



TO: The Chair and Members of  
Credit Valley Conservation

June 4, 2015

**NOTICE OF MEETINGS**

The 501<sup>st</sup> meeting of Credit Valley Conservation will be held on **Friday June 12, 2015 at 9:15am in the Boardroom at CVC Administration Office, Mississauga.** Chair Nando Iannicca will preside.

The agenda for this meeting is attached.

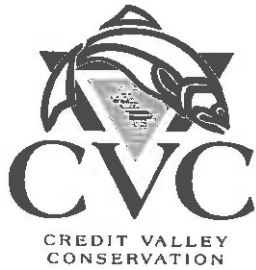
**UPCOMING MEETINGS**

DATE	TIME	PURPOSE	LOCATION
June 9, 2015	9:00am – 4:00pm	CVC Board of Directors Tour (Northern Watershed)	CVC Administration Office, Mississauga
June 12, 2015	9:15-am – 12noon	CVC Board of Directors Meeting	CVC Administration Office, Mississauga
June 24, 2015	9:00am – 4:00pm	CVCF Canoe the Credit	Mississauga Canoe Club, Port Credit
July 3, 2015	9:15-am – 12noon	CVC Board of Directors Meeting	CVC Administration Office, Mississauga

More information about up-coming programs and events hosted by CVC can be found at our web site at [www.creditvalleyca.ca](http://www.creditvalleyca.ca).

Yours truly,

Deborah Martin-Downs  
Chief Administrative Officer



**501<sup>st</sup> BOARD OF DIRECTORS' MEETING**

**Friday June 12, 2015**  
**CVC Administration Office**  
**1255 Old Derry Road, Mississauga, ON**

**MEMBERS:**

N.	(Nando)	Iannicca	Chair
D.	(Don)	MacIver	Vice-Chair
T.	(Tom)	Adams	
J.	(John)	Brennan	
G.	(Gail)	Campbell	
J.	(Johanna)	Downey	
B.	(Bob)	Inglis	
M.	(Martin)	Medeiros	
M.	(Michael)	Palleschi	
K.	(Karen)	Ras	
R.	(Ron)	Starr	
J.	(Jim)	Tovey	

**A G E N D A**

**1. APPROVAL OF AGENDA**

**Recommended Resolution:**

*RESOLVED THAT the agenda be approved as distributed.*

**2. DECLARATIONS OF CONFLICT OF INTEREST**

3. MINUTES OF PREVIOUS MEETING

Recommended Resolution:

*RESOLVED THAT the minutes of the 500<sup>th</sup> meeting of the Credit Valley Conservation Authority held May 8, 2015 be approved.*

4. PRESENTATIONS / DELEGATIONS

4.1 CVC FLOOD WARNING AND FLOOD FORECASTING

Tim Mereu, Director of Watershed Management will give a presentation to the members on the above mentioned subject.

4.2 CVC PLANNING AND DEVELOPMENT SERVICES

Gary Murphy, Director of Planning and Development Services will give a presentation to the members on the above-mentioned subject.

5. BUSINESS ARISING FROM PREVIOUS MEETING

5.1 PROPERTY AT 16 ADAMSON ST., NORVAL, ON

A report on the above-mentioned subject as submitted by Josh Campbell, Manager of Planning and Development Services; and Gary Murphy, Director of Planning and Development Services is included in the agenda as Schedule 'B. (As per direction given to staff at the April 10, 2015 meeting)

Recommended Resolution:

*WHEREAS the Town of Halton Hills initiated a Secondary Plan and Zoning By-law review for the Hamlet of Norval in 2012 and CVC staff have been involved in the process from the outset; and*

*WHEREAS the property at 16 Adamson St. N., Norval was subject of a deferral by the Town of Halton Hills in 2014 to allow for further discussion with a new owner and community stakeholders; and*

*WHEREAS Town staff confirmed the proposed site specific Official Plan Amendment and Zoning for 16 Adamson St. N. is consistent with the approach taken in the approved 2014 Secondary Plan as it relates to natural heritage protection, and hazard land and water management; and*

**WHEREAS** CVC staff has no objection to the site specific Official Plan Amendment and Rezoning for 16 Adamson St. N. as proposed by Town staff; and

**WHEREAS** CVC staff investigated the works undertaken on the property in June 2014 and determined the works constituted routine maintenance and minor works in compliance with Ontario Regulation 160/06;

**THEREFORE BE IT RESOLVED THAT** the report entitled "Property at 16 Adamson St. N, Norval, ON" be received and appended to the minutes of this meeting as Schedule 'B'; and further;

**THAT** the CVC Board of Directors refer this matter back to staff to continue representing CVC's interests as stated throughout this report.

**6. NEW BUSINESS STAFF REPORTS**

**6.1 DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO SHORELINES & WATERCOURSES APPLICATIONS**

Attached as Schedule 'A' are Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses applications, pursuant to Ontario Regulation 160/06, as approved by staff and presented for the members' information.

**Recommended Resolution:**

**RESOLVED THAT** the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses applications, pursuant to Ontario Regulation 160/06, as approved by staff, be received and appended to the minutes of this meeting as Schedule 'A'; and further

**THAT** the staff approvals for each application be endorsed.

**6.2 CONTRACT AWARD FOR THE RECONSTRUCTION OF THE BELFOUNTAIN TERRACE**

A report on the above-mentioned subject as submitted by Jesse de Jager, Conservation Lands Planner; Eric Baldin, Sr. Conservation Lands Planner; Mark Thompson, Sr. Manager Lands Branch; and Jeff Payne, Director Corporate Services is included in the agenda as Schedule 'C'.

