

June 24, 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

ADDENDUM
AGENDA ITEM
16
COMMITTEE OF ADJUSTMENT

RECEIVED
June 24, 2014
Committee of Adjustment

Dear Mr. Coles:

Re: Committee of Adjustment Application A163/14
5886 Kirby Road, Kleinburg
Part of Lot 31, Concession 8
City of Vaughan
Oslyn Braithwaite & William Brown

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 a maximum front yard setback of 7.46 m to the detached garage, whereas a minimum front setback of 15.0 m is required;
2. To permit a maximum lot coverage of 73.579 sq. m for accessory buildings, whereas a maximum lot coverage for accessory buildings of 67 sq. m is required.

It is TRCA staff understanding that the variance is required to permit the construction of a three car garage.

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 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 the Regulated portion of the subject property. As such, a TRCA permit is not required from TRCA prior to any works commencing on-site pursuant to Ontario Regulation 166/06.

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

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/cs



Cc: Oslyn Braithwaite & William Brown: oslyn.n@gmail.com