



October 16, 2024,

PAR-DPP-2024-00253
CFN: 66384.13

By Email Only (email: tamanna.sharma@richmondhill.ca)

Tamanna Sharma
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON
L4B 3P4

Dear Tamanna Sharma,

**Re: Zoning By-law Amendment Application ZBLA-24-0004
11198 Bayview Avenue
City of Richmond Hill, York Region
Owner: Peter An Dung & Ling Huang (c/o Donna Lue)
Agent: KLM Planning Partners Inc.**

This letter provides TRCA staff updates regarding the above noted Zoning By-law Amendment application, received September 6th, 2024. A list of materials reviewed by TRCA is included in Appendix "A".

TRCA staff have reviewed the application and 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 Policy Statement (PPS) 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.

Purpose of the Application

ZBLA-24-0004: To facilitate the future severance of the tableland into two (2) lots each to be developed with a single-detached dwelling, and to facilitate the conveyance of the undevelopable lands and 10 m wide buffer to a public authority (City or TRCA).

Site Context

O. Reg. 41/24 and CA Act:

A portion of the subject 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 subject property is regulated

by TRCA as the eastern portion of the property is traversed by an erosion hazard and an engineered floodplain hazard within the Rouge River Watershed. 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 reviewed an associated Concept Development Application (TRCA File No. 66384.13) regarding the creation two lots to each be developed with a single-detached dwelling. Based on our review of the updated plans provided in support of this Zoning By-law Amendment application, the proposed works is appropriately setback from the erosion hazard and floodplain located on the site.

Application Review Fee

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This Zoning By-law application is subject to a fee of \$3,355 (Zoning By-law Amendment/Rezoning – Minor). This application review fee will cover the subsequent consent application review fee, so long as the development proposal does not change. The applicant is responsible for fee payment and should forward the application fee to this office within 60 days of this letter. For more information regarding this fee, the applicant can refer to TRCA's planning services fee schedule: [Fee Schedule for TRCA Development Planning Services](#).

Permitting

Based on our review, the proposed works are located within TRCA's regulated area. As such, a TRCA permit in accordance with Section 28.1 of the CA Act will be required prior to the proposed works commencing on the subject site. The applicant is advised to contact the undersigned to obtain TRCA permitting requirements for the proposed works within TRCA's regulated area. Please note that a review fee will be required as part of any future TRCA permit application, in accordance with [TRCA's development permitting services fee schedule](#).

Recommendations

Based on the comments noted in this letter, TRCA staff recommends **conditional approval** of the zoning by-law amendment application ZBLA-24-0004 based on the following conditions:

1. The applicant submits the zoning by-law application fee of \$3,355 payable to TRCA.
2. The applicant obtains a TRCA permit in accordance with Section 28.1 of the CA Act for the property located within the TRCA Regulated area.
3. The Conveyance of the undevelopable lands is directed to the City of Richmond Hill.

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

Sincerely,



Porter Greatrex, MPI

Planner I

Development Planning and Permits | Development and Engineering Services

PG/nm

Appendix A: Materials Reviewed

- Site Plan, prepared by KLM Planning Partners Inc., dated March 15, 2023.
- Planning Justification Report, prepared by KLM Planning Partners Inc., dated July 2024