

Memorandum to the City of Markham Committee of Adjustment

May 25, 2023

File: B/011/23
Address: 14 River Bend Road, Markham
Applicant: Xian Yu
Agent: JKO Planning Services Inc. (Jim Kotsopoulos)
Hearing Date: Wednesday, May 31, 2023

The following comments are provided on behalf of the Central District Team. The Applicant is requesting provisional consent to:

- a) sever and convey a parcel of land to the City of Markham with an approximate lot width of 30.26 metres (99.28 feet) and approximate lot area of 1,159.10 square metres (12,476.45 square feet) (Part 1);
- b) sever and convey a parcel of land with an approximate lot frontage of 15.24 metres (50 feet) and approximate lot area of 591.70 square metres (6,369 square feet) (Part 2);
- c) retain a parcel of land with approximate lot frontage of 15.24 metres (50 feet) and approximate lot area of 562.70 square metres (6,056.85 square feet) (Part 3).

The purpose of the Consent application (the “Application”) is to facilitate the severance of the Subject Lands, which are currently functioning as a single parcel municipally addressed as 14 River Bend Road, for the purposes of establishing one (1) new residential lot, and one lot to be conveyed to the City of Markham as an Open Space parcel.

BACKGROUND

Property Description

The 2,312 m² (24,886 ft²) Subject Lands are located north of River Bend Road, south of Campbell Park, east of Oakcrest Avenue, and generally south of Highway 7 (refer to Appendix ‘A’ – Aerial Photo).

The Subject Lands are located within an established residential neighbourhood of two-storey single detached dwellings. The Oakcrest/Sabiston community, is undergoing a transition with several properties having received rezoning approvals to facilitate severances. There is an existing 224.29 m² (2,414.24 ft²) one-storey detached dwelling on the Subject Lands which was constructed in 1972, according to assessment records. Mature vegetation exists on the property including several large mature trees within the front, and rear yards.

It is partially within TRCA’s Regulated Area as the rear portion of the site is traversed by a valley corridor associated with the Rouge River Watershed.

Proposal

The Applicant is proposing to sever the existing residential lot into two (2) new residential lots with site-specific zoning (refer to Appendix “B” – Draft Reference Plan). The conveyed lot (Part 1) to the City of Markham, will be an Open Space parcel and will have an approximate lot width of 30.26 metres (99.28 feet) and approximate lot area of 1,159.10 square metres (12,476.45 square feet) (Part 1). The conveyed lot (Part 2) will have an approximate lot frontage of 15.24 metres (50 feet) and an approximate lot area of 591.70 square metres (6,369 square feet). The retained lot (Part 3) will have an approximate lot frontage of 15.24 metres (50 feet) and an approximate lot area of 562.70 square metres (6,056.85 square feet).

In addition to the proposed severance, the Applicant is intending to demolish the existing one-storey detached dwelling and construct two new two-storey detached dwellings; one on the conveyed lot (Part 2) and the other on the retained lot (Part 3) in the future.

COMMENTS

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24, 2017, and updated on April 9/18)

The Official Plan designates the Subject Lands “Residential Low Rise and Greenway”, which provides for low-rise housing forms including single detached dwellings. The Official Plan also designates the Subject Lands as Greenway. The “Greenway” designation is part of the City’s Natural Heritage Network and is intended to protect the valleyland and woodland features at the rear of the Subject Lands. This portion will be conveyed to the City for Open Space purposes.

Where severances are proposed, Section 10.3.2 of the Official Plan outlines a set of criteria for provisional consents to be granted, in addition to the criteria of Section 51(24) of the *Planning Act, R.S.O. 1990, c. P.13*. The following applies, and staff are of the opinion that the proposed development:

- Would result in the creation of fewer than three lots, and a plan of subdivision is therefore not necessary;
- Has adequate servicing, and no extension of municipal services, or infrastructure is required, aside from the need to provide for new service connections to each lot and disconnecting any unused service connections;
- Fronts onto a public street;
- Will not restrict the development of adjacent lands;
- Conforms with the size requirements of the Zoning By-law, and is compatible;
- Would not adversely impact or affect any potential cultural heritage resources; and
- Conforms to the relevant policies of the Official Plan.

The 2014 Official Plan includes an area-specific policy for portions of Oakcrest Avenue, Sabiston Drive and River Bend Road. Area and Site Specific Policy 9.19.2 states the following:

That Council may consider a zoning by-law amendment to permit a consent (severance) to create one additional lot generally equal to one half of the area and frontage of the lots from the original plans of subdivision. Where such consents are permitted, the lot frontages and lot areas of the proposed new lots shall be deemed consistent with the emerging lot sizes on the street where the property is located.

Staff are satisfied the Proposed Development conforms to the 2014 Official Plan as the “Residential Low Rise” designation permits single detached dwellings, the proposed lots respect the existing lot pattern of the area and the emerging lot sizes on the street.

Zoning By-law 122-72, as amended

The Subject Lands are zoned “Hold Single Family Residential [(H)R3]” under By-law 122-72, as amended, which permits one single detached dwelling per lot with a minimum lot frontage of 18.29 metres (60 feet) and a minimum lot area of 696.78 m² (7,500 ft²). By-law 2023-30 establishes site-specific zone provisions that relate to building footprint and massing. A Holding (H) provision also applies to the Subject Lands. The Holding (H) provision will be lifted by Council once confirmation is received that a consent to sever has been issued by the Secretary-Treasurer for the Committee of Adjustment in accordance with subsection 53(42) of the *Planning Act*.

Staff/Agency Comments

Engineering Comments

Engineering Staff advise that both water and sewer services on the retained and conveyed parcels must have individual and separate connections. The Owner will be required to submit a site servicing and grading plan for review and acceptance by the City upon making an application for building permit. Upon making an application for building permit, the Owner must make satisfactory arrangements with the City’s Engineering Department - Municipal Inspections for the installation of the proposed sanitary, storm and watermain service connections to service the newly created lot and disconnect any unused service connections (Appendix “C”).

Urban Design Comments

Staff advise that property owners are required to apply for, and obtain, a Tree Permit from the City for any proposed injury to, or removal of, any trees on site, including City of Markham street trees in accordance with the City’s Tree Preservation By-Law 2008-96 and conditions of a Tree Permit. The Applicant is

further advised that the construction of a new dwelling would be subject to a future Residential Infill and Grading Application Process, which would require review and approval of a Tree Assessment and Preservation Plan, erection of required tree protection fencing, and appropriate tree removal compensation via replacement trees and/or cash-in-lieu payment.

Natural Heritage Comments

Natural Heritage Staff are satisfied with the limits of development and the lands to be conveyed to the City of Markham and have no objection to the proposed consent application subject to conditions as detailed in Appendix "C".

TRCA Comments

Toronto and Region Conservation Authority (TRCA) provided comments via email dated May 16, 2023 indicating that they have no objections to the proposed consent application subject to conditions as detailed in Appendix "C".

Regional Municipality of York Comments

The Regional Municipality of York has reviewed the application, and comments that the adequate water supply and sewage capacity servicing allocation for the new lot be confirmed. Staff recommend that this comment be addressed through adopting the associated condition of approval as detailed in Appendix "C".

