

Thursday, September 22, 2016

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0036/16NY	Zoning	RD/R4 [ZZC]
Owner(s):	SIMONA SAKI HADI SAKI	Ward:	Willowdale (24)
Agent:	HOSSEINI HOMES CORPORATION	Heritage:	Not Applicable
Property Address:	3079 BAYVIEW AVE	Community:	North York
Legal Description:	PLAN 5099 LOT 62		

Notice was given and the application considered on Thursday, September 22, 2016, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Retained - Part 1

Address to be assigned

The lot frontage is 7.62m and has a lot area of 278.99m².

The property will be redeveloped as the site of a new two-storey dwelling, requiring variances to the Zoning By-law(s), as outlined in application # A0499/16NY.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.62m and has a lot area of 278.77m².

The property will be redeveloped as the site of a new two-storey dwelling, requiring variances to the Zoning By-law(s), as outlined in application # A0500/16NY.

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.

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 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

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Bruce Mullock (signed)

Giacomo Tonon (signed)

Nadini Sankar (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, September 29, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 19, 2016

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North 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.