

From: [Rex Bondad](#)
To: [Committee of Adjustment Mailbox](#)
Subject: RE: A039/25: REQUEST to SPEAK, Order to Comply submission. Request for Staff Report
Date: Friday, August 15, 2025 12:08:40 PM
Attachments: [image001.png](#)

Hello COA,

Hope all is well with you. Development Engineering conducted a site inspection of the subject property on May 20, 2025.

The following observations were recorded:

- No runoff from the cabana structure was observed entering the adjacent property located to the rear (northeast).
- The downspout serving the cabana is oriented towards the rear.
- Localized pooling of water was identified beneath the cabana structure.
- Surface water flow between 11 Springrain Court and 10 Rainbows End generally follows a northwest (originating from The Boulevard) to southeast direction.
- Surface water flow on the subject property follows a front to back direction.
- The adjacent property at 15 Springrain Court is situated at a higher elevation, resulting in the area between 11 Springrain Court and 10 Rainbows End being at a comparatively lower elevation.

Based on these observations, Development Engineering requests the property owner to improve infiltration around the cabana. This will be achieved by removing some of the existing hardscape and replacing it with softscape.

In response to a complaint from the neighbour at 10 Rainbows End, Development Engineering recommends the following actions:

1. Remove portions of the existing pavers and replace this area with an infiltration trench.
2. The Infiltration Trench shall be sized to ensure 24-48 hour drawdown (24 hours recommended) dependent on native soil permeability. Provide infiltration trench design based on soil study.
3. Remove the downspout serving the cabana currently oriented toward the rear; reinstall it at the front of the cabana to direct runoff toward the newly installed infiltration trench.

Condition of Approval

The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Engineering Permits page of the City of Vaughan's website: <a href=<https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/engineering-permits>>Engineering Permits | City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca

The Owner/Applicant shall provide photographic evidence demonstrating that all recommended mitigation measures to address runoff concerns—specifically the removal of pavers, installation of the infiltration trench, and relocation of the downspout—have been fully implemented. Such evidence must be submitted to Development Engineering for review and approval prior to final clearance.

Thank you very much.

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