

Thursday, September 22, 2011

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

File Number:	A174/11EYK	Zoning	RS (PPR) - Village of Long Branch
Owner(s):	GIANVITO DE FILIPPO REMO MOLINARI	Ward:	Etobicoke-Lakeshore (06)
Agent:	AMBIENT DESIGNS LTD		
Property Address:	76 ASH CRES (PART 1)	Community:	
Legal Description:	PLAN 1545 LOT 123		

Notice was given and a Public Hearing was held on Thursday, September 22, 2011, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling with an attached single car integral garage and a rear deck and a walk-out basement. The existing shed will be demolished.

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

- Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage is 8.06 m.
- Section 330-23.A.(1)**
The minimum required lot area is 371 m².
The lot area is 323.40 m².
- Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the area of the lot (113.19 m²).
The new dwelling will have a floor space index of 0.60 times the area of the lot (195 m²).
- Section 330-23.A.(7)**
The minimum required side yard setback is 0.9 m.
The new dwelling will be located 0.6 m from the east side lot line.
- Section 330-13.A.(2)**
The minimum required setback for an eaves overhang, including the eavestrough, is 0.5 m.
The eaves overhang will be located 0.3 m from the east side lot line.

File Numbers B12/11EYK, A173/11EYK and A174/11EYK are considered jointly.

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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Douglas S. Colbourne
(signed)

Mary-Anne Popescu (signed)

Paul Valenti (signed)

Rick Florio (signed)

DATE DECISION MAILED ON: Friday, September 30, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 12, 2011

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.