

Wednesday, February 24, 2010

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

File Number:	B054/09SC	Zoning:	S
Owner(s):	FLORA VALLEY HOMES LTD FLORA VALLEY HOMES LTD	Ward:	Scarborough East (44)
Agent:	RAJINDER CHAKU		
Property Address:	<b>260 BEECHGROVE DR</b>	Community:	West Hill Community
Legal Description:	PL 2546 LT526 PT LT525		

Notice was given and the application considered on Wednesday, February 24, 2010, as required by the Planning Act.

**THE CONSENT REQUESTED:**

The applicant is seeking consent to sever the subject site into three residential lots, identified as Parts 1, 2 and 3. Part 1 will have a frontage of 18.17 m, and a depth of 22.94 m. Part 2 will have a frontage of 18 m, and a depth of 22.79 m. Part 3 will have a lot width of 21.7 m, and a depth of 22.83 m. The proposed lots to be severed and retained are shown on the attached Lot Division plan. The existing dwellings are to be demolished and each of the lots is to be developed with a new single family dwelling.

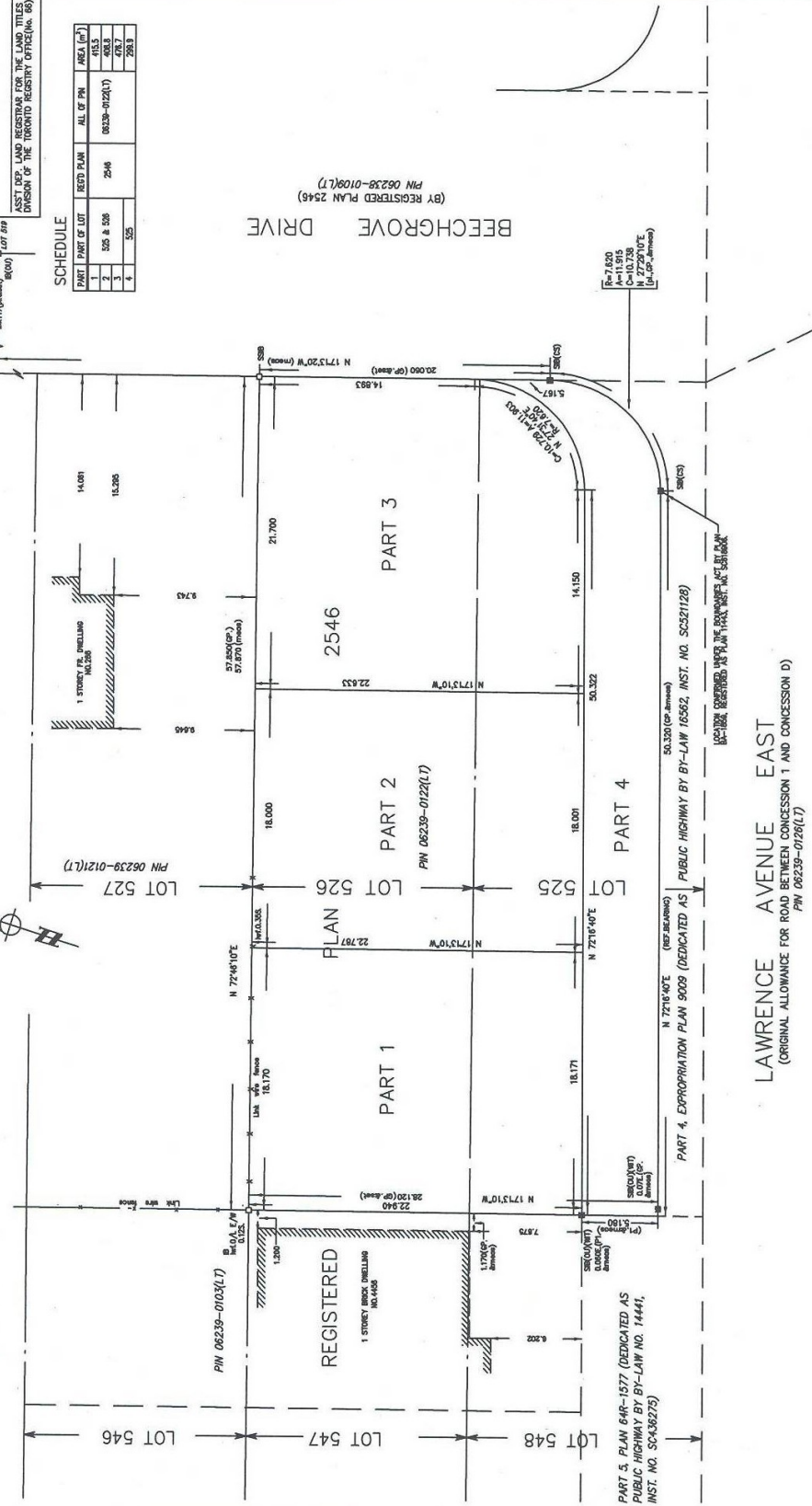
**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:****The Consent Application is Refused**