**Recommended Resolution:**

**WHEREAS** the Belfountain Terrace is undergoing structural failure and requires immediate reconstruction to address health and safety and environmental concerns; and

**WHEREAS** the reconstruction of the Belfountain Terrace will provide for the protection of the conservation area's natural and cultural heritage;

***THEREFORE BE IT RESOLVED THAT*** the report entitled "Contract Award for the Reconstruction of the Belfountain Terrace" be received and appended as Schedule 'C' to the minutes of this meeting; and

***THAT*** Credit Valley Conservation (CVC) staff be directed to pursue the awarding of a contract to Sunshine Design and Construction to undertake the reconstruction of the Belfountain Terrace within a budget \$505,692 (including HST); and further

***THAT*** an additional \$50,000 be set aside for contingency in the instance that additional reconstruction works may be required.

7. **CORRESPONDENCE/INFORMATION ITEMS DISTRIBUTED TO MEMBERS**

8. **NOTICES OF MOTION**

9. **QUESTION PERIOD**

10. **OTHER BUSINESS**

11. **RESOLUTION TO MOVE TO 'IN-CAMERA' SESSION**

**Recommended Resolution**

***RESOLVED THAT*** the Board move to 'In-Camera' session to consider personnel matters.

11.1 **'IN-CAMERA' – PAY EQUITY AND COMPREHENSIVE COMPENSATION REVIEW RESULTS AND RECOMMENDATIONS**

Included in the agenda package is a confidential 'In-Camera' report on the above mentioned subject as submitted by Marlene Ferreira, Manager Human Resources and Jeff Payne, Director Corporate Services.

12. **RESOLUTION TO PROCEED TO OPEN SESSION**

**Recommended Resolution:**

***RESOLVED THAT*** the Board proceed to open session.

13. RESOLUTIONS FOLLOWING 'IN-CAMERA' SESSION

14. MEETING ADJOURNED

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**A) APPLICATION #** 15/074

**OWNER:**

**AGENT:**

**PROPERTY LOCATION:** Williams Mill  
515 Main St.  
Part Lot 21, Concession 10  
Town of Halton Hills (Glen Williams)

**APPLICATION:** Development in a Regulated Area to facilitate the change of grade and construction of a retaining wall.

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**B) APPLICATION #** 15/105

**OWNER:** Loteight Conthree Investments Limited

**AGENT:** Rand Engineering Corporation, Attn: Piotr Szponar

**PROPERTY LOCATION:** Part of Lot 8, Concession 3 WHS  
City of Brampton

**APPLICATION:** Grading within a regulated area of Tributary 8B to facilitate the development of a residential plan of subdivision.

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DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)

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**C) APPLICATION #** 13/333

**OWNER:** Region of Halton

**AGENT:** MMM Group Limited, Attn: Bob Koziol

**PROPERTY LOCATION:** 10 Sideroad and Tenth Line  
Part Lot 10 and 11, Concession 10  
Town of Halton Hills

**APPLICATION:** Alteration to Levi Creek and development within the floodplain of Levi Creek to facilitate a watercourse re-alignment, road widening, culvert replacement and associated works.

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**D) APPLICATION #:** 15/062

**OWNER:** Terra Cotta Property Corporation

**AGENT:** Riepma Consultants Inc. c/o Clare Riepma

**PROPERTY LOCATION:** 131 King Street  
Part Lot 27, Concession 6, WHS  
Town of Caledon (Chinguacousy Twp.)

**APPLICATION:** Development in the Regulated Area for the purpose of constructing a new two-storey dwelling.

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**E) APPLICATION #:** 15/090  
**OWNER:** Roman Skubik  
**AGENT:** Marcin Skubik  
**LOCATION:** 0 Isabella Street  
Part Lot 27, Concession 6, WHS  
Town of Caledon (Terra Cotta)  
**APPLICATION:** Development in a Regulated Area for the purpose of  
constructing a new dwelling, installation of a new septic system  
and associated grading.

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**F) APPLICATION #:** 15/094  
**OWNER:** Terra Cotta Property Corporation  
**AGENT:** Riepma Consultants Inc. c/o Clare Riepma  
**LOCATION:** 175 King Street  
Part Lot 27, Concession 6, WHS  
Town of Caledon (Chinguacousy Twp.)  
**APPLICATION:** Development in the Regulated Area to facilitate the  
construction of a non-habitable permanent addition to the Terra  
Cotta Inn.

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DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)

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G) **APPLICATION #:** 15/106  
**OWNER:** Michael J. Wiggan  
**AGENT:** Criterium-Jansen Engineers c/o Henry J. Jansen  
**LOCATION:** 17401 Winston Churchill Boulevard  
Part Lot 11, Concession 6, WHS  
Town of Caledon  
**APPLICATION:** Development in a Regulated Area for the purpose of  
reconstructing a barn in the same location.

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H) **APPLICATION #:** 15/086  
**OWNER:** Joanna Sous  
**AGENT:** Mahmoud Sous  
**LOCATION:** 2045 Camilla Road  
Part Lot 14, Concession 1, SDS  
City of Mississauga  
**APPLICATION:** Development in a Regulated Area to remove development to  
wit 1) retaining structures including all rocks and cement in the  
water/ponds 2) deck and storage area below 3) landscaped  
feature 4) retaining wall. In addition, works will include site  
grading.

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**I) APPLICATION #:** 15/098  
**OWNER:** Jason Diana  
**AGENT:**  
**LOCATION:** 50 Angelgate Road  
Part Lot 5, Concession 3, WHS  
City of Brampton  
**APPLICATION:** Development in the Regulated Area for the purpose of  
constructing a rear yard deck.

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**J) APPLICATION #:** 15/072  
**OWNER:** Faith Green & Robert Freestone  
**AGENT:**  
**LOCATION:** 4936 Winston Churchill Boulevard  
Part Lot 1, Concession 11  
Town of Erin  
**APPLICATION:** Development in a regulated area to facilitate the construction of  
a driveway.

