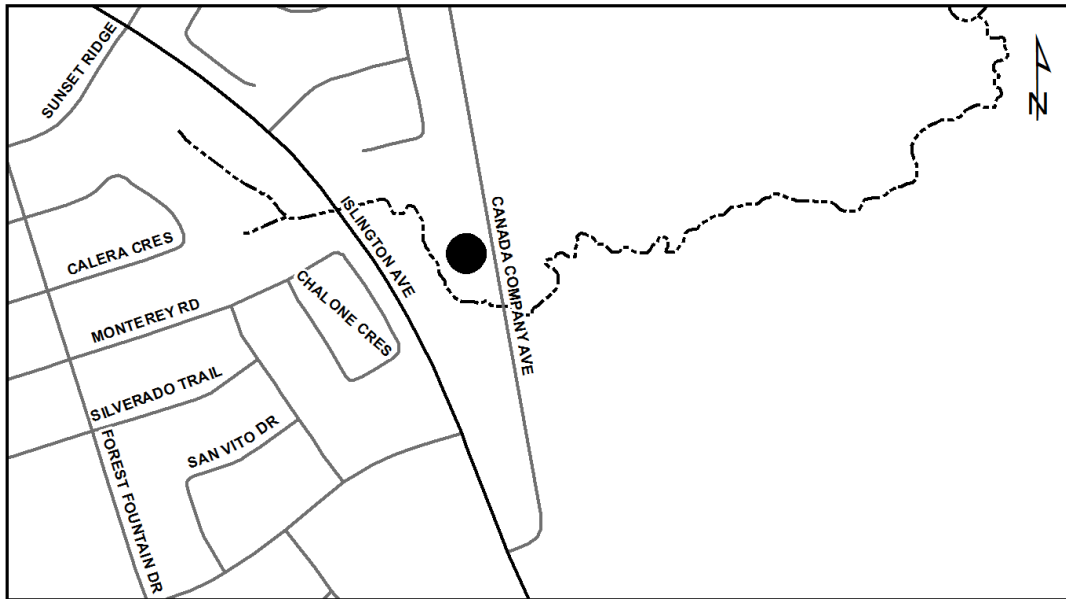


## CITY OF VAUGHAN

### 11.10 40 CANADA COMPANY AVENUE

To change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units on Part 5 Lot 50, Plan 65R27194, (40 Canada Company Avenue), in the City of Vaughan, Humber River Watershed. The purpose is to facilitate development in a Regulated Area of the Humber River Watershed to maintain a deck and a patio historically constructed without TRCA approvals. The applicant has paid double the application fee as required for voluntary compliance related to the resolution of a violation of Ontario Regulation 166/06. The subject property is located on lands municipally known as 40 Canada Company Avenue in the City of Vaughan.

**MAP LOCATION:** 40 Canada Company Avenue, City of Vaughan



The permit will be issued for the period of June 8, 2018 to June 7, 2020 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, prepared by applicant, n.d., received by TRCA April 10, 2018;**
- **Rear Elevation A, prepared by applicant, n.d., received by TRCA April 10, 2018.**

### RATIONALE

The application was reviewed by staff on the basis of the following information:

## Item 11.10

### Proposal:

The purpose of this application is to facilitate development in a Regulated Area of the Humber River Watershed to maintain a deck and a patio historically constructed without TRCA approvals. The applicant has paid double the application fee as required for voluntary compliance related to the resolution of a violation of Ontario Regulation 166/06. The rear of the subject property is adjacent to an Open Space block established as part of Draft Plan of Subdivision 19T-99V11. This Open Space block contains a valley corridor associated with a tributary of the Humber River. Through the subdivision process the limits of the valley corridor were determined and the valley lands were placed into the ownership of TRCA. A 10 metre setback from the valley Top of Bank was included within the established residential lots, to act as a buffer between the established built form and the valleylands.

TRCA requires a 6 metre setback be maintained from the Top of Bank to non-habitable ancillary structures such as decks and patios to accommodate for an Erosion Access Allowance. TRCA staff are satisfied that the works are set sufficiently back from the established Top of Bank. As such, there are no geotechnical concerns anticipated with this project. Furthermore, there are no flood-related or ecological concerns associated with this project.

### Control of Flooding:

There are no flood-related concerns related with this project, as the works are located outside of the Regional Storm flood plain.

### Pollution:

Erosion and sediment controls are not required as the works have already been completed.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical and/ or slope stability concerns with this project.

### Conservation of Land:

The location of the works is void of any significant vegetation.

### *Plantings*

Given that no significant vegetation is to be removed, no plantings are required.

### Policy Guidelines:

This proposal complies with Section 8.4 - General Regulation Policies, and Section 8.5.1.8- Property Improvements and Non-habitable Accessory Structures of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

**CFN: 59564 - Application #: 0335/18/VAUG**

**Report Prepared by: Polina Bam 5256 polina.bam@trca.on.ca**

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**Date: May 14, 2018**