

January 15, 2019

CFN 59079.54
XCFN: 59991

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

ADDENDUM
AGENDA ITEM
#13
COMMITTEE OF ADJUSTMENT

Dear Christine:

Re: Minor Variance Application A216/18
50 Clarence Street
Part of Lot 7, Concession 7
City of Vaughan
Owner: John Pizzoli ; Agent: Brent Smith

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 A216/18 is to request the following variances:

1. To permit a rear yard setback of 0.65 metres to the proposed detached garage, where a minimum rear yard setback of 7.5 metres to the proposed detached garage is required;
2. To permit an interior side yard setback of 0.65 metres to the proposed detached garage, where a minimum interior side yard setback of 1.2 metres to the proposed detached garage is required;
3. To permit an exterior side yard setback of 4.64 metres to the proposed detached garage, where a minimum exterior side yard setback of 6.4 metres to the proposed detached garage is required.

It is our understanding that the purpose of Minor Variance Application 216/18 is to facilitate the construction of a 40.75 sq.m. (438.63 sq.ft.) garage structure on the subject property.

Applicable Policies and Regulations

The subject property is located within the Regulatory Storm flood plain associated with the Humber River and within the Woodbridge Special Policy Area (SPA). Under the SPA criteria in the Woodbridge Centre Secondary Plan, certain development may be permitted within the flood plain, provided adequate flood proofing measures can be incorporated into the design and construction of all proposed structures. The SPA policies require that a level of flood protection between the Regulatory Storm flood level and the 1:350 year flood level is achieved plus a freeboard of 0.3 metres. Efforts must be made to strive for the highest level of flood protection, which is the Regulatory Storm flood plus a freeboard.

Furthermore, in accordance with the Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), a permit is required from 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.

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-180825). Through this process the applicant provided drawings stamped by a structural engineer showing that the openings to the garage are located above the 1:350 year flood level (142.43 masl). The applicant has also provided a letter from a structural engineer confirming that the structure will be able to withstand the flood depth and velocity associated with the Regulatory Storm in this location. The plans approved through Permit C-180825 are consistent with the plans provided in support of Minor Variance Application A216/18. As such, TRCA staff are satisfied that the proposal will not have any impacts with respect to the control of flooding, 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 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 A216/18 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

 PB/jb

cc: brents@rndesign.com