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June 26, 2014

Committee of Adjustment



Toronto and Region
Conservation
for The Living City

June 25, 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 Application B033/14 & A153/14
220 Can-ar Gate, Woodbridge
Part of Lot 13, Concession 10
Lot 3, Registered Plan No. 65M-4318
City of Vaughan
Condor Huntington Prop. Part. LP (Agent: Davide Pallegri)**

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

B033/14:

The purpose of this application is to request the consent of the Committee of Adjustment to convey the parcel of land marked "A" on the attached sketch for the **CREATION** of a **NEW LOT** and **LEASE** in excess of 21 years, together with all required easements and right-of-ways, if required, and retain land marked "B" on the attached sketch for employment building purposes.

The subject and retained lands are currently vacant.

A153/14:

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

1. To permit a minimum front yard setback of 5.54m, whereas a minimum front yard setback of 6.0m is required;
2. To permit a minimum exterior side yard setback of 5.0m, whereas a minimum exterior side yard setback of 6.0m is required;
3. To permit the outside storage of semi-trailers to exceed 3.0m in height, whereas no outside storage other than the storage of machinery and equipment shall exceed three (3) metres in height.

It is TRCA staff understanding that the variance is required to permit construction of an employment building. Minor Variance application is to be heard with relation Consent Application **B033/14**.

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 submits the variance application fee of \$315.00 payable to the Toronto and Region Conservation Authority.

Applicable Policies and Regulations

A portion of the subject property is located within the TRCA's Regulated Area of the Humber 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. Please be advised that new development is not permitted within the boundaries of valley and stream 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, it appears that the proposed works are located outside of TRCA's Regulated Area. As such, a TRCA permit pursuant to Ontario Regulation 166/06 is not required.

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 \$315.00 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

 AP/kh

Cc: Davide Pellegrini: dpellegrini@condorproperties.ca