

City Planning Division Jennifer Keesmaat, MES MCIP RPP Chief Planner and Executive Director Committee of Adjustment 150 Borough Drive, Toronto, ON M1P 4N7 Tel:(416)396-7016 Fax:(416)396-7341

Thursday, August 8, 2013

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

File Number:	A127/13SC	Zonin
Owner:	KHURRAM BUTT	Ward:
Agent:	LEO MASTRANDREA	
Property Address:	106 NEWLANDS AVE	Comn
	(PART 2)	
Legal Description:	PLAN 3700 LOT 3	

ZoningS - Single Family DwellingWard:Scarborough Southwest (35)Community:Birchmount Park
Community

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

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling.

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

- 1. To permit the proposed lot frontage of 10.38 metres and lot area of 348.03 square metres, whereas the Zoning By-law requires a minimum frontage of 12 metres and a minimum lot area of 464 square metres.
- 2. To permit the proposed coverage of 33.4%, whereas the Zoning By-law requires 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 <u>refuse</u> 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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Property Address:	106 NEW	LANDS AVE	Communit	y:	Birchmount Park Community	
Legal Description:	PLAN 37	00 LOT 3				
Cynthia Lai (signed)		Rolf Rogde (sig	ned)	S G	opikrishna (signed)	
Sean Karmali (sigi	ned)	Worrick Russell	(signed)			
DATE DECISION	MAILED	ON: Tuesday, Aug	gust 13, 2013			
LAST DATE OF	APPEAL T	O THE ONTARIO	MUNICIPAL	BOA	RD: 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.