

Wednesday, November 7, 2012

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

File Number:	A683/12NY	Zoning	R1Z0.35 (WAIVER)
Owner(s):	HAMIDREZA SHAFIEI	Ward:	Don Valley West (25)
Agent:	FOROHAR HEJAZI		
Property Address:	70 WEYBOURNE CRES	Community:	Toronto
Legal Description:	PLAN 1485 PT LOT 103 PT LOT 104		

Notice was given and a Public Hearing was held on Wednesday, November 7, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling on the above noted property. The existing dwelling would be demolished.

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

Toronto By-law 438-86

1. Proposed Gross Floor Area of **392.15m² (0.63** times the area of the lot)
WHEREAS a maximum Gross Floor Area of 217.86m² (0.35 times the area of the lot) is permitted;
2. Proposed below grade garage
WHEREAS a below grade garage is not permitted;

1196-2009

3. The proposed opening to an area that may be used for parking of a vehicle is located lower than the elevation of the street
WHEREAS the by-law requires that the opening to an area that may be used for parking of a vehicle be located above the elevation of the street.

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)

Edwin (Ted) Shepherd
(signed)

Richard Ross (signed)

Arthur Forer (signed)

DATE DECISION MAILED ON: Thursday, November 15, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, November 27, 2012

CERTIFIED TRUE COPY

Dan Antonacci
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.