



City Planning Division  
Gary Wright, Chief Planner and Executive Director

Committee of Adjustment  
100 Queen Street West  
Toronto ON M5H 2N2  
Tel: 416-392-7565  
Fax: 416-392-0580

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

File Number:	A0803/10TEY	Zoning	R1 Z0.6 & R (PPR)
Owner(s):	VICTOR BUTKO	Ward:	St. Paul's (21)
Agent:	VADYM RATAYEV		
Property Address:	<b>220 ROSEMARY RD</b>	Community:	Toronto
Legal Description:	PLAN M347 LOT 86		

Notice was given and a Public Hearing was held on **Wednesday, August 3, 2011**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To demolish the existing detached-dwelling and to construct a new three-storey detached dwelling with an integral garage.

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

- Section 6(3) Part I 1, By-law 438-86**  
The gross floor area/floor space index of a detached dwelling shall not exceed 0.6 times the area of the lot (366.64 m<sup>2</sup>).  
The altered dwelling will have a gross floor area/floor space index equal to 0.84 times the area of the lot (513.12 m<sup>2</sup>).
- Section 6(3) Part II 3.B(II), By-law 438-86**  
The minimum side yard setback is 7.5 m for the portion of the dwelling exceeding a depth of 17 m.  
The rear 1.29 m of the dwelling exceeding the depth of 17 m will be located 0.91 m from the north and south side lot lines.

**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:	A0803/10TEY	Zoning	R1 Z0.6 & R (PPR)
Owner(s):	VICTOR BUTKO	Ward:	St. Paul's (21)
Agent:	VADYM RATAYEV	Community:	Toronto
Property Address:	220 ROSEMARY RD		
Legal Description:	PLAN M347 LOT 86		



Robert Brown



Gillian Burton



George Vasilopoulos



David Pond

DATE DECISION MAILED ON: **Tuesday, August 9, 2011**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, August 23, 2011**

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](http://www.omb.gov.on.ca).