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**July 24, 2014**

Committee of Adjustment

**ADDENDUM**

**AGENDA ITEM**

**15**

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 Application A182/14  
53 Meeting House Road  
Part of Lot 8, Concession 7  
Lot 12, Registered Plan 546  
City of Vaughan  
Xiaoqing Liao (Agent: John Sibnenik)**

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 driveway width of 6.88 metres, whereas a maximum driveway width of 6.1 metres is permitted.
2. To permit a curb cut of 7.75 metres, whereas a maximum curb width permitted is 6.0 metres;
3. To permit a driveway width of 8.46 metres between the property line and the street curb, whereas a maximum driveway width permitted between the property line and the street curb is 6.0 metres;
4. To permit a total landscaped area of 44.8%, whereas a minimum landscaped area of 50% is permitted;
5. To permit an interior side yard setback of 0.37 metres to the air conditioner, whereas a minimum interior side yard setback of 1.2 metres is permitted.

It is TRCA staff understanding that the variance is required to permit the maintenance of a new residential dwelling.

**Applicable Policies and Regulations**

The subject property is located within a TRCA's Regulated Area of the Humber River Watershed. In accordance with the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (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**

**Floodplain Management**

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, within the Minor Addition policies of VSCMP, minor additions may be permitted provided that the minor addition and replacement structure can be floodproofed to the level of the Regulatory Flood. In addition,

as noted above, the 'minor addition' cannot exceed a 50% increase in the total area of the existing building or structure. At this time, TRCA staff will request deferral of the above noted application, until the applicant has provided clarification of the existing structure's total floor area in order to ensure that the proposed dwelling conforms to TRCA's VSCMP policies.

#### **Permitting**

As noted above, the subject property is located within TRCA's Regulated Area of the Humber River Watershed. It is TRCA's staff understanding that a City of Vaughan building permit has been applied for. On this basis, a TRCA permit pursuant to Ontario Regulation 166/06 is required from this Authority prior to the construction of the proposed works on the subject lands.

1. Please advise the applicant to submit a TRCA Permit Application (Application for Development, Interference with Wetlands and Alterations to Shorelines and Watercourses – Ontario Regulation 166/06) and the associated review fee (\$770.00 - Works on Private Residential Property) to initiate the TRCA permitting process.

Please be advised that all TRCA permit applications are reviewed by TRCA staff and approved by the TRCA Executive Committee. Details with respect to the permitting process and the application form can be obtained by visiting the following website: <http://trca.on.ca/planning-services-permits/permit-applications/>.

#### **Fees**

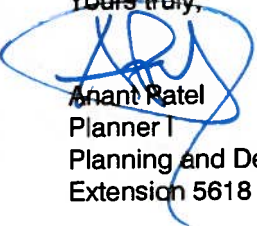
By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$525.00 Variance Application (Minor) review fee. The applicant is responsible for fee payment and should forward the application 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.

#### **Recommendations**

Based upon the above comments, TRCA staff request **deferral** of the above noted application, until the applicant has provided clarification of the existing structure's total floor area in order to ensure that the proposed dwelling conforms to TRCA's VSCMP policies.

Yours truly,



Anant Patel  
Planner I  
Planning and Development  
Extension 5618

AP/kh

Cc: John Sibenik: [john.sibenik@sympatico.ca](mailto:john.sibenik@sympatico.ca)