Committee of Adjustment
Planning & Building Services Department
225 East Beaver Creek Road, 4th Floor
Richmond Hill, ON L4B 3P4
Phone: 905-771-2443
Email: committeeofadjustment@richmondhill.ca

Notice of Decision – Minor Variance Application
Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended

Hearing Date & Time:	**April 24, 2025 at 7:00 PM**
Location:	225 East Beaver Creek Road, 4th Floor (Main Boardroom), Richmond Hill
City File Number:	MV-25-18
Property (Subject Land):	1000 Elgin Mills Road East
Owner:	Elgin House Properties Ltd.
Related Applications:	N/A

The Request:

The following relief to Zoning By-law 55-15, as amended, is requested:

	By-Law Requirement	**Proposed**	**Deficiency**
Minimum Number of Parking Spaces	1.38 Parking Spaces per dwelling Unit, of which 0.25 parking spaces per dwelling unit shall be for visitors	1.38 parking spaces per dwelling unit, of which 0.24 parking spaces per dwelling unit shall be for visitors	0.01 parking spaces per dwelling unit for visitors

The applicant is requesting relief from the requirements of the City of Richmond Hill Zoning By-law 55-15, as amended

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended. In so doing, IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application be approved

Subject to the following conditions:

1. That the variances pertain only to the request as submitted with the application.
2. That development be substantially in accordance with the sketch submitted with the application as required by Ontario Regulation 200/96, as amended, Section 5.25.

For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are desirable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Written & Oral Submissions Were Received From The Following:

Written Submissions * Public Correspondence & Staff/Agency Comments	**Oral Submissions**
	Madelaine Gutelius - Agent

Signed By All Members Present Who Concur In This Decision:

DocuSigned by: Mustafa Master 484398E9CFA1497...	Signed by: EA7208C5737446A...
Chairman M. Master	Member – C. DiRezze
Signed by: FABBD69B06644DE...	**ABSENT**
Member – N. Kelbas	Member – D. Gossi

ABSENT

Member – S. Payne

Date of Hearing:	**April 24, 2025**
Date of Notice:	**April 30, 2025**
Last Day for Appeal: *please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	**May 14, 2025**
Certification: I hereby certify that this is a true copy of the decision of the city of Richmond Hill Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application. DocuSigned by: Courtney Cullum 81DBD127AF9F4F4... Courtney Cullum Secretary-Treasurer Committee of Adjustment	

Appealing to the Ontario Land Tribunal
The *Planning Act*, R.S.O. 1990, as amended, Section 45(12)

No one other than the applicant, the municipality, certain public bodies, and the Minister will be allowed to appeal municipal decisions to the Tribunal within 20 days of the making of the decision. An appeal to the Ontario Land Tribunal against the decision must be **filled with the Secretary-Treasurer of the committee.** A notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee prescribed by the Ontario Land Tribunal under the *Ontario Municipal Board Act* as payable on an appeal from a Committee of Adjustment to the Board.

When **no appeal is lodged** within 20 days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Appeal fees & forms

Ontario Land Tribunal: As of July 1, 2020, the appeal fee is $400 plus $25 for each additional consent/variance appeal filed by the same appellant against connected applications. Notice of appeal forms (Appellant Form A1 – Minor Variance) can be obtained at www.olt.gov.on.ca.

City of Richmond Hill Tribunal Processing Fee: *$174.00 per application

**Please note that all fees are subject to change.*

For further information please contact the
Secretary-Treasurer, Committee of Adjustment weekdays from 8:30 am to 4:30 pm

PART 1 OF 4 PARTS
SHEET 5 OF 6 SHEETS

YORK REGION STANDARD CONDOMINIUM PLAN No.

