



City Planning Division
Jennifer Keenan, MES MCIP RPP
Chief Planner and Executive Director

North York Civic Centre
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Thursday, May 23, 2013

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

File Number:	A258/13NY	Zoning:	R3 [WAIVER]
Owner(s):	JEFFERY SILVER	Ward:	Eglinton-Lawrence (16)
Agent:	RICHARD WENGLE ARCHITECT INC		
Property Address:	8 FOREST WOOD	Community:	North York
Legal Description:	PLAN 1611 PT LOTS 110 & 111		

Notice was given and a Public Hearing was held on Thursday, May 23, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey detached dwelling with an integral, at grade, one car garage. The existing dwelling would be demolished.

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

North York Zoning By-law No. 7625

- Existing/proposed lot area of 609.94m²
WHEREAS the minimum required lot area is 690m²;
- Proposed lot coverage of 41.53% of the lot area (which includes the rear excavated porch)
WHEREAS the maximum permitted lot coverage is 35% of the lot area;
- Proposed front yard setback of 4.74m
WHEREAS the minimum required front yard setback is 6.5m;
- Proposed north side yard setback of 1.37m
WHEREAS the minimum required north side yard setback is 1.8m;
- Proposed south side yard setback of 1.28m
WHEREAS the minimum required south side yard setback is 1.8m;
- Proposed building length of 18.11m
WHEREAS the maximum permitted building length is 16.8m; and
- Proposed number of storeys is 3
WHEREAS the maximum permitted number of storeys is 2.

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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Astra Burka (signed)

Nicholas Sion (signed)

Morley Rosenberg (signed)

DATE DECISION MAILED ON: Friday, May 31, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 12, 2013

CERTIFIED TRUE COPY

for 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.