

May 16, 2012

CFN:

BY MAIL & FAX (905) 832-8535

Mr. Todd Coles
Manager of Development Services and Secretary-Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Mr. Coles:

Re: Committee of Adjustment Application A129/12
Part of Lot 19, Concession 8
9829 Highway 27
City of Vaughan
(Irene Popela)

This letter will acknowledge receipt of the above noted variance application. Toronto and Region Conservation Authority (TRCA) staff has reviewed the application and offers the following comments.

Background

It is our understanding that the purpose of the above noted variance application is to permit a temporary sales office to be located approximately 1300 metres from the lands to be developed. The By-law states that a temporary sales office shall not be located further away from the lands to be developed than 100 metres.

Applicable Policies and Regulation

The subject property is located entirely within a Regulated Area of the Humber River Watershed. In accordance with the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), a permit is required from the TRCA prior to any of the following works taking place:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
b) development, if in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

Development is defined as:

- I) the construction, reconstruction, erection or placing of a building or structure of any kind,
II) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
III) site grading,
IV) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

In addition, the TRCA's Valley and Stream Corridor Management Program (VSCMP) sets out development guidelines for properties influenced by valley and stream corridors. The overall objective of the VSCMP policies is to prevent new development from occurring within areas that may introduce risk to life and property associated with flooding, erosion, and slope stability, or that is not compatible with the protection of these areas in their natural state.

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Member of Conservation Ontario



Mr. Todd Coles

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**Site-Specific Comments**

The proposed sales centre will be located on a flat, vacant portion of the Humber River valley corridor, devoid of significant woody vegetation and far from the valley wall. The proposed development will not be located within the Regulatory floodplain.

The proposed sales centre is also temporary in nature and it is the TRCA's expectation that the site will be restored to its pre-construction state or better to the satisfaction of this office once the temporary sales office use ceases.

**Recommendations**

In light of the above, TRCA staff has **no objections** to this application, subject to the following conditions:

1. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from the TRCA for the proposed temporary sales office.
2. The applicant demonstrates to the satisfaction of the TRCA through its agreement with the City of Vaughan that the proposed temporary sales office will exist for no longer than five years.
3. The applicant demonstrates through its agreement with the City that a restoration plan will be prepared to the satisfaction of the TRCA and the City of Vaughan to restore the site to its pre-construction state or better once the temporary sales office use has ceased.

TRCA staff requests that a Notice of Decision for this application be forwarded to our office when available.

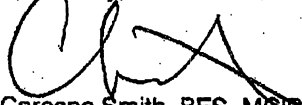
Please be advised that all future development proposals should be circulated to the TRCA for our review and approval prior to any works taking place. Appendix 'A' includes a list of issues that will need to be addressed by the applicant through its future submission to the TRCA.

**Fees**

By copy of this letter, the applicant is advised that the TRCA has implemented a revised fee schedule for our planning application review services. This application is subject to a \$300 variance application (screening assessment) review fee. The TRCA is in receipt of a \$2500 concept development application fee from Nashville Developments Inc., \$300 of which will be put toward the current variance application.

We trust this is satisfactory. Should further discussion and/or clarification be required, please do not hesitate to call the undersigned at extension 5269.

Yours truly,



Coreena Smith, BES, MCP, RPP  
Planner II, Planning and Development  
Ext. 5269

/cs

Attachment

c.c. Aaron Hershoff, TACC Developments, <ahershoff@tacc.com>  
Irene Popela, 9829 Highway 27, Vaughan, ON, L4L 1A7

**Appendix 'A'****Preliminary TRCA Comments for the Future Ontario Regulation 166/06 Permit Application**

The comments provided in this appendix are preliminary in nature and only reflect initial comments on the materials submitted to date. They do not reflect the TRCA's full comments or future submission requirements. Please consult the TRCA's website for more information: <<http://www.trca.on.ca/planning-services-permits/>>.

1. The applicant will need to provide a stormwater management report addressing TRCA's Level 1 water quality criteria. Low impact development practices and other measures should be considered to meet the required water quality objectives. The applicant will need to provide a scaled drawing and show the location of stormwater outlets and the major flow routing path.
2. The applicant will need to provide an erosion and sediment control report and drawings in accordance with the *Erosion and Sediment Control Guideline for Urban Construction, December 2006*. The most up to date guideline can be found on the Sustainable Technologies Evaluation Program (STEP) website at <[www.sustainabletechnologies.ca](http://www.sustainabletechnologies.ca)>.
3. Grading, servicing, landscaping and tree preservation plans will also be required at the detailed design stage. The applicant should consult the checklists and guidelines available in the TRCA's *Planning and Development Procedural Manual* during preparation of these plans. This manual can be accessed on our website:  
<<http://www.trca.on.ca/planning-services-permits/developers-and-consultants-information/planning-and-development-procedural-manual.dot>>.
4. Finally, the applicant will need to provide a restoration plan to show how the site will be restored once the temporary sales office use has ceased.