

Wednesday, May 28, 2014

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

File Number:	A302/14NY	Zoning	M2 / M1 [WAIVER]
Owner(s):	ISLAMIC COMMUNITY OF AFGHANS IN CANADA	Ward:	Don Valley East (34)
Agent:	WEIR FOULDS LLP		
Property Address:	<b>88 SUNRISE AVE / 22 HOBSON AVE</b>	Community:	North York
Legal Description:	CON 3 FTB PT LOT 4 RP 66R23496 PART 4		

Notice was given and a Public Hearing was held on Wednesday, May 28, 2014, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To replace the existing place of worship located at 22 Hobson Avenue with a new place of worship at 88 Sunrise Avenue. The existing place of worship will be converted into a community centre.

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

- Section 6(26)f(iii)(A), By-law No. 7625**  
For places of worship on a lot in an M Zone that are no closer than 500m from a lot that is zoned R or RM and on a road that is not an arterial or minor arterial road, there shall be no more than one place of worship per Block.  
The proposed place of worship is on a lot in an M Zone that is closer than 500m from a lot zoned R or RM and is on a road that is not an arterial or minor arterial road, within the same block as another place of worship.
- Section 6(26)f(iii)(B), By-law No. 7625**  
For places of worship on a lot in an M Zone that are no closer than 500m from a lot that is zoned R or RM and on a road that is not an arterial or minor arterial road, no place of worship on a lot that abuts a road that is not an arterial road may be located within 500 metres of another place of worship on a lot that abuts a road that is not an arterial or minor arterial road.  
The proposed place of worship is on a lot in an M Zone that is closer than 500m from a lot zoned R or RM and is on a road that is not an arterial or minor road, located within 500m of another place of worship on a lot that abuts a road that is not an arterial or minor arterial road.

**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**

File Number:	A302/14NY	Zoning	M2 / M1 [WAIVER]
Owner:	ISLAMIC COMMUNITY OF AFGHANS IN CANADA	Ward:	Don Valley East (34)
Agent:	WEIR FOULDS LLP	Community:	North York
Property Address:	<b>88 SUNRISE AVE / 22 HOBSON AVE</b>		
Legal Description:	CON 3 FTB PT LOT 4 RP 66R23496 PART 4		

Richard Ross (signed)

Edwin (Ted) Shepherd  
(signed)

DATE DECISION MAILED ON: Thursday, June 5, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, June 17, 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](http://www.omb.gov.on.ca).