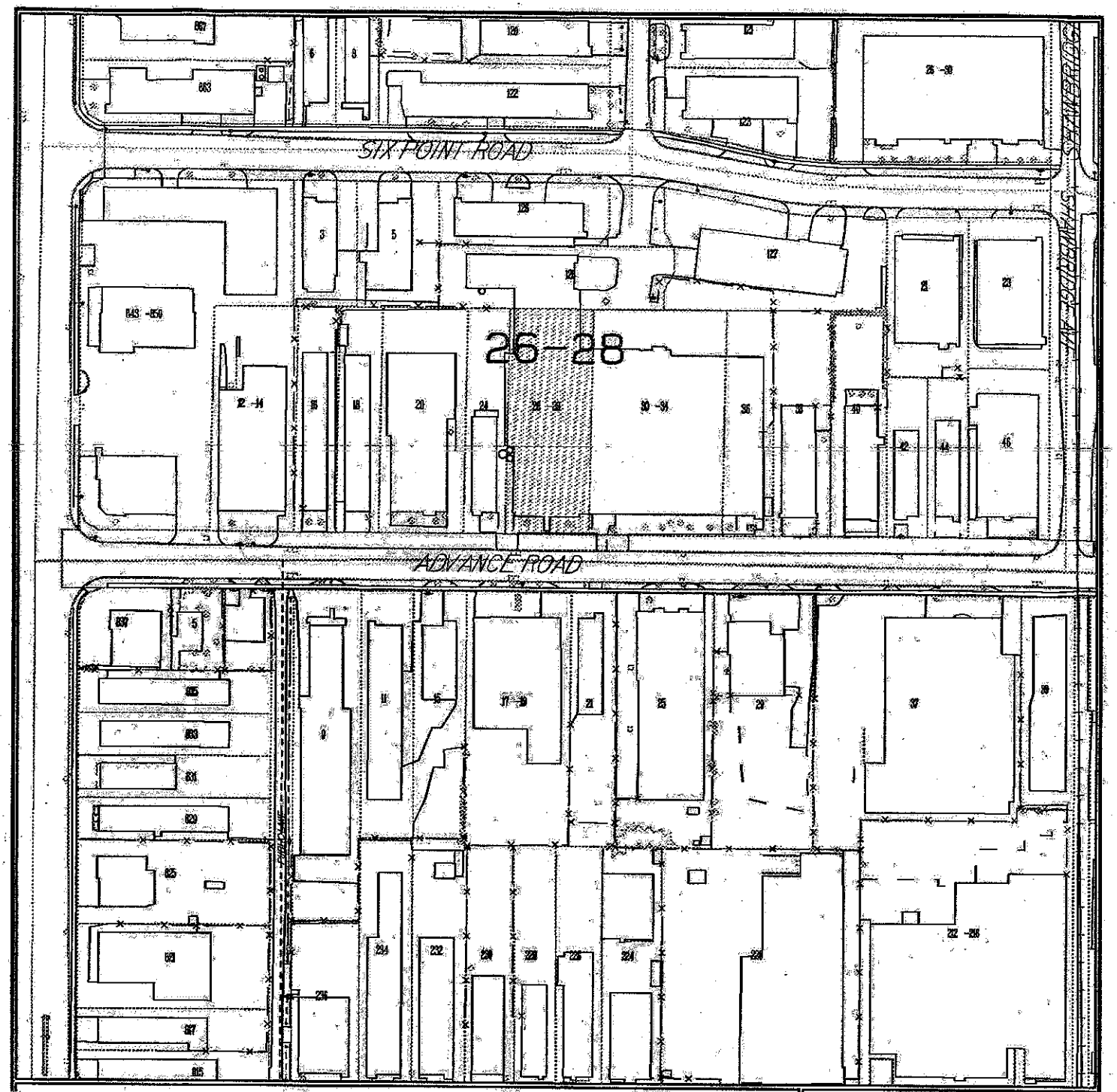
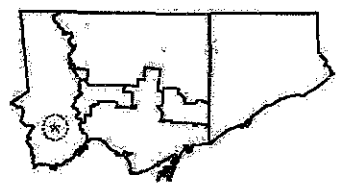


