

Thursday, September 29, 2016

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

File Number:	B17/16EYK	Zoning	RD & RS
Owner(s):	W5H GROUP INC	Ward:	Etobicoke-Lakeshore (06)
Agent:	ROCK KIM	Heritage:	Not Applicable
Property Address:	20 ELTON CRES	Community:	
Legal Description:	PLAN 1545 LOT 278		

Notice was given and the application considered on Thursday, September 29, 2016, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

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

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.62 m and the lot area is 348.3 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A175/16EYK.

Retained - Part 1

Address to be assigned

The lot frontage is 7.63 m and the lot area is 347.8 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A174/16EYK.

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.

SIGNATURE PAGE

File Number: B17/16EYK
Owner(s): W5H GROUP INC
Agent: ROCK KIM
Property Address: 20 ELTON CRES
Legal Description: PLAN 1545 LOT 278

Zoning: RD & RS
Ward: Etobicoke-Lakeshore (06)
Heritage: Not Applicable
Community:

Allan Smithies (signed)

Dominic Gulli (signed)

Edwin (Ted) Shepherd (signed)

Nathan Muscat (signed)

DATE DECISION MAILED ON: Friday, October 7, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, October 27, 2016

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke 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.

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.