



File: A052/21

Applicant: Michael and Rita Ciccolini

Address: 87 Grand Vellore Crescent, Woodbridge

Agent: Fausto Cortese Architects Inc.

Please note that comments and written public submissions received after the preparation of this Staff Report (up until noon on the last business day prior to the day of the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning		
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ministry of Transportation	<input checked="" type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: None

Background History: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, April 29, 2021

**Please note that additional comments may be received after the publication of the Staff Report. These comments will be processed as an addendum (see website for details).*



**Minor Variance
Application**

Agenda Item: 22

A052/21

Ward: 3

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date & Time of Live Stream Hearing: Thursday, April 29, 2021 at 6:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

To make an electronic deputation at the meeting please contact the Committee of Adjustment at cofa@vaughan.ca or 905-832-8504. Ext. 8332

Written comments or requests to make a deputation must be received by noon on the last business day before the meeting.

Applicant: Michael and Rita Ciccolini

Agent: Fausto Cortese Architects Inc.

Property: **87 Grand Vellore Crescent, Woodbridge**

Zoning: The subject lands are zoned RV3, Residential Urban Village Zone Three, and subject to the provisions of Exception 9(1024), under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

Related Files: None

Purpose: Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed cabana located in the rear yard.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
A minimum Rear yard setback of 7.5 metres is required (Schedule A1).	To permit a minimum Rear yard setback of 0.9 metres to an Accessory Structure (Cabana).

Background (previous applications approved by the Committee on the subject land): None

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: None

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **noon** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on April 14, 2021

Applicant confirmed posting of signage on April 13, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	Unknown
Cabana	TBC
In Ground Pool	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): The size of the rear yard is too small to fit the owner's needs for a cabana and pool.

Adjournment Request: None

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

Please note Section 4.1.1(b) that states the maximum height of an accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three (3) metres above finished grade.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan 2010 ('VOP 2010'):"Low-Rise Residential"

Application under review.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A052/21. subject to the following condition(s):

The Owner/applicant shall apply for a pool permit with the Development Engineering (DE) Department. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for the pool permit.

Parks Development - Forestry:

Tree protection & preservation methods must be followed according to City of Vaughan By-law 052-2018.

As there is a potential for root injury due to minor excavation in the tree protection zone an arborist is required to oversee the excavation works as outlined in the Arborist Report.

The rear fence is to serve as tree protection hoarding and is not to be moved or tampered with.

Recommended condition of approval:

Applicant/owner shall apply for a "Private Property Tree Removal & Protection" permit through the forestry division prior to building permit approval.

By-Law and Compliance, Licensing and Permit Services:

No comments received to date

Development Finance:

No comment no concerns

Fire Department:

No comments received to date

Schedule A – Plans & Sketches

Schedule B – Public Correspondence

None

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections
MTO – Located outside of MTO permit control area
TRCA – comments with conditions

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions have been recommended:

	Department/Agency	Condition
1	Development Planning Roberto Simbana 905-832-8585 x 8810 roberto.simbana@vaughan.ca	Application under review.
2	Development Engineering Farzana Khan 905-832-8585 x 3608 Farzana.Khan@Vaughan.ca	The Owner/applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading division of the City’s Development Engineering Department for final lot grading and/or servicing approval prior to any work being undertaken on the property. Please visit or contact the Development Engineering Department through email at DEPermits@vaughan.ca or visit https://www.vaughan.ca/services/residential/dev_eng/permits/Pages/default.aspx to learn how to apply for lot grading and/or servicing approval.
3	Parks, Forestry and Horticulture Operations Zachary Guizzetti 905-832-8585 x3614 Zachary.Guizzetti@vaughan.ca	Applicant/owner shall apply for a “Private Property Tree Removal & Protection” permit through the forestry division prior to building permit approval.
4	TRCA Hamadeh Razavi 416-661-6600 ext 5256 Hamedeh.Razavi@trca.ca	That the applicant provides the required fee amount of \$580.00 payable to the Toronto and Region Conservation Authority.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

Notice to Public

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until **noon** on the last business day **prior** to the day of the scheduled hearing. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil). To make an electronic deputation, residents must complete and submit a [Public Deputation Form](#) no later than **noon** on the last business day prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit www.vaughan.ca

Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings may be audio/video recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

For further information please contact the City of Vaughan, Committee of Adjustment
Adriana MacPherson
T 905 832 8585 Extension 8360
E CofA@vaughan.ca

Schedule A: Plans & Sketches

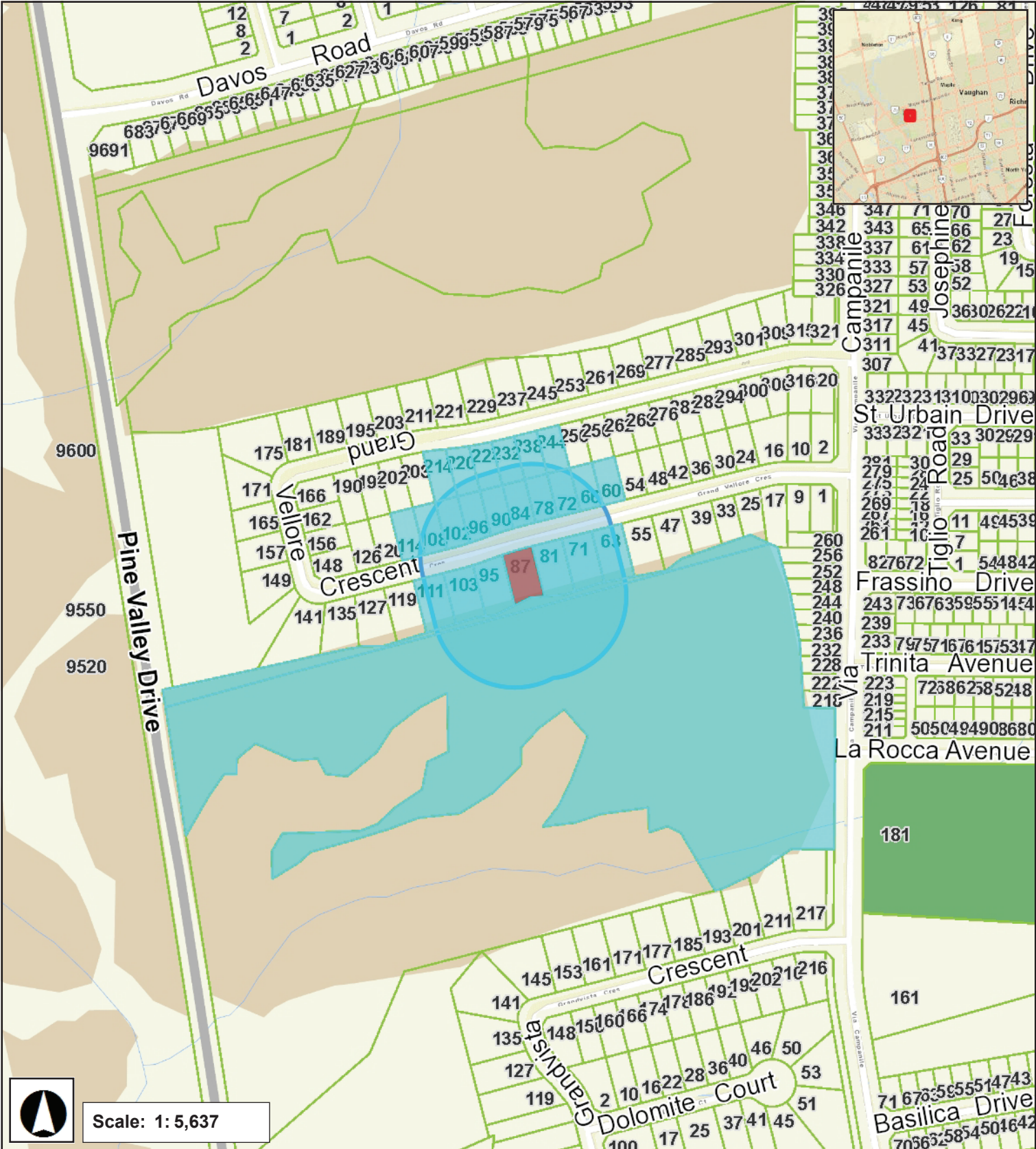
Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum.

