



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

Committee of Adjustment
Toronto and East York District

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

File Number:	B0047/12TEY	Zoning:	R1 Z0.6 (ZZC)
Owner:	S MAKOW HOLDINGS LIMITED	Ward:	St. Paul's (22)
Agent:	JAMES PFEFFER		
Property Address:	0 POPLAR PLAINS RD (204 BALMORAL AVE)	Community:	
Legal Description:	PLAN 810Y PT LOTS 35 AND 36 RP 64R16396 PART 1		

Notice was given and a Public Hearing was held on **Wednesday, November 14, 2012**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Conveyed - Part 1

Address to be assigned (Poplar Plains Rd)

The lot frontage is 9.65 m and the lot area is 333 m². The existing garage and the north portion of the existing dwelling will be demolished and a new three-storey single family detached dwelling, with an integral single-car garage, will be constructed, requiring variances to the Zoning By-law as described in Minor Variance Application A0438/12TEY.

Retained - Part 2

Address to be assigned (Poplar Plains Rd)

The lot frontage is 13.86 m and the lot area is 464 m². The existing dwelling be altered and will require variances to the Zoning By-law as described in Minor Variance Application A0437/12TEY.

File Numbers B0047/12TEY, A0437/12TEY & A0438/12TEY 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 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.

SIGNATURE PAGE

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Barbara Leonhardt (signed)

Donna McCormick (signed)

Mary Pitsitikas (signed)

Christian Chan (signed)

Robert Brown (signed)

DATE DECISION MAILED ON: **Tuesday, November 20, 2012**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, December 10, 2012**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary Treasurer
Toronto and East 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.