

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: A126/13SC Zoning S - Single Family Dwelling
Owner: Ward: Scarborough Southwest (35)

Agent: LEO MASTRANDREA

Property Address: 106 NEWLANDS AVE Community: Birchmount Park

(PART 1) 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 <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.

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#### **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 <a href="https://www.omb.gov.on.ca">www.omb.gov.on.ca</a>.

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