

Thursday, March 20, 2014

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

File Number:	A611/13EYK	Zoning	RD & RS
Owner(s):	CAMILLI ALESSIO	Ward:	Etobicoke-Lakeshore (06)
Agent:	GEOMETRA DESIGN LTD		
Property Address:	82 TWENTY SEVENTH ST	Community:	
	- PART 1		
Legal Description:	PLAN 1545 LOT 229		

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), By-law 569-2013 and 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), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23.A.(1)
The minimum required lot area is 371 m².
The lot area is 348.2 m².
3. **Section 10.20.40.40.(1).(A), By-law 569-2013 and Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the lot area (121.7 m²).
The new dwelling will have a floor space index of 0.64 times the lot area (223.1 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 new dwelling will be located 0.6 m from the south side lot line and 0.92 m from the north side lot line.
5. **Section 10.20.40.10.(2), By-law 569-2013**
The maximum permitted front exterior main wall height is 7 m.
The new dwelling will have a front exterior main wall height of 8.18 m.

6. Section 10.20.40.10.(6), By-law 569-2013

The maximum permitted first floor height above established grade is 1.2 m.

The new dwelling will have a first floor height of 2.34 m, above established grade.

7. Section 330-13.A.(2)

The minimum required side yard setback for eaves and other projections is 0.5 m.

The roof eaves of the new dwelling will be located 0.3 m from the south 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, 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.