PUBLIC INPUT SUMMARY

No written submissions were received as of May 15, 2023. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

In concluding that the proposal is appropriate, Staff have had regard for the criteria in Section 51(24) of the *Planning Act*, and support the proposed development. Planning Staff recognize there is a variation between the sizes and frontages of lots within the surrounding area, and are of the opinion that the proposed application for provisional consent is consistent with the policies of the Official Plan, and complies with the zoning requirements for each provisional lot.

Staff recommend that approval of this application be subject to the conditions of approval provided in Appendix "C", including that the Applicant enter into a Development Agreement with the City. Staff recommend that the Committee consider public input in reaching a decision.

PREPARED BY:



Hussnain Mohammad, Planner 1, Zoning and Special Projects

REVIEWED BY:



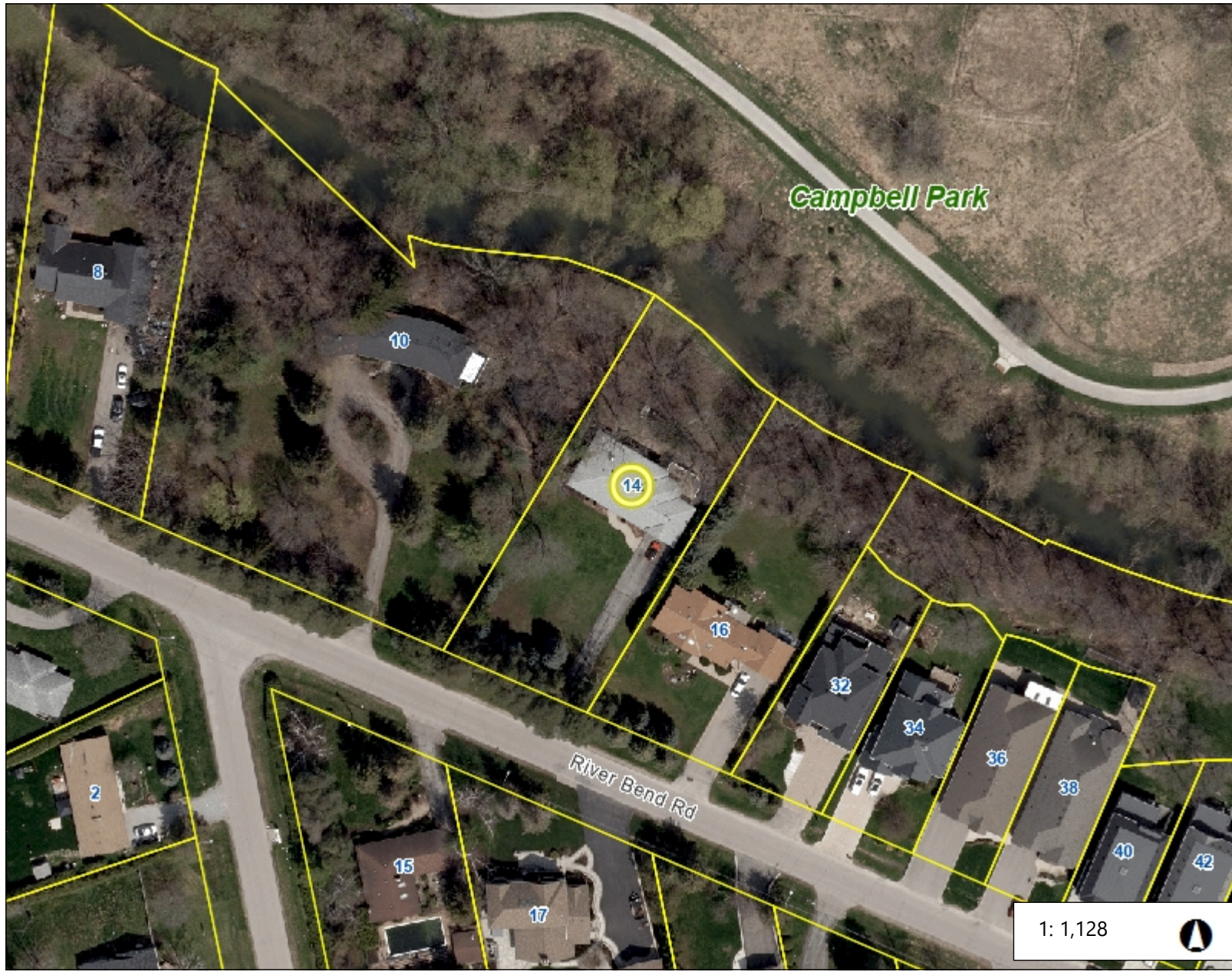
Elizabeth Martelluzzi, MCIP, RPP, Senior Planner, Central District

APPENDICES

Appendix "A" – Aerial Photo

Appendix "B" – Plans

Appendix "C" – B/011/23 Conditions of Approval



Legend

Parcel Overlay

1: 1,128



Notes

57.3 0 28.65 57.3 Meters

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 65R File: 23.117704.000.00.CSNT

RECEIVED AND DEPOSITED Date: 05/23/23 MMD/YY

DATE _____, 2023

DATE _____, 2023

Z. ZENG
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF YORK REGION (No. 65)

SCHEDULE				
PART	PART OF LOT	REGISTERED PLAN	ALL OF PIN	AREA(m ²)
1				1159.1
2	24	3684	02963-0093(LT)	591.7
3	24 AND 25			562.7

PLAN OF SURVEY OF
PART OF LOTS 24 AND 25
REGISTERED PLAN 3684
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCALE 1:250

10m 5 0 15 METRES

MANDARIN SURVEYORS LIMITED, 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

LEGEND

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- ∅ DENOTES ROUND
- WT DENOTES WITNESS
- RP DENOTES REGISTERED PLAN 3684
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- P2 DENOTES PLAN OF SURVEY BY R.G. McKIBBON LTD., O.L.S. DATED JUNE 22, 2007
- P3 DENOTES PLAN 65R-16157
- P4 DENOTES PLAN 65R-25595
- DFP DENOTES DONEVAN FLEISCHMANN PETRICH LTD., O.L.S.
- 1137 DENOTES R.G. McKIBBON, O.L.S.
- NI DENOTES NOT IDENTIFIABLE
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- B.F. DENOTES BOARD FENCE
- C.L.F. DENOTES CHAIN LINK FENCE
- M DENOTES MEASURED
- SCP DENOTES SPECIFIED CONTROL POINTS

BEARINGS ARE U.T.M. GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (POWERNET) OBSERVATIONS, U.T.M. ZONE 17, NAD83 (CSRS)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99980416

OBSERVED REFERENCE POINTS (ORPs) U.T.M. ZONE 17, NAD83 (CSRS)		
COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG.216/10		
POINT ID	NORTHING	EASTING
ORP A	4851978.03	601056.89
ORP B	4851579.66	600741.20

