



City Planning Division
Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner & Executive Director

Committee of Adjustment
Toronto and East York District

100 Queen Street West
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
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**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0727/12TEY	Zoning	RIA (Waiver)
Owner:	ABDUL GAFUR SHAIKH	Ward:	Toronto-Danforth (29)
Agent:	COLIN LIGHTBOURNE	Community:	Toronto
Property Address:	448 COSBURN AVE		
Legal Description:	PLAN 3181 PT LOT 20		

Notice was given and a Public Hearing was held on Wednesday, December 5, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct the following to an existing two-storey semi-detached dwelling: a rear two-storey addition, a rear deck with a basement walkout, and a new front porch with a second storey covered balcony.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- Sections 4.8 and 7.8, By-law 6752**
The maximum permitted lot coverage is 0.35 times the area of the lot (101.83 m²).
The lot coverage is 0.47 times the area of the lot (139.23 m²).
- Sections 7.8 and 9.13, By-law 6752**
The maximum permitted floor space index is 0.45 times the lot area (130.97 m²).
The floor space index is 0.69 times the area of the lot (202.73 m²).
- Section 7.8, By-law 6752**
The minimum required side yard setback from the centre line of the party wall is 0.9 m.
The side yard setback from the centre line of the party wall is 0.30 m.

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:

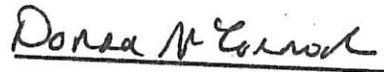
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor and represents over development.

SIGNATURE PAGE

File Number: A0727/12TEY
Owner: ABDUL GAFUR SHAIKH
Agent: COLIN LIGHTBOURNE
Property Address: 448 COSBURN AVE
Legal Description: PLAN 3181 PT LOT 20
Zoning: R1A (Waiver)
Ward: Toronto-Danforth (29)
Community: Toronto



Barbara Leonhardt



Donna McCormick



Mary Pitsitikas



Christian Chan



Robert Brown

DATE DECISION MAILED ON: **Tuesday, December 11, 2012**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Thursday, December 27, 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.