Location Map
Plans & Sketches



A052/21 - Notification Map

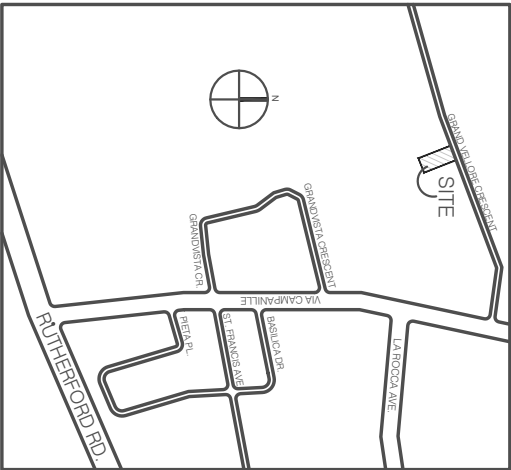
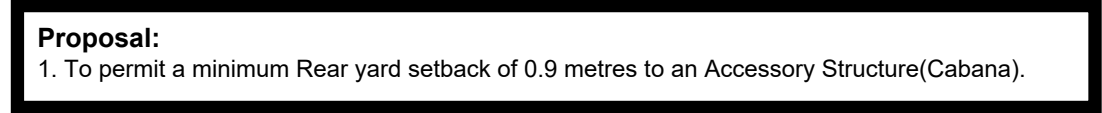
87 Grand Vellore Crescent, Woodbridge



Rutherford Road

March 30, 2021 4:07 PM

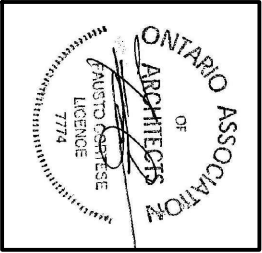
REVISED March 31/21



SITE DEVELOPMENT			
ZONING		Residential Urban Village Zone Three (RV3)	
LOT AREA	m ²	SO/FIT	
TOTAL LOT AREA	969.44 m ²	10485.05 SO/FIT	
HOUSE AREA	m ²	SO/FIT	
FOOTPRINT HOUSE	419.05 m ²	4517.11 SO/FIT	
PROPOSED CARBANA	41.32 m ²	444.77 SO/FIT	
LOT COVERAGE	BY-LAW	PROVIDED	
EXISTING HOUSE	-	43.25%	
NEW CARBANA	10%	4.26%	
COVERAGE (BY-LAW)	35%	47.55%	
AVERAGE ELEVATION		209.220	
SETBACKS - CARBANA	BY-LAW	PROVIDED	
FRONT SETBACK	900 m	31.12 m	
REAR SETBACK (25 % of lot depth)	750 m	0.92 m	
LEFT SIDEYARD	1.50 m	17.62 m	
RIGHT SIDEYARD	1.50 m	1.22 m	
LANDSCAPE AREA	BY-LAW	PROVIDED	
REAR YARD AREA	234.73 m ² 135 m ² - 154.73 m ² 605% = 90.24 m ²	239.73 m ²	100.00 %
SOFT LANDSCAPE AREA		57.05 m ²	19.42 %
HARD LANDSCAPE AREA	-	234.69 m ²	80.58 %

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 905 - 303 - 7416
 FCORTSE@FCARCHITECTS.CA

DRAWING	
SITE PLAN	
PLOTTED:	N/A
DATE:	
03/19/2024	
SCALE:	
AS NOTED	
DRAWN BY:	REVIEWED BY:
F.C.	
DRAWING No. A1.0	



1	ISSUED FOR	02/04/2017	
No.	DESCRIPTION	DATE	
REVISIONS			
ISSUED FOR CONSTRUCTION			
ISSUED FOR BID			
ISSUED FOR BUILDING PERMIT			
ISSUED FOR SITE PLAN APPROVAL			

ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.

DO NOT SCALE DRAWINGS.



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DRAWING

NEW
CABANA AND POOL
AT
87 GRAND VALLORE
CITY OF VAUGHAN

DRAWING

FOUNDATION PLAN

PLOTTED: N/A

PROJECT No:

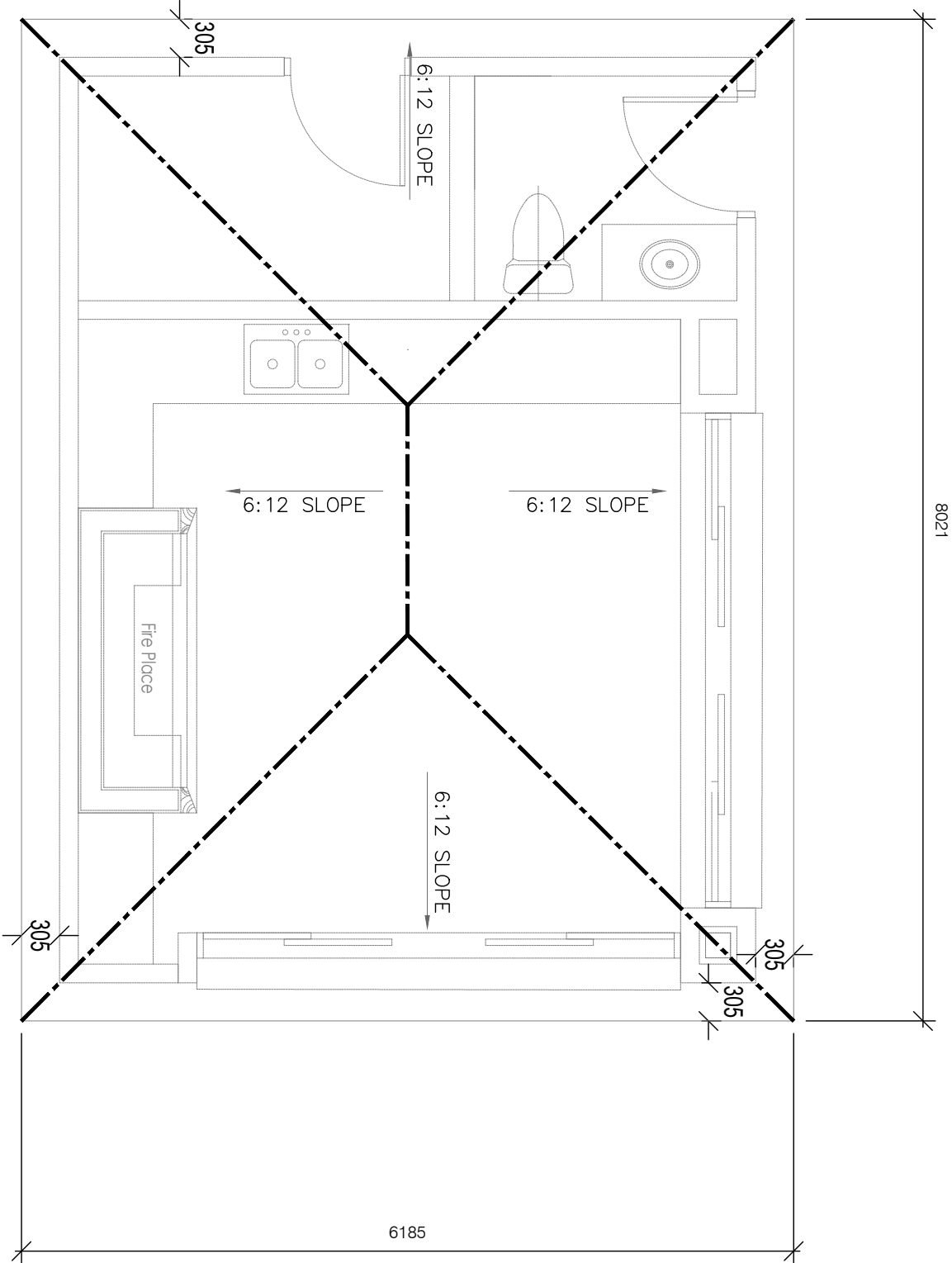
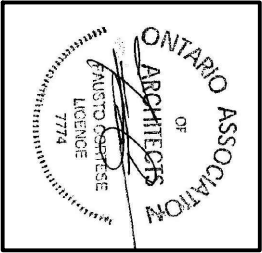
04/07/2019

SCALE:

DRAWING No:

AS NOTED
DRAWN BY: REVIEWED BY:

A2.1



No.	DESCRIPTION	DATE

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS

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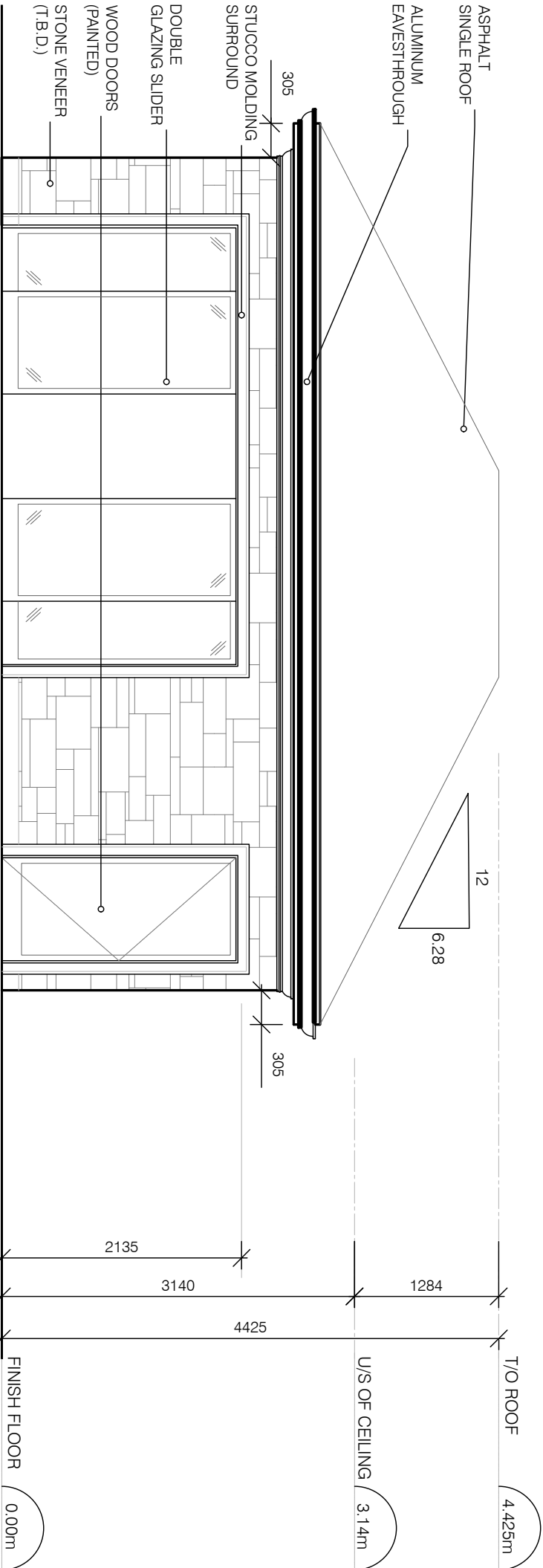
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DRAWING:
**NEW
CABANA AND POOL
AT
87 GRAND VALLORE**
CITY OF VAUGHAN

DRAWING:	
PLOTTED:	N/A
DATE:	PROJECT No.:

SCALE:	DRAWING No.:
DATE:	

DRAWN BY:	REVIEWED BY:	
F.C.		A2.2



1	ISSUED FOR CONSTRUCTION	PERMITS/7076
No.	DESCRIPTION	DATE
	REVISIONS	
ISSUED FOR CONSTRUCTION		
ISSUED FOR BID		
ISSUED FOR BUILDING PERMIT		
ISSUED FOR SITE PLAN APPROVAL		