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 27th DAY OF FEBRUARY, 2018

MARCH 22, 2023
DATE

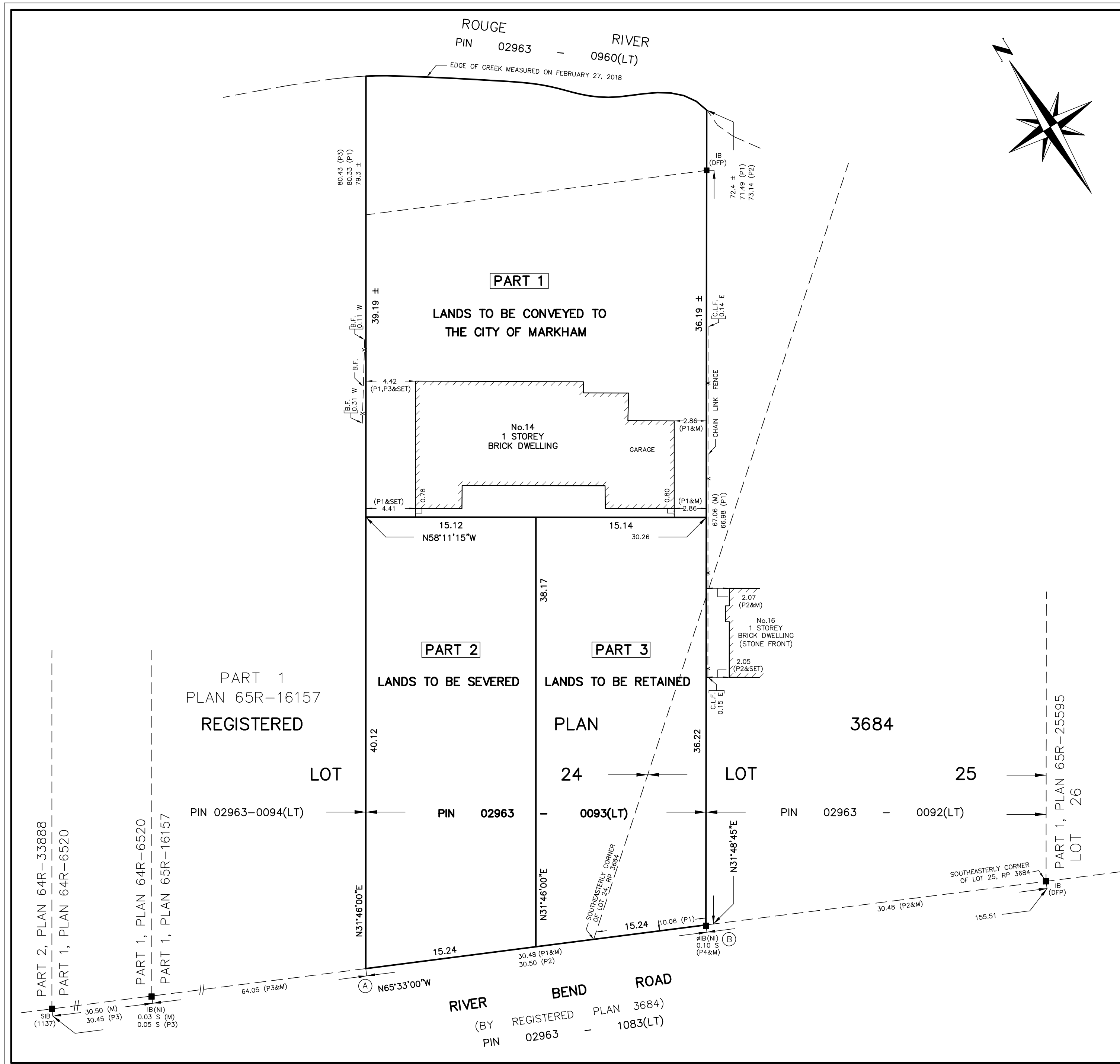
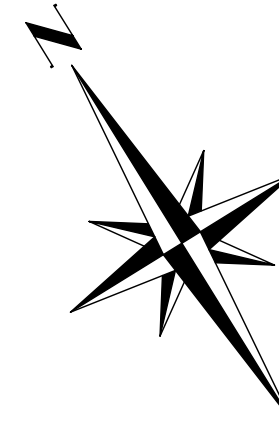
Z. ZENG
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WWW.MANDARINSURVEYOR.COM

2400 MIDLAND AVENUE #121 PHONE: (647)430-1366 FAX: (647)799-4068
TORONTO, ONTARIO, M1S 1X7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z. CAD No: 18-027RPLAN JOB No: 2018-027



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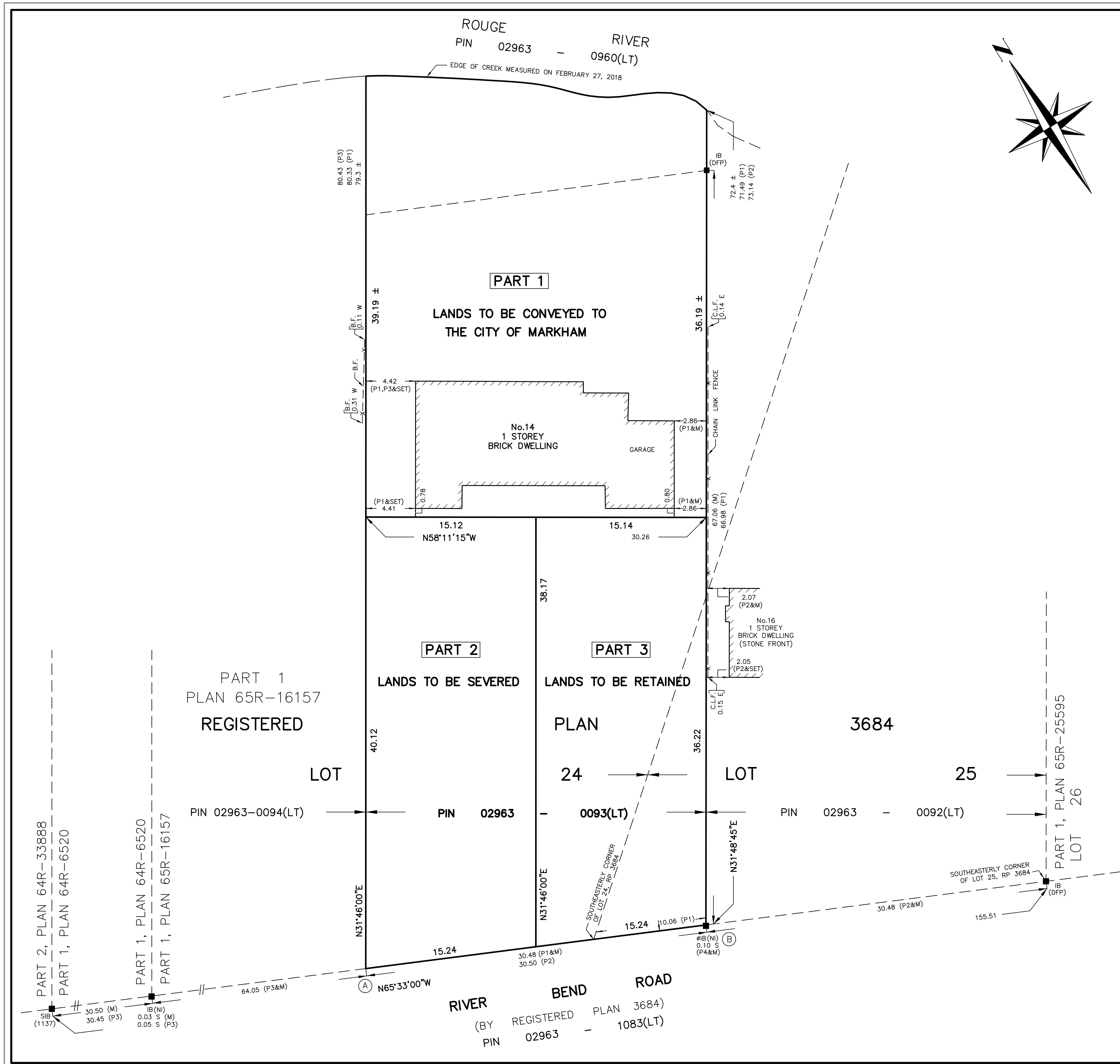
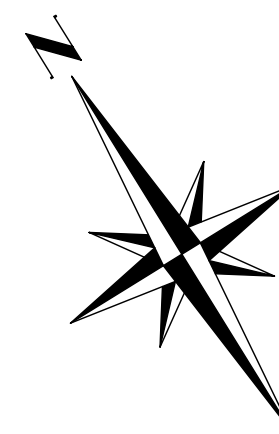


