

Thursday, March 9, 2017

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

File Number:	B0091/16EYK	Zoning	RD & R2
Owner(s):	KENNETH RAMSAY	Ward:	Etobicoke-Lakeshore (05)
Agent:	ACTION PLANNING CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>30 THORNDALE AVE</b>	Community:	
Legal Description:	PLAN M334 LOT 23		

Notice was given and the application considered on Thursday, March 9, 2017, 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 432.43 m<sup>2</sup>. The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0995/16EYK.

#### Conveyed - Part 2

##### Address to be assigned

The lot frontage is 7.62 m and the lot area is 428.21 m<sup>2</sup>. The existing dwelling will be demolished and the property will be developed as the site of a new detached dwelling with an attached garage, requiring variances to the Zoning By-law, as outlined in Application A0996/16EYK.

**File Numbers B0091/16EYK, A0995/16EYK and A0996/16EYK will be considered jointly.**

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 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:	B0091/16EYK	Zoning	RD & R2
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Agent:	ACTION PLANNING CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>30 THORNDALE AVE</b>	Community:	
Legal Description:	PLAN M334 LOT 23		

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Dominic Gulli (signed)

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Edwin (Ted) Shepherd  
(signed)

DATE DECISION MAILED ON: Friday, March 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Thursday, April 6, 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](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, March 9, 2017

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

File Number:	A0995/16EYK	Zoning	RD & R2
Owner(s):	KENNETH RAMSAY	Ward:	Etobicoke-Lakeshore (05)
Agent:	ACTION PLANNING CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>30 THORNDALE AVE – PART 1</b>	Community:	
Legal Description:	PLAN M334 LOT 23		

Notice was given and a Public Hearing was held on Thursday, March 9, 2017, 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:**

1. **Section 10.20.30.20.(1)(A), By-law 569-2013 and 320-59.A(1)**  
The minimum required lot frontage is 13.5 m.  
The lot will have a frontage of 7.62 m.
2. **Section 10.20.30.10.(1)(A), By-law 569-2013 and Section 320-59.B(1)**  
The minimum required lot area is 510 m<sup>2</sup>.  
The lot will have an area of 432.23 m<sup>2</sup>.
3. **Section 900.3.10.(35).(A), By-law 569-2013**  
The maximum permitted floor space index is 0.5 times the area of the lot (216.11 m<sup>2</sup>).  
The new dwelling will have a floor space index equal to 0.59 times the area of the lot (256.71 m<sup>2</sup>).
4. **Section 10.20.40.70.(3)(C), By-law 569-2013**  
The minimum required side yard setback is 1.2 m.  
The new dwelling will be located 0.91 m from the east side lot line and 0.46 m from the west side lot line.  
**Section 320-42.1.C(1)**  
The minimum required side yard setback is 0.9 m and the aggregate width of both side yards shall not equal less than 2.1 m.  
The new dwelling will be located 0.46 m from the west side lot line and will have an aggregate side yard width of 1.37 m.

5. **Section 10.5.40.60.(7), By-law 569-2013**  
The minimum required side yard setback for eaves is 0.3 m.  
**Section 320-41.D**  
The minimum required side yard setback for eaves is 0.4 m.  
**Section 10.5.40.60.(7)(B), By-law 569-2013 and Section 320-41.D**  
The eaves of the new dwelling will be located 0.14 m from the west side lot line.
6. **Section 10.20.40.10.(1)(A), By-law 569-2013 and Section 320-42.1.B(1)**  
The maximum permitted building height is 9.5 m.  
The new dwelling will have a height of 10 m.
7. **Section 320-42.1.B(2)**  
The maximum permitted soffit height is 6.5 m.  
The new dwelling will have a soffit height of 8.35 m.
8. **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 new dwelling will have a front exterior main wall height of 8.35 m.
9. **Section 10.20.40.10.(6)(6), By-law 569-2013**  
The maximum permitted height of the first floor above established grade is 1.2 m.  
The first floor above established grade of the new dwelling will be 2.7 m in height.
10. **Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The new dwelling will be 18.29 m in length.
11. **Section 320-42.1(D)(1)**  
The maximum permitted dwelling depth is 16.5 m.  
The new dwelling will be 18.75 m in depth.

**File Numbers B0091/16EYK, A0995/16EYK and A0996/16EYK will be considered jointly.**

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 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:	A0995/16EYK	Zoning	RD & R2
Owner:	KENNETH RAMSAY	Ward:	Etobicoke-Lakeshore (05)
Agent:	ACTION PLANNING CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>30 THORNDALE AVE – PART 1</b>	Community:	
Legal Description:	PLAN M334 LOT 23		

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Dominic Gulli (signed)

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Edwin (Ted) Shepherd  
(signed)

DATE DECISION MAILED ON: Friday, March 17, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 29, 2017

CERTIFIED TRUE COPY

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

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Thursday, March 9, 2017

**NOTICE OF DECISION**  
**MINOR VARIANCE/PERMISSION**  
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File Number:	A0996/16EYK	Zoning	RD & R2
Owner(s):	KENNETH RAMSAY	Ward:	Etobicoke-Lakeshore (05)
Agent:	ACTION PLANNING CONSULTANTS	Heritage:	Not Applicable
Property Address:	<b>30 THORNDALE AVE – PART 2</b>	Community:	
Legal Description:	PLAN M334 LOT 23		

Notice was given and a Public Hearing was held on Thursday, March 9, 2017, 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:**

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Dominic Gulli (signed)

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Edwin (Ted) Shepherd  
(signed)

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