

Thursday, August 8, 2013

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

File Number:	A126/13SC	Zoning	S - Single Family Dwelling
Owner:	KHURRAM BUTT	Ward:	Scarborough Southwest (35)
Agent:	LEO MASTRANDREA		
Property Address:	106 NEWLANDS AVE (PART 1)	Community:	Birchmount Park Community
Legal Description:	PLAN 3700 LOT 3		

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 VARIANCES 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 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.

