



City Planning Division
Gary Wright, Chief Planner and Executive Director

CITY OF TORONTO
CLIFF JENKINS
CITY HALL
100 QUEEN ST W SUITE A12
TORONTO ON M5H 2N2

Wednesday, March 18, 2009

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

File Number:	A0072/09NY	Zoning:	R1Z0.35 (WAIVER)
Owner(s):	PETER LODGE	Ward:	Don Valley West (25)
Agent:	GLENN RUBINOFF		
Property Address:	198 SNOWDON AVE	Community:	Toronto
Legal Description:	PL M370 LT32		

Notice was given and a Public Hearing was held on Wednesday, March 18, 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 above noted property. The existing dwelling would be demolished.

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

1. Proposed Gross Floor Area of 208.5m² (0.59 times the area of the lot)
WHEREAS a maximum Gross Floor Area of 121.87m² (0.35 times the area of the lot) is permitted;
2. Front yard setback of 6.52m to the proposed dwelling
WHEREAS a minimum setback of 7.13m is required;
3. Proposed front yard hard surface area of 59.8% (38.83m²)
WHEREAS a maximum front yard hard surface of 50% (32.47m²) is permitted; and
4. Proposed front yard soft landscaping of 71.8% (26.1m²)
WHEREAS a minimum front yard soft landscaping of 75% (27.24m²) 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.

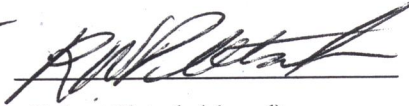
SIGNATURE PAGE

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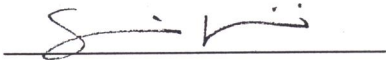
Donald Di Prospero
(signed)



Robert Pletsch (signed)



Ronald Forbes (signed)



Shima Mirkarimi (signed)

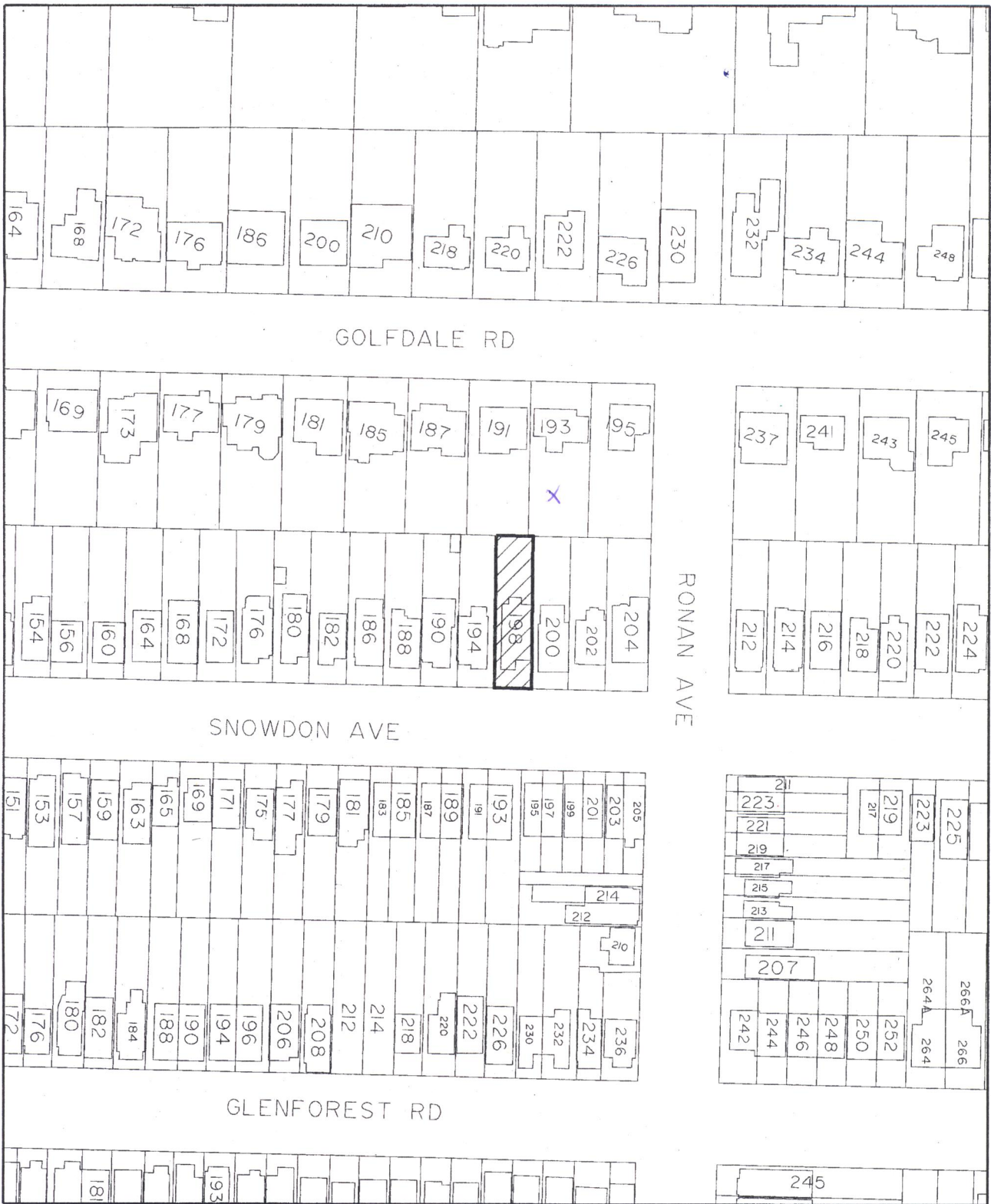
DATE DECISION MAILED ON: Thursday, March 26, 2009