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**K) APPLICATION #:** 15/109  
**OWNER:** Faith Green  
**AGENT:** Robert Freestone  
**LOCATION:** 0 Winston Churchill Boulevard  
Part Lot 1, Concession 11  
Town of Erin  
**APPLICATION:** Development in the regulated area to facilitate the construction of a driveway, single family dwelling attached to an existing detached garage and septic system.

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**L) APPLICATION #:** 15/107  
**OWNER:** Nainesh Kotak  
**AGENT:** 2MK Architects c/o Maissaa Khidher  
**LOCATION:** 3843 O'Neil Gate  
Part of Lot 3, Range 3, NDS  
City of Mississauga  
**APPLICATION:** Development in a Regulated Area to facilitate the construction of a swimming pool, deck and associated grading.

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**M) APPLICATION #:** 15/088  
**OWNER:** Rick Diamond  
**AGENT:**  
**LOCATION:** 9765 Sideroad 10  
Part Lot 10, Concession 11  
Town of Erin  
**APPLICATION:** Development in the regulated area to facilitate the construction of a shed (135 sq. m), detached garage (49 sq. m) and addition to the first floor of the existing house (18 sq. m)

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**N) APPLICATION #:** 15/101  
**OWNER:** Paul Wiebe  
**AGENT:** Matthews Design and Drafting  
**LOCATION:** 15 Mountain Street  
Part Lot 21, Concession 10  
Town of Halton Hills  
**APPLICATION:** Development in the regulated area to facilitate the construction of a detached garage

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**O) APPLICATION #:** 15/014  
**OWNER:** Tom Flanjak  
**AGENT:**  
**LOCATION:** 15 Shady Lawn Court  
Part Lot 6, Concession 4, WHS  
City of Mississauga  
**APPLICATION:** Development in the Regulated Area to facilitate the  
construction of a residential dwelling

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**P) APPLICATION #:** 15/119  
**OWNER:** Town of Caledon  
**AGENT:** McIntosh Perry c/o Nathan Farrell  
**LOCATION:** McLaughlin Road Bridge over the Credit River (Inglewood)  
Part Lot 1, Concession 1 & 2, WHS  
Town of Caledon  
**APPLICATION:** Development in a Regulated Area for the purpose of  
rehabilitating the existing bridge

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**Q) APPLICATION #:** 15/096  
**OWNER:** Anthony Starcevic  
**AGENT:** Dream Pools  
**LOCATION:** 5247 Tagish Court  
Part Lot 1 Concession 1, WHS  
City of Mississauga  
**APPLICATION:** Development in a Regulated area to facilitate the construction  
of a 7.9 m by 9.75 m pool and associated grading

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**R) APPLICATION #:** 15/052  
**OWNER:** Enbridge Gas Distribution  
**AGENT:**  
**LOCATION:** Creditview Road  
Lot 7, Concessions 3 & 4, WHS  
City of Mississauga  
**APPLICATION:** Development in the Regulated Area of the Credit River for the  
purpose of installing a gas pipeline by Directional Drill

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**S) APPLICATION #:** 15/116  
**OWNER:** Trillium Health Partners  
**AGENT:** Walsh Canada  
**LOCATION:** 2200 Eglinton Avenue West  
Part Lot 31, Concession 2, NDS  
City of Mississauga  
**APPLICATION:** Development in the Regulated Area for the purpose of a gas service main and replacement of the regulator & meter station

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**T) APPLICATION #:** 14/182a  
**OWNER:** Enbridge Gas Distribution  
**AGENT:**  
**LOCATION:** Lot 12, Concession 1, TOR  
Lot 13, Concession 3, WHS  
City of Brampton  
**APPLICATION:** Development in a Regulated Area of Fletcher's Creek and Mullet Creek to facilitate the construction of a pipeline and associated grading

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**U) APPLICATION #:** 12/365  
**OWNER:** Region of Peel  
**AGENT:** GHD  
**LOCATION:** Embleton Road over Levi Creek  
Part Lot 6, Concession 6, WHS  
City of Brampton  
**APPLICATION:** Alteration to a watercourse and development in a regulated area to facilitate culvert repairs and reconstruction of a retaining wall in and around Levi Creek

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**V) APPLICATION #:** 14/341  
**OWNER:** Region of Peel  
**AGENT:** GHD  
**LOCATION:** Queen Street (Alton) over Shaw's Creek  
Part Lot 23, Concession 3, WHS  
Town of Caledon  
**APPLICATION:** Alteration to a watercourse and development in a regulated area to facilitate culvert repairs and erosion protection in and around Shaw's Creek

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**W) APPLICATION #:** 14/342  
**OWNER:** Region of Peel  
**AGENT:** GHD  
**LOCATION:** King Street (Terra Cotta) over Credit River  
Part Lot 27, Concession 6, WHS  
Town of Caledon (Chinguacousy Twp)  
**APPLICATION:** Development in a Regulated Area to facilitate bridge repairs in  
and around the Credit River

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**X) APPLICATION #:** 15/049  
**OWNER:** Region of Peel  
**AGENT:** Reinders & Reider Ltd.  
**LOCATION:** 3515 Wolfedale Road  
Part Lot 21, Concession 1, NDS  
City of Mississauga  
**APPLICATION:** Development in the Regulated Area for the purpose of the  
purpose of the construction of a new storage area, indoor  
garage, service bays (2), wash bay, fuel bays, concrete bunker  
bins (2), interceptor and associated grading and paving

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**Y) APPLICATION #:** 15/122  
**OWNER:**  
**AGENT:** Barry J. McLean  
**LOCATION:** 17665 Heart Lake Road  
Lot 12, Concession 13, EHS  
Town of Caledon  
**APPLICATION:** Development in a Regulated Area for the purpose of  
construction an addition to the detached garage