LEVEL A
UNITS 1 TO 372, INCLUSIVE

SCALE 1:300

R-PE SURVEYING LTD., O.L.S.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF YORK REGION (No.65) AT ______ O'CLOCK ON THE _____ DAY OF ______,2025

____
REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT, 1998, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
2. THE SURVEY WAS COMPLETED ON THE ____ DAY OF _______ ,2025
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE __________ , 2025

____
Y. WAHBA
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS No.

NOTES AND LEGEND

———	DENOTES BOUNDARIES OF UNITS AND THE COMMON ELEMENTS
– – – –	DENOTES FACE OF STRUCTURE
UP	DENOTES STEPS UP
DN	DENOTES STEPS DOWN
F.H.C.	DENOTES FIREHOSE CABINET
FFE	DENOTES FIRE FIGHTERS ELEVATOR
VEST.	DENOTES VESTIBULE
ST	DENOTES STAIRS
▨	DENOTES NOT PART OF THE UNIT
V	DENOTES VISITOR'S PARKING
H/C	DENOTES HANDICAP SPACE
S/T Ⓐ	DENOTES SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. YR3647163
S/T Ⓑ	DENOTES SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. YR3647164
S/T Ⓒ	DENOTES SUBJECT TO RIGHTS-OF-WAYS OR RIGHTS IN THE NATURE OF EASEMENTS AS SET OUT IN INST. No. YR3718731, AS AMENDED BY INST. No. YR3724262
S/T Ⓓ	DENOTES SUBJECT TO RIGHTS-OF-WAYS OR RIGHTS IN THE NATURE OF EASEMENTS AS SET OUT IN INST. No. YR3743257
S/T Ⓔ	DENOTES SUBJECT TO RIGHTS-OF-WAYS OR RIGHTS IN THE NATURE OF EASEMENTS AS SET OUT IN INST. No. YR3769125
S/T Ⓕ	DENOTES SUBJECT TO RIGHTS-OF-WAYS OR RIGHTS IN THE NATURE OF EASEMENTS AS SET OUT IN THE DECLARATION
YRSCP	DENOTES YORK REGION STANDARD CONDOMINIUM PLAN
①	DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENT
②	DENOTES VERTICAL PLANE ESTABLISHED BY THE CENTRELINE OF WALL OR ITS PRODUCTION
③	DENOTES VERTICAL PLANE ESTABLISHED BY THE FACE OF WALL OR ITS PRODUCTION
④	DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENT AND PERPENDICULAR TO THE FACE OF WALL OR COLUMN
⑤	DENOTES VERTICAL PLANE ESTABLISHED BY THE CENTRELINE OF COLUMN(S) OR ITS PRODUCTION
⑥	DENOTES VERTICAL PLANE ESTABLISHED BY THE FACE OF COLUMN(S) OR ITS PRODUCTION
⑦	DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENT AND PARALLEL TO THE FACE OF COLUMN(S)
⑧	DENOTES THE HORIZONTAL PLANE ESTABLISHED BY ELEVATION
⑨	DENOTES THE SLOPING PLANE ESTABLISHED BY ELEVATION
⑩	DENOTES THE PLANE ESTABLISHED BY THE CENTRELINE OF THE CONCRETE SLAB
⑪	DENOTES THE PLANE ESTABLISHED BY THE LOWER SURFACE OF THE CONCRETE SLAB
⑫	DENOTES THE PLANE ESTABLISHED BY THE UPPER SURFACE OF THE CONCRETE SLAB

ALL LIMITS ARE VERTICAL PLANES ESTABLISHED BY MEASUREMENT UNLESS NOTED OTHERWISE.

UNIT BOUNDARY DEFINITIONS

THE MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION.

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS.

