

Thursday, September 22, 2011

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

File Number:	B12/11EYK	Zoning	RS - Village of Long Branch
Owner(s):	GIANVITO DE FILIPPO REMO MOLINARI	Ward:	Etobicoke-Lakeshore (06)
Agent:	AMBIENT DESIGNS LTD		
Property Address:	76 ASH CRES	Community:	
Legal Description:	PLAN 1545 LOT 123		

Notice was given and the application considered on Thursday, September 22, 2011, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots.

Retained - Part 2

76 Ash Crescent

The lot frontage is 7.79 m and the lot area is 338.90 m². A new two-storey detached dwelling with an attached single car integral garage and a rear deck and a walk-out basement will be constructed, requiring variances to the Zoning By-law, as outlined in Application A173/11EYK.

Conveyed - Part 1

78 Ash Crescent

The lot frontage is 8.06 m and the lot area is 323.40 m². A new two-storey detached dwelling with an attached single car integral garage and a rear deck and a walk-out basement will be constructed, requiring variances to the Zoning By-law, as outlined in Application A174/11EYK.

File Numbers B12/11EYK, A173/11EYK and A174/11EYK are 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.

