

Thursday, September 24, 2015

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

File Number:	A384/15EYK	Zoning	RD & R2
Owner(s):	LINDA PAVIC	Ward:	Etobicoke-Lakeshore (05)
Agent:	VINCE PAVIC	Heritage:	Not Applicable
	M.V. & SONS CO. LTD.		
Property Address:	16 CHAUNCEY AVE –	Community:	
	PART 1		
Legal Description:	PLAN 1553 LOT 115		

Notice was given and a Public Hearing was held on Thursday, September 24, 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 10.20.30.20.(1).(A), By-law 569-2013 & Section 320-59.A.(1)**
The minimum required lot frontage is 13.5 m.
The lot frontage is 7.62 m.
- Section 10.20.30.10.(1).(A), By-law 569-2013 & Section 320-59.B.(1)**
The minimum required lot area is 510 m².
The lot area is 435.2 m².
- Section 10.20.40.40.(1).(A), By-law 569-2013 & Section 320-42.1.A.(1)**
The maximum permitted floor space index is 0.45 times the lot area (195.8 m²).
The new dwelling will have a floor space index of 0.66 times the lot area (288 m²).
- 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 is 0.9 m, with a minimum aggregate side yard setback of 2.1 m.
Section 10.20.40.70.(3).(C), By-law 569-2013 & Section 320-42.1.C.(1)
The new dwelling will be located 0.6 m from the east side lot line and 0.9 m from the west side lot line, with an aggregate side yard setback of 1.5 m.

5. **Section 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The new dwelling will be 18.29 m in length.
6. **Section 320-42.1.(D).(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 18.35 m.
7. **Section 10.20.40.10.(1).(A), By-law 569-2013 & Section 320-42.1.B.(1)**
The maximum permitted height is 9.5 m, measured to the peak of the roof.
The new dwelling will have a height of 10.4 m, measured to the peak of the roof.
8. **Section 10.20.40.10.(2).(A).(i), By-law 569-2013**
The maximum permitted front exterior main wall height is 7 m.
The new dwelling will have a front exterior main wall height of 8.27 m.
9. **Section 320-42.1.(B).(2)**
The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 7.79 m.
10. **Section 10.20.40.10.(6), By-law 569-2013**
The maximum permitted first floor height above established grade is 1.2 m.
The new dwelling will have a first floor height of 2.81 m above established grade.
11. **Section 10.5.40.60.(7), By-law 569-2013**
The minimum required eaves setback is 0.3 m.
Section 320-41.D
The minimum required eaves setback is 0.4 m.
Section 10.5.40.60.(7), By-law 569-2013 & Section 320-41.D
The eaves of the proposed dwelling will be located 0.2 m from the east lot line
12. **Section 10.5.100.1.(1).(C), By-law 569-2013**
The maximum permitted driveway width is 3.25 m.
The proposed driveway will be 3.65 m wide.
13. **Section 10.5.50.10.(1).(D), By-law 569-2013 & Section 320-24.10.A**
A minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping (23.5 m²).
A total of 71.6% of the front yard not covered by a permitted driveway will be maintained as soft landscaping (22.5 m²).

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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Allan Smithies (signed)

Edwin (Ted) Shepherd
(signed)

Megan McIver (signed)

DATE DECISION MAILED ON: Friday, October 2, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 14, 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.