

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

North York Civic Centre  
5100 Yonge Street  
North York, Ontario  
Canada, M2N 5V7  
Tel.: (416) 397-5330  
Fax: (416) 395-7200

Thursday, May 12, 2016

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

File Number:	A1140/15NY	Zoning	R4/RD (f15.0; a550) (x5)[ZONING]
Owner(s):	HARWINDER KALSI	Ward:	Willowdale (23)
Agent:	PMP DESIGN GROUP	Heritage:	Not Applicable
Property Address:	271 POYNTZ AVE	Community:	North York
Legal Description:	PLAN 1743 LOTS 724 AND 725		

Notice was given and a Public Hearing was held on Thursday, May 12, 2016, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To legalize and to maintain the existing three-storey dwelling.

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

- Chapter 10.5.40.10(5), By-law No. 569-2013**  
A minimum of 10m<sup>2</sup> of the first floor must be within 4m of the front main wall.  
The proposed is 0m<sup>2</sup>.
- Chapter 10.20.40.10.(3), By-law No. 569-2013**  
The maximum permitted number of storeys is 2.  
The proposed number of storeys is 3.
- Chapter 10.20.40.10.(6), By-law No. 569-2013**  
The maximum permitted finished first floor height above established grade is 1.2m.  
The proposed finished first floor height above established grade is 1.56m.
- Chapter 10.20.40.50.(1), By-law No. 569-2013**  
The maximum permitted area of each platform at or above the second storey of a detached house is 4.0m<sup>2</sup>.  
The proposed area of the rear platform (deck) at or above the second storey is 7.8m<sup>2</sup>.
- Section 6(30)a, By-law No. 7625**  
The maximum permitted finished first floor height is 1.5m.  
The proposed finished first floor height is 1.71m.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**


**The Minor Variance Application is Refused**

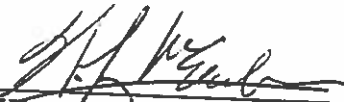
It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- 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.

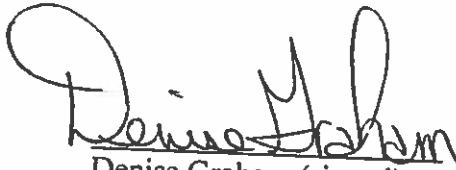
**SIGNATURE PAGE**

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Rick Ross (signed)

  
Wayne McEachern (signed)

  
Giacomo Tonon (signed)

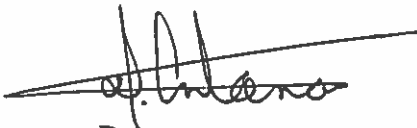
  
Denise Graham (signed)

  
Derek Lett (signed)

DATE DECISION MAILED ON: Thursday, May 19, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 1, 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](http://www.omb.gov.on.ca).

