

Tuesday, January 23, 2007

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

File Number:	A0851/06NY	Zoning	R3 - Single Family Detached Dwelling Zone
Owner(s):	KAMRAN SAMIMI	Ward:	Don Valley West (25)
Agent:	GLENN RUBINOFF		
Property Address:	159 OWEN BLVD	Community:	
Legal Description:	PLAN 3517 LOT 149		

Notice was given and a Public Hearing was held on Thursday, January 18, 2007, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application under Section 45 of the Planning Act, for variance from the provisions of the North York Zoning By-law 7625, as amended, to permit the construction of a new two storey dwelling on the above noted property. The existing dwelling would be demolished.

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

1. Proposed lot area of 674.3m²
WHEREAS a minimum lot area of 690m² is required; and
2. West side yard setback of 1.8m to the proposed dwelling
WHEREAS a minimum setback of 3m is required.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Minor Variance Application is Refused**

It is the decision of the Committee of Adjustment to **NOT** approve this variance application 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

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David Peacock (signed)

Isaac Lallouz (signed)

Jon Williams (signed)

Robert Pletsch (signed)

DATE DECISION MAILED ON: Friday, January 26, 2007

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, February 7, 2007

CERTIFIED TRUE COPY

Denise Rundle (signed)
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 \$125.00, 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.