

Thursday, July 2, 2015

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B18/15EYK	Zoning	RD & RS
Owner(s):	TRISTAR CUSTOM HOMES CORP	Ward:	Etobicoke-Lakeshore (06)
Agent:	IAN ROBERTSON		
Property Address:	97 TWENTY SEVENTH ST	Community:	
Legal Description:	PLAN 1545 W PT LOT 77		

Notice was given and the application considered on Thursday, July 2, 2015, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Conveyed - Part 1

Address to be assigned

The lot frontage is 7.62 m and the lot area is 246.2 m². The existing dwelling will be demolished and 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 A170/15EYK.

Retained - Part 2

Address to be assigned

The lot frontage is 7.63 m and the lot area is 246.2 m². The existing dwelling and detached garage will be demolished and 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 Number A171/15EYK.

File numbers B18/15EYK, A170/15EYK and A171/15EYK 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

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Douglas S. Colbourne
(signed)

Fred Dominelli (signed)

Mary-Anne Popescu (signed)

DATE DECISION MAILED ON: Friday, July 10, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, July 30, 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.

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.