

CITY OF TORONTO
COUNCILLOR FILION
or OCCUPANT
NORTH YORK CIVIC CENTRE
5100 YONGE ST
TORONTO ON

Thursday, February 9, 2017

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

File Number:	B0071/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):	PANTEHA ESHTIAGHI	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	52 NORTON AVE	Community:	North York
Legal Description:	PLAN 2400 LOT 285		

Notice was given and the application considered on Thursday, February 9, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever a portion of the land for the purpose of a lot addition to create a new building lot.

RETAINED - Part 1**Address to be assigned**

Part 1 has a lot frontage of 9.76m and a lot area of 412.02m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A1129/15NY.

CONVEYED - Part 2**Address to be assigned**

Part 2 has a lot frontage of 5.48m and a lot area of 231.38m². Part 2 will be added to the Part 3 (severed from B0014/16NY) to create a new building lot with a frontage of 10.35m and a lot area of 437.3m². Parts 2 and 3 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A1130/15NY.

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):

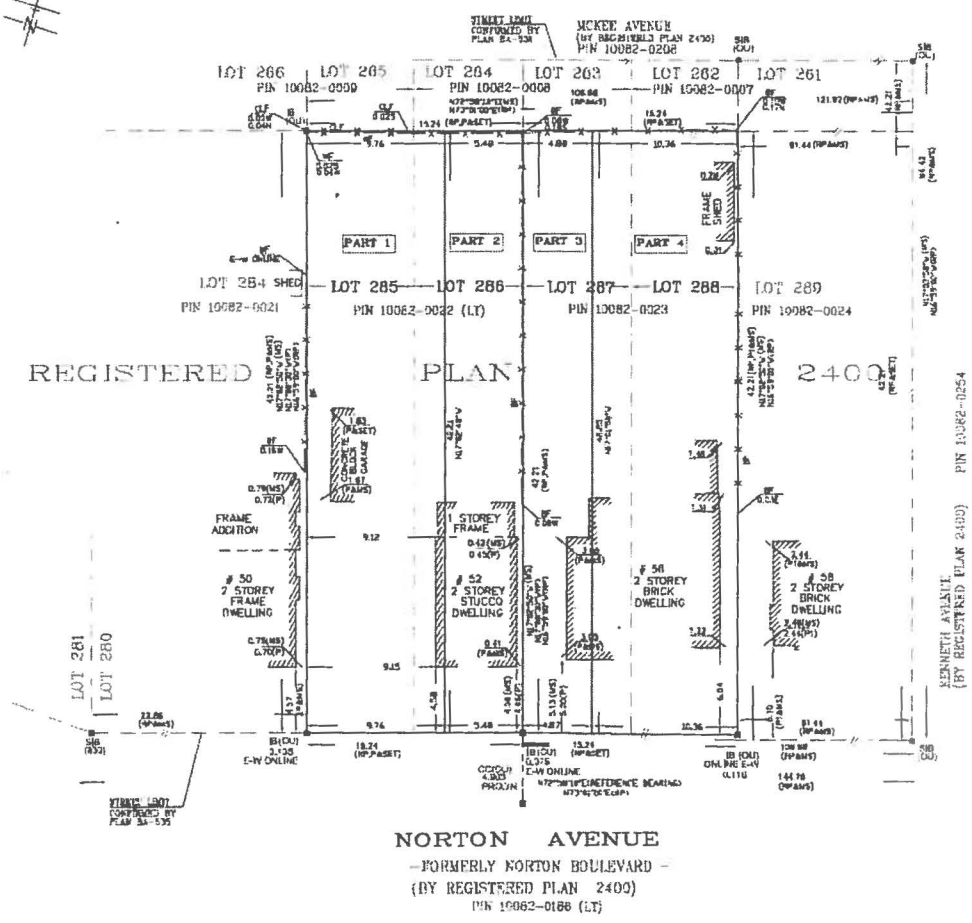
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

PE:

I HEREBY THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT. DATE: _____, 2016. A. MITSCHERD O.L.S.	PLAN 66R-- RECEIVED AND DEPOSITED DATE: _____, 2016. REPRESENTATIVE FOR LAND REGISTRATION FOR THE LAND TITLE DIVISION OF THE TORONTO REGISTRY OFFICE (R.O. 44)
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PLAN OF SURVEY OF
 PLAN OF LOTS 285 TO 288 (BOTH INCLUSIVE)
 REGISTERED PLAN 2400
 CITY OF TORONTO
 (FORMERLY THE CITY OF NORTH YORK)

SCALE = 1 : 250
 METRIC: DISTANCES SHOWN HEREIN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



BEARING SHOWN HEREIN ARE TRUE BEARINGS FROM ORIGINAL NEAREST POINTS (1987) TO A C.C. BY MEANS OF THE NETWORK METHOD, WITH CORRECTION FOR CURVATURE AND REFRACTION.

