

**File:** A122/21

**Applicant:** Michael Loconte & Elena Tari

**Address:** 69 Alistair Cr Kleinburg

**Agent:** None

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		
Development Planning	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	
By-law & Compliance	<input checked="" type="checkbox"/>	
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Cleared
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)		

Adjournment History: N/A

Background History: N/A

Staff Report Prepared By: Pravina Attwala  
 Hearing Date: Wednesday, June 30, 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: 13

**A122/21**

Ward: 1

**Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer**

**Date & Time of Live Stream Hearing:** Wednesday, June 30, 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](http://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](mailto:cofa@vaughan.ca)

To make an electronic deputation at the meeting please contact the Committee of Adjustment at [cofa@vaughan.ca](mailto: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 Loconte & Elena Tari

**Agent:** None

**Property:** **69 Alistair Cr Kleinburg**

**Zoning:** The subject lands are zoned and subject to the provisions of Exception under By-law 1-88 as amended.

**OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential", subject to Area Specific Plan 12.7: Block 61 W - Nashville Heights

**Related Files:** None

**Purpose:** Relief from By-law 1-88, as amended, is being requested to permit the construction of a proposed unenclosed patio/balcony located at the rear of the existing dwelling.

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

By-law Requirement	Proposal
A maximum Rear Yard balcony or deck encroachment of 1.8 metres is permitted.	To permit a maximum Rear Yard balcony or deck encroachment of 2.8 metres.

**Background (previous applications approved by the Committee on the subject land): N/A**

For information on the previous approvals listed above please visit [www.vaughan.ca](http://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: N/A**

**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 June 15, 2021

Applicant confirmed posting of signage on June 15, 2021

Property Information	
Existing Structures	Year Constructed
Dwelling	2019 (Occupied 2021)

Applicant has advised that they cannot comply with By-law for the following reason(s): Rear yard setback allows for a deck to be built 2.5m deep. Applying for a 1.0m variance to construct suspended deck at 3.5m deep.

**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 10m<sup>2</sup>.

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).

**Building Inspections (Septic):**

No response

**Development Planning:**

Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential", subject to Area Specific Plan 12.7: Block 61 W - Nashville Heights

The Owner is proposing to construct a two-storey rear yard deck with a maximum rear yard encroachment of 2.8 m, whereas a maximum encroachment of 1.8 m is required.

The rear yard setback to the deck is measured at 4.68 m, with the rear of the subject lands adjacent to an open space area. The subject lands are a pie shaped lot which is larger than typical lots in the neighbourhood with plenty of amenity space. The deck is not proposed to encroach into the interior side yards of the property. Accordingly, the Development Planning Department has no concern with the requested variance.

A portion of the subject lands are located within a Toronto and Region Conservation Authority (TRCA) Regulated Area, due to an adjacent stream corridor located near the rear of the subject lands. On May 12, 2021, the TRCA issued Permit C-210505 to the Owner to facilitate the construction of the proposed deck.

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.

**Development Engineering:**

The Development Engineering (DE) Department does not object to variance application A122/21. subject to the following condition(s):

Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (Letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.

**Parks Development - Forestry:**

No comment no concerns

**By-Law and Compliance, Licensing and Permit Services:**

No comment no concerns

**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

TRCA – comments with conditions (condition cleared)

**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:

	<b>Department/Agency</b>	<b>Condition</b>
1	Development Engineering Farzana Khan  905-832-8585 x 3608 <a href="mailto:Farzana.Khan@Vaughan.ca">Farzana.Khan@Vaughan.ca</a>	Staff have confirmed that the property is located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder and approval (Letter or email) of the minor variance and proposed work to the property in question and provide a copy of the notification and approval to the City's Development Engineering Department.

**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](mailto:cofa@vaughan.ca)

**ELECTRONIC PARTICIPATION:** During the COVID-19 emergency, residents can view a live stream of the meeting [Vaughan.ca/LiveCouncil](https://www.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 prior to the scheduled hearing. To obtain a Public Deputation Form please contact our office or visit [www.vaughan.ca](http://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**

T 905 832 8585 Extension 8002  
E [CofA@vaughan.ca](mailto: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.