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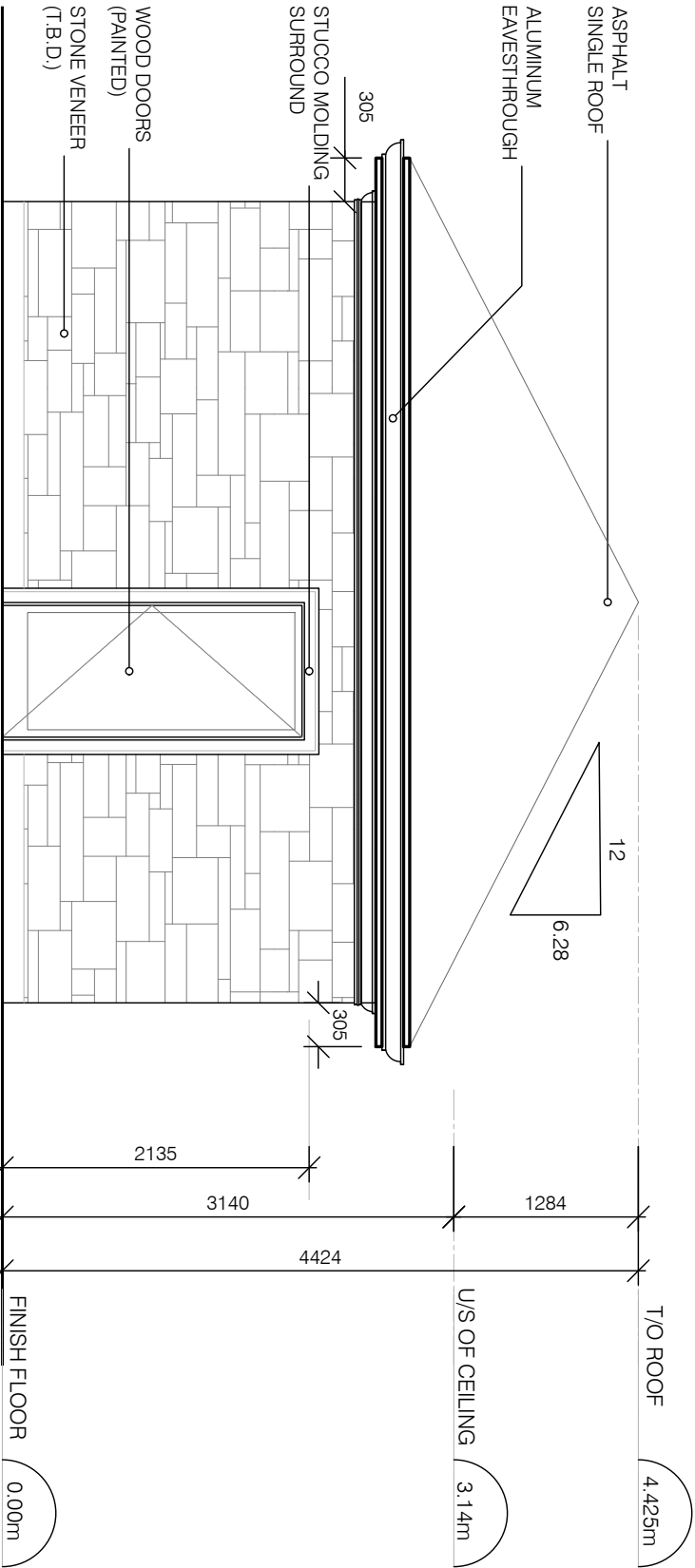


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DRAWING:
NEW
CABANA AND POOL
AT
87 GRAND VALLORE
CITY OF VAUGHAN

DRAWING: CABANA FRONT ELEVATION
PLOTTED: N/A

04/07/2019		# # # #
SCALE:	AS NOTED	DRAWING NO:
DRAWN BY:	REVIEWED BY:	A3.0
DATE:	FC:	



1	ISSUED FOR	01/MAY/2022
No	DESCRIPTION	DATE
REVISIONS		
ISSUED FOR CONSTRUCTION		
ISSUED FOR BID		
ISSUED FOR BUILDING PERMIT		
ISSUED FOR SITE PLAN APPROVAL		

SUBMITTALS

ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL

ISSUED FOR CONSTRUCTION
ISSUED FOR BID

[illegible]

No.	DESCRIPTION	DATE
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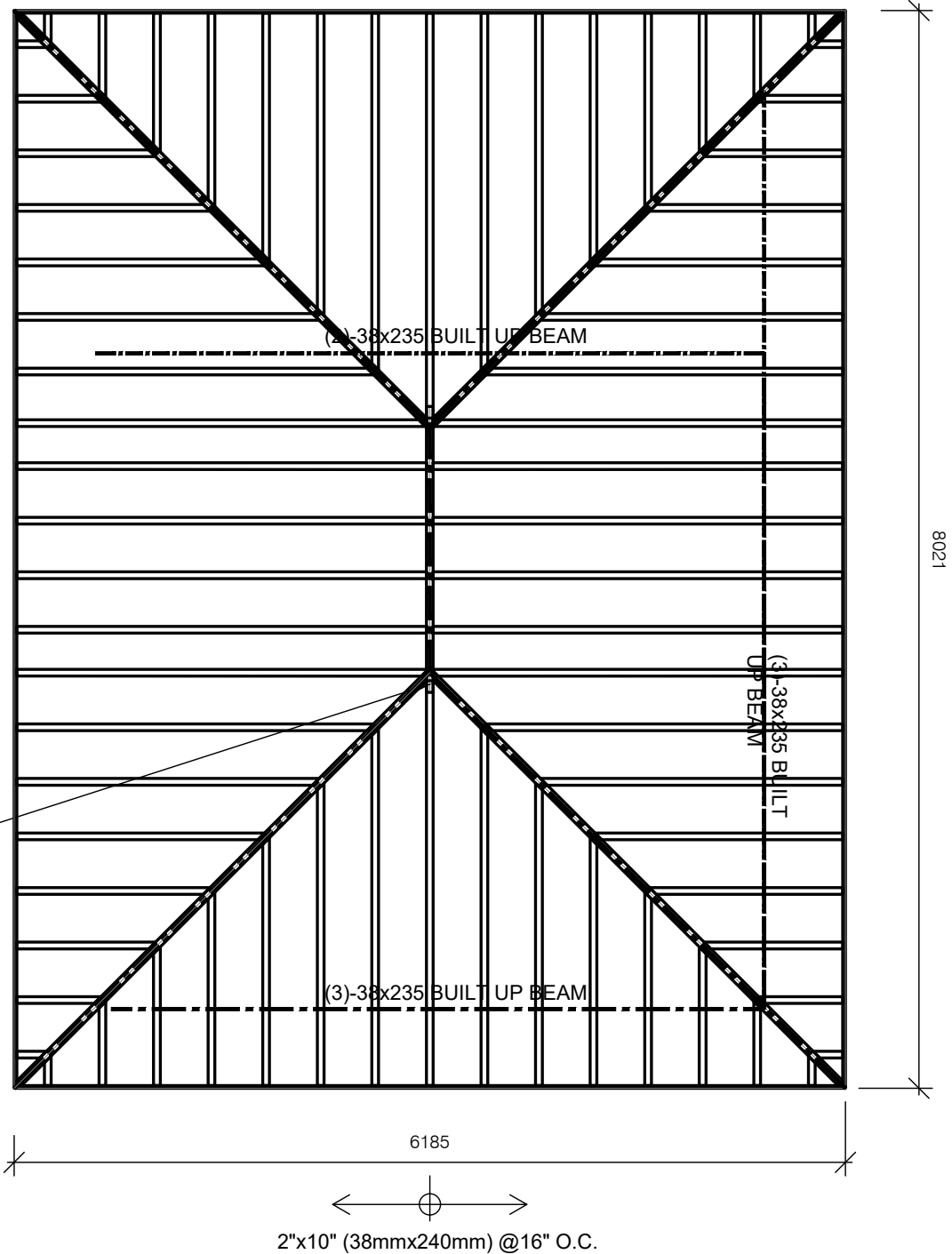
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DRAWING:
NEW
CABANA AND POOL
AT
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CITY OF VALUGHAN

