

Wednesday, September 10, 2008

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0058/08NY	Zoning	R4 (Waiver)
Owner(s):	AMIR GHASABI	Ward:	Willowdale (23)
Agent:	AMIR GHASABI		
Property Address:	67 FLORENCE AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 478 TO 479		

Notice was given and the application considered on Wednesday, September 10, 2008, as required by the Planning Act.

THE CONSENT REQUESTED:

This application is for the consent of the Committee of Adjustment to the division of a parcel of residential lands into two parts for conveyance purposes for the creation of a new residential building lot.

The lands concerned have 15.2 m fronting onto the south side of Florence Avenue, a depth of 39.66 m and an area of 602.9 m². The lands are described as Lots 478 and 479, Registered Plan 1743, Former City of North York and are designated as Parts 1 and 2 on a Draft Reference Plan by Rowan Stanciu Ltd. and submitted by the applicant.

It is proposed to divide the lands into two (2) parts for the creation of a new residential building lot. The existing dwelling would be demolished and a two-storey detached dwelling would be constructed on each lot.

The lands to be retained, being Part 1 would have 7.6 m fronting onto the south side of Florence Avenue and an area of 301.2 m².

The lands to be conveyed, being Part 2 would have 7.6 m fronting onto the south side of Florence Avenue and an area of 301.5 m².

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)

Donna McCormick
(signed)

Isaac Lallouz (signed)

Jason Tsang (signed)

DATE DECISION MAILED ON: Thursday, September 18, 2008

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, September 30, 2008

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