

April 6, 2022

CFN 66448.05
Ex Ref CFN 55963, 55160.30, 62524.12

SENT 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 A049.22
10340 Highway 27
Part of Lot 22, Concession 8
City of Vaughan, Region of York
Owner: 2507442 Ontario Inc.
Agent: Andrew Sjogren, Mitchell Minniti, Jarvis Lu c/o Mattamy Corp.

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on March 15, 2022. TRCA staff has reviewed the above noted application, and as per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), provides the following comments as part of TRCA's commenting role under the *Planning Act*; the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2020*; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of York, wherein we provide technical environmental advice related to provincial plans.

Purpose of the Application

It is our understanding that the purpose of the above noted application is to request the following variances under By-Law 1-88:

1. To permit a temporary sales office to be located greater than 100 metres from the lands subject to the development, whereas a Temporary Sales office shall be permitted only on the lands subject to the development or in the immediate vicinity provided it shall not be located further away from the lands to be developed than 100 metres (Section 3.25).

The currently proposed variance is to facilitate the continued use of an existing temporary sales office.

Ontario Regulation 166/06:

The subject property is located entirely within a valley corridor associated with the Humber River. As such, any development or site alteration would be subject to a permit pursuant to Ontario Regulation 166/06. Based on a review of the plans it appears that the existing sales office and driveway will continue to be maintained in their existing condition. There does appear to be an expansion to the existing parking area on the northern end of the site beyond what was previously approved by TRCA. A new permit would be required to authorize the proposed site alteration associated with the parking lot expansion.

Application Specific Comments

TRCA staff were previously involved in the review of a minor variance application (Municipal File No. A212/16) to facilitate the temporary sales office on the site. TRCA issued a related permit pursuant to Ontario Regulation 166/06 for the temporary sales office, driveway, and parking area (TRCA Permit No. C-160801, issued on August 5, 2016).

As a part of the previous approval, a Temporary Sales Office Agreement was established between the City of Vaughan and the Owner. Approval of the office was provided on the basis that the use was temporary in nature (5 years) and that once the allotted time period was reached the sales office and associated site alteration (driveway, retaining wall) would be removed, and the site restored to its pre-construction state or better.

Based on a review of the materials submitted with this variance application, TRCA has no concerns with the proposed variance or extension of the temporary use subject to review of the new Temporary Sales Office agreement to ensure the previous conditions related to TRCA's interests have been included.

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 \$610.00 (Variance-Minor) review fee. The applicant is responsible for fee payment and should forward the application 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 A049.22 subject to the following conditions:

1. The applicant submits the application fee of \$610.00 payable to the Toronto and Region Conservation Authority.
2. The applicant provides a copy of the Temporary Sales Office Agreement with the City of Vaughan demonstrating that the proposed temporary sales office will exist for no longer than five years and that a restoration plan will be prepared to the satisfaction of the TRCA and the City to restore the site to its pre-construction state or better once the temporary sales office use has ceased.
3. The applicant obtains a permit pursuant to Ontario Regulation 166/06 for the proposed parking lot expansion.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5256 or at Hamedeh.Razavi@trca.ca

Sincerely,

A handwritten signature in blue ink, appearing to read 'Razavi'.

Hamedeh Razavi
Planner I
Development Planning and Permits

HR/mh