

Thursday, May 21, 2009

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

File Number:	A185/09EYK	Zoning	LCR (WAIVER)
Owner(s):	ORTIS AUTOMOTIVE CENTRE INC.	Ward:	York South-Weston (11)
Agent:	EGF AND ASSOCIATES		
Property Address:	370 WESTON RD	Community:	
Legal Description:	PL 1723 LTS 23 TO 28		

Notice was given and a Public Hearing was held on Thursday, May 21, 2009, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a 5-bay, coin-operated car wash building.

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

- Section 11.3.1(7), By-law 1-83**
Where a property abuts a public laneway or a flanking street, the access for all vehicles shall be from the public laneway or flanking street.
An additional driveway is proposed along Weston Road.
- Section 3.5.5.(26), By-law 1-83**
The point at which cars leave a car wash building shall be at least 12 m from the street line of the street into which the cars enter when leaving the premises.
Two of the car wash bays will be located within 12 m of the street line.
- Section 3.2.1.B.(6), By-law 1-83**
A total of 9 parking spaces are required for the site.
No parking spaces will be provided.
- Section 3.5.5.(27)(a), By-law 1-83**
Vehicle waiting spaces shall be rectangular, 6.5 m in length, 3 m in width and shall be provided on lands forming part of and being contiguous to the car wash premises.
The vehicle waiting spaces will be 6 m in length.

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:

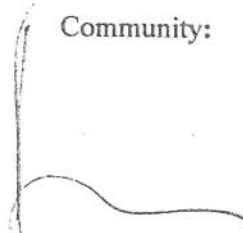
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

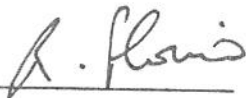
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Paul Valenti (signed)



Douglas S. Colbourne
(signed)

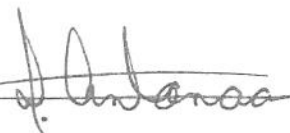


Rick Florio (signed)

DATE DECISION MAILED ON: Friday, May 29, 2009

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 10, 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.