

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

File Number:	A0632/10TEY	Zoning	R1 (Waiver)
Owner(s):	IRYNA RATAYEVA	Ward:	St. Paul's (21)
Agent:	VADYM RATAYER		
Property Address:	10 ELDERWOOD DR	Community:	Toronto
Legal Description:	PLAN M508 PT LOT 134 PT LOT 135		

Notice was given and a Public Hearing was held on **Wednesday, December 1, 2010**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To demolish a two-storey dwelling and construct a new two-storey dwelling with an integral garage.

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

- Section 6 (3) Part II By-law 438-86**
The maximum permitted gross floor area is 0.6 times the area of the lot (292.57 m²).
The new dwelling will have a gross floor area is 0.851 times the area of the lot (415.17 m²).
- Chapter 10.20.40.40(1), By-law 1156-2010**
The maximum permitted floor space index is 0.6 times the area of the lot (292.57 m²).
The new dwelling will have a floor space index of 0.851 times the area of the lot (415.17 m²).
- Chapter 10.20.40.70 (3)(C), By-law 1156-2010**
The minimum required side yard setback is 1.5 m.
The new dwelling will have a side yard setback of 1.2 m for both the west and east side yards.

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

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Fernando Costa (signed)

Heather Gardiner (signed)

Kay Gardner (signed)

Corinne Muccilli (signed)

DATE DECISION MAILED ON: **Tuesday, December 7, 2010**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, December 21, 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.