



City Planning Division

Committee of Adjustment
Toronto and East York District

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NOTICE OF DECISION

CONSENT (Section 53 of the Planning Act)

File Number:	B0040/16TEY	Zoning	R (d0.6)(x931) & R2 Z0.6 (Waiver)
Owner(s):	PATRICIA NANCY NOBREGA JANET ELDER	Ward:	St. Paul's (22)
Agent:	DONALD D'ARCY WILLIAM LAMONT	Heritage:	Not Applicable
Property Address:	16-18 & 20-22 ACACIA RD & 219-221 MILLWOOD RD	Community:	Toronto
Legal Description:	PLAN 671E PT LOTS 8 & 9		

Notice was given and the application considered on **Wednesday, September 27, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent for a technical severance to re-establish three lots which merged on title and to re-establish existing easements/rights of way for the purposes of vehicular and pedestrian access.

Conveyed – Parts 1 and 2, Draft R-Plan

Easement/Right-of-way – Part 2

16 and 18 Acacia Road

The lot frontage is 13.82 m and the lot area is 505.26 m².

The existing two-storey fourplex will remain.

Part 2 will be re-established as an easement/right of way for the purposes of vehicular and pedestrian ingress and egress in favour of the lands to the north shown as Parts 3, 4, 5 and 6, Draft R-Plan, and in favour of the lands to the west as described in Instrument Numbers EN77325, CA706408, CA691370, CA163336, CA428300, CT428302, CA5809, CT784795, CT840197 and CA724835.

Parts 1 and 2 will have an easement/right of way for the purposes of vehicular and pedestrian ingress and egress over the lands to the north shown as Parts 4 and 6, Draft R-Plan and over the lands to the west as described in Instrument Number 98465E.N.

Conveyed – Parts 5 and 6, Draft R-Plan

Easement/Right-of-way – Part 6

219 and 221 Millwood Road

The lot frontage is 16.76 m and the lot area is 612.91 m².

The existing two-storey fourplex will remain.

Part 6 will be re-established as an easement/right of way for the purposes of vehicular and pedestrian ingress and egress in favour of the lands adjoining to the south shown as Parts 1, 2, 3, and 4, Draft R-Plan, and in favour of the lands to the west as described in Instrument Numbers EN77325, CA706408, CA691370, CA163336, CA428300, CT428302, CA5809, CT784795, CT840197 and CA724835.

Parts 5 and 6 will have an easement/right of way for the purposes of vehicular and pedestrian ingress and egress over the lands to the west as described in Instrument Number 90308E.N.

Retained - Part 3 and 4, Draft R-Plan**Easement/Right-of-way – Part 4****20 and 22 Acacia Road**

The lot frontage is 13.32 m and the lot area is 486.97 m².

The existing two-storey fourplex will remain.

Part 4 will be re-established as an easement/right of way for the purposes of vehicular and pedestrian ingress and egress in favour of the lands adjoining to the south shown as Parts 1 and 2, Draft R-Plan, and in favour of the lands to the west as described in Instrument Numbers EN77325, CA706408, CA691370, CA163336, CA428300, CT428302, CA5809, CT784795, CT840197 and CA724835.

Parts 3 and 4 will have an easement/right of way for the purposes of vehicular and pedestrian ingress and egress over the lands to the north shown as Part 6, Draft R-Plan and in favour of the lands to the west as described in Instrument Number 36926E.N.

The Deputy Secretary-Treasurer considered any written submissions in making a decision. For a list of submissions, please refer to the file.

IT WAS THE DECISION OF THE DEPUTY SECRETARY TREASURER THAT:**The Consent Application is Refused**

In the opinion of the Deputy Secretary-Treasurer, 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.

SIGNATURE PAGE


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DATE DECISION MAILED ON: TUESDAY, OCTOBER 3, 2017

LAST DATE OF APPEAL: MONDAY, OCTOBER 23, 2017

Signed this 29th day of September, 2017

CERTIFIED TRUE COPY



Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD

\$300 for each appeal filed regardless if related and submitted by the same appellant

Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

a completed OMB Appellant Form (A1) in **paper format**

\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant

Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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.

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.