

Tuesday, August 20, 2015

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

File Number:	B0021/15NY	Zoning	RM (f12.0; u2; d0.8) (x252) / R2 [ZZC]
Owner(s):	BERMAL WELAT RIZGAR WELAT	Ward:	Eglinton-Lawrence (15)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	<b>943 CASTLEFIELD AVE</b>	Community:	York
Legal Description:	PLAN 1775 LOT 606 EPT LOT 607		

Notice was given and the application considered on Thursday, August 20, 2015, as required by the Planning Act.

**THE CONSENT REQUESTED:**

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

**Retained - Part 1**

Address to be assigned

The lot frontage is 11.28m for both halves of the proposed semi-detached dwelling and 5.64m for each new lot. Each lot will have a lot area of 206.2m<sup>2</sup>. The property will be redeveloped as one-half of a new two-storey semi-detached dwelling requiring variances to the Zoning By-law, as outlined in Application A0527/15NY.

**Conveyed - Part 2**

Address to be assigned

The lot frontage is 11.28m for both halves of the proposed semi-detached dwelling and 5.64m for each new lot. Each lot will have a lot area of 206.2m<sup>2</sup>. The property will be redeveloped as one-half of a new two-storey semi-detached dwelling requiring variances to the Zoning By-law, as outlined in Application A0526/15NY.

**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 :

DATE : \_\_\_\_\_, 2015

DATE : \_\_\_\_\_, 2015

CASTELFIELD AVENUE  
(ESTABLISHED BY REGISTERED PLAN 1775)  
P.I.N. 10047-0359

S.M. YABOLLAHI  
ONTARIO LAND SURVEYOR  
REPRESENTATIVE FOR THE  
LAND REGISTRAR FOR THE LAND TITLES  
DIVISION OF TORONTO (No.66)

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

**Schedule**

PART	PART OF LOT PLAN	ALL OF P.I.N.	AREA m <sup>2</sup>
1	606 & 607	1775	206.2
2	606		206.2

PLAN OF SURVEY OF  
LOT 606 AND  
PART OF LOT 607  
REGISTERED PLAN 1775  
CITY OF TORONTO  
FORMERLY CITY OF YORK

SCALE 1:250

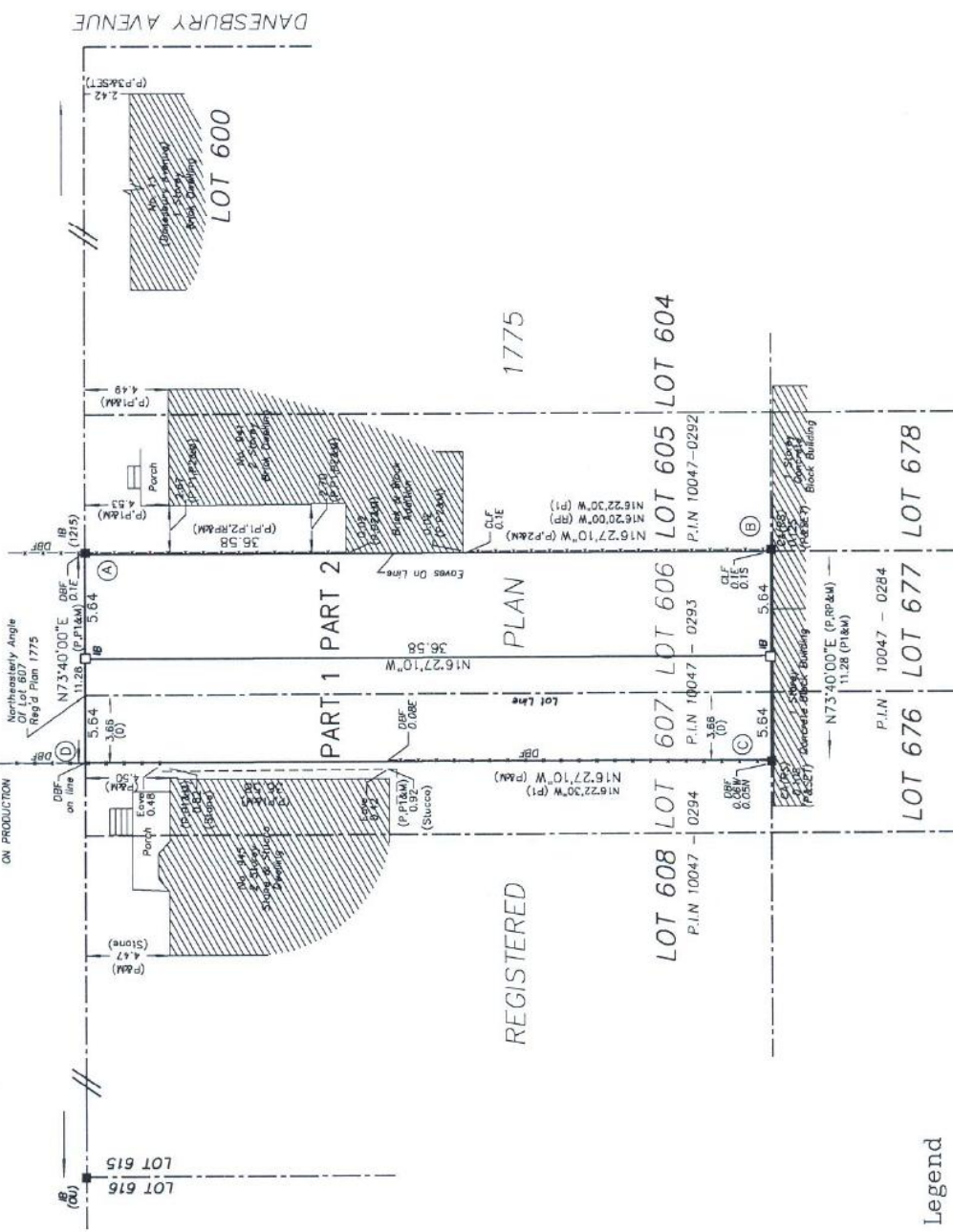
ertl surveyors 2015  
Ontario Land Surveyors

