



File: A168/19

Applicant: Mary Baldassarra

Address: 17 Honey Locust Court, Maple

Agent: Inova Design Inc.

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	
Parks, Forestry and Horticulture Operations		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: None

Background History: None

Staff Report Prepared By: Adriana MacPherson
Hearing Date: Thursday, February 6, 2020



Minor Variance
Application

Agenda Item: 10

A168/19

Ward: 1

Staff Report Prepared By: Adriana MacPherson, Assistant Secretary Treasurer

Date of Hearing: Thursday, February 6, 2020

Applicant: Mary Baldassarra

Agent: Inova Design Inc.

Property: 17 Honey Locust Court, Maple

Zoning: The subject lands are zoned RR Rural Residential, and subject to the provisions of Exception Nos. 9(361) and 9(576), under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010: Rural Residential

Related Files: None

Purpose: Relief from the By-Law is being requested to permit the construction of a proposed storey single family dwelling (including attached garage, porch and loggia) and a detached garage.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
A maximum total lot coverage of 10% is permitted.	To permit a maximum lot coverage of 13.8% (dwelling and attached garage 11.59%, Porte-Chochere 0.8%, Front and Rear Porches 1.41%)

Background (previous applications approved by the Committee on the subject land):

Application No.:	Description:	Status of Approval: Approved/Refused/Withdrawn/ OMB/Concurrent
B004/17	To request the consent of the Committee of Adjustment to grant a parcel of land marked "A" on the attached sketch as an ADDITION in favour of the lands to the EAST for residential purposes, and to retain the land marked "B" for residential purposes.	APPROVED June 22/17
B006/17	To request the consent of the Committee of Adjustment to grant a parcel of land marked "A" on the attached sketch as an ADDITION in favour of the lands to the WEST for residential purposes, and to retain the land marked "B" for residential purposes.	APPROVED June 22/17

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History: None

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until 4:00 p.m. on the last business day prior to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on January 22, 2020

Applicant confirmed posting of signage on January 23, 2020

Property Information	
Existing Structures	Year Constructed
Dwelling	TBC

Applicant has advised that they cannot comply with By-law for the following reason(s): The permitted maximum lot coverage does not accommodate a one-storey layout that encompasses all our spatial needs and that of our family. The reasons why compliance with the by-law is not possible is further detailed in attached letter (please see Schedule B)

Adjournment Request: N/A

Building Standards (Zoning Review):

Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file.

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2.

Any retaining walls between two residential lots that are more than 1.0 metre in height and any architectural features on the property over 1.8 metres in height, shall be setback a distance equal to their heights.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

An air conditioning unit and/or pool equipment shall be setback a minimum of 0.60 metres from the interior side lot line; and may encroach a maximum of 1.5 metres into the required rear yard.

Building Inspections (Septic):

No comments or concerns

Development Planning:

Vaughan Official Plan 2010: Rural Residential

The Owner is requesting permission to construct a 2-storey single-detached dwelling unit with the above variance. The proposed lot coverage of 13.8% (Variance #1), is consistent with other approvals in the area and appropriate built form for the neighborhoods' character.

Minor Variance application A078/17 and Consent Applications B004/17 and B006/17 sought to realign the property boundaries of 21 and 17 Honey Locust Court and propose a new dwelling on 21 Honey Locust Court. Through the previous approved applications, a Tree Planting Plan prepared by iNOVA Design dated December 17, 2019 and amended January 22, 2020. The amended Tree Planting Plan was reviewed by the Environmental Sustainability Division to ensure that the number of compensated trees, as identified through the previous applications, would be maintained. Provided such, the Environmental Sustainability Division is satisfied with the amended Tree Planting Plan.

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the minor variance application.

Cultural Heritage (Urban Design):

No Response.

Development Engineering:

The Development Engineering (DE) Department does not object to variance application A168/19.

Parks, Forestry and Horticulture Operations:

No Response.

By-Law and Compliance, Licensing and Permit Services:

No Response.

Financial Planning and Development Finance:

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment

That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

Fire Department:
No Response.

Schedule A – Plans & Sketches

Schedule B – Public Correspondence
Application Justification Letter

Schedule C - Agency Comments
Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)
Consent Application B004/17
Consent Application B006/17

Staff Recommendations:
Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96.

Please Note:

Relief granted from the City’s Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City’s Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department;

Notice to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

For further information please contact the City of Vaughan, Committee of Adjustment

