

Thursday, December 8, 2011

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

File Number:	A292/11EYK	Zoning:	RM1
Owner(s):	GIUSEPPINA IOZZO VITO IOZZO	Ward:	Etobicoke-Lakeshore (06)
Agent:	FRANCO IOZZO		
Property Address:	61 LONG BRANCH AVE (PART 1)	Community:	
Legal Description:	PLAN M9 BLK F LOT 13		

Notice was given and a Public Hearing was held on Thursday, December 8, 2011, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To demolish the existing dwelling and to construct a three-storey semi-detached dwelling with an integral single car garage.

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

- 1. Section 330-26.B.(4)**
The minimum required lot area is 325 m².
The lot area will be 232.3 m².
- 2. Section 330-26.B.(4)**
The minimum required lot frontage is 10.5 m.
The lot frontage will be 7.62 m.
- 3. Section 330-26.B.(8)**
The maximum permitted floor space index is 0.6 times the area of the lot (139.35 m²).
The proposed semi-detached dwelling will have a floor space index equal to 0.75 times the area of the lot (174.89 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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Dominic Gulli (signed)

Douglas S. Colbourne
(signed)

Fred Dominelli (signed)

Mary-Anne Popescu (signed)

DATE DECISION MAILED ON: Friday, December 16, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, December 28, 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.