



100 John West Way  
 Box 1000  
 Aurora, Ontario  
 L4G 6J1  
 Phone: 905-727-3123 Ext. 4226  
 Email: [planning@aurora.ca](mailto:planning@aurora.ca)  
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Planning and Development Services  
 Committee of Adjustment

**NOTICE OF DECISION**

**FILE NUMBER:** MV-2018-08A-E  
**PROPERTY:** 98 Offord Crescent  
**LEGAL DESCRIPTION:** Plan 65M-2725 Lot 25  
**APPLICANT:** Tian Zhao-Yulin Wang  
**CONTACT:**

If you have objections to this Notice of Decision, you may appeal to the Local Planning Appeal Tribunal (the "Tribunal"). Your appeal, together with the reasons for the appeal and the \$300.00 fee (per Application) as required by the Tribunal, are to be made payable to the Minister of Finance in the form of a certified cheque or money order. An A1 Appeal Form provided by the Tribunal is now on their website at <http://elto.gov.on.ca> and must be filed with the Secretary Treasurer at 100 John West Way, Box 1000 Aurora, Ontario, L4G 6J1, no later than 4:30 p.m. on or before **May 2, 2018**. Should this date fall on a holiday or weekend, you will have until 4:30 p.m. of the next business day to file your appeal. Please note an additional fee of \$592.00 per Application, payable to the Town of Aurora is required with respect to appeal submissions.

In accordance with the *Planning Act*, the applicant, the minister, or any other person or public body that has an interest in the matter may appeal a minor variance decision to the Tribunal.

Should no appeal be filed within the applicable time period, this Notice of Decision, subject to any conditions imposed by the Committee of Adjustment, becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer. For your information, the lands, which are the subject of this Application, are not currently the subject of any other Application under the *Planning Act*, to our knowledge.

ADDITIONAL INFORMATION relating to this decision is available from the Committee of Adjustment staff, Planning and Development Services department, Aurora Town Hall located at 100 John West Way.

DATED at the Town of Aurora, this 20<sup>th</sup> day of April, 2018.

Marty Rokos, MCIP, RPP  
 Secretary-Treasurer / Planning Technician  
 Committee of Adjustment





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TOWN OF AURORA  
Planning and Development Services

Committee of Adjustment

### DECISION

**FILE NUMBER:** MV-2018-08A  
**PROPERTY:** 98 Offord Crescent  
**LEGAL DESCRIPTION:** Plan 65M-2725 Lot 25  
**APPLICANT:** Tian Zhao-Yulin Wang  
**DATE OF DECISION:** April 12, 2018

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby does/does not authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to allow reduction in interior side yard setback.

The Committee has determined that the Application is/is not a Minor Variance and that granting such relief is/is not within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application is/is not desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.

Concurring Members:

**ABSENT**

Grace Marsh, Chair

David Mhango

Tom Plamondon, Vice Chair

Roy Harrington

Hank Gosar

<b>CERTIFIED</b>	
COMMITTEE OF ADJUSTMENT	
TOWN OF AURORA	
SECY-T	
DATE	April 20, 2018

**REASONS FOR DECISION**

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Building Services (attached herein); any additional rationale is noted below:

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*NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been-taken into consideration by the Committee of Adjustment in its Decision on this matter.*

**CONDITIONS:**

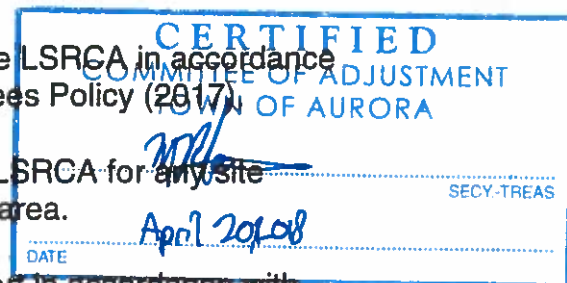
1. SUBMISSION to the Secretary-Treasurer of written confirmation from the Director of Planning and Development Services, or their designate, that the Applicant has satisfied all concerns below and as noted in the April 5, 2018 memo by Jeff Healey, Planner:
  - That the applicant sign a Letter of Undertaking and pay the applicable administrative fees, to ensure that the development and site alteration occurs in accordance with the recommendations of the Natural Heritage Evaluation prepared by Natural Resource Solutions Inc., dated March 2018, as amended showing the location of the proposed residence.
  - That the Natural Heritage Evaluation be amended to demonstrate whether there are any impacts of the proposed development on the Woodland natural heritage feature to the south of the subject lands and include a map demonstrating the extent of the Woodlands-MVPZ buffer on the subject lands.
  
