



City Planning Division  
Jennifer Keesmaat, MES MCIP RPP  
Chief Planner and Executive Director

Committee of Adjustment  
Etobicoke York Panel  
2 Civic Centre Court  
Toronto, Ontario M9C 5A3  
T:416-394-8060  
F:416-394-6042

Thursday, November 1, 2012

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

File Number:	B76/11EYK	Zoning	R1
Owner(s):	DANNY NETO	Ward:	York South-Weston (11)
Agent:	MICHAEL FLYNN		
Property Address:	235 ROSEMOUNT AVE	Community:	
Legal Description:	CON 5 NPT SPT 8		

Notice was given and the application considered on Thursday, November 1, 2012, as required by the Planning Act.

**THE CONSENT REQUESTED:**

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

**Conveyed - Part 2**

**Address to be assigned**

The lot frontage is 7.62 m and the lot area is 373.55 m<sup>2</sup>. The existing dwelling will be demolished and the property will be developed as the site of the north half of a pair of new semi-detached dwellings with an integral single car garage, requiring variances to the Zoning By-law, as outlined in Application A740/11EYK.

**Retained- Part 1**

**235 Rosemount Avenue**

The lot frontage is 7.62 m and the lot area is 373.55 m<sup>2</sup>. The existing dwelling will be demolished and the property will be developed as the site of the south half of a pair of new semi-detached dwellings with an integral single car garage, requiring variances to the Zoning By-law, as outlined in Application A741/11EYK.

**File Numbers B76/11EYK, A740/11EYK & A741/11EYK will be considered jointly.**

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**


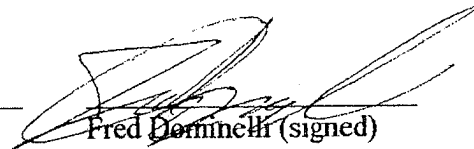
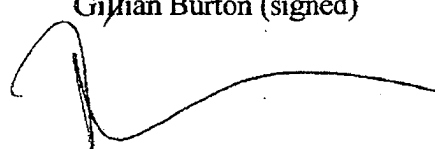

**The Consent Application is Refused**

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


File Number:	B76/11EYK	Zoning	R1
Owner(s):	DANNY NETO	Ward:	York South-Weston (11)
Agent:	MICHAEL FLYNN	Community:	
Property Address:	235 ROSEMOUNT AVE		
Legal Description:	CON 5 NPT SPT 8		

  
Gillian Burton (signed)  
Dominic Gulli (signed)  
Fred Dominelli (signed)  
Mary-Anne Popescu (signed)  
Paul Valenti (signed)

DATE DECISION MAILED ON: Friday, November 9, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, November 29, 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](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.



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Thursday, November 1, 2012

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

File Number:	A741/11EYK	Zoning	R1
Owner(s):	DANNY NETO	Ward:	York South-Weston (11)
Agent:	MICHAEL FLYNN		
Property Address:	235 ROSEMOUNT AVE – PART 1	Community:	
Legal Description:	CON 5 NPT SPT 8		

Notice was given and a Public Hearing was held on Thursday, November 1, 2012, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new semi-detached dwelling with an integral single car garage.

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

Section 7.(2)(a), By-law 1-83 and Section 2.1(a), By-law 3623-97  
The proposed semi-detached dwelling is not permitted in an R1 district.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**



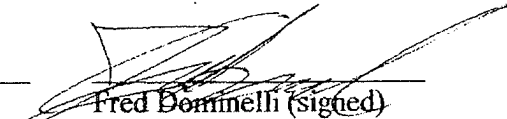
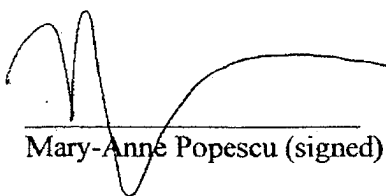
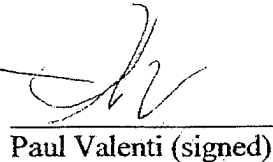
**The Minor Variance Application is Refused**

It is the decision of the Committee of Adjustment to **NOT** approve this variance application 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.

## SIGNATURE PAGE

File Number:	A741/11EYK	Zoning	R1
Owner:	DANNY NETO	Ward:	York South-Weston (11)
Agent:	MICHAEL FLYNN		
Property Address:	235 ROSEMOUNT AVE – PART 1	Community:	
Legal Description:	CON 5 NPT SPT 8		

  
Gillian Burton (signed)  
Dominic Gulli (signed)  
Fred Dominelli (signed)  
Mary-Anne Popescu (signed)  
Paul Valenti (signed)

DATE DECISION MAILED ON: Friday, November 9, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, November 21, 2012

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Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, November 1, 2012

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

File Number:	A740/11EYK	Zoning	R1
Owner(s):	DANNY NETO	Ward:	York South-Weston (11)
Agent:	MICHAEL FLYNN		
Property Address:	235 ROSEMOUNT AVE – PART 2	Community:	
Legal Description:	CON 5 NPT SPT 8		

Notice was given and a Public Hearing was held on Thursday, November 1, 2012, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new semi-detached dwelling with an integral single car garage.

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

**Section 7.2(a), By-law 1-83 and Section 2.1(a), By-law 3623-97**

The proposed semi-detached dwelling is not permitted in an R1 district.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

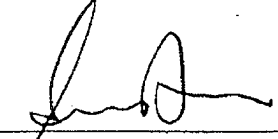
**The Minor Variance Application is Refused**

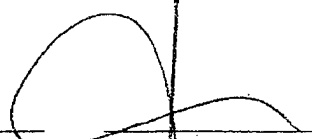
It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:


- 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.


## SIGNATURE PAGE


File Number: A740/11EYK                      Zoning: R1  
Owner: DANNY NETO                      Ward: York South-Weston (11)  
Agent: MICHAEL FLYNN  
Property Address: 235 ROSEMOUNT AVE –                      Community:  
                                 PART 2  
Legal Description: CON 5 NPT SPT 8

  
Gillian Burton (signed)

  
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