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**Z) APPLICATION #:** 15/050  
**OWNER:**  
**AGENT:**  
**LOCATION:** 5367 Eight Line  
Part Lot 12, Concession 9  
Town of Erin  
**APPLICATION:** Development in the Regulated Area to facilitate the  
construction of a single family dwelling, deck and septic system

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**AA) APPLICATION #:** 15/121

**OWNER:**

**AGENT:**

**LOCATION:** 484 Avonwood Drive  
Part Lot 2, Concession 2, SDS  
City of Mississauga

**APPLICATION:** Development in a Regulated Area to facilitate the construction  
of a new 2-storey dwelling, deck and associated grading

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**BB) APPLICATION #:** 15/023

**OWNER:** City of Mississauga

**AGENT:** City of Mississauga

**LOCATION:** Bramblewood Lane/Birch Glen Park  
Part of Lots 25 & 26, Concession 2, SDS  
City of Mississauga

**APPLICATION:** Development in a Regulated Area to facilitate the construction  
of erosion protection works for a pedestrian bridge

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**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**CC APPLICATION #:** 15/133

**OWNER:**

**AGENT:**

**LOCATION:** 107 Edenbrook Hill Drive  
Part Lot 12, Concession 2, WHS  
City of Brampton

**APPLICATION:** Development in the Regulated Area for the purpose of  
constructing a 19' long X 29' wide rear yard deck

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**DD APPLICATION #:** 15/128

**OWNER:**

**AGENT:** Aspen Design & Restoration

**LOCATION:** 1614 Northmount Avenue  
Part Lot 9, Concession 2, SDS  
City of Mississauga

**APPLICATION:** Development in the Regulated Area for the purpose of  
construction a 45.5 M<sup>2</sup> detached garage and driveway  
extension

DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)

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**EE APPLICATION #:** 15/129

**OWNER:** Trillium Health Partners, David Longley

**AGENT:** Enbridge Gas Distribution

**LOCATION:** 2200 Eglinton Avenue West  
Part Lot 31, Concession 2, NDS  
City of Mississauga

**APPLICATION:** Development in the Regulated Area for the purpose of a gas service main and replacement of the regulator & meter station

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**FF APPLICATION #:** 15/127

**OWNER:**

**AGENT:** Solda Pools

**LOCATION:** 2 Karen Drive  
Part Lot 20, Concession 9  
Town of Halton Hills

**APPLICATION:** Development in the Regulated Area for the purpose of construction a 4.27 m by 8.53 m inground pool

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**GG APPLICATION #:** 15/125  
**OWNER:** Empire Communities  
**AGENT:** Urbantech Consulting  
**LOCATION:** Part Lot 16, Concession 2, WHS  
City of Brampton  
**APPLICATION:** Grading within a regulated area to facilitate the construction of  
a residential subdivision

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**HH APPLICATION #:** 15/142  
**OWNER:**  
**AGENT:**  
**LOCATION:** 30 Bishop Court  
Part Lot 23, Concession 10  
Town of Halton Hills  
**APPLICATION:** Development in the regulated area to facilitate the construction  
of a shed

DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)

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**II APPLICATION #:** 15/130  
**OWNER:**  
**AGENT:** Chard Excavation  
**LOCATION:** 75 Douglas Crescent  
Part Lot 25, Concession 8  
Town of Erin  
**APPLICATION:** Development in the floodplain of the West Credit River and  
associated regulated area to facilitate a septic system  
replacement

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**JJ APPLICATION #:** 15//131  
**OWNER:**  
**AGENT:**  
**LOCATION:** 713254 First Line  
Part Lot 5, Concession 1, EHS  
Town of Mono  
**APPLICATION:** Development in the regulated area to facilitate the  
reconstruction of an existing deck and new house addition and  
garage



**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**KK APPLICATION #:** 15/135

**OWNER:** Rogers Communications Inc.

**AGENT:** Spectra Engineering Ltd.

**LOCATION:** 3573 Wolfedale Road  
Part Lot 21, Concession 1, NDS  
City of Mississauga

**APPLICATION:** Development in a Regulated Area to facilitate the construction  
of a 75.0m<sup>2</sup> one storey addition

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**LL APPLICATION #:** 15/141

**OWNER:**

**AGENT:** Klutch Landscaping

**LOCATION:** 10 Canis Street  
Part Lot 7, Concession 4, WHS  
City of Brampton

**APPLICATION:** Development in the Regulated Area for the purpose of  
construction a 4.6m X 10.06m rear yard deck and interlock  
walkway

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**MM APPLICATION #:** 15/124

**OWNER:**

**AGENT:**

**LOCATION:** 15 Isabella Street  
Part Lot 27, Concession 6, WHS  
Town of Caledon

**APPLICATION:** Development in the Regulated Area for the purpose of  
installing a new 20m X 12m Waterloo Biofilter Septic System

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**NN APPLICATION #:** 15/145

**OWNER:**

**AGENT:**

**LOCATION:** 15601 McLaughlin Road  
Part Lot 1, Concession 1, WHS  
Town of Caledon

**APPLICATION:** Development in the floodplain of the Credit River to facilitate  
the construction of a sanitary sewer connection

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**OO APPLICATION #:** 14/159  
**OWNER:** Town of Halton Hills  
**AGENT:**  
**LOCATION:** Part Lot 18, Concession 8  
Town of Halton Hills  
**APPLICATION:** Development in the floodplain of a tributary of Black Creek to  
facilitate the construction of two boardwalks, pedestrian bridge  
and trail improvements

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**PP APPLICATION #:** 15/113  
**OWNER:**  
**AGENT:** JDC Custom Homes Inc.  
**LOCATION:** 4997 Eighth Line  
Part Lot 3, Concession 9  
Town of Erin  
**APPLICATION:** Development in the regulated area to facilitate the construction  
of a single family dwelling, driveway, septic system and  
detached garage

