

**ADDENDUM
AGENDA ITEM**

10

COMMITTEE OF ADJUSTMENT



January 16, 2019

CFN 59079.55
XCFN: 59484

BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

**Re: Minor Variance Application A208/18
60 Ravendale Court
Part of Lot 6, PLAN RP5582
City of Vaughan
Owner: Gud Berdeklis; Agent: Paul Dacunha Architect Inc.**

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

Background

It is our understanding that the purpose of Minor Variance Application A208/18 is to request the following variances:

1. To permit a minimum front yard setback of 12.688 metres to the dwelling and 8.737 metres to the canopy, where a minimum front yard setback of 15.0 metres is required;
2. To permit a minimum rear yard setback of 11.786 metres to the dwelling and 10.864 metres to the eaves and gutters of the dwelling, where a minimum rear yard setback of 15.0 metres is required and a maximum encroachment of 0.50 metres is permitted for eaves and gutters;
3. To permit a minimum rear yard setback of 8.711 metres to the covered deck and 7.260 metres to the deck overhang, where a minimum rear yard setback of 15.0 metres is required and a maximum encroachment of 0.50 metres is permitted for eaves and gutters;
4. To permit a minimum interior side yard setback of 3.065 metres to the dwelling, 4.126 metres to the deck and 1.788 metres to the eaves and gutters, where a minimum interior side yard setback of 4.5 metres is required and a maximum encroachment of 0.50 metres is permitted for eaves and gutters.
5. To permit a maximum lot coverage of 16.52%, where a maximum lot coverage of 10% is permitted.

It is our understanding that the purpose of Minor Variance Application 216/18 is to facilitate the construction of a replacement single detached dwelling on the subject property.

Applicable Policies and Regulations**Ontario Regulation 166/06:**

The subject property is located partially within TRCA's Regulated Area of the Humber River Watershed due to the presence of a valley corridor associated with the East Humber River in the rear of the property. In accordance with the Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, 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.

Living City Policies (LCP):

In addition, The Living 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. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and Municipal plans, documents and guidelines.

Application-Specific Comments

Prior to the advancement of the subject application, the applicant successfully obtained a TRCA permit pursuant to Ontario Regulation 166/06 (Permit C-181079) on November 29, 2018. The permit pertained to a replacement two storey dwelling that is 368.65 sq.m. (3,968.12 sq.ft.) in size, a 78.01 sq.m. (839.69 sq.ft.) attached garage, a 95.9 sq.m. (1,032 sq.ft.) deck, and a new septic system at the front of the property.

A significant portion of the property is located within TRCA's Regulated Area of the Humber River Watershed as it is partially within a valley feature that is associated with the East Humber River. As part of the permit review process, the Long Term Stable Top of Slope (LTSTOS) was determined and agreed to by TRCA staff. A portion of the existing dwelling is located in close proximity to the LTSTOS of the valley. It was determined that it was unfeasible to incorporate a 10 metre buffer from the LTSTOS to the new built form, therefore best efforts were used in the siting of the replacement dwelling. The smallest buffer from the LTSTOS (1.1 metres) was provided at the northeast corner of the proposed dwelling. In other locations a buffer of 6 metres or more is proposed.

The plans approved through Permit C-181079 are consistent with the plans provided in support of Minor Variance Application A208/18. TRCA staff are satisfied that the proposed works constitute a condition improvement given that the proposed dwelling is located further away from the slope. As such, TRCA staff are satisfied that sufficient buffering has been provided from the LTSTOS to the new dwelling, and have no objections to the proposed variances.

Please note that TRCA maintains an interest in this property and should be contacted ahead of the advancement of any future development proposals.

Fees

By copy of this letter, the applicant is advised that TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$580.00 (*Minor Variance - Minor*) review fee. The applicant is responsible for the fee payment and should forward the application review fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A208/18 subject to the following condition:

1. That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.

I trust these comments are of assistance. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Polina Bam
Planner I
Planning and Development
Extension 5256

B PB/jb

cc: Paul Dacunha Architect Inc. – paul.dacunha@sympatico.ca