

Wednesday, August 27, 2008

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

File Number:	A0660/08TEY	Zoning	R4 Z0.6 (PPR)
Owner(s):	GEORGE DOBLE BOWMAN ALAN WESLEY BOWMAN	Ward:	Trinity-Spadina (19)
Agent:	ALAN BOWMAN		
Property Address:	36 HALTON ST	Community:	
Legal Description:	PL 371 PT LT17		

Notice was given and a Public Hearing was held on Wednesday , August 27, 2008, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit the semi-detached dwelling to be maintained on a reduced size lot.

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

- 1. Section 6(3) Part II 4, Zoning By-law No. 438-86**
The by-law requires a building to have a minimum rear yard setback of 7.5 m.
The proposed rear yard setback is 0.90 m.
- 2. Section 6(3) Part VII 1(II), Zoning By-law No. 438-86**
The by-law requires a lot to have minimum lot frontage of 6.0 m.
The proposed lot frontage is 5.64 m.
- 3. Section 4(4)(B), Zoning By-law No. 438-86**
The by-law requires a minimum of 1 parking space to be provided.
The proposed number of parking spaces is 0.

The Committee will consider, jointly, Applications B0091/08TEY and A660/08TEY

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:	A0660/08TEY	Zoning	R4 Z0.6 (PPR)
Owner(s):	GEORGE DOBLE BOWMAN ALAN WESLEY BOWMAN	Ward:	Trinity-Spadina (19)
Agent:	ALAN BOWMAN		
Property Address:	36 HALTON ST	Community:	
Legal Description:	PL 371 PT LT17		

Robert Brown (signed)

Gillian Burton (signed)

George Vasilopoulos
(signed)

DATE DECISION MAILED ON: Tuesday, September 2, 2008

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, September 16, 2008

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.