TORONTO
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
Fax: 416-392-0580

NOTICE OF DECISION

MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0260/13TEY	Zoning	R1 Z0.35 (ZZC)
Owner:	RAJACAN DEVELOPMENTS INC	Ward:	St. Paul's (22)
Agent:	GLENN RUBINOFF		
Property Address:	**157 FOREST HILL RD & 17 HILLHOLM RD (PARTS 1 & 3)**	Community**:**	Toronto
Legal Description:	PLAN 2232 PART OF LOTS 39 & 40		

Notice was given and a Public Hearing was held on **Wednesday, October 9, 2013**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling on the newly created lot fronting on Forest Hill Road.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. Section 6(3) Part I 1, By-law 438-86
The maximum permitted gross floor area is 0.35 times the area of the lot (243.75 m²).
The new two-storey dwelling will have a gross floor area equal to 0.69 times the area of the lot (482.78 m²).

2. Section 6(3) Part II 2.(III), By-law 438-86
The minimum required front lot line setback is 6 m.
The new two-storey dwelling will have a front lot line setback of 3.05 m.

3. Section 6(3) Part II 3.B.(II) 2), By-law 438-86
The minimum required side lot line setback is 7.5 m for the portion of a building exceeding 17 m in depth.
The rear 1.72 m portion of the new two-storey dwelling exceeding 17 m in depth be setback 6.37 m from the south lot line and south lot line and 5.48m from the north lot line.

4. Section 6(3) Part II 4., By-law 438-86
The minimum required rear yard setback is 7.5 m.
The new two-storey dwelling will be located 1.84 m from the east rear lot line.

5. Section 6(3) Part II 3.A.(II), By-law 438-86
The minimum required flanking street setback is 6 m.
The two-storey dwelling will be located 5.48 m from the flanking street (Hillholm Road).

6. Section 6(3) Part IV 4.(b), By-law 438-86
The maximum permitted driveway width is the lesser of 6 m or the width of the parking spaces.
The driveway will have a width of 8.81 m at its widest point.

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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Gillian Burton (signed)

David Pond (signed)

Yim Chan (signed)

John Tassiopoulos (signed)

DATE DECISION MAILED ON: **Tuesday, October 15, 2013**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, October 29, 2013**

CERTIFIED TRUE COPY

Jennifer Stark
Acting 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.