

Tuesday, April 24, 2007

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

File Number:	A158/07EYK	Zoning	R2 (Waiver)
Owner(s):	VITOR CORDEIRO	Ward:	York South-Weston (11)
Agent:	GABE FARAONE		
Property Address:	<b>39 ASTORIA AVE – PART 1</b>	Community:	
Legal Description:	PL 2290 E PT LT6 W PT LT7		

Notice was given and a Public Hearing was held on Thursday, April 19, 2007, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To demolish the existing dwelling and to construct the west half of a pair of two-storey semi-detached dwellings, each with an integral single car garage.

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

**Section 8.3.(a), By-law 1-83**

The minimum required lot frontage is 6 m.

The lot frontage is 5.71 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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Douglas S. Colbourne  
(signed)

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Carlene Whittingham  
(signed)

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Paul Valenti (signed)

DATE DECISION MAILED ON: Friday, April 27, 2007

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, May 9, 2007

CERTIFIED TRUE COPY

Susanne Pringle  
Acting Manager & Deputy Secretary Treasurer  
Etobicoke 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](http://www.omb.gov.on.ca).