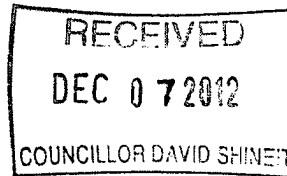


CITY COUNCILLOR, WARD 24, CITY OF  
TORONTO  
DAVID SHINER  
or OCCUPANT  
CITY HALL  
100 QUEEN ST. SUITE W SUITE B39  
WEDNESDAY, NOVEMBER 21, 2012



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

File Number:	B078/12NY	Zoning:	R4 - Waiver -
Owner(s):	PAULO OH	Ward:	Willowdale (24)
	PAULO OH		
Agent:	PAULO OH		
Property Address:	31 MONTFORD DR	Community:	North York
Legal Description:	PLAN 5548 LOT 9		

Notice was given and the application considered on Wednesday, November 21, 2012, as required by the Planning Act.

**THE CONSENT REQUESTED:**

This application is 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 lands concerned have 29.69m fronting onto the east side of Montford Avenue, a depth of 25.04m and an area of approximately 743.4m<sup>2</sup>.

The owner proposes to divide the lands into two parts for the creation of a new residential building lot. The existing dwelling would be demolished and a two storey detached dwelling would be constructed on each lot.

Part 1, as shown on the attached drawing would have 14.99m fronting onto the east side of Montford Avenue, a depth of 28.48m and an area of 403.5m<sup>2</sup>.

Part 2, would have 14.7m fronting onto the east side of Montford Avenue, a depth of 25.12m and an area of 346.5m<sup>2</sup>.

The owner has also applied for variances A726/12NY & A727/12NY to permit the proposed dwellings and would be considered jointly by the Committee.

**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.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

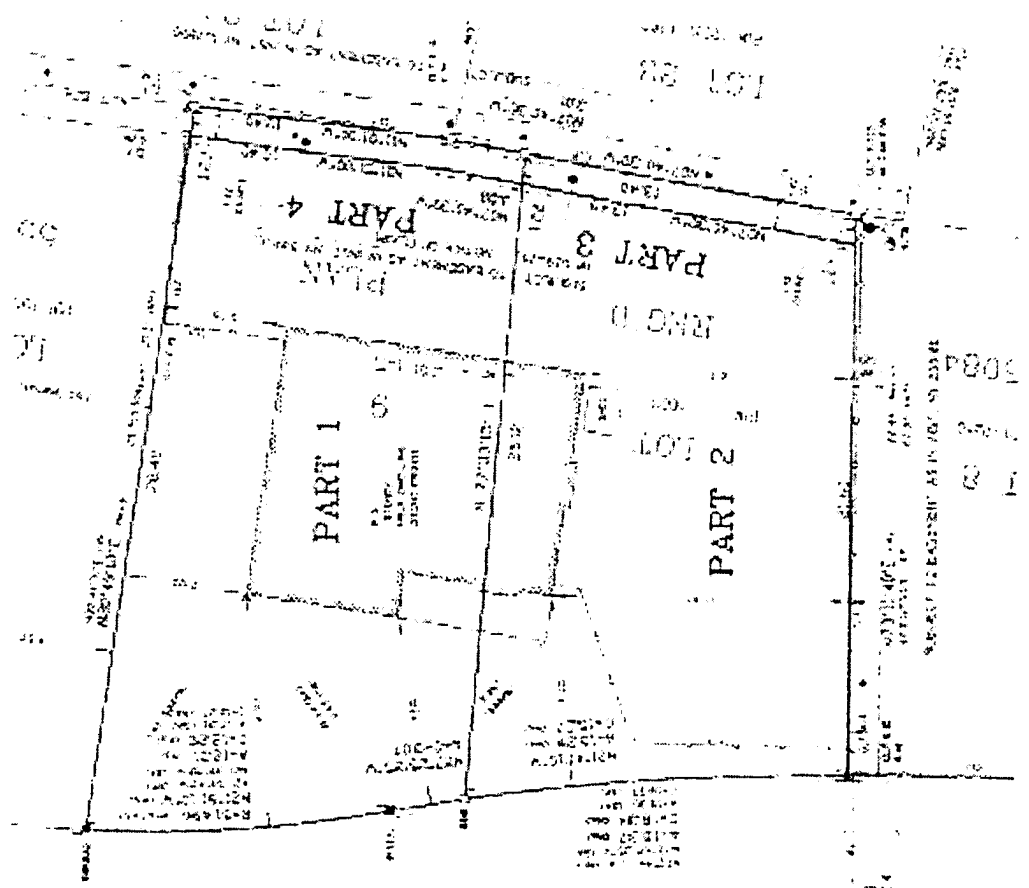
**TORONTO**



File - B078/12NY,  
A726/12NY,  
A727/12NY

COMMITTEE OF ADJUSTMENT  
(North York Civic Area)

Address: 31 Montford Drive



Montford Drive

**SIGNATURE PAGE**

File Number:	B078/12NY	Zoning	R4 - Waiver -
Owner(s):	PAULO OH	Ward:	Willowdale (24)
	PAULO OH		
Agent:	PAULO OH		
Property Address:	<b>31 MONTFORD DR</b>	Community:	North York
Legal Description:	PLAN 5548 LOT 9		

~~Isaac~~ Lallouz (signed)

Richard Ross (signed)

Edwin (Ted) Shepherd  
(signed)

Nicholas Sion (signed)

Astra Burka (signed)

DATE DECISION MAILED ON: Thursday, November 29, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, December 19, 2012

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](http://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.

