



City Planning Division

Committee of Adjustment  
Toronto and East York District

100 Queen Street West, 1<sup>st</sup> 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:	B0039/16TEY	Zoning	RD & R1B (ZZC)
Owner(s):	ANDREW SPENCER MELISSA SPENCER	Ward:	Beaches-East York (31)
Agent:	GLENN RUBINOFF	Heritage:	Not Applicable
Property Address:	<b>1 HOLLAND AVE</b>	Community:	East York
Legal Description:	PLAN 3396 PT LOT 104 TO 106PT		

Notice was given and a Public Hearing was held on **Wednesday, September 28, 2016**, as required by the Planning Act.

#### THE CONSENT REQUESTED:

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

#### Conveyed – Part 1, Draft R-Plan

##### Address to be assigned

The lot frontage is 26.99 m and the lot area is 247.6 m<sup>2</sup>.

A new two-storey detached dwelling with an integral garage will be constructed and requires variances to the Zoning By-law as outlined in application A0693/16TEY.

#### Retained – Part 2, Draft R-Plan

##### 1 Holland Avenue

The lot frontage is 16.61 m and the lot area is 256.6 m<sup>2</sup>.

The existing two-storey detached dwelling will remain and requires variances to the Zoning By-law as outlined in application A0694/16TEY.

**File Numbers B0039/16TEY, A0693/16TEY, A0694/16TEY are considered jointly.**

**The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.**

#### 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 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 adequately.

## SIGNATURE PAGE

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Robert Brown (signed)

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Edmund Carlson (signed)

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Ewa Modlinska (signed)

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Nancy Oomen (signed)

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Worrick Russell (signed)

DATE DECISION MAILED ON: **Tuesday, October 4, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, October 24, 2016**

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 \$300.00, 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).