INTERSECTION DATA
 CORNER REFERENCE POINTS, POINTS OF INTERSECTION, POINTS OF COMMENCEMENT, POINTS OF TERMINATION, POINTS OF ADJACENCY AND ARE REFERRED TO BY LETTERS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

POINT ID	NORTHING	EASTING
CAF A		
CAF B		
CAF C		
CAF D		

DISTANCES SHOWN ON THE PLAN ARE ADAPTED USING DISTANCE AND CAN BE USED TO COMPUTE AREA DISTANCE BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.9999999999999999.

SCHEDULE				
PART	LOT	REGISTERED PLAN	ALL OF PIN	AREA
1	PART 1 AND PART 2 OF LOT 284		PIN 10442-0032	412.22 ^{m²}
2	PART OF LOTS 286 & 287	2057		231.36 ^{m²}
3	PART OF LOT 287		PIN 10687-0023	205.61 ^{m²}
4	LOT 288 AND PART OF LOT 287			126.04 ^{m²}

DISTANCE NOTE
 DISTANCES SHOWN ON THIS PLAN ARE ROUND OFF TO THE NEAREST MILLIMETER AND CAN BE CONVERTED TO FEET BY DIVIDING BY THE CORRECTED SCALE FACTOR OF 0.9999999999999999.

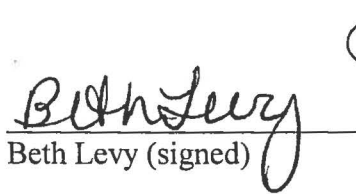
- LEGEND:
- BM - BENCH MARK
 - CD - SURVEY MONUMENT SET
 - SB - STANDARD BENCH MARK
 - N.E.A.W. - NORTH EAST SOUTH WEST
 - RF - RAIL FENCE
 - CLF - CHAIN LINK FENCE
 - WF - WOOD FENCE
 - RP - REGISTERED PLAN 2400
 - P - PLAN BY MITSCHERD O.L.S.
 - F - PLAN BY MITSCHERD O.L.S.
 - EA - PLAN EA-33
 - EB - PLAN EB-33
 - EC - PLAN EC-33
 - ED - PLAN ED-33
 - EE - PLAN EE-33
 - EF - PLAN EF-33
 - EG - PLAN EG-33
 - EH - PLAN EH-33
 - EI - PLAN EI-33
 - EJ - PLAN EJ-33
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 - EM - PLAN EM-33
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 - EO - PLAN EO-33
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 - ER - PLAN ER-33
 - ES - PLAN ES-33
 - ET - PLAN ET-33
 - EU - PLAN EU-33
 - EV - PLAN EV-33
 - EW - PLAN EW-33
 - EX - PLAN EX-33
 - EY - PLAN EY-33
 - EZ - PLAN EZ-33

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 07th DAY OF OCTOBER, 2015.
 DATE: FEBRUARY 23, 2016
 A. MITSCHERD
 ONTARIO LAND SURVEYOR

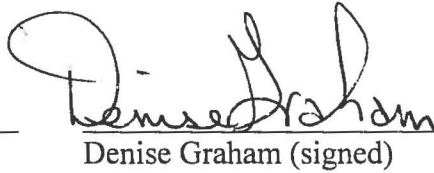
MITSCHERD & AZIZ INC. 1275 SHEPPARD AVENUE EAST, SUITE 101 SCARBOROUGH, ONTARIO M1B 4Y1 TEL: (416) 291-1111 FAX: (416) 291-1112 WWW.MITSCHERD.COM	
PROJECT NUMBER	PROJECT
015-354	52 & 56 NORTON AVENUE (RP)
DRAWN BY	CHECKED BY
A.T.	A.A.

SIGNATURE PAGE

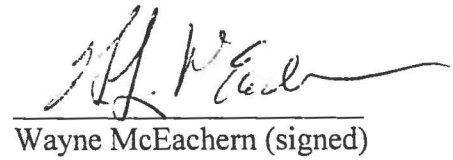
File Number:	B0071/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):	PANTEHA ESHTIAGHI	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	52 NORTON AVE	Community:	North York
Legal Description:	PLAN 2400 LOT 285		



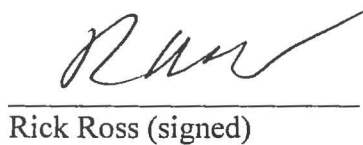
Beth Levy (signed)



Denise Graham (signed)



Wayne McEachern (signed)



Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 8, 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.

