

Thursday, May 23, 2019

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

File Number: B0055/18NY
Property Address: 16 KENRAE RD
Legal Description: PLAN 2120 PT LOT 581
Agent: MPLAN INC
Owner(s): BITA MEHRIN RAJAE MOHAMMAD REZA HAJIGHAZI
Zoning: RD (f9.0; a275; d0.45)/R1A
Ward: Don Valley West (15)
Community: East York
Heritage: Not Applicable

Notice was given and the application considered on Thursday, May 23, 2019, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Conveyed - PART 1: 16B Kenrae

Address to be assigned

The proposed lot frontage is 6.09 m. The proposed lot area is 170.08 m².

The property will be redeveloped as one-half of new semi-detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0797/18NY.

Retained - PART 2: 16A Kenrae

Address to be assigned

The proposed lot frontage is 6.09 m. The proposed lot area is 161.32 m².

The property will be redeveloped as one-half of new semi-detached residential dwelling requiring variances to the applicable zoning By-law(s) as outlined in application A0796/18NY.

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 Approved on Condition

The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of new lots as shown on the plan attached to this decision on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant is to file the following with the Committee office within ONE YEAR of the date of the this Decision:

- (1) Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
- (2) Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; emachyni@toronto.ca, John Fligg at 416-338-5031; jfligg@toronto.ca
- (3) **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca
- (4) **Three copies of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services shall be filed with the Committee of Adjustment.
- (5) Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act*, as it pertains to the conveyed land and/or consent transaction.

DRAFT

PLAN 66R-
RECEIVED AND DEPOSITED

DATE _____

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

DATE _____

ALEX MARTON
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND TITLES REGISTRARS FOR THE LAND DIVISION OF THE TORONTO REGISTRY OFFICE (No. 66)

SCHEDULE

PART	LOT	REGISTERED PLAN	ALL OF PIN	AREA sq.m
1		2120	10383-0165 (LT)	170
2	PART OF 581			161

PLAN OF SURVEY OF
REGISTERED PLAN 2120
CITY OF TORONTO
(FORMERLY BOROUGH OF EAST YORK)

SCALE 1 : 150

ALEX MARTON LIMITED
ONTARIO LAND SURVEYORS
2018

METRIC

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

LEGEND

- DEVIOTES
- WIT SURVEY MONUMENT PLANTED
- WITNESS MONUMENT
- STANDARD IRON BAR
- IRON BAR
- CONCRETE PIN
- CP
- CP
- N.S.E.W
- CALC
- RP
- P1
- P2
- CLF

