



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

Committee of Adjustment
Toronto and East York District

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Toronto Ontario M5H 2N2
Tel: 416-392-7565
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NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0058/12TEY	Zoning:	R2 Z0.6 (ZZC)
Owners:	MAURICE FUOCO PATRICIA WENTA	Ward:	St. Paul's (22)
Agent:	KYRA CLARKSON		
Property Address:	48 ORIOLE GDNS	Community:	Toronto
Legal Description:	PLAN 546E PT LOT 2 PT LOT 3		

Notice was given and a Public Hearing was held on **Wednesday, May 22, 2013**, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Conveyed - Part 1

Address to be assigned

The lot frontage is 7.01 m and the lot area is 260.07 m². The existing three-unit three-storey dwelling will be demolished and a new three-storey semi-detached dwelling will be constructed.

Retained - Part 2

Address to be assigned

The lot frontage is 7.01 m and the lot area is 268.17m². The existing three-unit three-storey detached dwelling will be demolished and a new three-storey semi-detached dwelling will be constructed.

File Numbers B0058/12TEY, A0567/12TEY, & A0568/12TEY were 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 (Section 4.1 Policies 5c and g and 9a)
- 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)

Mary Pitsitikas (signed)

Christian Chan (signed)

Robert Brown (signed)

DATE DECISION MAILED ON: **Tuesday, May 28, 2013**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, June 17, 2013**

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.