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

Committee of Adjustment
Etobicoke-York District
2 Civic Centre Court, 4th Floor
Toronto, Ontario
M9C 5A3

Thursday, February 23, 2012

NOTICE OF DECISION

CONSENT
(Section 53 of the Planning Act)

File Number:	B37/11EYK	Zoning	RS
Owner(s):	RITA FIORUCCI	Ward:	Etobicoke-Lakeshore (06)
Agent:	BRIAN PHAROAH		
Property Address:	**4 JAMES ST**	Community**:**	
Legal Description:	PLAN 2180 LOT 102		

Notice was given and the application considered on Thursday, February 23, 2012, as required by the Planning Act.

THE CONSENT REQUESTED:

To sever the property into two residential lots.

Retained - Parts 1 and 2
Address to be assigned
Easement/ Right-of-Way - Part 2
The lot frontage is 7.62 m and the lot area is 278.7 m². A new two-storey dwelling will be developed on the property and will require variances to the Zoning By-law as outlined in Application number A402/11EYK. Part 2 will be subject to a pedestrian/vehicular access right-of-way in favour of the conveyed lot, Parts 3 & 4.

Conveyed - Parts 3 and 4
Address to be assigned
Easement/ Right-of-Way - Part 3
The lot frontage is 7.62 m and the lot area is 278.7 m². A new two-storey dwelling will be developed on the property and will require variances to the Zoning By-law as outlined in application number A403/11EYK. Part 3 will be subject to a pedestrian/vehicular access right-of-way in favour of the retained lot, Parts 1 & 2.

File numbers B37/11EYK, A402/11EYK and A403/11EYK will be considered jointly.

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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Dominic Gulli (signed)	Douglas S. Colbourne (signed)	Mary-Anne Popescu (signed)

Paul Valenti (signed)

DATE DECISION MAILED ON: Friday, March 2, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, March 22, 2012

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke 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.