



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	B0023/14TEY	Zoning	R (D0.60)(X905) & R2 Z0.6(ZZC)
Owner(s):	F G P HOLDINGS LIMITED	Ward:	St. Paul's (22)
Agent:	KATE PREVEDELLO		
Property Address:	67 HEATH ST W	Community:	Toronto
Legal Description:	PLAN 365 W PT LOT 36		

Notice was given and a Public Hearing was held on **Wednesday, August 20, 2014**, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Conveyed- Part 2

Address to be Assigned

The lot frontage is 6.88 m and the lot area is 247.0 m². A new three-storey townhouse/row house with an integral garage will be constructed on the lot and will require variances to the Zoning By-law, as outlined in application A0393/14TEY.

Conveyed- Part 3

Address to be Assigned

The lot frontage is 7.0 m and the lot area is 234.6 m². A new three-storey townhouse/row house with an integral garage will be constructed on the lot and will require variances to the Zoning By-law, as outlined in application A0394/14TEY.

Retained- Part 1

Address to be Assigned

The lot frontage is 7.0 m and the lot area is 389.9 m². A new three-storey townhouse/row house with an integral garage will be constructed on the lot and will require variances to the Zoning By-law, as outlined in application A0392/14TEY.

Applications B0023/14TEY, A0392/14TEY, A0393/14TEY, and A0394/14TEY were considered jointly.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Approved on Condition

The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the transaction as shown on the plan filed with the Committee of Adjustment on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office:

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (3) **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (4) **Two copies of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (5) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act* as it pertains to the conveyed land and/or consent transaction.

SIGNATURE PAGE

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Gillian Burton (signed)

David Pond (signed)

Yim Chan (signed)

John Tassiopoulos (signed)

DATE DECISION MAILED ON: **Tuesday, August 26th, 2014**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, September 15th, 2014**

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.

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.