

**ADDENDUM**

AGENDA ITEM

**15**

COMMITTEE OF ADJUSTMENT

**RECEIVED****March 27, 2014**

Committee of Adjustment



Toronto and Region  
**Conservation**  
for The Living City

March 27, 2014

**BY MAIL & E-MAIL: [Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)**

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

Dear Mr. Coles:

**Re: Committee of Adjustment Application A066/14  
12000 - 12020 Jane Street  
Part of the East Half of Lot 34  
City of Vaughan  
Mastro Capital Partners Inc. (Agent: Kurt Franklin, Weston Consulting)**

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 request the following variances:

1. To permit a minimum side yard of the building envelope (stone garage) of 23.17m, whereas the by-law permits a minimum side yard of 23.77m;
2. To permit a minimum side yard of the building envelope (existing dwelling) of 12.97m, whereas the by-law permits a minimum side yard of 17.07m;
3. To permit a minimum side yard of an accessory building or structure of 1.20m, whereas the by-law permits a minimum side yard of 9.0m; and
4. To permit a minimum side yard of the building envelope of 88.28m, whereas the by-law permits a minimum side yard of 93.27m.

The requested variances are necessary to permit the maintenance of the existing buildings located on the subject property.

**Recommendations**

TRCA staff has **no objection** to the above noted variance application, as submitted subject to the following condition:

1. The applicant submits the review fee of \$315.00 (Variance – Screening Assessment) to the TRCA.

**Applicable Policies and Regulations**

A portion of the subject property is located within TRCA's 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 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 that a portion of the subject property is located within TRCA's Regulated Area of the Humber River Watershed. Based on our review, the buildings are currently existing and no new development or site alteration is being proposed with this application. Considering no new development is proposed and the buildings currently exist on the subject lands, a TRCA permit pursuant to Ontario Regulation 166/06 is not required from this Authority.

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 service. This application is subject to a \$315.00 review fee (Variance – Screening Assessment). Please advise the applicant to submit payment 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: Kurt Franklin, Weston Consulting: [kfranklin@westonconsulting.com](mailto:kfranklin@westonconsulting.com)