



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	B0050/17TEY	Zoning	RD (f6.0; a185; d0.75) (WAIVER)
Owner(s):	ETHEL D'SOUZA CARL D'SOUZA	Ward:	Beaches-East York (31)
Agent:	LAW OFFICE OF NAVEED BUTT	Heritage:	Not Applicable
Property Address:	27 & 31 PALMER AVE	Community:	Toronto
Legal Description:	PLAN 1351 PT LOT 83		

Notice was given and the application considered on **Wednesday July 12, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent for the technical severance of the property for the purpose of re-establishing the two lots which merged on title.

Conveyed – Part 1, Draft R-Plan

27 Palmer Avenue

Part 1 has a lot frontage of 3.85 m and a lot area of 118.70 m². The existing residential building will be maintained.

Retained – Part 2, Draft R-Plan

31 Palmer Avenue

Part 2 has a lot frontage of 7.62 m and a lot area of 446.30 m². The existing residential building will be maintained.

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 Approved on Condition

The Deputy Secretary-Treasurer has considered the provisions of Section 51(24) of the Planning Act, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality and therefore consents to the requested transaction, pursuant to subsection 53(42) of the Planning Act, **subject to the following conditions:**

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Application for revised municipal numbering for the subject lots shall be made to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (3) Confirmation that the servicing of each lot is to the satisfaction of the Executive Director, Engineering and Construction Services.
- (4) **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
- (5) **One electronic copy of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services, shall be emailed to the Case Manager, Committee of Adjustment.
- (6) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act* as it pertains to the conveyed land and/or consent transaction.

SIGNATURE PAGE

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Agent:	LAW OFFICE OF NAVEED BUTT	Heritage:	Not Applicable
Property Address:	27 & 31 PALMER AVE	Community:	Toronto
Legal Description:	PLAN 1351 PT LOT 83		

DATE DECISION MAILED ON: **TUESDAY JULY 18, 2017**

LAST DATE OF APPEAL: **TUESDAY AUGUST 8 2017.**

Signed this **12th** day of **July, 2017**

CERTIFIED TRUE COPY

Sylvia Mullaste
Acting 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 above.

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.



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NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0036/17TEY	Zoning	R(d0.6) & R2 Z0.6 (Waiver)
Owner(s):	GAYLE ELIZABETH FORGRAVE	Ward:	Trinity-Spadina (19)
Agent:	ANDREW DALES	Heritage:	Not Applicable
Property Address:	786 & 792 OSSINGTON AVE	Community:	Toronto
Legal Description:	PLAN M60 PT LOT 118		

Notice was given and the application considered on **Wednesday July 12, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent for the technical severance of the property for the purpose of re-establishing the two lots which merged in title.

Conveyed – Part 2, Draft R-plan

786 Ossington Avenue

Part 2 has a lot frontage of 7.5 m and a lot area of 287.0 m². The existing building and garage will be maintained.

Retained – Part 1, Draft R-plan

792 Ossington Avenue

Part 1 has a lot frontage of 9.50 m and a lot area of 421.0 m². The existing building will be maintained.

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 Approved on Condition

The Deputy Secretary-Treasurer has considered the provisions of Section 51(24) of the Planning Act, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality and therefore consents to the requested transaction, pursuant to subsection 53(42) of the Planning Act, **subject to the following conditions:**

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) A 0.67 m strip of land along the western limit of the property at 786 Ossington Avenue shall be conveyed to the City. These lands shall be free and clear of all encumbrances, save and except for utility poles, trees and subject to a right-of-way for access purposes in favour of the grantor until such time as the lands have been laid out and dedicated for public highway purposes.
- (3) Submit a draft reference plan, in metric units and integrated into the Ontario Coordinate System, with coordinate values shown on the fact of the plan, and delineating by separate Parts, the land to be conveyed to the City for lane widening purposes, the remainder of the site, and any appurtenant easements, to the satisfaction of the Executive Director, Engineering and Construction Services.
- (4) **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services.
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