Ⓐ DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENT.
Ⓑ DENOTES THE PLANE ESTABLISHED 2.10 METRES ABOVE AND PARALLEL TO THE UPPER SURFACE OF THE UNFINISHED CONCRETE FLOOR SLAB MEASURED PERPENDICULARLY THEREFROM.
Ⓒ DENOTES LOWER FACE AND PLANE OF THE STEEL WIRE MESH AND FRAME.
Ⓓ DENOTES BACKSIDE SURFACE AND PLANE AND PRODUCTION OF THE DRYWALL SHEATHING.
Ⓔ DENOTES UPPER SURFACE AND PLANE OF THE UNFINISHED CONCRETE FLOOR SLAB AND PRODUCTION.
Ⓕ DENOTES UNITSIDE SURFACE AND PLANE OF THE CONCRETE / CONCRETE BLOCK WALL AND / OR THE PRODUCTION THEREOF.
Ⓖ DENOTES VERTICAL PLANE ESTABLISHED BY THE LINE AND FACE OF THE CONCRETE COLUMNS AND / OR THE PRODUCTION THEREOF.
Ⓚ DENOTES VERTICAL PLANE ESTABLISHED BY THE CENTRELINE OF COLUMNS AND PERPENDICULAR TO THE FACE OF CONCRETE / CONCRETE BLOCK WALL OR COLUMN OR ITS PRODUCTION.
Ⓛ DENOTES LOWER SURFACE AND PLANE OF THE UNFINISHED CONCRETE CEILING SLAB AND PRODUCTION.
Ⓜ DENOTES UNFINISHED UNITSIDE SURFACE AND PLANE OF THE EXTERIOR DOORS, DOOR AND WINDOW FRAMES AND UNITSIDE SURFACE OF ALL GLASS PANELS LOCATED THEREIN.
Ⓟ DENOTES UNITSIDE SURFACE AND PLANE OF THE STEEL WIRE MESH AND THE UNITSIDE SURFACE OF THE STEEL WIRE MESH DOOR IN CLOSED POSITION.
Ⓡ DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENTS AND PERPENDICULAR TO THE FACE OF CONCRETE / CONCRETE BLOCK WALL OR COLUMN OR ITS PRODUCTION.
Ⓢ DENOTES VERTICAL PLANE ESTABLISHED BY THE CENTRELINE OF COLUMNS OR WALL AND / OR PRODUCTION THEREOF.

