

May 20, 2022

CFN 64226.05

**SENT BY E-MAIL (carol.birch@vaughan.ca)**

Carol Birch  
Planner  
Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Ms. Birch:

**Re: Site Development Application DA.21.006  
Part Lot 1, Concession 5  
3230 King-Vaughan  
City of Vaughan  
Royal King Valley Holdings (Agent: KLM Planning Partners Inc.)**

Further to our previous letter dated April 16, 2021, this letter acknowledges receipt of a re-circulation for Site Development Application DA.21.006. A digital copy of the circulation was received by the Toronto and Region Conservation Authority (TRCA) on April 19, 2022. A list of the documents reviewed by TRCA can be found in Appendix 'A' of this letter.

**Application Specific Comments**

Based on a review of the revised materials, TRCA staff can confirm that previous comments related to buffer limits, landscape planting, stormwater management design and erosion and sediment control details have been addressed.

**Ontario Regulation 166/06**

A portion of the subject property is within TRCA's Regulated Area of the Humber River Watershed. Specifically, there is a tributary/headwater drainage feature located at the northeastern corner of the site. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area. Further details regarding TRCA's permitting requirements are included in Appendix 'B' of this letter.

**Recommendations**

Based on a review of the current materials, TRCA staff have no objection to the approval of Site Development Application DA.21.006.

**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 fee of \$9,400 (Zoning By-Law Amendment/Rezoning – Standard).

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5743 or at [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)

Sincerely,



Stephen Bohan

Senior Planner

Development Planning and Permits | Development and Engineering Services

**Appendix 'A' Materials Reviewed by TRCA**

*The following materials were received by TRCA on April 19, 2022*

- Comment Response Matrix, prepared by proponent, dated March 31, 2022.
- Stormwater Management Report, prepared by EMC Group Limited, revised dated January 20, 2022.
- Engineering Drawing Set, prepared by EMC Group Limited, revised dated March 24, 2022.
- Tree Inventory and Arborist Report, prepared by The Urban Arborist, dated March 15, 2022.
- Landscape Drawing Set, prepared by Landscape Planning, revised dated March 16, 2022.

### **Appendix 'B': TRCA Permit Requirement Details**

In order to initiate TRCA's permit review process, the following materials must be provided to TRCA:

- a) Complete Application for Development, Interference with Wetlands & Alterations to Shorelines & Watercourses (Residential/Development Projects) (Pursuant to Ontario Regulation 166/06). The application can be downloaded from the following website: <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/10/08115745/4048-Permit-Application-for-DPP-Sept2021-fillable.pdf>
- b) A digital copy of the following finalized plans/drawings are required.
  - Site plan
  - Grading plan
  - Servicing plan
  - Cross sections and associated details
  - Erosion and sediment control plan - Please provide heavy duty silt fence barrier for the Erosion and Sediment Control.
  - Landscape restoration plans
- c) Digital copy of a legal survey of the subject property.
- d) Permit review fee of \$2,250 (Works on Subdivision Lands, Commercial, Industrial and Institutional Properties – Ancillary Structures). TRCA's fee schedule can be found by visiting the following site: <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/06/10084723/Development-Permitting-Fee-Schedule-2021-06-01-r1-1.pdf>