



City Planning Division
Gary Wright, Acting, Chief Planner and Executive Director

Committee of Adjustment
100 Queen Street West
Toronto ON M5H 2N2
Tel: 416-392-7565
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NOTICE OF DECISION CONSENT (Section 53 of the Planning Act)

File Number:	B0049/10TEY	Zoning	R4 Z1.0 (PPR)
Owner(s):	THIRTY-ONE NORTHERN PLACE INC	Ward:	Davenport (18)
Agent:	MAURIZIO TROTTA		
Property Address:	31 NORTHERN PL	Community:	
Legal Description:	PLAN 525 PT LOT 6 RP 64R14469 PART 1		

Notice was given and a Public Hearing was held on **Wednesday, June 23, 2010**, as required by the Planning Act.

THE CONSENT REQUESTED:

To sever the property into four rowhouse dwelling lots.

Retained - Parts 1, 2 and 3, Draft R-Plan

(Lot 1 Address to be assigned)

Parts 1, 2 and 3 have a frontage of 4.99 m and an area of 77.1 m². The two-storey detached dwelling will be demolished and a three-storey row house dwelling will be constructed requiring variances from the zoning by-law as outline in application number A0395/10TEY

Easement Part 3, Draft R-Plan

Part 3 has an area of 16.3 m² and is the subject of an easement in favour of Lot 2 for vehicle parking.

Conveyed, Parts 4, 5 and 6, Draft R-Plan

(Lot 2 Address to be assigned)

Parts 4, 5 and 6 have a frontage of 4.01 m and an area of 61.3 m². The two-storey detached dwelling will be demolished and a three-storey row house dwelling will be constructed requiring variances from the zoning by-law as outline in application number A0396/10TEY

Easement- Part 5, Draft R-Plan

Part 5 has an area of 1.6 m² and is the subject of an easement in favour of Lot 1 to permit vehicular parking on an extended pad.

Conveyed - Part 7, Draft R-Plan

(Lot 3 Address to be assigned)

Part 7 has a frontage of 4.01 m and an area of 61.3 m². The two-storey detached dwelling will be demolished and a three-storey row house dwelling will be constructed requiring variances from the zoning by-law as outline in application number A0397/10TEY

Conveyed - Part 8, Draft R-Plan**(Lot 4 Address to be assigned)**

Part 8 has a frontage of 4.67 m and an area of 70.4 m². The two-storey detached dwelling will be demolished and a three-storey row house dwelling will be constructed requiring variances from the zoning by-law as outline in application number A0398/10TEY

The Committee will consider jointly, Applications B0049/10TEY, A0395/10TEY to A0398/10TEY.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Consent Application is Approved on Condition**

The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the transaction as shown on the plan filed with the Committee of Adjustment on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office:

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Technical Services.
- (3) **Two copies of the registered reference plan of survey** integrated with the Ontario Coordinate System and listing the Parts and their respective areas, shall be filed with City Surveyor, Survey & Mapping, Technical Services.
- (4) **Three copies of the registered reference plan of survey** satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.
- (5) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act*, as it pertains to the conveyed land and/or consent transaction.

SIGNATURE PAGE

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Robert Brown

Gillian Burton

George Vasilopoulos

DECLARED AN INTEREST

John Tassiopoulos

David Pond

DATE DECISION MAILED ON: **Tuesday, June 29, 2010**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, July 19, 2010**

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.