

2023-12-07



**VALIDATION OF TITLE (CONSENT) APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 17 Chinook Crescent
Legal Description: Part of Block B, Plan 420162, being Parts 6, 7, 28 & 29 on 5R-12052 and Lot 4, Plan 485692
File No.: D08-04-23/T-0006
Report Date: December 6, 2023
Hearing Date: December 12, 2023
Planner: Shahira Jalal
Official Plan Designation: Outer Urban Transect, Neighbourhood Designation, Evolving Neighbourhood Overlay
Zoning: R1E[1092]

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

Section 57 (1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a committee of adjustment to issue a certificate of validation with respect to land that was previously conveyed and subsequently found to be in contravention of the current *Act* or a predecessor of it.

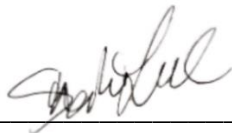
Staff note that the subject lands were not included in the Quit Claim transfer from Urbanetics Ltd. and have continued the use of both lots since 1971.

Per Section 57 (6) of the *Act*, a Validation of Title shall not be issued unless the land in questions conforms to the criteria that apply to the granting of consents under Section 51(24). With respect to the criteria listed in Section 51 (24), staff have no concerns with the application.

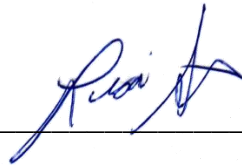
ADDITIONAL COMMENTS

The public notice accompanying this application incorrectly noted the legal description as

being "Part of Block B, Plan 420162, being Parts 6, 7, 28 & 29 on 5R-12052 and Lot 4, Plan 485692". The correct legal description is "Part of Block B, Plan 420162, being Parts 6, 7, 28 & 29 on 5R-12052 and Lot 4, Plan 485692".



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