TORONTO
City Planning Division

Committee of Adjustment
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5V7
Tel: 416 395-7000
Fax: 416 395-720

Thursday, January 12, 2017

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

File Number:	A0869/16NY	Zoning	R4(94)/RD (f15.0; a550) (x5)(ZR)
Owner(s):	ALI ARYANA	Ward:	Eglinton-Lawrence (16)
Agent:	NAZANIN MIRAHMADI	Heritage:	Not Applicable
Property Address:	**93 GREY RD (PART 1)**	Community:	North York
Legal Description:	PLAN 1706 PT LOTS 34 TO 37		

Notice was given and a Public Hearing was held on Thursday, January 12, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached two-storey dwelling with an integral garage. The existing dwelling would be demolished.

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

1. **Chapter 10.5.40.10.(5), Zoning By-law No. 569-2013**
   A minimum of 10m² of the first floor area must be within 4m of the front wall.
   There is 5.3m² proposed within 4m of the front wall.

2. **Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
   A) The required minimum lot area is 550m².
   The proposed lot area is 353.03m².

3. **Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
   A) The required minimum lot frontage is 15m.
   The proposed lot frontage is 7.62m.

4. **Chapter 900.3.10(5) - Exceptions for RD Zone], Zoning By-law No. 569-2013**
   The required minimum side yard setbacks are 1.8m each side.
   The proposed north side yard setback is 1.2m.

5. **Chapter 900.3.10(5) - Exceptions for RD Zone], Zoning By-law No. 569-2013**
   The required minimum side yard setbacks are 1.8m each side.
   The proposed south side yard setback is 0.6m.

6. **Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage is 15m.
The proposed lot frontage is 7.62 m.

7. **Section 13.2.2, Zoning By-law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 353.03m²,

8. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed north side yard setback is 1.2m.

9. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed south side yard setback 0.6m.

10. **Section 6(8), Zoning By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed.

11. **Section 13.2.3(a), Zoning By-law No. 7625**
The minimum required front yard setback is 7.5m.
The proposed front yard setback is 6m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **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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Denise Graham (signed) Giacomo Tonon (signed) Rick Ross (signed)

Wayne McEachern (signed)

DATE DECISION MAILED ON: Thursday, January 19, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, February 1, 2017

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 $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.