TORONTO
City Planning Division

Committee of Adjustment
2 Civic Centre Crt, 4th Fl
Toronto, ON M9C 5A3
T:416-394-8060
F: 416-394-6042

Thursday, February 22, 2018

NOTICE OF DECISION

CONSENT
(Section 53 of the Planning Act)

File Number:	B0093/17EYK	Zoning	RD & R1
Owner(s):	CATHERINE TRAVERS ADELINO LOPES	Ward:	York South-Weston (11)
Agent:	MANNY MARCOS	Heritage:	Not Applicable
Property Address:	**135 JOHN ST**	Community**:**	
Legal Description:	PLAN 182 PT LOT 39 PT LOT 40		

Notice was given and the application considered on Thursday, February 22, 2018, 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 will be 8.07 m and the lot area will be 295.1 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 A0899/17EYK.

Conveyed - Part 2
Address to be assigned
The lot frontage will be 8.07 m and the lot area will be 295.1 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 A0900/17EYK.

File numbers B0093/17EYK, A0899/17EYK and A0900/17EYK will be considered jointly.

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

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Allan Smithies (signed) Dominic Gulli (signed) Douglas Colbourne (signed)

Denise Graham (signed)

DATE DECISION MAILED ON: Friday, March 2, 2018

LAST DATE OF APPEAL: Thursday, March 22, 2018

CERTIFIED TRUE COPY

Barbara Bartosik
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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.