DRAWING: CABANA RIGHT ELEVATION
PLOTTED: N/A

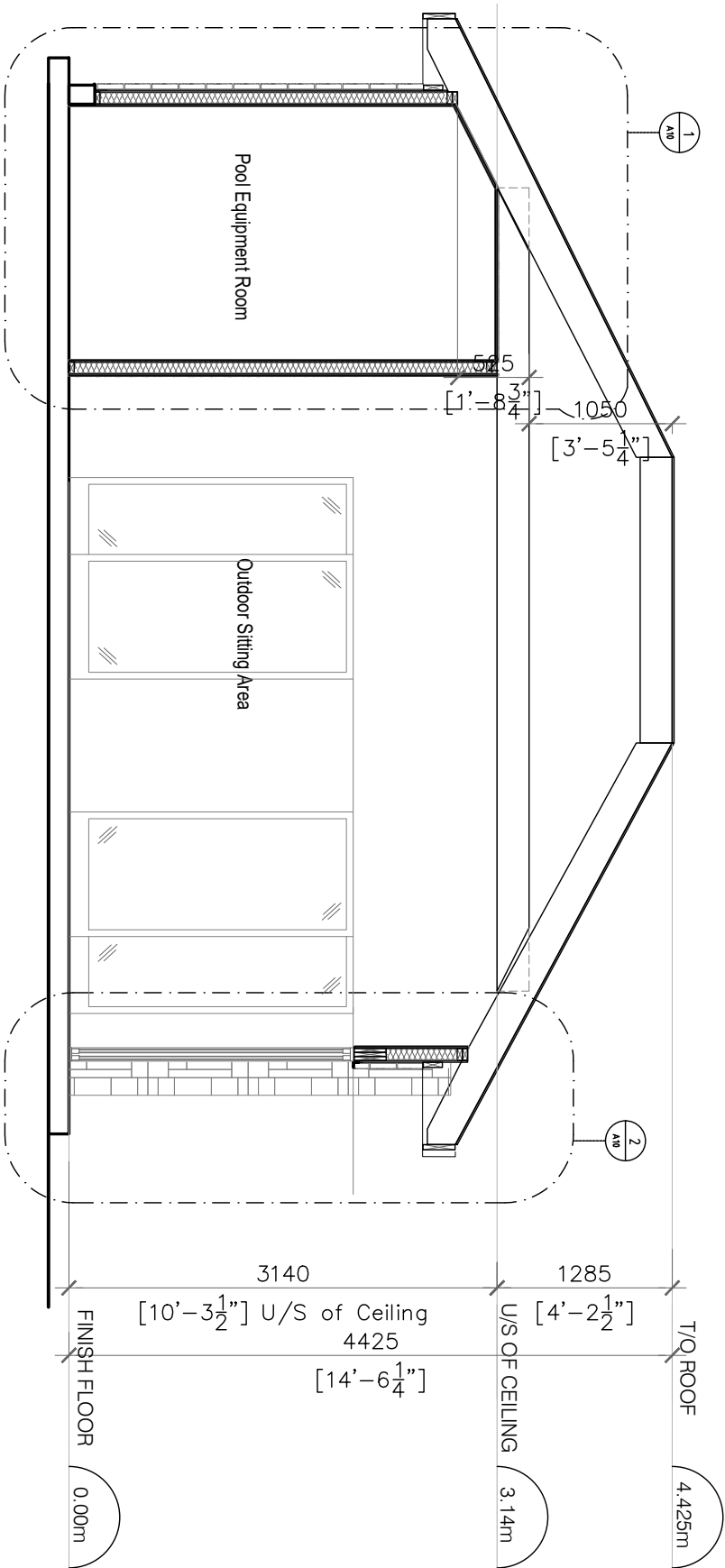
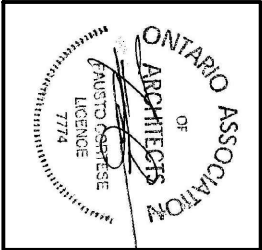
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REVIEWED BY:			
DATE:			
	F.C.		



PROVIDE HHRC (HIP-RIDGE FACE MOUNT CONNECTOR)
FOR RAFTER

A3.4 SCALE: 1:50

DATE:	04/07/2019	PROJECT NO.:	# # # #
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	REVIEWED BY:		
	F.C.		



