

CITY OF TORONTO  
COUNCILLOR CARROLL  
or OCCUPANT  
100 QUEEN ST W  
TORONTO ON M5H 2N1Phone (416) 395-7000  
Fax (416) 395-7200

Wednesday, May 9, 2012

MAY 28 2012

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

File Number:	A197/12NY	Zoning	R4 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	LUKE JAMES WILLIAMSON	Ward:	Don Valley East (33)
Agent:	LUKE JAMES WILLIAMSON		
Property Address:	2720 VICTORIA PARK AVE	Community:	North York
Legal Description:	PLAN M1537 LOT 12		

Notice was given and a Public Hearing was held on Wednesday, May 9, 2012, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application to permit the dwelling under construction to be maintained and completed as constructed. The dwelling has been constructed without the benefit of a building permit.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****North York By-law 7625**

1. Building length of 19.84m  
WHEREAS a maximum building length of 16.8m is permitted; and
2. Building height of 9.42m  
WHEREAS a maximum height of 8m is permitted for a dwelling with a flat roof.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:****The Minor Variance Application is Refused**

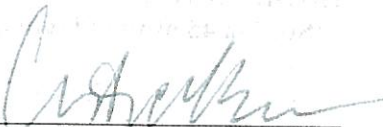
It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:


- 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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Isaac Lallouz (signed)

  
Astra Burka (signed)

  
Edwin (Ted) Ross Shepherd (signed)

  
Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, May 17, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, May 29, 2012

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](http://www.omb.gov.on.ca).