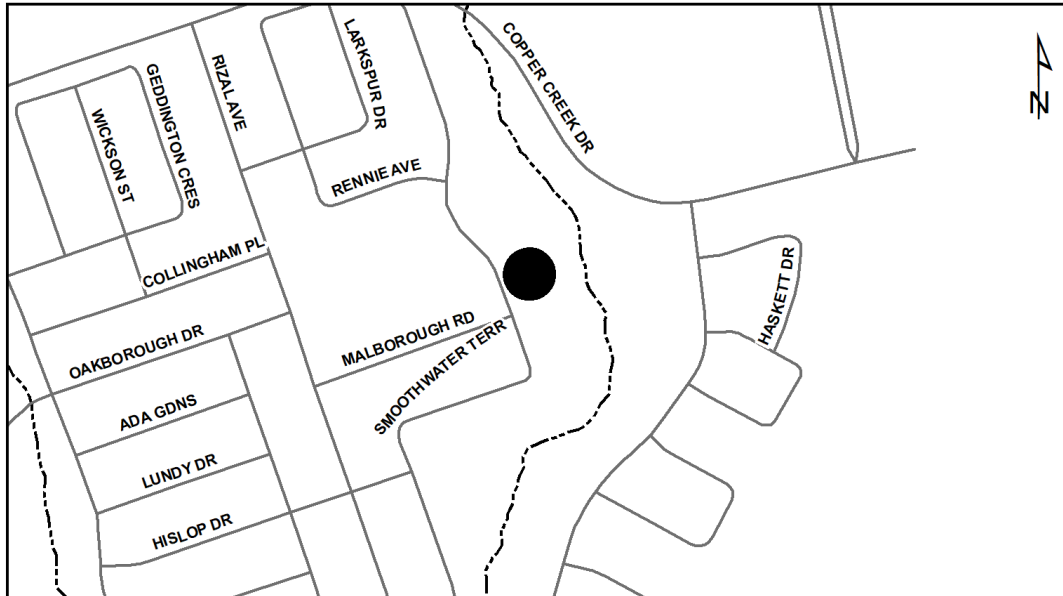


CITY OF MARKHAM

11.2 127 SMOOTHWATER TERRACE

To construct, reconstruct, erect or place a building or structure on , (127 Smoothwater Terrace), in the City of Markham, Rouge River Watershed. The purpose is to recognize the construction of a deck (approximately 113 square metres in size) located at the rear of an existing dwelling within TRCA's Regulated Area of the Rouge River Watershed. The described works at 127 Smoothwater Terrace, Markham were initiated without the issuance of a TRCA or municipal building permit.

MAP LOCATION: 127 Smoothwater Terrace, Markham



The permit will be issued for the period of June 8, 2018 to June 7, 2020 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A3, prepared by Applicant (Aris Nurmohamed), no date provided, received by TRCA on April 6, 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 deck (approximately 113 square metres in size) located at the rear of an existing dwelling within TRCA's Regulated Area. The described works at 127 Smoothwater Terrace, Markham were initiated without the issuance of a TRCA or municipal building permit. The subject property is located adjacent to a stream corridor, associated with the Rouge River Watershed. Contained within the stream corridor is a Provincially Significant Wetland (PSW), which forms part of the Cedar Grove Wetland Complex. TRCA staff are satisfied that the constructed works is appropriately setback from the PSW and will not have any negative effect on the natural feature. Additionally, the Regional Storm Floodplain attributed to the tributary is also contained within the stream corridor and does not extend onto the subject property. Furthermore, the area of the constructed works is void of any significant vegetation as it was constructed on manicured tableland (i.e. a rear lawn). Therefore, there are no ecology, flood hazard or geotechnical concerns with the completed works.

Item 11.2

Fee and Permit Timing:

The applicant initiated works in advance of a permit under Ontario Regulation 166/06 being issued, therefore the permit is to be issued "after the fact". The applicant has paid the application fee plus 100% as required for a permit "after the fact" in association with the violation of the regulation. In addition, the time frame for this permit will be adjusted to reflect that the works have already been completed.

Control of Flooding:

The constructed works are located outside of the Regional Storm Floodplain. As such, there are no flooding related concerns with this application.

Pollution:

The works associated with this application have been completed. As such, erosion and sediment controls are not required at this time.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical and/or slope stability concerns anticipated as a result of the constructed works.

Conservation of Land:

The location of the constructed works are void of any significant vegetation.

Plantings

Given that no significant vegetation was removed during the completion of this project, no plantings are required at this time.

Policy Guidelines:

This proposal complies with 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 Toronto and Region Conservation Authority.

CFN: 59685 - Application #: 0380/18/MARK

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