

Thursday, February 9, 2017

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

File Number:	A0959/16EYK	Zoning	RM & R2
Owner(s):	TREMONTI CONSTRUCTION LTD	Ward:	Etobicoke-Lakeshore (06)
Agent:	GORDON GRIFFITHS G. GRIFFITHS & ASSOCIATES LTD	Heritage:	Not Applicable
Property Address:	98 SEVENTH ST	Community:	
Legal Description:	PLAN I592 PT LOT 287		

Notice was given and a Public Hearing was held on Thursday, February 9, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition above the existing dwelling, a new rear deck and a two-storey front addition with a covered porch and a balcony above.

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

- Section 10.80.40.70.(1), By-law 569-2013 and Section 350-31(K)**
The minimum required front yard setback is 4.52 m.
The altered dwelling will be located 2 m from the front lot line.
- Section 900.6.10.(23)(D)(i), By-law 569-2013 and Section 350-31(A)(4)**
The minimum required side yard setback is 0.9 m.
The altered dwelling will be located 0.44 m from the south side lot line.
- Section 10.5.40.60.(7), By-law 569-2013**
The minimum required side yard setback for eaves is 0.3 m.
Section 350-13(B)
The minimum required side yard setback for eaves is 0.5 m.
Section 10.5.40.60.(7), By-law 569-2013 and Section 350-13(B)
The eaves of the altered dwelling will be located 0.05 m from the south side lot line.
- Section 10.80.40.50.(1)(B), By-law 569-2013**
The maximum permitted area of each platform at or above the second storey of a detached house is 4 m².
The proposed platform at or above the second storey will have an area of 5.4 m².
- Section 10.80.40.10.(2)(A)(i), By-law 569-2013**
The maximum permitted height of all front exterior main walls is 7 m.
The altered dwelling will have a front exterior main wall height of 7.14 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

The applicant shall submit an application for permit to injure or remove trees to Urban Forestry, as per City of Toronto Municipal Code Chapter 813, Article III.

SIGNATURE PAGE

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Agent:	GORDON GRIFFITHS G. GRIFFITHS & ASSOCIATES LTD	Heritage:	Not Applicable
Property Address:	98 SEVENTH ST	Community:	
Legal Description:	PLAN 1592 PT LOT 287		

Allan Smithies (signed)

Megan McIver (signed)

David Peacock (signed)

Michael Clark (signed)

DATE DECISION MAILED ON: Friday, February 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 1, 2017

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 \$300.00, 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.

