

Wednesday, March 5, 2014

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

File Number:	B001/14NY	Zoning	RD (f15.0; a550) (x5) / R4 [WAIVER]
Owner(s):	IGOR MARTSENYUK	Ward:	Willowdale (24)
Agent:	HANNA DE LARZAC		
Property Address:	<b>384 RUTH AVE</b>	Community:	North York
Legal Description:	PLAN 1962 PT LOT 24		

Notice was given and the application considered on Wednesday, March 5, 2014, as required by the Planning Act.

#### THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots.

#### Retained - Parts 2 and 3

##### Address to be assigned

The lot frontage is 12.75m and the lot area is 903.4m<sup>2</sup>. The property will be redeveloped as the site of a new three-storey detached dwelling requiring variances to the Zoning By-law, as outlined in Application A008/14NY.

#### Conveyed - Part 4

##### Address to be assigned

The lot frontage is 12.75m and the lot area is 903.7m<sup>2</sup>. The property will be redeveloped as the site of a new three-storey detached dwelling requiring variances to the Zoning By-law, as outlined in Application A009/14NY.

#### 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.

PLAN OF SURVEY OF  
PART OF LOT 24, REGISTERED PLAN 1962  
CITY OF TORONTO (FORMERLY THE CITY OF NORTH YORK)

Scale 1 : 300

DONALD E ROBERTS O.L.S., 2013

SCHEDULE

PART	PART OF LOT	REG'D. PLAN	ALL OF PIN	AREA (m <sup>2</sup> )
1	24	1962	10027-0064(LT)	1512.8
2			10027-0052(LT)	143.8
3			10027-0065(LT)	798.8
4			10027-0063(LT)	933.7

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT,

DATE: JUNE 19th, 2013

DONALD E. ROBERTS, O.L.S.

