TORONTO
City Planning Division

Committee of Adjustment
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5V7
Tel: 416 395-7000
Fax: 416 395-720

Thursday, January 12, 2017

NOTICE OF DECISION

CONSENT
(Section 53 of the Planning Act)

File Number:	B0062/16NY	Zoning	R4(94)/RD (f15.0; a550) (x5)(ZR)
Owner(s):	ALI ARYANA	Ward:	Eglinton-Lawrence (16)
Agent:	NAZANIN MIRAHMADI	Heritage:	Not Applicable
Property Address:	**93 GREY RD**	Community**:**	North York
Legal Description:	PLAN 1706 PT LOTS 34 TO 37		

Notice was given and the application considered on Thursday, January 12, 2017, 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 proposed lot frontage is 7.62m and the proposed lot area is 353.03m². The property will be redeveloped with a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0869/16NY.

Conveyed - Part 2
Address to be assigned
The proposed lot frontage is 7.62m and the proposed lot area is 353.03m². The property will be redeveloped with a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0873/16NY.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **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.

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

DATE: _____

MAJID FATHI, O.L.S.

PLAN 66R–
RECEIVED AND DEPOSITED

DATE: _____

(REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF TORONTO (No. 66))

SCHEDULE

PART	LOT	PLAN	PART OF PIN No.
1	PART OF LOT 34 & LOT 35 & LOT 36	REGISTERED PLAN 1706	P.I.N. 10189–0088 (LT)
2	PART OF LOT 34 & LOT 35 & LOT 36	REGISTERED PLAN 1706	P.I.N. 10189–0089 (LT)

PARTS 1 AND 2 COMPRISE ALL OF P.I.N. 10189–0088 (LT)

PLAN OF SURVEY OF
PART OF LOT 34, 35, 36 & 37, REGISTERED PLAN 1706
IN THE
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)

SCALE & NOTES
SCALE 1:200
0 5 10 20 Metres

MAJID FATHI
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LEGEND
CB DENOTES CATCH BASIN
DT DENOTES DETIDUOUS TREE
CT DENOTES CONIFEROUS TREE
BS DENOTES IRON BAR
DENOTES STANDARD IRON BAR
DENOTES SERVICE VALVE
DENOTES LIMIT OF LANDS BOUNDARY
DENOTES REF. LINE
DENOTES LOT LINE
DENOTES LIMIT OF STREET
DENOTES FENCE LINE

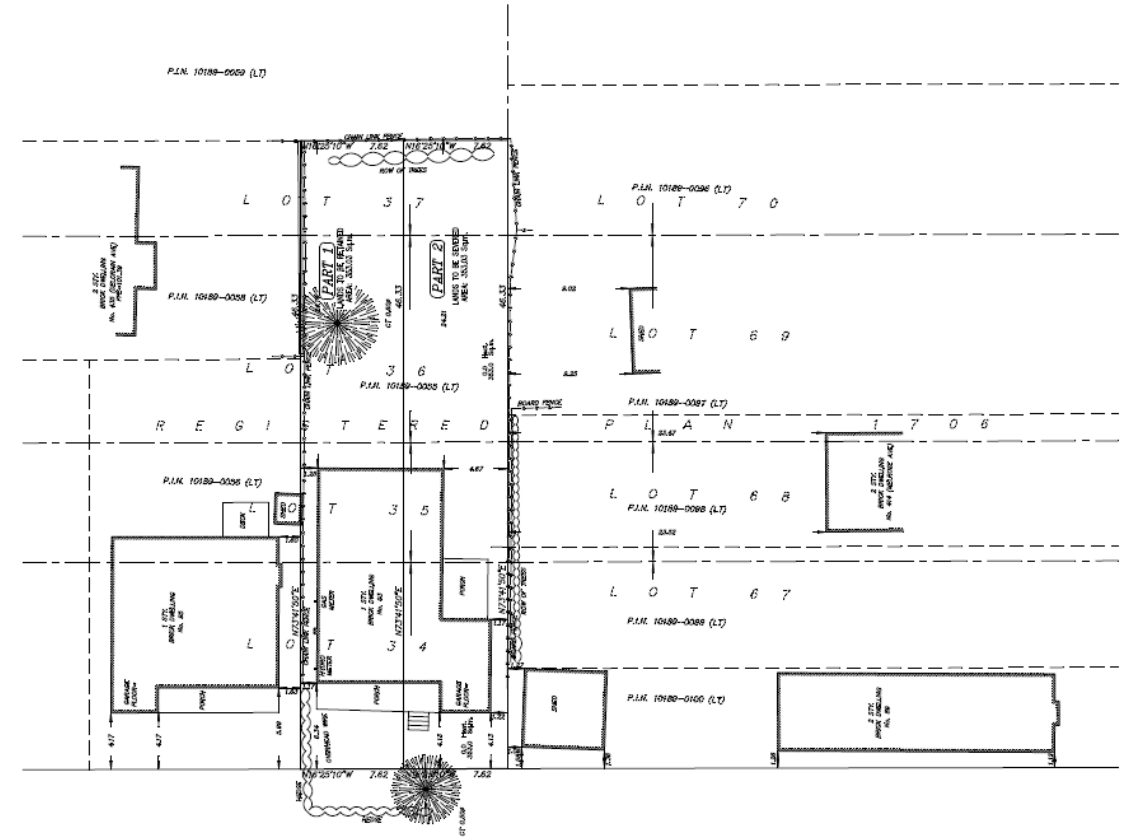
SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON

DATE: _____

MAJID FATHI, O.L.S.

Bartlett Gamble
Surveying Ltd.
A member of BENCHMARK
tel: 416 xxx xxxx fax: 416 xxx xxxx
email: xxxx@xxxx.com

DWN BY: AS
CHK BY: MF
JOB No. 15–5226



SIGNATURE PAGE

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Legal Description:	PLAN 1706 PT LOTS 34 TO 37		

Denise Graham (signed) Giacomo Tonon (signed) Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, January 19, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, February 8, 2017

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 $300.00, 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.