

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

Wednesday, April 18, 2018

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

File Number:	B0066/17NY	Zoning	RD/R4 [WAV]
Owner(s):	ANNELISE BORK	Ward:	Willowdale (23)
Agent:	DAVOOD MORAD	Heritage:	Not Applicable
Property Address:	<b>319 HORSHAM AVE</b>	Community:	North York
Legal Description:	PLAN 2057 PT LOT 113		

Notice was given and the application considered on Wednesday, April 18, 2018, as required by the Planning Act.

**THE CONSENT REQUESTED:**

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

**CONVEYED - PART 1**

The proposed lot frontage is 9.755m and the proposed lot area is 396.8m<sup>2</sup>. A new detached residential dwelling is proposed requiring variances to the applicable zoning by-laws as outlined in application A0975/17NY.

**RETAINED - PART 2**

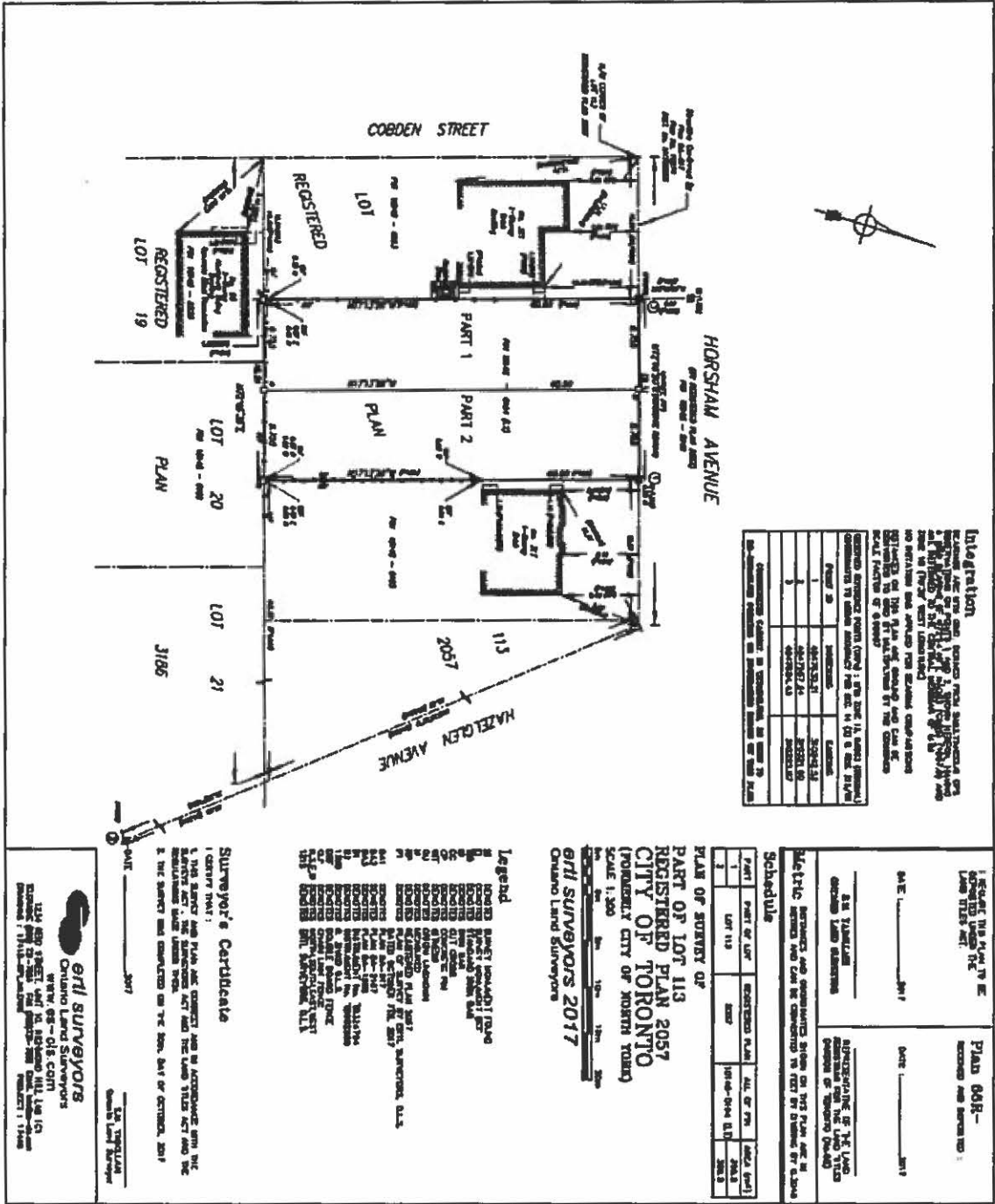
The proposed lot frontage is 9.755m and the proposed lot area is 396.8m<sup>2</sup>. A new detached residential dwelling is proposed requiring variances to the applicable zoning by-laws as outlined in application A0974/17NY.

