THE MINOR VARIANCE APPLICATION IS REJECTED.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

1. The new dwelling will have a gross floor area equal to 0.62 times the floor area of Lot (200.67 m²).

2. The minimum required side yard setback is 0.9 m for the position of the dwelling not exceeding a depth of 17.0 m.

3. The minimum required side yard setback is 7.5 m for the position of the dwelling exceeding a depth of 17.0 m.

4. The new dwelling will be located 1.47 m from the east side lot line, 4.16 m from the west side lot line and 1.16 m from the rear side lot line.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

To construct a new two-story detached dwelling with an unfinished garage in the basement level of the dwelling.

PURPOSE OF THE APPLICATION:

The variance was given and a public hearing was held on Wednesday, March 27, 2013, as required by the Planning Act.

Notice of Decision

MNROR VARIANCE/PERMISSION

NOTICE OF DECISION

TORONTO

Communuty: RIS (ZGC)

Zone: Chinguata Maxwell Ling Kwon

File #: 0A382132TEY

Lot Plan #: 993 LOT 41

Property Address: 182 Moore Ave (Part 2)

Agent: Bruce Cook

Owner: Chinguata Maxwell Ling Kwon

File #: 0A382132TEY

City Planning Division

Chief Planner and Executive Director

TOMOR WO

100 Queen Street West

Committee of Adjustment

100 Queen Street West

Committee of Adjustment
In the opinion of the Committee, the variance(s) is not minor:

- The variance(s) is not considered desirable for the appropriate development of the land.
- The General Intent and purpose of the Zoning By-Law is not maintained.
- The General Intent and purpose of the Official Plan is not maintained.

Reasons:

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

A0382/12TEY
To appeal this decision to the Ontario Municipal Board, send a completed OMB Application Form (A1) to the Manager of

Delia M. MacLeod
Manager & Deputy Secretary-Treasurer

CERTIFIED TRUE COPY

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 2, 2013

DATE DECISION MAILED ON: Tuesday, April 2, 2013

Robert Brown

Christian Chan

Mary Philpkins

Donna McComick

Barbara Loochard

COMMUNITY: Toronto Centre-Rosedale (27)

PLAN 895 LOT 4

LEGAL DESCRIPTION: 182 MOORE AVE (PART 2)

PROPERTY ADDRESS: BRUCE COOK

AGENT: CHIUNG Y. LING KWONG

OWNER: A03821275

FILE NUMBER: 08/07/12

SIGNATURE PAGE