

Wednesday, June 5, 2013

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

File Number:	B018/13NY	Zoning	R4 (ZR)
Owner(s):	PETRO TISHCHENKO	Ward:	Eglinton-Lawrence (15)
Agent:	JAN PETRYKOWSKY		
Property Address:	643 GLENCAIRN AVE	Community:	North York
Legal Description:	PLAN 1911 LOT 35 E PT LOT 36		

Notice was given and the application considered on Wednesday, June 5, 2013, as required by the Planning Act.

THE CONSENT REQUESTED:

This is an application for the consent of the Committee of Adjustment to the division of a parcel of residential lands into two parts for conveyance purposes for the creation of a new residential building lot.

The property is located on the south side of Glencairn Avenue and presently contains a single detached residential dwelling municipally known as 643 Glencairn Avenue. The existing dwelling would be demolished and a new three-storey dwelling would be constructed on each lot.

The retained lot would contain the west lot, and be comprised of Part 1 with a frontage of 9.145m, a depth of 40.42m, and an area of 369.8m².

The conveyed lot would contain the east lot and be comprised of Part 2 with a frontage of 9.145m, a depth of 40.42m, and an area of 369.5m².

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.

PLAN OF SURVEY OF
 LOT 35 and Part of LOT 36
 REGISTERED PLAN
 CITY of TORONTO
 Formerly In The City of North York
 SCALE 1 : 500
 GTA SURVEYING INC.



GLENCAIRN AVENUE
 (Formerly Park Road By Registered Plan 1911)

