TORONTO

City Planning Division
Gregg Lintern, MCIP, RPP
Acting Chief Planner and Executive Director

Committee of Adjustment
Scarborough Civic Centre
150 Borough Drive
Toronto ON M1P 4N7

Tel 416-396-7019
Fax 416-396-7341

Thursday, September 13, 2012

NOTICE OF DECISION

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

File Number:	A167/12SC	Zoning	Single Family Residential (S) Zone
Owner:	ARUNA MAKOL	Ward:	Scarborough Southwest (35)
Agent:	GRANT MORRIS		
Property Address:	**152 MAYBOURNE AVE (PART 1)**	Community**:**	Clairlea Community
Legal Description:	PLAN 1859 LOT 184		

Notice was given and a Public Hearing was held on Thursday, September 13, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The owner is requesting consent to sever the land to create one additional lot, and has applied for variances for the lot shown as Part 1 on the attached Site Plan. The owner is proposing to demolish the existing dwelling and build a new single family dwelling on Part 1.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

1. Proposed frontage of 7.6 m on Maybourne Avenue and lot area of 246 m^2,
   WHEREAS the by-law requires a minimum frontage of 12 m and a minimum lot area of 371 m^2.

2. Proposed north side yard of 0.6 m;
   WHEREAS a minimum 0.9 m side yard is required.

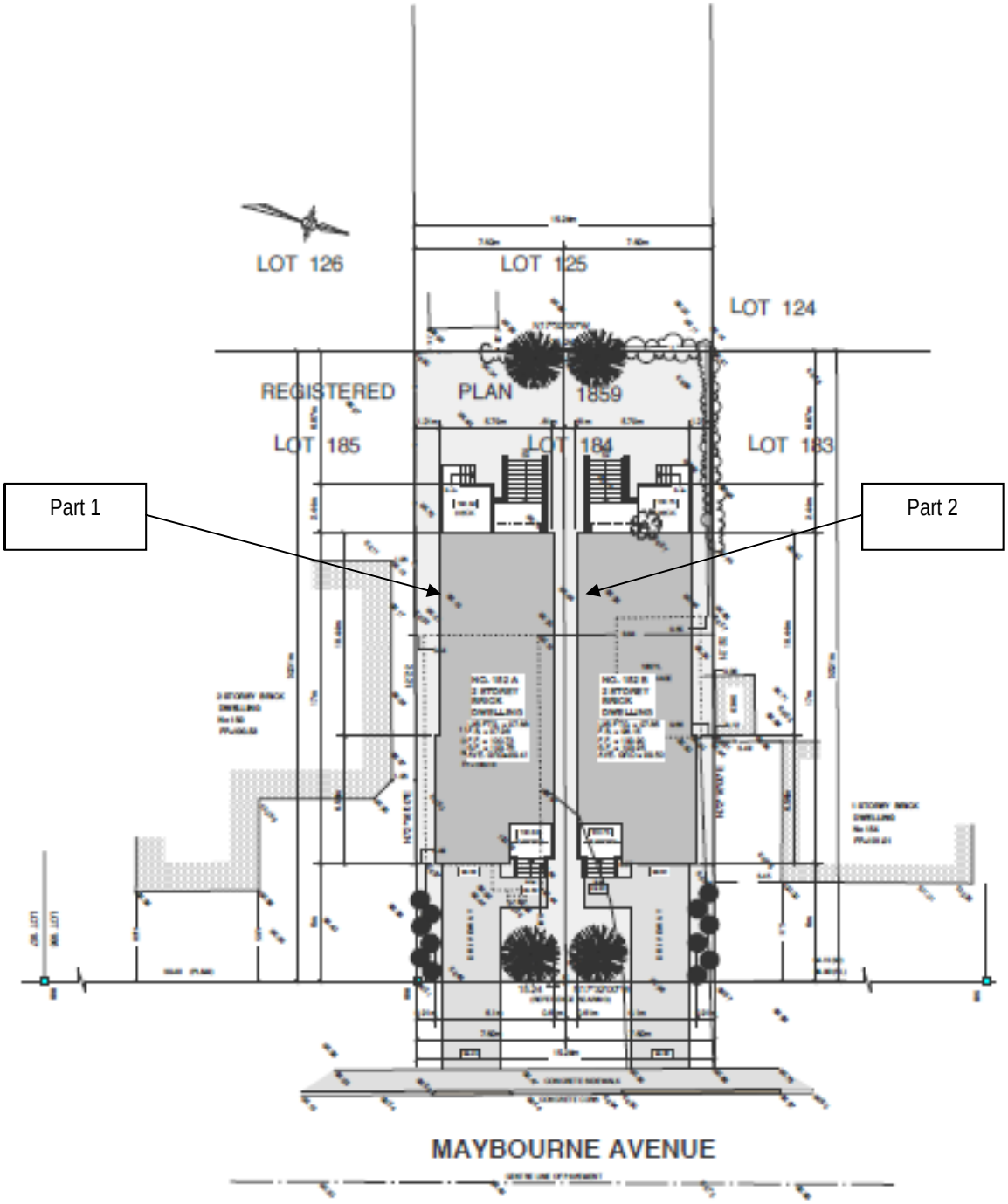
3. Proposed coverage of 40% for each lot
   WHEREAS the by-law permits a maximum coverage of 33%

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 refuse 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.



Lot Division Plan

Applicant's Submitted Drawing

Not to Scale

13/09/2012

152 Maybourne Avenue (Part 1)

File #A167/12SC

Attachment 1

SIGNATURE PAGE

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Cynthia Lai (signed)	Rolf Rogde (signed)	S Gopikrishna (signed)
Sean Karmali (signed)	Worrick Russell (signed)	

DATE DECISION MAILED ON: Tuesday, September 18, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, October 3, 2012

CERTIFIED TRUE COPY

Denise Rundle
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.