

Thursday, December 11, 2014

NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

File Number:	B81/13EYK	Zoning:	R2
Owner(s):	2397042 ONTARIO INC	Ward:	Etobicoke-Lakeshore (05)
Agent:	AMELIA BISHOP		
Property Address:	520 PRINCE EDWARD DR N	Community:	
Legal Description:	RANGE 1 PT LOT 9 C PT		

Notice was given and the application considered on Thursday, December 11, 2014, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two undersized residential lots.

Retained - Part 2**Address to be assigned**

The lot frontage is 7.62 m and the lot area is 348.26 m². The existing detached dwelling will be maintained and will require variances to the Zoning By-law, as outlined in Application A601/13EYK.

Conveyed - Part 1**Address to be assigned**

The lot frontage is 7.62 m and the lot area is 348.26 m². The property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A600/13EYK.

File Numbers: B81/13EYK, A600/13EYK and A601/13EYK are considered jointly.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Consent Application is Refused**

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

SIGNATURE PAGE

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Property Address:	520 PRINCE EDWARD DR N	Community:	
Legal Description:	RANGE 1 PT LOT 9 C PT		

Dominic Gulli (signed)

Fred Dominelli (signed)

DATE DECISION MAILED ON: Friday, December 19, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, January 8, 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.

NOTE: Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Thursday, December 11, 2014

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

File Number:	A600/13EYK	Zoning:	R2
Owner(s):	2397042 ONTARIO INC	Ward:	Etobicoke-Lakeshore (05)
Agent:	AMELIA BISHOP		
Property Address:	520 PRINCE EDWARD DR N –	Community:	
	PART 1		
Legal Description:	RANGE 1 PT LOT 9 C PT		

Notice was given and a Public Hearing was held on Thursday, December 11, 2014, 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 320-59A(1)**
The minimum required lot frontage is 13.5 m.
The lot frontage is 7.62 m.
- Section 320-59B(1)**
The minimum required lot area is 510 m².
The lot area is 348.26 m².
- Section 320-59C**
The maximum permitted lot coverage is 33% of the lot area (115 m²).
The proposed dwelling will have a lot coverage of 36.2% of the lot area (126.1 m²).
- Section 320-40C(1)**
The minimum required front yard setback is 16.79 m.
The proposed dwelling will be located 15.69 m from the front lot line.
- Section 320-42A**
The minimum required rear yard setback is 11.43 m.
The proposed dwelling will be located 8.2 m from the rear lot line.
- Section 320-42.1C(1)**
The minimum required side yard setback is 0.9 m, with an aggregate side yard setback of 2.1 m.
The proposed dwelling will have an aggregate side yard setback of 1.82 m.
- Section 320-42.1B(1)**
The maximum permitted height is 9.5 m.
The proposed dwelling will be 10 m in height.

8. **Section 320-42.1(D)**
The maximum permitted depth is 16.5 m.
The proposed dwelling will be 21.7 m in depth.
9. **Section 320-18A(1)**
The minimum required width of a parking space is 3.2 m.
The proposed parking space, within the proposed garage, will have a width of 3 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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	PART 1		
Legal Description:	RANGE 1 PT LOT 9 C PT		

Dominic Gulli (signed)

Fred Dominelli (signed)

DATE DECISION MAILED ON: Friday, December 19, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, December 31, 2014

CERTIFIED TRUE COPY

Susanne Pringle
Manager & Deputy Secretary Treasurer
Etobicoke York Panel

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Thursday, December 11, 2014

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

File Number:	A601/13EYK	Zoning	R2
Owner(s):	2397042 ONTARIO INC	Ward:	Etobicoke-Lakeshore (05)
Agent:	AMELIA BISHOP		
Property Address:	520 PRINCE EDWARD DR N –	Community:	
	PART 2		
Legal Description:	RANGE 1 PT LOT 9 C PT		

Notice was given and a Public Hearing was held on Thursday, December 11, 2014, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To maintain the existing detached dwelling and install a front yard parking pad.

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

- Section 320-59A(1)**
The minimum required lot frontage is 13.5 m.
The lot frontage is 7.62 m.
- Section 320-59B(1)**
The minimum required lot area is 510 m².
The lot area is 348.26 m².
- Section 320-59C**
The maximum permitted lot coverage is 33% of the lot area (115 m²).
The existing dwelling will cover 35% of the lot area (125 m²).
- Section 320-42.1C(1)**
The minimum required side yard setback is 0.9 m, with an aggregate side yard setback of 2.1 m.
The existing dwelling will be located 0.28 m from the south side lot line, with an aggregate side yard setback of 0.75 m.
- Section 320-42.1B(1)**
The maximum permitted height is 9.5 m.
The existing dwelling is 10 m in height.
- Section 320-41D**
The minimum required eaves setback is 0.4 m.
The eaves of the existing dwelling will be located 0 m from the south side lot line and 0.3 m from the north side lot line.
- Section 320-44A & Section 1(d), By-law 973-2006**
No parking shall be permitted in the front yard abutting a street.
A front yard parking pad is proposed.

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.

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