

Thursday, August 15, 2019

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

**File Number:** B0017/19NY  
**Property Address:** 149 HIGHLAND CRES  
Legal Description: PLAN 4034 LOT 18 RP 64R11851 PART 3  
Agent: GLENN RUBINOFF  
Owner(s): FARRAH RAHMATI MINOUS NANI  
Zoning: RD/R3 [ZZC]  
Ward: Don Valley West (15)  
Community: North York  
Heritage: Not Applicable

Notice was given and the application considered on Thursday, August 15, 2019, as required by the Planning Act.

**THE CONSENT REQUESTED:**

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

**RETAINED - PART 1**

Address to be assigned

The lot frontage is 17.22m and the lot area is 765.51m<sup>2</sup>.

The property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law(s), as outlined in application A0305/19NY.

**CONVEYED - PART 2**

Address to be assigned

The lot frontage is 17.22m and the lot area is 767.58m<sup>2</sup>.

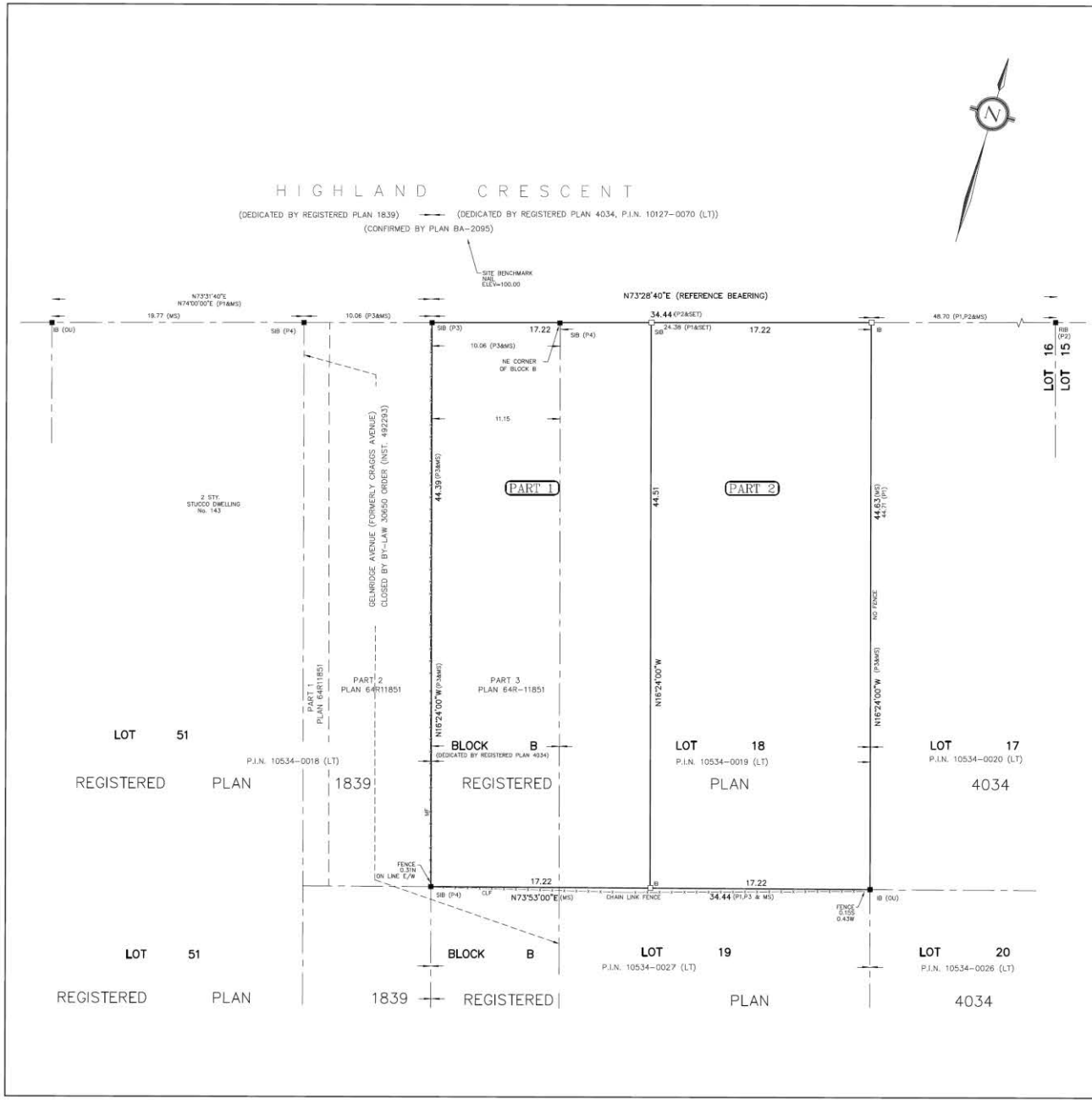
The property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law(s), as outlined in application A0306/19NY.

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.

**PLAN 64R-** \_\_\_\_\_  
RECEIVED AND DEPOSITED

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

D.JORDJE PETROVIC  
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK (64).

**SCHEDULE**

PART	LOT / BLOCK	PIN No.	AREA
1	PART OF BLOCK B	P.I.N. 10534-0019 (LT)	765.51 m <sup>2</sup>
	PART OF LOT 18		767.58 m <sup>2</sup>
2	PART OF LOT 18		

**PLAN OF SURVEY OF  
LOT 18 AND PART OF BLOCK B  
REGISTERED PLAN 4034**

**CITY OF TORONTO**

**SCALE & NOTES**  
Scale 1:200

**BARICH GRENKIE SURVEYING LTD.**  
**A DIVISION OF GEOMAPLE**  
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**METRIC**  
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING NOTE**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF HIGHLAND CRESCENT AS SHOWN ON PLAN BA-2095 HAVING A BEARING OF N73°28'40"E.

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- IB DENOTES IRON BAR
- SB DENOTES STANDARD IRON BAR
- PK DENOTES SURVEYORS NAIL SET IN WASHER
- OU DENOTES ORIGIN UNKNOWN
- CC DENOTES CUT CROSS
- P1 DENOTES REGISTERED PLAN 4034
- P2 DENOTES PLAN 648A-2095
- P3 DENOTES PLAN 648-11851
- P4 DENOTES PLAN 648A-2096
- CLF DENOTES CHAIN LINK FENCE

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON SEPTEMBER 06, 2018

MARCH 20, 2019 **DRAFT**  
D.JORDJE PETROVIC

**Barich Grenkie Surveying Ltd.**  
6075 YONGE ST. (UNIT 100), TORONTO, ON M2N 3N2  
TEL: 416-461-1185 FAX: 416-461-1182  
INFO@GEOBAPLECA A DIVISION OF GEOMAPLE

DWN BY: FP  
CHK BY: DP  
JOB No.: 16-5265

## SIGNATURE PAGE

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Community: North York  
Heritage: Not Applicable

Isaac Lallouz (signed)

Nadini Sankar (signed)

Bruce Mullock (signed)

DATE DECISION MAILED ON: Thursday, August 22, 2019

LAST DATE OF APPEAL: Wednesday, September 11, 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 or USB stick; and
- \$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 website at [www.toronto.ca/tlab](http://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 digital format on a USB stick and in paper format; and
- \$300 with an additional reduced fee of \$25 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.