

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: A230/13EYK Zoning R1S

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

RITA FAHRER

Agent: ROBBIE ROBINSON

Property Address: **8 DEFOREST RD – PARTS 1**, Community:

2 & 3

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 construct a new detached dwelling with an integral garage.

### 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 6.18 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 (108.8 m²). The new dwelling will have a gross floor area of 0.73 times the area of the lot (132.7 m²).

### 3. Section 6(3) Part IV 3(I), By-law 438-86

An integral garage facing the front lot line is not permitted on lots having a frontage of less than 7.62 m. The proposed integral garage, on a lot having a frontage of less than 7.62 m, will be facing the front lot line.

## 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 1

### **SIGNATURE PAGE**

File Number: A230/13EYK Zoning R1S

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

RITA FAHRER

Agent: ROBBIE ROBINSON

Property Address: **8 DEFOREST RD – PARTS 1,** Community:

2 & 3

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 <a href="https://www.omb.gov.on.ca">www.omb.gov.on.ca</a>.

Decision Notice - MV Page 2