

Thursday, May 21, 2015

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

File Number:	A902/14NY	Zoning	R4/RD(f15.0;a550)(x5)(ZR)
Owner(s):	ARMINDO JOAQUIM	Ward:	Don Valley East (34)
Agent:	ARMINDO JOAQUIM		
Property Address:	3 HERMIT CRT (PARTS 2)	Community:	North York
Legal Description:	PLAN 4760 LOT 854		

Notice was given and a Public Hearing was held on Thursday, May 21, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished. File Numbers B066/I4NY, A901/14NY, A902/14NY will be considered jointly.

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

- 1. Chapter 10.20.30.20(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 15m.
The proposed lot frontage is approximately 10.59m.
- 2. Chapter 10.20.30.40(1), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 25% of the lot area.
The proposed lot coverage is 26% of the lot area.
- 3. Chapter 900.3.10(5), Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed south side yard setback is 1.2m.
- 4. Chapter 10.20.40.70(2), Zoning By-law No. 569-2013**
The required minimum rear yard setback is 8.9m.
The proposed rear yard setback is 8.45m.
- 5. Section 13.2.4, Zoning By-law No. 7625**
The maximum permitted lot coverage is 25% of the lot area.
The proposed lot coverage is 26% of the lot area.
- 6. Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage and lot width is 15m.
The proposed lot frontage and lot width is approximately 10.59m.

7. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required south side yard setback is 1.5m.
The proposed south side yard setback is 1.2m.
8. **Section 13.2.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 18.03m.
9. **Section 13.2.3c, Zoning By-law No. 7625**
The minimum required rear yard setback is 9.5m.
The proposed rear yard setback is 8.45m.

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)

Morley Rosenberg (signed)

Astra Burka (signed)

Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, May 28, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 10, 2015

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.