

**MOTION**  
**ETOBICOKE YORK COMMUNITY COUNCIL**

**Request for Attendance at an Ontario Municipal Board Hearing –  
Appeal of Committee of Adjustment Decision for 19 Maple Bush  
Avenue, Lot 113 to 114, Plan 1945**

**Moved By:** **Councillor** **F. Nunziata**

**SUMMARY:**

On June 28, 2007, the Committee of Adjustment refused a Consent application (file no. B74/06EYK) and two Minor Variance applications (file nos. A599/06EYK and A600/06EYK) for lot 113 to 114, Plan 1945 at 19 Maple Bush Avenue. The applications sought approval of consent to sever the two residential lots (deemed not to be lots on a plan of subdivision by By-law 32717 passed on February 21, 1996) and minor variances to lot frontage and area, side yard setback, lot coverage, permitted dwelling depth and the first floor elevation, all to permit construction of a two storey detached dwelling with an integral, single car garage on each lot.

City Planning Staff did not comment on the proposal but provided an information report and a lot frontage analysis map to the Committee for consideration.

The agent for the owner appealed the Committee of Adjustment consent refusal decision to the Ontario Municipal Board but did not appeal the minor variance refusal decision. An Ontario Municipal Board hearing has not yet been scheduled.

In view of the refusal decisions of the Committee of Adjustment, this motion is brought forward to authorize the City Solicitor to retain an outside planning consultant and to attend the OMB hearing to oppose the application.

**RECOMMENDATIONS:**

1. That City Council authorize the City Solicitor to retain an outside planning consultant and to attend the Ontario Municipal Board hearing to seek refusal of Consent application B74/06EYK) and Minor Variance applications (file nos. A599/06EYK and A600/06EYK) if they are considered by the Board relating to 19 Maple Bush Avenue

August 24, 2007

Attachment: Notices of Decisions dated July 3, 2007 from the Manager and Deputy Secretary Treasurer, Committee of Adjustment, Etobicoke York Panel respecting 19 Maple Bush Avenue, Lot 113 and 114, Plan 1945.

Frances Sprague