

Wednesday, August 18, 2010

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

File Number:	A0311/10NY	Zoning	R4 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	SUSAN CHEE	Ward:	Willowdale (23)
Agent:	ALEX BOROS		
Property Address:	260 MCKEE AVE	Community:	North York
Legal Description:	PLAN 3141 PT LOT 20 RP64R 11288 PART 3		

Notice was given and a Public Hearing was held on Wednesday, August 18, 2010, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling on the above noted property. The existing dwelling would be demolished.

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

1. Existing lot area of 464.5m²
WHEREAS a minimum lot area of 550m² is required; and
2. Proposed lot coverage of **35% (162.5m²)**
WHEREAS a maximum lot coverage of 30% (139.35m²) is permitted.

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):

1. Where no street tree exists, the owner shall provide payment in an amount to cover the cost of planting a street tree abutting the site to the satisfaction of the General Manager of Parks, Forestry and Recreation.

SIGNATURE PAGE

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Isaac Lallouz (signed)

Donna McCormick
(signed)

DATE DECISION MAILED ON: Thursday, August 26, 2010

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, September 7, 2010

CERTIFIED TRUE COPY

Denise Rundle (signed)
Manager & Deputy Secretary Treasurer
North 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.