

Thursday, February 19, 2015

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

File Number:	B050/14SC	Zoning	Single Family (S) & Residential Detached (RD) Zone
Owners:	GEORGE LAZAREVSKI ROBERT STERIJEVSKI	Ward:	Scarborough Southwest (36)
Agent:	PETER HIGGINS ARCHITECT INC		
Property Address:	13 PINE RIDGE DR	Community:	Cliffcrest Community
Legal Description:	PLAN M440 LOTS 139 AND 140 PT LOTS 141 155 TO 157 PT BLK A PT PINE CREST DR RP 66R14693 PART 1		

Notice was given and the application considered on Thursday, February 19, 2015, as required by the Planning Act.

THE CONSENT REQUESTED:

This application is for consent to sever the land into three lots for single family houses. The proposed lots are shown on the attached Lot Division Plan:

- Part 1: Proposed frontage of 25.8 m and lot area of approximately 2,842 m²
- Part 2: Proposed frontage of 26.33 m and lot area of 3,896 m²
- Part 3: Proposed frontage of 25.13 m and lot area of 2,800 m²
- Part 4: Land proposed to be conveyed to the Toronto Region Conservation Authority

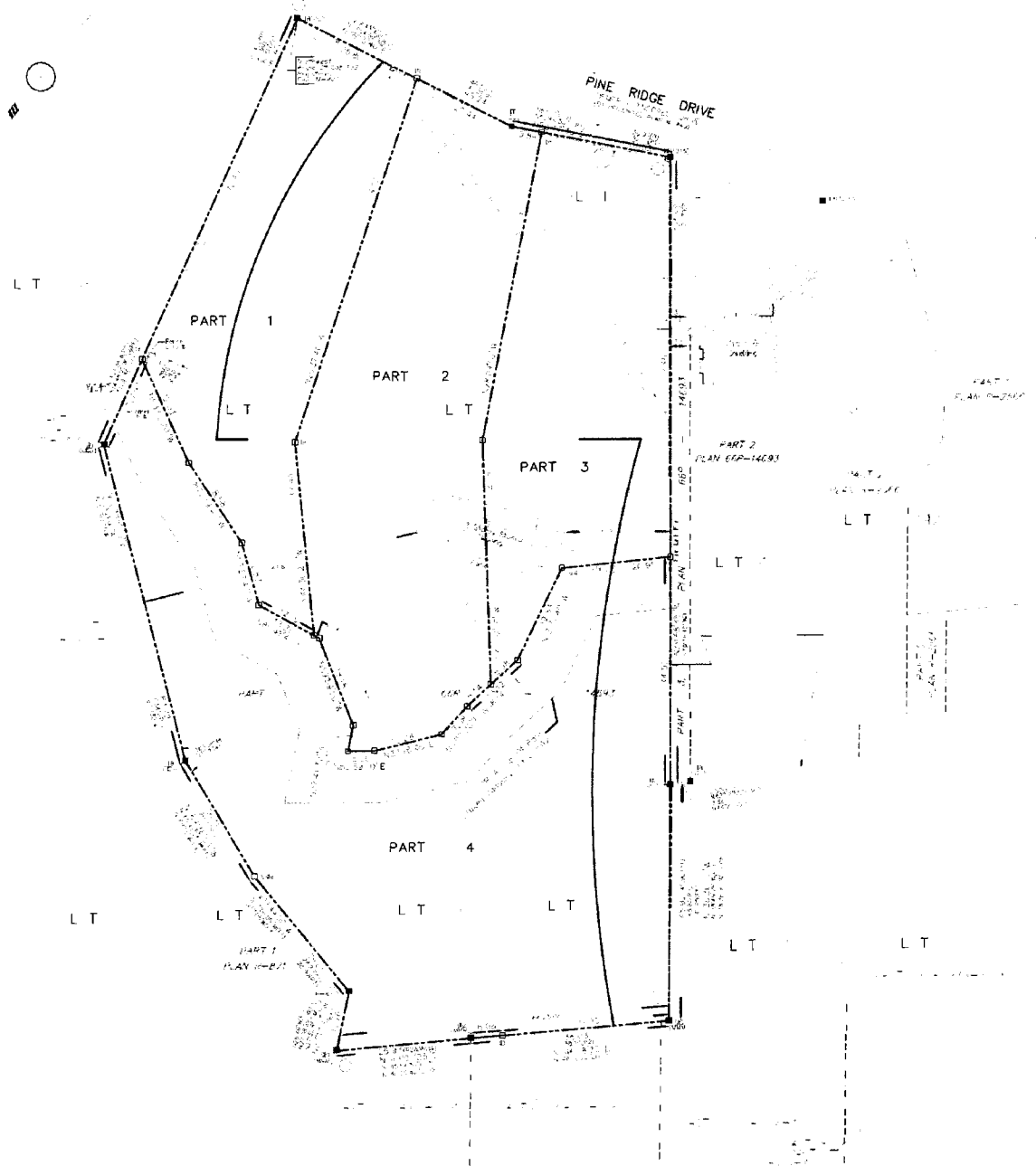
The applicants are also applying for variances for each proposed lot, as described below.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Consent Application is Approved on Condition**

