

Wednesday, March 22, 2017

NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0060/16NY	Zoning	R3/RD (f18.0; a690)(waiver)
Owner(s):	JANET MINAS VICTOR MINAS	Ward:	Eglinton-Lawrence (16)
Agent:	BRITTON CLARKSON PLANNING LIMITED	Heritage:	Not Applicable
Property Address:	20 SANDRINGHAM DR	Community:	North York
Legal Description:	PLAN 2395 BLK A RP 64R8503 PART 1		

Notice was given and the application considered on Wednesday, March 22, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the existing property to create a new residential building lot. The existing single detached residential dwelling will be maintained on the retained lot.

Conveyed - PARTS 2 and 4

Address to be assigned

Parts 2 and 4 have a frontage of 29.4m and lot area of 980.96m² (LOT 2). There are no current proposals to construct a residential dwelling on Lot 2, however the lot will occupy frontage and access from Sandringham Drive should an application be brought forward sometime in the future for a new dwelling.

An illustration of a site plan and building envelope that could be built on the conveyed lot shows compliance with the applicable by-laws however, for the purpose of this application, the conveyed lot is to remain vacant.

Retained - PARTS 1 and 3

20 Sandringham Drive

Parts 1 and 3 have a frontage of 19.6m and a lot area of 3,990.21m² (LOT 1). The existing single detached dwelling will be maintained and will continue to have access from Sandringham Drive.

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)

Derek Lett (signed)

Giacomo Tonon (signed)

Isaac Lallouz (signed)

DATE DECISION MAILED ON: Wednesday, March 29, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 18, 2017

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.