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SURVEY BY: S.Z. CAD No: 18-027RPLAN JOB No: 2018-027



ROUGE RIVER
PIN 02963 - 0960(LT)

EDGE OF CREEK MEASURED ON FEBRUARY 27, 2018

PART 1
LANDS TO BE CONVEYED TO
THE CITY OF MARKHAM

PART 1
LANDS TO BE SEVERED
REGISTERED
LOT

PART 2
LANDS TO BE SEVERED
PLAN

PART 3
LANDS TO BE RETAINED
PLAN

3684

LOT

LOT

LOT

PART 1, PLAN 65R-25595
LOT 26

RIVER BEND ROAD
(BY REGISTERED PLAN 3684)
PIN 02963 - 1083(LT)

PART 2, PLAN 64R-33888
PART 1, PLAN 64R-6520
PART 1, PLAN 64R-6520
PART 1, PLAN 65R-16157

PIN 02963-0094(LT)

PIN 02963 - 0093(LT)

PIN 02963 - 0092(LT)

SIB (1137)
IB (NI)
30.50 (M)
30.45 (P3)
0.03 S (M)
0.05 S (P3)

IB (DFP)
IB (NI)
0.10 S (P4&M)

IB (DFP)

80.43 (P3)
80.33 (P1)
79.3 ±

IB (DFP)
72.4 ±
71.49 (P1)
73.14 (P2)

B.F.
0.31 W
0.11 W
39.19 ±

C.L.F.
0.14 E
36.19 ±

4.42 (P1,P3&SET)

2.86 (P1&M)

0.78 (P1&SET)

0.80 (P1&M)

15.12 N58°11'15"W

15.14 30.26

67.06 (M)

66.98 (P1)

2.07 (P2&M)

2.05 (P2&SET)

40.12

38.17

36.22

N31°46'00"E

N31°46'00"E

N31°48'45"E

N65°33'00"W

30.48 (P1&M)

30.50 (P2)

15.24

110.06 (P1)

30.48 (P2&M)

155.51

(A)

(B)

(C)

SOUTHEASTERLY CORNER OF LOT 24, RP 3684

SOUTHEASTERLY CORNER OF LOT 25, RP 3684

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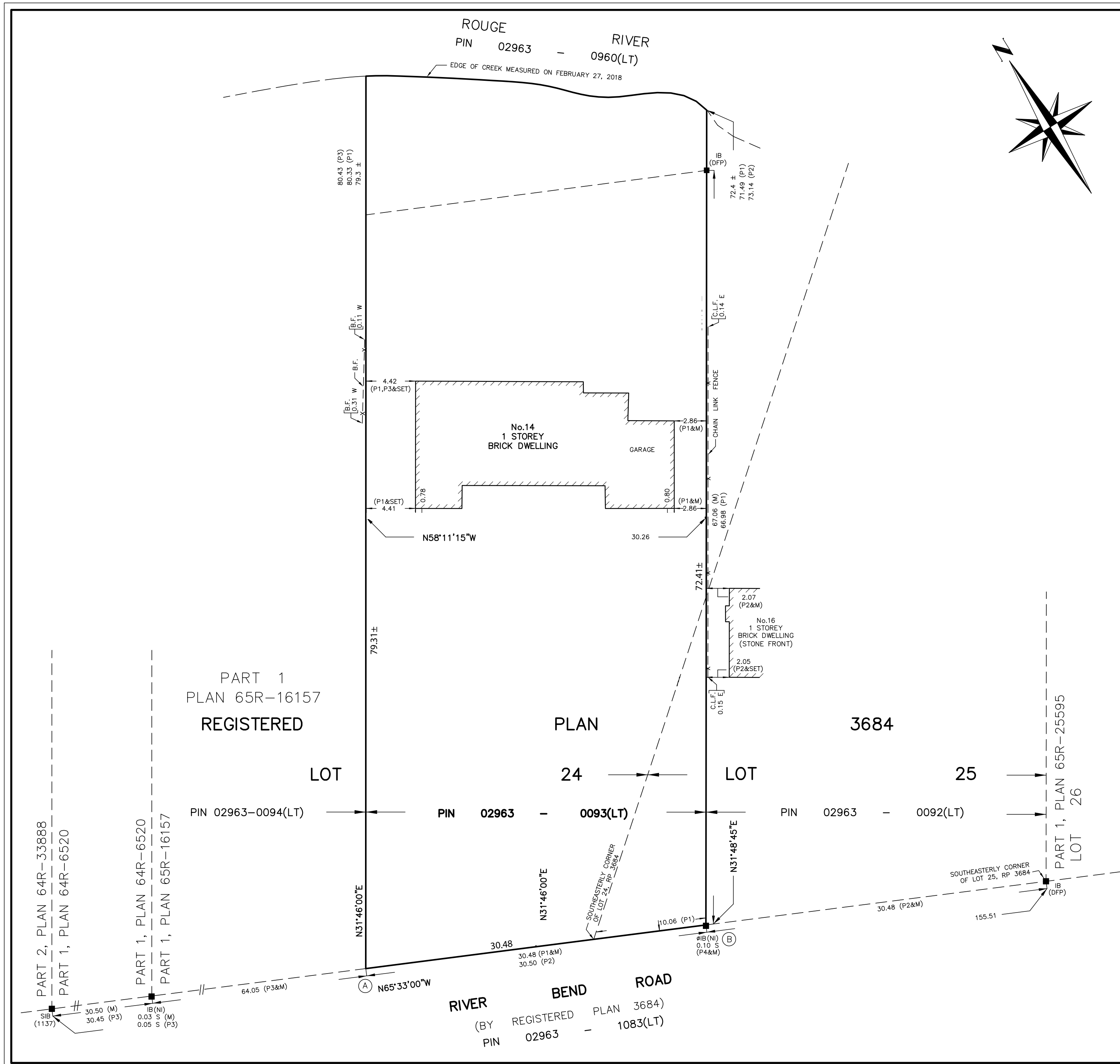
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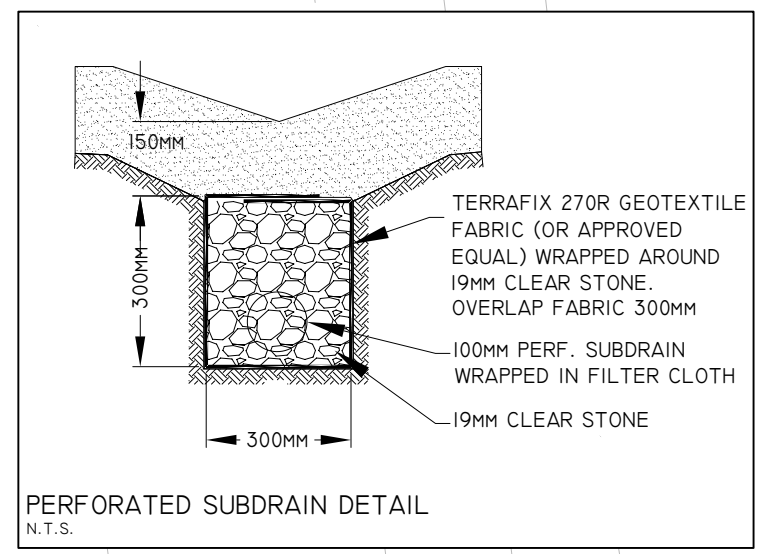
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SURVEY BY: S.Z. CAD No: 18-027RPLAN JOB No: 2018-027





