

Wednesday, September 10, 2008

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

File Number:	A0495/08NY	Zoning	R4 (Waiver)
Owner(s):	AMIR GHASABI	Ward:	Willowdale (23)
Agent:	AMIR GHASABI		
Property Address:	67 FLORENCE AVE	Community:	North York
Legal Description:	PLAN 1743 LOT 478 TO 479		

Notice was given and a Public Hearing was held on Wednesday, September 10, 2008, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit the construction of a two-storey detached dwelling with an integral garage. The existing dwelling would be demolished.

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

1. Proposed lot frontage and width of 7.6 m
WHEREAS a minimum lot frontage and width of 15 m is required;
2. Proposed lot area of 301.5 m²
WHEREAS a minimum lot area of 550 m² is required;
3. Proposed lot coverage of 32% of the lot area (96.48 m²)
WHEREAS a maximum lot coverage equal to 30% of the lot area is permitted (90.45 m²);
4. Proposed west side yard setback of 0.44 m
WHEREAS a minimum side yard setback of 1.5 m is required;
5. Proposed east side yard setback of 1.2 m
WHEREAS a minimum side yard setback of 1.5 m is required;
6. Proposed finished first floor height of 2.5 m
WHEREAS a maximum finished first floor height of 1.5 m is permitted;
7. Proposed dwelling height of 9.1 m
WHEREAS a maximum dwelling height of 8.8 m is permitted;
8. Proposed front yard landscaping of 45%
WHEREAS a minimum of 50% of the front yard shall be landscaped; and,

9. Proposed dwelling length of 17.21 m
WHEREAS a maximum dwelling length of 16.8 m is permitted.

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)

Donna McCormick
(signed)

Isaac Lallouz (signed)

Jason Tsang (signed)

DATE DECISION MAILED ON: Thursday, September 18, 2008

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, September 30, 2008

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.