

Mailed on/before: Friday, July 29, 2016

PUBLIC HEARING NOTICE
CONSENT
(Section 53 of the Planning Act)

MEETING DATE AND TIME: Thursday, August 18, 2016 at 3:00 p.m.

LOCATION: Council Chamber, York Civic Centre, 2700 Eglinton Av W, M6M 1V1

File Number:	B47/14EYK	Zoning	RD & R1 (ZR)
Owner(s):	MARIA ALDINA INACIO LUIS INACIO	Ward:	York South-Weston (11)
Agent:	LINA RODRIGUEZ	Heritage:	Not Applicable
Property Address:	96 JOHN ST	Community:	
Legal Description:	PLAN M140 LOT 51 PT LANE		

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lot and to create an easement/ right-of-way for the purpose of vehicular/ pedestrian access.

Retained - Parts 1 & 2

Address to be assigned

The lot frontage is 7.53 m and the lot area is 298.5 m². The existing detached dwelling with a detached garage will be maintained and will require variances to the Zoning By-law, as outlined in Application A411/14EYK.

Part 2 will be subject to an easement/right-of-way in favour of Part 3 & 4 for the purpose of vehicular/ pedestrian access.

Conveyed - Parts 3 & 4

Address to be assigned

The lot frontage is 7.53 m and the lot area is 298.5 m². The property will be redeveloped as the site of a new detached dwelling with a detached garage, requiring variances to the Zoning By-law, as outlined in Application A412/14EYK.

Part 3 will be subject to an easement/right-of-way in favour of Parts 1 & 2 for the purpose of vehicular/ pedestrian access.

File Numbers: B47/14EYK, A411/14EYK and A412/14EYK are considered jointly.

THE COMMITTEE OF ADJUSTMENT & CONSENTS

The Committee of Adjustment has the authority to grant consent to sever land and for other related property transactions. To approve a consent request, the Committee of Adjustment must have considered the provisions of section 51(24) of *The Planning Act* and be satisfied that a plan of subdivision is not necessary.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

MAKING YOUR VIEWS KNOWN

The notice has been mailed to you, as required by the *Planning Act*, to ensure that, as an interested person, you may make your views known by:

- **Attending the Public Hearing.** Attendant Care Services can be made available with some advance notice.
- **Sending a letter by Mail, E-mail, or Fax.** Information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the Committee to make its decision on this matter. This information will become part of the public record.

If you do not attend the public hearing, or express your views in writing, the Committee may make a decision in your absence, and may recommend changes to the proposal

TO VIEW THE MATERIALS IN THE APPLICATION FILE

To view materials or request copies of application submission free of charge, attend the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m.

RECEIVING A COPY OF THE COMMITTEE'S DECISION

- The Committee will announce its decision on the application at the Public Hearing.
- To receive a copy of the Decision, fill out the Decision Request Form at our office or at the Public Hearing or write a letter requesting a copy of the Decision and send it to our office.
- If you wish to appeal a Decision of the Committee to the Ontario Municipal Board, you must file your written request for a decision with the Deputy Secretary-Treasurer.
- Be advised that the Ontario Municipal Board may dismiss an appeal of the consent Decision if the person or public body that filed the appeal did not make a submission to the Committee of Adjustment prior to the Decision having been made.

CONTACT

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