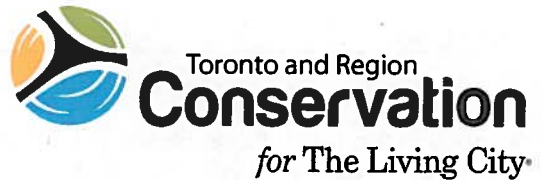


**ADDENDUM
AGENDA ITEM
08**

COMMITTEE OF ADJUSTMENT



March 27, 2014

BY MAIL & E-MAIL: Todd.Coles@vaughan.ca

Mr. Todd Coles
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

RECEIVED

March 27, 2014

Committee of Adjustment

Dear Mr. Coles:

**Re: Committee of Adjustment Application A038/14
Part of Lot 34, Concession 1
150 Parr Place
City of Vaughan
Ralph Oosterhuis (Agent: Joseph Mazzitelli, Interlog)**

This letter will acknowledge receipt of the above noted 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 application is to allow for proposed lot coverage of 25.26%, whereas the by-law permits a lot coverage of 20%. It is TRCA's staff understanding that the requested variance is required to facilitate the construction of a garage extension.

Recommendations

Based upon the above comments, TRCA staff have **no objection** to the above noted variance application, as submitted subject to the following condition:

1. The applicant submits the variance application fee of \$315 payable to the Toronto and Region Conservation Authority.

Applicable Policies and Regulations

The subject property is partially located within a TRCA's Regulated Area of the Don 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 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.

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. The VSCMP defines the valley corridor boundary by the long term stable top of bank (where there is a well-defined feature) plus 10 metres inland. The corridor boundary is also extended to include any significant adjacent vegetation. Please be advised that new development is not permitted within the boundaries of valley corridors.

Application-Specific Comments

As noted above, it appears a portion of the subject property is located within of TRCA's Regulated Area of the Don River Watershed. Based on our review, the proposed works are located outside of the Regulated portion of the subject property. On this basis, a TRCA permit pursuant to Ontario Regulation 166/06 is not required from this Authority prior to the construction of the proposed works on the subject lands.

Additionally, it appears the area to which this application applies is void of any significant natural features and/or natural hazards. As such, TRCA has no concerns with the Minor Variance Application.

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.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$315 Variance Application (screening assessment) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

I trust these comments are of assistance. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Yours truly,



Anant Patel
Planner I
Planning and Development
Extension 5618

Cc: Joseph Mazzitelli, Interlog: metaarch@interlog.com