



City Planning Division
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Chief Planner & Executive Director

Committee of Adjustment
Toronto and East York District

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

File Number:	A0396/13TEY	Zoning:	R4 Z1.0 (Waiver)
Owner:	LISA KLAPSTOCK	Ward:	Trinity-Spadina (19)
Agent:	MICHAEL VAUGHAN		
Property Address:	229 CRAWFORD ST	Community:	Toronto
Legal Description:	PLAN 399 BLK C PT LOT 12 RP 66R26214 PART 3		

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 two car concrete block garage in the rear yard of the existing three-storey single family detached dwelling.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

Section 6(2) 7(ii) A, By-law 438-86

The minimum required setback for a detached garage from an adjacent dwelling is 4.5 m.
In this case, the detached garage will be setback 2.834 m from the adjacent dwelling at 237 Crawford 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.

