

COMMITTEE OF ADJUSTMENT
PLANNING ACT PROVISIONAL (CONSENTS)

NOTICE OF DECISION

Application Nos: B019/06 & B020/06
C.06.019 and C06.020

Applications for consent have been made by **METROLAND PRINTING PUBLISHING AND DISTRIBUTING LTD.**, One Yonge Street, 6th Floor, Toronto, Ontario, M5E 1P9.

Property: Part of Lots 2 and 3, Concession 5 (Municipally known as 1 Century Place, Woodbridge).

The subject lands are zoned PBM7, Parkway Belt Industrial and the retained lands are zoned PBM7, Parkway Belt Industrial and PB1(S), Parkway Belt Linear Facilities and are subject to the provisions of Exception 9(691) under By-Law 1-88 as amended.

PURPOSE AND EFFECT

The purpose of these applications: to request the consent of the Committee of Adjustment to convey a parcel of land marked "A" on the attached sketches, as a creation of a new lot for employment purposes, together with all required easements and right-of-ways, if required, and retain the land marked "B" on the sketches attached for employment and press center purposes.

Both subject lands are currently vacant and there is a Press centre and pump house located on part of the retained lands.

Other Planning act Applications

The land which is the subject in this application is also the subject of an application under the Planning act for:

Minor Variance File No. A099/06 To be heard in conjunction with these Consent applications.

The above noted application was heard by the Committee of Adjustment on: APRIL 6, 2006, in conjunction with Minor Variance application A099/06.

Moved by: _____

Seconded by: _____

THAT Application Nos. **B019/06 & B020/06- METROLAND PRINTING PUBLISHING AND DISTRIBUTING LTD.**, 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. Payment to the City of Vaughan of a Tree Fee if required, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the Reserves/Capital Department and Parks Department;
2. That the owner shall pay all taxes as levied, if required, to the satisfaction of the Reserves/Capital Department; (contact Terri Liuni in the Reserves/Capital Department to have this condition cleared).

3. The applicant shall provide the City of Vaughan with an appraisal report, if required and valuation of the subject land (land only) to be prepared by an accredited appraiser, if required. Payment of a Parkland Levy to the City in lieu of deeding of land for park purposes shall be made if a new lot is being created, if required. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Application of the herein decision. Said levy shall be approved by the Manager of Real Estate. Payment shall be made by certified cheque only;
4. That the corresponding Minor Variance application File No. **A099/06 be approved;**
5. That Consent Applications **B007/06 and B008/06**, are subject to payment of the Regional development review fee for each application 1260392 Ontario Limited, shall foreard a **certified cheque** in the amount of \$1000.00 payable to "The Regional Municipality of York", to the attention of Vick Bilkhu, Development Approvals Coordinator, if required, to the satisfaction of the York Region Transportation and Works Department;
6. 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;
7. 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;
8. A fee of **\$285.00** 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;**
9. 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(20) 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 fulfil 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.

PLEASE NOTE:

- 1. That the payment of the Regional Development Charge 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.
- 2. That the payment of the City Development Charge 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.
- 3. That the payment of the Education Development Charge 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
- 4. That the payment of Special Area Development charge 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, if required, to the satisfaction of the Reserves/Capital Department;

CARRIED.

CHAIR: _____

Signed by all members present who concur in this decision:

M. Mauti,
Chair,

T. DeCicco
Vice Chair,

L. Fluxgold,
Member,

D. H. Kang
Member,

M. S. Panicali
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.

Dianne E.L. Grout, A.M.C.T.,
Secretary-Treasurer
Committee of Adjustment
City of Vaughan

Additional information regarding the application for consent will be available to the public for inspection between 8:30 a.m. and 4:30 p.m. Monday to Friday at the City of Vaughan Clerk's Department, 2141 Major Mackenzie Drive, Vaughan, Ont., (Telephone (905) 832-2281, Ext. 8360, 8394 or 8332; Fax (905) 832-8535.

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 the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Only individuals, corporations and public bodies may appeal decisions or any condition in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

Any notice of appeal shall set out the reasons for the appeal. The notice of appeal accompanied by the fee prescribed under the Ontario Municipal Board Act shall be filed with the Secretary-Treasurer of the Committee of Adjustment.

BE ADVISED THAT: A Certificate pursuant to Subsection 53 (21) of The Planning Act cannot be given until all conditions of consent have been fulfilled.

Date of this notice was sent: APRIL 14, 2006

The last date for appealing the decision is: MAY 4, 2006

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON MAY 4, 2006.