

Thursday, August 27, 2015

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

File Number:	A443/15EYK	Zoning	RD & RS
Owner(s):	IRINA GRETCHKOVA	Ward:	Etobicoke-Lakeshore (06)
Agent:	ROBBIE ROBINSON MJ DESIGN CONSULTANTS		
Property Address:	29 ASH CRES	Community:	
Legal Description:	PLAN 1545 PT LOT 151		

Notice was given and a Public Hearing was held on Thursday, August 27, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To maintain the existing as built dwelling and to legalize and to maintain a partial third floor addition. A previous Committee of Adjustment application (A231/13EYK) approved variances relating to floor space index, front yard setback and side yard setbacks.

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

- 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 (106.4 m²).
A previous Committee of Adjustment application (A231/13EYK) approved a floor space index of 0.54 times the lot area (163.6 m²).
The as built dwelling has a floor space index equal to 0.66 times the lot area (200.5 m²).
- Section 10.20.40.10.(4)(A), By-law 569-2013**
The maximum permitted dwelling height is 7.2 m.
Section 330-23.(A)(10)(a)
The maximum permitted dwelling height is 9.5 m.
Section 10.20.40.10.(4)(A), By-law 569-2013 and Section 330-23.(A)(10)(a)
The as built dwelling has a height of 11.33 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

File Number:	A443/15EYK	Zoning	RD & RS
Owner:	IRINA GRETCHKOVA	Ward:	Etobicoke-Lakeshore (06)
Agent:	ROBBIE ROBINSON MJ DESIGN CONSULTANTS		
Property Address:	29 ASH CRES	Community:	
Legal Description:	PLAN 1545 PT LOT 151		

_____ Isaac Lallouz (signed)	_____ Douglas S. Colbourne (signed)	_____ Fred Dominelli (signed)
---------------------------------	---	----------------------------------

Paul Valenti (signed)

DATE DECISION MAILED ON: Friday, September 4, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, September 16, 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.