

HUMPHRIES PLANNING GROUP INC.

Communication : C 1
Special Committee of the Whole
October 13, 2021 FOUNDED IN 2003
Agenda Item # 1

September 30, 2021
HPGI File: 15425

SUBMITTED VIA EMAIL: clerks@vaughan.ca

City Council

Vaughan City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

Attn: City Clerk, City of Vaughan

Re: Public Hearing – Official Plan Review Section 26
7851 Dufferin Street (the “Subject Property”)
Part 1, Plan 65R-29189 and Part 2, Plan 65R-18655
ALM Property Management (the “Owner”)

Humphries Planning Group Inc. (HPGI) represents ALM Property Management, owner of the subject site located at 7851 Dufferin Street, within the City of Vaughan and legally described as Part 1, Plan 65R-29189 and Part 2, Plan 65R-18655. We provide herein comments on the City of Vaughan Official Plan review process.

2015 Consent Application

A Consent Application (File B036.15) was submitted to the City of Vaughan in 2015 and a Notice of Decision for the Approval was issued as of October 9th 2015. The purpose of the application was to sever the rear portion of the lands located at 265 King High Drive, and to provide the severed portion as a lot addition to the land immediately to the west and municipally known as 7851 Dufferin Street.

The purpose of this lot line adjustment application is to facilitate the future expansion of the parking lot at 7851 Dufferin Street, while allowing the Owner to sell the recently constructed residential dwelling at 265 King High Drive. The Consent Application has resulted in a split designation and zoning designation between the severed land and the benefiting land on subject site.

Official Plan

The City of Vaughan’s Official Plan (2010) currently designates the subject property as Low-Rise Mixed Use, whereas the severed land added to the subject site is designated as Low-Rise Residential.

190 Pippin Road
Suite A
Vaughan ON
L4K 4X9

T: 905-264-7678
F: 905-264-8073

www.humphriesplanning.com

~ Do Something Good Everyday! ~ STAY SAFE ~



Figure 1 – Extract of Official Plan Schedule 13 – Land Use Map

It is our opinion that the severed land added to the subject site should also be designated as Low-Rise Mixed Use to coincide with the existing OP designation of benefiting portion of the subject site. This would be a technical correction in order to consolidate the land use designation across the property at 7851 Dufferin Street.

The purpose of this technical correction is to allow for a parking lot expansion for 10 additional parking spaces within the remnant parcel of land, to meet the objectives of the initial Consent Application approved by the City in 2015. Parking spaces to facilitate the existing commercial use is not be permitted in the Low-Rise Residential designation, but it is permitted in the Low-Rise Mixed-Use designation. As such, if the Low-Rise Mixed-Use designation is consolidated on the subject site, a parking lot expansion for 10 additional parking spaces can be facilitated.

It should be noted that the PIN for the above noted property has been consolidated and as such, severed land added to the subject site is now considered as one PIN and one property, and the following materials have been attached to support the proposed Official Plan designation category change:

- PIN Map;
- Parcel Abstract; and,
- Consent Application Notice of Approval

As part of the City of Vaughan's Official Plan Review process, HPGI **respectfully requests that Staff and Council consider designating the severed land that has been added to the subject**

7851 Dufferin Street
City of Vaughan Official Plan Review
September 30th, 2021
Page 3 of 3

site to the Low-Rise Mixed-Use designation, in order to consolidate the Low-Rise Mixed Use designation across the subject site.

Further, we ask to be provided notice with respect to the City of Vaughan's Official Plan Review process, including any further public meetings and future council meetings. Notice can be delivered to the following mailing address:

Humphries Planning Group Inc.
c/o Mark McConville
190 Pippin Road, Suite A
Vaughan, ON, L4K 4X9

Thank you for your consideration in this matter. If you have any further questions regarding the above information, feel free to contact the undersigned.

Yours sincerely,
HUMPHRIES PLANNING GROUP INC.



