

Thursday, October 11, 2018

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

File Number: B0017/18NY
Property Address: 225 NORTHWOOD DR
Legal Description: PLAN 4940 LOT 2
Agent: PMP DESIGN GROUP
Owner(s): FATANEH FARNIA
Zoning: RD / R4 (ZZC)
Ward: Willowdale (24)
Community: North York
Heritage: Not Applicable

Notice was given and the application considered on Thursday, October 11, 2018, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the rear portion of lands from 223 and 225 Northwood Drive for the purpose of lot additions to create 1 new building lot facing Conacher Drive where a new detached residential dwelling is proposed. In addition a new residential dwelling is also proposed on the retained lands at 223 Northwood Dr. The existing house at 225 Northwood Dr. will remain (previously approved by Committee of Adjustment but now requires variances because of the proposed lot additions).

CONVEYED - Part 3, 5 & 8

Parts 3, 5 and 8 have an area of 220.58 m² and will be added to Parts 4, 6 and 7, severed from the rear of 223 Northwood Drive (B0017/18NY) to create a new building lot facing Conacher Drive with a frontage of 15.24 m and a lot area of 444.92 m². A new detached dwelling is proposed requiring variances to the applicable by-law(s) as outlined in file # A0238/18NY.

Parts 5 and 8 are subject to existing easement as in INST. No. NY220556 and INST. No. NY220013

RETAINED - Part 2

Part 2 will have a lot area of 475.26 m² and an existing frontage of 15.24 m. Part 2 will retain

the existing dwelling but will require variances to the applicable zoning By-law(s) as outlined in file # A0398/18NY.

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 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.

SIGNATURE PAGE

File Number: B0017/18NY
Property Address: 225 NORTHWOOD DR
Legal Description: PLAN 4940 LOT 2
Applicant: PMP DESIGN GROUP
Owner(s): FATANEH FARNIA
Zoning: RD / R4 (ZZC)
Ward: Willowdale(24)
Community: North York
Heritage: Not Applicable

Bruce Mullock (signed)

Denise Graham (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, October 18, 2018

LAST DATE OF APPEAL: Wednesday, November 7, 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 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.

Thursday, October 11, 2018

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number: A0398/18NY
Property Address: 225 NORTHWOOD DR (PART C)
Legal Description: PLAN 4940 LOT 2
Agent: PMP DESIGN GROUP
Owner(s): FATANEH FARNIA
Zoning: RD / R4 (ZZC)
Ward: Willowdale (24)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, October 11, 2018, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit the existing dwelling to remain. Variances are required due to the related consent application (B0017/18NY).

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

- 1. Chapter 10.20.30.10.(1), By-law No. 569-2013**
The required minimum lot area is 550 m².
The proposed lot area is 475.26 m².
- 2. Chapter 10.20.30.40.(1), By-law No. 569-2013**
The permitted maximum lot coverage is 30% of the lot area.
The propose lot coverage is 39.51% of the lot area.
- 3. Chapter 10.20.40.70.(2), By-law No. 569-2013**
The required minimum rear yard setback is 7.93 m.
The proposed rear yard setback is 4.42 m.

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:**

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

For the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

File Number: A0398/18NY
Property Address: 225 NORTHWOOD DR (PART C)
Legal Description: PLAN 4940 LOT 2
Agent: PMP DESIGN GROUP
Owner(s): FATANEH FARNIA
Zoning: RD / R4 (ZZC)
Ward: Willowdale (24)
Community: North York
Heritage: Not Applicable

Bruce Mullock (signed)

Denise Graham (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, October 18, 2018

LAST DATE OF APPEAL: Wednesday, October 31, 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 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;
- \$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.