

**From:** [Torres, Michael](#)  
**To:** [Committee of Adjustment](#)  
**Cc:** [Khan, Farzana](#)  
**Subject:** Vaughan - Planning - Complete No Conditions (PROVIDEL)  
**Date:** Monday, April 26, 2021 11:12:32 PM

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Please note that Vaughan - Planning process is now complete for a COA folder with the following details:

File No: A039/21

Type: Minor Variance - Residential, Agricultural, Institutional

Address: 8 Honey Locust Ct

Comments: The Owner is requesting permission to construct a 2-storey dwelling, loggia, and pool with the above-noted variances. The subject lands are located within the Countryside Area of the Oak Ridges Moraine ('ORM') and are subject to the policies within the ORM Conservation Plan. The western portion of the subject lands are located directly adjacent to a valley corridor and woodland, with a large portion of the subject lands also regulated by the Toronto and Region Conservation Authority ('TRCA') under Ontario Regulation 166/06. As part of the application, the Owner submitted an Environmental Impact Study ('EIS') prepared by GEMS, dated September 2017, and was reviewed by TRCA and Policy Planning and Environmental Sustainability ('PPES') staff. According to the EIS, a 10-metre Minimum Vegetation Protection Zone ('MVPZ') from the staked limit of the valley corridor/woodland was identified as an "appropriate distance to effectively maintain the ecological function and integrity" of the adjacent natural features. TRCA staff had also staked the limit of the woodland on the southwest portion of the subject lands. Based on these findings, TRCA and PPES staff are satisfied that the proposal will be located outside of the 10-metre MVPZ, and have no objections, subject to final review and permit issuance by the TRCA. A Tree Inventory and Preservation Plan, prepared by Thomson Watson Consulting Arborists on March 7, 2021, was also provided by the Owner in support of the application. Urban Design staff have reviewed the submitted plan and are satisfied with the recommendations. The Development Planning Department has no objections to the proposed variances. The accessory structure (porte cochere) located in the front yard only partially encroaches into the required front yard setback and, as an architectural element, does not have any visually imposing impacts on the streetscape. The proposed lot coverage remains consistent with lots located within the Woodland Acres subdivision, and the proposed dwelling is appropriately situated on the lot not impacting the adjacent valley corridor and woodland. The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Conditions: