



City Planning Division
Gary Wright, Chief Planner and Executive Director

Committee of Adjustment
100 Queen Street West
Toronto ON M5H 2N2
Tel: 416-392-7565
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NOTICE OF DECISION MINOR VARIANCE/PERMISSION (Section 45 of the Planning Act)

File Number:	A0139/09TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	SHERI LEASA	Ward:	Beaches-East York (32)
Agent:	JCI ARCHITECTS INC		
Property Address:	17 LEUTY AVE PART 1 AND 6	Community:	
Legal Description:	PL 90Y PT LT R		

Notice was given and a Public Hearing was held on **Wednesday, February 18, 2009**, as required by the Planning Act.

PURPOSE OF THE APPLICATION

To demolish the existing semi-detached dwelling and to construct on the new lot created by virtue of Application Numbers **B0015/09TEY and B0016/09TEY**, a three-storey semi-detached dwelling with a surface parking space in the rear yard. The parking pad will have access from the rear public lane.

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

- Section 6(3) Part VII 1(I), By-law 438-86**
The minimum required lot frontage is 7.5 m
The lot frontage will be 5.73 m.
- Section 6(3) Part I 1, By-law 438-86**
The maximum permitted gross floor area for a semi-detached dwelling is 0.6 times the area of the lot (102.41 m²).
The semi-detached dwelling will have a gross floor area equal to **1.15** times the area of the lot (196.23 m²).

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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Fernando Costa (signed)

Heather Gardiner (signed)

Kay Gardner (signed)

DISSENTED

Corinne Muccilli (signed)

Sandeep Agrawal

DATE DECISION MAILED ON: **Tuesday, February 24, 2009**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, March 10, 2009**

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.