LOCATION PLAN
N.T.S.



- LEGEND**
- PROPERTY BOUNDARY
 - × 353.00 SURVEYED ELEVATION
 - PROPOSED RETAINING WALL
 - PROPOSED CURB STOP
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERMAIN
 - × 353.00 EX. EXISTING ELEVATION
 - × 353.00 PROPOSED ELEVATION
 - × 353.00 TC PROPOSED TOP OF CURB ELEVATION
 - × 353.00 TW PROPOSED TOP OF WALL ELEVATION
 - × 353.00 BW PROPOSED BOTTOM OF WALL ELEVATION
 - PROPOSED DRAINAGE DIRECTION SLOPE
 - PROPOSED 3:1 SLOPE
 - PROPOSED OVERLAND FLOW DIRECTION
 - TREE PROTECTION ZONE
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - EXISTING FIRE HYDRANT
 - EXISTING CURB CUT
 - EXISTING MONITORING WELL
 - EXISTING CATCH BASIN
 - EXISTING TREE AND DIAMETER
 - EXISTING HYDRO POLE
 - EXISTING MANHOLE
 - EXISTING WATER VALVE

LIST OF DRAWINGS	SITE PLAN INFO
NI.1 - GRADING/SERVICING PLAN NI.2 - EROSION CONTROL PLAN	ARCOIA 326 SHEPPARD AVE. EAST SUITE 200 TORONTO, ON M2N 3B4 PHONE: (416) 821-5960
SURVEY INFO.	BENCHMARK
MANDARIN SURVEYORS LIMITED 2400 MIDLAND AVENUE #121 TORONTO, ON M5S 1K7 PHONE: (647) 430-1366 FAX: (647) 799-4068	ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF MARKHAM BENCH MARK NO.092035007, HAVING A PUBLISHED ELEVATION OF 174.890 METRES.

NO.	ISSUE	MM/DD/YY	BY
3	ADDRESSED CITY & TRCA COMMENTS	12/22/22	LPM
2	ADDRESSED TRCA & CITY COMMENTS	09/06/22	LPM
1	ISSUED FOR LOT SEVERANCE APPLICATION	06/10/21	LPM

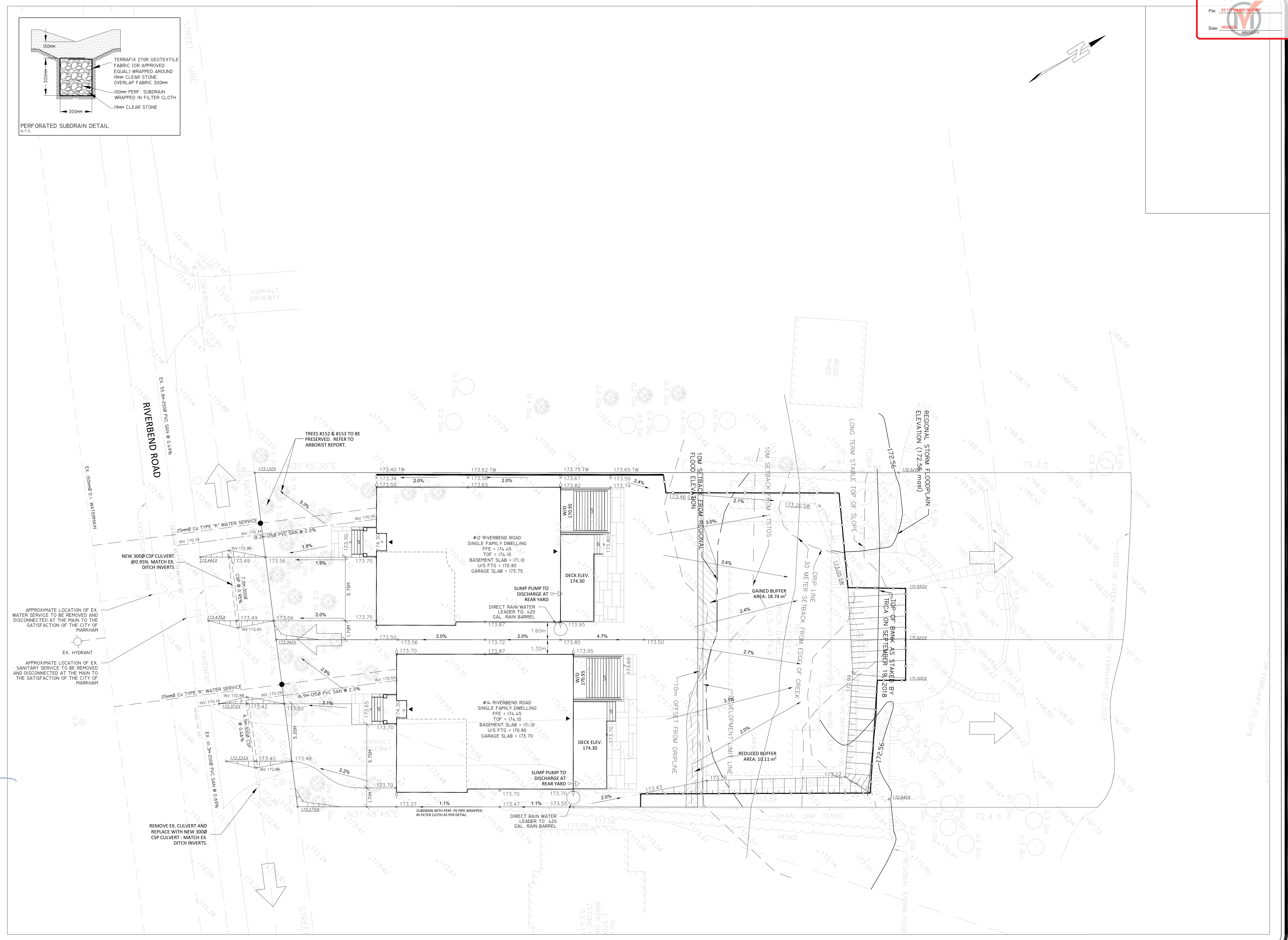
SITEPLANTECH INC.
 50 ST CLEMENTS AVE.
 TORONTO, ON M4R 1G9
 PHONE: (416) 270-7515

