

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

File Number:	A0567/12TEY	Zoning:	R2 Z0.6 (ZZC)
Owner(s):	MAURICE FUOCO PATRICIA WENTA	Ward:	St. Paul's (22)
Agent:	KYRA CLARKSON		
Property Address:	48 ORIOLE GDNS (PART 1)	Community:	Toronto
Legal Description:	PLAN 546E PT LOT 2 PT LOT 3		

Notice was given and a Public Hearing was held on **Wednesday, May 22, 2013**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new three-storey semi-detached dwelling with an integral one-car garage.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- 1. Section 6(3) Part VII 1(I), By-law 438-86**
The minimum required lot frontage is 9 m.
The lot will have a lot frontage of 7.01 m.
- 2. Section 6(3) Part I 1, By-law 438-86**
The maximum permitted residential gross floor area is 0.6 times the area of the lot (156.05 m²).
The new semi-detached dwelling will have a residential gross floor area of 0.98 times the area of the lot (254.55 m²).
- 3. Section 6(3) Part II 5(II), By-law 438-86**
The maximum permitted depth of a dwelling is 17.0 m.
The new semi-detached dwelling will have a depth of 20 m, which includes the 3 m rear elevated deck.
- 4. Section 6(3) Part IV 3(I), By-law 438-86**
Integral garages are not permitted in a building on a lot having a frontage of less than 7.62 m where access to the garage is located in a wall facing the front lot line.
The new semi-detached dwelling will have an integral garage in a wall that faces the front lot line and the lot frontage is 7.01 m.
- 5. Section 6(3) Part II 2(II), By-law 438-86**
The minimum required front lot line setback is 3.77 m.
The new semi-detached dwelling will have a front lot line setback of 2.9 m.

6. Section 6(3) Part III 3(d)D, By-law 438-86

A minimum of 75% of the front yard area not covered by a permitted driveway is to be in the form of soft landscaping (16.37 m²).

The proposed front yard soft landscaped open space is 66.5% (14.51 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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Barbara Leonhardt (signed)

Mary Pitsitikas (signed)

Christian Chan (signed)

Robert Brown (signed)

DATE DECISION MAILED ON: **Tuesday, May 28, 2013**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, June 11, 2013**

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.