26 - 36 Advance Road

Commericial Boulevard Parking

KEY MAP



TORONTO

CAVEAT:
EVERY REASONABLE EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION APPEARING ON THIS MAP IS ACCURATE AND CURRENT. WE BELIEVE THE INFORMATION TO BE RELIABLE. HOWEVER, THE CITY OF TORONTO ASSUMES NO RESPONSIBILITY OR LIABILITY DUE TO ERRORS OR OMISSIONS. THE INFORMATION DEPICTED BY THIS DOCUMENT IS FOR REFERENCE PURPOSES ONLY, AND NOT INTENDED TO REPLACE FIELD VERIFICATION AND STAKE-OUTS AS NORMALLY REQUIRED BY ACCEPTED CONSTRUCTION PRACTICES AND REGULATIONS.


Dampfmeier

TORONTO
City Planning Division
Gary Wright, Chief Planner and Executive Director

Etobicoke York District
2 Civic Centre Court
Toronto ON M9C 5A3
Tel: 416 394-8060
Fax: 416 394-6042

Thursday, December 11, 2008

NOTICE OF DECISION

MINOR VARIANCE/PERMISSION

(Section 45 of the Planning Act)

File Number:	A587/08EYK	Zoning	I-C1 (PPR)
Owner(s):	ALFONS DIMPFLMEIER	Ward:	Etobicoke-Lakeshore (05)
Agent:	EROS FIACCONI EGF ASSOCIATES		
Property Address:	**26-36 ADVANCE RD**	Community:	
Legal Description:	REG COMP PL 9875 LT24		

Notice was given and a Public Hearing was held on Thursday, December 11, 2008, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct two additions at the east and west sides of the building, for storage and warehouse purposes.

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

Section 320-18(F)(2) & (3)(f)
A minimum of 117 on-site legal parking spaces are required for the manufacturing and retail areas of the industrial bakery.
A total of 77 parking spaces are provided of which 57 are legal.

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 authorize 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.

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize 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 condition(s):

The following conditions shall be fulfilled to the satisfaction of Traffic Planning/Right-of-Way Management:

1) The owner is required to revise the existing boulevard parking agreement on Advance Road, and enter into an agreement to permit vehicle parking within the Six Point Road right-of-way.

2) The applicant satisfies these conditions at no cost to the City within one year of the Committee of Adjustment or OMB Decision.

SIGNATURE PAGE

File Number:	A587/08EYK	Zoning	I-C1 (PPR)
Owner:	ALFONS DIMPFLMEIER	Ward:	Etobicoke-Lakeshore (05)
Agent:	EROS FIACCONI EGF ASSOCIATES		
Property Address:	**26-36 ADVANCE RD**	Community:	
Legal Description:	REG COMP PL 9875 LT24		

Carlene Whittingham (signed)

Douglas S. Colbourne (signed)

Mary-Anne Popescu (signed)

Rick Florio (signed)

DATE DECISION MAILED ON: Friday, December 19, 2008.