Mark McConville, MCIP, RPP, M.Sc.PI
Associate

cc: Haiqing Xu, Deputy City Manager, Planning and Growth Management
Fausto Filipetto, Senior Manager of Policy Planning and Sustainability
ALM Property Management

PRINTED ON 12 JAN, 2021 AT 11:39:59
FOR IVALD001

SCALE



PROPERTY INDEX MAP

YORK REGION(No. 65)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC FABRIC
- EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

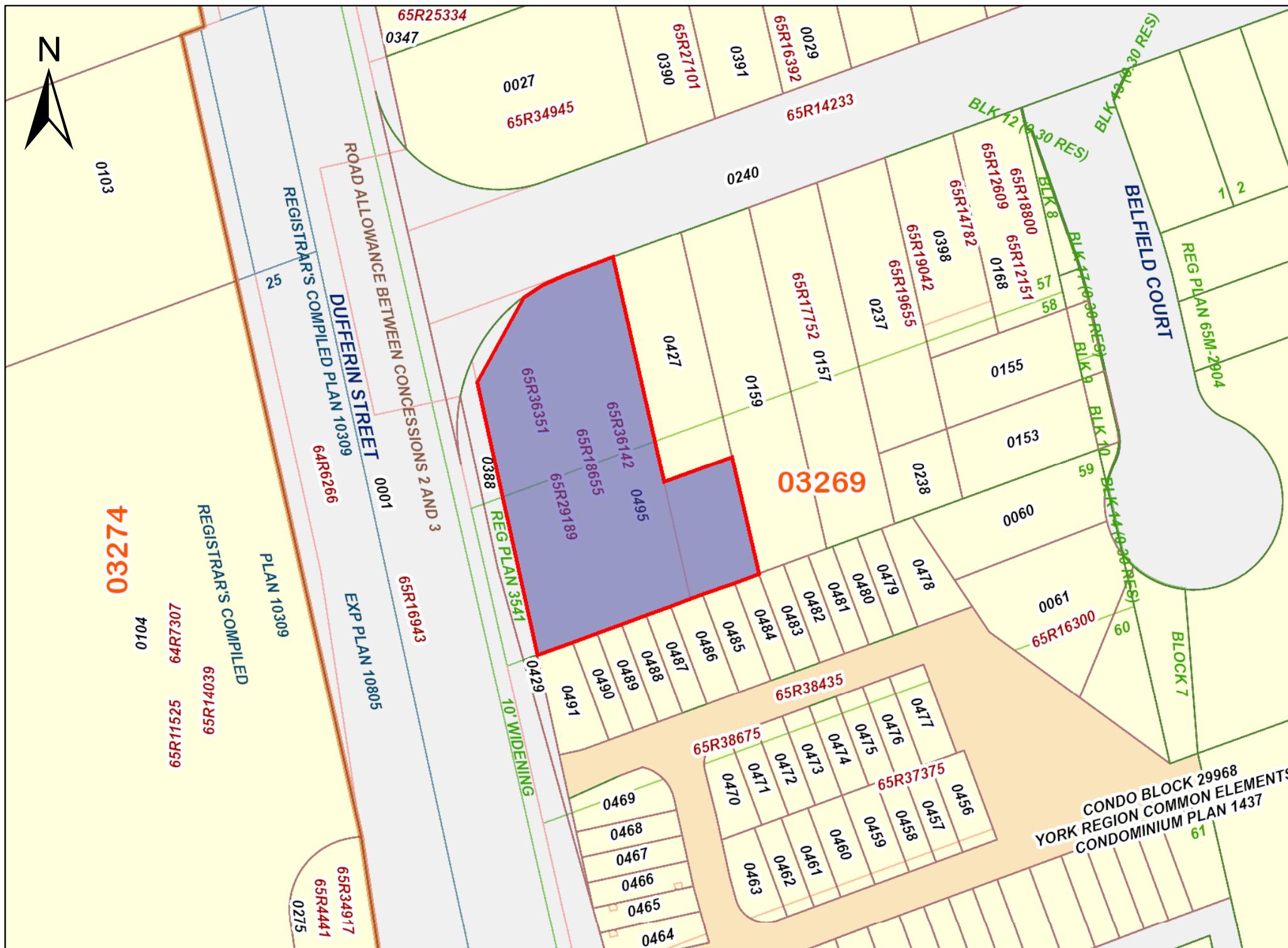
REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



LAND
 REGISTRY
 OFFICE #65

03269-0495 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PART LOTS 57 & 58 PLAN 3541 VAUGHAN BEING PART 1 PLAN 65R29189 AND PART LOT 58 PLAN 3541 BEING PART 2 PLAN 65R36351; CITY OF VAUGHAN

PROPERTY REMARKS: PLANNING ACT CONSENT IN YR2475017.

