

File Copy

Wednesday, January 21, 2009

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

File Number:	A0721/08NY	Zoning	R4 - Single Family Detached Dwelling Zone (PPR)
Owner(s):	NATLE MALTESE IN TRUST	Ward:	Willowdale (24)
Agent:	PETER BARTON AVTECH DESIGNS		
Property Address:	100 CRESTHAVEN DR - PART 1 NORTH 12.28M	Community:	North York
Legal Description:	PLAN M1057 LOT 449		

Notice was given and a Public Hearing was held on Wednesday, January 21, 2009, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling on the north 12.28m, Part 1, of the above noted property. The existing dwelling would be demolished.

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

1. Lot frontage and width of 11.64m
WHEREAS a minimum lot frontage and width of 15m is required;
2. Lot area of 379.7m²
WHEREAS a minimum lot area of 550m² is required;
3. North side yard setback of 1.8m to the proposed dwelling
WHEREAS a minimum setback of 3m is required;
4. South side yard setback of 1.27m to the proposed dwelling
WHEREAS a minimum setback of 1.8m is required;
5. Proposed lot coverage of 30.8% (117m²)
WHEREAS a maximum lot coverage of 30% (113.91m²) is permitted;
6. Proposed building length of 17.74m
WHEREAS a maximum building length of 16.8m is permitted; and
7. Proposed number of parking spaces is 1
WHEREAS the minimum number of parking spaces required is 2.

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:

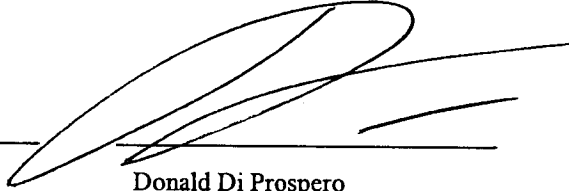
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

File Number: A0721/08NY Zoning R4 - Single Family Detached
Dwelling Zone (PPR)
Owner: NATLE MALTESE IN TRUST Ward: Willowdale (24)
Agent: PETER BARTON
AVTECH DESIGNS
Property Address: 100 CRESTHAVEN DR Community: North York
Legal Description: PLAN M1057 LOT 449




David Gurin (signed)



Donald Di Prospero
(signed)



Robert Pletsch (signed)



Ronald Forbes (signed)

DATE DECISION MAILED ON: Thursday, January 29, 2009

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, February 10, 2009

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.