

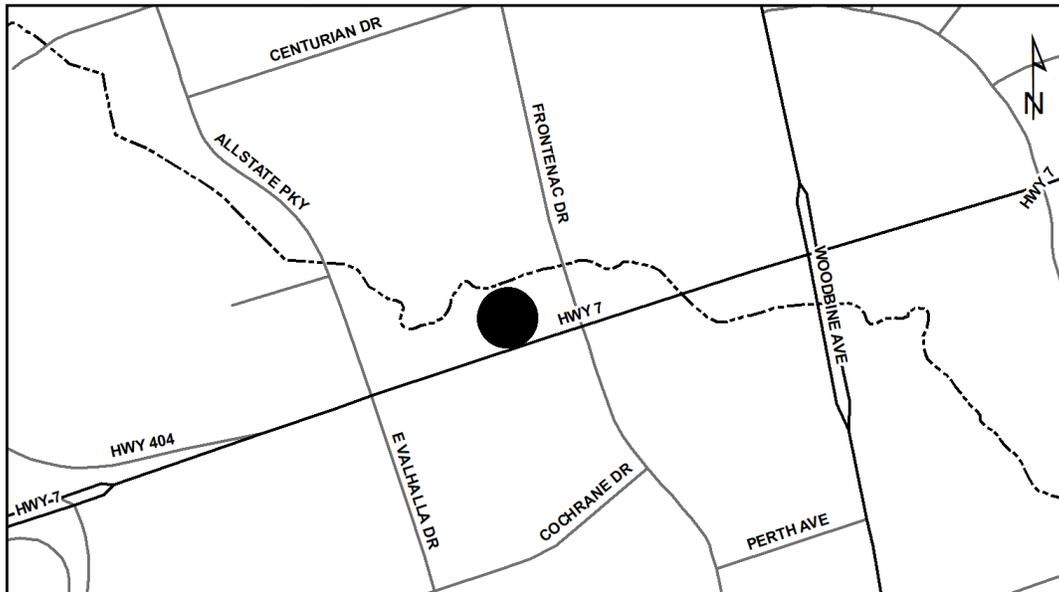
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CITY OF MARKHAM

11.4 THE EASTERN DISTRICT OF THE CANADIAN MISSIONARY ALLIANCE IN CANADA

To construct, reconstruct, erect or place a building or structure on Lot 11, Concession 3, (2830 Highway 7 East), in the City of Markham, Rouge River Watershed as located on the property owned by The Eastern District of the Canadian Missionary Alliance in Canada. The purpose is to undertake works within TRCA's Regulated Area of the Rouge River Watershed in order to facilitate the construction of a two-storey addition (275 square metres in size) to an existing church at 2830 Highway 7 East, Markham. The works also consist of the removal of an existing shed, minor site alteration, municipal servicing improvements, hardscaping and the construction of several ancillary structures (i.e. Infiltration gallery, refuse shed, bike rack and concrete pads).

MAP LOCATION: 2830 Highway 7 East, Markham



The permit will be issued for the period of November 9, 2018 to November 8, 2020 in accordance with the following documents and plans which form part of this permit:

- **Topographic Survey, prepared by Schaeffer Dzaldov Bennett Ltd., dated August 3, 2016, received by TRCA on October 12, 2018;**
- **Drawing No. A001, Site Plan, prepared by Paradigm Architecture + Design, revised on October 10, 2018, received by TRCA on October 24, 2018;**
- **Drawing No. A201, Building Sections, prepared by Paradigm Architecture + Design, revised on October 10, 2018, received by TRCA on October 12, 2018;**
- **Drawing No. A202, Building Sections, prepared by Paradigm Architecture + Design, revised on October 10, 2018, received by TRCA on October 12, 2018;**
- **Drawing No. A301, Building Elevations, prepared by Paradigm Architecture + Design, revised on October 10, 2018, received by TRCA on October 12, 2018;**
- **Drawing No. A302, Building Elevations, prepared by Paradigm Architecture + Design, revised on October 10, 2018, received by TRCA on October 12, 2018;**
- **Drawing No. C 01, Removals Plan/Erosion & Sediment Control Plan, prepared by Crozier & Associates Consulting Engineers, revised on June 18, 2018, received by TRCA on October 12, 2018;**

