

Thursday, June 9, 2016

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

File Number:	A0038/16NY	Zoning	RD (f15.0; a550) (x5) / R4 [ZZC]
Owner(s):	HE CHAOWU CHAO WU HE	Ward:	Willowdale (23)
Agent:	ARK GROUP CONSRUCTION AND DEV INC	Heritage:	Not Applicable
Property Address:	53 CARNEY RD	Community:	North York
Legal Description:	PLAN 2056 N PT LOT 46		

Notice was given and a Public Hearing was held on Thursday, June 9, 2016, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a two-storey detached dwelling with an integral garage currently under construction.

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

- Chapter 10.20.40.10.(1), By-law No. 569-2013**
The maximum permitted height of a building or structure is 7.2m.
The proposed height of the building is 10.08m.
- Section 13.2.6, By-law No. 7625**
The maximum permitted building height is 8m.
The proposed building height is 10.31m.


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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Beth Levy (signed)


Giacomo Tonon (signed)


Denise Graham (signed)

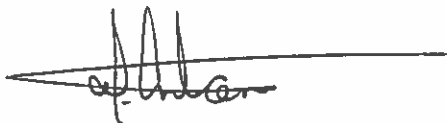

Derek Lett (signed)


Bruce Mullock (signed)

DATE DECISION MAILED ON: Thursday, June 16, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 29, 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.