**DEVELOPMENT, INTERFERENCE WITH WETLANDS, AND ALTERATIONS TO  
SHORELINES & WATERCOURSES APPLICATIONS (STAFF APPROVED, FOR BOARD OF  
DIRECTORS' ENDORSEMENT)**

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**QQ APPLICATION #:** 14/245

**OWNER:** Town of Orangeville

**AGENT:**

**LOCATION:** 26 Bythia Street  
Part Lot 2, Concession E  
Town of Orangeville

**APPLICATION:** Development in the Regulated Area to facilitate the  
construction of a limestone screened trail

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**TO:** The Chair and Members  
of the Board of Directors,  
Credit Valley Conservation

**SUBJECT:** PROPERTY AT 16 ADAMSON ST., NORVAL, ON

**PURPOSE:** To report back to the Board of Directors of CVC in response to a presentation made by the Norval Community Association at the May 8, 2015 CVC Board of Directors meeting

**BACKGROUND:**

Kathy Gastle, President of the Norval Community Association made a presentation to the CVC Board of Directors on May 8, 2015 regarding the property at 16 Adamson St. N. in Norval. The community association presented to the Board its concern on the municipal land use process that would recognize an existing use (or legal non-conforming use) on the property and requested that fill material be removed that was placed on the property in June 2014 by a new owner.

The CVC Board of Directors directed staff to bring a report back for the next meeting which provided a history of the property and the fill placement beyond the context that staff provided at the meeting.

**ANALYSIS:**

**Context**

The Hamlet of Norval is located at the confluence of the Credit River and Silver Creek. The community's location is similar to other small existing communities which had been historically built within the valley and floodplain of the Credit River such as Glen Williams, Cheltenham and Churchville. Recognizing these are well established communities, development, redevelopment and infill is permitted subject to strict natural hazard management policies.

The Town of Halton Hills approved the first Norval Secondary Plan in 2001. The Town initiated a review of the secondary plan in 2012 that led to an associated updated zoning by-law. Throughout those processes CVC planning staff had been involved as technical advisors, as well as provided comments and assistance on issues related to hazard land and water resource planning to represent the provincial interest in those matters.

A revised secondary plan and new zoning by-law were approved in April 2014. There was significant public consultation throughout the secondary planning exercise, including

the formation of a steering committee and technical advisory committee (TAC) on which CVC was a member. Recognizing the unresolved issues related to 16 Adamson St N. and the recent change in ownership, a decision on the land use designation and zoning for the property was deferred to allow further discussion with the new owner and consultation with stakeholders.

#### Site Specific Official Plan Amendment and Rezoning

The proposed official plan and zoning provisions for 16 Adamson St. N. were presented in April, 2015 at a public meeting. The existing official plan designation for the property is Hamlet Community Core and Greenlands (corresponds to the floodplain) and zoning is Hamlet Commercial and Environmental Protection One (H). The proposed official designations are Hamlet Commercial with a floodplain overlay, with an underlying zoning of Hamlet Commercial with a floodplain overlay.

The proposed land use designations were designed to recognize the existing use of the property as a commercial self-storage facility and allow for the temporary indoor and/or outdoor storage of recreational vehicles including boats, trailers and motor vehicles. Other outdoor storage uses such as transport truck/trailer parking and storage, storage of shipping containers and other materials or goods are proposed to be prohibited, providing additional restrictions on the property than currently exists. CVC staff understands these additional restrictions on the property have been agreed to by the new landowner.

The regulatory floodplain overlay" on the property reflects a new approach to managing hazard lands in Norval consistent with the approach taken in the recently updated Norval Secondary Plan. In 2007, CVC completed an update to the floodplain mapping for the Credit River resulting in a larger area of Norval being identified within the regulatory floodplain than previously mapped. This was due in part to marginal increases in flood elevations and mainly due to better base mapping for the Norval area. Several options were identified through the planning process including a "two-zone" approach whereby redevelopment of lands within the flood fringe (between the 100 year and the regulatory flood lines) would be considered subject to strict floodproofing standards.

With the assistance of CVC, the Town decided to use a floodplain overlay approach and recognize existing development/uses that may be located within the floodplain using a base designation/zoning (e.g. Hamlet Commercial). The floodpains overlay identifies the property is located in the floodplain and subject to CVC policies and regulation while continuing to manage the existing use(s) through provisions contained in the zoning by-law. Town and CVC staff felt this approach better manages the existing use and hazards/natural heritage features than the existing legal non-conforming situation recognizing the proposed by-law further restricts uses on the property and any development will require the approval of CVC.

#### Existing Legal Non-conforming Use

As previously identified, the existing use on the subject property (established decades ago) is a commercial self-storage facility with outdoor storage of recreational vehicles

located within the regulatory floodplain of the Credit River. An existing legal non-conforming use may be generally defined as a use lawfully established prior to a new Zoning By-law coming into effect. Where not permitted by the new by-law, that existing use may continue in perpetuity and is deemed a legal non-conforming use (grandfathered) regardless of changes in ownership. In addition, the Planning Act provides permissions for expansions or enlargements to legal non-conforming uses through the minor variance process. A number of OMB decisions and provincial court cases have indicated/confirmed the special status an existing legal non-conforming uses, provided the use has been continuous.

### The Regulatory Process

CVC has a role outside of its advisory and delegated authority role in the municipal land use process, which is the regulatory process under the Conservation Authorities Act to administer Regulation 160/06. The regulation applies to the subject property and the community association has expressed that in June of last year, the amount of fill material that was placed and graded on the property was a violation of the regulation.