Adriana MacPherson

T 905 832 8585 Extension 8360

E CofA@vaughan.ca

Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Location Map
Sketches

MINOR VARIANCE APPLICATION

SKETCH TO ILLUSTRATE SITEPLAN ON

PART OF LOT 3,
REGISTERED PLAN 65M-2397 AND
PART OF BLOCK 8,
REGISTERED PLAN 65M-3758
PARTS 2, 3, 4 & 5



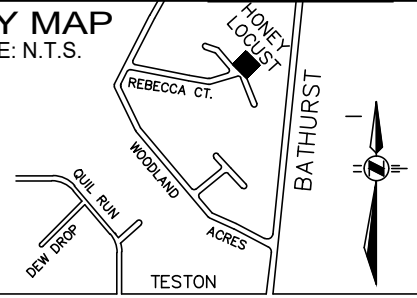
REGIONAL MUNICIPALITY OF YORK



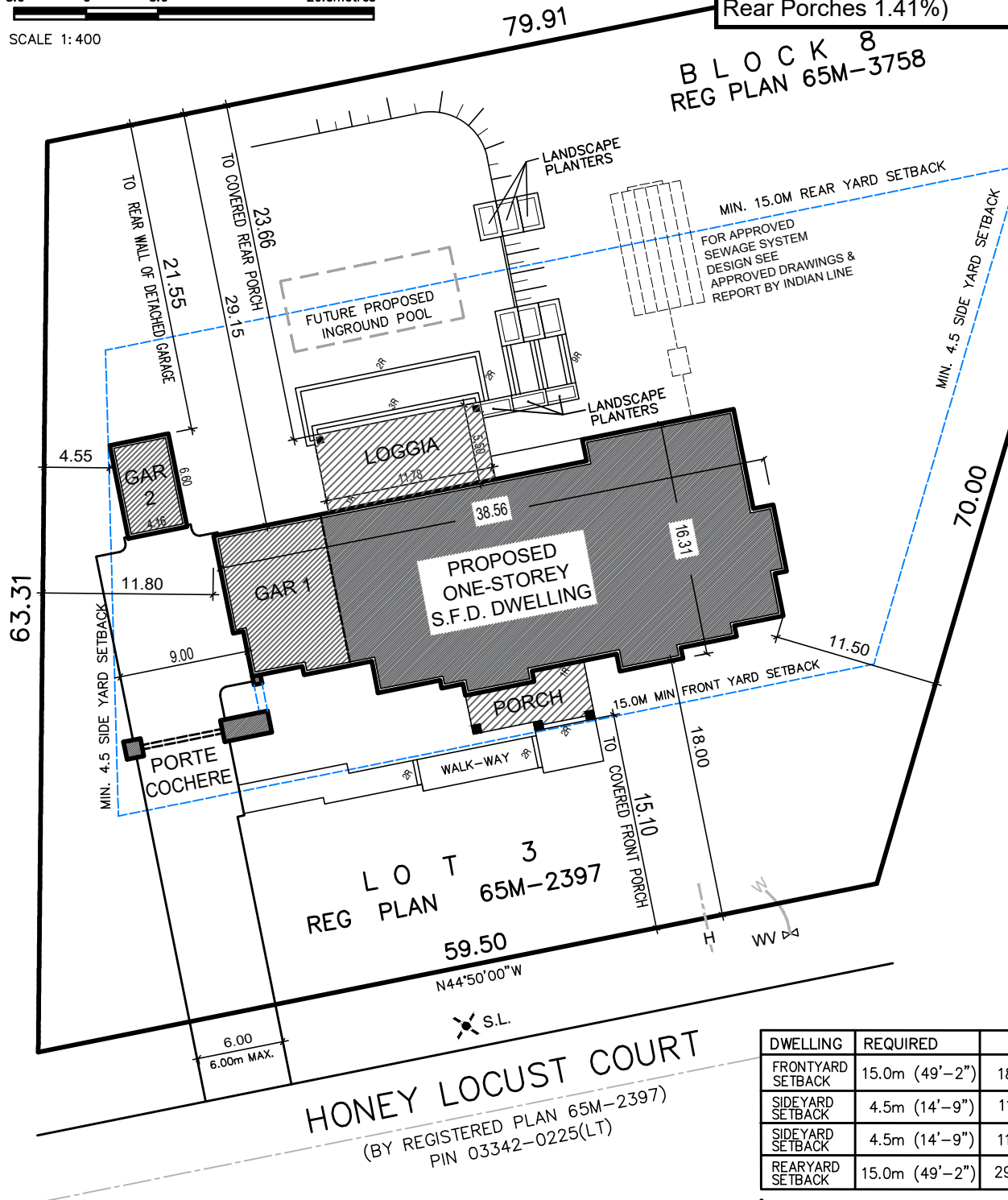
SCALE 1: 400

KEY MAP

SCALE: N.T.S.



To permit a maximum lot coverage of 13.8% (dwelling and attached garage 11.59%, Porte-Chochere 0.8%, Front and Rear Porches 1.41%)



NOTE:

LEGAL SURVEY INFORMATION AND LOT DIMENSIONS SHOWN ON THIS PLAN ARE TAKEN FROM A
PLAN PREPARED BY: VLADIMIR DOSEN SURVEYING, ONTARIO LAND SURVEYORS
555 DAVISVILLE AVENUE, TORONTO, ONTARIO M4S 1J2 (416) 466-0440 (vladdosen@rogers.com)
DATED: JUNE 18 2018 WHICH MAY NOT BE FINAL AND ARE NOT GUARANTEED. THE FINAL
REGISTERED PLAN OF SUBDIVISION SHALL BE REFERRED TO FOR CONFIRMATION OF THE DATA.

DWELLING	REQUIRED	PROPOSED
FRONTYARD SETBACK	15.0m (49'-2")	18.0m (59'1") WEST
SIDEYARD SETBACK	4.5m (14'-9")	11.8m (38'9") NORTH
SIDEYARD SETBACK	4.5m (14'-9")	11.5m (36'8") SOUTH
REARYARD SETBACK	15.0m (49'-2")	29.15m (95'7") EAST

GARAGE 2	REQUIRED	PROPOSED
SIDEYARD SETBACK	4.5m (14'-9")	4.55m (14'11") NORTH
REARYARD SETBACK	15.0m (49'-2")	21.55m (70'8") EAST

BUILDING HEIGHT	9.5M (31'-2")	9.0M (29'-6")
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17 HONEY LOCUST CRT

LOT No. 3 / BLK 8	DATE: DEC 4 2019 (REV)
SCALE: 1:400	 TEL. No 416 580-3336 INOVADesign.CA

PART OF LOT 03, REG PLAN 65M - 2397 AND
PART OF BLK 8, REG PLAN 65M - 3758
PARTS OF LOTS 2, 3, 4 & 5
CITY OF VAUGHAN - REGIONAL MUNICIPALITY OF YORK

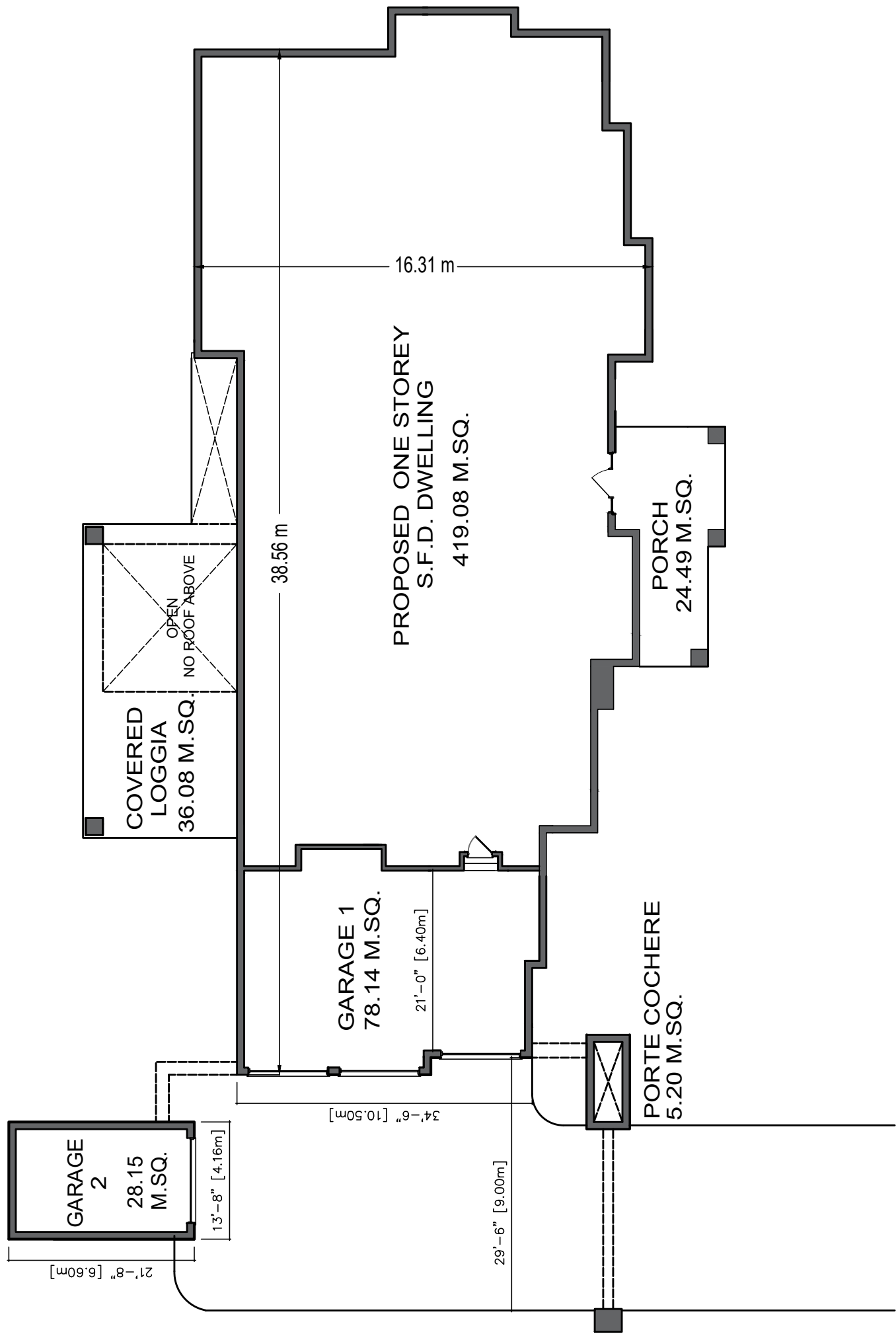
MINOR VARIANCE REQUEST		REQUIRE	PROVIDED
VARIANCE	LOT AREA	46,164.26 M.SQ. (4,288.80 SQ.FT.)	
①	LOT BUILDING COVERAGE INCL. ALL COV. STRUCTURES	10% MAX 428.88 M.SQ.	13.8% 591.14 M.SQ.

