



City Planning Division  
Ted Tynorl, Chief Planner and Executive Director

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342116 ONTARIO LTD  
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CANADA

Tuesday, October 17, 2006

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

File Number:	A477/06EYK	Zoning	LC1 (PPR)
Owner(s):	342116 ONTARIO LTD	Ward:	Etobicoke-Lakeshore (05)
Agent:	SONJA JERVIC	Community:	
Property Address:	104 ADVANCE RD		
Legal Description:	REG COMP PL 9875 LT64		

Notice was given and a Public Hearing was held on Thursday, October 12, 2006, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To convert the existing industrial building into a day care centre.

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

1. **Section 320-18.D.(2)**  
A total of 12 on-site parking spaces are required.  
No on-site parking spaces will be provided.
2. **Section 304-36.B.(1)**  
A landscaped strip, at least 4.5 m wide, shall be provided along the entire front lot line.  
No landscaping will be provided along the front lot line located on Advance Road.
3. **Section 304-36.G.(1) and (2)**  
No parking space shall be located closer than 4.5 m from a lot line abutting a street, and the vehicular access shall not exceed 10.5 m in width.  
The front yard parking spaces will be located at 0 m from the lot line abutting Advance Road, and the access will have a width of 18.27 m.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

It is the decision of the Committee of Adjustment to approve 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.

This decision is subject to the following conditions:

- (1) The applicant shall obtain Site Plan Approval, to the satisfaction of Community Planning.
- (2) The following conditions shall be fulfilled not later than September 4, 2007, to the satisfaction of Traffic Planning, Transportation Services:
  - (i) The proposed parking stall for the physically disabled shall be designed according to Etobicoke Engineering Standard No. 228 (1 and 2) and signed according to Section 183-23 of the Municipal Code;
  - (ii) The applicant shall enter into a boulevard parking agreement with the City of Toronto for the parking stalls proposed in the Advance Road right-of-way; and
  - (iii) The Lease and the Licence Agreement shall be executed between the applicant and the owner and shall be registered on title.
- (3) The grant of minor variance shall extend for a term of 5 years, expiring on June 30, 2011.