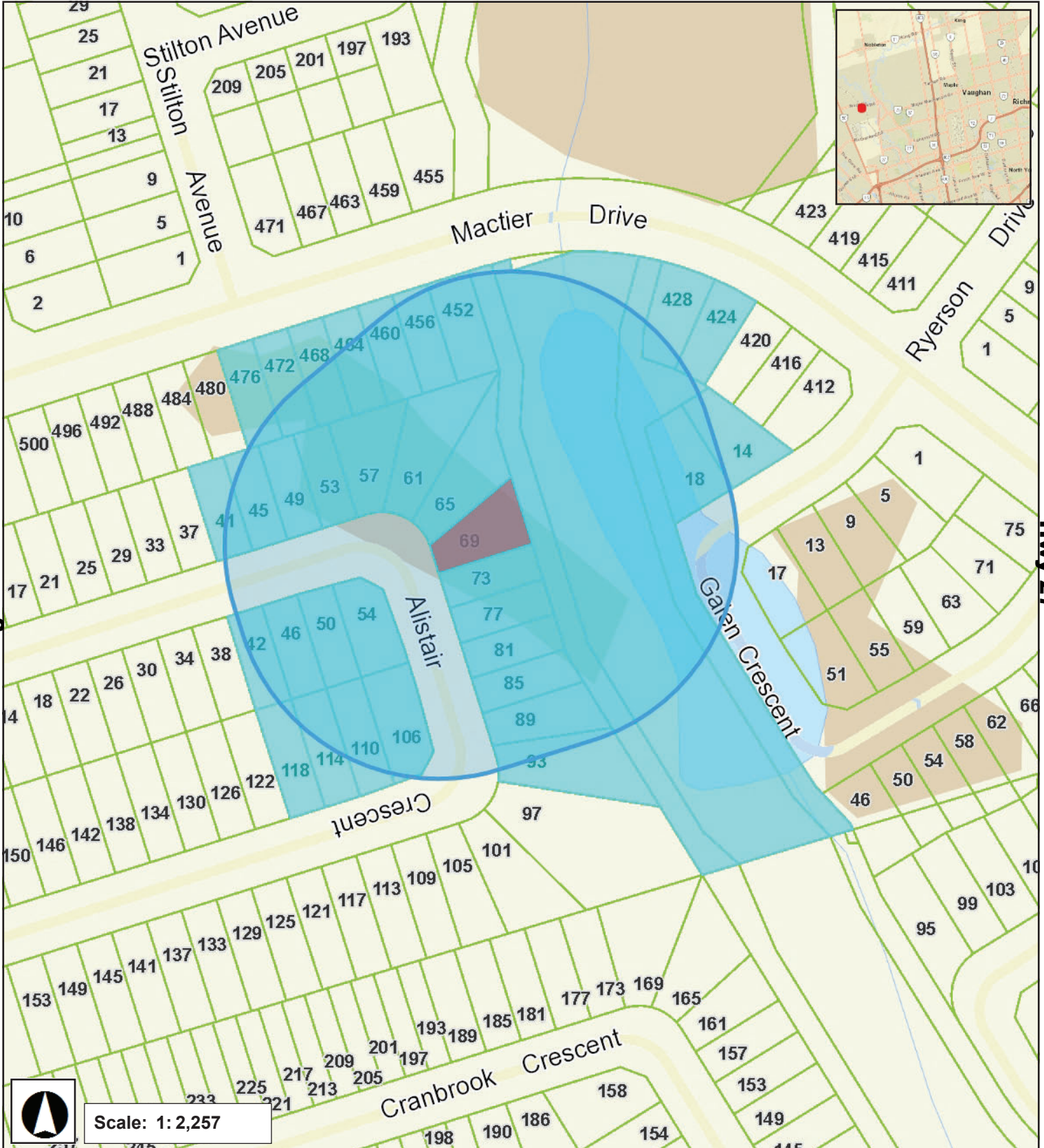
**Location Map**  
**Plans & Sketches**



# LOCATION MAP - A122/21

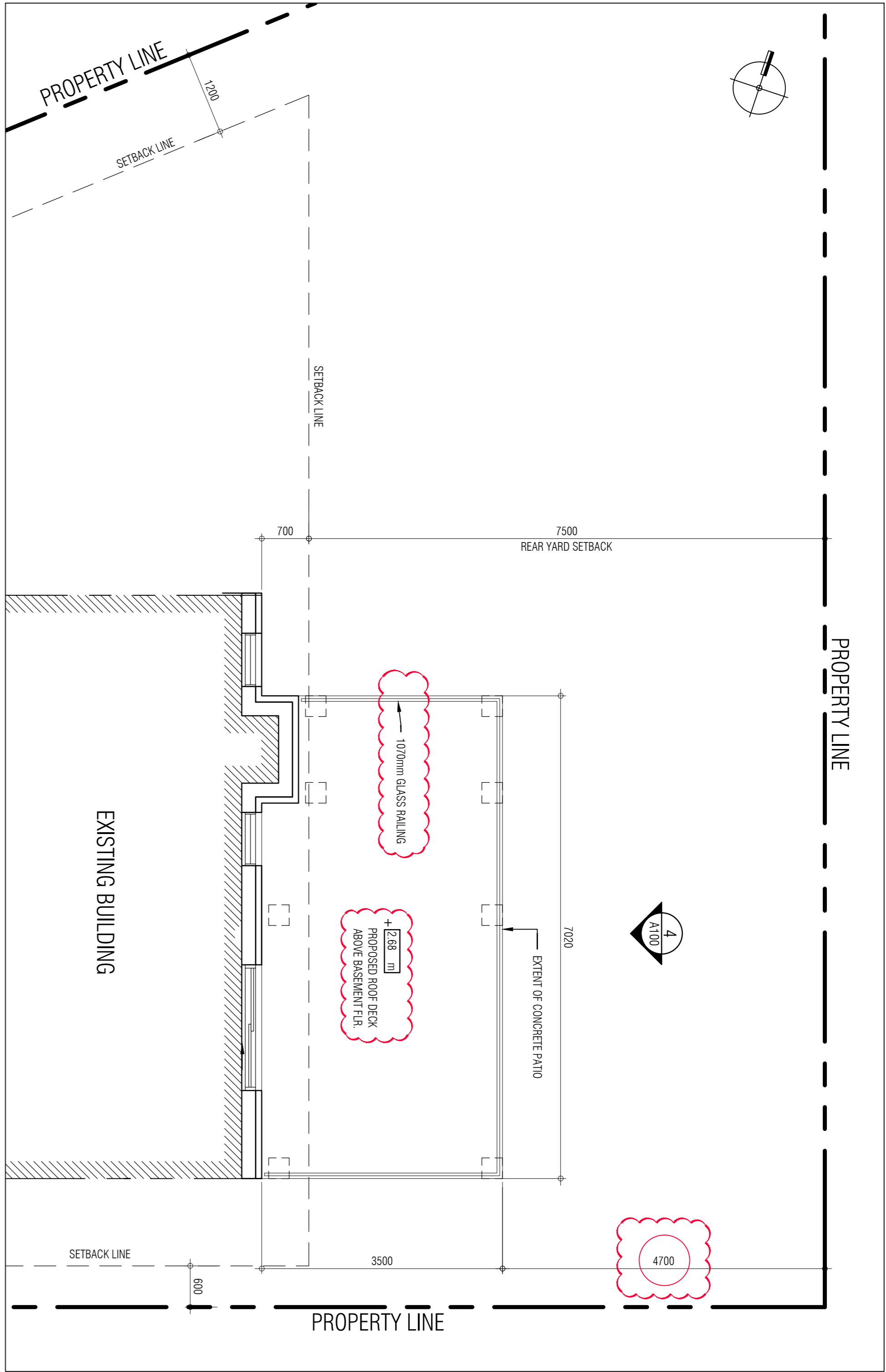
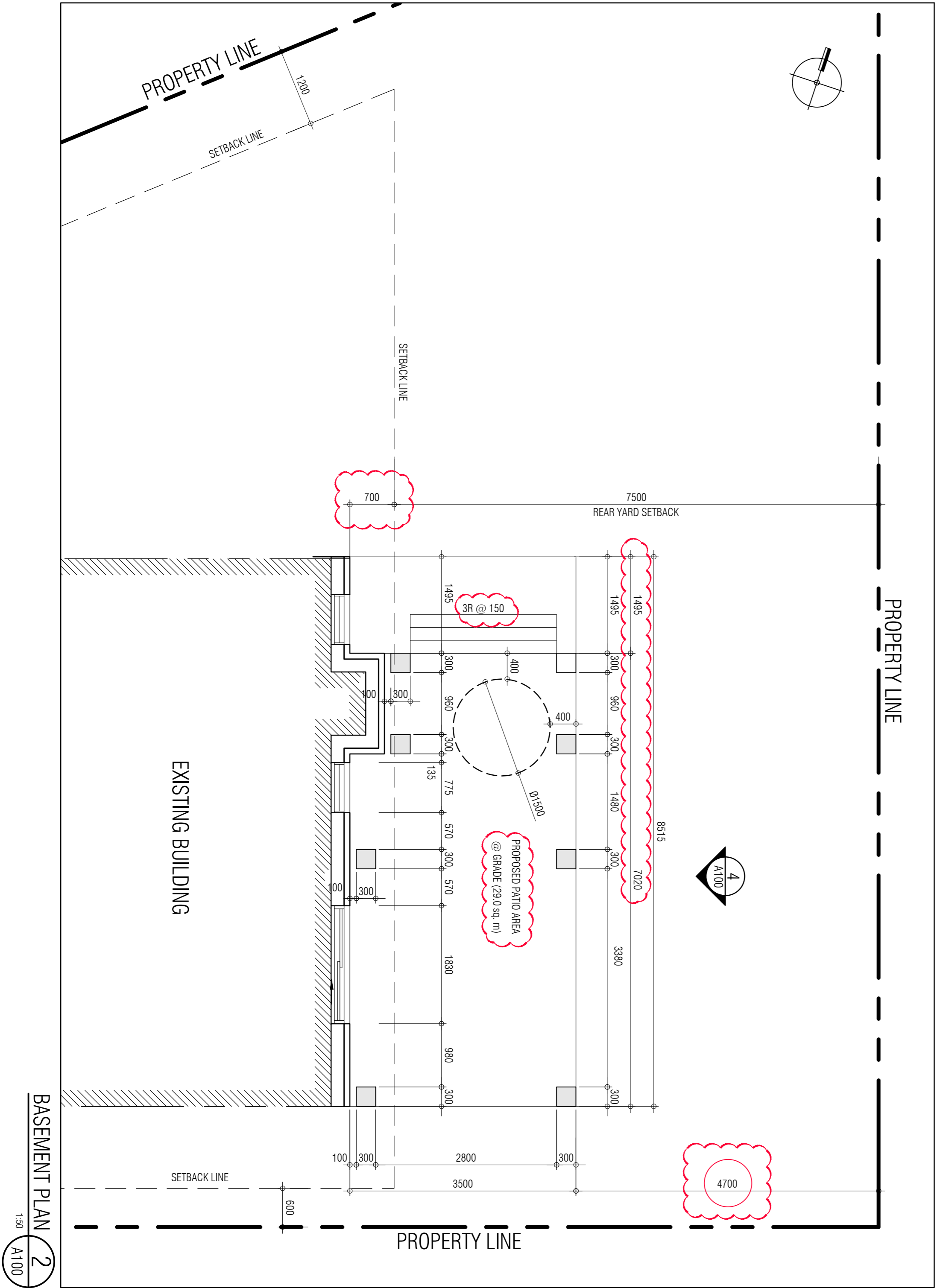
