

Wednesday, June 25, 2014

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

File Number:	A413/14NY	Zoning	R1B/RD(f12.0; a370; d0.6)[ZZC]
Owner(s):	GEORGE CIVELLO	Ward:	Don Valley West (26)
Agent:	QUICKSILVER DEVELOPMENT SERVICES		
Property Address:	<b>134 HANNA RD</b>	Community:	East York
Legal Description:	PLAN 2121 PT LOT 299 PT LOT 300		

Notice was given and a Public Hearing was held on Wednesday, June 25, 2014, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage. Please be advised since more than 50% of the existing first floor exterior walls have been removed, the proposal is classified as a new dwelling.

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

- Section 10.5.10.10.(5), By-law No. 569-2013**  
A minimum of 10m<sup>2</sup> of the first floor must be within 4m of the front main wall.  
The proposed first floor is 8.00m<sup>2</sup> and 5.90m<sup>2</sup> from the front main wall.
- Section 10.20.40.40.(1), By-law No. 569-2013**  
The maximum permitted Floor Space Index (F.S.I.) is 0.6 times the area of the lot.  
The proposed F.S.I. is 0.605 times the area of the lot.
- Section 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.2m.  
The proposed north side yard setback is 0.52m.
- Section 10.20.40.70.(3), By-law No. 569-2013**  
The minimum required side yard setback is 1.2m.  
The proposed south side yard setback is 0.95m.
- Section 200.5.1.10.(2), By-law No. 569-2013**  
The minimum required parking space dimensions is 3.2m x 5.6m.  
The proposed parking space width is 2.63m x 5.47m.

**6. Section 5.40(a), By-law No. 1916**

The minimum required parking space dimensions is 3.2m x 5.6m.

The proposed parking space width is 2.63m x 5.47m.

**7. Section 6.3.3, By-law No. 1916**

The maximum permitted Floor Space Index (F.S.I.) is 0.6 times the area of the lot.

The proposed F.S.I. is 0.605 times the area of the lot.

**8. Section 6.3.3, By-law No. 1916**

The minimum required north side yard setback is 0.90m.

The proposed north side yard setback is 0.52m.

**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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Richard Ross (signed)

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Arthur Forer (signed)

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Morley Rosenberg (signed)

DATE DECISION MAILED ON: Thursday, July 3, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, July 15, 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).