

Thursday, October 6, 2016

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B030/16SC	Zoning	Residential Semi-Detached (RS) & Two Family (T) Zone [ZR]
Owner(s):	JON CARLOS TSILFIDIS	Ward:	Scarborough Southwest (36)
Agent:	JON CARLOS TSILFIDIS	Heritage:	Not Applicable
Property Address:	7 LINTON AVE	Community:	Birchcliff Community
Legal Description:	PLAN 3472 LOT 4		

Notice was given and the application considered on Thursday, October 6, 2016, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Parts 1 & 3

7A Linton

Parts 1 and 3 have a combined frontage of 5.94 m and a combined area of 245.1 m². Part 4 has a frontage of 1.22 m and an area of 22.3 m². The existing dwelling and detached garage will be demolished and the property will be redeveloped as the site of a new semi-detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A164/16SC.

Any existing easements/rights-of-way (Parts 3 & 4) will be maintained.

Conveyed - Part 2

7B Linton

The lot frontage is 5.94 m and the lot area is 245.1 m². The existing dwelling and detached garage will be demolished and the property will be redeveloped as the site of a new semi-detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A165/16SC.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **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.