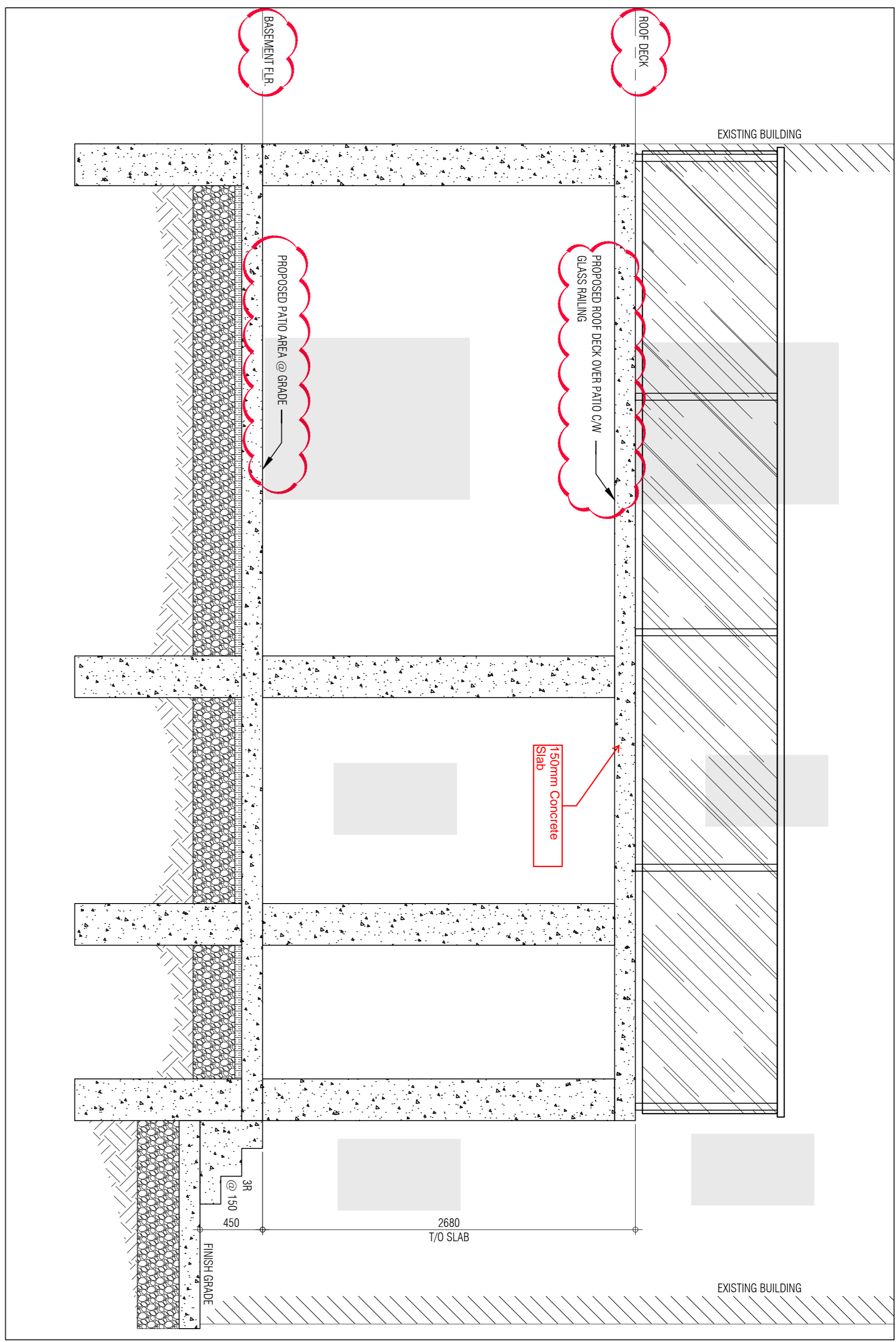
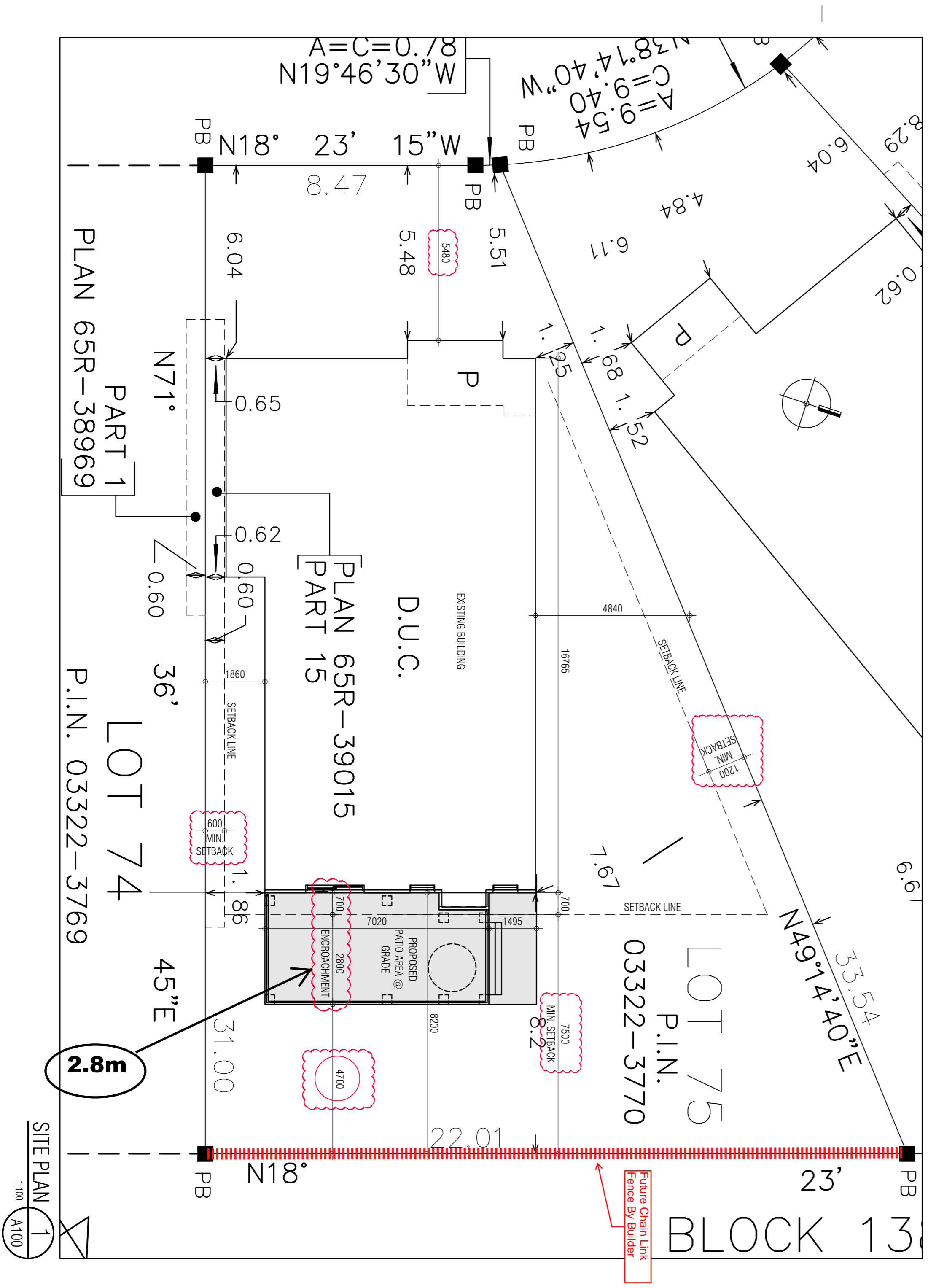
69 ALISTAIR CRESCENT, KLEINBURG

