

Thursday, August 8, 2013

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

File Number:	A128/13SC	Zoning	S - Single Family Residential (ZR)
Owner(s):	ELLEN LOPES ROBERT KABBABEH	Ward:	Scarborough Southwest (36)
Agent:	LEO MASTRANDREA		
Property Address:	40 PINE RIDGE DR - PART 1	Community:	Cliffcrest Community
Legal Description:	PLAN M440 LOT 101		

Notice was given and a Public Hearing was held on Thursday, August 8, 2013, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To maintain the existing detached dwelling.

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

1. The existing/proposed north side yard setback is 0.79 m.
Whereas the minimum required side yard setback is 0.9 m.
2. To permit two single family dwellings on one lot. Part 1 (retained lot) would have a lot frontage of 21.19 m and a lot area of 837.3 m.
Whereas one single-family dwelling is permitted per lot or block as shown on Registered Plan.

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

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Cynthia Lai (signed)

Rolf Rogde (signed)

S Gopikrishna (signed)

Sean Karmali (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: Tuesday, August 13, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, August 28, 2013

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.