

CITY OF TORONTO
COUNCILLOR FILION
or OCCUPANT
NORTH YORK CIVIC CENTRE
5100 YONGE ST
TORONTO ON

Thursday, October 29, 2015

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

File Number:	A0851/15NY	Zoning	RD (f15.0; a550) (x5) / R4 [WAIVER]
Owner(s):	FENGPING LU	Ward:	Willowdale (23)
Agent:	CHUAN LIANG ARCHITECTS	Heritage:	Not Applicable
Property Address:	63 NORTON AVE	Community:	North York
Legal Description:	PLAN 2400 LOT 359 PT LOT 360		

Notice was given and a Public Hearing was held on Thursday, October 29, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize a two-storey detached dwelling currently under construction.

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

- Chapter 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted finished first floor height above established grade is 1.20m.
The proposed finished first floor height above established grade is 1.30m.
- Section 6(30)a, By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The proposed finished first floor height is 1.58m.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Minor Variance Application is Approved on Condition**

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:


- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

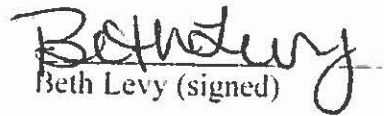
- 1) City of Toronto Municipal Code Chapter 813, Article II, City-owned trees
www.toronto.ca/trees/city_trees.htm
- 2) City of Toronto Municipal Code Chapter 813, Article III, Privately-owned trees
www.toronto.ca/trees/private_trees.htm


SIGNATURE PAGE

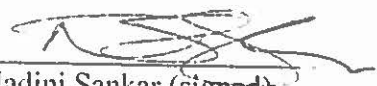
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Rick Ross (signed)


Wayne McEachern (signed)


Beth Levy (signed)

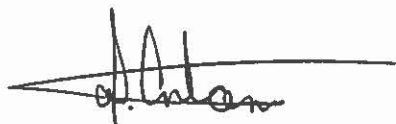

Giacomo Tonon (signed)


Nadini Sankar (signed)

DATE DECISION MAILED ON: Thursday, November 5, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, November 18, 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.