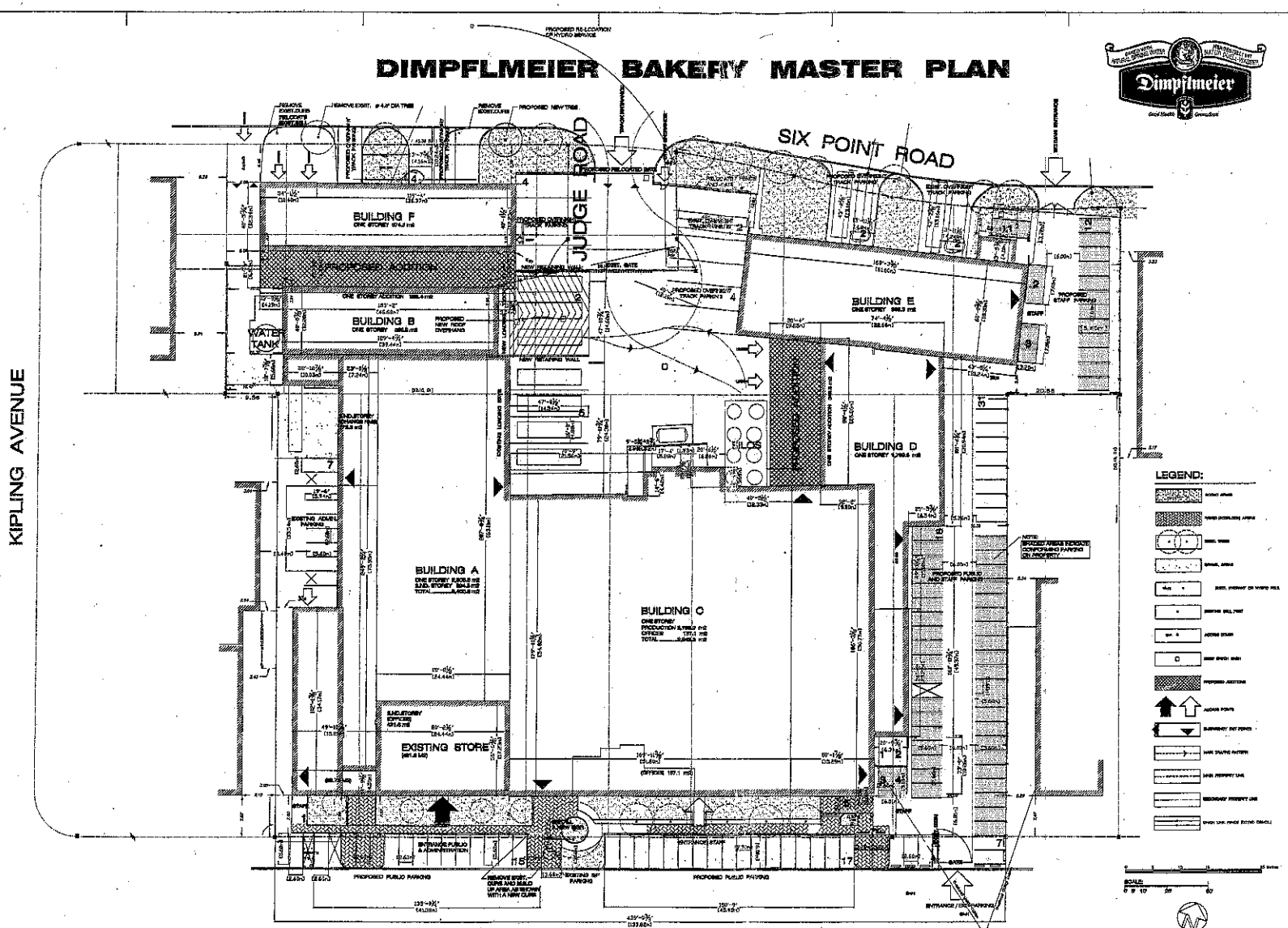
LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, December 31, 2008.

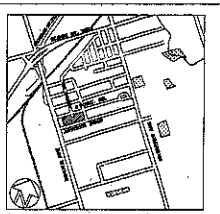
CERTIFIED TRUE COPY

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.

DIMPFLMEIER BAKERY MASTER PLAN





H.T.S. KEY PLAN

SITE STATISTICS:

PARKING STATISTICS:

SPACE ALLOCATION STATISTICS:

BUILDING A	
BUILDING B	
BUILDING C	
BUILDING D	
BUILDING E	
BUILDING F	
ADDITION D	
ADDITION F	

LEGEND:

DIMPFLMEIER BAKERY LIMITED

26-36 ADVANCE ROAD, TORONTO, ONTARIO

SITE PLAN SCALE: 1:200

1 ISSUED FOR SITE PLAN APPROVAL JAN. 21.2008

2 ISSUED FOR PAL (REVISED PARKING) OCT.09.2008

Building Permit Services by Architect Inc.