

October 2, 2014

X-REF: CFN 48581.08

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: Consent Application B059/14
9001 Highway 50, Kleinberg
Part of Lot 13-15, Concession 10
Parts 6 & 7, Registered Plan 65R31855
City of Vaughan
Bethpage Properties West (Agent: Mauro Cristini, Metrus Properties)**

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

The purpose of this application is to request the consent of the Committee of Adjustment for a partial discharge of mortgage for the subject property.

Recommendations

Based upon the comments noted below, TRCA staff provides **conditional approval** to the above noted Consent application, subject to the following conditions:

1. The applicant submits the consent 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 of TRCA's Regulated Area of the Humber River Watershed. The subject property is directly adjacent to the valley corridor of a tributary of the Main Humber River. 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.

Through the Draft Plan of Subdivision process for the area (19T-06V13 - Boca East Investments Limited), the limits of the valley corridor were identified and an appropriate buffer was established. These lands are to be placed into public ownership.


Additionally, TRCA staff understand that the requested consent is for partial discharge of mortgage for the subject property. Based on our review, it appears that no new development or site alteration is proposed with this application. As such, a TRCA permit pursuant to Ontario Regulation 166/06 is not required from this Authority. Please note, however, that TRCA staff has an interest in reviewing any future development proposals and/or planning applications affecting 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 \$315.00 (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: Mauro Cristini, Metrus Properties: mcristini@metrusproperties.com