

Thursday, March 20, 2014

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

File Number:	A609/13EYK	Zoning	RD & RS
Owner(s):	ADAM IVAN CHAPMAN	Ward:	Etobicoke-Lakeshore (06)
Agent:	GEOMETRA DESIGN LTD		
Property Address:	6 SHAMROCK AVE	Community:	
	- PART 1		
Legal Description:	PLAN 1545 LOT 241		

Notice was given and a Public Hearing was held on Thursday, March 20, 2014, 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 10.20.30.20.(1)(A), By-law 569-2013 & Section 330-23(A)(2)**
The minimum required lot frontage is 12 m.
The lot frontage is 7.62 m.
2. **Section 10.20.30.10.(1)(A), By-law 569-2013**
The minimum required lot area is 370 m.
Section 330-23(A)(1)
The minimum required lot area is 371 m.
The lot area is 348.3 m².
3. **Section 10.20.40.40.(1)(A), By-law 569-2013 & Section 330-23(A)(9)**
The maximum permitted floor space index is 0.35 times the lot area (121.9 m²).
The proposed dwelling will have a floor space index of 0.64 times the lot area (223.3 m²).
4. **Section 10.20.40.70.(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 330-23(A)(7)
The minimum required side yard setback is 0.9 m.
The proposed dwelling will be located 0.6 m from the east side lot line and 0.92 m from the west side lot line.
5. **Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted height of the first floor above established grade is 1.2 m.
The first floor above established grade of the proposed dwelling will have a height of 2.16 m.
6. **Section 10.20.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The front exterior main walls of the proposed dwelling will have a height of 8 m.

7. **Section 330-13(A)(2)**
The minimum required setback for roof eaves is 0.5 m.
The eaves of the proposed dwelling will be located 0.3 m from the east side lot line.
8. **Section 10.5.50.10.(1)(D), By-law 569-2013 & Section 330-20.6(A)**
A minimum of 75% of the required front yard landscaping must be maintained as soft landscaping (22 m²).
A total of 71% of the required front yard landscaping will be maintained as soft landscaping (20.8 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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Dominic Gulli (signed)

Douglas S. Colbourne
(signed)

Fred Dominelli (signed)

Mary-Anne Popescu (signed)

Paul Valenti (signed)

DATE DECISION MAILED ON: Friday, March 28, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, April 9, 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.