

Wednesday, April 18, 2018

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

File Number:	A0974/17NY	Zoning	RD/R4 [WAV]
Owner(s):	ANNELISE BORK	Ward:	Willowdale (23)
Agent:	DAVOOD MORAD	Heritage:	Not Applicable
Property Address:	319 HORSHAM AVE	Community:	North York
Legal Description:	PLAN 2057 PT LOT 113		

Notice was given and a Public Hearing was held on Wednesday, April 18, 2018, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling with integral garage. File Numbers B0066/17NY, A0975/17NY, A0974/17NY will be considered jointly.

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

- Chapter 10.20.30.40, By-Law No. 569-2013**
The maximum permitted coverage is 30% of the lot area.
The proposed coverage is 31.3% of the lot area.
- Chapter 10.20.40.70 & Exception RD5, By-Law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 0.9m.
- Chapter 10.20.40.70 & Exception RD5, By-Law No. 569-2013**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
- Chapter 10.5.40.10 (5), By-Law No. 569-2013**
A minimum of 10m² of the first floor must be within 4m of the main front wall.
The proposed first floor within 4m of the main front wall is 3.3m².
- Chapter 10.5.40.60 (1), By-Law No. 569-2013**
The minimum required distance to the west side lot line is 1.8m.
The proposed front porch is 1.2m from the west side lot line.
- Chapter 10.20.30.20, By-Law No. 569-2013**
The minimum required lot frontage is 15m.
The proposed lot frontage is 9.75m.

7. **Chapter 10.20.30.10, By-Law No. 569-2013**
The minimum required lot area is 550m².
The proposed lot area is 396.8m².
8. **Section 13.2.1/6(8), By-Law No. 7625**
The minimum required lot frontage and width is 15m.
The proposed lot frontage and width is 9.75m.
9. **Section 13.2.2, By-Law No. 7625**
The minimum required lot area is 550m².
The proposed lot area is 396.8m²
10. **Section 13.2.4, By-Law No. 7625**
The maximum permitted coverage is 30% of the lot area.
The proposed coverage is 31.3% of the lot area.
11. **Section 13.2.3 & 13.2.3A, By-Law No. 7625**
The minimum required side yard setback is 1.5m.
The proposed east side yard setback is 0.9m.
12. **Section 13.2.3 & 13.2.3A, By-Law No. 7625**
The minimum required side yard setback is 1.5m.
The proposed west side yard setback is 1.2m.

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

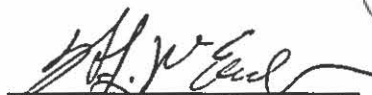
It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

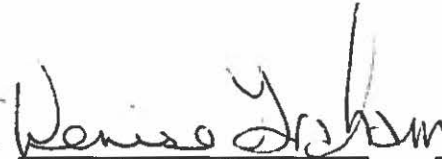
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

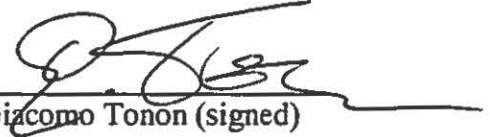
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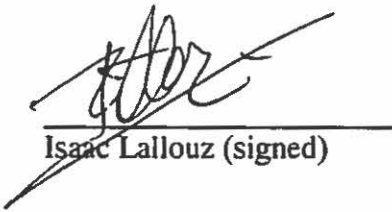
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Property Address: 319 HORSHAM AVE
Legal Description: PLAN 2057 PT LOT 113

Zoning: RD/R4 [WAV]
Ward: Willowdale (23)
Heritage: Not Applicable
Community: North York


Wayne McEachern (signed)


Denise Graham (signed)


Giacomo Tonon (signed)


Isaac Lallouz (signed)

DATE DECISION MAILED ON: Wednesday, April 25, 2018

LAST DATE OF APPEAL: Tuesday, May 8, 2018

CERTIFIED TRUE COPY



 Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- \$300 for each appeal filed regardless if related and submitted by the same appellant
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
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Wednesday, April 18, 2018

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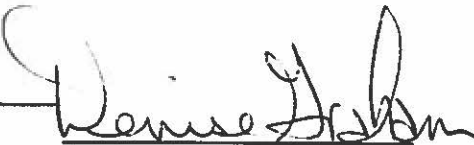
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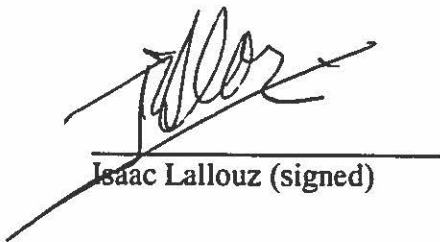
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