

Thursday, July 16, 2015

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

File Number:	A108/15EYK	Zoning	RD & R4
Owner(s):	ISABEL RODRIGUES EDUARDO SOARES	Ward:	York South-Weston (11)
Agent:	TONY EVANGELISTA		
Property Address:	84 PORTAGE AVE - PART 3	Community:	
Legal Description:	PLAN M458 PT LOT 32 RP66R12641 PART 2		

Notice was given and a Public Hearing was held on Thursday, July 16, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an attached garage.

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

- 1. Section 10.20.30.40.(1)(A), By-law 569-2013 & Section 13.2.4, By-law 7625**
The maximum permitted lot coverage is 30% of the lot area.
The proposed dwelling will have a lot coverage of 32.63% of the lot area.
- 2. Section 900.3.10(5)(A), By-law 569-2013 & Section 13.2.3(b), By-law 7625**
The minimum required side yard setback is 1.8 m.
The proposed dwelling will be located 1.22 m from the north side lot line and 1.51 m from the south side lot line.
- 3. Section 13.2.5A, By-law 7625**
The maximum permitted building length is 16.8 m.
The proposed dwelling will have a length of 17.46 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)

Fred Dominelli (signed)

Mary-Anne Popescu (signed)

DATE DECISION MAILED ON: Friday, July 24, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, August 5, 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.