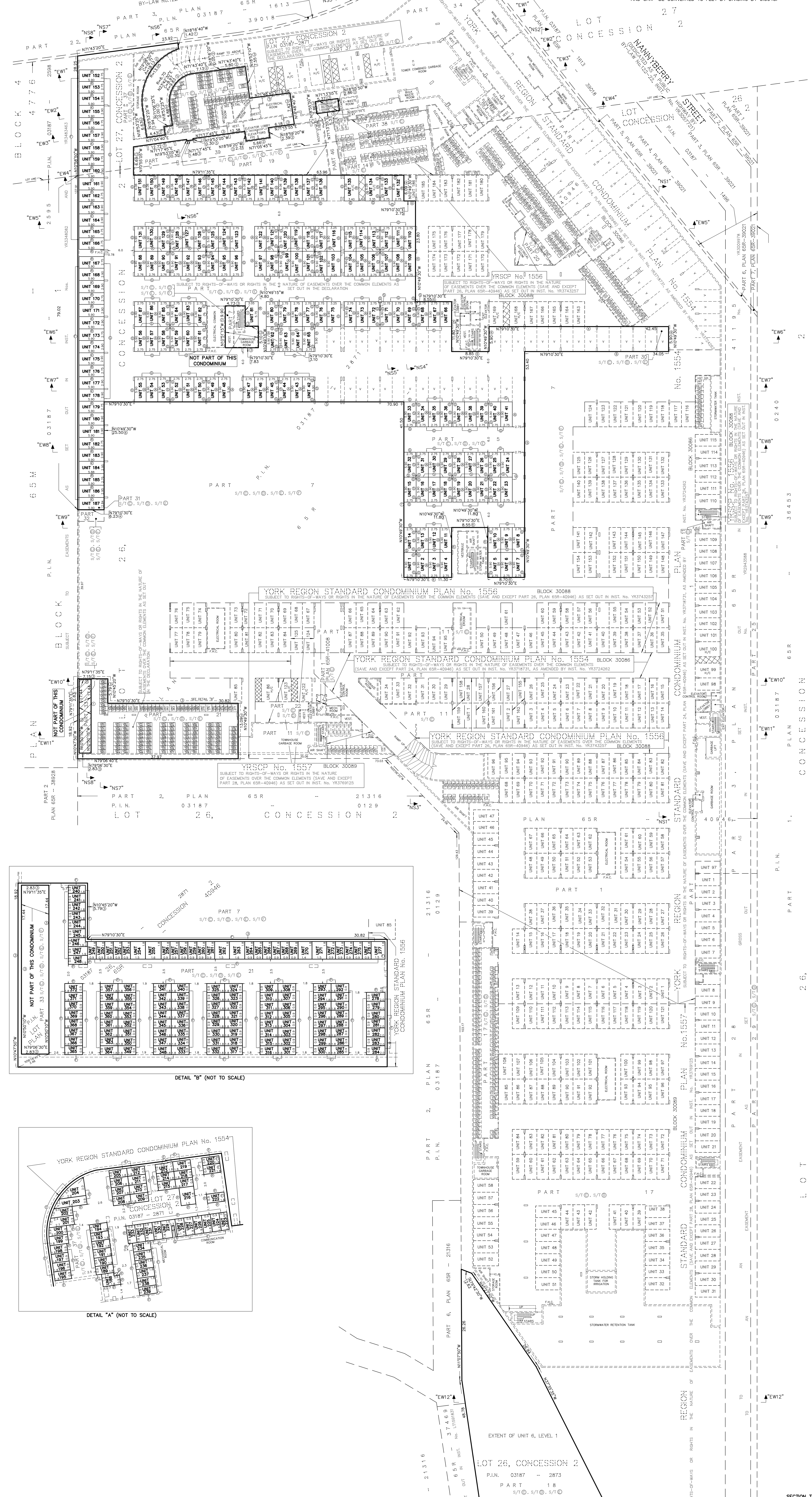
CERTIFICATE OF DECLARANT

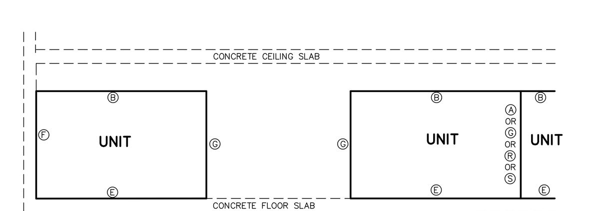
THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS.

DECLARANT: 1000 ELGIN EAST D INC.

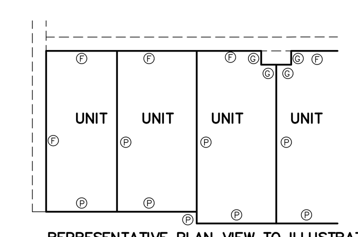
DATE ____________ , 2025

____
GIULIO BIANCHI
AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY
TO BIND THE CORPORATION

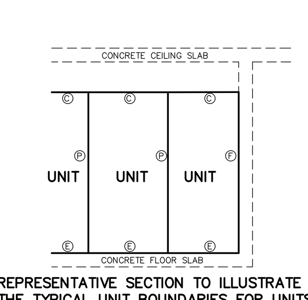




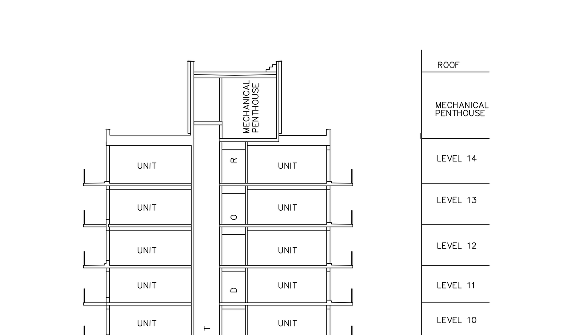
REPRESENTATIVE SECTION TO ILLUSTRATE THE TYPICAL UNIT BOUNDARIES FOR UNITS 1 TO 187, INCLUSIVE ON LEVEL A (NOT TO SCALE)



REPRESENTATIVE PLAN VIEW TO ILLUSTRATE THE TYPICAL UNIT BOUNDARIES FOR UNITS 188 TO 372, INCLUSIVE ON LEVEL A (NOT TO SCALE)



REPRESENTATIVE SECTION TO ILLUSTRATE THE TYPICAL UNIT BOUNDARIES FOR UNITS 188 TO 372, INCLUSIVE ON LEVEL A (NOT TO SCALE)