SUMMARY OF COVERAGE BREAKDOWN

PROPOSED GROUND FLR COVERAGE	=	419.08	Sq.M.
PROPOSED ATTACHED GARAGE COV.	=	78.14	Sq.M.
PROPOSED DETACHED GARAGE COV.	=	28.15	Sq.M.
PROPOSED PORTE-COCHERE COV.	=	5.20	Sq.M.
PROPOSED FRONT PORCH COVERAGE	=	24.49	Sq.M.
PROPOSED REAR COVERED PORCH	=	36.08	Sq.M.
TOTAL DWELLING COVERAGE	=	591.14	Sq.M



MINOR VARIANCE APPLICATION



17 HONEY LOCUST CRT

SUMMARY OF COVERAGE BREAKDOWN

11.59%	PROPOSED GROUND FLR COVERAGE = 419.08 Sq.M. PROPOSED ATTACHED GARAGE COV. = 78.14 Sq.M.
0.8%	PROPOSED DETACHED GARAGE COV. = 28.15 Sq.M. PROPOSED PORTE-COCHERE COV. = 5.20 Sq.M.
1.41%	PROPOSED FRONT PORCH COVERAGE = 24.49 Sq.M. PROPOSED REAR COVERED PORCH = 36.08 Sq.M.
TOTAL DWELLING COVERAGE = 591.14 Sq.M	

LOT No. 3 / BLK 8

DATE: DEC 04 2019 (REV)

SCALE: n.t.s.

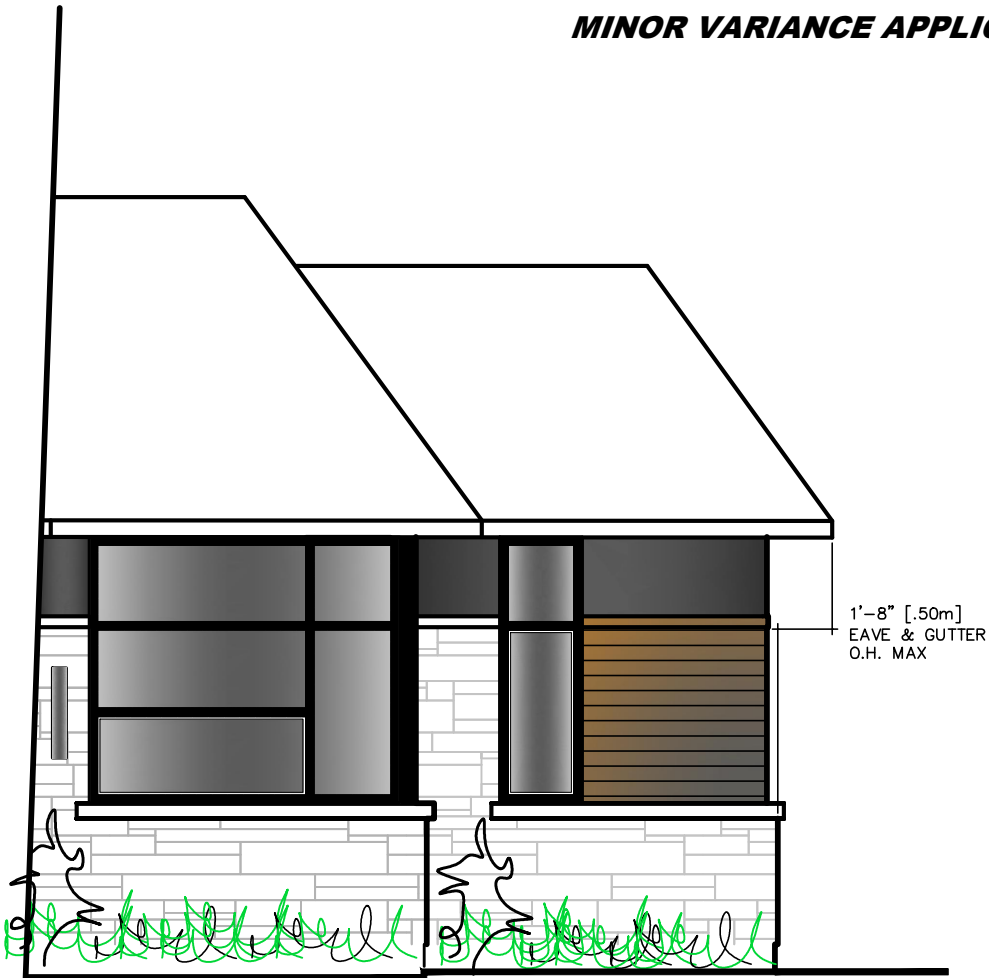
iNOVA design



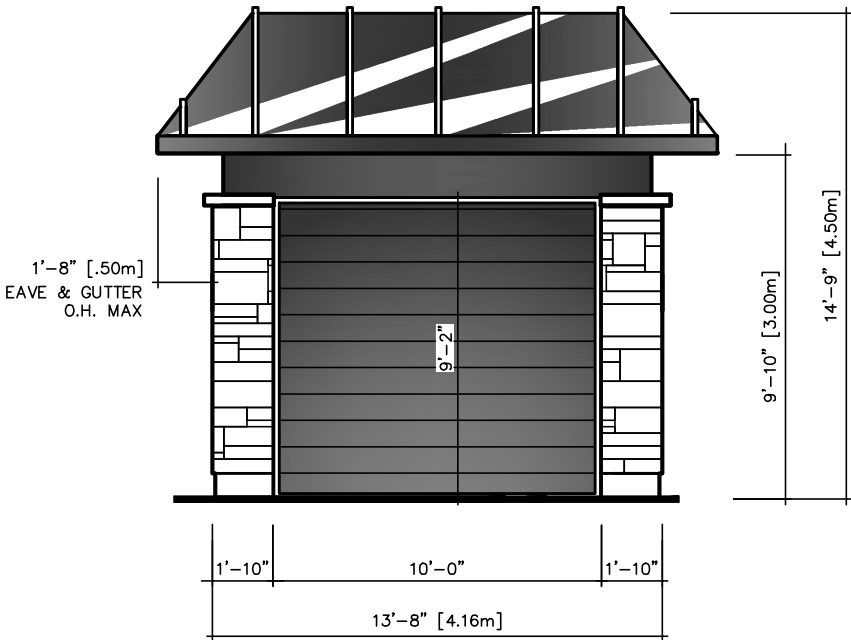
TEL: No 416 580-3336

INOVADESIGN.CA

PART OF LOT 03, REG PLAN 65M - 2397 AND
PART OF BLK 8, REG PLAN 65M - 3758
PARTS OF LOTS 2, 3, 4 & 5
CITY OF VAUGHAN - REGIONAL MUNICIPALITY OF YORK



