

Thursday, March 9, 2017

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

File Number:	B0057/16EYK	Zoning	RM & RM1
Owner(s):	CONTIHOMES INC.	Ward:	Etobicoke-Lakeshore (06)
Agent:	ELDON THEODORE	Heritage:	Not Applicable
Property Address:	22 THIRTY THIRD ST	Community:	
Legal Description:	PLAN M9 LOT 3 BLK G		

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 2

Address to be assigned

The lot frontage is 7.695 m and the lot area is 343.4 m². 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 A0613/16EYK.

Conveyed - Part 1

Address to be assigned

The lot frontage is 7.695 m and the lot area is 343.4 m². 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 A0612/16EYK.

File numbers B0057/16EYK, A0612/16EYK and A0613/16EYK 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:	B0057/16EYK	Zoning	RM & RM1
Owner(s):	CONTIHOMES INC.	Ward:	Etobicoke-Lakeshore (06)
Agent:	ELDON THEODORE	Heritage:	Not Applicable
Property Address:	22 THIRTY THIRD ST	Community:	
Legal Description:	PLAN M9 LOT 3 BLK G		

Allan Smithies (signed)

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.

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:	A0612/16EYK	Zoning	RM & RM1
Owner(s):	CONTIHOMES INC.	Ward:	Etobicoke-Lakeshore (06)
Agent:	ELDON THEODORE	Heritage:	Not Applicable
Property Address:	22 THIRTY THIRD ST – PART 1	Community:	
Legal Description:	PLAN M9 LOT 3 BLK G		

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 attached garage.

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

- Section 900.6.10.(2)(B)(i), By-law 569-2013 & Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage will be 7.695 m.
- Section 900.6.10.(2)(A)(i), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23.A.(1)
The minimum required lot area is 371 m².
Section 900.6.10.(2)(A)(i), By-law 569-2013 & Section 330-23.A.(1)
The lot area will be 343.43 m².
- Section 900.6.10.(2)(D)(i), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted gross floor area is 0.35 times the lot area (120 m²).
The proposed dwelling will have a gross floor area of 0.6 times the lot area (207.92 m²).
- Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The proposed dwelling will have a length of 17.91 m.
- Section 10.80.40.10.(2), By-law 569-2013**
The maximum permitted height of all side exterior main walls abutting a street is 7 m.
The side exterior main walls of the proposed dwelling will have a height of 7.75 m, facing a side lot line.

File numbers B0057/16EYK, A0612/16EYK and A0613/16EYK 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:	A0612/16EYK	Zoning	RM & RM1
Owner:	CONTHOMES INC.	Ward:	Etobicoke-Lakeshore (06)
Agent:	ELDON THEODORE	Heritage:	Not Applicable
Property Address:	22 THIRTY THIRD ST – PART 1	Community:	
Legal Description:	PLAN M9 LOT 3 BLK G		

Allan Smithies (signed)

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
(Section 45 of the Planning Act)

File Number:	A0613/16EYK	Zoning	RM & RM1
Owner(s):	CONTIHOMES INC.	Ward:	Etobicoke-Lakeshore (06)
Agent:	ELDON THEODORE	Heritage:	Not Applicable
Property Address:	22 THIRTY THIRD ST – PART 2	Community:	
Legal Description:	PLAN M9 LOT 3 BLK G		

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 attached garage.

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

1. **Section 900.6.10.(2)(B)(i), By-law 569-2013 & Section 330-23.A.(2)**
The minimum required lot frontage is 12 m.
The lot frontage will be 7.695 m.
2. **Section 900.6.10.(2)(A)(i), By-law 569-2013**
The minimum required lot area is 370 m².
Section 330-23.A.(1)
The minimum required lot area is 371 m².
Section 900.6.10.(2)(A)(i), By-law 569-2013 & Section 330-23.A.(1)
The lot area will be 343.43 m².
3. **Section 900.6.10.(2)(D)(i), By-law 569-2013 & Section 330-23.A.(9)**
The maximum permitted gross floor area is 0.35 times the lot area (120 m²).
The proposed dwelling will have a gross floor area of 0.63 times the lot area (218 m²).
4. **Section 10.80.40.20.(1), By-law 569-2013**
The maximum permitted building length is 17 m.
The proposed dwelling will have a length of 18.82 m.
5. **Section 10.80.40.10.(2), By-law 569-2013**
The maximum permitted height of all side exterior main walls abutting a street is 7 m.
The side exterior main walls of the proposed dwelling will have a height of 7.75 m, facing a side lot line.

File numbers B0057/16EYK, A0612/16EYK and A0613/16EYK 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:	A0613/16EYK	Zoning	RM & RM1
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