

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

File Number:	A0686/14TEY	Zoning	RS(f10.5;a325;d0.75)(x312) & R2A (ZZC)
Owner(s):	ERIN CALLEY ARMSTRONG RYAN ANDREW MATIER	Ward:	Toronto-Danforth (29)
Agent:	ALEXANDRA BISHEVSKY		
Property Address:	5 FRANKDALE AVE	Community:	East York
Legal Description:	PLAN 1339 PT LOT 32 RP 66R23888 PART 1		

Notice was given and a Public Hearing was held on **Wednesday, September 17, 2014**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the three-storey semi-detached dwelling by constructing a rear third storey addition.

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

Chapter 10.40.40.40 (1)(A), By-law 569-2013

The permitted maximum floor space index is 0.75 times the area of the lot (127.88 m²).

The altered semi-detached dwelling will have a floor space index equal to 1.18 times the area of the lot (202.34 m²).

Section 7.5.3, By-law 6752

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The altered semi-detached dwelling will have a floor space index equal to 1.18 times the area of the lot (202.34 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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Barbara Leonhardt (signed)

Yim Chan (signed)

Robert Brown (signed)

DATE DECISION MAILED ON: **Tuesday, September 23, 2014**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, October 7, 2014**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Toronto and East 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.