SECTION TO ILLUSTRATE THE VERTICAL RELATIONSHIP BETWEEN LEVELS (NOT TO SCALE)

R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel.(416)635-5000 Fax (416)635-5001
Tel.(905)264-0881 Fax (905)264-2099
Website: www.r-pe.ca
DRAWN: E.G. CHECKED: Y.W.
JOB No. 17-310
CAD FILE No.17-310-CONDO-5(UG)

Nov 21, 2024 – 15:35:49
Mar 05, 2025 – 08:55:30

alectra utilities
Discover the possibilities

Date:	April 1st 2025
Attention:	**Courtney Cullum**
RE:	Request for Comments
File No.:	
Related Files:	**MV-25-18**
Applicant:	Elgin House Properties Ltd.
Location	1000 Elgin Mills Road East

alectra utilities

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:

Stephen Cranley, C.E.T

Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297
E-mail: stephen.cranley@alectrautilities.com

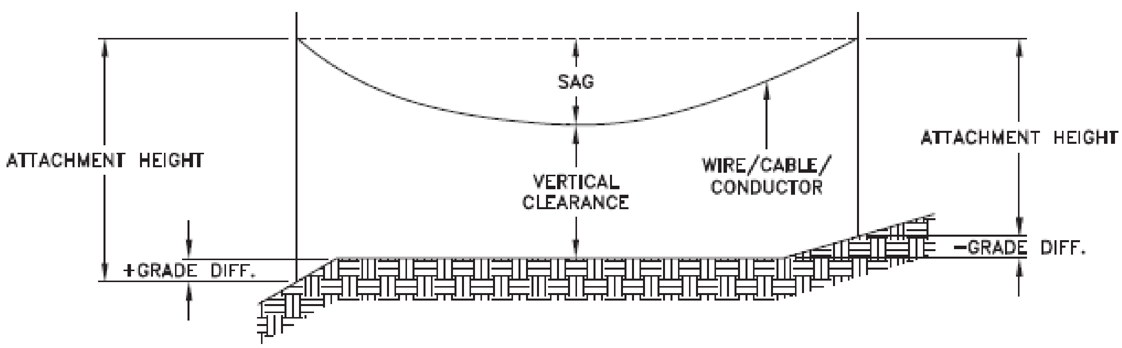
Mitchell Penner

Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215
Email: Mitchell.Penner@alectrautilities.com

PowerStream YOUR CURRENT CONNECTION

Construction Standard 03-1

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
+ MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
± GRADE DIFFERENCE
+ 0.3m (VEHICLE OR RAILWAY LOCATION)
+ SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
810cm	27'–0"
760cm	25'–4"
730cm	24'–4"
520cm	17'–4"
480cm	16'–0"
442cm	15'–5"
370cm	12'–4"
340cm	11'–4"
310cm	10'–4"
250cm	8'–4"

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

REFERENCES	
SAGS AND TENSIONS	SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

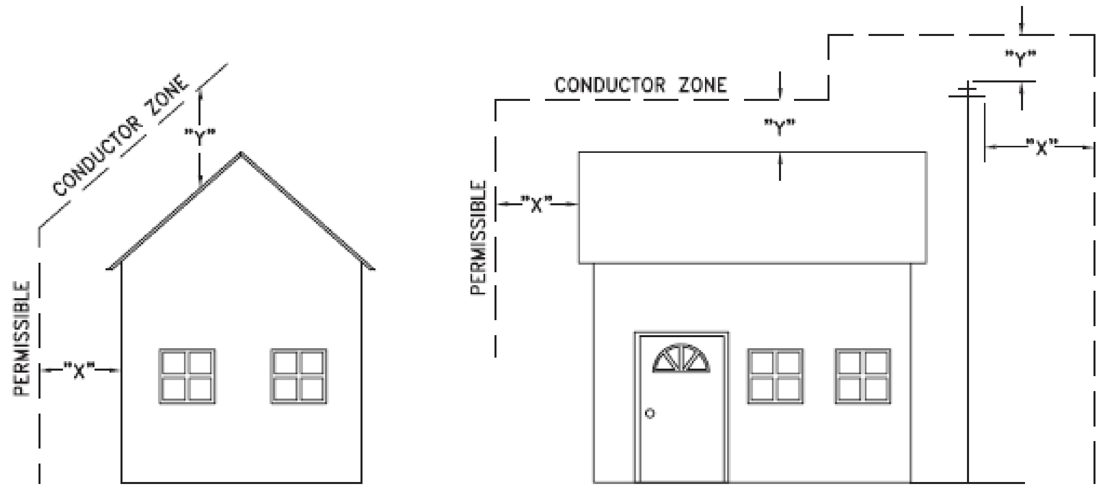
Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

