

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

File Number:	A0083/11TEY	Zoning	R1(ZCC)
Owner(s):	JONATHAN BARR	Ward:	St. Paul's (21)
Agent:	DAVID BARR		
Property Address:	173 STRATHEARN RD	Community:	York
Legal Description:	PLAN 2338 LOT 159		

Notice was given and a Public Hearing was held on **Wednesday, May 4, 2011**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a front one-storey addition to the existing detached two-storey single family dwelling.

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

- Section 7(3)(I), By-law 1-83**
Chapter 10.20.40.40, By-law 1156-2010
The maximum permitted floor space index is 0.4 times the area of the lot (151.6 m²).
Section 7 (b), By-law 3623-973
The maximum permitted floor space index is 225.6 m².
The altered dwelling will have a floor space index 0.62 times the area of the lot (237.0 m²).
- Section 3 (f), By-law 1-83**
The minimum required front yard setback is 5.255 m.
Chapter 10.5.40.70 (1)(B), By-law 1156-2010
The minimum required front yard setback is 6.255 m.
The altered dwelling will have a front yard setback of 4.38 m.
- Section 3(d)(i)(5), By-law 1-83**
Chapter 10.5.50.10 (1)(B)&(D), By-law 156-2010
A minimum of 75% of the front yard shall be maintained as soft landscaping (40.0 m²).
The alterations in the front yard will maintain 43% of the required soft landscaping (17.19 m²).
- Section 3.2.1(a)(i)(4), By-law 1-83**
The front yard parking pad shall maintain a minimum width of 2.9 m.
In this case, the parking pad located along the north side of the front porch will have a width of 2.6 m.
- Chapter 10.20.40.20 (1), By-law 1156-2010**
The maximum permitted building length is 17.0 m.
The altered dwelling will have a building length of 19.0 m.

6. Chapter 5.10.40.70 (1), By-law 1156-2010

No part of a building or structure shall be located in a required yard setback.
The front addition will be located within the required front yard setback.

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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Robert Brown (signed)

Gillian Burton (signed)

George Vasilopoulos
(signed)

John Tassiopoulos (signed)

David Pond (signed)

DATE DECISION MAILED ON: **Tuesday, May 10, 2011**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, May 24, 2011**

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.