

Wednesday, May 12, 2010

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

File Number:	A017/10SC	Zoning	Single Family Residential (S) Zone
Owner(s):	DONNA FETTERLY	Ward:	Scarborough Southwest (35)
Agent:	NICK HATZIANTONIOU		
Property Address:	<b>140 WESTBOURNE AVE</b>	Community:	Clairlea Community
Legal Description:	PLAN M463 LOT 9		

Notice was given and a Public Hearing was held on Wednesday, May 12, 2010, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a two-storey single family dwelling on a reduced lot.

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

**Conveyed Lot (Part 2)**

1. To permit a single family detached dwelling on a lot having a frontage of 7.62 m and an area of 244.6 m<sup>2</sup>, whereas the Zoning By-law requires a minimum frontage of 12 m and a minimum area of 371 m<sup>2</sup>.
2. To permit an area of 23.18 m<sup>2</sup> for soft landscaping or 68.68% of the front yard minus driveway area, whereas the Zoning By-law requires a minimum of 25.32 m<sup>2</sup> or 75% of the front yard minus the driveway area for soft landscaping.
3. To permit a parking space width of 2.94 m, whereas the Zoning By-law requires a parking width of 3.3 m for a parking space with less than 6 m driveway width.

**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 variances are not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are not minor.

**SIGNATURE PAGE**

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\_\_\_\_\_  
Asif Khan (signed)

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Prabhakar Mahant (signed)

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Rick Froner (signed)

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Rolf Rogde (signed)

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S Gopikrishna (signed)

DATE DECISION MAILED ON: Monday, May 17, 2010

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, June 1, 2010

CERTIFIED TRUE COPY

Marilyn Stuart  
Manager & Deputy Secretary Treasurer  
Scarborough 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).

