

Wednesday, October 9, 2013

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

File Number:	A569/13NY	Zoning:	R1(1) [WAIVER]
Owner(s):	MINAZ PUNJANI	Ward:	Don Valley West (25)
Agent:	MINAZ PUNJANI		
Property Address:	205 THE BRIDLE PATH	Community:	North York
Legal Description:	PLAN M809 LOT 113		

Notice was given and a Public Hearing was held on Wednesday, October 9, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral, at grade, garage. The existing dwelling would be demolished. This application was previously before the Committee of Adjustment on Wednesday September 11, 2013 and it was the decision of the Committee Members to DEFER the application SINE DIE in order to allow the applicant to meet with staff to address their concerns.

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

- Section 10.2.6, By-law No. 7625**
Proposed building height of 10.36m
WHEREAS the maximum permitted building height is 9.5m;
- Section 10.2.1(c), By-law No. 7625**
Proposed rear yard setback of 4.66m
WHEREAS the minimum required rear yard setback is 9.5m;
- Section 10.2.4, By-law No. 7625**
Proposed lot coverage of 31.4% of the lot area
WHEREAS the maximum permitted lot coverage is 25% of the lot area;
- Section 6.A(5)(a)(ii), By-law No. 7625**
Proposed driveway width of 10.02m
WHEREAS the maximum permitted driveway width is 9.0m;
- Section 10.2.6, By-law No. 7625**
Proposed number of storeys is 3
WHEREAS the maximum permitted number of storeys is 2;

6. **Section 64.10.1(c), By-law No. 7625**
Proposed front yard setback of 8.12m
WHEREAS the minimum required front yard setback is 9.14m;
7. **Section 10.2.1(b), By-law No. 7625**
Proposed north side yard setback of 1.96m
WHEREAS the minimum required north side yard setback is 3.0m; and
8. **Section 64.10.1(a), By-law No. 7625**
Proposed floor area of the garage attached to the main building of 5.8% of the lot area.
WHEREAS the maximum permitted floor area of a garage attached to the main building is 5% of the lot area.

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

File Number:	A569/13NY	Zoning	R1(1) [WAIVER]
Owner:	MINAZ PUNJANI	Ward:	Don Valley West (25)
Agent:	MINAZ PUNJANI		
Property Address:	205 THE BRIDLE PATH	Community:	North York
Legal Description:	PLAN M809 LOT 113		

Arthur Forer (signed)

Astra Burka (signed)

Edwin (Ted) Shepherd
(signed)

Isaac Lallouz (signed)

Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, October 17, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, October 29, 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.