

Thursday, May 22, 2014

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

File Number:	A140/14EYK	Zoning	RD & R2
Owner(s):	DEBBIE ZASPALIS	Ward:	Etobicoke-Lakeshore (05)
Agent:	MICHAEL FLYNN		
Property Address:	64 BRENTWOOD RD S	Community:	
Legal Description:	PLAN 2465 N PT LOT 47		

Notice was given and a Public Hearing was held on Thursday, May 22, 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 10.20.30.40.(1), By-law 569-2013**
The maximum permitted lot coverage is 33% of the lot area (132.4 m²).
The new dwelling will cover 36.58% of the lot area (146.81 m²).
Section 320-59.(C)
The maximum permitted lot coverage is 33% of the lot area (132.4 m²).
The new dwelling will cover 37.7% of the lot area (151.3 m²).
- 2. Section 900.3.10.(18)(E), By-law 569-2013 and Section 1.(b).(1), By-law 1992-22**
The maximum permitted gross floor area, including an attached or detached garage, is 185 m².
The new dwelling, including the attached garage, will have a gross floor area of 288.9 m².
- 3. Section 900.3.10.(18)(B)(i), By-law 569-2013**
The maximum permitted main wall height is 6 m.
The new dwelling will have a main wall height of 6.51 m.
- 4. Section 320-42.1.(D).(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 16.99 m.
- 5. Section 200.5.1.10.(2) (A), By-law 569-2013 and Section 320-18.A.(1)**
The minimum required width of a parking space is 3.2 m.
The parking space will have a width of 3.05 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)

Fred Dominelli (signed)

Paul Valenti (signed)

DATE DECISION MAILED ON: Friday, May 30, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 11, 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.