2. SUBMISSION to the Secretary-Treasurer of written confirmation from the Director of Operational Services, or their designate, that the Applicant has satisfied all concerns below and as noted in the April 2, 2018 memo by Sara Tienkamp, Manager of Parks:
  - That the owner is required to provide an Evaluation Report prepared by a Certified Arborist or Professional Registered Forester outlining all aspects of the impacts that this proposal will have on existing and remaining vegetation, The report shall include a site plan showing the location of all trees and vegetation that will be impacted and or preserved both on or adjacent to the site. The report shall also include recommendations and an action plan on the mitigation of negative effects to preserved

APPROVED  
COMMITTEE OF ADJUSTMENT  
SECRETARY-TREASURER  
DATE April 20, 2018 2 | Page

vegetation, during and post construction periods as well as measures aimed at tree health care and protection for trees effected by the project and any remaining trees in the vicinity of the project that require applicable maintenance.

- Should it be determined by the Arborist /Forester that trees and vegetation warrants preservation and protection then the report shall include a schedule of monitoring the ongoing site work through a series of scheduled site visits by the Arborist / Forester during and post construction to ensure the vegetation preservation measures remain in compliance throughout the project, each site Visit to be documented and any resulting action items required by the Arborist /Forester shall be implemented and confirmed on site forthwith by the Arborist /Forester following each visit. The owner shall agree to provide copies of the Arborist / Foresters site visit reports to the Town following each visit
  - The owner shall agree to provide financial securities based on the total value of the Tree Compensation evaluation and all Arboriculture works as defined by the Town and the Owners Arborist/ Forester. To the satisfaction of the Director of Parks and Recreation.
  - The owner will be required to provide vegetation compensation and a replanting plan in accordance with the Town of Aurora TREE REMOVAL/PRUNING AND COMPENSATION POLICY to the satisfaction of the Direction of Parks and Recreation as compensation for trees removed to facilitate construction. Compensation planting shall be completed prior to release of the financial securities.
  - The owner shall agree to comply with the Aurora Tree Permit By-law # 5850-16-prior to the removal of any trees on the property.
3. SUBMISSION to the Secretary-Treasurer of written confirmation from the Lake Simcoe Region Conservation Authority that the Applicant has satisfied all concerns below and as noted in the April 4, 2018 memo by Melinda Bessey, Development Planner:

- That all development fees (\$500) be paid to the LSRCA in accordance with the LSRCA Planning and Development Fees Policy (2017).
- That the Owner shall obtain a permit from the LSRCA for any site alteration or development within the regulated area.
- That a detailed Stormwater Management Report in accordance with Designated Policy 4.8 of the LSPP shall be submitted to the satisfaction of the LSRCA.



4. SUBMISSION to the Secretary-Treasurer of written confirmation from the Regional Municipality of York that the Applicant has satisfied all concerns below and as noted in the April 4, 2018 email from Gabrielle Hurst, Associate Planner:

- **Recharge Management Area**

Please note the property is located within a SGRA and within the WHPA-Q. As such the SGBLS Source Protection Plan water quantity recharge maintenance policy will apply. The proponent is required to maintain recharge as demonstrated through a hydrogeological study that shows the existing (i.e. pre proposed development) water balance can be maintained in the future (i.e. post proposed development). The contact person for the scoping and review of the water balance is Caroline Hawson at LSRCA.

- **Low Impact Development (LID)**

The owner is to be advised that Low Impact Development (LID) measures are encouraged to be applied to the site. As per York Region Official Plan policy 2.3.37, developments should maximize infiltration through integrated treatment approach techniques to minimize stormwater volume and contaminant loads. This should include, but not be limited to, techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover. The use of the following resource is encouraged: Low Impact Development Stormwater Management Planning and Design Guide and is available using the following link: <http://www.creditvalleyca.ca/low-impact-development/low-impact-development-support/stormwater-management-lid-guidance-documents/low-impact-development-stormwater-management-planning-and-design-guide/>

5. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variance may lapse requiring reapplication.





