

From: [Ian Reynolds](#)
To: [Committee of Adjustment](#)
Cc: [Joshua Cipolletta](#)
Subject: A226/22 Vaughan - Engineering - Complete No Conditions (Lenore Providence)
Date: Wednesday, September 21, 2022 1:34:07 PM

Please note that Vaughan - Engineering process is now complete for a COA folder with the following details:

File No: A226/22

Type: Minor Variance - Residential, Agricultural, Institutional

Address: 19 Granary Rd

Comments: Minor Variance 1-4 and 6-8 have not changed since the applicant's previous hearing in June. Therefore, The Development Engineering Department's conclusion remains the same with no objections.

The applicant has contacted The Development Inspection and Lot Grading division of the City's Development Engineering Department and received a grading permit for the previous COA application. Therefore, a grading permit is not required for this application. Once construction has completed, a grading inspector will conduct a final inspection to confirm that all gradings and property swales are compliant with City standards.

With regards to the Zoning Report dated September 21, 2022, Items # 5 & # 9 of this Minor Variance application requested the proposed rear yard in excess of 135.0 m² to be comprised of 52% soft landscaping coverage instead of the minimum 60%. Development Engineering (DE) staff reached out to the applicant and discussed concerns regarding a potential for increased stormwater runoff caused by the 8% additional hardscaping. To address this concern, the applicant revised their proposal to include the following Low Impact Development (LID) measures to promote increased infiltration in the rear yard:

- The proposed patio will be grouted with highly permeable sand. As the patio covers a sizable piece of hardscape in the backyard, the permeable sand addition will promote increased stormwater infiltration and reduce the potential for surficial stormwater runoff;
- Under all hardscape areas, the Applicant has incorporated a layer of approximately 600mm of clear gravel and 50mm of High-Performance bedding to promote a faster rate of stormwater infiltration and retention within the property; and
- A weeping tile system has been installed around the perimeter of the entire rear yard to collect any excess stormwater not captured by the drainage swale and other LID measures to ensure maximum retention of stormwater within the property.

Based on a review of the proposed Low Impact Development (LID) measures as well as the proposed grading and drainage swale measures for the property, DE believes the 8% reduction in soft landscaping will have minimal to low potential of causing any stormwater runoff impacts to the site or adjacent properties.

The applicant has confirmed that any hardscaping within the 0.6m undisturbed strip will be removed, to maintain the side yard drainage swales.

The Development Engineering (DE) Department does not object to the variance application A226/22.

Conditions: