



March 26, 2015

CFN 52374.10

**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

**RECEIVED**

**March 26, 2015**

Committee of Adjustment

Dear Mr. Coles:

**Re: Minor Variance Applications A89/15  
Part of Lot 26, Concession 8 (Lot 24, Registered Plan 65M-3377)  
257 Treelawn Boulevard  
City of Vaughan  
Helen Lynn Borean (Agent: Joe Di Giuseppe)**

This letter will acknowledge receipt of the above noted applications. Toronto and Region Conservation Authority (TRCA) staff has reviewed the applications and offers the following comments:

**Background**

It is our understanding that the purpose of the above-noted application is to request the following variance:

1. To maintain a minimum interior side yard setback of 0.72m to the pool equipment, whereas a minimum interior side yard setback of 1.2m (to pool equipment)
2. To maintain a minimum interior side yard setback of 0.83m to the central air conditioning unit (A/C), whereas a minimum interior side yard setback of 1.2m (to A/C).

It is TRCA staff understanding that the requested variance is required to permit the maintenance of pool equipment and air conditioner.

**Recommendations**

Based upon the comments noted below, TRCA staff provides **conditional approval** to the above noted Minor Variance Application, subject to the following condition:

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, development, interference or alteration may be permitted where it can be demonstrated to TRCA's satisfaction that the control of flood, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. In this regard, TRCA must be contacted prior to any works taking place in the regulated area.

In addition, The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a "Natural System" made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System and that it be conveyed into public ownership for its long term protection and enhancement.

**Application-Specific Comments**

As noted above, a portion of the subject property is located within TRCA's Regulated Area of the Humber River Watershed. Based on our review of the submitted plans, it appears that the pool equipment and the air conditioner are existing and no new development or site alteration are being proposed with this application. As such, a TRCA permit pursuant to Ontario Regulation 166/06 is not required from the TRCA as it relates to this application.

**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  
Planning and Development  
Extension 5618



AP/kh

Cc: Joe Di Giuseppe: [joe@greenparkgroup.ca](mailto:joe@greenparkgroup.ca)