

Monday, May 1, 2006

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

File Number:	A0042/06NY	Zoning	R1 Z0.35
Owner(s):	YVONNE CRAWFORD	Ward:	Don Valley West (25)
Agent:	LORNE ROSE ARCHITECT INC		
Property Address:	51 WEYBOURNE CRES	Community:	
Legal Description:	PL 1485 LT128		

Notice was given and a Public Hearing was held on Thursday, April 20, 2006, 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 Toronto Zoning By-law 438-86, as amended to permit the construction of a new two-storey detached dwelling. The existing dwelling would be demolished.

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

1. Proposed gross floor area of 381.16m² (0.65 times lot area)
WHEREAS 203m² (0.35 times lot area) is permitted;
2. Proposed front yard setback of 5.67m
WHEREAS 7.01m is required;
3. Proposed east side yard setback of 1.81m for the portion of the building exceeding 17m in length
WHEREAS a 7.5m side yard setback is required for the portion of the building exceeding 17m in length;
4. Proposed west side yard setback of 2.21m for the portion of the building exceeding 17m in length
WHEREAS a 7.5m side yard setback is required for the portion of the building exceeding 17m in length;
and,
5. Proposed 2.21m setback from a lot line on a flanking street (west side)
WHEREAS a 6m setback from a flanking street is required.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to modify this variance application to permit a proposed gross floor area of 348.6m² (0.60 times the area of the lot); proposed front yard setback of 5.67m; a proposed east side

yard setback of 1.81m for the portion of the building exceed 17m in length; and a proposed 2.21m setback from a lot line on a flanking street (west side) only and for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

1. The requirements of the Works and Emergency Services Division, Transportation Services Division.
2. The requirements of the Park, Forestry & Recreation Division, Urban Forestry.

SIGNATURE PAGE

File Number: A0042/06NY Zoning R1 Z0.35
Owner: YVONNE CRAWFORD Ward: Don Valley West (25)
Agent: LORNE ROSE ARCHITECT
INC
Property Address: **51 WEYBOURNE CRES** Community:
Legal Description: PL 1485 LT128

David Peacock (signed)

Gordon Sterling (signed)

Isaac Lallouz (signed)

Jon Williams (signed)

Robert Pletsch (signed)

DATE DECISION MAILED ON: Friday, April 28, 2006

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, May 10, 2006

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.