

Thursday, July 2, 2015

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

File Number:	A67/14EYK	Zoning	RD & R2
Owner(s):	SOHEILA BORGHEI HOMAYOUN NABAVI	Ward:	Etobicoke-Lakeshore (05)
Agent:	W E OUGHTRED & ASSOCIATES INC		
Property Address:	36 CLISSOLD RD - PART 1	Community:	
Legal Description:	PLAN 2392 LOT 59		

Notice was given and a Public Hearing was held on Thursday, July 2, 2015, 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 320-59.B.(1)**
The minimum required lot frontage is 13.5 m.
The lot frontage is 7.61 m.
2. **Section 10.20.30.10(1)(A), By-law 569-2013 & Section 320-59.A.(1)**
The minimum required lot area is 510 m².
The lot area is 278.4 m².
3. **Section 10.20.30.40.(1), By-law 569-2013 & Section 320-59(C)**
The maximum permitted lot coverage is 33% of the lot area (91.75 m²).
The proposed lot coverage will be 35.6% of the lot area (99.13 m²).
4. **Section 10.20.40.40.(1), By-law 569-2013 & Section 320-42.1(A)(1)**
The maximum permitted gross floor area is 0.45 times the lot area (125.12 m²).
The proposed dwelling will have a gross floor area of 0.65 times the lot area (180.7 m²).
5. **Section 10.20.40.70(3)(C), By-law 569-2013**
The minimum required side yard setback is 1.2 m.
Section 320-42.1(C)(1)
The minimum required side yard setback 0.9 m, with an aggregate of 2.1 m.
The proposed dwelling will be located 0.7 m from the south side lot line and will have an aggregate side yard setback of 1.9 m.
6. **Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The proposed dwelling will have a length of 17.83 m.

- 7. Section 320-42.1(D)**
The maximum permitted building depth is 16.5 m.
The proposed dwelling will have a depth of 17.85 m.
- 8. Section 320-42.1(B)(2)**
The maximum permitted soffit height is 6.5 m.
The proposed dwelling will have a soffit height of 7.03 m.

File Numbers: B8/14EYK, A67/14EYK and A68/14EYK are considered jointly.

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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Douglas S. Colbourne
(signed)

Fred Dominelli (signed)

Paul Valenti (signed)

DATE DECISION MAILED ON: Friday, July 10, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, July 22, 2015

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.