

☐ Toronto and East York
Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2
416-397-5330

☐ North York
North York Civic Centre
5100 Yonge Street
Toronto, Ontario
M2N 5V7
416-397-5330

☐ Scarborough
Scarborough Civic Centre
150 Borough Drive
Toronto, Ontario
M1P 4N7
416-397-5330

☐ Etobicoke York
Etobicoke Civic Centre
2 Civic Centre Court
Toronto, Ontario
M9C 5A3
416-397-5330

Please contact your district office for more detailed information about the application requirements and the Committee of Adjustment process.

Public Record Notice

The information collected on this form is considered to be a public record as defined by section 27 of the Municipal Freedom of Information and Protection of Privacy Act.

Acknowledgement of Public Information

The applicant grants the City permission to reproduce, in whole or in part, any document submitted as part of a complete application for internal use, inclusion in staff reports or distribution to the public either online or by other means for the purpose of application review. The applicant agrees to provide a reasonable number of copies of any such document, or parts thereof, in paper and/or electronic form, to the City for internal use and distribution to the public either online or by other means for the purposes of application review.

If there may be a security risk by allowing the public access to any portion of these documents you must indicate the portion of the documents to which you believe this concern applies, along with supporting documentation outlining the reasons for your concern along with the document submitted as part of the application. The Chief Planner, or delegate, will consider but will not be bound to agree with such submissions prior to reproduction, in whole or in part, any identified portions for internal use, inclusion in staff reports or public distribution to the application review.

Address of Subject Land (Street Number/Name)	Zoning
	Ward
	Official Plan Designation

Legal Description

Registered Owner of Subject Land (as it appears on Deed/Transfer)	E-mail (mandatory entry)
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Mailing Address	City	Postal Code
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Telephone (area code + number)	Fax (area code + number)
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Applicant (name in full)	E-mail (mandatory entry)
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Applicant is: ☐ Owner ☐ Lawyer ☐ Architect ☐ Agent ☐ Contractor ☐ Other

Mailing Address	City	Postal Code
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Telephone (area code + number)	Fax (area code + number)
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Dimensions of land affected [22m per ZBL]	Frontage m	Depth m	Area m ²
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Road Access: ☐ Provincial Highway ☐ Municipal Street ☐ Public Lane ☐ Private Right-of-way

Servicing:			
Municipal Water <input type="checkbox"/> available <input type="checkbox"/> connected	Municipal Sanitary Sewers <input type="checkbox"/> available <input type="checkbox"/> connected	Municipal Storm Sewers <input type="checkbox"/> available <input type="checkbox"/> connected	Other (septic)

Date of acquisition of subject property: _____

Date of construction of buildings or structures on subject property: _____

Length of time existing uses have continued: _____

Is the property the subject of any other current or previous planning application? ☐ Yes File No. _____ ☐ No

Has City Council listed and/or designated the property as having cultural heritage value? ☐ Yes ☐ No

Is the property subject to the Ravine By-law or Private Tree By-law? ☐ Yes ☐ No

Ravine Protection By-law

If your property is located within or partially within a Ravine Protection Area, you are required to apply to Urban Forestry Services of the City of Toronto's Parks, Forestry & Recreation Division for a permit when doing any work that may injure or destroy a tree, or involves placing or dumping fill or refuse, or altering the existing grade of land.

Private Tree By-law

Trees on private property having a diameter of 30 cm or greater are protected. It is unlawful to injure or destroy such trees without first obtaining a permit from Urban Forestry Services of the City of Toronto's Parks, Forestry & Recreation Division to do so.

City Owned Trees

All trees situated on City owned property, including City road allowance and City owned parkland, are protected by City of Toronto by-laws. City owned trees are protected by City of Toronto's "Tree Protection Policy and Specifications for Construction Near Trees". Call 416-338-TREE or visit www.toronto.ca/trees

It is recommended that tree(s) location, species, diameter and condition are identified on plans. Plans should also identify which trees will be injured or removed. Submission of an arborist report or tree protection plan is also recommended to describe potential tree impacts. Failing to identify tree(s) may result in delays, failure to issue or revocation of a building permit despite Committee of Adjustment approval.

Call 311 or visit www.toronto.ca/trees for further details.