CVC staff as well as municipal staff attended site visits to the property at that time and determined that the works were necessary for routine site maintenance and included a limited number of gravel/soil piles to be spread along the existing driveway and parking/storage areas. CVC staff determined the activity was minor works and did not require a permit, although initially a violation notice had been issued.

It should be noted that if the material and grading was significant enough to warrant a permit, CVC staff would have required a plan from the new owner and issued the permit. The regulation allows permission for development where, in the opinion of the authority, the "control of flooding, erosion, dynamic beaches, pollution or the conservation of land will not be affected by the development." In this instance, it is CVC staff's opinion the maintenance of a driveway/parking area by gravel placement and grading will not affect the floodplain in this area.

### Issues Raised by CVC Board Members

There were three main issues raised at the May 8, 2015 CVC Board meeting to be addressed:

- 1) The first issue was the suggestion that CVC regulates the changing of oil or chemical spills where properties are in proximity to a watercourse. In this instance, the concern was raised about the vehicles being stored on the property in close proximity to the Credit River and the possibility of contamination. Under CVC's regulation, only "development" is regulated which is generally defined in the Act as the construction of a building or structure, a change of a building or structure that will increase the size or number of dwelling units, site grading or placing of fill material. The changing of oil in vehicles or chemical spills is not considered "development".

Further, under the Environmental Protection Act, the Ministry of Environment and Climate Change (MOECC) has been designated to manage and enforce

regulations associated with spills and chemical releases to the environment. The MOECC operates the Spill Action Centre which maintains a database of spills and enforcement actions taken under the Act and associated regulations. CVC staff has confirmed with the Town that there are no records of a MOECC spill investigation or complaint for soil contamination or spills on the subject property.

- 2) The second issue relates to a suggestion that a stop work order should have been issued and that no amount of fill material should be permitted in the floodplain. Neither the Conservation Authorities Act nor the regulation provide for the issuance of stop work orders or similar mechanisms. In this instance, staff did not request the activity be stopped as a determination was made that works were minor in nature. As previously stated, if the fill placed on the property had been more significant, CVC staff would have worked with the applicant to ensure no impacts on the floodplain would result and appropriate mitigation measures were in place (e.g. erosion and sediment control measures), prior to issuing a permit.
- 3) The last issue was a suggestion that CVC has the authority to remove certain uses (such as the outdoor storage of vehicles in this instance) from property regulated by CVC and if it does not act may have some liability should a flood event occur. Neither the Act nor the regulation provides such power. There is no liability for CVC should a flood event happen causing damages to the property or its contents (including outdoor/indoor storage of vehicles) or adjacent properties.

#### **COMMUNICATIONS PLAN:**

There are no communications implications for this project.

#### **FINANCIAL IMPLICATIONS**

There is no financial impact to CVC for this project unless there are costs associated with an OMB hearing.

#### **CONCLUSION:**

The municipal land use process has been described where the Town has provided extensive consultation on the review of the secondary plan for several years and deferred this particular matter to have discussions with the new owner and the community on appropriate land use policies and zoning regulations. At a public meeting in April the Town presented its final recommendations which recognizes the existing use but also prohibits certain types of storage and clearly indicates with the Regulatory Floodplain overlay, one requires the approval of CVC.

CVC staff has been involved in the review of the secondary plan since it was initiated in 2012 and following the April public meeting indicated its support for the designations and zoning proposed. The community association is requesting that the CVC Board ignore



this process and staff's involvement and oppose the Town on this issue. The Board needs to be cautioned in doing this as it may also have implications should the community association appeal the Town's decision to the OMB.

Secondly, the community association is indicating that the work done in June last year by the new owner resulted in "total destruction" of the property and that CVC staff erred in its determination of whether or not the activity required a permit and whether one should be issued. The regulation defines development and permits certain activities including fill placement and grading and the construction of buildings and structures (even houses subject to floodproofing measures) in the floodplain. The regulation is not as prohibitive as to say nothing is allowed in the floodplain and this is reflected in provincial policy and CVC's Regulation and Planning Policies. CVC staff administers the regulation and has extensive experience in this regard. Staff uses their expertise as well as on site observations to arrive at appropriate solutions for each site in consultation with the municipality.

**RECOMMENDED RESOLUTION:**

***WHEREAS*** the Town of Halton Hills initiated a Secondary Plan and Zoning By-law review for the Hamlet of Norval in 2012 and CVC staff have been involved in the process from the outset; and

***WHEREAS*** the property at 16 Adamson St. N., Norval was subject of a deferral by the Town of Halton Hills in 2014 to allow for further discussion with a new owner and community stakeholders; and

***WHEREAS*** Town staff confirmed the proposed site specific Official Plan Amendment and Zoning for 16 Adamson St. N. is consistent with the approach taken in the approved 2014 Secondary Plan as it relates to natural heritage protection, and hazard land and water management; and

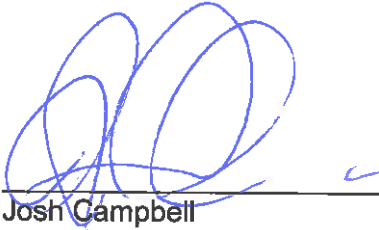
***WHEREAS*** CVC staff has no objection to the site specific Official Plan Amendment and Rezoning for 16 Adamson St. N. as proposed by Town staff; and

***WHEREAS*** CVC staff investigated the works undertaken on the property in June 2014 and determined the works constituted routine maintenance and minor works in compliance with Ontario Regulation 160/06;

***THEREFORE BE IT RESOLVED THAT*** the report entitled "Property at 16 Adamson St. N, Norval, ON" be received and appended to the minutes of this meeting as Schedule 'B'; and further;

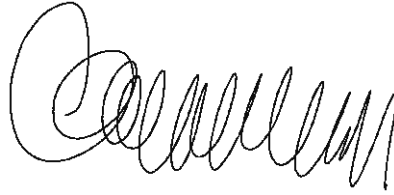
***THAT*** the CVC Board of Directors refer this matter back to staff to continue representing CVC's interests as stated throughout this report.

