



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:	B0028/17TEY	Zoning:	R (D0.60)(X905) & R2 Z0.6(Waiver)
Owner(s):	F G P HOLDINGS LIMITED F G P HOLDINGS LIMITED	Ward:	St. Paul's (22)
Agent:	JOHN MOHER	Heritage:	Not Applicable
Property Address:	67 HEATH ST W	Community:	Toronto
Legal Description:	PLAN 365 PT LOT 36 RP 66R28033 PART 1		

Notice was given and the application considered on **Wednesday, June 7, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to an encroachment agreement in excess of 21 years and to create associated maintenance easements related to eaves, walls, and concrete landscaping boxes.

**Encroachment Agreement - Parts 1, 2 & 3 Draft R-Plan
Easement/Right-of-Way - Parts 1, 2 & 3 Draft R-Plan**

Parts 1, 2 and 3 will be subject to an encroachment agreement for a term in excess of 21 years, and associated maintenance easements in favour of the adjacent lands, known municipally as 69 Heath Street West and described as Part 2, Plan 66R-28033.

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) **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.
- (3) **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.
- (4) 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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Property Address:	67 HEATH ST W	Community:	Toronto
Legal Description:	PLAN 365 PT LOT 36 RP 66R28033 PART 1		

DATE DECISION MAILED ON: **TUESDAY, JUNE 2017**

LAST DATE TO APPEAL: **MONDAY, JULY 4, 2017**

Signed this **7TH** day of **JUNE, 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 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:	B0027/17TEY	Zoning:	R (D0.60)(X905) & R2 Z0.6(Waiver)
Owner(s):	F G P HOLDINGS LIMITED F G P HOLDINGS LIMITED	Ward:	St. Paul's (22)
Agent:	JOHN MOHER	Heritage:	Not Applicable
Property Address:	69 HEATH ST W	Community:	Toronto
Legal Description:	PLAN 365 PT LOTS 36 TO 38 RP 66R28033 PART 2		

Notice was given and the application considered on **Wednesday, June 7, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to an encroachment agreement in excess of 21 years; and to create associated maintenance easements related to eaves, walls, and concrete landscaping boxes.

Encroachment Agreement - Parts 4 & 5
Easement/Right-of-Way - Parts 4 & 5 Draft R-Plan

Parts 4 and 5 will be subject to an encroachment agreement for a term in excess of 21 years, and associated maintenance easements in favour of the adjacent lands, known municipally as 67 Heath Street West and described as Part 1, Plan 66R-28033.

Encroachment Agreement - Parts 6, 7, 8 & 9 Draft R-Plan

Parts 6, 7, 8 and 9, will be to an encroachment agreement, for a term in excess of 21 years and associated maintenance easements in favour of the adjacent lands known municipally as, 71 Heath Street West and described as Part 3, Plan 66R-28033.

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.
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LAST DATE TO APPEAL: **MONDAY, JULY 4, 2017**

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NOTICE OF DECISION

CONSENT

(Section 53 of the Planning Act)

File Number:	B0031/17TEY	Zoning	R (u2; d0.6) (x728) & R1S Z0.6 (ZZC)
Owner(s):	IVANO VARLESE	Ward:	Toronto Centre-Rosedale (27)
Agent:	VICTOR HIPOLITO	Heritage:	Not Applicable
Property Address:	88 GLENROSE AVE	Community:	
Legal Description:	PLAN 719 PT LOT 215 PLAN 770E PT LOT 2 RP 64R14300 PART 2		

Notice was given and the application considered on **Wednesday, June 7, 2017**, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to create an easement/right-of-way for the purpose of water servicing access.

Easement/Right-of-Way - Part 1, Draft R- Plan

Part 1 has a frontage of 0.61 m and an area of 15.7 m² and will be subject to a water servicing access easement/right-of-way in favour of the property known municipally as 288 Mont Pleasant Road.

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

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