**Integration**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE GROUND (UNLESS OTHERWISE NOTED) AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99990025  
BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS MTM ZONE 10, NAD 83 (CSRS) (1997.0)  
FOR BEARING COMPARISONS A COUNTER-CLOCKWISE ROTATION OF 0°17'00" WAS APPLIED TO P.P1,P2 AND RP TO CONVERT TO GRID BEARINGS

OBSERVED CONTROL POINTS (SOPs) : MTM ZONE 10, NAD83 (CSRS)(1997.0)  
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) O. REG. 216/10

POINT ID	NORTHING	EASTING
A	4840259.102	309264.202
B	4840224.025	309274.565
C	4840220.856	309263.742
D	4840253.931	309253.381

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



- Legend**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - CA DENOTES CUT ARROW
  - RP DENOTES REGISTERED PLAN 1775
  - P DENOTES SURVEY BY ERTL SURVEYORS, O.L.S. DATED MARCH 15, 2015
  - P1 DENOTES PLAN BY ROGER A.H. SILVERA LTD., O.L.S. DATED JANUARY 21, 1975
  - P2 DENOTES PLAN BY TOM A. SENKUS, O.L.S. DATED MARCH 29, 2011
  - P3 DENOTES PLAN BY C. REUBEN, O.L.S. DATED JANUARY 14, 1948
  - D DENOTES INST. No. CY494888
  - RS DENOTES ROGER A. H. SILVERA, O.L.S.
  - OU DENOTES ORIGINAL UNKNOWN
  - DBF DENOTES BOARD FENCE
  - CLF DENOTES CHAIN LINK FENCE
  - DS DENOTES DOOR SILL
  - M DENOTES DENOTES MEASURED
  - N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST

**ertl surveyors**  
Ontario Land Surveyors  
1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1  
TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@ertl-sls.com  
DRAWING : 15100\_R\_PLAN.DWG PROJECT : 15100  
CALC. BY D.L., DRAWN BY D.V./TH, CHECKED BY G.T.

**SIGNATURE PAGE**

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Astra Burka (signed)

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Richard Ross (signed)

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Morley Rosenberg (signed)

DATE DECISION MAILED ON: Thursday, August 27, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, September 16, 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.