

Thursday, September 20, 2012

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

File Number:	A333/12NY	Zoning:	R1B - ZC
Owner(s):	ARMEN KULIDJIAN	Ward:	Don Valley West (26)
Agent:	ANDREW COUSINS		
Property Address:	<b>3 HEATHBRIDGE PARK</b>	Community:	East York
Legal Description:	PL 3253 LT14		

Notice was given and a Public Hearing was held on Thursday, September 20, 2012, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is proposing to construct a circular driveway at front of the existing dwelling.

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

1. Proposed front yard landscaping of 45.8%  
WHEREAS a minimum of 60% is required; and
2. Proposed front yard soft landscaping of 50.6%  
WHEREAS a minimum of 75% is required.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved**

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

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Isaac Lallouz (signed)

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Richard Ross (signed)

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Arthur Forer (signed)

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Morley Rosenberg (signed)

DATE DECISION MAILED ON: Friday, September 28, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 10, 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](http://www.omb.gov.on.ca).