

Wednesday, July 17, 2013

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

File Number:	A323/13NY	Zoning	R4 [WAIVER]
Owner(s):	JING WANG	Ward:	Willowdale (24)
Agent:	ALLY YI		
Property Address:	<b>26 PRESTWICK CRES</b>	Community:	North York
Legal Description:	PLAN M947 LOT 153		

Notice was given and a Public Hearing was held on Wednesday, July 17, 2013, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey detached dwelling with an integral, at grade, two car garage. The existing dwelling would be demolished. This application was DEFERRED SINE DIE at the June 5th hearing to allow the applicant an opportunity to meet with the neighbours and make any necessary revisions to the plans.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****North York Zoning by-law No. 7625**

1. Proposed building height of 9.14m  
WHEREAS the maximum permitted building height is 8.8m;
2. Proposed lot coverage of 32.00% of the lot area  
WHEREAS the maximum permitted lot coverage is 30.00% of the lot area;
3. Proposed south side yard setback of 1.5m  
WHEREAS the minimum required south side yard setback is 1.8m; and
4. Proposed north side yard setback of 1.5m  
WHEREAS the minimum required north side yard setback is 1.8m.

**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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Zoning: R4 [WAIIVER]  
Ward: Willowdale (24)  
Community: North York

\_\_\_\_\_  
Richard Ross (signed)

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Morley Rosenberg (signed)

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Isaac Lallouz (signed)

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Astra Burka (signed)

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Arthur Forer (signed)

DATE DECISION MAILED ON: Thursday, July 25, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, August 6, 2013

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