

Wednesday, April 22, 2015

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

File Number:	B0002/15NY	Zoning	R4/RD(f15.0; a550)(waiver)
Owner(s):	WEI YAO	Ward:	Don Valley East (34)
	VITO AUCIELLO		
Agent:	VITO AUCIELLO		
Property Address:	<b>21 YEWFIELD CRES</b>	Community:	North York
Legal Description:	PLAN 4760 LOT 861		

Notice was given and the application considered on Wednesday, April 22, 2015, as required by the Planning Act.

#### **THE CONSENT REQUESTED:**

To obtain consent to sever the property into two residential lots. There are no variances requested for PART 1. PART 2 complies in terms of lot frontage, but is undersized in terms of lot area.

#### **Retained - Part 1**

Address to be assigned

The lot is irregular in shape and has a dimension of 30.7m by 32.2m with a lot area of 554.0m<sup>2</sup>. There is an existing house on PART 1 and 2. The existing house will be partially demolished and reconstructed as a single family dwelling to be located entirely on PART 1. There are no variances requested for PART 1 and the proposal complies with the applicable zoning By-laws.

#### **Conveyed - Part 2**

Address to be assigned

The lot is irregular in shape and has a dimension of 26.6m by 32.87m with a lot area of 453.2m<sup>2</sup>. A new two-storey dwelling is proposed requiring variances as outlined in file number A0039/15NY for lot area relief.

#### **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 66R**  
RECEIVED AND DEPOSITED

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

DATE

DATE

REPRESENTATIVE OF THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE TORONTO REGISTRY OFFICE (No. 88)

MICHELE PEARSON  
ONTARIO LAND SURVEYOR

SCHEDULE		
PART	LOT	REGISTERED PLAN
1	861	4760
2		10115-0541

AREA (m<sup>2</sup>)  
554.0  
453.2

PLAN OF SURVEY OF  
LOT 861

REGISTERED PLAN 4760  
CITY OF TORONTO  
(FORMERLY CITY OF NORTH YORK)

Scale 1:200  
0 1 2 3 4 5 10  
erl surveyors 2015  
Ontario Land Surveyors

**Integration**  
BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM THE HORIZONTAL CONTROL MONUMENTS AS LISTED BELOW AND ARE REFERRED TO THE CENTRAL MERIDIAN LONGITUDE 79°30'W ZONE 10, ONTARIO COORDINATE SYSTEM, MTM NAD83 (CSRS). THE GRID BEARINGS SHOWN HEREON CAN BE CONVERTED TO ASTRONOMIC BY APPLYING A CLOCKWISE ROTATION OF 0°07'30". DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99990035. URBAN ACCURACY PER SEC. 14(2), O. REG. 216/16

MONUMENT	NORTHING	EASTING
02019680236	4847227.758	309951.268
02019680236	4847227.758	309951.268

erl surveyors 2015  
Ontario Land Surveyors

**Surveyor's Certificate**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM  
2. THE SURVEY WAS COMPLETED ON THE DAY OF 2015

