

Thursday, June 20, 2019

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

File Number: A0161/19EYK
Property Address: 1039 WESTON RD
Legal Description: PLAN 2144 PT LOT 4
Agent: IRFAN AKRAM
Owner(s): MALAHAT AHMAD IRFAN AKRAM
Zoning: RM
Ward: York South-Weston (05)
Community:
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, June 20, 2019, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a double duplex and to remove the existing secondary suite in the basement.

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

- 1. Section 10.5.40.50.(2), By-law 569-2013**
The minimum required side yard setback for a platform without main walls such as a deck, balcony or similar structure, attached to or within 0.3 m of a building is 1.2 m.
The existing platform at the rear is located 0.09 m from the east side lot line and the existing basement walk-out is located 0.33 m from the east side lot line.
- 2. Section 10.5.50.10.(3)(B), By-law 569-2013**
A minimum of 25% of the required rear yard landscaping shall be maintained as soft landscaping (18.24 m²).
A total of 11% of the required rear yard landscaping is being maintained as soft landscaping (7.96 m²).
- 3. Section 200.5.10.1.(1), By-law 569-2013 & Section 3.2.1D.1, By-law 1-83**
A minimum of 2 parking spaces are required.
A total of 1 parking space is being provided.

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 Approved

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

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Allan Smithies (signed)
(signed)

Douglas Colbourne (signed)

Edwin (Ted) Shepherd

DATE DECISION MAILED ON: Friday, June 28, 2019

LAST DATE OF APPEAL: Wednesday, July 10, 2019

CERTIFIED TRUE COPY

Barbara Bartosik
Manager & Deputy Secretary Treasurer
Etobicoke 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 on the signature page.

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 Local Planning Appeal Tribunal (LPAT) 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 or USB;
- \$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.

LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS

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

- a completed LPAT Appellant Form (A1) in **paper format**;
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the Minister of Finance by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Environmental & Lands Tribunals Ontario (ELTO) website at <http://elto.gov.on.ca/tribunals/lpat/forms/>.

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Local Planning Appeal Tribunal (LPAT)** should be submitted in accordance with the instructions above.