

Tuesday, January 23, 2007

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

File Number:	A0852/06NY	Zoning	R3 - Single Family Detached Dwelling Zone
Owner(s):	MARINA SAMIMI	Ward:	Don Valley West (25)
Agent:	GLENN RUBINOFF		
Property Address:	<b>161 OWEN BLVD</b>	Community:	
Legal Description:	PLAN 3517 LOT 148		

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 existing dwelling to maintained as constructed on a lot reduced by severance.

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

1. Proposed lot area of 675.8m<sup>2</sup>  
WHEREAS a minimum lot area of 690m<sup>2</sup> is required; and
2. Proposed rear yard setback of 8.75m to the existing dwelling  
WHEREAS a minimum setback of 9.5m 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)

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Isaac Lallouz (signed)

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Jon Williams (signed)

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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](http://www.omb.gov.on.ca).