**Submitted by:**



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Josh Campbell  
Manager, Planning and Development  
Services



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Gary Murphy  
Director, Planning and Development  
Services

**Recommended by:**



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Deborah Martin-Downs  
Chief Administrative Officer

**TO:** The Chair and Members  
of the Board of Directors,  
Credit Valley Conservation

**SUBJECT:** **CONTRACT AWARD FOR THE RECONSTRUCTION OF  
THE BELFOUNTAIN TERRACE**

**PURPOSE:** **To request approval by the Board of Directors of CVC for staff  
to award a contract for the reconstruction of the Belfountain  
Terrace - Authorization of a Construction Services Contract  
Exceeding \$100,000**

**BACKGROUND:**

Belfountain Conservation Area is situated on the Niagara Escarpment in the Town of Caledon, just outside of the Hamlet of Belfountain. The area is in close proximity to the Forks of the Credit and attracts visitors from throughout the region during the spring, summer and fall seasons. The West Credit River flows through the conservation area, which contains hiking trails and several unique cultural features associated with the property's history as an early twentieth century public park. The cultural park features were originally constructed from 1908-1915 by Charles Mack and the park is now at its general Centenary (100 years).

The Belfountain Conservation Area terrace feature ("the terrace") is a tiered public structure located in the cultural zone on the former site known as Mack's Cottage and is adjacent to the West Credit river. The surface of the terrace was constructed in 2003 in conjunction with a masonry repair project dealing with the structural integrity of the heritage stone retaining walls and was designed to create a public space for weddings and small events. The heritage retaining walls around and below the terrace were not reconstructed or restored in 2003 due to a lack of funds and their generally good condition as assessed at the time.

In 2013 CVC staff began monitoring some deterioration beginning on the terrace's historical retaining walls. A crack monitoring device was installed to measure the movement of the wall and erosion of any exposed back fill. In late 2013, CVC consulted with George Robb Architect (GRA) and Ojdrovic Engineering on the terrace's condition and as a result the decision was made to close the terrace to the public for health and safety concerns for the 2014 season, while CVC continued to monitor the stability of the wall and explore options. CVC subsequently retained Terraprobe Inc to undertake a geotechnical investigation of the terrace's subsurface conditions and local bedrock and groundwater characteristics. The Terraprobe report, completed in spring 2014, concluded that shifting groundwater combined with poor drainage in the backfill behind the one hundred year old walls were contributing to accelerated structural failure.

CVC staff tasked George Robb Architect and Ojdrovic Engineering to develop solutions to repair and restore the structural integrity of the terrace and to enhance its features for better public uses.

During the past winter season (2014/2015) staff detected an alarming acceleration in the deterioration of the terrace retaining wall. Wide gaps had opened in the crack areas and noticeable slumping was occurring, with the wall leaning towards the river below. In response, CVC staff directed GRA to immediately develop construction drawings for the basic repair of the terrace to allow CVC to move forward with emergency reconstruction to avoid the full failure of the wall.

Concurrently, CVC staff consulted with regulatory agencies to obtain permits and exemptions to proceed with the terrace reconstruction. The location of the conservation area within habitat of a species at risk requires a permit or letter of advice from the Ministry of Natural Resources and Forestry (MNR) and also a permit or exemption from the Niagara Escarpment Commission. CVC staff has consulted with MNR staff and are in the process of obtaining a letter of advice to proceed. Additionally, CVC staff has obtained an exemption from the Niagara Escarpment Commission under Regulation 828 to proceed with emergency reconstruction.

#### **ANALYSIS:**

CVC staff is recommending proceeding with the repair of the terrace to address the emergency health and safety issues associated with the failing retaining wall. While two overall but parallel planning processes are underway at Belfountain (Management Plan, Environmental Assessment) this project should proceed ahead to address the emergency nature of the terrace failure.

#### **Relationship to Management Plan and Environmental Assessment**

On February 14, 2014, the CVC Board received the report entitled "Belfountain Complex Management Plan" and passed resolution #23/14 directing staff to commence the management plan process for Belfountain, investigate the requirements for an Environmental Assessment and to develop strategy to implement capital improvements that may result from the management plan.

Staff returned to the CVC Board on November 12, 2014 with a report entitled "Contract Award for the Belfountain Dam and Head Pond Class Environmental Assessment" following which the CVC Board approved resolution #97/14 to award the contract to AMEC Environmental to undertake a Class EA for the pond. On April 10, 2015 the CVC Board received the report "Contract Award for the Concept Plans and Preliminary Designs for the Belfountain Complex Management Plan" and passed resolution #29/15 to move forward with Brook McIlroy to undertake concept planning for visitor facilities

and enhancements to the conservation area as part of the overall Belfountain Complex Management Plan.

These planning processes are currently underway and the terrace, as part of the cultural area of the conservation area, is to be considered in the management plan for its continued use and possible enhancements. Given the immediate health and safety concerns the reconstruction of the terrace must move ahead of these planning processes but there are opportunities to align the overall goals and objectives for the conservation area as expressed in the draft strategic directions phase of the management plan.

The design of the terrace reconstruction takes into account the ongoing and future use of the terrace as a wedding and events space. The stone reconstruction will reinstate the style of stone work in the area with flagstone surfaces and the re-facing of the retaining wall with the repurposed heritage stone, which will preserve the cultural masonry work that is the hallmark of the Mack's Park aesthetic. The design also takes into account standards required under the Accessibility for Ontarians with Disabilities Act and includes a new accessible ramp in place of stairs on the south west side of the terrace.

