

NOTICE OF DECISION

CONSENT (Section 53 of the Planning Act)

File Number:	B051/11NY	Zoning	R1Z0.35
Owner(s):	VIOLANTE ANNARITA VIOLANTE JACK	Ward:	Don Valley West (25)
Agent:	SADIA ALI		
Property Address:	1352 MOUNT PLEASANT RD	Community:	Toronto
Legal Description:	PLAN 1485 PT LOTS 112 & 113		

Notice was given and the application considered on Wednesday, March 28, 2012, as required by the Planning Act.

THE CONSENT REQUESTED:

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

The lands concerned are irregular in shape, having 14.36m fronting onto the north side of Dinnick Crescent, a depth along Mount Pleasant Road of 45.72m and an area of 852.32m². The lands are designated a Parts 1 and 2 on the plan attached to this notice.

It is proposed to divide the lands into two parts for the creation of a new building lot fronting onto Mount Pleasant Road. The existing dwelling would be maintained and a new two storey dwelling would be constructed on the proposed lot.

The lands to be severed, being Part 1 on the attached Plan, would have a frontage of 12.19m on Mount Pleasant Road, a depth of 30.42m and an area of 370.82m².

The lands to be retained, being part 2 on the attached Plan, would have a frontage of 14.36m on Dinnick Crescent, a depth of 33.53m and an area of 481.5m².

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.

NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A664/11NY	Zoning	R1Z0.35 (PPR)
Owner(s):	VIOLANTE ANNARITA VIOLANTE JACK	Ward:	Don Valley West (25)
Agent:	SADIA ALI		
Property Address:	1352 MOUNT PLEASANT RD	Community:	Toronto
Legal Description:	PLAN 1485 PT LOTS 112 & 113		

Notice was given and a Public Hearing was held on Wednesday, March 28, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling on the north 12.19m of the subject property (Part 1).

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

Toronto By-law 438-86

1. Proposed Gross Floor Area of 211.2m² (0.57 times the area of the lot)
WHEREAS a maximum Gross Floor Area of 129.79m² (0.35 times the area of the lot) is permitted; and
2. Proposed lot frontage of 12.19m
WHEREAS a minimum lot frontage of 15m is required.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

For the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A665/11NY	Zoning	R1Z0.35 (PPR)
Owner(s):	VIOLANTE ANNARITA VIOLANTE JACK	Ward:	Don Valley West (25)
Agent:	SADIA ALI		
Property Address:	1352 MOUNT PLEASANT RD	Community:	Toronto
Legal Description:	PLAN 1485 PT LOTS 112 & 113		

Notice was given and a Public Hearing was held on Wednesday, March 28, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the existing dwelling to be maintained on a lot reduced by severance.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

Toronto By-law 438-86

1. Gross Floor Area of 301.52m² (0.62 times the area of the lot)
WHEREAS a maximum Gross Floor Area of 168.17m² (0.35 times the area of the lot) is permitted.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

For the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.