

Thursday, June 6, 2019

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

**File Number:** A0226/19EYK  
**Property Address:** 29 HADRIAN DR  
Legal Description: PLAN 4163 LOT 1  
Agent: FRANCO ROMANO  
Owner(s): 2566977 ONTARIO INC  
Zoning: RM & R3  
Ward: Etobicoke North (01)  
Community:  
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, June 6, 2019, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new triplex dwelling.

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

1. **Section 900.6.10.(18)(iv), By-law 569-2013**  
The minimum required lot area for a triplex is 610 m<sup>2</sup>.  
The existing lot area is 465 m<sup>2</sup>.
2. **Section 900.6.10.(18)(iv), By-law 569-2013**  
The minimum required lot frontage for a triplex dwelling is 16.5 m.  
The existing lot frontage is 13.6 m.
3. **Section 200.5.10.1.(1), By-law 569-2013 and Section 320-18.B.(1)**  
A minimum of 3 parking spaces are required for the proposed triplex dwelling.  
A total of 2 parking spaces are proposed for the new triplex dwelling.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **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.

## SIGNATURE PAGE

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Allan Smithies (signed)  
(signed)

Dominic Gulli (signed)

Douglas Colbourne

Edwin (Ted) Shepherd (signed)

DATE DECISION MAILED ON: Friday, June 14, 2019

LAST DATE OF APPEAL: Wednesday, June 26, 2019

CERTIFIED TRUE COPY

Barbara Bartosik  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

### Appeal Information

All appeals must be filed with the Deputy Secretary-Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

Your appeal to the Toronto Local Appeal Body (TLAB) should be submitted in accordance with the instructions below unless there is a related appeal\* to the Local Planning Appeal Tribunal (LPAT) for the same matter.

### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD or USB;
- \$300 for each appeal filed regardless if related and submitted by the same appellant;
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds).

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at [www.toronto.ca/tlab](http://www.toronto.ca/tlab).

### **LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS**

To appeal this decision to the LPAT you need the following:

- a completed LPAT Appellant Form (A1) in **paper format**;
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the Minister of Finance by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Environmental & Lands Tribunals Ontario (ELTO) website at <http://elto.gov.on.ca/tribunals/lpat/forms/>.

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Local Planning Appeal Tribunal (LPAT)** should be submitted in accordance with the instructions above.