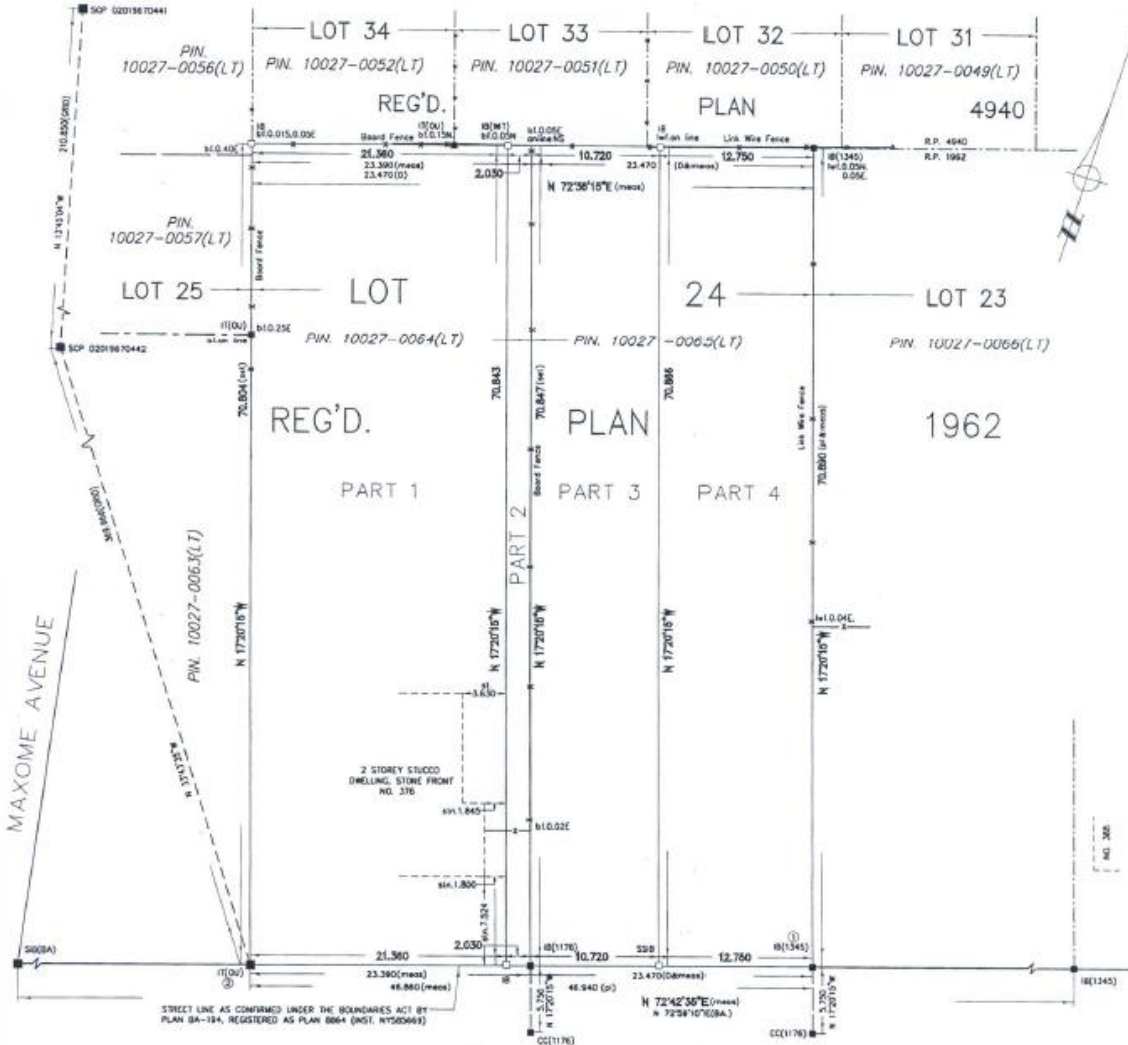
PE-10933

PLAN 66R-26864

RECEIVED AND DEPOSITED:

DATE: JUNE 21, 2013

"DIANA WONG"  
REPRESENTATIVE FOR LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF THE TORONTO REGISTRY  
OFFICE (No. 66)



RUTH AVENUE  
(BY REGISTERED PLAN 1962) PIN. 10027-0162(LT)

DISTANCES ARE GIVEN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999007

POINT ID	NORTHING	EASTING
SOP 02019670441	4 850 833.283	312 534.024
SOP 02019670442	4 850 825.475	312 284.144
1	4 850 331.70	312 834.30
2	4 850 317.78	312 789.56

NOTE

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 02019670441 AND 02019670442, UTM ZONE 18, NAD83 (CSRS) (CRN+3/1997.0)

- DENOTES SURVEY MONUMENT SET
- = SURVEY MONUMENT FOUND
- SB = STANDARD IRON BAR
- IB = IRON BAR
- CC = CUT CROSS
- W = REGISTERED PLAN 1962
- 1176 = DONALD E. ROBERTS O.L.S.
- 9 = INSTRUMENT NO. NY19.5529
- BA = PLAN 58-194
- 1345 = CHIOD PAPA O.L.S.
- LI DENOTES LINK WIRE FENCE
- SI = BOARD FENCE
- SI = STUCCO
- SI = STONE
- FF = FINISHED FLOOR
- PF = POST WIRE FENCE

BUILDING TIES ARE TO BRICK CORNERS (EXCEPT AS NOTED)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE LAND TITLES ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 19th DAY OF JUNE, 2013.

DATE: JUNE 19th, 2013

DONALD E. ROBERTS  
ONTARIO LAND SURVEYOR

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION: COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES ON THIS PLAN.

DONALD E. ROBERTS LTD., ONTARIO LAND SURVEYORS  
111 RAALSIDE ROAD, SUITE 304, TORONTO, ONTARIO, M5A 1B2, (416) 755-5520

DRAWN	JH	REF. NO.
CHECKED	B.F.R.	
DATE	JUNE 19, 2013	04-6171-4
SCALE	1 : 300	

**SIGNATURE PAGE**

File Number:	B001/14NY	Zoning	RD (f15.0; a550) (x5) / R4 [WAIVER]
Owner(s):	IGOR MARTSENYUK	Ward:	Willowdale (24)
Agent:	HANNA DE LARZAC		
Property Address:	<b>384 RUTH AVE</b>	Community:	North York
Legal Description:	PLAN 1962 PT LOT 24		

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

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

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

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

DATE DECISION MAILED ON: Thursday, March 13, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 2, 2014

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.