

Thursday, August 15, 2013

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

File Number:	B89/12EYK	Zoning	R2
Owner(s):	1800208 ONTARIO LIMITED	Ward:	Etobicoke-Lakeshore (05)
Agent:	MILENOV ASSOC. ARCHITECTS		
Property Address:	932 ROYAL YORK RD	Community:	
Legal Description:	PLAN 2436 LOT 17		

Notice was given and the application considered on Thursday, August 15, 2013, as required by the Planning Act.

**THE CONSENT REQUESTED:**

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

**Retained - Part 4**

**932 Royal York Road**

The lot frontage is 6.09 m and the lot area is 220.52 m<sup>2</sup>. The property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A667/12EYK.

**Conveyed - Part 1**

**Address to be assigned**

The lot frontage is 6.09 m and the lot area is 220.52 m<sup>2</sup>. The property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A515/12EYK.

**Dedication - Parts 2 & 3**

Parts 2 & 3 will have a total area of 4.88 m<sup>2</sup> and will be dedicated to the City for road allowance purposes.

**File Numbers B89/12EYK, A515/12EYK AND A667/12EYK will be considered jointly.**

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

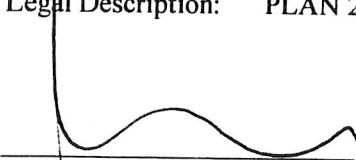

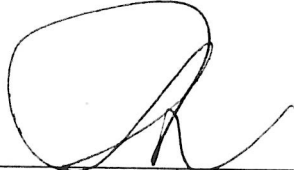
**The Consent Application is Refused**

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.

## SIGNATURE PAGE

File Number: B89/12EYK Zoning: R2  
Owner(s): 1800208 ONTARIO LIMITED Ward: Etobicoke-Lakeshore (05)  
Agent: MILENOV ASSOC. ARCHITECTS  
Property Address: 932 ROYAL YORK RD Community:  
Legal Description: PLAN 2436 LOT 17

  
\_\_\_\_\_  
Douglas S. Colbourne  
(signed)  
\_\_\_\_\_  
Fred Dominelfi (signed)  
\_\_\_\_\_  
Paul Valenti (signed)

DATE DECISION MAILED ON: Friday, August 23, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, September 12, 2013

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.