

Thursday, October 10, 2013

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

File Number:	A44/13EYK	Zoning:	R2
Owner(s):	GRIGORITA NEMA	Ward:	Etobicoke-Lakeshore (05)
Agent:	MICHAEL FLYNN		
Property Address:	17 THORNDALE AVE - PART	Community:	
	2		
Legal Description:	PLAN 910 N PT LOT 42		

Notice was given and a Public Hearing was held on Thursday, October 10, 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 320-59.A.(1)**
The minimum required lot frontage is 13.5 m.
The lot frontage is 7.62 m.
- 2. Section 320-59.B.(1)**
The minimum required lot area is 510 m².
The lot area is 280.64 m².
- 3. Section 320-59.C**
The maximum permitted lot coverage is 33% of the lot area (92.55 m²).
The new dwelling will cover 39.94% of the lot area (112.1 m²).
- 4. Section 1.(a), By-law 1993-108**
The maximum permitted gross floor area, including an attached or detached garage, is 150 m² plus 25% of the lot area (220.16 m²).
The new dwelling, including the garage, will have a gross floor area of 150 m² plus 36.59% of the lot area (252.7 m²).
- 5. Section 320-42.1.C.(1)**
The minimum required side yard setback is 0.9 m on each side with a minimum aggregate side yard setback of 2.1 m.
The new dwelling will be located 0.46 m from the west side lot line with an aggregate side yard setback of 1.37 m.
- 6. Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 17.75 m.

7. Section 320-42.1.B.(2)

The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 7.87 m.

8. Section 320-41.D

The minimum required side yard setback for eaves and other projections is 0.4 m.
The eaves and other projections of the new dwelling will be located 0.06 m from the west side 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 **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)

Paul Valenti (signed)

DATE DECISION MAILED ON: Friday, October 18, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 30, 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.