

CITY OF TORONTO
JOHN FILION
or OCCUPANT
COUNCILLOR
5100 YONGE ST
TORONTO, ON

Wednesday, June 22, 2016

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

File Number:	A0427/16NY	Zoning	RD (f15.0; a550) (x5)/R4 [WAIVER]
Owner(s):	NAHID ZARKHANLI	Ward:	Willowdale (23)
Agent:	RUBINOFF DESIGN GROUP	Heritage:	Not Applicable
Property Address:	375 ELLERSLIE AVE	Community:	North York
Legal Description:	PLAN 2334 W PT LOT 39		

Notice was given and a Public Hearing was held on Wednesday, June 22, 2016, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing dwelling as constructed.

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

- Chapter 10.20.40.10.(6), By-law No. 569-2013**
The maximum permitted finished first floor height is 1.20m.
The finished first floor height is 1.65m.
- Chapter 10.20.40.10.(3), By-law No. 569-2013**
The maximum number of storeys permitted is two (2).
The number of storeys is three (3).
- Section 6(30), By-law No. 7625**
The maximum permitted finished first floor height is 1.50m.
The finished first floor height is 2.32m.
- Chapter 10.20.40.50.(1), By-law No. 569-2013**
The maximum permitted area of each platform at or above the second storey is 4.00m².
The proposed platform at or above the second storey is 8.67m².

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Minor Variance Application is Approved**

It is the decision of the Committee of Adjustment to authorize 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.

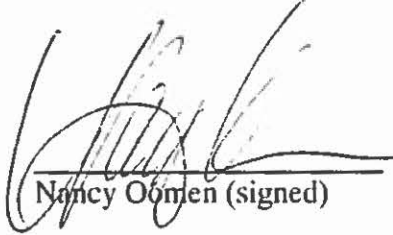
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

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Edwin (Ted) Shepherd
(signed)



Nancy Oomen (signed)



Rick Ross (signed)

DATE DECISION MAILED ON: Wednesday, June 29, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, July 12, 2016

CERTIFIED TRUE COPY



for

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.

