

From: [Torres, Michael](#)
To: [Committee of Adjustment](#)
Cc: [Khan, Farzana](#)
Subject: Vaughan - Planning - Complete No Conditions (MACPHERA)
Date: Tuesday, April 27, 2021 9:51:46 PM

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

File No: A166/20

Type: Minor Variance - Residential, Agricultural, Institutional

Address: 15 Melissa Ct

Comments: The Owner is requesting permission to construct a 2-storey dwelling, pool, and rear yard deck with the above-noted variances. The subject lands are located within the Countryside Area and Natural Linkage Area of the Oak Ridges Moraine ('ORM') and are subject to the policies within the ORM Conservation Plan. The rear of the subject lands contains a wooded area which meets the criteria of a woodland feature, and is considered to be a Key Natural Heritage Feature ('KNHF'). A Minimum Vegetation Protection Zone ('MVPZ') of 30 metres is typically required from KNHF's on the ORM. Policy Planning and Environmental Sustainability ('PPES') staff raised concerns regarding the initial location of the septic system encroaching into the woodland feature located at the rear of the subject lands. Subsequently, the Owner submitted a Scoped Natural Heritage Evaluation ('NHE'), prepared by Terrastory Environmental Consulting Inc. dated March 26, 2021, that examined the proposed impacts of the development on significant natural features and identified mitigation efforts undertaken by the Owner, including the relocation of the septic system further away from the woodland feature. Additional mitigation measures are provided in the submitted Arborist Report and Edge Management Plan prepared by Strybos Barron King Ltd., prepared on December 24, 2020 and later revised on March 25, 2021. PPES staff are satisfied with the relocation of the septic system and the overall recommendations outlined in the NHE and Arborist Report. Urban Design staff also concur with the recommendations outlined in the Arborist Report. Upon request from the Development Planning Department, the Owner had revised the width of the driveway from 16.2 m to 15.68 m, which allows for the preservation of existing trees along the interior side lot line, providing effective screening along the driveway. The Development Planning Department does not object to the remainder of the above-noted variances. 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: