

Thursday, April 14, 2016

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

File Number:	B2/16EYK	Zoning	RD & RS
Owner(s):	2425456 ONTARIO INC	Ward:	Etobicoke-Lakeshore (06)
Agent:	JOSEPH ADAMO	Heritage:	Not Applicable
Property Address:	<b>30 THIRTY SIXTH ST</b>	Community:	
Legal Description:	PLAN 2180 L 128		

Notice was given and the application considered on Thursday, April 14, 2016, 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 306.6 m<sup>2</sup>. 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 A13/16EYK.

**Retained - Part 2**

**Address to be assigned**

The lot frontage is 7.62 m and the lot area is 306.6 m<sup>2</sup>. 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 A14/16EYK.

**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**

File Number:	B2/16EYK	Zoning	RD & RS
Owner(s):	2425456 ONTARIO INC	Ward:	Etobicoke-Lakeshore (06)
Agent:	JOSEPH ADAMO	Heritage:	Not Applicable
Property Address:	<b>30 THIRTY SIXTH ST</b>	Community:	
Legal Description:	PLAN 2180 L 128		

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Megan McIver (signed)

\_\_\_\_\_  
Nathan Muscat (signed)

DATE DECISION MAILED ON: Friday, April 22, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, May 12, 2016

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](http://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, April 14, 2016

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

File Number:	A13/16EYK	Zoning	RD & RS
Owner(s):	2425456 ONTARIO INC	Ward:	Etobicoke-Lakeshore (06)
Agent:	JOSEPH ADAMO	Heritage:	Not Applicable
Property Address:	<b>30 THIRTY SIXTH ST – PART</b>	Community:	
	<b>1</b>		
Legal Description:	PLAN 2180 L 128		

Notice was given and a Public Hearing was held on Thursday, April 14, 2016, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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

- Section 10.20.30.20.(1)(A), By-law 569-2013 & Section 330-23(A)(2)**  
The minimum required lot frontage is 12 m.  
The new lot frontage will be 7.62 m.
- Section 10.20.30.10.(1)(A), By-law 569-2013**  
The minimum required lot area is 370 m<sup>2</sup>.  
**Section 330-23(A)(1)**  
The minimum required lot area is 371 m<sup>2</sup>.  
**Section 10.20.30.10.(1)(A), By-law 569-2013 & Section 330-23(A)(1)**  
The new lot area will be 306.5 m<sup>2</sup>.
- Section 10.20.40.40.(1)(A), By-law 569-2013 & 330-23(A)(9)**  
The maximum permitted floor space index is 0.35 times the lot area (107.3 m<sup>2</sup>).  
The proposed dwelling will have a floor space index of 0.67 times the lot area (205.3 m<sup>2</sup>).
- Section 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
**Section 330-23(A)(7)**  
The minimum required side yard setback is 0.9 m.  
**Section 10.20.40.70.(3)(C), By-law 569-2013 & Section 330-23(A)(7)**  
The proposed dwelling will be located 0.6 m from the north side lot line and 0.91 m from the south side lot line.

5. **Section 10.5.40.60.(7), By-law 569-2013**  
The minimum required side yard setback for eaves is 0.3 m.  
**Section 330-13(A)(2)**  
The minimum required side yard setback for eaves is 0.5 m.  
**Section 10.5.40.60.(7), By-law 569-2013 & Section 330-13(A)(2)**  
The eaves of the proposed dwelling will be located 0.17 m from the north side lot line and 0.35 m from the south side lot line.
6. **Section 10.20.40.10.(6), By-law 569-2013**  
The maximum permitted first floor height above established grade is 1.2 m.  
The proposed dwelling will have a first floor height of 2.8 m above established grade.
7. **Section 10.20.40.10.(2)(A)(i), By-law 569-2013**  
The maximum permitted height of all front exterior main walls is 7 m.  
The proposed dwelling will have a front exterior main wall height of 8.01 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:	A13/16EYK	Zoning	RD & RS
Owner:	2425456 ONTARIO INC	Ward:	Etobicoke-Lakeshore (06)
Agent:	JOSEPH ADAMO	Heritage:	Not Applicable
Property Address:	<b>30 THIRTY SIXTH ST - PART 1</b>	Community:	
Legal Description:	PLAN 2180 L 128		

\_\_\_\_\_  
Allan Smithies (signed)

\_\_\_\_\_  
Dominic Gulli (signed)

\_\_\_\_\_  
Megan McIver (signed)

\_\_\_\_\_  
Nathan Muscat (signed)

DATE DECISION MAILED ON: Friday, April 22, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, May 4, 2016

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, April 14, 2016

**NOTICE OF DECISION**  
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**(Section 45 of the Planning Act)**

File Number:	A14/16EYK	Zoning	RD & RS
Owner(s):	2425456 ONTARIO INC	Ward:	Etobicoke-Lakeshore (06)
Agent:	JOSEPH ADAMO	Heritage:	Not Applicable
Property Address:	<b>30 THIRTY SIXTH ST – PART</b>	Community:	
	<b>2</b>		
Legal Description:	PLAN 2180 L 128		

Notice was given and a Public Hearing was held on Thursday, April 14, 2016, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an attached garage.

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Legal Description:	PLAN 2180 L 128		

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