

Wednesday, June 23, 2010

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

File Number:	B0027/10NY	Zoning	R1A
Owner(s):	JOE MORRA	Ward:	Don Valley West (26)
Agent:	FRANCO ROMANO		
Property Address:	<b>218 RANDOLPH RD</b>	Community:	East York
Legal Description:	PLAN 2120 LOT 349		

Notice was given and the application considered on Wednesday, June 23, 2010, as required by the Planning Act.

**THE CONSENT REQUESTED:**

This is an application for the division of a parcel of residential lands into two (2) parts for conveyance purposes for the creation of a new residential building lot.

The lands concerned have 12.19m fronting onto the west side of Randolph Road, a depth of 39.6m and an area of 482.8m<sup>2</sup>. The lands presently contain the dwelling municipally known as 218 Randolph Road, which would be demolished.

It is proposed to divide the lands into two (2) parts for the creation of a new residential building lot and are designated as Parts 1 and 2 on the attached plan.

Part 1 would have 6.1m fronting onto the west side of Randolph Road, a depth of 39.6m and an area of 241.4m<sup>2</sup>.

Part 2 would have 6.1m fronting onto the west side of Randolph Road, a depth of 39.6m and an area of 241.4m<sup>2</sup>.

A new two storey dwelling is proposed to be constructed on each of the proposed lots. Variances to the Zoning By-law are being dealt with through re-zoning application 2007 282968 NNY 26 OZ.

**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)

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Isaac Lallouz (signed)

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Jason Tsang (signed)

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Virginia A. Solomon

DATE DECISION MAILED ON: Wednesday, June 30, 2010

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

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](http://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.