

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 A155/14
124 and 140 Woodbridge Avenue, Unit CU1
Part of Lot 7, Concession 7
City of Vaughan
Market Lane Holdings Inc.**

**ADDENDUM
AGENDA ITEM
#8
COMMITTEE OF ADJUSTMENT**

RECEIVED
June 24, 2014
Committee of Adjustment

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 Minor Variance Application is to request the following:

1. To permit the use of an eating establishment with a herbal/hookah lounge, whereas an herbal/hookah lounge is not a permitted use.

It is TRCA staff understanding that the variance is required to permit the maintenance of an existing commercial property, adding a "use" to Unit CU1.

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

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, the subject property is located within TRCA's Regulated Area of the Humber River Watershed. The subject property is located just west of the Humber River, and a portion of the subject property is located within the Woodbridge Special Policy Area (SPA) and the Regional Storm Floodplain. The subject property is subject to flooding during a Regional Storm Event. As such, a TRCA permit is required from this office prior to any works commencing on-site pursuant to Ontario Regulation 166/06. Based on our review, it appears that no new development or site alteration is being proposed with this application. As such, a TRCA permit is not required from this Authority prior to any works commencing on-site pursuant to Ontario Regulation 166/06.

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: Market Lane Holdings Inc.: roccocerone@trebnet.com