L.P. MASSOUE-MOHAT
 100824283
 Dec. 22, 2022
 PRODUCE OF ONTARIO

2 DETACHED SINGLE FAMILY DWELLINGS
 12-14 RIVERBEND ROAD
 MARKHAM, ON

GRADING AND SERVICING PLAN

PROJECT No.: 21-022
 DRAWING: CI.1

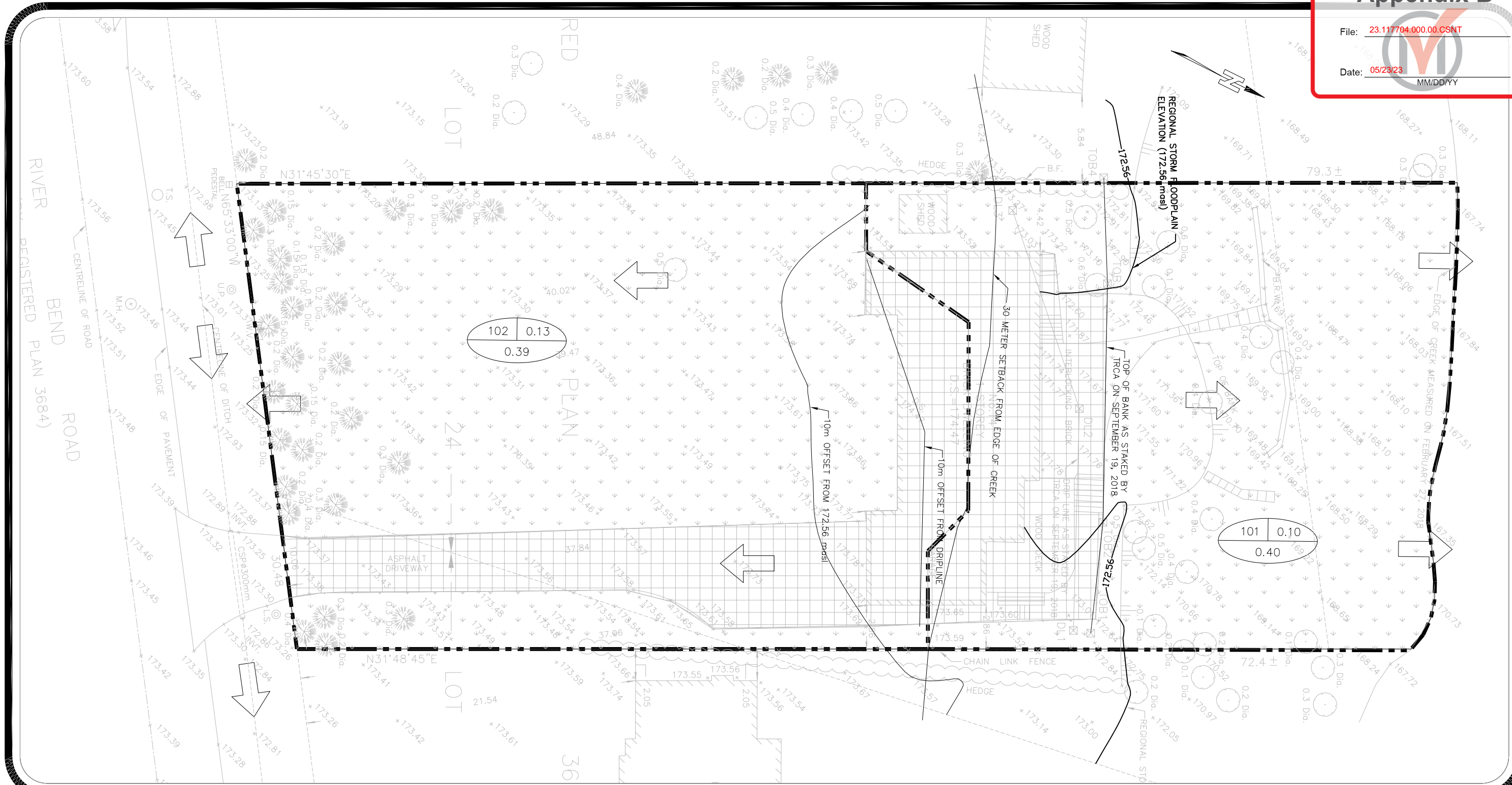


Dec. 22, 2022 - 11:50am By: p.madd
 P:\21-022 - 12-14 Riverbend Rd. - Markham\Reports and Drawings\Drawings\Production Drawings\21-022_Branding.dwg

Appendix B

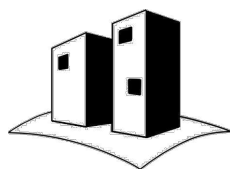
File: 23.117704.000.00.CSNT

Date: 05/23/23
MM/DD/YY



102 0.13
0.39

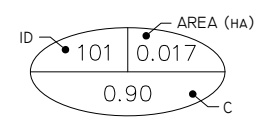
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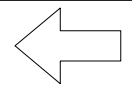
SITEPLANTECH INC.
339 - 16 ELGIN ST.
THORNHILL, ON
L3T 4T4

2-SINGLE DETACHED HOME DEVELOPMENT
12-14 RIVERBEND ROAD
MARKHAM, ON

LEGEND



(ROOF/HARD SURFACE)
(GRASS)