Thursday, February 9, 2017

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

File Number:	B0014/16NY	Zoning	R4/RD(f15.0;a550)(x5)(waiver)
Owner(s):	PANTEHA ESHTIAGHI MARYAM SHAYSTEH-ALAM	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	56 NORTON AVE	Community:	North York
Legal Description:	PLAN 2400 LOTS 287 & 288		

Notice was given and the application considered on Thursday, February 9, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever a portion of the land for the purpose of a lot addition to create a new building lot.

RETAINED - Part 4**Address to be assigned**

Part 4 has a lot frontage of 10.36m and a lot area of 438.04m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A1130/15NY.

CONVEYED - Part 3**Address to be assigned**

Part 3 has a lot frontage of 4.97m and a lot area of 205.92m². Part 3 will be added to Part 2 (severed from B0071/15NY) to create a new building lot with a frontage of 10.35m and a lot area of 437.3m². Parts 2 and 3 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0260/16NY.

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

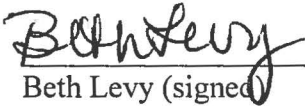
In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

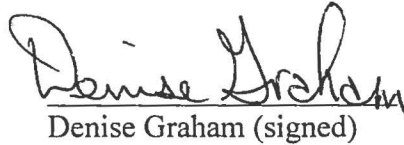
- The proposed land division does not conform to the policies of the official plan.

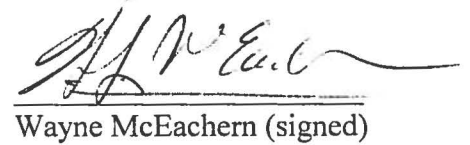
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

SIGNATURE PAGE

File Number:	B0014/16NY	Zoning	R4/RD(f1 5.0;a550)(x5)(waiver)
Owner(s):	PANTEHA ESHTIAGHI MARYAM SHAYSTEH-ALAM	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	56 NORTON AVE	Community:	North York
Legal Description:	PLAN 2400 LOTS 287 & 288		


Beth Levy (signed)


Denise Graham (signed)


Wayne McEachern (signed)

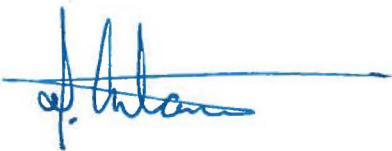


Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 8, 2017

CERTIFIED TRUE COPY



Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A1129/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):	PANTEHA ESHTIAGHI	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	52 NORTON AVE (PART 1)	Community:	North York
Legal Description:	PLAN 2400 LOT 285		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m.
Proposed west side yard of 1.2m.
- Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m
Proposed east side yard of 1.2m.
- Chapter 10.5.40.10 (5), Zoning By-law 569-2013**
A minimum of 10m² of the 1st floor must be within 4m of the main front wall.
The proposed first floor within 4m of the main front wall is 6.6m².
- Chapter 10.5.40.60 (1), Zoning By-law 569-2013**
The minimum required for this zone is 1.8m to the east side property line.
Proposed front porch is **1.5m** to the east side property line.
- Chapter 10.20.30.20, Zoning By-law 569-2013**
A minimum lot frontage of 15m is required.
Proposed lot frontage of 9.76m.

6. **Chapter 10.20.30.10, Zoning By-law 569-2013**
A minimum lot area of 550m² is required.
Proposed lot area of 412.02m².
7. **Section 13.2.1 & 6(8), Zoning By-law 7625**
The minimum required lot frontage & width is 15m
Proposed lot frontage & width of 9.76m.
8. **Section 13.2.2, Zoning By-law 7625**
Minimum required lot area is 550m².
Proposed lot area of 412.02m².
9. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed west side yard of 1.2m.
10. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed east side yard of 1.2m

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:**

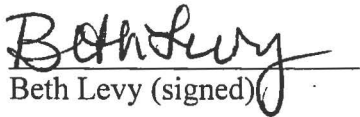
The Minor Variance Application is Refused

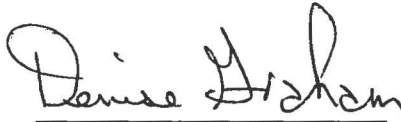
It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

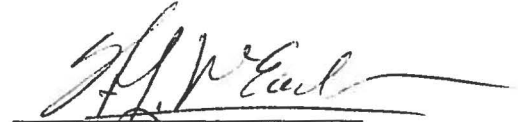
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.