ESTATE/QUALIFIER:
 FEE SIMPLE
 LT CONVERSION QUALIFIED

RECENTLY:
 CONSOLIDATION FROM 03269-0389, 03269-0428

PIN CREATION DATE:
 2020/12/23

OWNERS' NAMES
 ALM PROPERTY MANAGEMENT INC.

CAPACITY SHARE
 ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/12/23 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/06/28 **						
65R18655	1996/08/29	PLAN REFERENCE				C
65R29189	2006/06/27	PLAN REFERENCE				C
YR882478	2006/09/15	NOTICE		THE CORPORATION OF THE CITY OF VAUGHAN	1513183 ONTARIO INC. THE REGIONAL MUNICIPALITY OF YORK	C
REMARKS: AS TO PART 1 PLAN 65R29189						
YR1035623	2007/08/14	TRANSFER	\$510,000	BONVENTRE, ANTONIO BONVENTRE, CATERINA	1740816 ONTARIO LIMITED	C
REMARKS: PLANNING ACT STATEMENTS AS TO PART 2 PLAN 65R36351						
YR1584018	2010/12/03	TRANSFER	\$2,450,000	1513183 ONTARIO INC.	1701396 ONTARIO LIMITED	C
REMARKS: PLANNING ACT STATEMENTS AS TO PART 1 PLAN 65R29189						
65R36142	2016/01/27	PLAN REFERENCE				C
YR2432411	2016/02/18	APL ANNEX REST COV		1740816 ONTARIO LIMITED		C
REMARKS: NO EXPIRY AS TO PART 2 PLAN 65R36351						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #65

03269-0495 (LT)

PREPARED FOR IVald001
ON 2021/01/12 AT 11:25:56

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
65R36351	2016/04/25	PLAN REFERENCE				C
YR2474661	2016/05/20	APL DELETE REST REMARKS: YR2432411. DELETES FROM PART 1, PLAN 65R-36351 ONLY		1740816 ONTARIO LIMITED		C
YR2866928	2018/08/29	APL CH NAME OWNER REMARKS: AS TO PART 1 PLAN 65R29189		1701396 ONTARIO LIMITED	ALM PROPERTY MANAGEMENT INC.	C
YR2866929	2018/08/29	CHARGE REMARKS: AS TO PART 1 PLAN 65R29189	\$3,000,000	ALM PROPERTY MANAGEMENT INC.	CANADIAN IMPERIAL BANK OF COMMERCE	C
YR2866930	2018/08/29	NO ASSGN RENT GEN REMARKS: YR2866929.		ALM PROPERTY MANAGEMENT INC.	CANADIAN IMPERIAL BANK OF COMMERCE	C
YR2872757	2018/09/13	APL CH NAME OWNER REMARKS: AS TO PART 2 PLAN 65R36351		1740816 ONTARIO LIMITED	ALM PROPERTY MANAGEMENT INC.	C
YR3172460	2020/11/23	APL CONSOLIDATE		ALM PROPERTY MANAGEMENT INC.		C



COMMITTEE OF ADJUSTMENT

2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1
Tel [905] 832-2281 Fax [905] 832-8535

NOTICE OF DECISION CONSENTS

DATE: October 9, 2015

FILE NUMBER: B036/15

APPLICANT: 1740816 ONTARIO LIMITED

PROPERTY: Part of Lot 6, Concession 2 (being Lots 57 & 58, Plan 3541) municipally known as 267 King High Drive.

