

Thursday, May 21, 2015

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B066/14NY	Zoning	R4/RD(f15.0;a550)(x5)(ZR)
Owner(s):	ARMINDO JOAQUIM	Ward:	Don Valley East (34)
Agent:	ARMINDO JOAQUIM		
Property Address:	3 HERMIT CRT	Community:	North York
Legal Description:	PLAN 4760 LOT 854		

Notice was given and the application considered on Thursday, May 21, 2015, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two residential lots. The proposed lots are undersized in terms of lot frontage.

Retained - Parts 1, 3

Address to be assigned

The frontage is 11.66m and the lot area is 726.6m². The property will be redeveloped as the site of a new residential dwelling requiring variances to the zoning By-law, as outlined in Application A901/14NY.

Part 3 is subject to an existing easement as in Instrument NY200195.

Conveyed - Part 2

Address to be assigned

The frontage is 10.59m and the lot area is 593.3m². The property will be redeveloped as the site of a new residential dwelling requiring variances to the zoning By-law, as outlined in Application A902/14NY.

File Numbers B066/14NY, A901/14NY, A902/14NY 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.
- The adequacy of utilities and municipal services has not been demonstrated.

SIGNATURE PAGE

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Arthur Forer (signed)

Morley Rosenberg (signed)

Astra Burka (signed)

Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, May 28, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 17, 2015

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North 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.