No.	DESCRIPTION	DATE
REVISIONS		

ISSUED FOR CONSTRUCTION	
ISSUED FOR BID	
ISSUED FOR BUILDING PERMIT	
ISSUED FOR SITE PLAN APPROVAL	

SUBMITTALS

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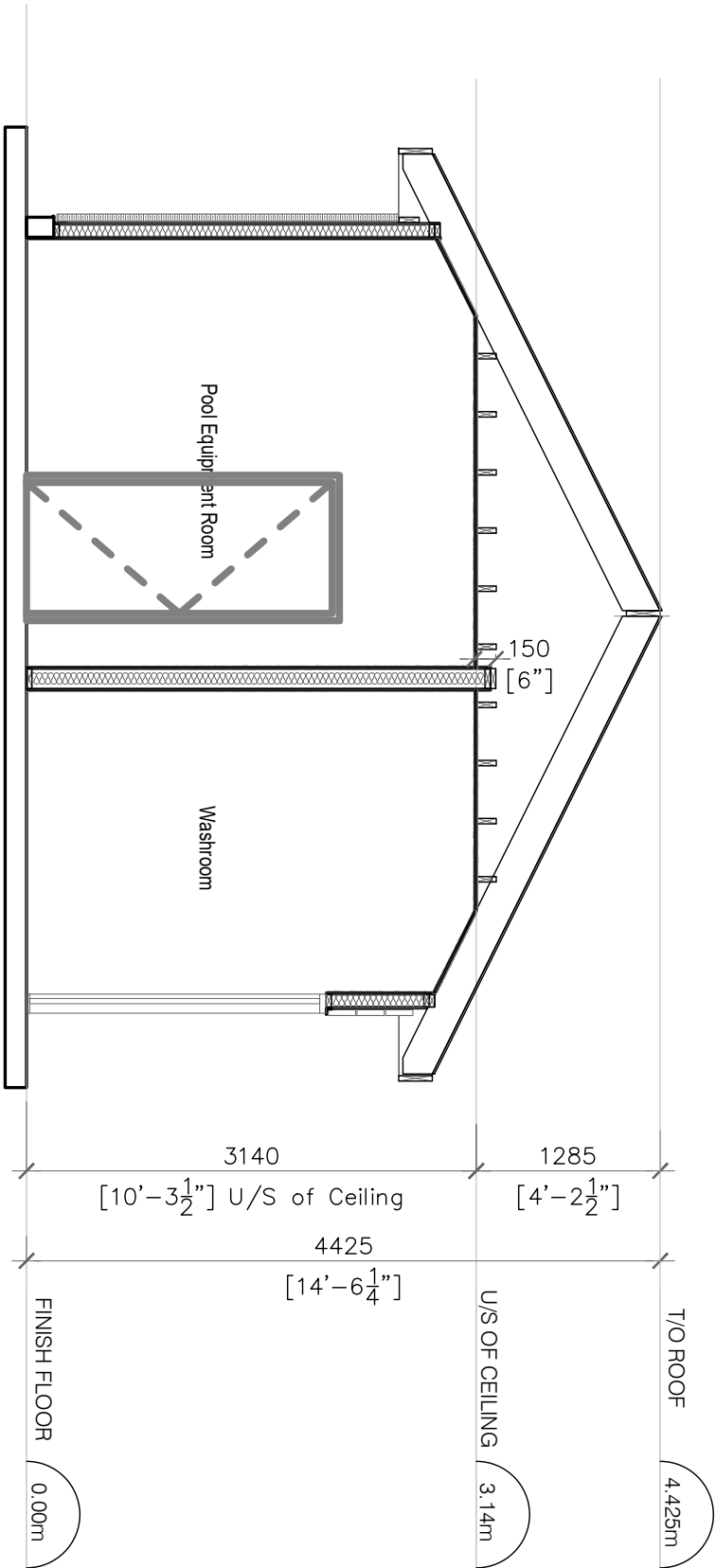
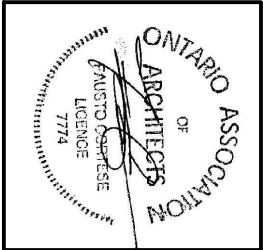


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DRAWING:
NEW
CABANA AND POOL
AT
87 GRAND VALLORE
CITY OF VAUGHAN

DRAWING:	
CABANA RIGHT ELEVATION	
PLOTTED: N/A	PROJECT No: #
DATE: 04/07/2019	#

SCALE: AS NOTED	DRAWING No: #
DRAWN BY: F.C.	REVIEWED BY: A4.0



No.	DESCRIPTION	DATE
REVISIONS		

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
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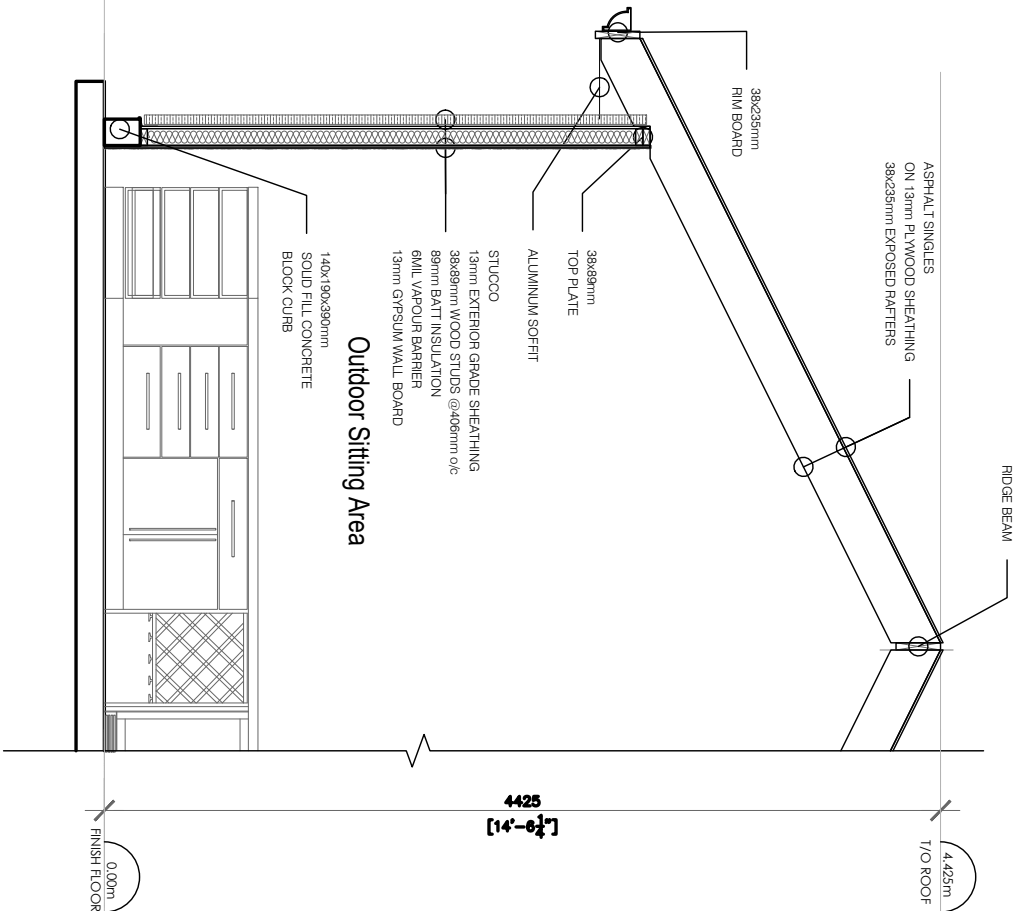
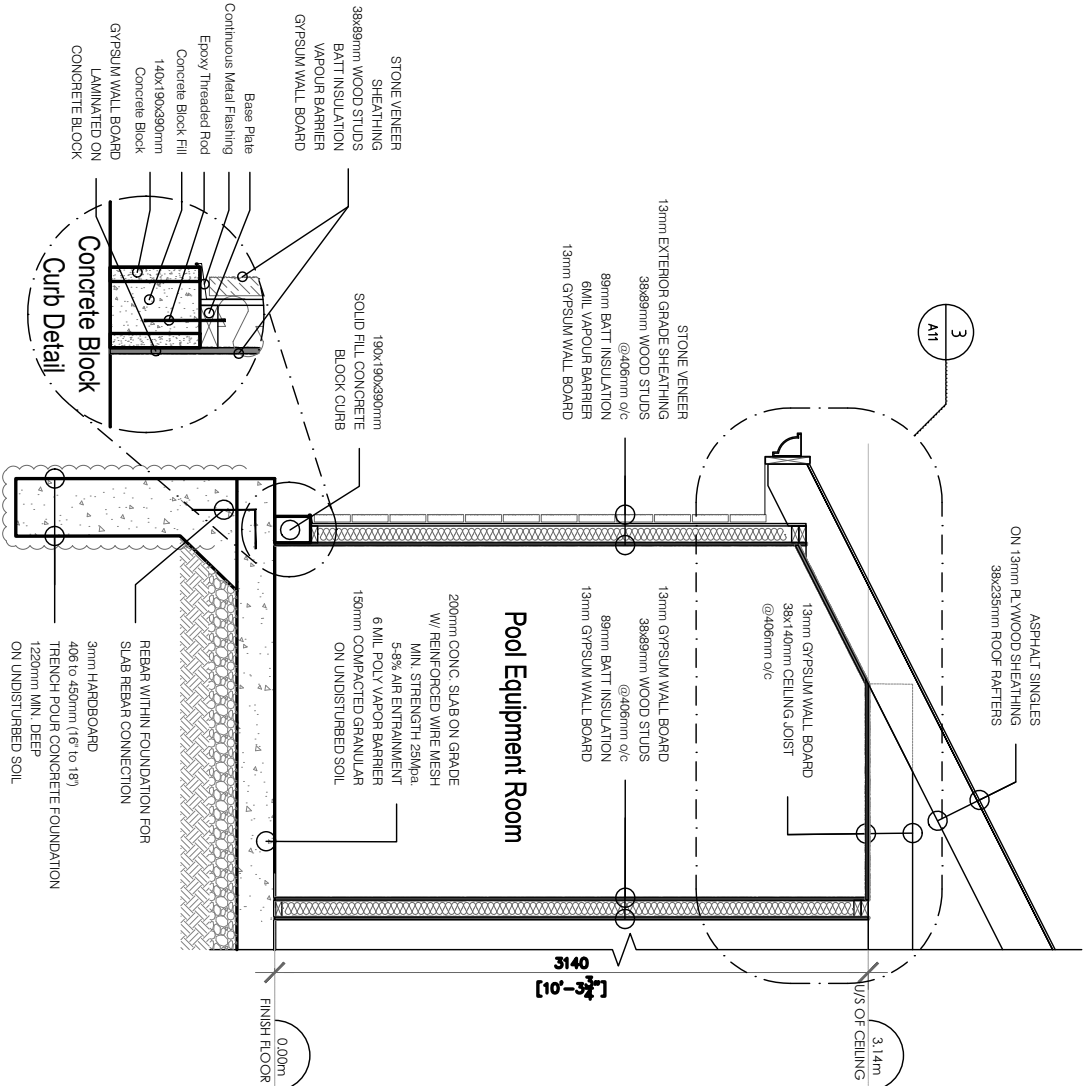


