

Thursday, July 2, 2015

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

File Number:	A171/15EYK	Zoning	RD & RS
Owner(s):	TRISTAR CUSTOM HOMES CORP	Ward:	Etobicoke-Lakeshore (06)
Agent:	IAN ROBERTSON		
Property Address:	97 TWENTY SEVENTH ST - PART 2	Community:	
Legal Description:	PLAN 1545 W PT LOT 77		

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:

- Section 10.20.30.10.(1)(A), 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.
Section 10.20.30.10.(1)(A), By-law 569-2013 and Section 330-23.A.(1)
The new lot area will be 246.2 m².
- 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 new lot frontage will be 7.62 m.
- Section 10.20.40.40.(1), By-law 569-2013 and Section 330-23.A.(9)**
The maximum permitted floor space index is 0.35 times the area of the lot (86.17 m²).
The new dwelling will have a floor space index of 0.7 times the area of the lot (172.15 m²).
- 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.
Section 10.20.40.70.(3)(C), By-law 569-2013 and Section 330-23.A.(7)
The new dwelling will be located 0.6 m from the north side lot line.
- Section 10.20.40.70.(6), By-law 569-2013**
The minimum required side yard setback is 3 m for a corner lot and where there is an adjacent lot fronting on the street abutting the side lot line.
The new dwelling will be located 0.93 m from the south side lot line, flanking Alder Crescent.

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

The minimum required side yard setback for eaves and other projections is 0.5 m.
The proposed roof projection will be located 0.27 m from the north lot line.

7. Section 10.5.80.40.(3)(B), By-law 569-2013

Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.
The proposed vehicle access to a parking space is not from the flanking street.

File numbers B18/15EYK, A170/15EYK and A171/15EYK will be 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

File Number:	A171/15EYK	Zoning	RD & RS
Owner:	TRISTAR CUSTOM HOMES CORP	Ward:	Etobicoke-Lakeshore (06)
Agent:	IAN ROBERTSON		
Property Address:	97 TWENTY SEVENTH ST - PART 2	Community:	
Legal Description:	PLAN 1545 W PT LOT 77		

Douglas S. Colbourne
(signed)

Fred Dominelli (signed)

Mary-Anne Popescu (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.