I REQUIRE THIS PLAN TO BE REGISTERED
 UNDER THE LAND TILES ACT

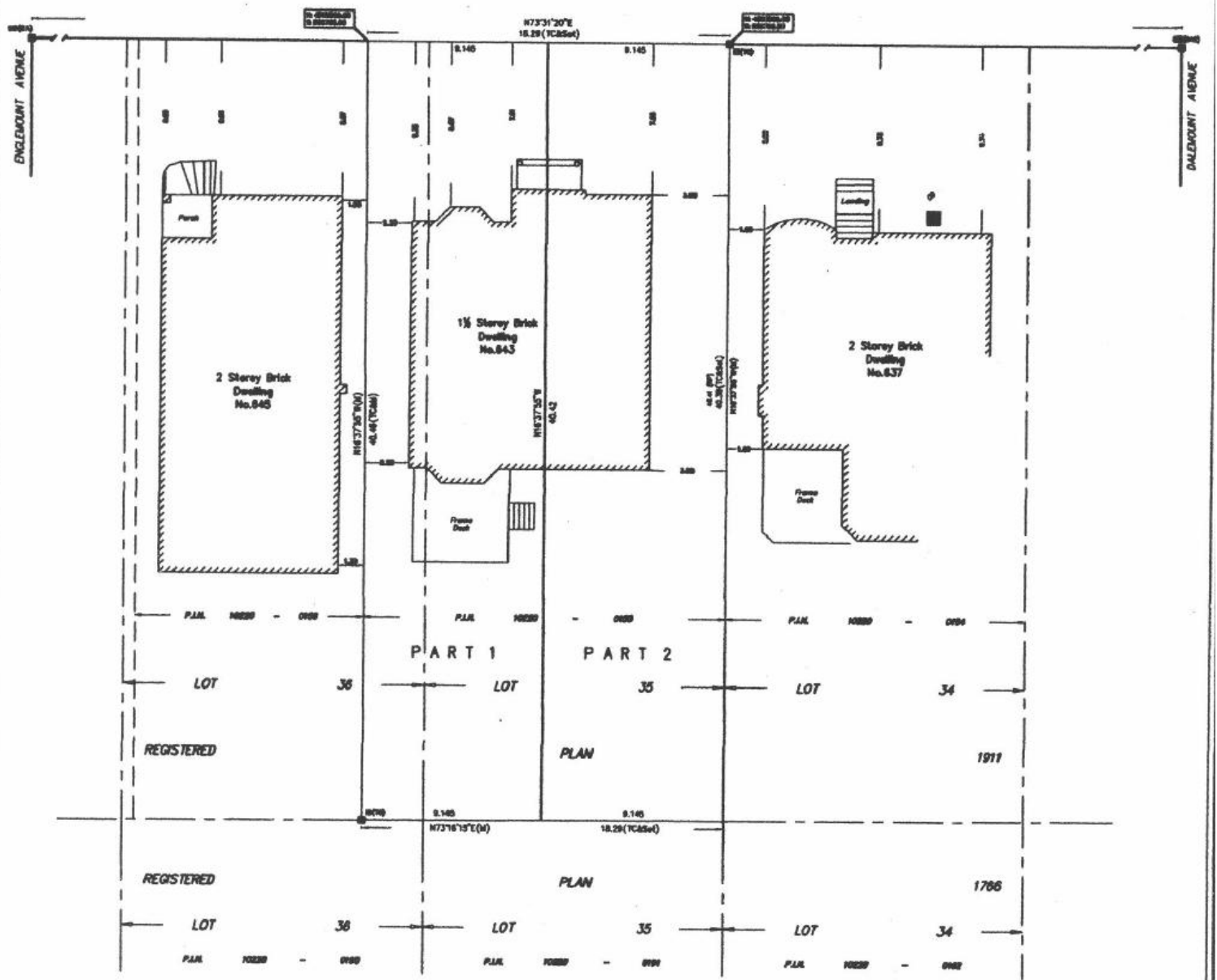
PLAN 66R--
 RECEIVED AND REPORTED

DATE: _____

JACK WILCOX
 CHIEF LAND SURVEYOR

ASSISTANT DEPUTY LAND SURVEYOR
 FOR THE LAND TILES DIVISION OF THE
 TORONTO SURVEY OFFICE. (20-02)

SCHEDULE				
PART	PART OF LOT	PLAN	ALL OF P.A.L.	AREA
1	35 & 36	1911	10230-0105	298.5 sq.m.
2	35			386.5 sq.m.



METRIC
 DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND
 TILES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF
 JANUARY, 2015.

FEBRUARY 6, 2015
 DATE

JACK WILCOX
 CHIEF LAND SURVEYOR

- LEGEND
- MONUMENT
 - SP SURVEY MONUMENT SET
 - SP SURVEY MONUMENT FOUND
 - REGISTERED PLAN 1911
 - N, S, E, W NORTH, SOUTH, EAST, WEST
 - M MEASURED
 - SB STANDARD IRON BAR
 - S IRON BAR
 - P.A.L. PROPERTY IDENTIFIER NUMBER
 - DA PLAN 66-1710
 - PLAN 66-1710
 - TC TYPICAL CONNECTION, O.L.S.

DISTANCE NOTE
 DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN
 BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A
 CORRECTION FACTOR OF 0.99976.

COORDINATE SYSTEM and BEARING NOTE
 COORDINATE SYSTEM IS NORTH AMERICAN DATUM 1983
 (CANADIAN SPATIAL REFERENCE SYSTEM). COORDINATES
 AND BEARINGS SHOWN HEREON ARE GRID DISTANCES AND
 BEARINGS UNLESS OTHERWISE SPECIFIED. DISTANCES
 IN CAPITAL LETTERS REFER TO GRID LENGTHS AND ARE
 DERIVED FROM GLOBAL POSITIONING SYSTEM
 (GPS) REFERENCE STATIONING METHOD(S).

NOTE:
 COORDINATES COMPLY WITH SUBSECTION 14(2)
 OF THE REG. 276/10
 COORDINATE ORIGIN IS ESTABLISHED BY REF TO
 RE-ESTABLISH THE CORNER OR STATIONARY
 POINT ON THIS PLAN

IGTA
 Greater Toronto Area
 SURVEYING Inc.

7063 Steeles Ave. West, Unit 12, Toronto ON M3J 0A2
 Tel: (416) 679-6572 Fax: (416) 679-6573
 E-mail: info@gtasurveying.ca

DATE: 2015-01-20 CHECKED: J.W. PROJECT: 13023

SIGNATURE PAGE

File Number: B018/13NY Zoning R4 (ZR)
Owner(s): PETRO TISHCHENKO Ward: Eglinton-Lawrence (15)
Agent: JAN PETRYKOWSKY
Property Address: **643 GLENCAIRN AVE** Community: North York
Legal Description: PLAN 1911 LOT 35 E PT LOT 36

Astra Burka (signed)

Edwin (Ted) Shepherd
(signed)

Morley Rosenberg (signed)

Nicholas Sion (signed)

Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, June 13, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, July 3, 2013

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 \$125.00, 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.