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TOWN OF AURORA  
Planning and Development Services

Committee of Adjustment

### DECISION

**FILE NUMBER:** MV-2018-08B  
**PROPERTY:** 98 Offord Crescent  
**LEGAL DESCRIPTION:** Plan 65M-2725 Lot 25  
**APPLICANT:** Tian Zhao-Yulin Wang  
**DATE OF DECISION:** April 12, 2018

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby ~~does~~/does not authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to allow reduction in interior side yard setback.

The Committee has determined that the Application ~~is~~ is not a Minor Variance and that granting such relief ~~is~~ is not within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application ~~is~~ is not desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.

Concurring Members:

**ABSENT**

Grace Marsh, Chair

David Mhango

Tom Plamondon, Vice Chair

Roy Harrington

Hank Gosar

CERTIFIED  
COMMITTEE OF ADJUSTMENT  
TOWN OF AURORA  
  
SECY. TREAS.  
DATE April 20, 2018

## REASONS FOR DECISION

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Building Services (attached herein); any additional rationale is noted below:

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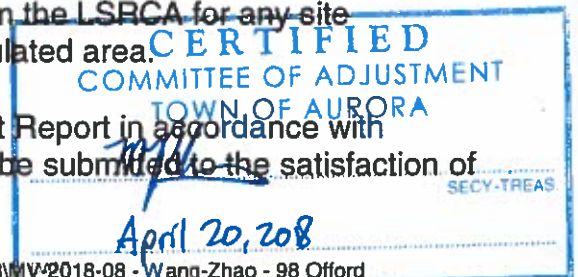
### CONDITIONS:

1. SUBMISSION to the Secretary-Treasurer of written confirmation from the Director of Planning and Development Services, or their designate, that the Applicant has satisfied all concerns below and as noted in the April 5, 2018 memo by Jeff Healey, Planner:
  - That the applicant sign a Letter of Undertaking and pay the applicable administrative fees, to ensure that the development and site alteration occurs in accordance with the recommendations of the Natural Heritage Evaluation prepared by Natural Resource Solutions Inc., dated March 2018, as amended showing the location of the proposed residence.
  - That the Natural Heritage Evaluation be amended to demonstrate whether there are any impacts of the proposed development on the Woodland natural heritage feature to the south of the subject lands and include a map demonstrating the extent of the Woodlands-MVPZ buffer on the subject lands.
2. SUBMISSION to the Secretary-Treasurer of written confirmation from the Director of Operational Services, or their designate, that the Applicant has satisfied all concerns below and as noted in the April 2, 2018 memo by Sara Tienkamp, Manager of Parks:
  - That the owner is required to provide an Evaluation Report prepared by a Certified Arborist or Professional Registered Forester outlining all aspects of the impacts that this proposal will have on existing and remaining vegetation, The report shall include a site plan showing the location of all trees and vegetation that will be impacted and/or preserved both on or adjacent to the site. The report shall also include recommendations and an action plan on the mitigation of negative effects to preserved

vegetation, during and post construction periods as well as measures aimed at tree health care and protection for trees effected by the project and any remaining trees in the vicinity of the project that require applicable maintenance.

- Should it be determined by the Arborist /Forester that trees and vegetation warrants preservation and protection then the report shall include a schedule of monitoring the ongoing site work through a series of scheduled site visits by the Arborist / Forester during and post construction to ensure the vegetation preservation measures remain in compliance throughout the project, each site Visit to be documented and any resulting action items required by the Arborist /Forester shall be implemented and confirmed on site forthwith by the Arborist /Forester following each visit. The owner shall agree to provide copies of the Arborist / Foresters site visit reports to the Town following each visit
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  - The owner will be required to provide vegetation compensation and a replanting plan in accordance with the Town of Aurora TREE REMOVAL/PRUNING AND COMPENSATION POLICY to the satisfaction of the Direction of Parks and Recreation as compensation for trees removed to facilitate construction. Compensation planting shall be completed prior to release of the financial securities.
  - The owner shall agree to comply with the Aurora Tree Permit By-law # 5850-16-prior to the removal of any trees on the property.
3. SUBMISSION to the Secretary-Treasurer of written confirmation from the Lake Simcoe Region Conservation Authority that the Applicant has satisfied all concerns below and as noted in the April 4, 2018 memo by Melinda Bessey, Development Planner:

- That all development fees (\$500) be paid to the LSRCA in accordance with the LSRCA Planning and Development Fees Policy (2017).
- That the Owner shall obtain a permit from the LSRCA for any site alteration or development within the regulated area.
- That a detailed Stormwater Management Report in accordance with Designated Policy 4.8 of the LSPP shall be submitted to the satisfaction of the LSRCA.