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.



**Integration**  
 This plan was prepared from a plan filed for registration in the Office of the Registrar of Land in the City of Toronto on the 14th day of October, 2017. The plan was prepared by the Ontario Land Surveyors Association (OLSA) and the City of Toronto. The plan is subject to the provisions of the Ontario Land Survey Act and the City of Toronto Act. The plan is subject to the provisions of the Ontario Land Survey Act and the City of Toronto Act. The plan is subject to the provisions of the Ontario Land Survey Act and the City of Toronto Act.

Part	Area	Registered Plan	City of Toronto
1	113	2057	1016-004-010

**Schedule**

Part	Part of Lot	Registered Plan	All of Part	Area (m <sup>2</sup> )
1	Lot 19	2057	1016-004-010	381.8

**PLAN OF SURVEY OF**  
**PART OF LOT 113**  
**REGISTERED PLAN 2057**  
**CITY OF TORONTO**  
 (FORMERLY CITY OF NORTH YORK)  
 SCALE 1:500

**Ontario Land Surveyors**  
 Ontario Land Surveyors

**Legend**

- 1. BOUNDARY
- 2. EASEMENT
- 3. ENCUMBRANCE
- 4. EXISTING BUILDING
- 5. EXISTING DRIVEWAY
- 6. EXISTING FENCE
- 7. EXISTING UTILITY
- 8. EXISTING WALKWAY
- 9. EXISTING WALL
- 10. EXISTING WINDOW
- 11. EXISTING DOOR
- 12. EXISTING PORCH
- 13. EXISTING PATIO
- 14. EXISTING TERRACE
- 15. EXISTING DECK
- 16. EXISTING STAIR
- 17. EXISTING RAMP
- 18. EXISTING CURB
- 19. EXISTING DRIVE
- 20. EXISTING ROAD
- 21. EXISTING HIGHWAY
- 22. EXISTING AIRWAY
- 23. EXISTING CANAL
- 24. EXISTING RIVER
- 25. EXISTING LAKE
- 26. EXISTING OCEAN
- 27. EXISTING MOUND
- 28. EXISTING PIT
- 29. EXISTING TRENCH
- 30. EXISTING DITCH
- 31. EXISTING DRAIN
- 32. EXISTING SEWER
- 33. EXISTING WATER
- 34. EXISTING GAS
- 35. EXISTING ELECTRIC
- 36. EXISTING TELEPHONE
- 37. EXISTING CABLE
- 38. EXISTING FIBRE
- 39. EXISTING SATELLITE
- 40. EXISTING ANTENNA
- 41. EXISTING TOWER
- 42. EXISTING MAST
- 43. EXISTING FLAGPOLE
- 44. EXISTING MONUMENT
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**Surveyor's Certificate**

I, the undersigned, being a duly qualified and licensed Surveyor under the Ontario Land Survey Act, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office on the 14th day of October, 2017.



**Ontario Land Surveyors**  
 Ontario Land Surveyors

**Ontario Land Surveyors**  
 Ontario Land Surveyors  
 1144 King Street West, 6th Floor  
 Toronto, Ontario M5X 1C5  
 Phone: (416) 593-9300 Fax: (416) 593-9301  
 Website: www.olsa.on.ca

**SIGNATURE PAGE**

File Number: B0066/17NY  
Owner(s): ANNELOISE BORK  
Agent: DAVOOD MORAD  
Property Address: 319 HORSHAM AVE  
Legal Description: PLAN 2057 PT LOT 113

Zoning: RD/R4 [WAV]  
Ward: Willowdale (23)  
Heritage: Not Applicable  
Community: North York

  
\_\_\_\_\_  
Isaac Lallouz (signed)  
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Denise Graham (signed)  
\_\_\_\_\_  
Giacomo Tonon (signed)

DATE DECISION MAILED ON: Wednesday, April 25, 2018

LAST DATE OF APPEAL: Tuesday, May 15, 2018

CERTIFIED TRUE COPY



Dan Antonacci  
Manager & Deputy Secretary Treasurer  
North York Panel

## Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal\* to the Ontario Municipal Board (OMB) for the same matter.

### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at [www.toronto.ca/tlab](http://www.toronto.ca/tlab).

### **ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS**

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

**NOTE:** Only individuals, corporations and public agencies may appeal a decision. 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.