

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

File Number:	B0015/15TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (ZZC)
Owner:	JOHN PAYNE	Ward:	Toronto-Danforth (30)
Agent:	SAIED MAHBOUBI		
Property Address:	<b>65 LANGLEY AVE</b>	Community:	Toronto
Legal Description:	PLAN 505 PT LOT 24 PT LOT 25		

Notice was given and a Public Hearing was held on **Wednesday, May 27, 2015**, as required by the Planning Act.

**THE CONSENT REQUESTED:**

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

**Conveyed- Part 2, Draft R-Plan  
Address to be assigned**

The lot frontage is 7.58 m, and the lot area is 274.7 m<sup>2</sup>. A new three-storey single detached dwelling will be constructed, requiring variances to the Zoning By-law, as outlined in Application A0193/15TEY.

**Retained- Part 1, Draft R-Plan  
Address to be assigned**

The lot frontage is 7.58 m, and the lot area is 274.8 m<sup>2</sup>. A new two-storey single detached dwelling with integral garage will be constructed, requiring variances to the Zoning By-law, as outlined in Application A0192/15TEY.

**Applications B0015/15TEY, A0192/15TEY, and A0193/15TEY were 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 suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated

## SIGNATURE PAGE

File Number:	B0015/15TEY	Zoning	R(d0.6)(x736) & R2 Z0.6 (ZZC)
Owner:	JOHN PAYNE	Ward:	Toronto-Danforth (30)
Agent:	SAIED MAHBOUBI		
Property Address:	<b>65 LANGLEY AVE</b>	Community:	Toronto
Legal Description:	PLAN 505 PT LOT 24 PT LOT 25		

---

Gillian Burton (signed)

---

John Tassiopoulos (signed)

---

Yim Chan (signed)

DATE DECISION MAILED ON: **Tuesday, June 2, 2015**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, June 22, 2015**

CERTIFIED TRUE COPY

Anita M. MacLeod  
Manager & Deputy Secretary-Treasurer  
Toronto and East 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.