

Committee of Adjustment Etobicoke York Panel 2 Civic Centre Court Toronto, Ontario M9C 5A3 T:416-394-8060 F:416-394-6042

Wednesday, October 23, 2013

NOTICE OF DECISION

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

File Number: A229/13EYK Zoning R1S

Owner(s): MATTHEW CHODOROWICZ Ward: Parkdale-High Park (13)

RITA FAHRER

Agent: ROBBIE ROBINSON

Property Address: **8 DEFOREST RD – PARTS 4** Community:

& 5

Legal Description: PLAN 551 BLK L PT LOT 35 PLAN M438 PT LOT 337 RP 66R17876 PART 1

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

PURPOSE OF THE APPLICATION:

To maintain the existing detached dwelling on the reduced lot.

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

1. Section 6(3) Part VII 1(I), By-law 438-86

The minimum required lot frontage is 12 m.

The new lot frontage will be 9.06 m.

2. Section 6(3) Part I 1, By-law 438-86

The maximum permitted gross floor area is 0.6 times the area of the lot (157.3 m²).

The existing dwelling will have a gross floor area of 0.7 times the area of the lot (182 m²).

3. Section 6(3) Part II 3.B(II), By-law 438-86

The minimum required side yard setback is 0.9 m for that portion of the building not exceeding 17 m in depth.

The existing dwelling will be located 0.45 m from the east side lot line.

4. Section 4(4), By-law 438-86

A total of 1 parking space is required.

0 parking spaces will be provided.

Decision Notice - MV Page 1

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 <u>NOT</u> 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.

Decision Notice - MV Page 2

SIGNATURE PAGE

File Number: A229/13EYK Zoning R1S

Owner: MATTHEW CHODOROWICZ Ward: Parkdale-High Park (13)

RITA FAHRER

Agent: ROBBIE ROBINSON

Property Address: **8 DEFOREST RD – PARTS 4** Community:

& 5

Legal Description: PLAN 551 BLK L PT LOT 35 PLAN M438 PT LOT 337 RP 66R17876 PART 1

Dominic Gulli (signed)

Douglas S. Colbourne
(signed)

Paul Valenti (signed)

Mary-Anne Popescu (signed)

DATE DECISION MAILED ON: Thursday, October 31, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, November 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.

Decision Notice - MV Page 3