The Committee has considered the provisions of Section 51(24) of the *Planning Act* and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the transaction as shown on the Lot Division Plan attached to this decision on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the *Planning Act*, the applicant is to file the following with the Committee office:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.

2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; emachyni@toronto.ca, John Fligg at 416-338-5031; jfligg@toronto.ca.
3. **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. Contact: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca, or his designate, Virgil Gomes at 416-338-5033; vgomes@toronto.ca.
4. **Three copies 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 filed with the Committee of Adjustment.
5. The Owner shall satisfy the following conditions to the satisfaction of the Toronto Region Conservation Authority (TRCA):
 - a. The Owner shall convey Part 4 (open space block) to TRCA for a nominal sum of two dollars (\$2.00);
 - b. The Owner shall convey to TRCA a maintenance access allowance from Pine Ridge Drive to Part 4, which is intended to be used for emergency purposes, which will consist of an easement that will cover a strip 5 metres wide;
 - c. The Owner shall ensure that the planting plan prepared by Kuntz Forestry Consulting Inc. be reviewed and secured to the satisfaction of the City of Toronto RNFP Urban Forestry;
 - d. The Owner shall apply for and receive a TRCA Permit under Ontario Regulation 166/06.
6. The Owner shall satisfy the following conditions to the satisfaction of Toronto Urban Forestry Ravine & Natural Feature Protection (RNFP):
 - a. The Owner shall obtain a ravine permit or clearance from RNFP. The permit or clearance may be subject to conditions;
 - b. The Owner shall protect all ravine protected trees on the property and adjacent properties, not approved for removal or injury;
 - c. The Owner shall plant native trees as compensation for any ravine protected trees removed or injured and for loss of protected area to permanent hard surface features.
7. The Owner shall obtain Final and Binding decisions on minor variance applications A286/14SC, A287/14SC and A288/14SC, and ensure that the severed lots comply with the minimum lot frontage and lot area requirements in the decisions, to the satisfaction of the Deputy Secretary-Treasurer, Committee of Adjustment, Scarborough Panel.
8. 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.



Lot Division Plan
Applicant's Submitted Drawing
Not to Scale

13 Pine Ridge Drive
File # B050/14SC

19/02/2015

Attachment 1

SIGNATURE PAGE

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ROBERT STERIJEVSKI
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Cynthia Lai (signed)

Rolf Rogde (signed)

Sean Karmali (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: Tuesday, February 24, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, March 16, 2015

CERTIFIED TRUE COPY

Denise Rundle
Manager & Deputy Secretary Treasurer
Scarborough 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.