

Thursday, July 16, 2015

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

File Number:	B12/15EYK	Zoning	RD & R4
Owner(s):	ISABEL RODRIGUES EDUARDO SOARES	Ward:	York South-Weston (11)
Agent:	TONY EVANGELISTA		
Property Address:	<b>84 PORTAGE AVE</b>	Community:	
Legal Description:	PLAN M458 PT LOT 32 RP66R12641 PART 2		

Notice was given and the application considered on Thursday, July 16, 2015, as required by the Planning Act.

**THE CONSENT REQUESTED:**

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

**Retained - Part 3**

**Address to be assigned**

The lot frontage is 15.85 m and the lot area is 603.9 m<sup>2</sup>. The property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in **Application A108/15EYK**.

**Conveyed - Part 1 & 2**

**Address to be assigned**

The lot frontage is 12.19 m and the lot area is 464.6 m<sup>2</sup>. The property will be redeveloped as the site of a new detached dwelling with an existing detached garage, requiring variances to the Zoning By-law, as outlined in **Application A109/15EYK**.

**File Numbers: B12/15EYK, A108/15EYK and A109/15EYK are 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:	B12/15EYK	Zoning	RD & R4
Owner(s):	ISABEL RODRIGUES	Ward:	York South-Weston (11)
	EDUARDO SOARES		
Agent:	TONY EVANGELISTA		
Property Address:	<b>84 PORTAGE AVE</b>	Community:	
Legal Description:	PLAN M458 PT LOT 32 RP66R12641 PART 2		

---

Dominic Gulli (signed)

---

Fred Dominelli (signed)

---

Mary-Anne Popescu (signed)

DATE DECISION MAILED ON: Friday, July 24, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, August 13, 2015

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.