**Nashville Road**



**Major Mackenzie Drive**

June 8, 2021 3:08 PM



THIS DRAWING IS AN INSTRUMENT OF SERVICE AS PROVIDED BY LAW IN THE PROVINCE OF ONTARIO AND IS THE PROPERTY OF GRAZIANI-GORAZZA ARCHITECTS INC. THE CONTRACTOR MUST OBTAIN AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THIS DRAWING AND BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE SERVICE REGULATORY AGENCIES. GRAZIANI-GORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, OR OTHER INFORMATION ON THIS DRAWING. THE CONTRACTOR MUST REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REGULATIONS. NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN RESPECT TO THE ENVIRONMENTAL CONDITION OF THIS SITE. THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRIC INFORMATION DRAWINGS:  
ELECTRIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED PAGES TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/REVIEW THE REPORT PARTS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELIANCE OF THE INFORMATION IN RESPECT TO THEIR PROFESSIONAL RESPONSIBILITY.

GRAZIANI-GORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:  
1. THE ACCURACY OF THE INFORMATION SUPPLIED TO THEM.  
2. THE REVISIONS OR ANY VARIATIONS OR CHANGES TO THE DRAWING ELECTRIC INFORMATION DRAWING WHEN AMENDMENTS ARE MADE THEREON.

01. MAR 15, 2021 ISSUED TO CLIENT  
02. MAY 14, 2021 ISSUED TO CLIENT

**PROPOSED PATIO**

**69 AUSTIN CREK, ONTARIO**

**CLIENT:** KILBERG  
**PROJECT ARCHITECT:** B. GRAZIANI  
**ASSISTANT DESIGNER:** J.M. G.C.  
**DRAWN BY:** G. COLANGELO  
**CHECKED BY:** M.A. H. 2021  
**PILOT DATE:** 1871 21  
**JOB #:**

**GRAZIANI-GORAZZA ARCHITECTS**  
1320 SHEPPARD AVENUE, SUITE 100  
SCARBOROUGH, ONTARIO M1B 2X4  
TEL: (416) 754-9267  
WWW.GRAZIANI-GORAZZA.COM

