



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
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NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0650/13TEY	Zoning	R3 Z1.0 (ZZC)
Owner:	JORDAN ALLISON	Ward:	Trinity-Spadina (20)
Agent:	JORDAN ALLISON		
Property Address:	80 WILLCOCKS ST	Community:	Toronto
Legal Description:	PLAN D10 PT LOT 54		

Notice was given and a Public Hearing was held on **Wednesday, September 25, 2013**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a rear second-storey deck with stairs to ground level to the 2½-storey semi-detached duplex.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- Section 6(3) Part II 4., By-law 438-86**
The minimum required rear yard setback is 7.5 m.
The altered semi-detached dwelling will be located 3.75 m from the rear north lot line.
- Section 6(3) Part II 5(I), By-law 438-86**
The maximum permitted depth is 14.0 m.
The altered semi-detached dwelling will have a depth of 16.14 m, measured to the rear deck and stairs.

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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Zoning: R3 Z1.0 (ZZC)
Ward: Trinity-Spadina (20)
Community: Toronto

Barbara Leonhardt (signed)

Christian Chan (signed)

Robert Brown (signed)

DATE DECISION MAILED ON: **Tuesday, October 1, 2013**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, October 15, 2013**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary Treasurer
Toronto and East 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.