Enclosed is the Notice of the Decision of the Committee of Adjustment concerning the above-noted application(s).

IMPORTANT: If you wish to appeal the Committee's decision, the appeal must be submitted no later than 4:30pm on:

OCTOBER 29, 2015

If you intend to appeal, please note that *The Planning Act, 1990* requires the notice of appeal (FORM A1) to be filed with the Secretary Treasurer either by Registered Mail, Hand Delivered, or by Fax within 20 days of the date the decision was mailed and the notice must set out the reasons for the appeal.

Fee for appeal to the Ontario Municipal Board:

Two (2) separate certified cheque(s)/money order(s) in the amounts of:

1. **\$690.00**, processing fee, payable to the "TREASURER, CITY OF VAUGHAN"
2. **\$125.00** for the primary consent appeal and, if necessary, \$25.00 for each related consent appeal payable to the "MINISTER OF FINANCE".

If you have any questions concerning the above, please contact the Committee of Adjustment office for assistance.

Todd Coles, ACST(A), MCIP, RPP
Manager of Development Services and
Secretary-Treasurer to Committee of Adjustment
City of Vaughan

Encl.

Vicky Zacisman
7851 Dufferin Street, Unit 100
Thornhill, ON L4J 3M4



COMMITTEE OF ADJUSTMENT
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
Phone: (905)832-8585 Fax: (905)832-8535

NOTICE OF DECISION CONSENTS

FILE NUMBER: B036/15

APPLICANT: 1740816 ONTARIO LIMITED

PROPERTY: Part of Lot 6, Concession 2 (being Lots 57 & 58, Plan 3541) municipally known as 267 King High Drive.

ZONING: The subject lands are zoned R3, Residential Zone subject to Exception 9(641) under By-law 1-88 as amended.

PURPOSE: The purpose of this application is to request the consent of the Committee of Adjustment to convey parcel of land marked "A" on the attached sketch as an **ADDITION** to an existing lot **taken into the title of the lands to the WEST**, together with all required easements and right-of-ways, if required, for future parking area addition for existing use on 7851 Dufferin Street and retain the lands marked "B" on the attached sketch for residential purposes.

Currently the conveyed lands are vacant with a detached dwelling on the retained lands.

Sketches are attached illustrating the request.

The above noted application was heard by the Committee of Adjustment on **OCTOBER 1, 2015**.

MOVED BY:

SECONDED BY:

THAT Application No. **B036/15, 1740816 ONTARIO LIMITED**, 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. That the owner shall pay all taxes as levied, if required, to the satisfaction of the Reserves & Investments Department. Payment shall be made **by certified cheque**; (contact Terry Liuni in the Reserves & Investments Department to have this condition cleared).
2. The Owner shall submit a Letter of Undertaking to be registered on-title confirming that no development shall occur on the Retained Lands until such time as development applications for an Official Plan Amendment (if required), Zoning By-law Amendment, and Site Development Application, if required, to the satisfaction of Planning Department;
3. The Owner shall arrange to prepare and register a reference plan at their expense for the conveyance of the subject land to the satisfaction of the Development Engineering and Infrastructure Planning Services Department. The Owner shall submit a draft reference plan to the Development Engineering and Infrastructure Planning Services Department for review prior to deposit, if required, to the satisfaction of the Development Engineering;
4. The Owner shall provide a conceptual site grading and servicing plan for the severed and retained lands, to the satisfaction of the Development Engineering and Infrastructure Planning Services Department. The conceptual plan should identify all existing and proposed services, existing and proposed elevations, and include acceptable driveway accesses (with a minimum 4.5 metres curb cut at the street line, and/or in conformity with By-Law 1-88, as amended by By-Law 35-2003) for the severed lands, if required, to the satisfaction of the Development Engineering;
5. That the applicant provide to the Secretary Treasurer a letter of undertaking, stating that the **ADDITION** in question is in favour of lands to the **WEST**.
6. This consent is given on the express understanding that Subsection 3 or Subsection 5 of Section 50 of the Planning Act shall apply to any subsequent conveyance in respect to the subject lands;
7. 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;

COMMITTEE OF ADJUSTMENT CONSENT

B036/15

8. 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;
9. 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;**
10. 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 and/or Department listed above whether "if required" appears in the condition or not.