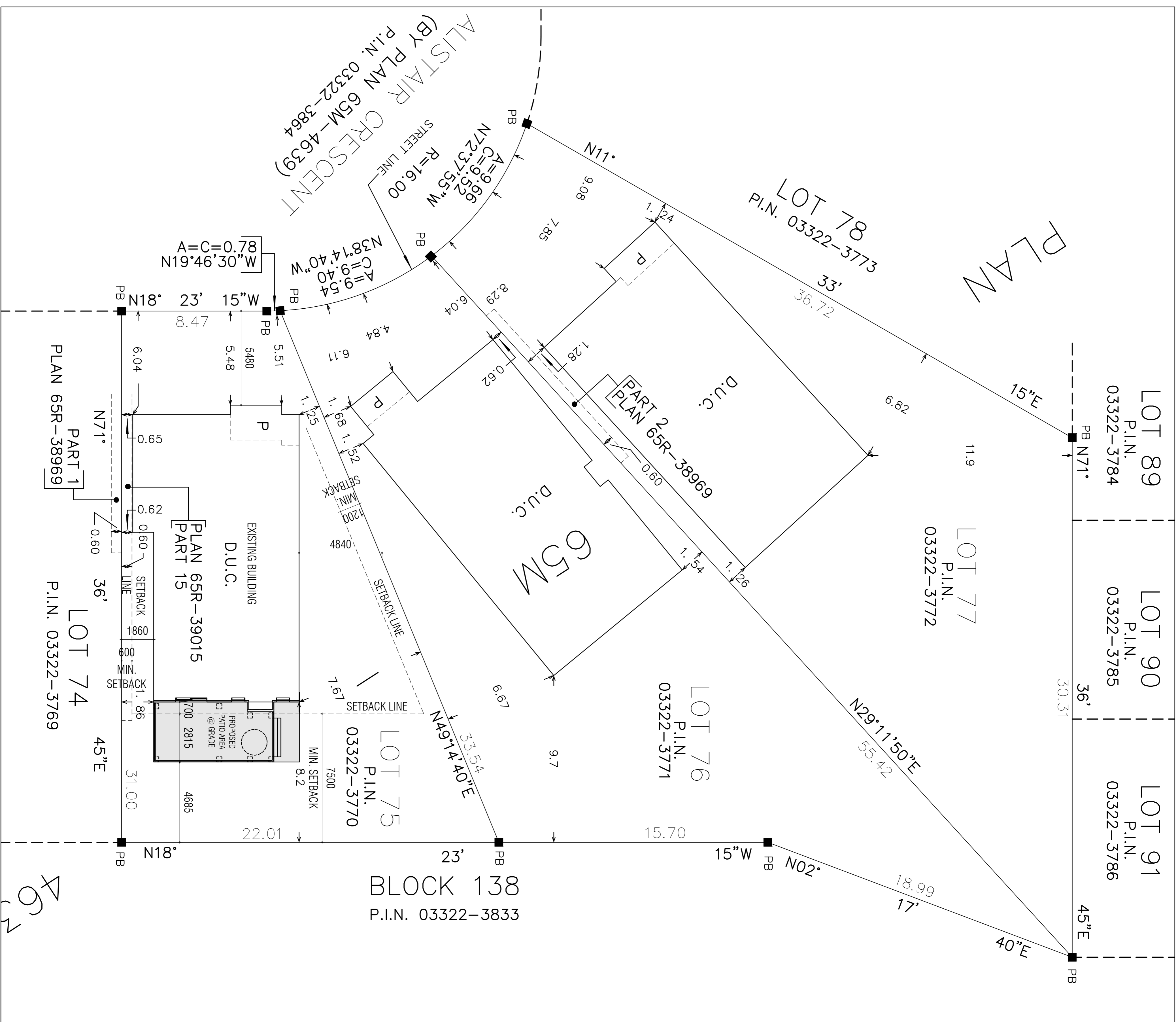
**BREARDO E. GRAZIANI**  
REGISTERED ARCHITECT  
ONTARIO ARCHITECTS ASSOCIATION  
LICENSED

**AS NOTED** **A100**

**SITE PLAN, BASEMENT**  
**GROUND FLOOR, ELEVATION**

TITLEBLOCK SIZE: 610 X 590





CONTEXT SITE PLAN 1  
1:25 A100

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PREPARED BY AND IS THE PROPERTY OF GRAZIANI-GORAZZA ARCHITECTS INC. THE CONTRACTOR MUST NOT REPLY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS FROM THE SURVEY INFORMATION. GRAZIANI-GORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, SANITARY, OR OTHER SPECIALTY INFORMATION. THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE ENGINEERING BODIES BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REGULATIONS. NO INSTRUMENTATION HAS BEEN UNDERTAKEN OR REPORTED ON BY THIS OFFICE IN RESPECT TO THE ENVIRONMENTAL CONDITION OF THIS SITE. THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRIC INFORMATION DRAWINGS:  
ELECTRIC INFORMATION IS SUPPLIED TO THE OWNER ASSOCIATED NAME TO ASSIST THEM IN THE EXECUTION OF THEIR WORK/PROJECT. THE REPUTABLE FIRM MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELIANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI-GORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:  
1. THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.  
2. TRANSMISSION OF ANY VIBRATIONS OR DAMAGE TO THE RECEIVING ELECTRIC SYSTEM WHEN OPERATING IN NORMAL MODES.

