

Wednesday, March 12, 2008

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

File Number:	A0589/07NY	Zoning	R1A
Owner(s):	CHRISTOPHER RODNEY SCHNECK	Ward:	Don Valley West (26)
Agent:	M J DESIGN CONSULTANTS INC		
Property Address:	<b>165 PARKHURST BLVD</b>	Community:	
Legal Description:	PL 2120 LT327 PT LT329		

Notice was given and a Public Hearing was held on Wednesday, March 12, 2008, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This is an application under Section 45 of the Planning Act, for variance from the provisions of the East York Zoning By-law 1916, as amended, to permit the existing one storey addition (porch enclosure) attached to the rear of the dwelling to be maintained as constructed. Also proposed is the construction of a second storey addition above the rear one storey portion of the dwelling.

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

1. Proposed Floor Space Index of 0.6 times the area of the lot (247m<sup>2</sup>)  
WHEREAS a maximum Floor Space Index of 0.45 times the area of the lot (185.2m<sup>2</sup>) is permitted;
2. Existing and proposed dwelling length of 16.77m  
WHEREAS a maximum dwelling length of 16.75m is permitted; and
3. Proposed dwelling height of 8.7m  
WHEREAS a maximum dwelling height of 8.5m is permitted.

**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 APPROVE the following variance(s)

2. Existing and proposed dwelling length of 16.77m  
WHEREAS a maximum dwelling length of 16.75m is permitted; and
3. Proposed dwelling height of 8.7m  
WHEREAS a maximum dwelling height of 8.5m is permitted.

It is the decision of the Committee of Adjustment to **MODIFY AND APPROVE** the following variance(s)

1. Proposed Floor Space Index of **0.54** times the area of the lot (**222.3m<sup>2</sup>**)  
WHEREAS a maximum Floor Space Index of 0.45 times the area of the lot (185.2m<sup>2</sup>) is permitted;

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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David Peacock (signed)

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Donna McCormick  
(signed)

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Isaac Lallouz (signed)

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Jason Tsang (signed)

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Virginia A. Solomon  
(signed)

DATE DECISION MAILED ON: Thursday, March 20, 2008

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 1, 2008

CERTIFIED TRUE COPY

Denise Rundle (signed)  
Manager & Deputy Secretary Treasurer  
North 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).