SIGNATURE PAGE

File Number:	A1129/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner:	PANTEHA ESHTIAGHI	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	52 NORTON AVE (PART 1)	Community:	North York
Legal Description:	PLAN 2400 LOT 285		


Beth Levy (signed)


Denise Graham (signed)


Wayne McEachern (signed)


Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY


Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Thursday, February 9, 2017

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A1130/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner(s):	PANTEHA ESHTIAGHI	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	52 NORTON AVE (PARTS 2 & 3)	Community:	North York
Legal Description:	PLAN 2400 LOT 285		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m.
Proposed west side yard of 1.2m.
- Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m
Proposed east side yard of 1.2m.
- Chapter 10.5.40.60 (1), Zoning By-law 569-2013**
The minimum required for this zone is 1.8m to the west side property line.
Proposed front porch is **1.5m** to the west side property line.
- Chapter 10.20.30.20, Zoning By-law 569-2013**
A minimum lot frontage of 15m is required.
Proposed lot frontage of 10.35m.
- Chapter 10.20.30.10, Zoning By-law 569-2013**
A minimum lot area of 550m² is required.
Proposed lot area of 437.3m².

6. **Chapter 10.20.40.20, Zoning By-law 569-2013**
Maximum permitted building length is 17m.
Proposed building length is 17.65m.
7. **Section 13.2.1 & 6(8), Zoning By-law 7625**
The minimum required lot frontage & width is 15m
Proposed lot frontage & width of 10.35m.
8. **Section 13.2.2, Zoning By-law 7625**
Minimum required lot area is 550m².
Proposed lot area of 437.3m².
9. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed west side yard of 1.2m.
10. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed east side yard of 1.2m

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:**

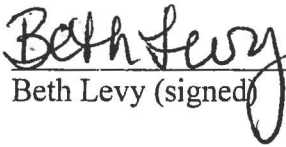
The Minor Variance Application is Refused

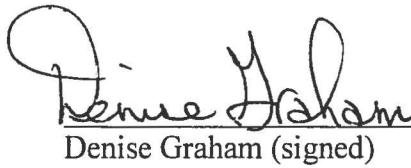
It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.


SIGNATURE PAGE

File Number:	A1130/15NY	Zoning	R4/RD (f15.0; a550) (x5)(waiver)
Owner:	PANTEHA ESHTIAGHI	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	52 NORTON AVE (PARTS 2 & 3)	Community:	North York
Legal Description:	PLAN 2400 LOT 285		


Beth Levy (signed)


Denise Graham (signed)


Wayne McEachern (signed)


Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 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.

Thursday, February 9, 2017

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0260/16NY	Zoning	R4/RD(f15.0;a550)(x5)(waiver)
Owner(s):	PANTEHA ESHTIAGHI	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	56 NORTON AVE (PART 4)	Community:	North York
Legal Description:	PLAN 2400 LOTS 287 & 288		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m.
Proposed west side yard of 1.2m.
- Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m
Proposed east side yard of 1.2m.
- Chapter 10.5.40.60 (1), Zoning By-law 569-2013**
The minimum required for this zone is 1.8m to the west side property line.
Proposed front porch is 1.5m to the west side property line.
- Chapter 10.20.30.20, Zoning By-law 569-2013**
A minimum lot frontage of 15m is required.
Proposed lot frontage of 10.36m.
- Chapter 10.20.30.10, Zoning By-law 569-2013**
A minimum lot area of 550m² is required.
Proposed lot area of 438.04m².

6. **Section 13.2.1 & 6(8), Zoning By-law 7625**
The minimum required lot frontage & width is 15m
Proposed lot frontage & width of 10.36m.
7. **Section 13.2.2, Zoning By-law 7625**
Minimum required lot area is 550m².
Proposed lot area of 438.04m².
8. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed west side yard of 1.2m.
9. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed East side yard of 1.2m

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:**

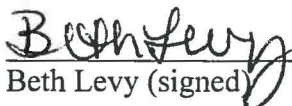
The Minor Variance Application is Refused


It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

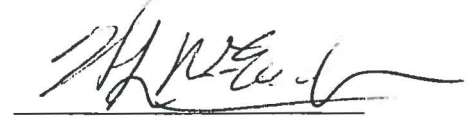
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.


SIGNATURE PAGE

File Number:	A0260/16NY	Zoning	R4/RD(f15.0;a550)(x5)(waiver)
Owner:	PANTEHA ESHTIAGHI	Ward:	Willowdale (23)
Agent:	PANTEHA ESHTIAGHI	Heritage:	Not Applicable
Property Address:	56 NORTON AVE (PART 4)	Community:	North York
Legal Description:	PLAN 2400 LOTS 287 & 288		


Beth Levy (signed)


Denise Graham (signed)

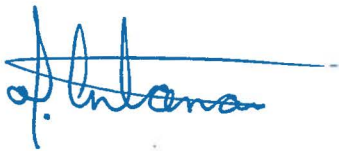

Wayne McEachern (signed)


Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, February 16, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

CERTIFIED TRUE COPY



Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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