

CITY OF TORONTO
COUNCILLOR FILION
or OCCUPANT
NORTH YORK CIVIC CENTRE
5100 YONGE ST
TORONTO ON

North York Civic Centre
5100 Yonge Street
North York, Ontario
Canada, M2N 5V7
Tel: (416) 395-7000
Fax: (416) 395-7200

Thursday, May 12, 2016

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

File Number:	B0064/15NY	Zoning	R4/RD (x248)[ZONING]
Owner(s):	ALIAKSANDR ZHYTKOU	Ward:	Willowdale (23)
Agent:	IOULIA JITKOVA	Heritage:	Not Applicable
Property Address:	171 BURNDALE AVE	Community:	North York
Legal Description:	PLAN M407 LOT 309		

Notice was given and the application considered on Thursday, May 12, 2016, 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 7.62m and has a lot area of 273.56m².

The property will be redeveloped as the site of the new two-storey dwelling, requiring variances to the Zoning By-law(s), as outlined in application File No.: A1061/15NY.

Conveyed - Part 2

Address to be assigned

The lot frontage is 7.62m and has a lot area of 273.56m².

The property will be redeveloped as the site of a new two-storey dwelling, requiring variances to the Zoning By-law(s), as outlined in application File No.: A1060/15NY.

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.

AN M-407
TO
NORTH YORK)

1:250 METRES
BYING, O.L.S.

NOTES AND ARE DERIVED FROM CONTROL
20719/10155 BASED ON THE I.T.M.
MERIDIAN 79°30' WEST LONGITUDE
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L.V.S. BE USED TO
AREAS SHOWN ON THIS PLAN

NOTES

EASTING	
323148.853	
323141.366	
323141.350	
323148.840	

CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS MADE UNDER MY HAND AND SEAL.

VLADIMIR DOSEN, B.Sc.
LAND SURVEYOR

LAND SURVEYING SURVEYORS

2
MAIL: vladdosen@rogers.com
171 BURDALE AVE-RP
5-127
15253

PE-

I require this plan to be deposited under the Land Titles Act

PLAN 66R-

RECEIVED AND DEPOSITED

Date _____

Date _____

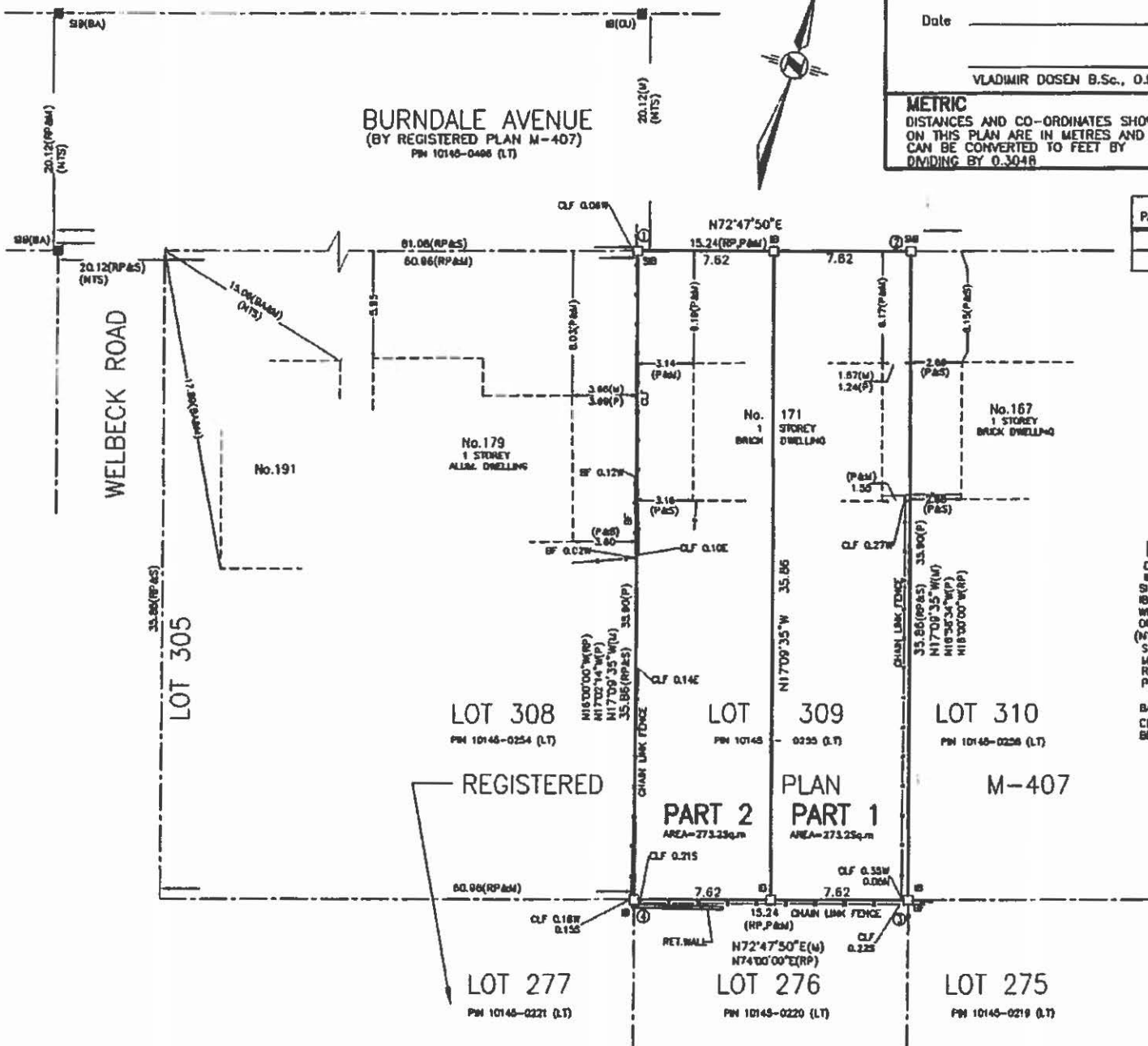
VLADIMIR DOSEN B.Sc., O.L.S.

METRIC
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Representative for Land Registrar for the Land Titles division of TORONTO REGISTRY OFFICE (No.66)

SCHEDULE

PART	LOT	REGISTERED PLAN	ALL OF PW
1	309	M-407	10145-0255 (LT)
2			

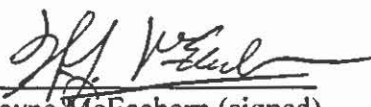


SIGNATURE PAGE

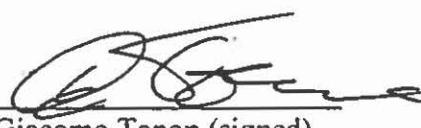
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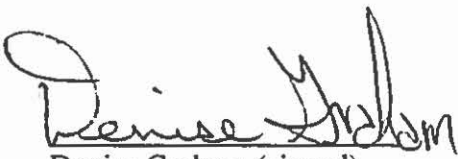
Rick Ross (signed)




Wayne McEachern (signed)



Giacomo Tonon (signed)



Denise Graham (signed)

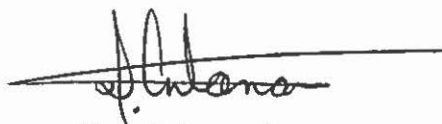


Derek Lett (signed)

DATE DECISION MAILED ON: Thursday, May 19, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 8, 2016

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.

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.