



City Planning Division
Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director

Committee of Adjustment
Toronto and East York District

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

File Number:	A0428/13TEY	Zoning	R1C (ZZC)
Owners:	MARINA ELPIDA EFSTATHIADIS	Ward:	Beaches-East York (31)
Agent:	TREVOR GAIN		
Property Address:	323 WESTLAKE AVE (PART 3)	Community:	East York
Legal Description:	PLAN 1770 LOT 494		

Notice was given and a Public Hearing was held on **Wednesday, July 31, 2013**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To maintain the existing one-storey single family detached dwelling located on the reduced lot.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

- Section 7.4.3, By-law 6752**
The maximum permitted lot coverage is 35% (71.62 m²) of the lot area.
The existing one-storey dwelling will have a lot coverage of 41% (83.86 m²) of the lot area.
- Section 7.4.3, By-law 6752**
The minimum required rear yard setback is 9.0 m.
The existing one-storey dwelling will have a rear yard setback of 5.28 m to the north lot line.

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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Owners:	MARINA ELPIDA EFSTATHIADIS	Ward:	Beaches-East York (31)
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Legal Description:	PLAN 1770 LOT 494		

Gillian Burton

David Pond

Yim Chan

DISSENTED

John Tassiopoulos

DATE DECISION MAILED ON: **Tuesday, August 6, 2013**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, August 20, 2013**

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.



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**NOTICE OF DECISION
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File Number:	A0427/13TEY	Zoning	R1C (ZZC)
Owners:	MARINA ELPIDA EFSTATHIADIS	Ward:	Beaches-East York (31)
Agent:	TREVOR GAIN		
Property Address:	323 WESTLAKE AVE (PART 4)	Community:	East York
Legal Description:	PLAN 1770 LOT 494		

Notice was given and a Public Hearing was held on **Wednesday, July 31, 2013**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey single family detached dwelling on the newly created lot.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. **Section 7.4.3, By-law 6752**
The minimum required front yard setback is 6.0 m.
The new two-storey dwelling will have a front yard setback of 4.52 m to the north lot line.
2. **Section 7.4.3, By-law 6752**
The minimum required rear yard setback is 9.0 m.
The new two-storey dwelling will have a rear yard setback of 5.91 m to the south lot line.

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.

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