01. MAR 15, 2021 ISSUED TO CLIENT  
02. MAY 14, 2021 ISSUED TO CLIENT

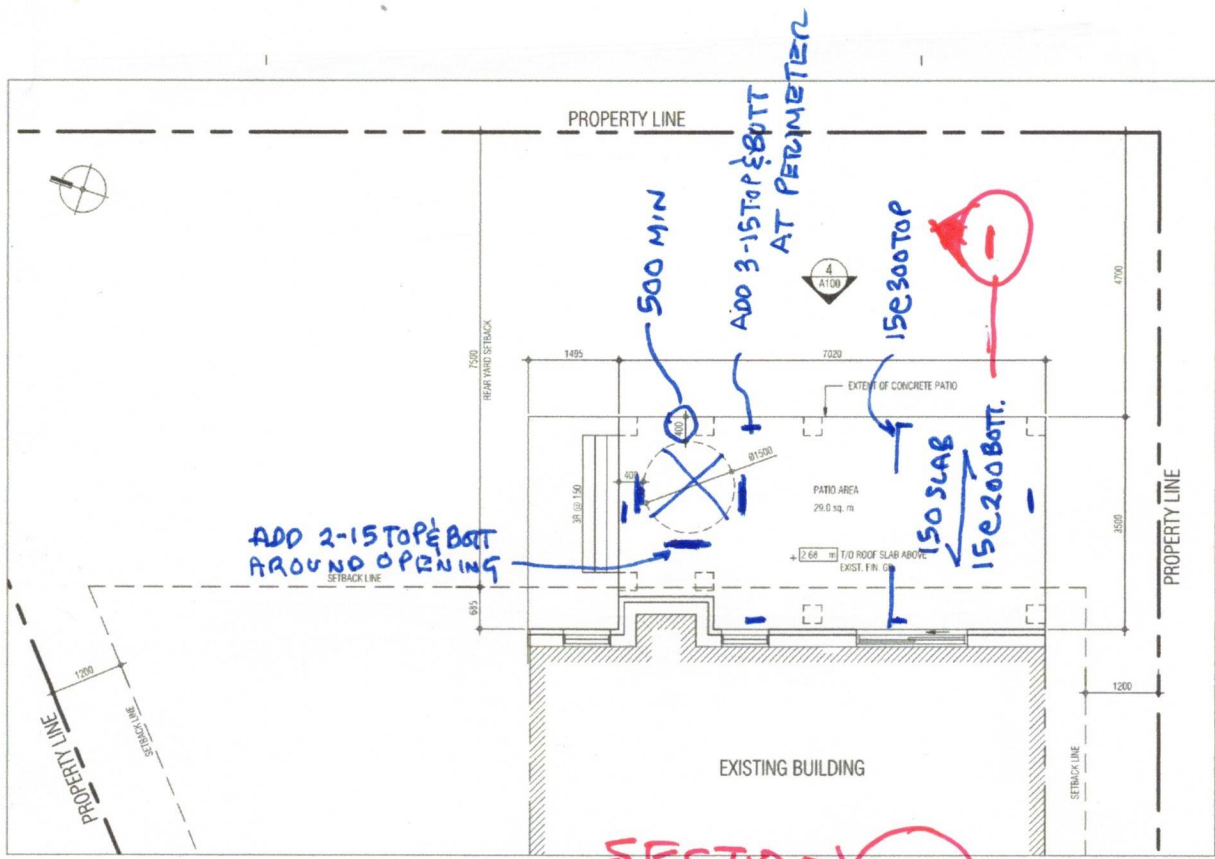
**GRAZIANI GORAZZA ARCHITECTS**  
1520 SHEPPARD AVE. EAST SUITE 100 MISSISSAUGA, ONTARIO L4W 1C3  
905.759.9200 905.759.9204 WWW.GORAZZIANI.COM

