

**Michael Mizzi**  
Director, Zoning and Secretary-Treasurer  
Committee of Adjustment  
City Planning Division

Committee of Adjustment  
Etobicoke York  
Etobicoke Civic Centre  
2 Civic Centre Court  
Toronto, Ontario M9C 5A3

416-394-8060  
coa.ey@toronto.ca

Thursday, August 13, 2020

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

**File Number:** A0130/20EYK  
**Property Address:** 241 MAPLE LEAF DR  
**Legal Description:** CON 4 WY PT LOT 7 WPT E  
**Agent:** JAN TYMSTRA ARCHITECT  
**Owner(s):** LUCIA RUGGIERO-MARTELLA ROBERT DANTE MARTELLA  
**Zoning:** RD & R6 (ZR)  
**Ward:** York South-Weston (05)  
**Community:**  
**Heritage:** Not Applicable

Notice was given and a Public Hearing was held on Thursday, August 13, 2020, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a two-storey rear addition and a one-storey front addition.

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

- 1. Section 10.20.40.20.(1), By-law 569-2013**  
The maximum permitted building length is 17 m.  
The altered dwelling will have a length of 24.9 m.
- 2. Section 10.20.40.30.(1), By-law 569-2013**  
The maximum permitted building depth is 19 m.  
The altered dwelling will have a depth of 26.33 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **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:** A0130/20EYK  
**Property Address:** 241 MAPLE LEAF DR  
**Legal Description:** CON 4 WY PT LOT 7 WPT E  
**Agent:** JAN TYMSTRA ARCHITECT  
**Owner(s):** LUCIA RUGGIERO-MARTELLA ROBERT DANTE MARTELLA  
**Zoning:** RD & R6 (ZR)  
**Ward:** York South-Weston (05)  
**Community:**  
**Heritage:** Not Applicable



Donald Taylor (signed)

Michael Clark (signed)



Sophia Ruddock (signed)

DATE DECISION MAILED ON: Friday, August 21, 2020

LAST DATE OF APPEAL: Wednesday, September 2, 2020

CERTIFIED TRUE COPY

**Barbara Bartosik**  
Manager and Deputy Secretary-Treasurer

### Appeal Information

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to [coa.ey@toronto.ca](mailto:coa.ey@toronto.ca) and [Barbara.Bartosik@toronto.ca](mailto:Barbara.Bartosik@toronto.ca) by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal\* to the Local Planning Appeal Tribunal (LPAT) for the same matter.

### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

To appeal this decision to the TLAB you need the following:

- A completed TLAB Notice of Appeal (Form 1).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary –Treasurer you will receive payment instructions.
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB website at [www.toronto.ca/tlab](http://www.toronto.ca/tlab).

### **LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS**

To appeal this decision to the LPAT you need the following:

- A completed LPAT Appellant Form (A1) in digital format on a USB stick and in paper format.
- \$400 with an additional reduced fee of \$25 for each connected appeal filed by the same appellant.
- Fees are payable to the Minister of Finance by certified cheque or money order (Canadian funds).
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Environmental & Lands Tribunals Ontario (ELTO) website at <http://elto.gov.on.ca/tribunals/lpat/forms/>.

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Local Planning Appeal Tribunal (LPAT)** should be submitted in accordance with the instructions above.