PARTIAL FRONT ELEVATION



GARAGE 2 –
ACCESSORY STRUCTURE

17 HONEY LOCUST CRT

LOT No. 3 / BLK 8	DATE: DEC 04 2019 (REV)
SCALE: n.t.s.	iNOVA design <small>TEL: No 416 580-3336 INOVADESIGN.CA</small>

PART OF LOT 03, REG PLAN 65M - 2397 AND
PART OF BLK 8, REG PLAN 65M - 3758
PARTS OF LOTS 2, 3, 4 & 5
CITY OF VAUGHAN - REGIONAL MUNICIPALITY OF YORK

Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

Application Justification Letter

COMMITTEE OF ADJUSTMENT
CITY OF VAUGHAN

ATTENTION: SECRETARY-TREASURER,

RE: Committee of Adjustment (Minor Variance)

Application by, Mary Baldassarra (Lot 03/Blk 08, Registered Plan No. 65m - 2397)

7. Why is it not possible to comply with the provisions of the By-law?

We are requesting a **13.8% max.** lot coverage variance in order to permit the construction of one-storey single detached dwelling, which exceeds the 10% maximum lot coverage allowed.

The permitted maximum lot coverage does not accommodate a one-storey layout that encompasses all our spatial needs and that of our family. We have been a Vaughan resident for over 40 years and it is our intentions to remain in this community with our children and future grand-children to continue to experience the quality of life that this community has offered.

Over the last few years we have witnessed numerous developed properties in our neighbourhood. Many dwellings exceeding the maximum coverage (some up to 18.0%) Watching the other properties develop, we sincerely believe that the one-storey character of our proposal would be the most desirable solution for the lot and the existing streetscape, while providing us with the dwelling requirements that our family needs.

Our variances could be considered significant in percentage terms, but there is merit in facilitating our proposal as a housing form, by enabling the scale of the dwelling to be proportionate with the size of the lot and the surrounding developed units.

The nature of our development is concurrent with the zoning requirements of modern neighbourhoods within Vaughan. We believe that our request for variance is minor in nature relative to the size of the adjacent dwellings and within the intent of planning policies for residential development.

The Baldassarra Family

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections



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:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

MacPherson, Adriana

Subject: FW: A168/19 - Request for Comments

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>
Sent: January-07-20 12:08 PM
To: MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>; Providence, Lenore <Lenore.Providence@vaughan.ca>; Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Subject: RE: A168/19 - Request for Comments

Good afternoon Pravina,
The Regional Municipality of York has completed its review of the above minor variance and has no comment. For record keeping purposes, can you confirm the address is 17 Honey Locust Court. The applications states the address is “0”.
Regards,

Gabrielle

Gabrielle Hurst | MCIP, RPP, Planning and Economic Development, Corporate Services

1-877-464-9675 ext. 71538

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

Schedule D: Previous Approvals (Notice of Decision)

Consent Application B004/17
Consent Application B006/17

NOTICE OF DECISION

CONSENTS

FILE NUMBER: B004/17

APPLICANT: MARY BALDASSARRA

PROPERTY: Part of Lot 28, Concession 2 (Lot 3 of Registered Plan 65M-2397), municipally known as 21 Honey Locust Court, Maple.

ZONING: The subject lands are zoned RR and subject to the provisions of Exception 9(361) under By-law 1-88 as amended

PURPOSE: To request the consent of the Committee of Adjustment to grant a parcel of land marked "A" on the attached sketch as an **ADDITION** in favour of the lands to the **EAST** for residential purposes, and to retain the land marked "B" for residential purposes.

The subject land is vacant. There exists a residential dwelling on the retained land.

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:

CONSENT APPLICATION:
B006/17 - To be heard in conjunction with this application (Jun 22/17).

MINOR VARIANCE APPLICATION:
A080/06 - **APPROVED** - Mar 9/06 (1.8m rear yard setback to the cabana)

A sketch is attached illustrating the request.

The above noted application was heard by the Committee of Adjustment on: **March 23, 2017, May 25, 2017 and June 22, 2017.**

MOVED BY: S.P.



SECONDED BY: R.B.



The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

THAT Application No.B004/17, **MARY BALDASSARRA**, be **APPROVED**, in accordance with the **sketch attached** and subject to the following conditions:

NOTE: All conditions below must be fulfilled and clearance letters must be received by the Secretary-Treasurer before any cheques can be accepted and Certificate of Official can be issued.

1.
 - a) The owner shall pay of a Tree Fee, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, if required, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
 - b) The owner shall pay all property taxes as levied, if required. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
2.
 - a) THAT a Surveyors Certificate of Lot Areas, Frontages and Depths as per the definitions in Section 2.0 of By-law 1-88 a.a. be submitted, in order to confirm compliance with the By-law requirements, if required to the satisfaction of the Building Standards Department;
 - b) That consent application B006/17 is approved and becomes final and binding, if required to the satisfaction of the Building Standards Department;
 - c) That minor variance application A078/17 is approved and becomes final and binding with all conditions cleared , if required, to the satisfaction of the Building Standards Department;

3.
 - a) That Consent Application B006/17 is approved, if required, to the satisfaction of the Development Planning Department;
 - b) That the Owner submits a scoped Natural Heritage Evaluation in accordance with the approved Natural Heritage Evaluation Terms of Reference, which is to be reviewed and approved, if required, to the satisfaction of the Policy Planning and Environmental Sustainability Department;
 - c) That Minor Variance Application A078/17 is approved if required, to the satisfaction of the Development Planning Department;
4.
 - a) The Owner shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements, if required, to the satisfaction of the Development Engineering and Infrastructure Planning Department. The Owner shall submit a draft reference plan to the Development Engineering and Infrastructure Planning Department for review prior to deposit, if required;
 - b) The Owner shall provide conceptual site grading and servicing plan(s) for the proposed lots, if required, to the satisfaction of the Development Engineering and Infrastructure Planning Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access, if required;
5. Submission to the Secretary-Treasurer of FOUR (4) white prints of a registered deposited reference plan of survey, showing the subject land which conforms with the application submitted and which shows the dimensions and areas of each part shown on the plan.
6. Upon fulfilling and complying with all of the above-noted conditions, the Secretary-Treasurer of the Committee of Adjustment must be provided with a letter and three (3) copies of a legal size (8.5" by 14") "Schedule Page", in a format satisfactory to the Secretary-Treasurer, from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes the "Schedule Page" will be an attachment to the Certificate. Upon being satisfied with said legal description and upon all other conditions for the consent having been satisfied, the Secretary-Treasurer shall provide a Certificate of Official to the applicant in accordance with Section 53(42) of the Planning Act, R.S.O. 1990, as amended.
7. A fee of \$190.00 made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate/stamping of the deeds. It will be necessary to allow up to three (3) working days after all conditions have been fulfilled and documentation filed. Same day service is also available for an additional cost of \$145.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30 am that day.
8. Prior to the issuance of a building permit, if required, the applicant shall fulfil and comply with all of the above noted consent conditions.

