

Wednesday, May 8, 2013

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

|                    |                              |            |                      |
|--------------------|------------------------------|------------|----------------------|
| File Number:       | A234/13NY                    | Zoning     | R3 (waiver)          |
| Owner(s):          | SCOTT DAVIS                  | Ward:      | Don Valley West (25) |
| Agent:             | NELSON KWONG<br>ARCHITECT    |            |                      |
| Property Address:  | 233 DAWLISH AVE              | Community: | North York           |
| Legal Description: | PLAN 1534 PT LOTS 285 TO 287 |            |                      |

Notice was given and a Public Hearing was held on Wednesday, May 8, 2013, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

**North York Zoning By-law No. 7625**

1. Proposed front yard setback of 4.47m  
WHEREAS the minimum required front yard setback is 6.5m;
2. Proposed dwelling height of 9.0m  
WHEREAS the maximum permitted dwelling height is 8.0m;
3. Proposed balcony area of 23.2m<sup>2</sup>  
WHEREAS the maximum permitted balcony area is 3.8m<sup>2</sup>; and

**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.