4. SUBMISSION to the Secretary-Treasurer of written confirmation from the Regional Municipality of York that the Applicant has satisfied all concerns below and as noted in the April 4, 2018 email from Gabrielle Hurst, Associate Planner:

- **Recharge Management Area**

Please note the property is located within a SGRA and within the WHPA-Q. As such the SGBLS Source Protection Plan water quantity recharge maintenance policy will apply. The proponent is required to maintain recharge as demonstrated through a hydrogeological study that shows the existing (i.e. pre proposed development) water balance can be maintained in the future (i.e. post proposed development). The contact person for the scoping and review of the water balance is Caroline Hawson at LSRCA.

- **Low Impact Development (LID)**

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5. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variance may lapse requiring reapplication.





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TOWN OF AURORA  
Planning and Development Services

Committee of Adjustment

### DECISION

**FILE NUMBER:** MV-2018-08C  
**PROPERTY:** 98 Offord Crescent  
**LEGAL DESCRIPTION:** Plan 65M-2725 Lot 25  
**APPLICANT:** Tian Zhao-Yulin Wang  
**DATE OF DECISION:** April 12, 2018

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

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Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.

Concurring Members:

**ABSENT**

Grace Marsh, Chair

David Mhango

Tom Plamondon, Vice Chair

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## REASONS FOR DECISION

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Building Services (attached herein); any additional rationale is noted below:

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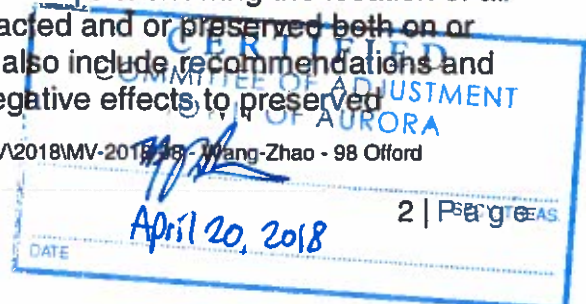
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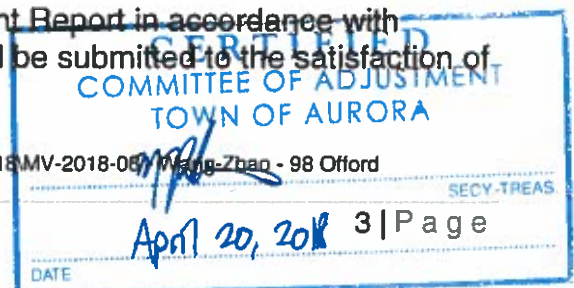
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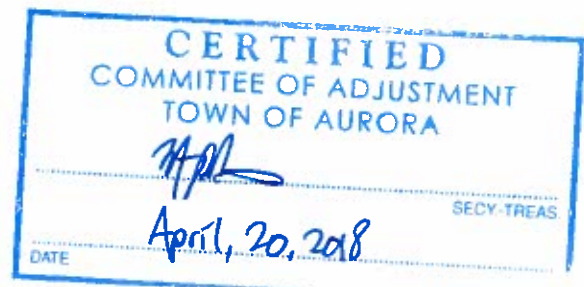
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TOWN OF AURORA  
Planning and Development Services

Committee of Adjustment

### DECISION

**FILE NUMBER:** MV-2018-08D  
**PROPERTY:** 98 Offord Crescent  
**LEGAL DESCRIPTION:** Plan 65M-2725 Lot 25  
**APPLICANT:** Tian Zhao-Yulin Wang  
**DATE OF DECISION:** April 12, 2018

