



City Planning Division
Gary Wright, Acting, Chief Planner and Executive Director

Committee of Adjustment
100 Queen Street West
Toronto ON M5H 2N2
Tel: 416-392-7565
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**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0332/10TEY	Zoning	R1 Z0.35 (PPR)
Owner(s):	JANICE LAURA LAVIGNE	Ward:	St. Paul's (22)
Agent:	SABINA ROTENBERG		
Property Address:	79 BOULTON DR	Community:	
Legal Description:	PLAN E608 PT LOT 30		

Notice was given and a Public Hearing was held on **Wednesday, May 12, 2010**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To demolished the existing 1 1/2 storey dwelling and construct a new two-storey detached dwelling with an integral garage at grade.

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

1. Section 6(3) Part I 1, By-law 438-86

The maximum permitted residential gross floor area is 0.35 times the area of the lot (100.76 m²).

The altered dwelling will have a residential gross floor area equal to **0.815** times the area of the lot (**234.5 m²**).

2 Section 6(3) Part II 3.B(II), By-law 438-86

The minimum required side lot line setback is 0.9 m.

The new dwelling will have a north side lot line setback of 0.60 m.

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 approve 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):

Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters relating to City and privately owned trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review

SIGNATURE PAGE

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Fernando Costa (signed)

Corinne Muccilli (signed)

George Vasilopoulos
(signed)

DATE DECISION MAILED ON: **Tuesday, May 18, 2010**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, June 1, 2010**

CERTIFIED TRUE COPY

Anita M. MacLeod
Manager & Deputy Secretary Treasurer
Toronto and East 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.