IMPORTANT: Pursuant to Section 53(41) of the *Planning Act*, the applicant shall have a period of one year from the date of the Committee of Adjustment giving Notice of the herein Decision to the Applicant to fulfill and comply with all of the above-noted conditions of Consent. Failing to comply with this requirement will result in the application to be deemed to be refused.

ALL CONDITIONS MUST BE FULFILLED.

Please contact each Agency or Department listed above whether "if required" appears in the condition or not.

Please Note:

1. That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.
2. That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.
3. That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment
4. That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

CARRIED.

CHAIR:

Mary Mauti

Signed by all members present who concur in this decision:

Mary Mauti
M. Mauti,
ChairJ. Cesario
J. Cesario,
Vice ChairR. Buckler
R. Buckler,
MemberH. Zheng
H. Zheng,
MemberA. Perrella
A. Perrella,
Member**CERTIFICATION**

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Christine Vigneault
Christine Vigneault, ACST
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment**Date of Hearing:****June 22, 2017****Date of Notice:****June 29, 2017****Last Date of Appeal:****July 19, 2017****APPEALS**

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

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NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

NOTES

1. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.
2. A Certificate pursuant to Subsection 53(21) of The Planning Act cannot be given until all conditions of consent have been fulfilled.

B004/17

TRANSFER TO BLOCK 8
(ADDED TO BLOCK 8)

REMAINED LAND OF LOT 03
(REMAINING PART OF LOT 03)

CONTACT DRAWING NOTES

1. CONSULT WITH RELEVANT AGENCIES AND BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.
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10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.

BEARING NOTE

ALL BEARINGS ARE GIVEN IN DEGREES, MINUTES AND SECONDS.
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SKETCH PLAN OF
LOT 3 & BLOCK 8
REGISTERED PLAN 65M-2397
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

LOT 3
PIN 03342-018918
REG. PLAN 65M-2397

EXISTING 2-STORY
S.F.D. DWELLING

PART 1
4231.50 SQ.M.
45,547.48 SQ.FT.
1.04 ACRE

PART 2
4103.51 SQ.M.
44,169.81 SQ.FT.
1.01 ACRE

BLOCK 8
PIN 03342-0379
REG. PLAN 65M-3758

NOTES AND LEGEND

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HONEY

LOCUST

COURT

PROPOSED LOT BOUNDARY ADJUSTMENT
LOT 3
REGISTERED PLAN 65M-2397
CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

TEL. No 416 580-3336 INNOVATION	
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DATE:	TYPE:
SCALE:	PAGE No:
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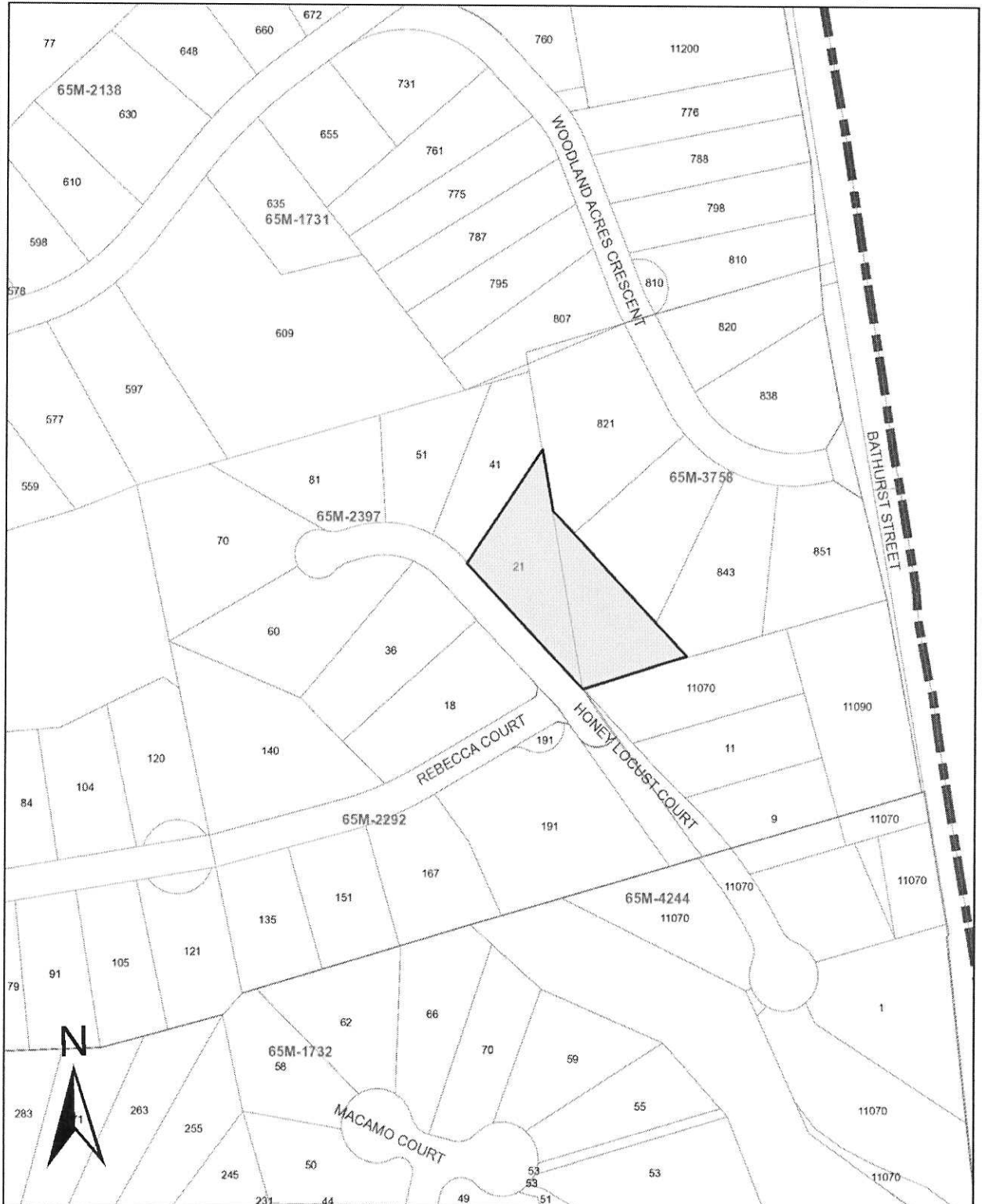
VAUGHAN

B004/17 B006/17 A078/17

21 HONEY LOCUST COURT, MAPLE

Kirby Road

Dufferin Street



Teston Road

City of Vaughan

0 0.05 0.1 0.2 Kilometers

The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.

