

Wednesday, October 23, 2013

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

File Number:	B30/13EYK	Zoning	R1S
Owner(s):	MATTHEW CHODOROWICZ RITA FAHRER	Ward:	Parkdale-High Park (13)
Agent:	ROBBIE ROBINSON		
Property Address:	8 DEFOREST RD	Community:	
Legal Description:	PLAN 551 BLK L PT LOT 35 PLAN M438 PT LOT 337 RP 66R17876 PART 1		

Notice was given and the application considered on Wednesday, October 23, 2013, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Parts 4 & 5**8 Deforest Road**

The lot frontage is 9.06 m and the lot area is 259.3 m². The existing detached dwelling will be maintained and will require variances to the Zoning By-law, as outlined in Application A229/13EYK.

Conveyed - Parts 1, 2 & 3**Address to be assigned**

The lot frontage is 6.18 m and the lot area is 181.4 m². The existing vacant parcel will be developed with a new detached dwelling with an integral garage and will require variances to the Zoning By-law, as outlined in Application A230/13EYK.

Easements/Right-of-Ways - Any existing easements/right-of-ways will be maintained.

File Numbers B30/13EYK, A229/13EYK AND A230/13EYK 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.

SIGNATURE PAGE

File Number: B30/13EYK Zoning R1S
Owner(s): MATTHEW CHODOROWICZ Ward: Parkdale-High Park (13)
RITA FAHRER
Agent: ROBBIE ROBINSON
Property Address: **8 DEFOREST RD** Community:
Legal Description: PLAN 551 BLK L PT LOT 35 PLAN M438 PT LOT 337 RP 66R17876 PART 1

Dominic Gulli (signed)

Douglas S. Colbourne
(signed)

Paul Valenti (signed)

Mary-Anne Popescu (signed)

DATE DECISION MAILED ON: Thursday, October 31, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, November 20, 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.

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.