



City Planning Division

Committee of Adjustment  
Toronto and East York District

100 Queen Street West, 1<sup>st</sup> Floor  
Toronto, Ontario M5H 2N2  
Tel: 416-392-7565  
Fax: 416-392-0580

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

File Number:	A0819/16TEY	Zoning	R (d0.6)(x843) & R2 Z0.6 (Waiver)
Owner(s):	2405324 ONTARIO INC.	Ward:	Toronto Centre-Rosedale (27)
Agent:	NICHOLAS ANCERL	Heritage:	Not Applicable
Property Address:	<b>46 SHAFTESBURY AVE</b> <b>(PARTS 1 &amp; 4)</b>	Community:	Toronto
Legal Description:	PLAN 662 PT LOT A & 14		

Notice was given and a Public Hearing was held on **Wednesday, November 2, 2016**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey semi-detached dwelling.

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

- Chapter 10.10.30.20 (1)(B), By-law 569-2013**  
The required minimum lot area is 180 m<sup>2</sup>.  
The area of the conveyed lot will be 154.43 m<sup>2</sup>.
- Chapter 10.10.40.30 (1)(A), By-law 569-2013**  
The permitted maximum building depth is 17.0 m.  
The new semi-detached dwelling will have a depth of 17.81 m.
- Chapter 10.10.40.70.(3), By-law 569-2013**  
The minimum required side yard setback for a semi-detached dwelling is 0.9 m  
The altered semi-detached dwelling will be located 0.46 m from the west side lot line.

Applications **B0057/16TEY, A0819/16TEY, A0820/16EY, and A0821/16TEY** are considered jointly.

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

**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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Nancy Oomen (signed)

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Edmund Carlson (signed)

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Ewa Modlinska (signed)

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Worrick Russell (signed)

DATE DECISION MAILED ON: **Tuesday, November 8, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, November 22, 2016**

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 \$300.00, 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).