CONSENTS

Please refer to the file number: **B004/17**

Address all correspondence to the Secretary-Treasurer

NOTICE TO THE OWNER

The Committee of Adjustment has approved your application for consent, subject to certain conditions.

A copy of the "Notice of Decision" is attached, together with relevant information concerning appeal procedures for the decision.

If the decision is not appealed, you will receive a notice that it is "Final and Binding", when the appeal period has expired. When the application is Final and Binding it will be appropriate for you to fulfil the conditions of approval.

All conditions must be fulfilled before a Certificate of Official can be issued by the Secretary-Treasurer certifying that consent has been given. These conditions must be fulfilled not later than the date set out in the decision.

The period for fulfilling conditions cannot be extended.

Although you may have appointed an agent to act on your behalf in the application, it is your responsibility, as the owner, to ensure that all conditions are fulfilled in time. Failure to do so will result in the decision being deemed to have been refused, pursuant to subsection 53(41) of The Planning Act, and your application file will be closed.

NO FURTHER NOTICE OF THE LAST DAY FOR FULFILLING CONDITIONS WILL BE GIVEN.

Respectfully,

CONSENTS

Please refer to the file number: **B004/17**

Address all correspondence to the Secretary-Treasurer

TO: OWNER/AGENT/SOLICITOR

SUBJECT: FULFILMENT OF CONDCTIONS OF APPROVAL

Please note carefully the following:

1. All conditions of approval must be fulfilled before a Certificate of Official pursuant to subsection 42 of Section 53 of The Planning Act can be issued. Unnecessary delay in the issue of the Certificate can be avoided by observing the following procedures:

(a) CONDITIONS CONCERNING THE MUNICIPALITY IN WHICH THE SUBJECT LAND IS LOCATED:

Payment of lot levy, fees, deed for road widening request for written advice, agreements, etc., must be forwarded directly to the Municipality, together with a request that a certificate that such conditions have been fulfilled, be forwarded to the Secretary-Treasurer (standard certificate forms have been provided to the Municipality for the purpose).

(b) CONDITIONS CONCERNING THE REGIONAL MUNICIPALITY OF YORK:

- (i) Deed for road widening – must be forwarded directly to the Regional Solicitors,

17250 Yonge Street
P.O. Box 147
Newmarket, Ontario
L3Y 6Z1

Together with necessary certification that the land described in the deed is free of all encumbrances. The deed must be accompanied by a white print of the deposited Reference Plan referred to in the deed.

- (ii) Payment of a Regional Development Charge is payable to the City of Vaughan and is to be deposited with the City Treasurer in accordance with the Development Charges Act and Regional By-law DC1-91-136.

(c) CONDITIONS CONCERNING OTHER AGENCIES:

(i.e. Conservation Authorities, Ministry of Transportation, railways, etc)

Requests for written advice, permits, etc., must be forwarded directly to the Agency concerned, together with a request that the information required by the Committee be forwarded to the Secretary-Treasurer.

PLEASE INCLUDE OWNER'S NAME AND APPLIATION NUMBER WITH ANY MATERIAL FORWARDED TO THE ABOVE MUNICIPALITIES AND AGENCIES.

2. It is the owner's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision not later than the date set out in the decision. Failure to do so will result in a lapse of the consent and the file will be closed. Time limits set out in the decision **CANNOT** be extended. **NO FURTHER NOTICE WITH REGARD TO THE LAST DAY FOR FULFILLING CONDITIONS OF APPROVAL WILL BE GIVEN.**

**COMMITTEE OF ADJUSTMENT**

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

Phone: (905)832-8585 Fax: (905)832-8535

**Committee of Adjustment Requirements
Electronic Registration
Planning Act
Consents – Section 53(42)**

Prior to electronic registration, a consent under Section 53(42) of the Planning Act could be issued in certificate form or be stamped directly on the document (Transfer/Deed, Transfer of Easement, Charge/Mortgage). Our usual practice was to stamp the consent on the document. Since the document itself had insufficient space to place the stamp, our practice was to stamp the consent on an attached schedule containing the legal description of the property to be severed.

Under electronic registration, since there is no opportunity to place a stamp on a paper document, our practice has been amended to issue the consent in certificate form.

In order to ensure that the legal description in the certificate matches that in the Notice of Decision, **we require a letter and a “Schedule Page” from the Applicant’s Solicitor confirming the legal description of the subject lands, sufficient for registration purposes (the “Schedule Page” will be an attachment to the Certificate)**, and four copies of the deposited Reference Plan.

Once we have satisfied ourselves that the legal description provided by the Applicant’s Solicitor is correct, and that all other conditions for the consent have been met, we will issue the certificate, and the solicitor may complete the registration of the Transfer or Charge.

To complete our file, we require that the applicant’s solicitor provide us with registration particulars after registration has been completed.

For information purposes only:

On a Transfer or Transfer of Easement, one of the following statements on the electronic Transfer must be selected and completed:

Statement 100: a consent from the NAME has been obtained for this severance and contains the following conditions: INSERT CONDITIONS OR ‘NONE’

Statement 101: The NAME has consented to this severance herein: INPORT CONSENT (i.e. scan the consent and attach it or type the consent verbatim).

As neither Statement 100 nor 101 appears in a Charge document, the consent must be types verbatim or scanned and attached to the document in the Schedules section.

For information on electronic registration, please contact Teranet at 416-360-1190.

NOTICE OF DECISION

CONSENTS

FILE NUMBER: B006/17

APPLICANT: MARY BALDASSARRA

PROPERTY: Part of Lot 28, Concession 2, (Block 8 of Reference Plan 65M-3758), municipally known as 21 Honey Locust Court, Maple.

ZONING: The subject lands are zoned RR and subject to the provisions of Exception 9(576) under By-law 1-88 as amended

PURPOSE: To request the consent of the Committee of Adjustment to grant a parcel of land marked "A" on the attached sketch as an **ADDITION** in favour of the lands to the **WEST** for residential purposes, and to retain the land marked "B" for residential purposes.

The subject land is vacant. There exists a residential dwelling on the retained land.

BACKGROUND INFORMATION: Other Planning Act Applications

The land which is the subject in this application was also the subject of another application under the Planning Act:

CONSENT APPLICATION:

B004/17 - To be heard in conjunction with this application (Jun 22/17).

MINOR VARIANCE APPLICATION:

A080/06 - APPROVED - Mar 9/06 (1.8m rear yard setback to the cabana)

A sketch is attached illustrating the request.

The above noted application was heard by the Committee of Adjustment on: **March 23, 2017, May 25, 2017 and June 22, 2017.**

MOVED BY: S.P



SECONDED BY: R.B



The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

THAT Application No.B004/17, **MARY BALDASSARRA**, be **APPROVED**, in accordance with the **sketch attached** and subject to the following conditions:

NOTE: All conditions below must be fulfilled and clearance letters must be received by the Secretary-Treasurer before any cheques can be accepted and Certificate of Official can be issued.

