

Tuesday, July 3, 2007

**NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)**

File Number:	B74/06EYK	Zoning:	R5 (PPR)
Owner(s):	BABITA SINGH DHIRENDRA SINGH	Ward:	York South-Weston (11)
Agent:	PAUL CARAVAGGIO		
Property Address:	19 MAPLE BUSH AVE	Community:	
Legal Description:	PLAN 1945 LOT 113 TO 114		

Notice was given and the application considered on Thursday, June 28, 2007, as required by the Planning Act.

THE CONSENT REQUESTED:

To sever the property into two residential lots.

Retained - Part 1**21 Maple Bush Avenue (Address to be assigned)**

The lot frontage is 7.62 m and the lot area is 255 m². The existing dwelling will be demolished and the property will be developed as the site of a two-storey single family detached dwelling with an integral garage, below grade.

Conveyed - Part 2**19 Maple Bush Avenue**

The lot frontage is 7.62 m and the lot area is 255 m². The existing dwelling will be demolished and the property will be developed as the site of a two-storey single family detached dwelling with an integral garage, below grade.

File Numbers B74/06EYK, A599/06EYK and A600/06EYK are considered jointly.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Consent Application is Refused**

It is the decision of the Committee of Adjustment to **refuse** the applicant's request for consent.

The **reason** for the decision is that, in the opinion of the Committee of Adjustment, the proposal does not satisfy the matters that the Committee has to have regard to under **subsection 51(24) of the Planning Act**.

SIGNATURE PAGE

File Number:	B74/06EYK	Zoning	R5 (PPR)
Owner(s):	BABITA SINGH DHIRENDRA SINGH	Ward:	York South-Weston (11)
Agent:	PAUL CARAVAGGIO		
Property Address:	19 MAPLE BUSH AVE	Community:	
Legal Description:	PLAN 1945 LOT 113 TO 114		

Douglas S. Colbourne
(signed)

Rick Florio (signed)

DATE DECISION MAILED ON: Friday, July 6, 2007

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, July 26, 2007

CERTIFIED TRUE COPY

Susanne Pringle
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.

NOTE: Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Tuesday, July 3, 2007

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

File Number:	A599/06EYK	Zoning	R5 (PPR)
Owner(s):	BABITA SINGH DHIRENDRA SINGH	Ward:	York South-Weston (11)
Agent:	PAUL CARAVAGGIO		
Property Address:	19 MAPLE BUSH AVE - PART 2	Community:	
Legal Description:	PLAN 1945 LOT 113 TO 114		

Notice was given and a Public Hearing was held on Thursday, June 28, 2007, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey single family detached dwelling with an integral garage, below grade.

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

- 1. Section 14.2.1.1, By-law 7625**
The minimum required lot frontage is 15 m.
The lot frontage is 7.62 m.
- 2. Section 6.(8), By-law 7625**
The lot width shall not be less than the lot frontage requirements for the zone in which the building is to be constructed.
The lot width is 7.62 m.
- 3. Section 14.2.2.1, By-law 7625**
The minimum required lot area is 550 m².
The lot area is 255 m².
- 4. Section 14.2.3A, By-law 7625**
The minimum required side yard setback is 1.5 m.
The new dwelling will be located 0.63 m from the west side lot line and 1.2 m from the east side lot line.
- 5. Section 13.2.3.(c). By-law 7625**
The minimum required rear yard setback is 9.5 m.
The new dwelling will be located 7.44 m from the rear lot line.

6. **Section 14.2.4, By-law 7625**
The maximum permitted coverage is 35% of the lot area (89.25 m²).
The new dwelling will cover 42% of the lot area (107.1 m²).
7. **Section 14.2.5A.1.1, By-law 7625**
The maximum permitted dwelling depth is 16.8 m.
The new dwelling will have a depth of 18.94 m.
8. **Section 6.(30)(a)(i)., By-law 7625**
The finished first floor elevation of a single detached dwelling shall be no higher than 1.5 m above established grade.
The new dwelling will have a finished first floor height of 2.61 m above established grade.

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

File Number:	A599/06EYK	Zoning	R5 (PPR)
Owner:	BABITA SINGH DHIRENDRA SINGH	Ward:	York South-Weston (11)
Agent:	PAUL CARAVAGGIO		
Property Address:	19 MAPLE BUSH AVE - PART 2	Community:	
Legal Description:	PLAN 1945 LOT 113 TO 114		

Douglas S. Colbourne
(signed)

Rick Florio (signed)

DATE DECISION MAILED ON: Friday, July 6, 2007

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, July 18, 2007.

CERTIFIED TRUE COPY

Susanne Pringle
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.

Tuesday, July 3, 2007

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

File Number:	A600/06EYK	Zoning:	R5 (PPR)
Owner(s):	BABITA SINGH DHIRENDRA SINGH	Ward:	York South-Weston (11)
Agent:	PAUL CARAVAGGIO		
Property Address:	19 MAPLE BUSH AVE - PART 1	Community:	
Legal Description:	PLAN 1945 LOT 113 TO 114		

Notice was given and a Public Hearing was held on Thursday, June 28, 2007, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey single family detached dwelling with an integral garage, below grade.

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

- 1. Section 14.2.1.1, By-law 7625**
The minimum required lot frontage is 15 m.
The lot frontage is 7.62 m.
- 2. Section 6.(8), By-law 7625**
The lot width shall not be less than the lot frontage requirements for the zone in which the building is to be constructed.
The lot width is 7.62 m.
- 3. Section 14.2.2.1, By-law 7625**
The minimum required lot area is 550 m².
The lot area is 255 m².
- 4. Section 14.2.3A, By-law 7625**
The minimum required side yard setback is 1.5 m.
The new dwelling will be located 0.63 m from the west side lot line and 1.2 m from the east side lot line.
- 5. Section 13.2.3.(c). By-law 7625**
The minimum required rear yard setback is 9.5 m.
The new dwelling will be located 7.42 m from the rear lot line.

6. **Section 14.2.4, By-law 7625**
The maximum permitted coverage is 35% of the lot area (89.25 m²).
The new dwelling will cover 42% of the lot area (107.1 m²).
7. **Section 14.2.5A.1.1, By-law 7625**
The maximum permitted dwelling depth is 16.8 m.
The new dwelling will have a depth of 18.94 m.
8. **Section 6.(30)(a)(i)., By-law 7625**
The finished first floor elevation of a single detached dwelling shall be no higher than 1.5 m above established grade.
The new dwelling will have a finished first floor height of 2.59 m above established grade.

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

File Number:	A600/06EYK	Zoning	R5 (PPR)
Owner:	BABITA SINGH DHIRENDRA SINGH	Ward:	York South-Weston (11)
Agent:	PAUL CARAVAGGIO		
Property Address:	19 MAPLE BUSH AVE - PART 1	Community:	
Legal Description:	PLAN 1945 LOT 113 TO 114		

Douglas S. Colbourne
(signed)

Rick Florio (signed)

DATE DECISION MAILED ON: Friday, July 6, 2007

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, July 18, 2007

CERTIFIED TRUE COPY

Susanne Pringle
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.

