

Tuesday, June 7, 2011

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

File Number:	A107/11SC	Zoning	Industrial Commercial (MC)
Owner(s):	COSTCO WHOLESALE CANADA LTD.	Ward:	Scarborough Centre (37)
Agent:	MMM GROUP LIMITED		
Property Address:	1411 WARDEN AVE	Community:	Wexford Employment District
Legal Description:	PLAN 9867 RCP OT LOT 4 NOW RP 66R17336 PART 1, CON 1 PT LOT 32 NOW RP 66R17022 PART 3 TO 8,16,TO 18		

Notice was given and a Public Hearing was held on Tuesday, June 7, 2011, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To expand the existing three pump island gas bar in connection with the existing Costco Wholesale facility by establishing a fourth island at the south end of the existing gas bar structure and to reduce the parking requirement and allow 18 parking spaces in the front yard.

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

1. The sale of petroleum products on the property is not permitted.
The proposal involves 16 gasoline pumps on four islands. (Note: In its decision of June 2009 (File No. A348/08SC), the Committee of Adjustment approved an earlier application for 12 pumps on three islands.)
2. The minimum parking requirement is 6.2 spaces per 100 m² or 797 spaces.
The proposal involves 5.75 spaces per 100 m² or 739 spaces.
3. Parking spaces are only permitted in the side yards, rear yards or enclosed within buildings, except that five parking spaces are permitted in the front yards or flankage yards for the first 15 m of front wall, plus two spaces for each 15 m of front wall thereafter. In this case, a maximum of 21 parking stalls are permitted in the front yard.
The proposal involves 18 additional parking stalls in the front yard. (Note: 19 stalls are already existing in the front yard.)

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**Minor Variances Nos. 2 and 3 are Approved on Condition**

It is the decision of the Committee of Adjustment to authorize Variances 2 and 3 of 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 variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

This decision is subject to the following condition:

That the owner obtain approval of site plan application 11 189147 ESC 37 SA to the satisfaction of the Director of Community Planning, Scarborough District, in consultation with the Manager, Technical Services Division.

Minor Variance No. 1 is Refused

It is the decision of the Committee of Adjustment to **Refuse** Variance No. 1 of this 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 is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance is not minor.

SIGNATURE PAGE

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Asif Khan (signed)

Prabhakar Mahant (signed)

Rolf Rogde (signed)

S Gopikrishna (signed)

DATE DECISION MAILED ON: Friday, June 10, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, June 27, 2011

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.