1. a) The owner shall pay all property taxes as levied, if required. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).
2. a) THAT a Surveyors Certificate of Lot Areas, Frontages and Depths as per the definitions in Section 2.0 of By-law 1-88 a.a. be submitted, in order to confirm compliance with the By-law requirements, if required to the satisfaction of the Building Standards Department;
b) That consent application B004/17 is approved and becomes final and binding, if required to the satisfaction of the Building Standards Department;
3. a) That Consent Application B004/17 is approved, if required, to the satisfaction of the Development Planning Department;
b) That the Owner submits a scoped Natural Heritage Evaluation in accordance with the approved Natural Heritage Evaluation Terms of Reference, which is to be reviewed and approved, if required, to the satisfaction of the Policy Planning and Environmental Sustainability Department;

- c) That Minor Variance Application A078/17 is approved if required, to the satisfaction of the Development Planning Department;
4.
 - a) The Owner shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject lands and showing all existing and proposed easements, if required, to the satisfaction of the Development Engineering and Infrastructure Planning Department. The Owner shall submit a draft reference plan to the Development Engineering and Infrastructure Planning Department for review prior to deposit, if required;
 - b) The Owner shall provide conceptual site grading and servicing plan(s) for the proposed lots, if required, to the satisfaction of the Development Engineering and Infrastructure Planning Department. The plan(s) should identify all existing and proposed services, existing and proposed elevations, and acceptable access, if required;
5. Submission to the Secretary-Treasurer of FOUR (4) white prints of a registered deposited reference plan of survey, showing the subject land which conforms with the application submitted and which shows the dimensions and areas of each part shown on the plan.
6. Upon fulfilling and complying with all of the above-noted conditions, the Secretary-Treasurer of the Committee of Adjustment must be provided with a letter and three (3) copies of a legal size (8.5" by 14") "Schedule Page", in a format satisfactory to the Secretary-Treasurer, from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes the "Schedule Page" will be an attachment to the Certificate. Upon being satisfied with said legal description and upon all other conditions for the consent having been satisfied, the Secretary-Treasurer shall provide a Certificate of Official to the applicant in accordance with Section 53(42) of the Planning Act, R.S.O. 1990, as amended.
7. A fee of \$190.00 made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate/stamping of the deeds. It will be necessary to allow up to three (3) working days after all conditions have been fulfilled and documentation filed. Same day service is also available for an additional cost of \$145.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30 am that day.
8. Prior to the issuance of a building permit, if required, the applicant shall fulfil and comply with all of the above noted consent conditions.

IMPORTANT: Pursuant to Section 53(41) of the *Planning Act*, the applicant shall have a period of one year from the date of the Committee of Adjustment giving Notice of the herein Decision to the Applicant to fulfill and comply with all of the above-noted conditions of Consent. Failing to comply with this requirement will result in the application to be deemed to be refused.

ALL CONDITIONS MUST BE FULFILLED.

Please contact each Agency or Department listed above whether "if required" appears in the condition or not.

Please Note:

1. That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.
2. That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.
3. That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and York Region District School Board and York Catholic District School Board Development Charges By-laws in effect at time of payment
4. That the payment of applicable Special Area Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Special Area Development Charge By-laws in effect at time of payment.

CARRIED.

CHAIR: May Mauti

Signed by all members present who concur in this decision:

May Mauti
M. Mauti,
Chair

J. Cesario
J. Cesario,
Vice Chair

R. Buckler
R. Buckler,
Member

H. Zheng
H. Zheng,
Member

A. Perrella
A. Perrella,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

Christine Vigneault
Christine Vigneault, ACST
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	June 22, 2017
Date of Notice:	June 29, 2017
Last Date of Appeal:	July 19, 2017

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"A"
TRANSFER TO LOT 03
(ADDED TO LOT 03)

"B"
RETAINED LAND OF BLOCK 8
(REMAINING PART OF BLOCK 8)

CONTACT DRAWING NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
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BEARING NOTE
 BEARINGS ARE GIVEN ON THE RIGHT HAND SIDE OF THE LINE. THE BEARING OF A LINE IS THE BEARING OF THE FORESIGHT SIGHTED FROM THE BACKSIGHT STATION.

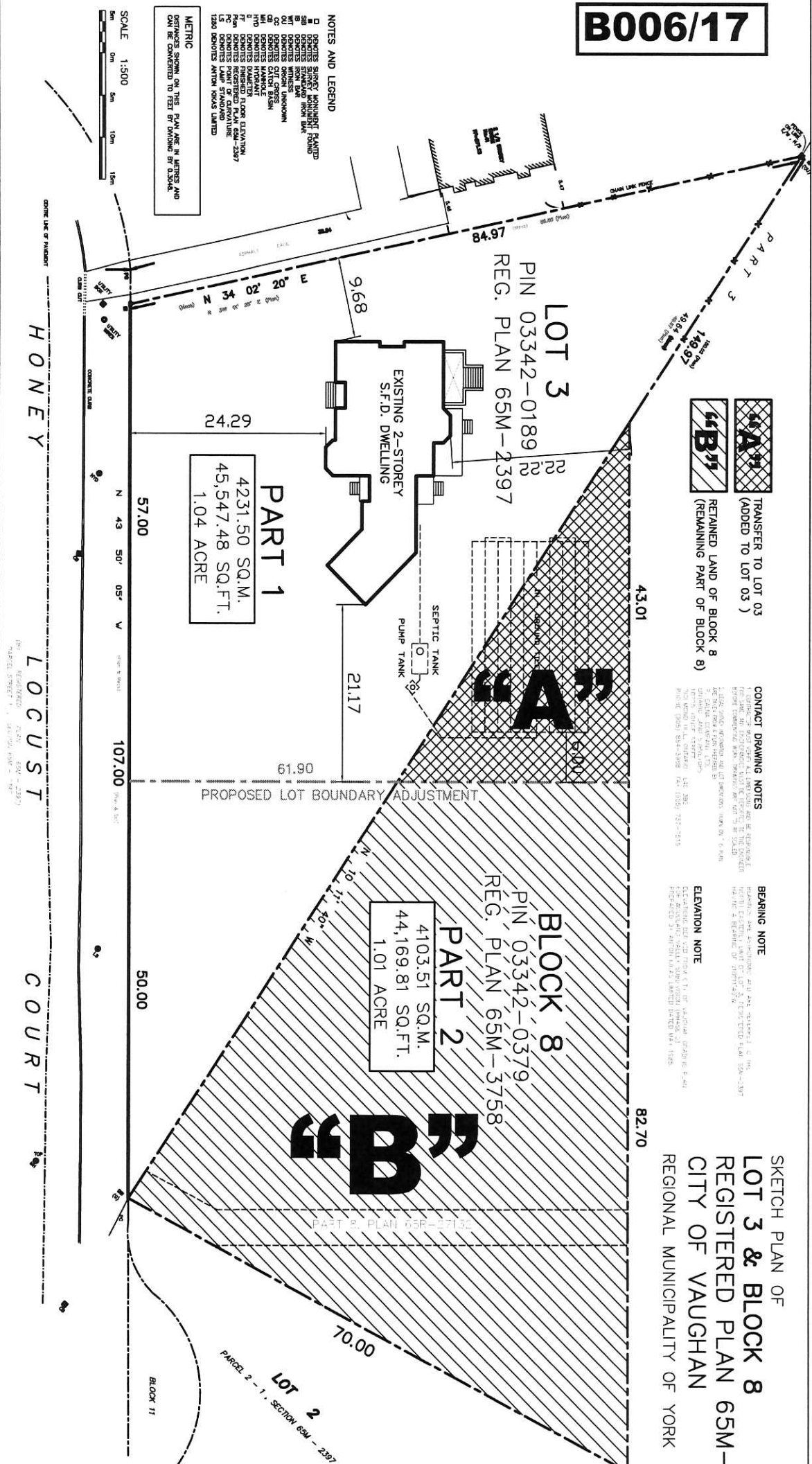
ELEVATION NOTE
 ELEVATIONS ARE GIVEN IN FEET, OR DECIMALS THEREOF, IN THE RIGHT HAND COLUMN. THE ELEVATION OF A POINT IS THE ELEVATION OF THE POINT SIGHTED FROM THE POINT OF OBSERVATION.