DATE January 14, 2015

Michele Pearson  
Ontario Land Surveyor



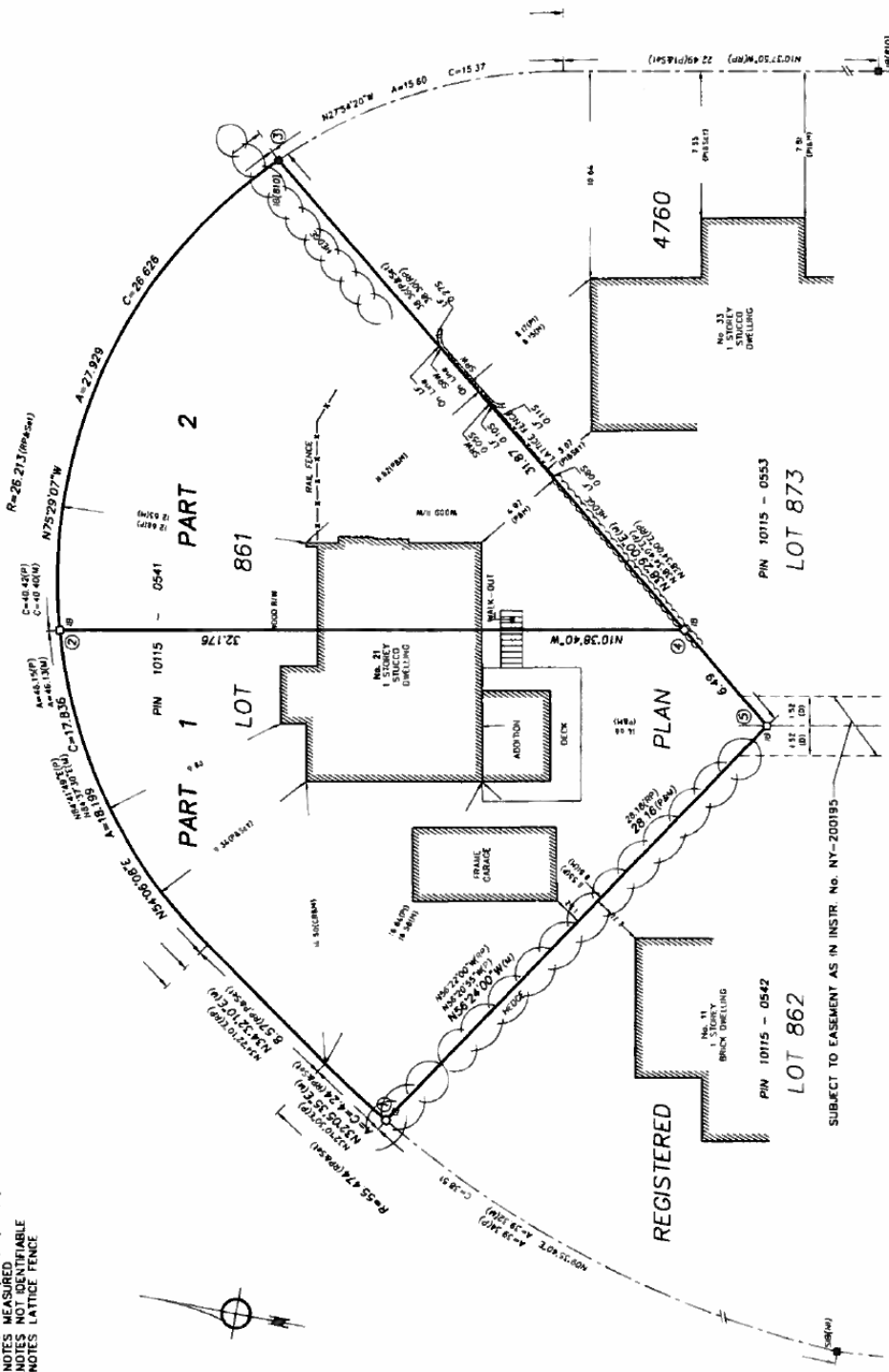
erl surveyors  
Ontario Land Surveyors  
www.ers-ols.com  
1234 REID STREET, UNIT 10, RICHMOND HILL, L4B 1C1  
TEL: (905) 701-7641 FAX: (905) 701-7622  
DRAWN BY: M.P. CHECKED BY: M.P.  
CALC. BY: M.P. DRAWN BY: M.P. CHECKED BY: M.P.

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

**Coordinated Points**

POINT ID	NORTHING	EASTING
1	4843015.050	3123027.044
2	4843022.790	3123333.386
3	4843017.530	3123151.530
4	4843017.600	3123151.530
5	4842978.542	3123171.800

**YEWFIELD CRESCENT**  
(by Registered Plan 4760)  
PIN 10115 - 0825



**RECEIVED**

FEB 26 2015

CITY OF TORONTO PLANNING  
NORTH YORK CIVIC CENTRE

B002/15NY  
A0039/15NY

**Legend**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- ▣ DENOTES STANDARD IRON BAR
- ▢ DENOTES IRON BAR
- RP DENOTES REGISTERED PLAN 4760
- P DENOTES REGISTERED PLAN 4760
- P1 DENOTES REGISTERED PLAN 4760 & PAUL SURVEYING LTD., O.L.S.
- CR DENOTES PLAN BY MCSKIMMING & PAUL SURVEYING LTD., O.L.S.
- OR DENOTES PLAN BY MCSKIMMING & PAUL SURVEYING LTD., O.L.S.
- DR DENOTES PLAN BY MCSKIMMING & PAUL SURVEYING LTD., O.L.S.
- RI DENOTES PLAN BY MCSKIMMING & PAUL SURVEYING LTD., O.L.S.
- B10 DENOTES PLAN BY MCSKIMMING & PAUL SURVEYING LTD., O.L.S.
- N.S.E.W DENOTES NORTH, SOUTH, EAST, WEST
- M DENOTES MEASURED
- NI DENOTES NOT IDENTIFIABLE
- LF DENOTES LATTICE FENCE

**SIGNATURE PAGE**

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Isaac Lallouz (signed)

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Astra Burka (signed)

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Nicholas Sion (signed)

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Arthur Forer (signed)

DATE DECISION MAILED ON: Wednesday, April 29, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, May 19, 2015

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.