

Wednesday, March 28, 2012

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

File Number:	A123/12NY	Zoning	R1 Z0.35 - Waiver -
Owner(s):	CHARLOTTE STANLEY	Ward:	Don Valley West (25)
Agent:	AMBER STEWART		
Property Address:	140 DINNICK CRES	Community:	
Legal Description:	PLAN 1534 LOT 198		

Notice was given and a Public Hearing was held on Wednesday, March 28, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a three storey dwelling. The existing dwelling would be demolished. Note: The property was previously subject to minor variance application (A607/11NY) which was considered by the Committee of Adjustment on January 19, 2012. The applicant wishes to reapply again in order to appeal the application due to the applicant missing the appeal date on the previous application. No changes have been made to the proposal.

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

1. Proposed gross floor area of 457.06m² (0.638 times the area of the lot)
WHEREAS a maximum of 250.67m² (0.35 times the area of the lot) is permitted;
2. Proposed front lot line setback of 5.63m
WHEREAS a minimum of 7.13m is required;
3. Proposed flanking street setback of 1.86m
WHEREAS a minimum of 6m is required;
4. Proposed north side lot line setback of 5.63
WHEREAS a minimum of 7.5m is required for the portion of the building exceeding 17m in depth; and
5. Proposed south side lot line setback of 4.57m
WHEREAS a minimum of 7.5m is required for the portion of the building exceeding 17m in depth.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

It is the decision of the Committee of Adjustment to **REFUSE** the following variance(s):

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:	A123/12NY	Zoning	R1 Z0.35 - Waiver -
Owner:	CHARLOTTE STANLEY	Ward:	Don Valley West (25)
Agent:	AMBER STEWART		
Property Address:	140 DINNICK CRES	Community:	
Legal Description:	PLAN 1534 LOT 198		

Isaac Lallouz (signed)

Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, April 5, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, April 16, 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.

NOTICE OF DECISION

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

File Number:	A607/11NY	Zoning	R1 Z0.35 - Waiver -
Owner(s):	CHARLES ROBERT LANGDON	Ward:	Don Valley West (25)
Agent:	JAY PAY		
Property Address:	140 DINNICK CRES	Community:	Toronto
Legal Description:	PLAN 1534 LOT 198		

Notice was given and a Public Hearing was held on Thursday, January 19, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a three storey dwelling. The existing dwelling would be demolished.

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

1. Proposed gross floor area of **429.413m²** (**0.5996** times the area of the lot)
WHEREAS a maximum of 250.67m² (0.35 times the area of the lot) is permitted;
2. Proposed front lot line setback of 5.63m
WHEREAS a minimum of 7.13m is required;
3. Proposed flanking street setback of **1.88m**
WHEREAS a minimum of 6m is required;
4. Proposed north side lot line setback of **5.74m**
WHEREAS a minimum of 7.5m is required for the portion of the building exceeding 17m in depth; and
5. Proposed south side lot line setback of 4.57m
WHEREAS a minimum of 7.5m is required for the portion of the building exceeding 17m in depth.

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.