

**From:** [Kristen Regier](#)  
**To:** [Christine Vigneault](#); [REDACTED] [Joshua Cipolletta](#)  
**Cc:** [Committee of Adjustment](#)  
**Subject:** RE: [External] RE: B019/23 - 236 Wallace Street - Adjournment Request (ACTION REQUIRED)  
**Date:** Friday, December 1, 2023 9:47:59 AM  
**Attachments:** [image001.png](#)

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Hello,

In addition to TRCA's comments submitted on November 27, 2023, please see below for further clarification in response to Mr. Watto's comments.

1. Unauthorized works have been conducted on the subject property. This is in contravention to Ontario Regulation 166/06. Mr. Watto was advised of the violations on November 15<sup>th</sup> via email from enforcement staff, November 24<sup>th</sup> on site with enforcement staff, and November 30<sup>th</sup> by phone call with enforcement and planning staff.
2. Based on a review of the materials submitted as part of the application, there are two concerns with the proposed lot line:
  - a. The proposed lot line passes through the slope, resulting in the fragmentation of the erosion hazard.
  - b. The proposed lot line needs to be setback 10 metres from the erosion hazard. The limits of the erosion hazard (toe of slope/ stable toe of slope) cannot be determined at this time as the valley slope has been altered through unauthorized works. As such, the violation needs to be addressed first. Once the above noted violation has been addressed to the satisfaction of TRCA, the physical toe of slope can be determined through a staking exercise coordinated with TRCA staff. Following the site visit, further direction can be provided regarding the need for a geotechnical slope stability report to identify the stable toe of slope.

Please let me know if you have any questions.

Best,

**Kristen Regier, MA (she / her)**

Planner

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