

Thursday, May 23, 2013

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

File Number:	A210/13EYK	Zoning	CL
Owner(s):	NICOLA BASCIANO	Ward:	Etobicoke-Lakeshore (05)
Agent:	NICOLA BASCIANO		
Property Address:	6 SMITHFIELD DR	Community:	
Legal Description:	PLAN 2308 LOT 47		

Notice was given and a Public Hearing was held on Thursday, May 23, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

1. Section 1, By-law 181

The permitted use shall be limited to that of automobile parking and landscaping and provided further that the automobile parking area shall be paved with hot mix asphalt or concrete and curbed with permanent continuous 6 inch curbing.

The new dwelling is not listed as a permitted use.

2. Section 320-42.1.A.(1)

The maximum permitted floor space index is 0.45 times the area of the lot (146.32 m²).

The new dwelling will have a floor space index equal to 0.68 times the area of the lot (220.58 m²).

3. Section 320-59.C.

The maximum permitted coverage is 33% of the lot area (107.3 m²).

The new dwelling will have a coverage of 35.83% of the lot area (116.52 m²).

4. Section 320-42.1.D.1

The maximum permitted dwelling depth is 16.5 m.

The new dwelling will have a depth of 20.15 m.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

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.

This decision is subject to the following condition(s):

1. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article II (www.toronto.ca/trees/city_trees.htm), with respect to City-owned trees, to the satisfaction of the Urban Forestry Division.
2. The owner shall satisfy the City of Toronto Municipal Code Chapter 813, Article III (www.toronto.ca/trees/private_trees.htm), with respect to privately-owned trees, to the satisfaction of the Urban Forestry Division.
3. The owner shall submit a Tree Security Deposit (in the form of a certified cheque or letter of credit only) and sign a Tree Preservation Agreement to the satisfaction of the Urban Forestry Division.

SIGNATURE PAGE

File Number:	A210/13EYK	Zoning	CL
Owner:	NICOLA BASCIANO	Ward:	Etobicoke-Lakeshore (05)
Agent:	NICOLA BASCIANO		
Property Address:	6 SMITHFIELD DR	Community:	
Legal Description:	PLAN 2308 LOT 47		

Dominic Gulli (signed)

Douglas S. Colbourne
(signed)

Fred Dominelli (signed)

DATE DECISION MAILED ON: Friday, May 31, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 12, 2013

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.