Minor Variances

Existing uses/structures (including height and dimensions or floor area, if applicable):

Description of proposal (including height and dimensions or floor area, if applicable):

Building Setbacks:	Front lot line	Side lot line	Side lot line	Rear lot line
Existing	_____ m	_____ m	_____ m	_____ m
Proposed	_____ m	_____ m	_____ m	_____ m

Variances requested: ☐ Zoning review attached ☐ Applicants list of variances attached

Why is it not possible to comply?

Related Applications, include file number(s):

- i) The property has not been the subject of a site specific by-law amendment* within the last two years.
- ii) The property has been the subject of a site specific by-law amendment* within the last two years and the City of Toronto has determined that this application is permitted. Attached is a copy of the authority that pertains to this application.

If you are unable to make declaration i) or ii) above, then you will not be permitted to submit this application. Please contact Community Planning for information on how to proceed with an application.

* This does not include a City initiated site specific by-law.

Consent

Type and purpose of transaction

☐ Conveyance – Total number of lots: _____ ☐ Lot Addition ☐ Easement/Right-of-way ☐ Mortgage/Discharge

☐ Lease ☐ Validation of Title ☐ Technical severance ☐ Other: _____

Conveyed lot:

Frontage: _____ m	Depth: _____ m	Area: _____ m ²
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Existing Use: _____

Proposed Use: _____

Transferee (if known): _____

Proposed easement/right-of-way: _____

Lot addition, identify the lands to which the parcel will be added: _____

Retained lot:

Frontage: _____ m	Depth: _____ m	Area: _____ m ²
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Existing: _____

Proposed: _____

Proposed easement/right-of-way: _____

Existing easements: _____

Related Applications, include file number(s): _____

2021 Committee of Adjustment Application

Authorization of Agent

I/We Angelina and Giuseppe DiNardo authorize Franco Romano
(name of owners) (name of agent/person authorized to sign application form)

to act as agent and sign the application form to the City of Toronto on my/our behalf for the property known as

23 and 25 Fernando Road

(municipal address of property)

Signature: G. DiNardo

Date: Dec. 14, 2021

Angelina DiNardo

Date: Dec. 14, 2021

Sworn Declaration

I, Franco Romano, Action Planning Consultants

(name and company)

of 2095 Autumn Breeze Drive South, Miss ON L5B 1R3

(full address and postal code) (solemnly declare):

☒ The information contained in this application and the information contained in the documents that accompany this application are true.

☒ This application does not include any lands that may be owned by the City of Toronto.

☐ This application does include lands that may be owned by the City of Toronto.*

Signature of Applicant or Authorized Agent F. Romano

*Please Note: If this application includes any lands that may be owned by the City of Toronto, a letter of consent from the City of Toronto, in its capacity as land owner, must be requested from the City of Toronto's Director of Real Estate Services, Attention: Manager of Program & Policy Management. If the City of Toronto grants its consent, the letter of consent from the City of Toronto must be submitted with this application.

Fee Schedule – Effective January 1, 2021**Minor Variances**

Clear Title – i.e. to clear existing encumbrances from title where there is no proposed construction, illegal construction or change of use involved:

Regular Fee

\$1,261.13 = \$

Additions and alterations to existing dwellings with 3 units or less:

\$1,682.90 = \$

Residential dwellings with 3 units or less:

\$3,783.42 = \$

All other residential, commercial, industrial or institutional:

\$4,896.70 = \$

After the Fact Fee*

\$3,365.80 = \$

\$7,566.84 = \$

\$9,793.40 = \$

* After the Fact Fee is applied when an Order to Comply (OTC) - Work No Permit - relevant to the application has been issued on any of the subject lands.

\$ 0.00

TOTAL \$

Consent

Sever 1 lot into 2 (includes deed stamping) and/or establishment of new easement/right-of-way:

\$6,100.99 = \$

Additional Fee for each additional lot created:

\$4,954.00 = \$

Validation of Title, Technical Severance, leases, mortgage/

discharge, lot additions, re-establishment of easement:

\$1,718.34 = \$ 1718.34

\$

Total Fee \$ 1718.34

As set out in Chapter 441-4 of the City of Toronto Municipal Code, fees are adjusted every January 1st. Fees may be paid by cash, cheque, debit card, American Express, MasterCard or Visa

• Payment by American Express, MasterCard and Visa is limited to a maximum of \$20,000.00. Any balance of payment may be paid by cash, cheque or debit card.

• Payment by personal or company cheque that is less than \$2,000.00 must be certified. Please make all amounts payable to the Treasurer of the City of Toronto.