

Thursday, February 20, 2014

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

File Number:	A581/13EYK	Zoning	RD & R2
Owner(s):	FARZAD JAMSHIDI MOGHADAM MASOOMEH BABZADEH NONAKARAN	Ward:	Etobicoke Centre (03)
Agent:	MASOOMEH BABZADEH NONAKARAN		
Property Address:	22 ERIKSDALE RD	Community:	
Legal Description:	PLAN 4592 LOT 35		

Notice was given and a Public Hearing was held on Thursday, February 20, 2014, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize and to maintain an existing carport located along the east side of the dwelling.

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

- Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-43.H.
The minimum required side yard setback is 0.9 m.
The existing carport is located 0 m from the east side lot line.
- Section 200.5.1.10.(2)(A), By-law 569-2013**
The minimum required width of a parking space for a carport is 3.2 m.
Section 1.(a)A.(2), By-law 497-2007
The minimum required width of a parking space for a carport is 3.3 m.
The parking space within the existing carport has a width of 2.65 m.

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)

Mary-Anne Popescu (signed)

Paul Valenti (signed)

DATE DECISION MAILED ON: Friday, February 28, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 12, 2014

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.