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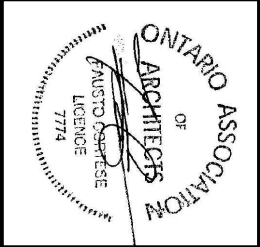
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CABANA AND POOL
AT
87 GRAND VALLORE
CITY OF VAUGHAN

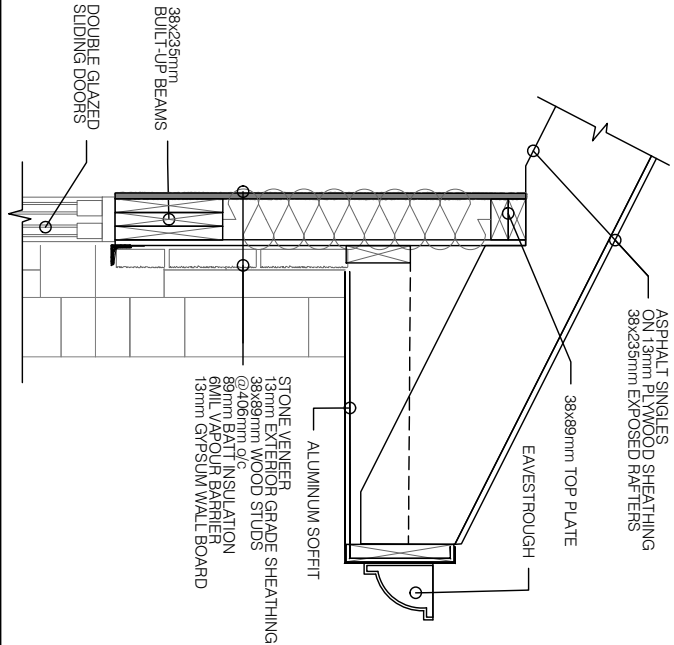
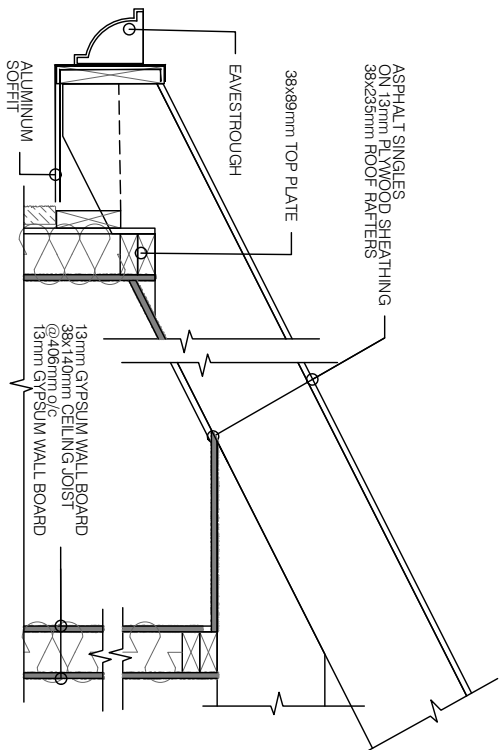
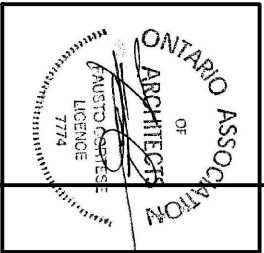
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PLOTTED: N/A	PROJECT No: #
DATE: 04/07/2019	DATE: #

SCALE: AS NOTED	DRAWING No: A4.2
DRAWN BY: F.C.	REVIEWED BY: F.C.



