

Thursday, February 12, 2015

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

File Number:	B66/14EYK	Zoning	RM & RM1
Owner(s):	JASON DRUMOND SULEIMAN PALAMAREVIC	Ward:	Etobicoke-Lakeshore (06)
Agent:	LAWRENCE JEWELL		
Property Address:	39 THIRTY THIRD ST	Community:	
Legal Description:	PLAN M9 BLK B7		

Notice was given and the application considered on Thursday, February 12, 2015, as required by the Planning Act.

THE CONSENT REQUESTED:

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

Conveyed - Part 1

Address to be assigned

The lot frontage is 7.62 m and the lot area is 232.3 m². The existing dwelling will be demolished and the property will be developed as the site of the south half of a pair of semi-detached dwellings with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A634/14EYK.

Retained - Part 2

Address to be assigned

The lot frontage is 7.62 m and the lot area is 232.3 m². The existing dwelling and garage will be demolished and the property will be developed as the site of the north half of a pair of semi-detached dwellings with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A635/14EYK.

File Numbers B66/14EYK, A634/14EYK AND A635/14EYK will be 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.

Thursday, February 12, 2015

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

File Number:	A634/14EYK	Zoning	RM & RM1
Owner(s):	JASON DRUMOND SULEIMAN PALAMAREVIC	Ward:	Etobicoke-Lakeshore (06)
Agent:	LAWRENCE JEWELL		
Property Address:	39 THIRTY THIRD ST – PART 1	Community:	
Legal Description:	PLAN M9 BLK B7		

Notice was given and a Public Hearing was held on Thursday, February 12, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new semi-detached dwelling with an attached garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**1. Section 900.6.10.(2).(B).(ii), By-law 569-2013 and Section 330-26.B.(4)**

The minimum required lot frontage is 10.5 m.

The lot will have a frontage of 7.62 m.

2. Section 900.6.10.(2).(A).(ii), By-law 569-2013 and Section 330-26.B.(4)

The minimum required lot area is 325 m².

The lot will have an area of 232.2 m².

3. Section 900.6.10.(2).(D).(ii), By-law 569-2013 and Section 330-26.B.(8)

The maximum permitted gross floor area is 0.6 times the lot area (139.3 m²).

The new dwelling will have a gross floor area of 0.7 times the lot area (164 m²).

File Numbers B66/14EYK, A634/14EYK AND A635/14EYK 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:	A634/14EYK	Zoning	RM & RM1
Owner:	JASON DRUMOND SULEIMAN PALAMAREVIC	Ward:	Etobicoke-Lakeshore (06)
Agent:	LAWRENCE JEWELL		
Property Address:	39 THIRTY THIRD ST – PART 1	Community:	
Legal Description:	PLAN M9 BLK B7		

Dominic Gulli (signed)

Douglas S. Colbourne
(signed)

Fred Dominelli (signed)

Mary-Anne Popescu (signed)

DATE DECISION MAILED ON: Friday, February 20, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 4, 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.

Thursday, February 12, 2015

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

File Number:	A635/14EYK	Zoning	RM & RM1
Owner(s):	JASON DRUMOND SULEIMAN PALAMAREVIC	Ward:	Etobicoke-Lakeshore (06)
Agent:	LAWRENCE JEWELL		
Property Address:	39 THIRTY THIRD ST – PART 2	Community:	
Legal Description:	PLAN M9 BLK B7		

Notice was given and a Public Hearing was held on Thursday, February 12, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new semi-detached dwelling with an attached garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**1. Section 900.6.10.(2).(B).(ii), By-law 569-2013 and Section 330-26.B.(4)**

The minimum required lot frontage is 10.5 m.

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The maximum permitted gross floor area is 0.6 times the lot area (139.3 m²).

The new dwelling will have a gross floor area of 0.7 times the lot area (164 m²).

File Numbers B66/14EYK, A634/14EYK AND A635/14EYK 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.

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