NOTES AND LEGEND

D DEMOTES SURVEY INSTRUMENT PLANTED
H DEMOTES SURVEY INSTRUMENT FOUND
N DEMOTES NON-BAY AREA NON-BAY
OJ DEMOTES OTHER UNKNOWN
OF DEMOTES OUT COUNTRY
M DEMOTES MOUNTAIN
MHI DEMOTES MARINE
MHI DEMOTES MOUNTAIN
D DEMOTES DIVERGED
F DEMOTES FINISHED AT OR ELEVATION
PT DEMOTES POINT OF CLIMBING
D DEMOTES DEPARTS FROM CLIMBING
1240 DEMOTES WATCH HOURS LIMITED

METRIC

THE SCALES ON THIS PAGE ARE IN METERS AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 3.28084



TEL. No. 416 580-3336

INOVA DESIGN CA

REG. PLAN 65M - 3758

DATE PLATTED: ☐☐☐☐

DRAWN BY: INOVA DESIGN

DATE: 01 10 2017

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SCALE: ☐☐☐☐

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INOVA design

INOVA DESIGN



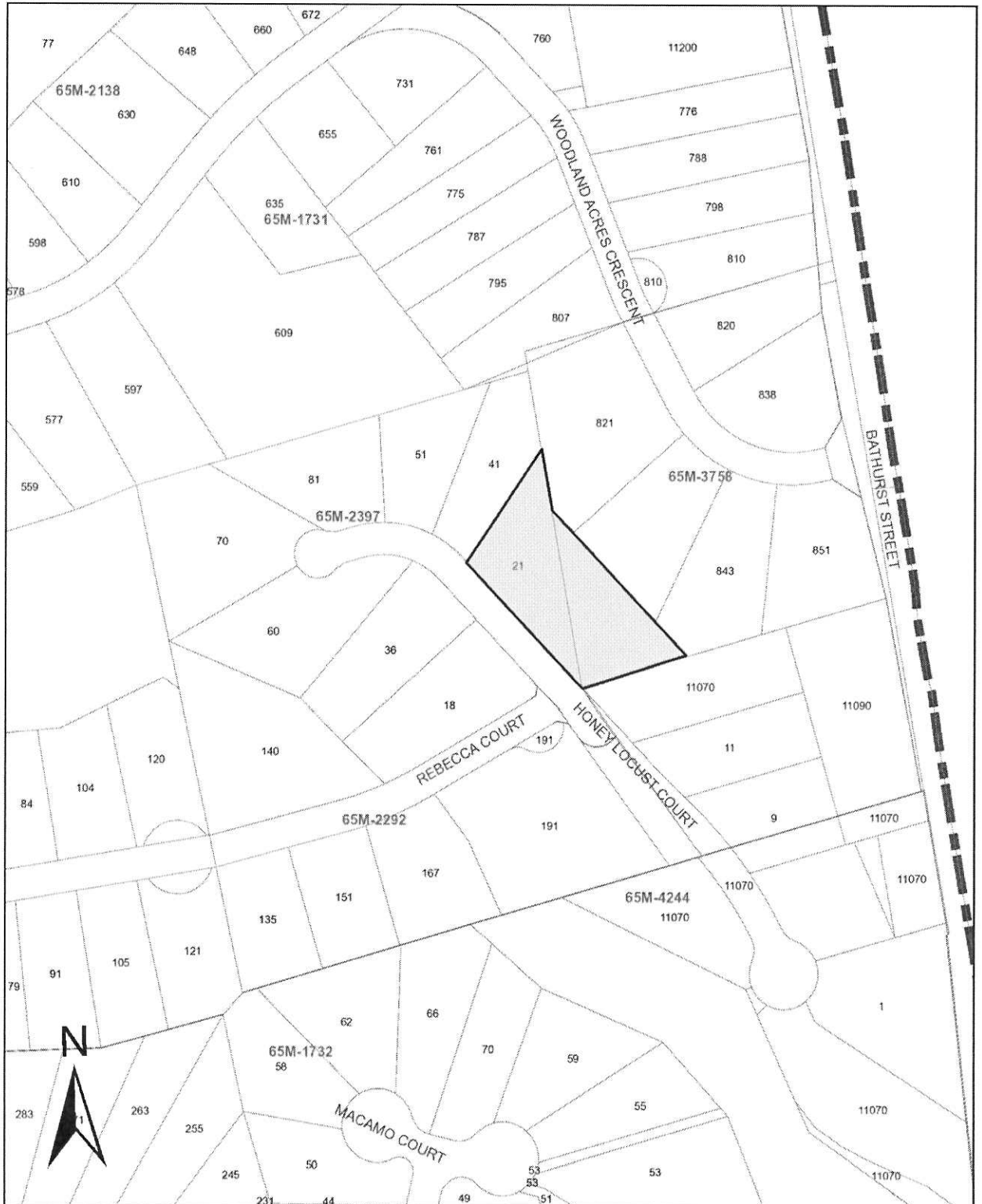
VAUGHAN

B004/17 B006/17 A078/17

21 HONEY LOCUST COURT, MAPLE

Kirby Road

Dufferin Street



Teston Road

City of Vaughan

0 0.05 0.1 0.2 Kilometers

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CONSENTS

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CONSENTS

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TO: OWNER/AGENT/SOLICITOR

SUBJECT: FULFILMENT OF CONDCTIONS OF APPROVAL

Please note carefully the following:

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17250 Yonge Street
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PLEASE INCLUDE OWNER'S NAME AND APPLIATION NUMBER WITH ANY MATERIAL FORWARDED TO THE ABOVE MUNICIPALITIES AND AGENCIES.

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**COMMITTEE OF ADJUSTMENT**

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

Phone: (905)832-8585 Fax: (905)832-8535

**Committee of Adjustment Requirements
Electronic Registration
Planning Act
Consents – Section 53(42)**

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Statement 100: a consent from the NAME has been obtained for this severance and contains the following conditions: INSERT CONDITIONS OR ‘NONE’

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