

ADDENDUM
AGENDA ITEM
10
COMMITTEE OF ADJUSTMENT



February 19, 2021

CFN 64195.04
Ex Ref CFN 64539

SENT BY E-MAIL: CofA@vaughan.ca

Christine Vigneault, Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Ms. Vigneault:

Re: Minor Variance Application A163-20
21 Twilight Terrace - PLAN M1701 Lot 34
City of Vaughan, Region of York
Owner: Arber and Yilka Skilja

This letter acknowledges receipt of the above-noted application, received by the Toronto and Region Conservation Authority (TRCA) on February 16, 2021. TRCA staff has reviewed the application and offers the following comments for the consideration of the Committee of Adjustment.

Background

It is our understanding that the purpose of application A003-21 is to request the following:

- 1) To permit a maximum encroachment of 3.73 metres for a partly covered balcony.
- 2) To permit a minimum rear yard setback of 5.5 metres for a partly covered balcony.
- 3) To permit a maximum lot coverage of 23%.
- 4) To maintain an interior side yard setback of 0.45m to an existing retaining wall with a height of 1.79 metres.

The purpose of the noted variances is to permit the construction of a proposed deck cantilever on an existing patio to be located at the rear of the existing dwelling and to recognize the existing retaining wall.

Applicable TRCA Policies and Regulations

Living City Policies (LCP)

The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development not be permitted within the Natural System and that it be conveyed into public ownership for its long-term protection and enhancement. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents and guidelines.

Ontario Regulation 166/06

The subject property is within TRCA's Regulated Area because it is located within a built-up valley corridor associated with the Humber River. In accordance with *Ontario Regulation 166/06 (Regulation of Development, interference with Wetlands and Alterations to Shorelines and Watercourses)*, development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

Application-Specific Comments

TRCA staff issued a permit (permit no. C-210172) on February 19, 2021, to facilitate the reconstruction of the existing deck on the subject property. Based on a review of the plans submitted with this Minor Variance Application, TRCA staff can confirm that the proposal is consistent with the plans approved as a part of TRCA Permit No. C-190883. As such, TRCA staff are satisfied that the proposed works will not have any negative impacts on the natural features or associated natural hazards on the property. Based on the above, TRCA has no concerns with the currently proposed variances.

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 \$580.00 (Variance-Residential-Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendation

Based on the above, TRCA staff have no objection to the approval of Minor Variance Application A003-21 subject to the following conditions:

1. The applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.

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

Sincerely,



Hamedeh Razavi
Planner I
Development Planning and Permits

HR/mh

Cc: Simbana, Roberto <Roberto.Simbana@vaughan.ca>
Holyday, Margaret <Margaret.Holyday@vaughan.ca>