CARRIED.

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.

CHAIR: *Perrella*

Signed by all members present who concur in this decision:

Perrella

A. Perrella,
Chair

H. Zheng

H. Zheng,
Vice Chair

R. Buckler

R. Buckler,
Member

J. Cesario

J. Cesario,
Member

M. Mauti

M. Mauti,
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.

T. Coles

Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	OCTOBER 1, 2015
Date of Notice:	OCTOBER 9, 2015
Last Date of Appeal:	OCTOBER 29, 2015

APPEALS

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

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at www.omb.gov.on.ca. If you do not have Internet access, these forms can be picked up at the City of Vaughan, Committee of Adjustment offices.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the **\$690.00** processing fee, paid by certified cheque or money order, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of **\$125.00** for each application appealed, paid by certified cheque or money order, made payable to the "ONTARIO MINISTER OF FINANCE".

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.

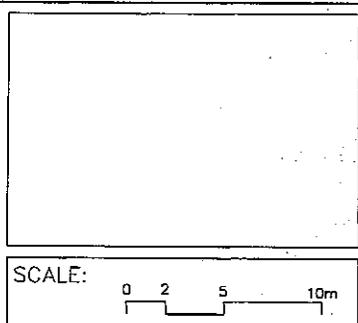
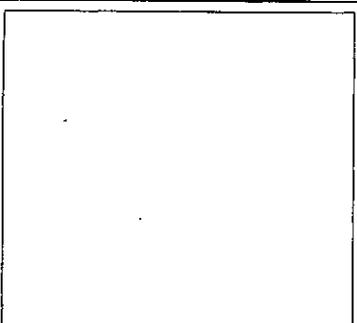
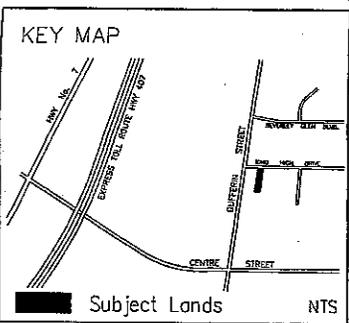
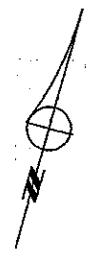
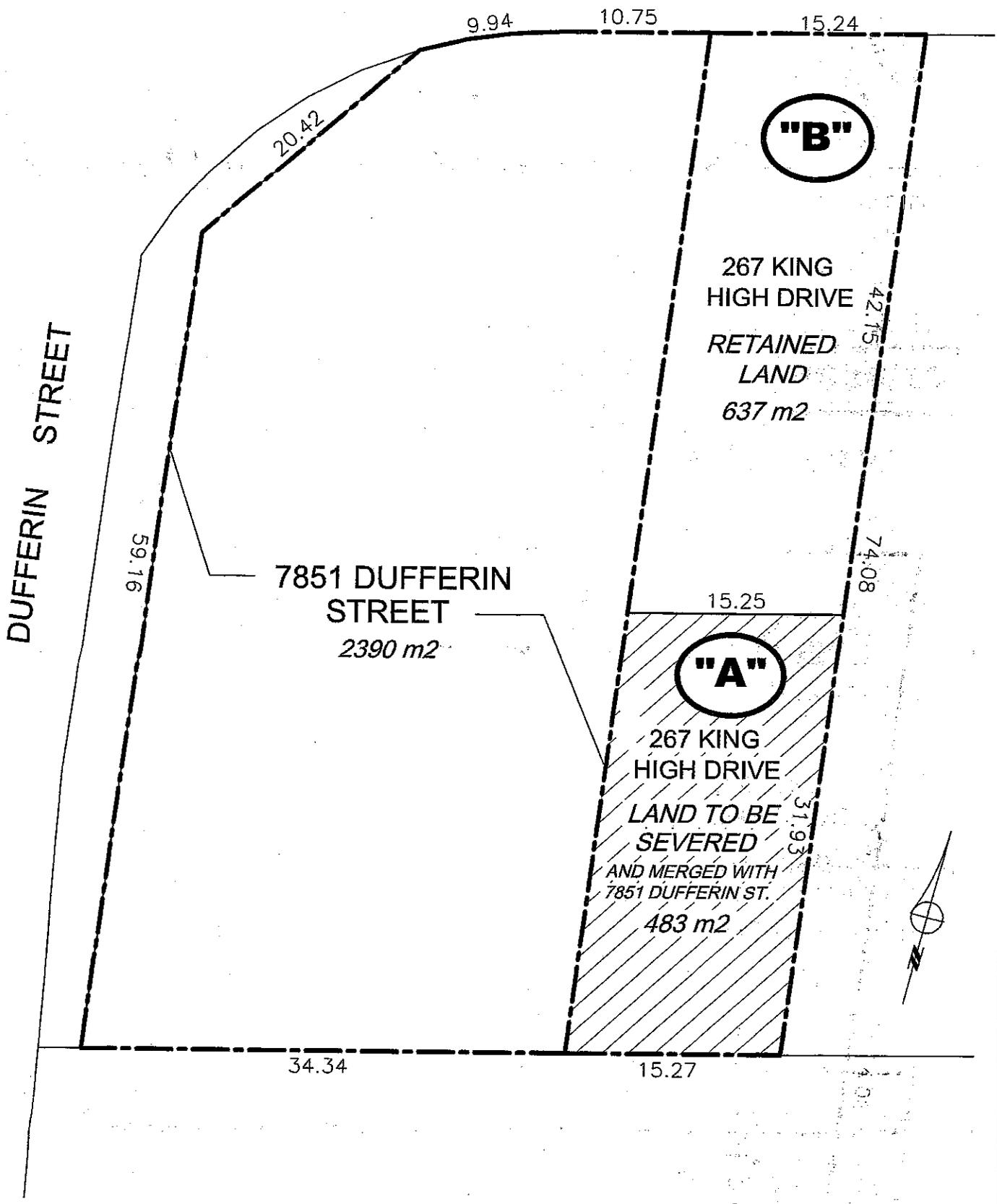
NOTES

