City Planning Division
Gary Wright, Chief Planner and Executive Director

Committee of Adjustment
Etobicoke-York District
2 Civic Centre Court, 4th Floor
Toronto, Ontario
M9C 5A3

Thursday, February 23, 2012

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

File Number:	A403/11EYK	Zoning	RS
Owner(s):	RITA FIORUCCI	Ward:	Etobicoke-Lakeshore (06)
Agent:	BRIAN PHAROAH		
Property Address:	**4 JAMES ST (PARTS 3 & 4)**	Community**:**	
Legal Description:	PLAN 2180 LOT 102		

Notice was given and a Public Hearing was held on Thursday, February 23, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey dwelling.

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

1. **Section 330-23 A (2).**
The minimum required lot frontage is 12.0 m.
The lot frontage will be 7.62 m.

2. **Section 330-23 A (1).**
The minimum required lot area is 371 m².
The proposed dwelling will have a lot area of 278.66 m².

3. **Section 330-23 A (9).**
The maximum permitted gross floor area is 97.53 m².
The proposed dwelling will have a gross floor area of 148.509 m².

4. **Section 330-23 A (7).**
The minimum required side yard setback is 0.9 m.
The proposed dwelling will be setback 0.78729 m from the east side lot line.

5. **Section 330-13 A (2).**
The minimum required eaves overhang side yard setback, including the eavestrough, is 0.5 m.
The eaves overhang, including the eavestrough, will be setback 0.38 m from the east lot line.

6. Section 2. A., By-law 973-2006

A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.

The soft landscaping will cover 63% of the front yard.

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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Dominic Gulli (signed)	Douglas S. Colbourne (signed)	Mary-Anne Popescu (signed)

Paul Valenti (signed)

DATE DECISION MAILED ON: Friday, March 2, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 14, 2012

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.