

COMMITTEE OF ADJUSTMENT  
PLANNING ACT PROVISIONAL (CONSENTS)  
**NOTICE OF DECISION**

Application No: B023/06  
C.06.023

An application for consent has been made by **ERMANNO & JEANNETTE GRAZIANO**, 155 Crestwood Road, Thornhill, Ontario, L4J 1A7.

Property: Part of Lot 26, Concession 1, (Part of Lot 52, Plan M-3205, Reference Plan No. 65R-13975, Lot 2 & 3, municipally known as 155 Crestwood Road, Thornhill.)

**Purpose and Effect**

The purpose of this application is to request the consent of the Committee of Adjustment to convey a parcel of land marked "A" on the attached sketch for the purpose of creating a new lot, for residential purposes, together with all required easements and right-of-ways, if required, and retain the lands marked "B" on the attached sketch for residential purposes.

The subject lands are zoned R3-H Residential with a Holding Provision, and are subject to the provisions of Exception 9(735) the retained lands are zoned R2, Residential and are subject to the provisions under By-Law 1-88 as amended.

The subject lands are currently vacant, and a single family detached dwelling is proposed. There is a dwelling on the retained lands.

**Other Planning Act Applications:**

Consent Application File Nos. **B066/90, B067/90 - APPROVED May 31, 1990**, creation of new lots. Files lapsed, conditions not fulfilled.

Zoning By-law Amendment **Z.06.001 – Pending (as per applicant)**

Moved by:



Seconded by:



THAT Application No. **B023/06 - ERMANN & JEANNETTE GRAZIANO**, 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. 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 City of Vaughan (Reserves & Investments Department; contact Terry Liuni to have this condition cleared.)

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

CARRIED.

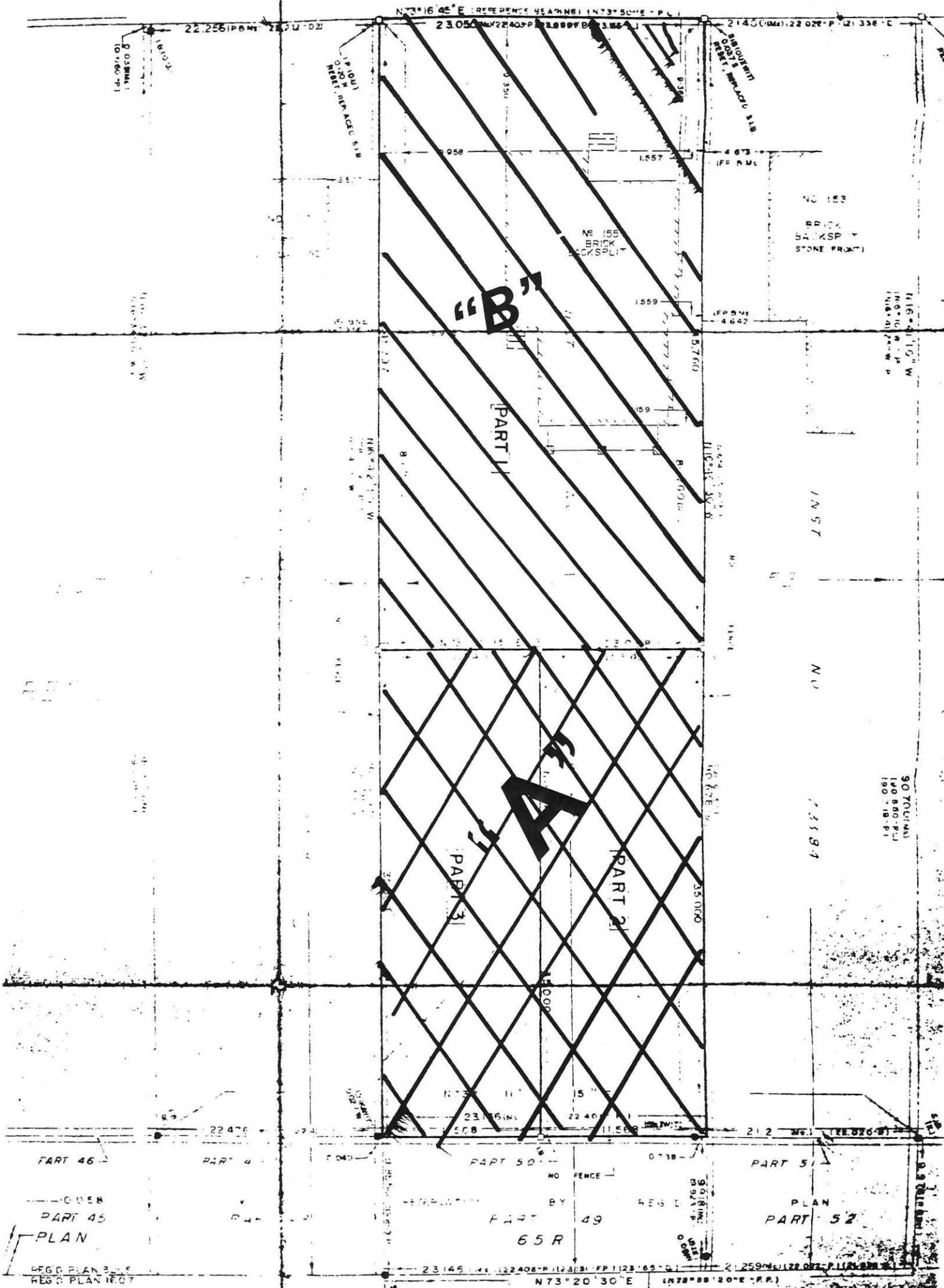
CHAIR: Mary Mauti

Signed by all members present who concur in this decision:

Mary MautiM. Mauti,  
Chair,~~T. DeCristo~~  
Vice Chair,L. Fluxgold  
Member,D. H. Kang  
Member,M. S. Panicali  
Member,

7444

B023/06



COMMITTEE OF ADJUSTMENT  
(CONSENTS)

Address all correspondence to the Secretary-Treasurer Please refer to the file number

**B023/06**

**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 of the decision.

If the decision is not appealed, you will receive a notice that it is "final and binding", in due course. It will be in order for you to fulfill the conditions of approval.

All conditions must be fulfilled before a Certificate 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 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(20) 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,



Dianne E.L. Grout, A.M.C.T.,  
Manager of Development Services and  
Secretary – Treasurer to Committee of Adjustment  
City of Vaughan.

Committee of Adjustment  
**(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 practise was to stamp the consent on the document. Since the document itself had insufficient space to place the stamp, our practise 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 practise 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 three copies of the registered 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:**

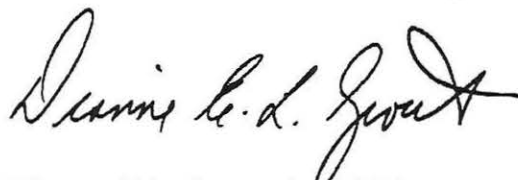
*On a Transfer or Transfer of Easement, one of the following statements on the electronic Transfer must be selected and completed:*

*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: IMPORT 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.



Dianne E.L. Grout, A.M.C.T.,  
Manager of Development Services and  
Secretary – Treasurer to Committee of Adjustment  
City of Vaughan.