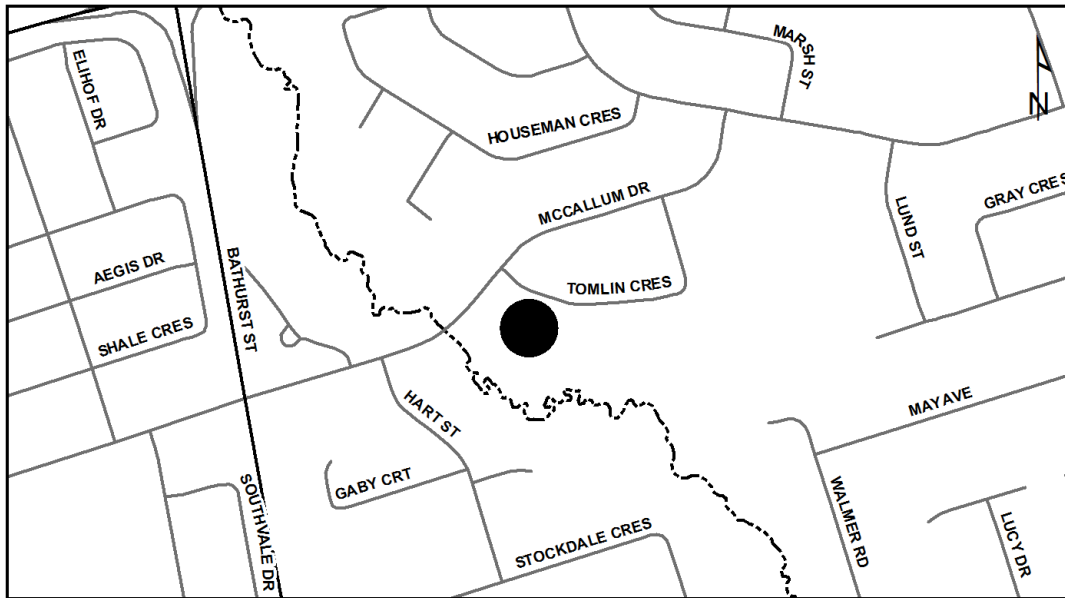


## TOWN OF RICHMOND HILL

### 11.12 43 TOMLIN CRESCENT

To construct, reconstruct, erect or place a building or structure on Lot 24, Plan 65M-2113, (43 Tomlin Crescent), in the Town of Richmond Hill, Don River Watershed. The purpose is to recognize the construction of a 3.1 m (10 ft 5 in) long, 1.5 m (5 ft 4 in) wide, 1.8 m (6 ft 6 in) deep basement walkout located at the side of an existing dwelling within TRCA's Regulated Area of the Don River Watershed. The works were constructed at 43 Tomlin Crescent, Richmond Hill without the benefit of TRCA or municipal permits. As such, an additional application fee of 100% was charged for this "after-the-fact" permit.

**MAP LOCATION:** 43 Tomlin Crescent, Richmond Hill



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:

- **Site Plan, prepared by property owner, received by TRCA on July 25, 2018;**
- **Architectural Plan and Cross Section, prepared by property owner, received by TRCA on July 25, 2018.**

### RATIONALE

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

#### Proposal:

The purpose of this application is to recognize the construction of a 3.1 m (10 ft 5 in) long, 1.5 m (5 ft 4 in) wide, 1.8 m (6 ft 6 in) deep basement walkout located at the side of an existing dwelling within TRCA's Regulated Area. The works were constructed at 43 Tomlin Crescent, Richmond Hill without the benefit of TRCA or municipal permits. The subject property is located adjacent to a well vegetated valley corridor associated with the Don River Watershed. According to topographic information, the top of slope associated with the valley is approximately located at the rear property limit. The Regional Storm Floodplain is contained within the valley and does not extend onto the site. Given the separation distance of the works from the top of slope and

## Item 11.12

Regional Storm Floodplain (over 10 metres), there are no geotechnical or flooding related concerns with this application. Furthermore, the basement walk-out was constructed in an area that is void of any significant vegetation and previously consisted of manicured lawn. As such, there are no ecology related concerns as well.

### Permit Fee:

The applicant initiated works in advance of obtaining a permit under Ontario Regulation 166/06, therefore the permit to be issued is "after the fact". The applicant has paid the application fee plus 100% as required for an "after the fact" permit in contravention of the Regulation.

### Control of Flooding:

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

### Pollution:

Erosion and sediment controls (i.e. silt fencing) will not be required as the proposed works have 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 has been removed as a result of the proposed works.

### *Plantings*

As no significant vegetation was removed, plantings are not required.

### Policy Guidelines:

The proposal complies with Section 8.4 - General Regulation Policies - and Section 8.5.1.7 - Property Improvements and Non-Habitable Accessory Structures - of the Living City Policies for Planning and Development in the Watersheds of the TRCA.

**CFN: 60122 - Application #: 0707/18/RH**

**Report Prepared by: Nicholas Cascone 5927 ncascone@trca.on.ca**

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**Date: August 23, 2018**