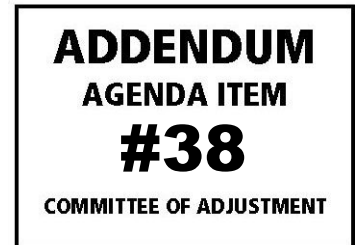




May 15, 2014

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



Dear Mr. Coles:

**Re: Committee of Adjustment Applications: A116/14, A117/14, A118/14 & A119/14
100 Auto Vaughan Drive (located on Sweetriver Boulevard) & 260 Sweetriver Boulevard
Part of Lot 17, Concession 5 (Block 8, Part of Block 1, Block 10, & Part of Block 2,
Registered Plan 65M-3766
City of Vaughan
2019625 Ontario Ltd. and the Corporation of the City of Vaughan
(Agent: Wes Surdyka Architect Inc.)**

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.

Purpose of the Applications

A116/14 & A118/14:

It is our understanding that the purpose of the Minor Variance Applications is to request the following variances:

1. To permit parking within Part of Block 8 and Part of Block 10 of Registered Plan 65M-3766 to be used by the property to the south municipally known as 100 Auto Vaughan Drive and 260 Sweetriver Boulevard all respectively, whereas the by-law does not permit a parking lot.
2. To permit the parking area to have a gravel base, whereas the surface of all loading and parking spaces and aisle shall be paved with hot mix asphalt or concrete.

It is TRCA staff understanding that the requested variances are required to permit the construction of a graveled parking area.

A118/14 & A119/14:

It is our understanding that the purpose of the Minor Variance Application is to request the following variances:

3. Application A117/14 is to permit a total of 111 off-site parking spaces on the lands identified as Part of Block 8 on Plan 65M-3766 and application A119/14 is to permit a total of 52 off-site parking spaces on the lands identified as Part of Block 10 on Plan 65M-3766, whereas the by-law requires parking shall be maintained on the property to which it serves.

It is TRCA staff understanding that the requested variances are to permit the construction of off-site parking spaces.

Recommendations

Based upon the comments noted below, TRCA staff provides **conditional approval** to the above noted Minor Variance application, subject to the following conditions:

1. The applicant successfully obtain a permit under Ontario Regulation 166/06 (*Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation*) for the proposed parking area and associated grading works;
2. The applicant submits the variance application fee of \$525.00 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 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, the properties are partially within a TRCA Regulated Area as a tributary of the Don River and its associated Regional Storm Flood Plain traverse the properties adjacent to the rear lot line of the two parcels subject of these variance applications.

Through the Draft Plan of Subdivision process (19T-95079 - Northwest Jane Rutherford Realty Ltd.) which created the subject properties, the top of bank for the majority of the valley corridor in this area was staked by TRCA staff and the area between the staked top of banks was placed into public ownership. Additionally, a landscape buffer strip of 9 metres inland from the staked top of bank was to be provided.

We note that Block 10, where development relating to these variance applications is to be located, backs onto a privately owned residential lot which was a non-participating landowner as part of the Draft Plan of Subdivision process. The limits of the valley system were not established for this residential property. Furthermore, due to the proximity of the Estimated Regional Storm Flood Plain, a portion of Block 10 is located within the TRCA regulated area. However, we note that Block 10 is located outside of the Estimated Flood Plain.

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 \$525.00 Variance Application (Minor) 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

 AP/kh

cc: Wes Surdyka Architect Inc.: surdykaarchitect@bellnet.ca