TORONTO

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
Fax: 416-392-0580

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

File Number:	A0102/12TEY	Zoning	R1 Z0.6(ZZC)
Owner(s):	HILLARY JANE CUMMING ANDREW WILLIAM CUMMING	Ward:	Toronto Centre-Rosedale (27)
Agent:	DAVID BRONSKILL		
Property Address:	**11 THORNWOOD RD**	Community**:**	Toronto
Legal Description:	PLAN 365E PT LOT 30 PLAN 383E LOT 5		

Notice was given and a Public Hearing was held on **Wednesday, March 21, 2012**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To demolish the existing dwelling and to construct a new two-storey single detached dwelling on a ravine lot.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. Section 12(2)319, By-law 438-86
A dwelling shall be setback 10.0 m from a Ravine Impact Boundary.
In this case, a portion of the new dwelling will be setback 2.83 m from the Ravine Impact Boundary.

2. Section 6(3) Part II 3.B (II), By-law 438-86
The minimum required side yard setback is 7.5 m for the portion of the dwelling exceeding 17.0 m in depth.
The 9.10 m portion of the new dwelling exceeding 17.0 m in depth will be setback 6.15 m on the west side.

3. Section 6(3) III 3(d)(i)D, By-law 438-86
A minimum of 75% of the lot area shall be maintained as soft landscaped open space (113.85 m^2).
In this case 58% of the lot area will be maintained as soft landscaped open space (83.30 m^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

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Donna McCormick (signed)

Mary Pitsitikas (signed)

Christian Chan (signed)

Robert Brown (signed)

DATE DECISION MAILED ON: **Tuesday, March 27, 2012**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, April 10, 2012**

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.