PowerStream
YOUR CURRENT CONNECTION

Construction Standard 03-4



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Debbie Dadwani, P.Eng.	2010-MAY-05
Name	Date

P.Eng. Approval By: D. Dadwani

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:

P:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 3\3-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 8:23:02 AM, Adobe PDF

Toronto and Region Conservation Authority

April 9, 2025

PAR-DPP-2024-00657
XREF: CFN 62162, 52346.04

By Email Only (email: courtney.cullum@richmondhill.ca)

Courtney Cullum
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON
L4B 3P4

Dear Courtney Cullum,

Re: Minor Variance Application MV-25-18
1000 Elgin Mills Road East
City of Richmond Hill, York Region
Owner: Elgin House Properties Ltd.
Agent: KLM Planning Partners Ltd.

This letter provides TRCA staff updates regarding the above noted Minor Variance Application, received April 1, 2025. A list of materials reviewed by TRCA is included in Appendix "A".

TRCA staff have reviewed the application in accordance with the Conservation Authorities Act (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the Planning Act, Conservation Authorities (CAs) must help ensure that decisions under the Planning Act are consistent with the natural hazards policies of the Provincial Planning Statement (PPS 2024) and conform to any natural hazard policies in a Provincial Plan.

In addition, TRCA staff have also reviewed this application in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Application

Minor Variance Application MV-25-18: The following relief to Zoning By-law 55-15 as amended, is requested to permit a 0.01 parking space deficiency. More specifically the applicant is proposing 1.38 parking spaces per dwelling unit, of which 0.24 parking spaces per dwelling unit shall be for visitors, whereas the By-law permits 1.38 parking spaces per dwelling unit, of which 0.25 parking spaces per dwelling unit shall be for visitors.

O. Reg. 41/24 and CA Act
A portion of the property is located within TRCA's Regulated Area of the Rouge River Watershed and is subject to O. Reg. 41/24 and the CA Act. The property is regulated by TRCA as it is partially traversed by a stream corridor and associated with Regulator Flood Plain along the south end (fronting Elgin Mills Road East) and partially within the 30-metre wetland area of interference of a Provincially Significant Weland (PSW). As such, a TRCA permit in accordance with Section 28.1 of the Conservation Authorities Act will be required for development activity within TRCA's regulated area.

Application Specific Comments
TRCA staff previously issued a permit for the site grading associated with the proposed development (CFN 62162) and reviewed the applicable Planning Act applications (CFN 52346.04) associated with this property.

No new development is being proposed within TRCA's Regulated Area. Therefore, a new TRCA permit or permit revision in accordance with Section 28.1 of the CA Act will not be required in this instance. Notwithstanding, TRCA has an interest in all future development on the above-mentioned property as it may be subject to a TRCA permit in accordance with Section 28.1 of the CA Act. Given the above, staff have no concerns with the Minor Variance application as currently proposed.

Application Review Fee
We thank the applicant for remitting the application review fee.

Recommendations
Based on the comments noted in this letter, TRCA staff recommend approval of this application

We trust these comments are of assistance. Should you have any questions, please contact me at porter.greatrex@trca.ca

Sincerely,

Porter Greatrex, MCIP, RPP
Planner I
Development Planning and Permits | Development and Engineering Services
PG

Appendix A: Materials Reviewed

- Circulation Memo.
- Application Form.
- Minor Variance Planning Letter, prepared by KLM Planning Partners Ltd., dated March 20, 2025.
- Draft Plan of Condominium, prepared by R-PE Surveying Ltd., dated March 5, 2025.