EX. OVERLAND FLOW ROUTE

PRE-DEVELOPMENT DRAINAGE PLAN

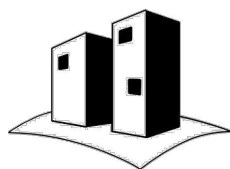
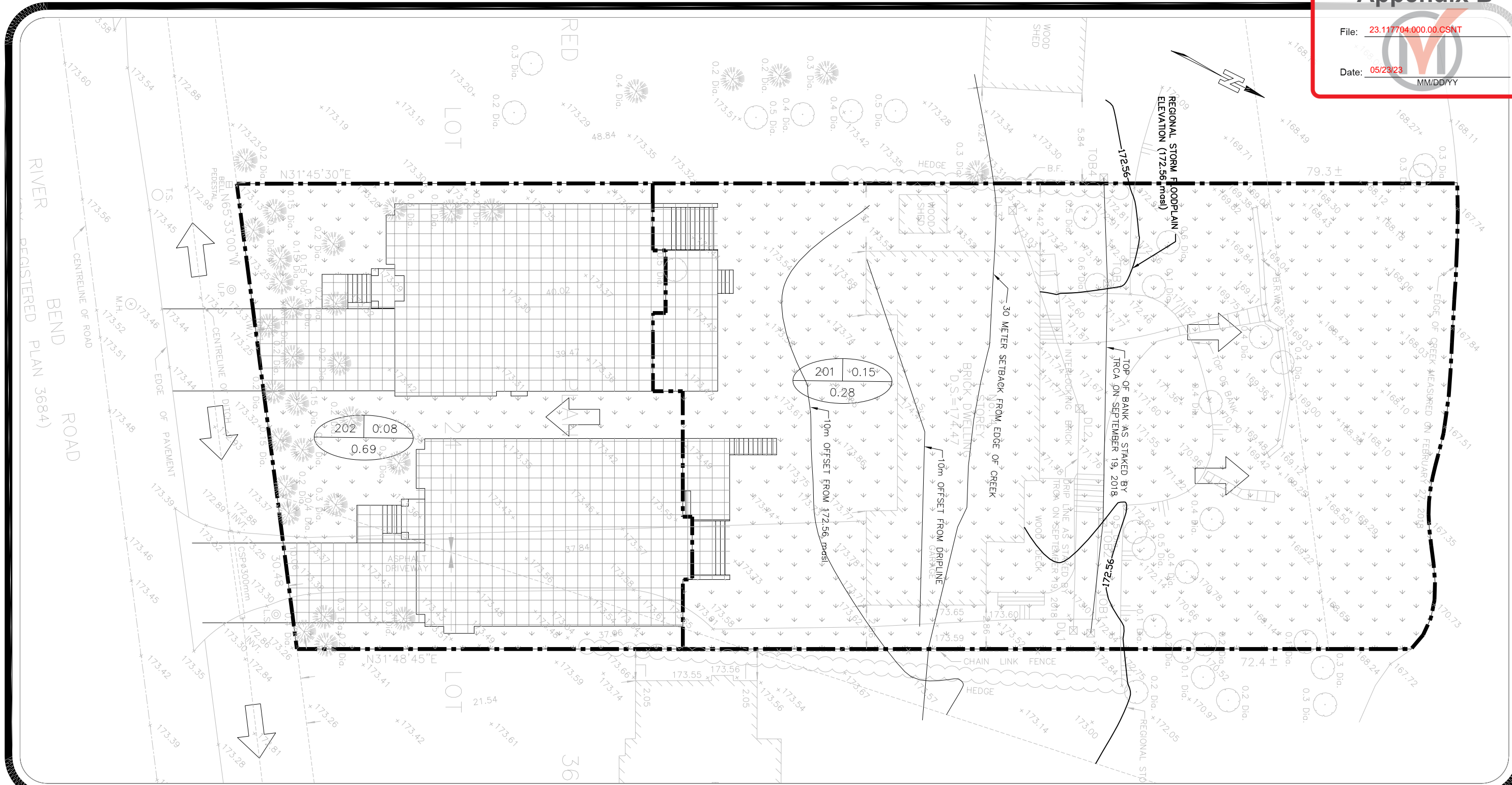
DATE: MAY 2021
SCALE: 1:250

PROJECT No.: 21-022
FIGURE No.: 201

Appendix B

File: 23.117704.000.00.CSNT

Date: 05/23/23
MM/DD/YY



SITEPLANTECH INC.
339 - 16 ELGIN ST.
THORNHILL, ON
L3T 4T4

2-SINGLE DETACHED HOME DEVELOPMENT
12-14 RIVERBEND ROAD
MARKHAM, ON

LEGEND

- AREA (HA)
 ID: 101, 0.017, 0.90, C
- (ROOF/HARD SURFACE)
- (GRASS)



PROP. OVERLAND FLOW ROUTE

POST-DEVELOPMENT DRAINAGE PLAN

DATE: MAY 2021	PROJECT No.: 21-022
SCALE: 1:250	FIGURE No.: 202

APPENDIX “C” – B/011/23 Conditions of Approval

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/011/23

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances applied for under Files B/011/23, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the *Planning Act*.
3. Submission to the Secretary-Treasurer of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
4. Payment of the required Conveyance Fee for the creation of residential lots per City of Markham Fee By-law 211-83, as amended.
5. Conveyance of Part 1 on the draft R-Plan to the City of Markham.
6. That the applicant satisfies the requirements of the TRCA, financial or otherwise, as indicated in their letter to the Secretary-Treasurer attached as Appendix “D” to this Staff Report, to the satisfaction of the TRCA, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the TRCA.
7. The Owner shall enter into a Development Agreement with the City to the satisfaction of the City Solicitor, Director of Planning and Urban Design, Director of Operations, and/or the Director of Engineering, or their designates, which Development Agreement shall be registered on title to the lands in priority to all mortgages, charges, liens and other encumbrances, and the Owner shall procure and cause to be executed and registered at its own cost and expense such discharges, postponements, and subordination agreements as may be required by the City in order to provide for the priority of registration for the Development Agreement on title to the Lands. The Development Agreement shall specifically provide for matters including but not limited to:
 - i) Payment of all applicable fees in accordance with the City’s fee by-law;
 - ii) Submission of securities respecting any works to be provided in accordance with the Development Agreement; Payment of cash-in-lieu of Parkland Dedication in accordance with By-law

- 195-90, as amended, upon execution of the development agreement. The Applicant shall submit an Appraisal report prepared by a member of the Appraisal Institute of Canada in accordance with the City's terms of reference respecting the proposed new lot, to be reviewed and approved by the City;
- iii) Notice that the lands may not be connected to the City's water system, sewage system and/or drainage system (the "Municipal Services"), and that in order to connect to the Municipal Services, the Owner must submit an application to the City and pay for the connections to the Municipal Services, which shall be installed by the City.
 - iv) Prior to final approval of the Consent, the Owner shall obtain necessary permits pursuant to the Ontario Building Code and shall construct internal sewer and water systems in order to provide separate and independent plumbing system for each of the severed and retained parcels.
 - v) Submission and implementation of a restoration landscape plan including removal of the existing structure/garbage and restoration of natural heritage lands to a natural vegetated state.

8. That the Applicant satisfies that water and wastewater servicing capacity is available to service this application as provided by the Regional Municipality of York in their comments to the Applicant, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design or designate. Prior to final approval, the Region's Planning and Economic Development Branch shall certify that the above condition(s) has/have been met to its satisfaction. York Region requests a copy of the Notice of Decision be emailed to developmentsservices@york.ca if/when it becomes available.

