



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

File Number:	A0728/15TEY	Zoning	RD(f10.5;d0.6)(x1329) & R1 Z0.6(ZZC)
Owner(s):	KHOSROW CHOUBINEH	Ward:	St. Paul's (22)
Agent:	FARZAD ZAHEDI		
Property Address:	256 CHAPLIN CRES	Community:	Toronto
Legal Description:	PLAN 2350 LOT 49		

Notice was given and a Public Hearing was held on **Thursday, September 24, 2015**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an integral below-grade garage.

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

- 1. Chapter 10.20.40.70 (1), By-law 569-2013**
The required minimum front yard setback is 6.15 m.
The new detached dwelling will be located 3.49 m from the south front lot line.
- 1. Section 6(3) Part II 2.(iii), By-law 438-86**
The minimum required front yard setback is 6.15 m.
The new detached dwelling will be located 3.49 m from the south front lot line.
- 2. Section 6(3) Part II 3.B(II), By-law 438-86**
The minimum required side yard setback for the portion of the building exceeding a depth of 17 m is 7.5 m.
The 3.76 m portion of the new detached dwelling, exceeding the 17 m depth, will be located 0.91 m from the east side lot line.
- 3. Section 6(3) Part IV 3.(II), By-law 438-86**
An integral garage in a building where the floor level of the garage is located below grade and the vehicle access to the garage is located in a wall facing the front lot line is not permitted.
The new detached dwelling will have an integral below grade garage.

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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DISSENTED

Alex Bednar

Michael Clark

Donald Granatstein

Wendy Smith

Lisa Valentini

DATE DECISION MAILED ON: **WEDNESDAY, SEPTEMBER 30, 2015**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **WEDNESDAY, OCTOBER 14, 2015**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & 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.