1 CABANA - WALL SECTIONS
A4.3 SCALE: 1:40





No.	DESCRIPTION	DATE
REVISIONS		
ISSUED FOR CONSTRUCTION		
ISSUED FOR BID		
ISSUED FOR BUILDING PERMIT		
ISSUED FOR SITE PLAN APPROVAL		

SUBMITTALS

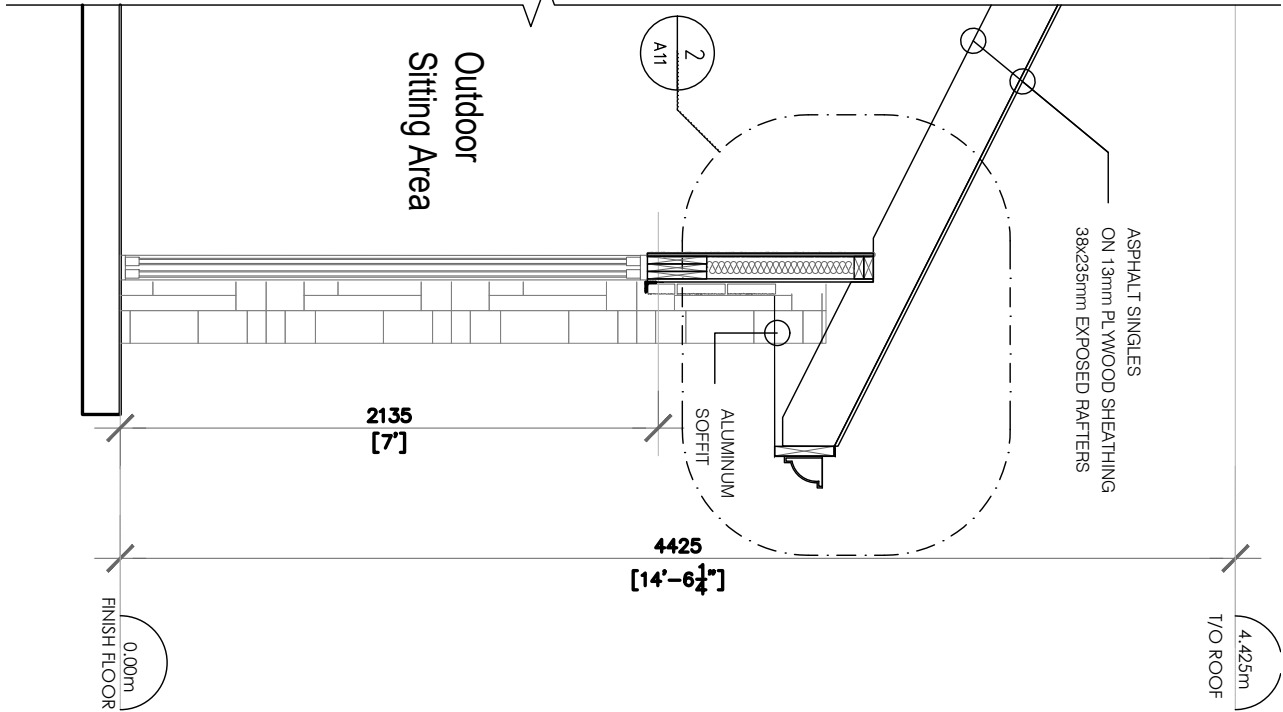
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DO NOT SCALE DRAWINGS.



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3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
905 - 303 - 7416
FCORTESE@FCARCHITECTS.CA

DRAWING:
**NEW
CABANA AND POOL**
AT
87 GRAND VALLORE
CITY OF VAUGHAN

DRAWING:
CABANA RIGHT ELEVATION
PLOTTED: N/A
PROJECT No.:
DATE: 04/07/2019
SCALE: AS NOTED
DRAWING No.:
DRAWN BY: F.C.
REVIEWED BY: F.C.



Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum.

None

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum.-

- Alectra (Formerly PowerStream) – No concerns or objections**
- Region of York – No concerns or objections**
- MTO – Located outside of MTO permit control area**
- TRCA – comments with conditions**

COMMENTS:

- ☐ We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- ☒ We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- ☐ We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream(Construction Standard 03-1, 03-4, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions (Alectra East)
Phone: 1-877-963-6900 ext. 24419

Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: A052/21 - Request for Comments

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: April-07-21 11:03 AM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Cc: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A052/21 - Request for Comments

Good morning Adriana,
The Regional Municipality of York has completed its review of the above minor variance and has no comment.
Regards,

Gabrielle

Gabrielle Hurst MCIP RPP | Community Planning and Development Services | The Regional Municipality of York | 1-877
464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

MacPherson, Adriana

Subject: FW: A052/21 - Request for Comments

From: Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>
Sent: March-31-21 5:19 PM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Cc: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>
Subject: [External] RE: A052/21 - Request for Comments

Good afternoon,

The property at 87 Grand Vellore Cr is not within the MTO permit control area and MTO has no comments.

Colin Mulrenin | Corridor Management Officer | York
Highway Corridor Management Section – Central Operations
159 Sir William Hearst Avenue | Ministry of Transportation
7th Floor, Building D | Downsview, Ontario | M3M 0B7
Colin.Mulrenin@ontario.ca

April 14, 2021

CFN 64195.10
Ex-Ref CFN 64538

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

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

Dear Christine:

Re: Minor Variance Application A052.21
87 Grand Vellore Crescent, PLAN 65M3921 Lot 12
City of Vaughan, Region of York
Owner: Michael Ciccolini and Rita Paola Ciccolini (Agent: Fausto Cortese)

This letter acknowledges receipt of the above noted application, received by Toronto and Region Conservation Authority (TRCA) on March 31, 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 the noted variance is to facilitate the construction of a cabana and an inground swimming pool. More specifically,

1. To permit a minimum Rear yard setback of 0.9 metres to an Accessory Structure (Cabana).
2. To permit a minimum Interior Side yard setback of 0.28 metres to a Ground mounted AC unit.

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 regulated by TRCA due to a stream corridor associated with a tributary of the East Humber River which traverses the southern portion of the lot. 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

Based on the above, the subject property is partially located within TRCA Regulated Area. TRCA issued a permit to facilitate the construction of the proposed works on March 2, 2021 (TRCA Permit No. C-210211).

Based on a review of the plans submitted with this variance application, TRCA is satisfied that the noted works are consistent with the plans that were approved as a part of the TRCA Permit C-210211. As such, TRCA has no concerns with the proposed variance.

Fees

By copy of this letter, the applicant is advised that the 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 A052.21, subject to the following condition:

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

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,



Hamedeh Razavi
Planner I, Development Planning and Permits

HR/mh