

Wednesday, December 17, 2008

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

|                    |                                |            |                      |
|--------------------|--------------------------------|------------|----------------------|
| File Number:       | A0715/08NY                     | Zoning     | R1 Z0.35 (PAL)       |
| Owner(s):          | CHARLES JOHN<br>SCHUMACHER     | Ward:      | Don Valley West (25) |
| Agent:             | RICHARD WHNGL<br>ARCHITECT INC |            |                      |
| Property Address:  | <b>1 ST EDMUND'S DR</b>        | Community: | Toronto              |
| Legal Description: | PL 1485 LT83                   |            |                      |

Notice was given and a Public Hearing was held on Wednesday, December 17, 2008, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To permit a two-storey addition to the west side of the three-car detached garage. A second storey above the garage is also proposed.

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

1. Proposed gross floor area of the detached garage equal to **10.26%** of the lot area (198.9 m<sup>2</sup>)  
WHEREAS a maximum gross floor area of an accessory structure equal to 5% of the lot area is permitted (90.65 m<sup>2</sup>);
2. Existing and proposed north side yard setback of the detached garage of 1.4 m  
WHEREAS a minimum setback of 3 m is required;
3. Proposed garage is two-storeys  
WHEREAS a garage is required to be one-storey; and
4. Proposed garage height of 7.49 m  
WHEREAS a maximum garage height of 4 m is permitted.

**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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David Peacock (signed)

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Donna McCormick  
(signed)

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Isaac Lallouz (signed)

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Jason Tsang (signed)

DATE DECISION MAILED ON: Wednesday, December 24, 2008

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, January 6, 2009

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).