

Wednesday, February 24, 2010

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

File Number:	A226/09SC	Zoning:	S
Owner(s):	FLORA VALLEY HOMES LTD FLORA VALLEY HOMES LTD	Ward:	Scarborough East (44)
Agent:	RAJINDER CHAKU		
Property Address:	<b>260 BEECHGROVE DR</b>	Community:	West Hill Community
Legal Description:	PL 2546 LT526 PT LT525		

Notice was given and a Public Hearing was held on Wednesday, February 24, 2010, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey dwelling.

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

To permit a lot area of 408.8 m<sup>2</sup> for Part 2, whereas the Zoning By-law requires a lot area of 557 m<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 variances are not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are not minor.