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 suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

PLAN OF SURVEY OF  
 LOT 526 AND PART OF LOT 525, REGISTERED PLAN 2546  
 CITY OF TORONTO  
 (FORMERLY IN THE CITY OF SCARBOROUGH)  
 Scale 1 : 200  
 DONALD E. ROBERTS O.L.S., 2008

PLAN 66R-  
 RECEIVED AND DEPOSITED :  
 DATE : \_\_\_\_\_, 2008  
 DONALD E. ROBERTS, O.L.S.  
 I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.



SCHEDULE

PART	PART OF LOT	AREA (sq. ft.)	AREA (sq. m.)
1	525 & 526	2546	236.3
2	525 & 526	2546	236.3
3	525 & 526	2546	236.3
4	525 & 526	2546	236.3

METRIC DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE  
 BEARINGS ARE ASTROLOGICAL AND ARE REFERRED TO THE NORTHERLY LIMIT OF LAWRENCE AVENUE EAST AS SHOWN ON EXPROPRIATION PLAN 9008, HAVING A BEARING OF N 72°16'40"E IN ACCORDANCE WITH SAID PLAN.  
 DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF CURVES ARE IN METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF STRAIGHT LINES ARE IN METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF ANGLES ARE IN DEGREES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF DISTANCES ARE IN METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF AREAS ARE IN SQUARE METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF VOLUMES ARE IN CUBIC METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF WEIGHTS ARE IN KILOGRAMS UNLESS OTHERWISE STATED.  
 DIMENSIONS OF LENGTHS ARE IN METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF WIDTHS ARE IN METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF HEIGHTS ARE IN METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF DEPTHS ARE IN METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF THICKNESSES ARE IN METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF DIAMETERS ARE IN METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF RADIUS ARE IN METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF CHORDS ARE IN METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF ARC LENGTHS ARE IN METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF PERIMETERS ARE IN METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF CIRCUMFERENCE ARE IN METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF SURFACE AREA ARE IN SQUARE METRES UNLESS OTHERWISE STATED.  
 DIMENSIONS OF VOLUME ARE IN CUBIC METRES UNLESS OTHERWISE STATED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 2nd DAY OF JULY, 2008.

DATE: \_\_\_\_\_, 2008  
 DONALD E. ROBERTS  
 ONTARIO LAND SURVEYOR

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Legal Description: PL 2546 LT526 PT LT525

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Asif Khan (signed)

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Prabhakar Mahant  
(signed)

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Rick Froner (signed)

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Rolf Rogde (signed)

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S Gopikrishna (signed)

DATE DECISION MAILED ON: Monday, March 1, 2010

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Sunday, March 21, 2010

CERTIFIED TRUE COPY

Marilyn Stuart  
Manager & Deputy Secretary Treasurer  
Scarborough 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.