9. Fulfillment of all of the above conditions within two years of the date that notice of the decision was given under Section 53(17) or 53(24) of the *Planning Act, R.S.O. 1990, c.P.13, as amended*.

CONDITONS PREPARED BY:



Hussnain Mohammad, Planner 1, Zoning and Special Projects

Appendix “D” – TRCA Comments

From: [Joshua Lacaria](#)
To: [Mohammad, Hussnain](#)
Subject: CFN 68393.02 - B/011/23 - 14 River Bend Road, Markham
Date: May 16, 2023 3:45:31 PM
Attachments: [image006.png](#)
[image007.jpg](#)
[image002.jpg](#)

Hi Hussnain,

Thank you for the opportunity to review the first submission of the above-noted Consent Application received by the Toronto and Region Conservation Authority (TRCA) on May 3, 2023. The purpose of this letter is to provide our comments for B/011/23 at 14 River Bend Road in the City of Markham. These comments will be uploaded to ePlan.

Understanding of the Proposal:

It is our understanding that the purpose of the Consent Application is to:

- i. Sever and convey a parcel of land to the City of Markham with an approximate lot frontage of 30.26 m (99.28 ft) and approximate lot area of 1095.12 sq. m (11787.77 sq. ft) (Part 1);
- ii. Sever and convey a parcel of land with an approximate lot frontage of 15.24 m (50 ft) and approximate lot area of 590 sq. m (6,350.71 sq. ft) (Part 2); and,
- iii. Retain a parcel of land with approximate lot frontage of 15.24 m (50 ft) and approximate lot area of 590 sq. m (6,350.71 sq. ft) (Part 3);

We understand that the purpose of this application is to create a total of three lots; two lots are for single residential dwellings (zoned Single Family Residential RH3 per Zoning By-law 2023-30) and one lot contains the Natural System (Open Space Zone 1 per Zoning By-law 2023-30 and 122-72) to be conveyed to the City of Markham. The subject property is located east of McCowan Road and south of Highway 7 in the City of Markham.

Policy Context:

- *Natural Hazards:* The property is located within areas susceptible to flooding and erosion. Accordingly, the proposed development must satisfy the natural hazard policies of Section 3.1 of the Provincial Policy Statement and other municipal and TRCA natural hazard policies.
- *TRCA Regulation and Policy:* The subject property is partially within TRCA's Regulated Area as the rear of the subject property is within a valley corridor and Regulatory flood plain associated with the Rouge River Watershed. In accordance with Ontario Regulation 166/06, as amended, (Development Interference with Wetlands and Alteration to Shorelines and Watercourses), a permit is required from the TRCA prior to any development (including but not limited to: site alteration, fill placement, grading, construction of structures) taking place with TRCA's Regulated Area.

Please note, in accordance with Ontario Regulation 686/21 and Ontario Regulation 596/22, TRCA's review does not include non-mandatory comments outside of our core planning mandate, such as comments pertaining to provincial or municipal natural heritage matters.

Application Review Fee

As per TRCA's role as a commenting agency for *Planning Act* application circulated by member municipalities to assess whether a proposed development may be impacted by TRCA, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. The submitted application is subject to a review fee in the amount of \$1,590 (2022 TRCA Planning Fee Schedule – Consent - Minor). This fee can be submitted via Checkfront Online Payment System. I have not copied the Agent/Owner to provide the City of Markham the opportunity to review. Please forward this letter to the Agent/Owner upon completion of review.

Recommendation

TRCA staff were involved in the review of this proposal through a Zoning By-law Amendment PLAN 21 130969 (CFN 64218.03). TRCA staff worked with the City of Markham and the proponent to determine a suitable limit for the new residential lots and Natural System. Based on our review of the Consent submission, TRCA staff are satisfied with the Severance Draft R-Plan dated March 22, 2023. We note that the Severance Draft R-Plan provides an overall net gain in buffer area. A permit from TRCA is required for part of the re-development of this property, and the proponent must address all outstanding comments related to detailed grading, erosion and sediment control measures and restoration/plantings (**e.g. Comments 7, 8 and 9 of TRCA's ZBA comment letter dated October 27, 2022**) prior to the issuance of a TRCA Permit.

In light of the above, TRCA staff have **no objection** to the approval of the Consent Application B/011/23 subject to the following conditions:

1. That the outstanding review fee in the amount of \$1,590 (2022 TRCA Planning Fee Schedule – Consent -Minor) be remitted to TRCA.
2. That the owner obtains a permit from the TRCA under Ontario Regulation 166/06, as amended, for the site alteration works associated with the demolition of the existing dwelling and accessory structures/landscaping, and restoration works within our Regulated Area.
3. That the severed lot be conveyed to the City of Markham for open space (as per Zoning By-law Application PLAN 21 130969).

Please note, if additional planning approvals beyond this Consent Application are required for this property, please circulate the application(s) to TRCA for review.

As there are timelines associated with the fulfillment of conditions, we advise the applicant and/or landowner to submit the TRCA Permit Application at their earliest opportunity. The following items must be submitted to TRCA by email to initiate our application process:

- Completed and signed TRCA Permit Application – [link](#)
- TRCA Permit application fee: Permit – Residential – Standard - \$995 (includes a maximum of two submissions)
- R Plan
- Response letter describing how comments from TRCA's ZBA comment letter dated October 27, 2022 have been addressed.
- Grading and Servicing Plan
- ESC Plan
- Landscape Restoration Plan

I trust these comments are of assistance. Should you have further questions, do not hesitate to contact me.

Regards,

Joshua Lacaria, MES (PI)

Planner I - York East Review Area
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority (TRCA)

T: [\(437\) 880 2347](tel:4378802347)
E: joshua.lacaria@trca.ca
A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca/101-Exchange-Avenue-Vaughan-ON-L4K-5R6) | [trca.ca](https://www.trca.ca)



From: DoNotReplyMHON@avolvecloud.com <DoNotReplyMHON@avolvecloud.com>
Sent: Wednesday, May 3, 2023 9:25 AM
To: York Plan <yorkplan@trca.ca>
Subject: _EXT_ TRCA Department Review cycle #1 Assignment for 23.117704.000.00.CSNT

EXT TRCA Department Review cycle #1 Assignment

Attention TRCA:

You have been assigned a task on Project: **23.117704.000.00.CSNT**

The due date for this task is: **5/17/2023 9:24:00 AM**

Task Instructions:

- Accept your Task immediately.
- Perform your technical review and update the status of your review by selecting:

Commented - this means that you are providing comments and expect an applicant response prior to your final acceptance, or

Accepted - this mean that you have reviewed the drawings and documents, have no further issues and acknowledge that the application will be recommended for approval/draft approval (depending on application type)

Project:	23.117704.000.00.CSNT
Project Name:	B/011/23 - 14 River Bend Road - To sever the subject property via consent application, creating one (1) new residential lot to facilitate the construction of two
Project Location:	14 River Bend Rd, Markham, ON, L3R 1K2
Task:	Discipline Review
Reviewer ePLAN Login	

If you do not have access to the specified folder, please contact the [Project Administrator](#).

Please do not reply to this email.