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## REASONS FOR DECISION

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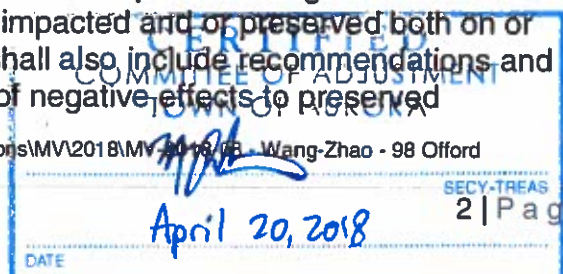
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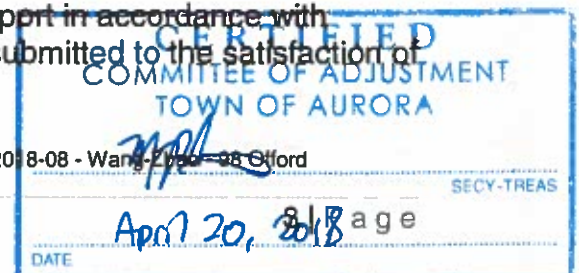
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  - That the Owner shall obtain a permit from the LSRCA for any site alteration or development within the regulated area.
  - That a detailed Stormwater Management Report in accordance with Designated Policy 4.8 of the LSPP shall be submitted to the satisfaction of the LSRCA.





4. SUBMISSION to the Secretary-Treasurer of written confirmation from the Regional Municipality of York that the Applicant has satisfied all concerns below and as noted in the April 4, 2018 email from Gabrielle Hurst, Associate Planner:

- **Recharge Management Area**

Please note the property is located within a SGRA and within the WHPA-Q. As such the SGBLS Source Protection Plan water quantity recharge maintenance policy will apply. The proponent is required to maintain recharge as demonstrated through a hydrogeological study that shows the existing (i.e. pre proposed development) water balance can be maintained in the future (i.e. post proposed development). The contact person for the scoping and review of the water balance is Caroline Hawson at LSRCA.

- **Low Impact Development (LID)**

The owner is to be advised that Low Impact Development (LID) measures are encouraged to be applied to the site. As per York Region Official Plan policy 2.3.37, developments should maximize infiltration through integrated treatment approach techniques to minimize stormwater volume and contaminant loads. This should include, but not be limited to, techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover. The use of the following resource is encouraged: Low Impact Development Stormwater Management Planning and Design Guide and is available using the following link: <http://www.creditvalleyca.ca/low-impact-development/low-impact-development-support/stormwater-management-lid-guidance-documents/low-impact-development-stormwater-management-planning-and-design-guide/>

5. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variance may lapse requiring reapplication.





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TOWN OF AURORA  
Planning and Development Services

Committee of Adjustment

### DECISION

**FILE NUMBER:** MV-2018-08E  
**PROPERTY:** 98 Offord Crescent  
**LEGAL DESCRIPTION:** Plan 65M-2725 Lot 25  
**APPLICANT:** Tian Zhao-Yulin Wang  
**DATE OF DECISION:** April 12, 2018

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby ~~does~~ **does not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to allow reduction in interior side yard setback.

The Committee has determined that the Application ~~is~~ **is not** a Minor Variance and that granting such relief ~~is~~ **is not** within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application ~~is~~ **is not** desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.

Concurring Members:

**ABSENT**

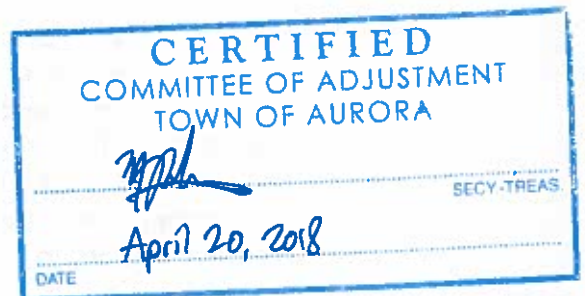
Grace Marsh, Chair

David Mhango

Tom Plamondon, Vice Chair

Roy Harrington

Hank Gosar



## REASONS FOR DECISION

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Building Services (attached herein); any additional rationale is noted below:

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*NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been taken into consideration by the Committee of Adjustment in its Decision on this matter.*

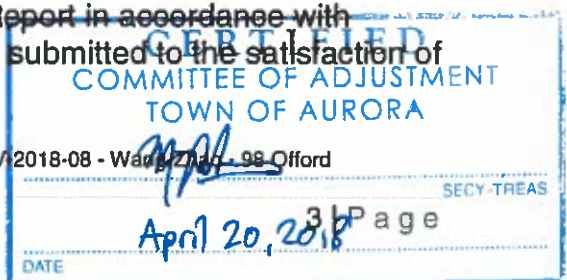
## CONDITIONS:

1. SUBMISSION to the Secretary-Treasurer of written confirmation from the Director of Planning and Development Services, or their designate, that the Applicant has satisfied all concerns below and as noted in the April 5, 2018 memo by Jeff Healey, Planner:
  - That the applicant sign a Letter of Undertaking and pay the applicable administrative fees, to ensure that the development and site alteration occurs in accordance with the recommendations of the Natural Heritage Evaluation prepared by Natural Resource Solutions Inc., dated March 2018, as amended showing the location of the proposed residence.
  - That the Natural Heritage Evaluation be amended to demonstrate whether there are any impacts of the proposed development on the Woodland natural heritage feature to the south of the subject lands and include a map demonstrating the extent of the Woodlands-MVPZ buffer on the subject lands.
  
2. SUBMISSION to the Secretary-Treasurer of written confirmation from the Director of Operational Services, or their designate, that the Applicant has satisfied all concerns below and as noted in the April 2, 2018 memo by Sara Tienkamp, Manager of Parks:
  - That the owner is required to provide an Evaluation Report prepared by a Certified Arborist or Professional Registered Forester outlining all aspects of the impacts that this proposal will have on existing and remaining vegetation, The report shall include a site plan showing the location of all trees and vegetation that will be impacted and on preserved both on or adjacent to the site. The report shall also include recommendations and an action plan on the mitigation of negative effects to preserved

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vegetation, during and post construction periods as well as measures aimed at tree health care and protection for trees effected by the project and any remaining trees in the vicinity of the project that require applicable maintenance.

- Should it be determined by the Arborist /Forester that trees and vegetation warrants preservation and protection then the report shall include a schedule of monitoring the ongoing site work through a series of scheduled site visits by the Arborist / Forester during and post construction to ensure the vegetation preservation measures remain in compliance throughout the project, each site Visit to be documented and any resulting action items required by the Arborist /Forester shall be implemented and confirmed on site forthwith by the Arborist /Forester following each visit. The owner shall agree to provide copies of the Arborist / Foresters site visit reports to the Town following each visit
  - The owner shall agree to provide financial securities based on the total value of the Tree Compensation evaluation and all Arboriculture works as defined by the Town and the Owners Arborist/ Forester. To the satisfaction of the Director of Parks and Recreation.
  - The owner will be required to provide vegetation compensation and a replanting plan in accordance with the Town of Aurora TREE REMOVAL/PRUNING AND COMPENSATION POLICY to the satisfaction of the Direction of Parks and Recreation as compensation for trees removed to facilitate construction. Compensation planting shall be completed prior to release of the financial securities.
  - The owner shall agree to comply with the Aurora Tree Permit By-law # 5850-16-prior to the removal of any trees on the property.
3. SUBMISSION to the Secretary-Treasurer of written confirmation from the Lake Simcoe Region Conservation Authority that the Applicant has satisfied all concerns below and as noted in the April 4, 2018 memo by Melinda Bessey, Development Planner:
- That all development fees (\$500) be paid to the LSRCA in accordance with the LSRCA Planning and Development Fees Policy (2017).
  - That the Owner shall obtain a permit from the LSRCA for any site alteration or development within the regulated area.
  - That a detailed Stormwater Management Report in accordance with Designated Policy 4.8 of the LSPP shall be submitted to the satisfaction of the LSRCA.



4. SUBMISSION to the Secretary-Treasurer of written confirmation from the Regional Municipality of York that the Applicant has satisfied all concerns below and as noted in the April 4, 2018 email from Gabrielle Hurst, Associate Planner:

- **Recharge Management Area**

Please note the property is located within a SGRA and within the WHPA-Q. As such the SGBLS Source Protection Plan water quantity recharge maintenance policy will apply. The proponent is required to maintain recharge as demonstrated through a hydrogeological study that shows the existing (i.e. pre proposed development) water balance can be maintained in the future (i.e. post proposed development). The contact person for the scoping and review of the water balance is Caroline Hawson at LSRCA.

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5. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variance may lapse requiring reapplication.