SURVEYOR'S CERTIFICATE

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

DATE _____

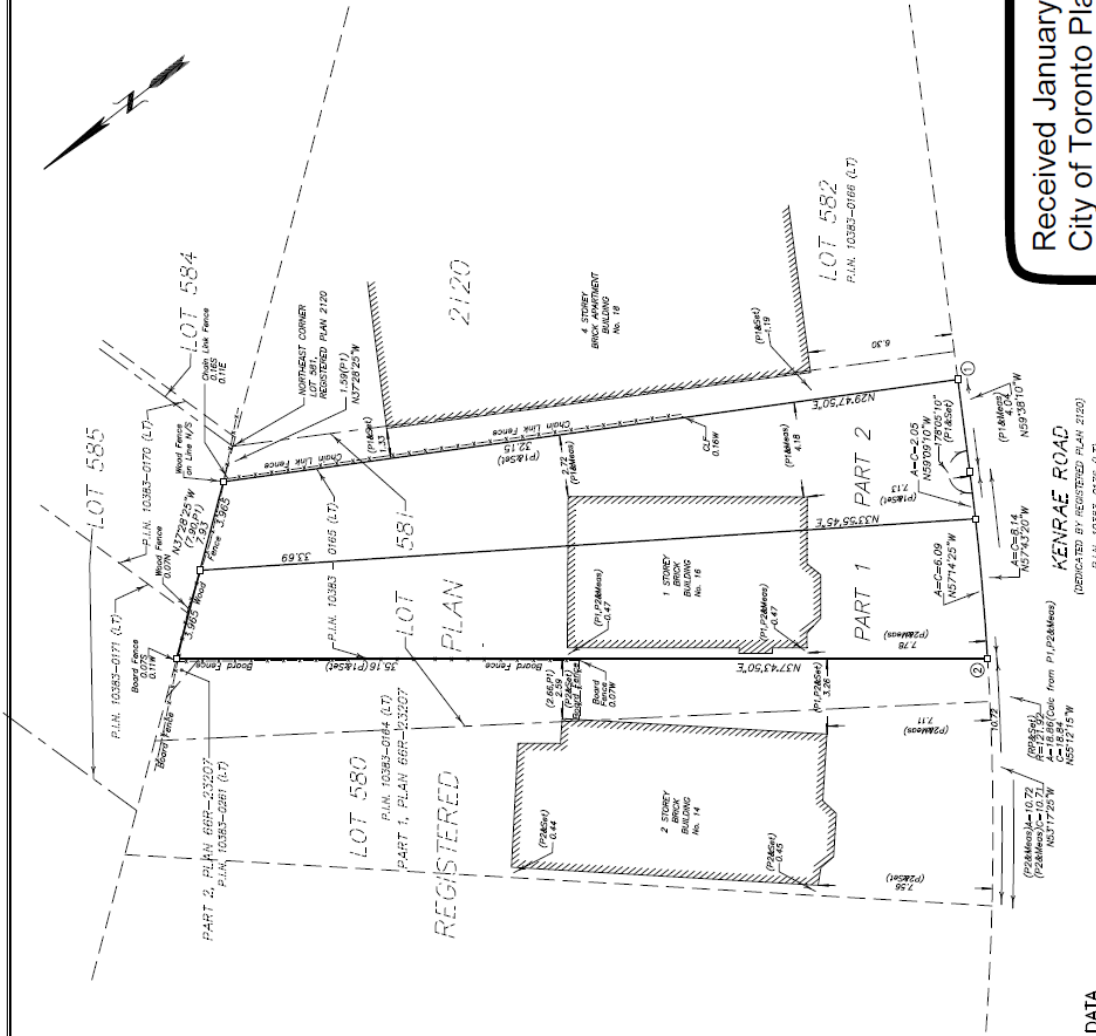
ALEX MARTON LIMITED
ONTARIO LAND SURVEYORS

ALEX MARTON LIMITED
ONTARIO LAND SURVEYORS
160 APPLEWOOD CRESCENT UNIT 8,
CONCORD, ONTARIO, L4K 4E2
PHONE: 905-876-8888 FAX: 905-876-0770
E-MAIL: alex@alexmarton.com
WEBSITE: www.alexmarton.com

PARTY CHIEF: J.H.
DRAWN: J.A., L.K.
CHECKED: J.A.M.

FILE NAME: 2017-185-REP.DWG
PLOT SCALE: 1:150
PROJECT No. 2017-185

Received January 8, 2019
City of Toronto Planning
Committee of Adjustment



BEARING NOTE
BEARINGS SHOWN ARE GRID BEARINGS AND DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) 1 AND 2 BY REAL TIME NETWORK OBSERVATIONS, WITH ZONE 10, NAD 83 (CORS) (1997.0 EPOCH).
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99989.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS, THE NORTHING COORDINATES AND ARE REFERRED TO MTM ZONE 10, NAD 83 (CORS) (1997.0 EPOCH). THE FOLLOWING COORDINATE VALUES ARE TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10
THE MTM COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARY MARKS ON THIS PLAN

POINT ID	NORTHING	EASTING
ORP 1	4840541.03	315917.01
ORP 2	4840548.12	4840541.03

FOR BEARING COMPARISON, THE FOLLOWING ROTATION WAS APPLIED:
RP-100.30° CLOCKWISE.

SIGNATURE PAGE

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Ward: Don Valley West(15)
Community: East York
Heritage: Not Applicable

Beth Levy (signed)

Giacomo Tonon (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, May 30, 2019

LAST DATE OF APPEAL: Wednesday, June 19, 2019

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 Local Planning Appeal Tribunal (LPAT) 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.

LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS

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

- a completed LPAT 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 Environmental & Lands Tribunals Ontario (ELTO) website at <http://elto.gov.on.ca/tribunals/lpat/forms/>

*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 **Local Planning Appeal Tribunal (LPAT)** 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.