

Thursday, September 4, 2014

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

File Number:	A507/14NY	Zoning	R3/RD (f18.0; a690)[WAIVER]
Owner(s):	MARY LEONE FRANK LEONE	Ward:	Eglinton-Lawrence (16)
Agent:	FRANK LEONE		
Property Address:	243 YONGE BLVD	Community:	North York
Legal Description:	PLAN 2395 L 18		

Notice was given and a Public Hearing was held on Thursday, September 4, 2014, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new one-storey dwelling with an integral garage. The existing dwelling and detached garage would be demolished. Please be advised the subject property was before the Committee of Adjustment on July 23, 2014, DEFERRED SINE DIE due to change in site plan and re-circulation to Planning Staff. Please note the added length variance under By-law No. 569-2013.

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

- 1. Section 10.20.40.30.(1), By-law No. 569-2013**
The maximum permitted building depth is 19.0m.
The proposed building depth is 26.80m.
- 2. Section 10.20.40.20.(1), By-law No. 569-2013**
The maximum permitted building length is 17.00m.
The proposed building length is 26.80m.
- 3. Section 10.20.40.70.(4), By-law No. 569-2013**
The minimum required south side yard setback is 1.80m.
The proposed south side yard setback is 1.24m.
- 4. Section 12.4(b), By-law No. 7625**
The minimum required south side yard setback is 1.80m.
The proposed south side yard setback is 1.24m.
- 5. Section 6(24), By-law No. 7625**
The maximum permitted front porch projection is 2.10m.
The proposed front porch projection is 2.74m.

6. **Section 6(9)(1), By-law No. 7625**
The maximum permitted rear canopy projection is 1.80m.
The proposed rear canopy projection is 3.66m.
7. **Section 12.5A, By-law No. 7625**
The maximum permitted building length is 16.80m.
The proposed building length is 26.80m.

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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Arthur Forer (signed)

Astra Burka (signed)

Isaac Lallouz (signed)

DATE DECISION MAILED ON: Friday, September 12, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, September 24, 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.