

NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A0018/16TEY	Zoning	R (d0.6) (x771) & R2 Z0.6 (ZZC)
Owner(s):	AIDAN LIN	Ward:	Beaches-East York (32)
Agent:	JOHN RAMIREZ	Heritage:	Not Applicable
Property Address:	70 BELLEFAIR AVE	Community:	Toronto
Legal Description:	PLAN 984 PT LOT 87		

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

PURPOSE OF THE APPLICATION:

To alter the existing two-storey detached dwelling by constructing: a partial third-floor addition, rear two-storey addition with rooftop terrace, new front porch, new integral garage, and new rear deck.

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

1. Chapter 10.10.40.40.(1), By-law 569-2013

The maximum permitted floor space index is 0.6 times the area of the lot (131.55 m²).

The altered detached dwelling will have a floor space index equal to 1.038 times the area of the lot (227.70 m²).

1. Section 6(3) Part I 1, By-law 438-86

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The altered detached dwelling will have a floor space index equal to 1.038 times the area of the lot (227.70 m²).

2. Section 6(3) Part II 3.B(II), By-law 438-86

The minimum required side lot line setback for portions of the building not exceeding 17.0 m in depth where the side wall contains openings is 0.9 m.

In this case, the north side lot line setback will be 0.62 m and the south side lot line setback will be 0.26 m.

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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Robert Brown (signed)

Edmund Carlson (signed)

Ewa Modlinska (signed)

Nancy Oomen (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: **Tuesday, April 19, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, May 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 \$125.00, 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.