

Wednesday, August 27, 2008

NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

| | | | |
|--------------------|---|------------|----------------------|
| File Number: | B0091/08TEY | Zoning: | R4 Z0.6 (PPR) |
| Owner(s): | GEORGE DOBLE BOWMAN ALAN WESLEY BOWMAN MAYNARD NURSING HOME | Ward: | Trinity-Spadina (19) |
| Agent: | ALAN BOWMAN | | |
| Property Address: | 28 and 36 HALTON ST | Community: | |
| Legal Description: | PL 371 PT LT24 | | |

Notice was given and a Public Hearing was held on Wednesday , August 27, 2008, as required by the Planning Act.

THE CONSENT REQUESTED:

To sever the property into two lots. This conveyance is to permit the sale of land. The existing buildings on the two lots will be maintained and no construction or alterations are proposed. The existing semi-detached dwelling on the reduced size lot will require variances to the Zoning By-law No. 438-86 as outlined in application number A0660/08TEY.

Conveyed - Parts 1, Draft R-Plan
Lot 1, (36 Halton Street)

The lot frontage is 5.64 m and a lot area of 139.8 m². The existing semi-detached dwelling will be maintained and no new development is being proposed

Retained - Part 2, Draft R-Plan
Lot 2, (28 Halton Street)

The lot frontage is 53.07 m and an area of 2299.8 m². The existing nursing home will be maintained and no new development is being proposed.

The Committee will consider, jointly, Applications B0064/08TEY and A0660/08TEY

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

| | | | |
|--------------------|---|------------|----------------------|
| File Number: | B0091/08TEY | Zoning | R4 Z0.6 (PPR) |
| Owner(s): | GEORGE DOBLE BOWMAN ALAN WESLEY BOWMAN MAYNARD NURSING HOME | Ward: | Trinity-Spadina (19) |
| Agent: | ALAN BOWMAN | | |
| Property Address: | 28 and 36 HALTON ST | Community: | |
| Legal Description: | PL 371 PT LT24 | | |

Robert Brown (signed)

Gillian Burton (signed)

George Vasilopoulos
(signed)

DATE DECISION MAILED ON: Tuesday, September 2, 2008

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, September 20, 2008

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary Treasurer
Toronto and East 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.