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**July 24, 2014**

Committee of Adjustment

**ADDENDUM**

**AGENDA ITEM**

**6-7**

COMMITTEE OF ADJUSTMENT



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

July 23, 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: B034/14 & A180/14  
141 Centre Street, Thornhill  
Lot 44, Registered Plan 9834  
City of Vaughan  
Michael Douglas, Edward Duder (Agent: Velta Mussellam)**

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**

**B034/14:**

It is our understanding that the purpose of is to request the consent of the Committee of Adjustment to convey parcel of land marked "A" on the submitted sketch as an ADDITION to an existing lot taken into the title of the lands to the WEST, together with all required easements and right-of-ways, if required, and retain the lands marked "B" on the attached sketch for residential purposes.

Currently there is a garage and shed on the conveyed lands and a residential building on the retained lands.

**A180/14:**

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

1. To permit a minimum rear yard setback of the structure on the retained lands = 7.5m, whereas the by-law requires a minimum rear yard setback of the structure on the retained lands = 9m.

It is TRCA staff understanding that the requested variance is required to facilitate the severance (B034/14) of the total lands. The variance pertains to the retained lands.

**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 application fee of \$1,260.00 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, it appears that a portion of the subject property is located within of TRCA's Regulated Area of the Don River Watershed. It appears that a portion of the subject property is located within the Regional Storm Floodplain and will be inundated by flood waters during the Regional Storm event. Please note that both


Provincial Policy (Provincial Policy Statement, 2014) and TRCA policy does not support new development within the Regional Floodplain. However, based on our review it appears that the portion being severed with this application is located outside of the Regional Storm Floodplain. Please note, however, that TRCA staff has an interest in reviewing any future development proposals and/or planning applications affecting the retained and severed portion of the subject property as these lands are regulated.

**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 \$1,260.00 (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: Velta Mussellam: [velta.mussellam@sympatico.ca](mailto:velta.mussellam@sympatico.ca)