



City Planning Division
Gary Wright, Acting, Chief Planner and Executive Director

Committee of Adjustment
100 Queen Street West
Toronto ON M5H 2N2
Tel: 416-392-7565

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

File Number:	A0639/09TEY	Zoning	R1 Z0.6 (PPR)
Owner(s):	MINHO ROOFING LTD	Ward:	Trinity-Spadina (19)
Agent:	JOHN BENCZKOWSKI SOL ARCH		
Property Address:	12 R DEWSON ST	Community:	Toronto
Legal Description:	PL 302 PT LT35		

Notice was given and a Public Hearing was held on **Wednesday, November 4, 2009**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey accessory structure (detached garage) on the existing vacant site.

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

1. Section 6(I)(a) & (e), By-law 438-86

An accessory structure (detached garage) is permitted on a lot in an R district which has on it a main building.

In this instance, the detached garage is not permitted as an accessory use as the lot does not contain a main building.

2. Section 6(3) Part I (2), By-law 438-86

The maximum permitted floor area of an accessory structure is 5% of the lot area (9.11 m²).

The new detached garage will have a floor area equal to 32.45% of the lot area (59.15 m²).

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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Robert Brown (Signed)

Gillian Burton (Signed)

George Vasilopoulos
(Signed)

Kay Gardner (Signed)

DATE DECISION MAILED ON: **Tuesday, November 10, 2009**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, November 24, 2009**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary Treasurer
Toronto and East 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.