

Wednesday, April 22, 2015

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

File Number:	A0039/15NY	Zoning	R4/RD(f15.0; a550)(waiver)
Owner(s):	WEI YAO VITO AUCIELLO	Ward:	Don Valley East (34)
Agent:	VITO AUCIELLO		
Property Address:	<b>21 YEWFIELD CRES (PART 2)</b>	Community:	North York
Legal Description:	PLAN 4760 LOT 861		

Notice was given and a Public Hearing was held on Wednesday, April 22, 2015, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling with an integral garage. The existing house will be partially demolished and reconstructed as a single family dwelling to be located on PART 1, as outlined in the related Committee of Adjustment application for severance, file number B0002/15NY.

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

- Chapter 10.20.30.10(1), Zoning By-law No. 569-2013**  
The required minimum lot area is 550m<sup>2</sup>.  
The proposed lot area is 453.2m<sup>2</sup>.
- Section 13.2.2, Zoning By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 453.2m<sup>2</sup>.

**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:	A0039/15NY	Zoning	R4/RD(f15.0; a550)(waiver)
Owner:	WEI YAO VITO AUCIELLO	Ward:	Don Valley East (34)
Agent:	VITO AUCIELLO		
Property Address:	<b>21 YEWFIELD CRES (PART 2)</b>	Community:	North York
Legal Description:	PLAN 4760 LOT 861		

\_\_\_\_\_  
Isaac Lallouz (signed)

\_\_\_\_\_  
Astra Burka (signed)

\_\_\_\_\_  
Nicholas Sion (signed)

\_\_\_\_\_  
Arthur Forer (signed)

DATE DECISION MAILED ON: Wednesday, April 29, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, May 12, 2015

CERTIFIED TRUE COPY

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