

Thursday, April 21, 2016

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

File Number:	A0068/16NY	Zoning	R1Z0.35 [WAIVER]
Owner(s):	HAMIDREZA SHAFIEI	Ward:	Don Valley West (25)
Agent:	FAR AMIR	Heritage:	Not Applicable
Property Address:	70 WEYBOURNE CRES	Community:	Toronto
Legal Description:	PLAN 1485 PT LOT 103 PT LOT 104		

Notice was given and a Public Hearing was held on Thursday, April 21, 2016, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling. The existing dwelling would be demolished.

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

- 1. Section 6(3), Part I 1, By-law No. 438-86**
The maximum permitted Gross Floor Area is 0.35 times the lot area.
The proposed Gross Floor Area is 0.57 times the lot area.
- 2. Chapter 10.20.40.40.(1), By-law No. 569-2013**
The maximum permitted Floor Space Index is 0.35 times the lot area.
The proposed Floor Space Index is 0.57 times the lot area.

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

File Number:	A0068/16NY	Zoning	R1Z0.35 [ZONING]
Owner:	HAMIDREZA SHAFIEI	Ward:	Don Valley West (25)
Agent:	FAR AMIR	Heritage:	Not Applicable
Property Address:	70 WEYBOURNE CRES	Community:	Toronto
Legal Description:	PLAN 1485 PT LOT 103 PT LOT 104		

Beth Levy (signed)

Wayne McEachern (signed)

Derek Lett (signed)

Rick Ross (signed)

DATE DECISION MAILED ON: Thursday, April 28, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, May 11, 2016

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