

Thursday February 19, 2009

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

|                    |  |            |                        |
|--------------------|--|------------|------------------------|
| File Number:       | A36/09EYK  | Zoning     | MC (Waiver)            |
| Owner(s):          | 2006804 ONTARIO INC                              | Ward:      | York South-Weston (12) |
| Agent:             | ADRIAN LITAVSKI<br>KENTRIDGE JOHNSTON<br>LIMITED |            |                        |
| Property Address:  | <b>2321 KEELE ST</b>                             | Community: |                        |
| Legal Description: | PLAN 4133 N PT LOT 4                             |            |                        |

Notice was given and a Public Hearing was held on Thursday, February 19, 2009, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To maintain the existing motor vehicle body repair shop.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****Section 33(2)(b)(iii), By-law 7625**

On a lot that is across any street from an R or RM Zone, a motor vehicle body repair shop is prohibited.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:****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):

1. The Committee of Adjustment's decision of approval shall be valid for a period of two years, expiring on March 11, 2011.

The following conditions shall be fulfilled to the satisfaction of Traffic Planning/ R-O-W Management Services:

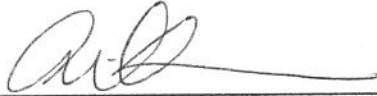
2. The outdoor display of vehicles for sale or lease is prohibited.
3. The outdoor storage of derelict and un plated vehicles is prohibited.
4. The use of the boulevard area of Keele Street for vehicle parking is prohibited. The municipal boulevard adjoining the subject site shall be bordered with pre-cast concrete curbstones to prevent unauthorized vehicle parking, to the satisfaction of this division.
5. Condition No.4 shall be satisfied within one year of the Committee or OMB approval.

**SIGNATURE PAGE**

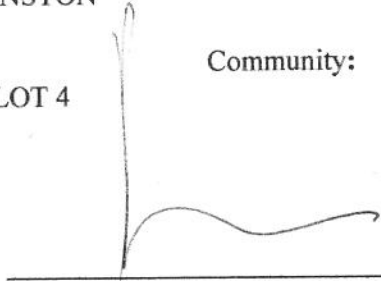
File Number: A36/09EYK  
Owner: 2006804 ONTARIO INC  
Agent: ADRIAN LITAVSKI  
KENTRIDGE JOHNSTON  
LIMITED  
Property Address: 2321 KEELE ST  
Legal Description: PLAN 4133 N PT LOT 4

Zoning: MC (Waiver)  
Ward: York South-Weston (12)

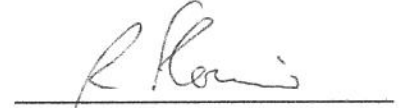
Community:



Carlene Whittingham  
(signed)



Douglas S. Colbourne  
(signed)

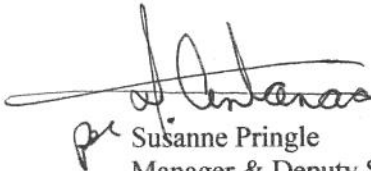


Rick Florio (signed)

DATE DECISION MAILED ON: Friday February 27, 2009

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday March 11, 2009

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](http://www.omb.gov.on.ca).