**ASSOCIATION OF ARCHITECTS OF ONTARIO**  
BERNARD E. GRAZIANI LICENSE NUMBER 11111

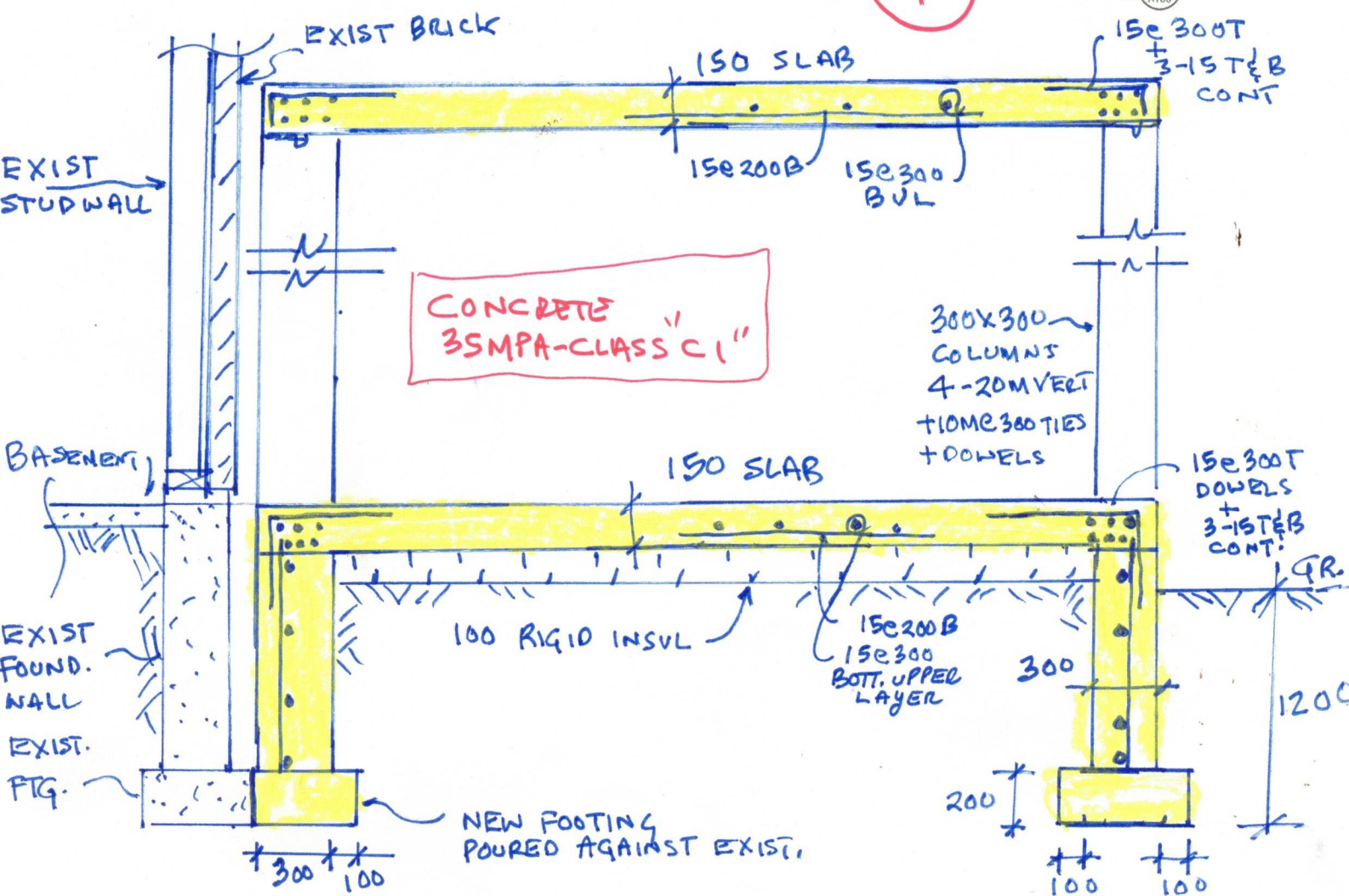
**PROPOSED PATIO**  
69 ALISTAIR CRESC. ONTARIO

CLIENT/ARCHITECT: B. GRAZIANI  
PROJECT ARCHITECT: B. GRAZIANI  
ASSISTANT DESIGNER:  
DRAWN BY: J.M. G.C.  
CHECKED BY: G. COLANGELO  
PILOT DATE: MAY 14, 2021  
JOB #: 1871.21

CONTEXT SITE PLAN



**SECTION 1**



## **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**

**TRCA – comments with conditions**



Discover the possibilities

### 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), 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

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

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

**Email:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

## Attwala, Pravina

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**Subject:** FW: A122/21 - REQUEST FOR COMMENTS

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**From:** Hurst, Gabrielle <Gabrielle.Hurst@york.ca>  
**Sent:** June-04-21 10:47 AM  
**To:** Attwala, Pravina <Pravina.Attwala@vaughan.ca>  
**Cc:** Committee of Adjustment <CofA@vaughan.ca>  
**Subject:** [External] RE: A122/21 - REQUEST FOR COMMENTS

Good morning Pravina,  
The Regional Municipality of York has completed its review of the above minor variance and has comment.

*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](mailto:gabrielle.hurst@york.ca) | [www.york.ca](http://www.york.ca)

June 15, 2021

CFN 64195.16  
XRef CFN 64945

**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 Ms. Vigneault:

**Re: Minor Variance Application A122-21  
69 Alistair Crescent, PLAN 65M4639 Lot 75  
City of Vaughan, Region of York  
Owner: Michael Loconte & Elena Tari**

This letter acknowledges receipt of the above noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on May 27, 2021. TRCA staff has reviewed the above noted application, and as per the “Living City Policies for Planning and Development within the Watersheds of the TRCA” (LCP), provides the following comments as part of TRCA’s commenting role under the *Planning Act*; the Authority’s delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2020*; TRCA’s Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of York, wherein we provide technical environmental advice related to provincial plans.

**Background**

It is our understanding that the purpose of the above noted application is to permit the construction of a deck at the rear of the existing building. Staff understand that the following variance is required:

1. To permit a maximum Rear Yard balcony or deck encroachment of 2.8 metres.

**Ontario Regulation 166/06**

A portion of the subject property is located within the TRCA’s Regulated Area of the Humber River due to an adjacent stream corridor. 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**

The subject property is a vacant lot of record located within an approved subdivision. TRCA was involved in the review of the Block Plan and Master Environmental Servicing Plan (municipal file BL.61.2009) for the Block 61 West planning area and a subsequent draft plan of subdivision (municipal file no. 19T-16V010) through which the subject lot was created. Through the Block Plan and subdivision review process a new stream corridor through the area was planned and constructed. Appropriate buffers (7.5 metres) were established from the stream corridor and the residential lots. The lands containing the newly realigned stream corridor, including the buffer lands, were also dedicated into public ownership (City of Vaughan) as a part of the process.

TRCA issued a permit to facilitate the construction of the proposed deck on May 12, 2021 (TRCA Permit No. C-210505). 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-210505. As such, TRCA has no concerns with the proposed variance.

**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 \$610.00 (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 A122-21, subject to the following condition:

1. That the applicant provides the required fee amount of \$610.00 payable to the Toronto and Region Conservation Authority.

TRCA trusts these comments are of assistance. Should you have any questions, please contact the undersigned at extension 5256 or at [Hamedeh.Razavi@trca.ca](mailto:Hamedeh.Razavi@trca.ca)

Sincerely,



Hamedeh Razavi  
Planner I  
Development Planning and Permits

HR/mh

C: Holyday, Margaret [Margaret.Holyday@vaughan.ca](mailto:Margaret.Holyday@vaughan.ca)  
Simbana, Roberto [Roberto.Simbana@vaughan.ca](mailto:Roberto.Simbana@vaughan.ca)  
Torres, Michael [Michael.Torres@vaughan.ca](mailto:Michael.Torres@vaughan.ca)