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 7, 2009

CERTIFIED TRUE COPY

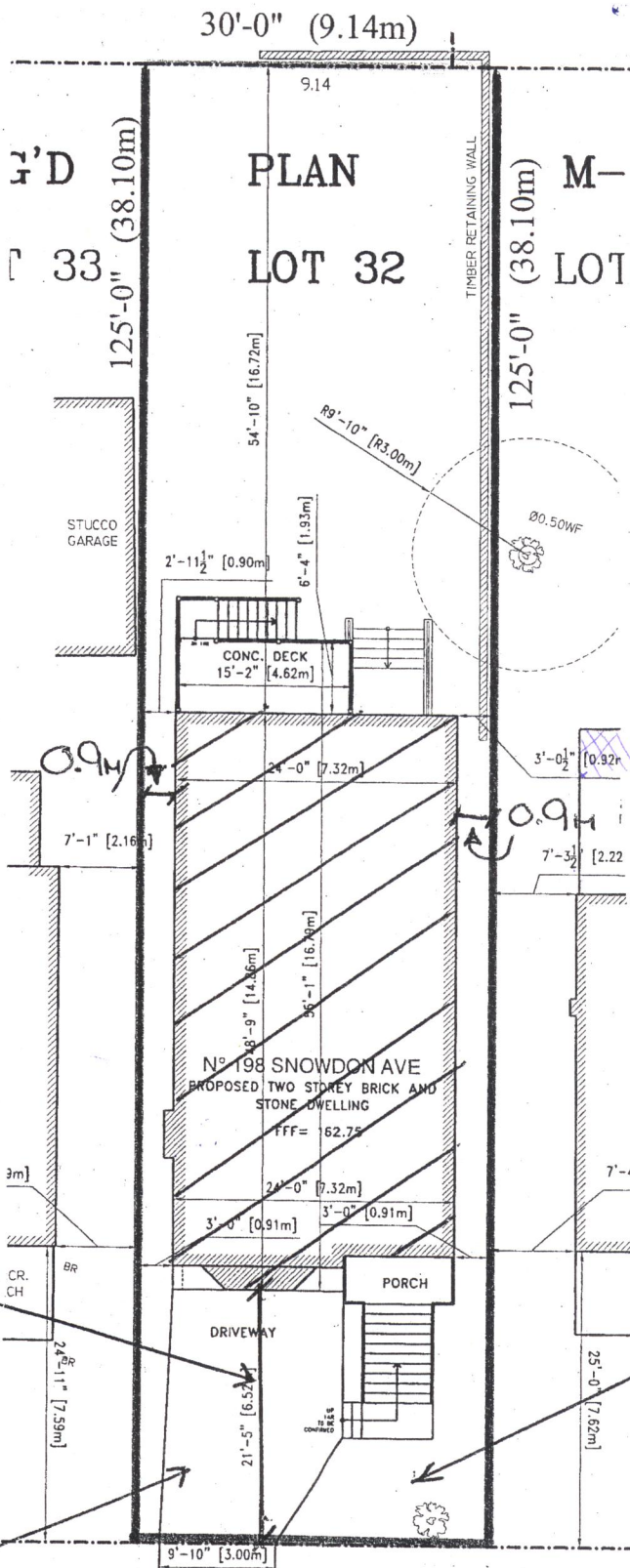
Denise Rundle (signed)
Manager & Deputy Secretary Treasurer
North York Panel

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.



Address: 198 SNOWDON AVENUE

North
(Plans Only)



PROPOSED
GROSS FLOOR AREA
= 208.54²
(0.59)

PROPOSED FRONT
YARD SOFT
LANDSCAPING
= 71.89%
(26.14²)

PROPOSED FRONT
YARD HARD
SURFACE =
59.83²
(38.83²)

SNOWDON AVENUE.