Attachment to MM48.28

TORONTO

City Planning Division

North York Civic Centre
5100 Yonge Street
Toronto, Ontario
M2N 5V7
Phone: (416)395-7000
Fax: (416)395-7200

Wednesday, January 22, 2014

NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A871/13NY	Zoning	R7 / RD(f9.0; a275)[ZZC]
Owner(s):	ABDULLAH DURMAS EMRAH DURMUS	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP		
Property Address:	**142 CAMERON AVE**	Community:	North York
Legal Description:	PLAN M412 LOT 13 W PT LOT 14		

Notice was given and a Public Hearing was held on Wednesday, January 22, 2014, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with an integral two car garage. The existing dwelling would be demolished.

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

1. **Section 10.20.40.10.(1), By-law No. 569-2013**
   The maximum permitted height of a building or structure is 10.0m.
   The proposed height of the building or structure is **10.28m**.

2. **Section 10.20.40.70.(1), By-law No. 569-2013**
   The minimum required front yard setback is 10.05m.
   The proposed front yard setback is **7.0m**.

3. **Section 14-B(6), By-law No. 7625**
   The maximum permitted lot coverage is 30% of the lot area.
   The proposed lot coverage is 32% of the lot area.

4. **Section 14-B(9), By-law No. 7625**
   The maximum permitted building length is 15.3m.
   The proposed building length is 16.1m.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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.

This decision is subject to the following condition(s):

1. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article II, with respect to City owned trees, to the satisfaction of the Urban Forestry Division.

2. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article III, with respect to privately owned trees, to the satisfaction of the Urban Forestry Division.

3. Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.

SIGNATURE PAGE

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Astra Burka (signed) Isaac Lallouz (signed) Nicholas Sion (signed)

DATE DECISION MAILED ON: Thursday, January 30, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, February 11, 2014

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.