

November 10, 2021

CFN 64195.33
X-Ref CFN 62561.24

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

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

Dear Christine:

**Re: Minor Variance Application A221.21
3801 Teston Road
Part of Lot 25, Concession 6
City of Vaughan
Owner: Vaughan Baptist Church c/o Pastor William Adams
Agent: KLM Planning Partners Inc. c/o Grant Uyeyama**

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 October 21, 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.

Purpose of Application

It is our understanding that the purpose of the above noted application is to request the following variances:

1. To permit a minimum front yard setback (abutting Weston Rd) of 4.3 metres, whereas a minimum front yard setback of 15 metres is required.
2. To permit a minimum exterior side yard setback (abutting Teston Rd) of 3.0 metres, whereas a minimum exterior side yard setback of 15 metres is required.
3. To permit a minimum interior side yard setback of 0.6 metres, whereas a minimum interior yard setback of 15 metres is required.
4. To permit a minimum of 114 parking spaces, whereas a minimum of 163 parking spaces are required.
5. To permit a maximum lot coverage of 23.4 %, whereas a maximum lot coverage of 20% is permitted.

6. To permit a minimum landscape strip width of 3.0 metres abutting Teston Road and Weston Road, whereas a strip of land not less than 6.0 metres in width shall be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping.

The noted variances are being requested to facilitate the development of a 2-storey institutional building that will contain a place a worship, school, and a gymnasium. The proposal also includes the construction of a parking lot area containing 114 parking spaces.

Ontario Regulation 166/06

The subject property is entirely within TRCA's Regulated Area of the Humber River Watershed. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for the proposed development and site alteration. Further details regarding TRCA's permitting requirements will be provided as the proposal advances through detailed design.

Application-Specific Comments

Please be advised that TRCA staff are in receipt of a Site Development Application (City File No. DA.20.042). The noted file is currently being reviewed by TRCA staff. Although TRCA staff has no objection to the requested variances, TRCA staff are currently working with the City of Vaughan, the applicant, and their consultants to review technical aspects related to the applicable Site Development Application.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A153.21 subject to the following condition:

1. The applicant successfully obtains a permit pursuant to Ontario Regulation 166/06 from TRCA for the proposed works.

TRCA's conditional approval does not include any clearance and/or approvals for the technical issues in support of the related Site Development Application or a future permit application.

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