

CITY OF TORONTO
JOHN FILION
or OCCUPANT
COUNCILLOR
5100 YONGE ST

Wednesday, June 22, 2016

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

File Number:	A0421/16NY	Zoning	C7 [ZCC]
Owner(s):	M M & J SCHWARTZ INC	Ward:	Willowdale (23)
Agent:	MICHAEL COGAN	Heritage:	Not Applicable
Property Address:	384 SHEPPARD AVE E	Community:	North York
Legal Description:	PLAN 3770 PT LOT 1 RP 66R22735 PART 1		

Notice was given and a Public Hearing was held on Wednesday, June 22, 2016, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second and third storey addition to the south west portion of the existing two-storey commercial building.

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

- Section 29(3), By-law No. 7625**
The minimum required front yard setback is 18.00m.
The proposed front yard setback to the addition is 16.98m
- Section 6A(2)a, By-law No. 7625**
The minimum number of parking spaces required is 19.
The existing number of parking spaces is 12.

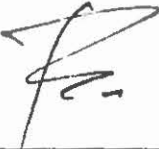
IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Minor Variance Application is Approved**

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

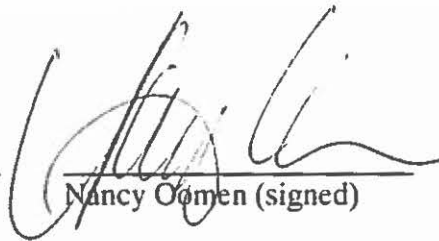
- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

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Edwin (Ted) Shepherd
(signed)



Nancy Oomen (signed)



Giacomo Tonon (signed)



Rick Ross (signed)

DATE DECISION MAILED ON: Wednesday, June 29, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, July 12, 2016

CERTIFIED TRUE COPY



for

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.