

Thursday, May 12, 2016

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

File Number:	B16/16EYK	Zoning	RD & RS
Owner(s):	MARIA LIANI MARK LIANI	Ward:	Etobicoke-Lakeshore (06)
Agent:	DESIGN PLAN SERVICES	Heritage:	Not Applicable
Property Address:	<b>80 TWENTY THIRD ST</b>	Community:	
Legal Description:	PLAN 1581 LOT 148		

Notice was given and the application considered on Thursday, May 12, 2016, as required by the Planning Act.

**THE CONSENT REQUESTED:**

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

**Retained - Part 1**

**Address to be assigned**

The lot frontage is 7.62 m and the lot area is 290.32 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A167/16EYK.

**Conveyed - Part 2**

**Address to be assigned**

The lot frontage is 7.62 m and the lot area is 290.32 m<sup>2</sup>. The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A168/16EYK.

**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:	B16/16EYK	Zoning	RD & RS
Owner(s):	MARIA LIANI MARK LIANI	Ward:	Etobicoke-Lakeshore (06)
Agent:	DESIGN PLAN SERVICES	Heritage:	Not Applicable
Property Address:	<b>80 TWENTY THIRD ST</b>	Community:	
Legal Description:	PLAN 1581 LOT 148		

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

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

\_\_\_\_\_  
Edwin (Ted) Shepherd  
(signed)

DATE DECISION MAILED ON: Friday, May 20, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, June 9, 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, May 12, 2016

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

File Number:	A167/16EYK	Zoning:	RD & RS
Owner(s):	MARIA LIANI MARK LIANI	Ward:	Etobicoke-Lakeshore (06)
Agent:	DESIGN PLAN SERVICES	Heritage:	Not Applicable
Property Address:	<b>80 TWENTY THIRD ST – PART 1</b>	Community:	
Legal Description:	PLAN 1581 LOT 148		

Notice was given and a Public Hearing was held on Thursday, May 12, 2016, 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 and Section 330-23.(A)(2)**  
The maximum permitted lot frontage is 12 m.  
The lot will have a frontage of 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 and Section 330-23.(A)(1)**  
The lot will have an area of 290.3 m<sup>2</sup>.
- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 330-23.(A)(9)**  
The maximum permitted floor space index/gross floor area is 0.35 times the area of the lot (101.6 m<sup>2</sup>).  
The proposed dwelling will have a floor space index/gross floor area equal to 0.69 times the area of the lot (199.4 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.  
The proposed dwelling will be located 0.6 m from the north side lot line and 0.9 m from the south side lot line.  
**Section 330-23.(A)(9)**  
The minimum required side yard setback is 0.9 m.  
The proposed dwelling will be located 0.6 m from the north side lot line.
- Section 330-13.(A)(2)**  
The minimum required side yard setback for eaves is 0.5 m.  
The eaves of the proposed dwelling will be located 0.3 m from the north side lot line.

**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:	A167/16EYK	Zoning	RD & RS
Owner:	MARIA LIANI	Ward:	Etobicoke-Lakeshore (06)
	MARK LIANI		
Agent:	DESIGN PLAN SERVICES	Heritage:	Not Applicable
Property Address:	<b>80 TWENTY THIRD ST – PART 1</b>	Community:	
Legal Description:	PLAN 1581 LOT 148		

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

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Nathan Muscat (signed)

\_\_\_\_\_  
Edwin (Ted) Shepherd  
(signed)

DATE DECISION MAILED ON: Friday, May 20, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 1, 2016

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, May 12, 2016

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

File Number:	A168/16EYK	Zoning	RD & RS
Owner(s):	MARIA LIANI MARK LIANI	Ward:	Etobicoke-Lakeshore (06)
Agent:	DESIGN PLAN SERVICES	Heritage:	Not Applicable
Property Address:	<b>80 TWENTY THIRD ST – PART 2</b>	Community:	
Legal Description:	PLAN 1581 LOT 148		

Notice was given and a Public Hearing was held on Thursday, May 12, 2016, 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 and Section 330-23.(A)(2)**  
The maximum permitted lot frontage is 12 m.  
The lot will have a frontage of 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 and Section 330-23.(A)(1)**  
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- Section 10.20.40.40.(1)(A), By-law 569-2013 and Section 330-23.(A)(9)**  
The maximum permitted floor space index/gross floor area is 0.35 times the area of the lot (101.6 m<sup>2</sup>).  
The proposed dwelling will have a floor space index/gross floor area equal to 0.69 times the area of the lot (199.4 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.  
The proposed dwelling will be located 0.6 m from the south side lot line and 0.9 m from the north side lot line.  
**Section 330-23.(A)(7)**  
The minimum required side yard setback is 0.9 m.  
The proposed dwelling will be located 0.6 m from the south side lot line.
- Section 330-13.(A)(2)**  
The minimum required side yard setback for eaves is 0.5 m.  
The eaves of the proposed dwelling will be located 0.3 m from the south side lot line.

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Refused**

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- 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.
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Owner:	MARIA LIANI MARK LIANI	Ward:	Etobicoke-Lakeshore (06)
Agent:	DESIGN PLAN SERVICES	Heritage:	Not Applicable
Property Address:	<b>80 TWENTY THIRD ST – PART 2</b>	Community:	
Legal Description:	PLAN 1581 LOT 148		

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Allan Smithies (signed)

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Nathan Muscat (signed)

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Edwin (Ted) Shepherd  
(signed)

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