

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

File Number:	A1290/15TEY	Zoning	R (f4.5;d1.0)(x835) & R3 Z1.0 (ZZC)
Owner(s):	LEYLA SOLEYMANI	Ward:	Trinity-Spadina (20)
Agent:	TONY HENRIQUES	Heritage:	Not Applicable
Property Address:	87 HURON ST	Community:	Toronto
Legal Description:	PLAN 364 PT LOTS 7 TO 10 RP 66R26038 PART 1		

Notice was given and a Public Hearing was held on **Tuesday, September 13, 2016**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a secondary suite by converting the existing detached dwelling containing one residential unit into a detached dwelling containing two residential units.

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

Chapter 150.10.40.1.(1), By-law 569-2013

A secondary suite is a permitted use provided that the entire building was constructed more than 5 years prior to the introduction of a secondary suite.

The entire building was constructed less than 5 years prior to the introduction of the subject secondary suite.

Section 6(2) 1(ii), By-law 438-86

A converted house is a permitted use provided the whole of the building or structure as it stands before conversion is at least five years old.

The whole of the building as it stands before conversion is less than 5 years old.

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 refuse 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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Michael Clark (signed)

Carl Knipfel (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **MONDAY, SEPTEMBER 19, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **MONDAY, OCTOBER 3, 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.