

Tuesday, January 23, 2007

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0076/06NY	Zoning	R3 - Single Family Detached Dwelling Zone
Owner(s):	KAMRAN SAMIMI	Ward:	Don Valley West (25)
Agent:	GLENN RUBINOFF		
Property Address:	159 OWEN BLVD	Community:	
Legal Description:	PLAN 3517 LOT 149		

Notice was given and the application considered on Thursday, January 18, 2007, as required by the Planning Act.

THE CONSENT REQUESTED:

This is an application under Sections 50, 53 and 54 of the Planning Act, for the consent of the Committee of Adjustment, to the divisions of a parcel of residential lands into two parts for conveyance purposes for the purposes of a lot addition for the creation of a new residential building lot.

The lands concerned have 18.29m fronting onto the south side of Owen Boulevard, a depth of 55.32m and an area of 1,011.8m². The lands are more particularly described as Lot 148, Registered Plan 3517 and are more particularly described as Parts 1 and 2 on a Site Plan submitted by the applicant and being held in file. The lands presently contain the existing dwelling known as municipally as 159 Owen Boulevard, which would be demolished.

It is proposed to divide the lands into two parts for the purposes of a lot addition. The lands would be added to the lands severed under application B0075/06NY for the creation of a new residential building lot fronting onto Fenn Avenue.

The lands to be severed, being Part 2 on the said Site Plan, would have a width of 18.45m, a depth of 18.29m and an area of 337.45m². These lands would be added to Part 4 on the said Site Plan and the resulting lot would have a frontage of 18.45m, a depth of 36.58m and an area of 674.9m². A new two storey dwelling is proposed to be constructed.

The lands to be retained, being Part 1 on the said Site Plan, would have 18.29m fronting onto the south side of Owen Boulevard, a depth of 36.87m and an area of 674.35m².

This application is being considered in conjunction with applications B0075/06NY, A0850/06NY, A0851/06NY and A0852/06NY.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Refused

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

SIGNATURE PAGE

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David Peacock (signed)

Isaac Lallouz (signed)

Jon Williams (signed)

Robert Pletsch
(signed)

DATE DECISION MAILED ON: Friday, January 26, 2007

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, February 15, 2007

CERTIFIED TRUE COPY

Denise Rundle (signed)
Manager & Deputy Secretary Treasurer
North York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

NOTE: Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.