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- **Drawing No. C 02, Site Servicing and Grading Plan, prepared by Crozier & Associates Consulting Engineers, revised on June 18, 2018, received by TRCA on October 12, 2018;**
- **Drawing No. C 03, Grading Sections, prepared by Crozier & Associates Consulting Engineers, revised on June 18, 2018, received by TRCA on October 12, 2018;**
- **Drawing No. C 06, External Sanitary Connection Plan and Profile, prepared by Crozier & Associates Consulting Engineers, revised on June 18, 2018, received by TRCA on October 12, 2018;**
- **Drawing No. C 07, Dewatering Plan, prepared by Crozier & Associates Consulting Engineers, revised on August 31, 2018, received by TRCA on October 12, 2018;**
- **Drawing No. FIG 1, Pre-Development Drainage Plan, prepared by Crozier & Associates Consulting Engineers, revised on June 18, 2018, received by TRCA on October 12, 2018;**
- **Drawing No. FIG 2, Post-Development Drainage Plan, prepared by Crozier & Associates Consulting Engineers, revised on June 18, 2018, received by TRCA on October 12, 2018;**
- **Drawing No. L100, Landscape Plan, prepared by Strybos Barron King Landscape Architecture, revised on June 25, 2018, received by TRCA on October 24, 2018;**
- **Drawing No. V100, Tree Inventory and Preservation Plan, prepared by Strybos Barron King Landscape Architecture, revised on June 25, 2018, received by TRCA on October 24, 2018.**

RATIONALE

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

Proposal:

The purpose of this application is to undertake works within TRCA's Regulated Area of the Rouge River Watershed in order to facilitate the construction of a two-storey addition (275 square metres in size) to an existing church at 2830 Highway 7 East, Markham. The works also consist of the removal of an existing shed, minor site alteration, municipal servicing improvements, hardscaping and the construction of several ancillary structures (i.e. Infiltration gallery, refuse shed, bike rack and concrete pads).

The subject property is located partially within TRCA's Regulated Area, as it is traversed by the Regional Storm Floodplain associated with Beaver Creek, a tributary of the Rouge River Watershed. In conjunction with this permit application, TRCA staff reviewed the related Site Plan Control application (City File No. SC 16 175490) circulated by the City of Markham. Through our concurrent review, the applicant submitted a cut and fill balance report to reduce the risk of flooding, prevent/reduce risk to human life and property. TRCA Water Resources staff have reviewed the applicant's cut and fill balance report and are satisfied that the proposed works will not have any upstream or downstream impacts and will not adversely impact the storage and/or conveyance of flood waters. Furthermore, TRCA staff have confirmed that the Regulatory Floodplain elevation for the subject property is 184.33 metres above sea level (masl).

Through staff's review of the grading plan associated with the cut/fill balance, the proposed addition will be setback outside of the flood hazard (184.33 masl). Additionally, the proposed addition will be floodproofed in accordance with TRCA's Policies and is designed to have all of its associated openings floodproofed above the Regional Storm Floodplain plus freeboard (185.00 masl). A portion of the works is proposed within the Regional Storm Floodplain to

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facilitate some minor site alteration, municipal servicing improvements, hardscaping and the construction of several ancillary structures (i.e. Infiltration gallery, bike rack and a concrete pad). The proponent has provided a signed/stamped letter from a qualified structural engineer indicating that all of the works proposed will be able to withstand the depths and velocity's associated with a Regional Storm event. Overall, TRCA staff are satisfied that all of the works proposed on the subject property will not have an adverse impacts on the storage and/or conveyance of flood waters.

TRCA's Planning Ecology and Geotechnical Engineering staff have reviewed the materials associated with the application and are satisfied that all of the works proposed are appropriately setback outside of the valley corridor. Additionally, no removal of any significant vegetation are proposed on the subject lands. However, appropriate erosion and sediment controls have been implemented within the design to prevent sediment migration off site. As such, there are no flood, ecological, or geotechnical-related concerns anticipated with this project.

Control of Flooding:

A portion of the proposed works is located within the Regional Storm Floodplain. TRCA Water Resources Engineering staff have confirmed that the proposed works will not have any adverse impacts to the conveyance or storage of flood waters.

Pollution:

Appropriate erosion and sediment controls will be installed and maintained on the subject property throughout all phases of construction.

Dynamic Beaches:

Not applicable

Erosion:

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

Conservation of Land:

No significant vegetation will be removed as a result of the proposed works.

Plantings

Given that no significant vegetation is being removed as part of this application, no plantings are required.

Policy Guidelines:

This proposal complies with Section 8.4 General Regulation Policies, of the The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 60412 - Application #: 0960/18/MARK

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