#### Tendering of Project

Based on the recommendations by CVC's consultant, invitation to participate in the tender process for the terrace reconstruction was extended to six (6) qualified contracting companies with experience in heritage masonry reconstruction and environmentally significant areas.

The tender was issued on May 19, 2015 at a requisite site meeting and was open for a two week period with submissions due on June 2, 2015. Of the six pre-qualified and invited contractors, four firms responded and submitted bids.

For maximum flexibility in managing the costs and project scope, the bid submission form was designed to identify the base bid price to complete the basic reconstruction of the terrace (mobilization, staging, removal of old wall and backfill, new concrete wall and buttresses, anchors, backfill, site and landscaping restoration, etc.) as well as additional features individually, including: Work Area 2 – Accessible Ramp; Work Area 3- Grade Changes to Tiers; Work Area 4 – Additional Flagstone Paving. Additionally, unit prices (addition and deletion costs) for key elements were requested to assist in contract administration.

**SCHEDULE 'C'**  
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**2015-06-12**

The table below provides a summary of the submitted bids:

<b>Firm</b>	<b>Total Bid</b>	<b>Base Bid</b>	<b>Work Area 2</b>	<b>Work Area 3</b>	<b>Work Area 4</b>	<b>Length</b>	<b>Notes</b>
R&M Construction	\$502,199	\$287,500	\$98,779	\$42,000	\$73,920	30 weeks	- Second lowest costs - Longest duration for work - indicate start of Oct 1st, 2015 (i.e. not immediate) - appropriate subcontractors
Rutherford Contracting	\$830,663	\$523,926	\$129,985	\$86,905	\$89,847	12 weeks	- Highest costs - Reasonable duration - appropriate subcontractors
Sunshine Design & Construction	\$447,515	\$277,070	\$49,220	\$57,865	\$63,360	10 weeks	- lowest costs - shortest duration - relatively unknown subcontractors
Roof Tile Management	\$562,700	\$366,700	\$82,000	\$68,000	\$46,000	12 weeks	- Second highest costs (~100k from low) - reasonable duration - appropriate subcontractors
Empire Restoration							<i>Invited but declined tender</i>
Clifford Restoration							<i>Invited but declined tender</i>

Unless noted otherwise, the above total prices do not include HST, but they do include a set contingency allowance of \$25,000 common to all bids.

Based on the submitted bids CVC staff is recommending proceeding with awarding a contract to Sunshine Design and Construction to undertake the reconstruction of the Belfountain terrace in the amount of \$505,692 (which includes \$58,177 in HST).

CVC staff is also recommending that an additional \$50,000 (~10% of overall cost) to be set aside to allow for further contingencies or additions to the project scope as may be appropriate to complete further reconstruction identified by CVC in consultation with its architectural and engineering services.

CVC has the ability to adaptively manage the contract scope to add or delete work items within the overall budget based on the structure of the bid pricing and on the nature of the contract (CCDC 2 – Stipulate Price Contract).

**COMMUNICATIONS PLAN:**

Communications to conservation area users via signage will be required to manage access and safety issues on site. The contractor will be responsible for safety signage, additional project signage to be provided by CVC.

Communications to the Belfountain community will be through the Belfountain Stakeholder Advisory Committee for the master plan process as well as direct communication with community leaders, Caledon Council and local and regional Councillors.

**FINANCIAL IMPLICATIONS:**

Funding to retain Sunshine Design and Contracting to undertake the reconstruction of the terrace is available from the Corporate Assets capital account 401-455.

The design and contract administration costs (contract with George Robb Architect) have already been accounted for out of 401-409 in the amount of \$50,000 plus HST and contingency (\$62,000 total).

Part of the HST amount on the contract is recoverable by CVC through rebates.

**CONCLUSION**

CVC staff is requesting Board approval to award a contract in the amount of \$505,692 to Sunshine Design and Construction to undertake the repair and reconstruction of the Belfountain Conservation Area Terrace.

An additional contingency of \$50,000 will be set aside and may be allocated to the contractor, in consultation with the project architect and engineer, based on additional remediation works that may become necessary and apparent during project.

CVC staff will manage the overall project, but contract administration and oversight will be provided by George Robb Architect through the existing design and consulting services contract with GRA, already in place.

The reconstruction of the terrace addresses an immediate health and safety issue and provides for the long term use and enjoyment of the terrace feature at Belfountain.

**RECOMMENDED RESOLUTION:**

**WHEREAS** the Belfountain Terrace is undergoing structural failure and requires immediate reconstruction to address health and safety and environmental concerns; and

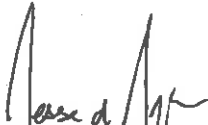
**WHEREAS** the reconstruction of the Belfountain Terrace will provide for the protection of the conservation area's natural and cultural heritage;


**THEREFORE BE IT RESOLVED THAT** the report entitled "Contract Award for the Reconstruction of the Belfountain Terrace" be received and appended as Schedule 'C' to the minutes of this meeting; and


**THAT** Credit Valley Conservation (CVC) staff be directed to pursue the awarding of a contract to Sunshine Design and Construction to undertake the reconstruction of the Belfountain Terrace within a budget \$505,692 (including HST); and further

**THAT** an additional \$50,000 be set aside for contingency in the instance that additional reconstruction works may be required.

**Submitted by:**


  
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Jesse de Jager  
Conservation Lands Planner

  
\_\_\_\_\_  
Mark Thompson  
Senior Manager, Corporate Assets

  
\_\_\_\_\_  
Eric Baldin  
Manager, Land Planning &  
Management

  
\_\_\_\_\_  
Jeff Payne  
Director, Corporate Services

**Recommended by:**

  
\_\_\_\_\_  
Deborah Martin-Downs  
Chief Administrative Officer