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.

REVISED SKETCH SEPTEMBER 17, 2015

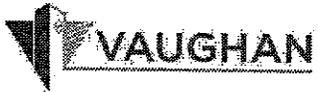
B036/15

KING HIGH DRIVE



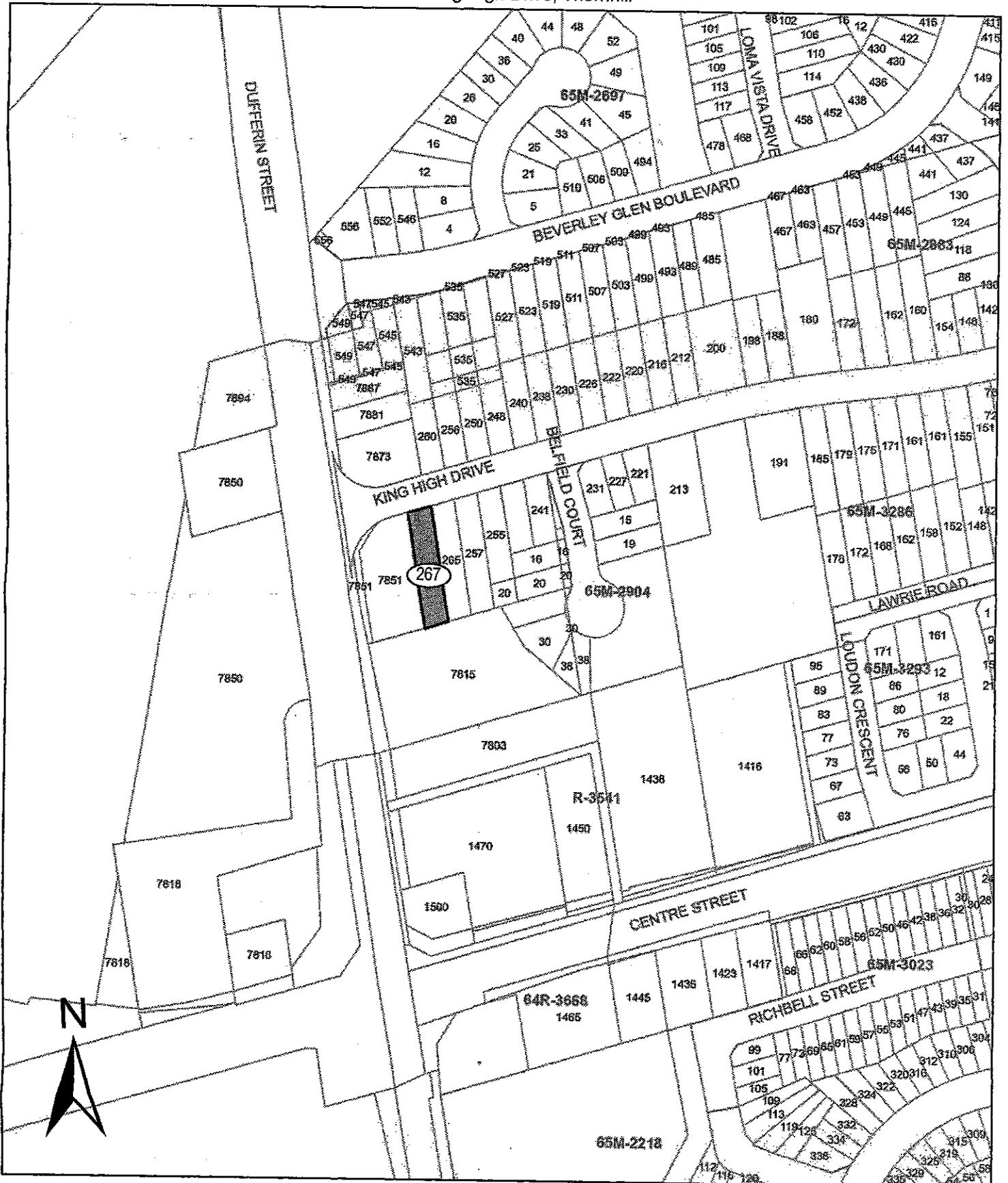
SEVERANCE PLAN
 267 KING HIGH DRIVE &
 7851 DUFFERIN STREET
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

HUMPHRIES PLANNING GROUP INC.	
<small>2100 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 4T6</small>	
File Number:	Drawing Number:
Date Drawn: Sept 16/15	A1
Drawn By: BT	
Checked By: RN	
Date Revised:	
CAD File No.:	

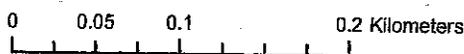


Location Map - B036/15

267 King High Drive, Thornhill



City of Vaughan



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.



COMMITTEE OF ADJUSTMENT

2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1
Tel [905] 832-2281 Fax [905] 832-8535

CONSENTS

Please refer to the file number: **B036/15**

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,

A handwritten signature in black ink that reads 'Todd Coles'.

Todd Coles, BES, MCIP, RPP
Manager of Development Services and
Secretary-Treasurer to Committee of Adjustment
City of Vaughan



COMMITTEE OF ADJUSTMENT

2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1
Tel [905] 832-2281 Fax [905] 832-8535

CONSENTS

Please refer to the file number:

B036/15

Address all correspondence to the Secretary-Treasurer

TO: OWNER/AGENT/SOLICITOR

SUBJECT: FULFILMENT OF CONDITIONS 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 requests 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 APPLICATION 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, Ontario, L6A 1T1
Tel [905] 832-2281 Fax [905] 832-8535

CONSENTS

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: IMPORTANT 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 typed verbatim or scanned and attached to the document in the Schedules section.

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

Todd Coles, BES, MCIP, RPP
Manager of Development Services and
Secretary-Treasurer to Committee of Adjustment
City of Vaughan