Wednesday, November 21, 2012

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

File Number:	A726/12NY	Zoning	R4 - Waiver -
Owner(s):	PAULO OH	Ward:	Willowdale (24)
	PAULO OH		
Agent:	PAULO OH		
Property Address:	<b>NORTH 14.99M OF 31 MONTFORD DR (PART 1)</b>	Community:	North York
Legal Description:	PLAN 5548 LOT 9		

Notice was given and a Public Hearing was held on Wednesday, November 21, 2012, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an to permit the construction of a new two storey dwelling. The existing dwelling would be demolished.

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

1. Proposed lot frontage/width of 14.99m  
WHEREAS a minimum of 15m is required;
2. Proposed lot area of 403.5m<sup>2</sup>  
WHEREAS a minimum of 550m<sup>2</sup> is required;
3. Proposed front yard setback of 4.92m  
WHEREAS a minimum of 7.5m is required;
4. Proposed north side yard setback of 1.22m  
WHEREAS a minimum of 1.8m is required;
5. Proposed south side yard setback of 1.22m  
WHEREAS a minimum of 1.8m is required;
6. Proposed lot coverage of 37.05% (149.5m<sup>2</sup> or 1609.2sq.ft.)  
WHEREAS a maximum of 30% (121.05m<sup>2</sup> or 1302.9sq.ft.) is permitted;
7. Proposed rear yard setback of 9m  
WHEREAS a minimum of 9.5m is required; and

8. Proposed building height of 9.1m  
WHEREAS a maximum of 8.8m is permitted.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

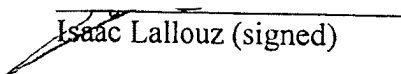
**The Minor Variance Application is Refused**


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:	A726/12NY	Zoning	R4 - Waiver -
Owner:	PAULO OH	Ward:	Willowdale (24)
	PAULO OH		
Agent:	PAULO OH		
Property Address:	<b>NORTH 14.99M OF 31</b>	Community:	North York
	<b>MONTFORD DR</b>		
	<b>(PART 1)</b>		
Legal Description:	PLAN 5548 LOT 9		

  
Isaac Lallouz (signed)

  
Richard Ross (signed)

  
Edwin (Ted) Shepherd  
(signed)

  
Nicholas Sion (signed)

  
Astra Burka (signed)

DATE DECISION MAILED ON: Thursday, November 29, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, December 11, 2012

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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Wednesday, November 21, 2012

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

File Number:	A727/12NY	Zoning	R4 - Waiver -
Owner(s):	PAULO OH PAULO OH	Ward:	Willowdale (24)
Agent:	PAULO OH		
Property Address:	<b>SOUTH 14.70M OF 31 MONTFORD DR (PART 2)</b>	Community:	North York
Legal Description:	PLAN 5548 LOT 9		

Notice was given and a Public Hearing was held on Wednesday, November 21, 2012, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an to permit the construction of a new two storey dwelling. The existing dwelling would be demolished.

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

Lot2

1. Proposed lot frontage/width of 14.7m  
WHEREAS a minimum of 15m is required;
2. Proposed lot area of 346.5m<sup>2</sup>  
WHEREAS a minimum of 550m<sup>2</sup> is required;
3. Proposed front yard setback of 4.83m  
WHEREAS a minimum of 5.25m is required;
4. Proposed north side yard setback of 0.95m  
WHEREAS a minimum of 1.8m is required;
5. Proposed south side yard setback of 1.2m  
WHEREAS a minimum of 1.8m is required;
6. Proposed lot coverage of 39.52% (136.9m<sup>2</sup> or 1473.9sq.ft.)  
WHEREAS a maximum of 30% (104m<sup>2</sup> or 1118.9sq.ft.) is permitted;
7. Proposed rear yard setback of 7m



WHEREAS a minimum of 9.5m is required; and

8. Proposed building height of 9.1m  
WHEREAS a maximum of 8.8m is permitted.

**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: A727/12NY Zoning R4 - Waiver -  
Owner: PAULO OH Ward: Willowdale (24)  
Agent: PAULO OH  
Property Address: SOUTH 14.70M OF 31 Community: North York  
MONTFORD DR  
(PART 2)  
Legal Description: PLAN 5548 LOT 9

\_\_\_\_\_  
Isaac Lallouz (signed)

\_\_\_\_\_  
Richard Ross (signed)

\_\_\_\_\_  
Edwin (Ted) Shepherd  
(signed)

\_\_\_\_\_  
Nicholas Sion (signed)

\_\_\_\_\_  
Astra Burka (signed)

DATE DECISION MAILED ON: Thursday, November 29, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, December 11, 2012

CERTIFIED TRUE COPY

Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

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