

Thursday, November 12, 2015

**NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)**

| | | | |
|--------------------|-------------------------|------------|---|
| File Number: | B013/15SC | Zoning | Single Family (S) & Residential Detached (RD) Zone [ZR] |
| Owners: | LANYING WU | Ward: | Scarborough-Rouge River (41) |
| Agent: | MATRIX PLANNERS | Heritage: | Not Applicable |
| Property Address: | 2680 MIDLAND AVE | Community: | Agincourt Community |
| Legal Description: | PLAN 3718 PT LOT 37 | | |

Notice was given and the application considered on Thursday, November 12, 2015, as required by the Planning Act.

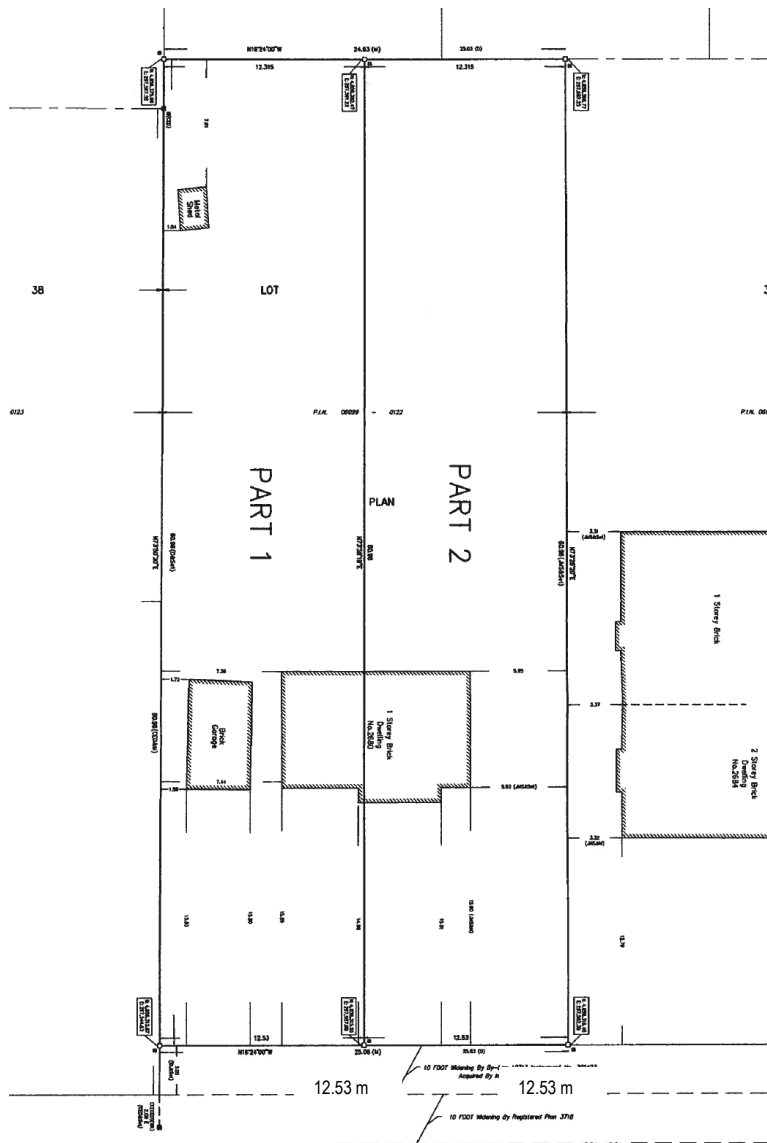
THE CONSENT REQUESTED:

This application is for consent to sever the land at 2680 Midland Avenue into two lots, shown as Part 1 and Part 2 on the attached Lot Division Plan. Each proposed lot would have a frontage of 12.53 m on Midland Avenue and a lot area of approximately 757 m². The owner proposes to demolish the existing house and construct two detached dwellings.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Refused

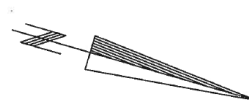
The Committee has considered the application for consent to the creation of new lots as shown on the attached drawing. The Committee is not satisfied that the dimensions of the proposed lots would maintain the character of the established residential neighbourhood. The Committee is not satisfied that the application meets the criteria set out in the provisions of Section 51(24) of the *Planning Act*.



MIDLAND AVENUE

(Road Allowance Between Lots 26 and 27 Concession 3)

P.L.K. 0609 - 020



Lot Division Plan
 Applicant's Submitted Drawing
 Not to Scale

12/11/2015

2680 Midland Avenue
 File # B013/15SC

Attachment 1

SIGNATURE PAGE

| | | | |
|--------------------|-------------------------|------------|---|
| File Number: | B013/15SC | Zoning | Single Family (S) & Residential Detached (RD) Zone [ZR] |
| Owners: | LANYING WU | Ward: | Scarborough-Rouge River (41) |
| Agent: | MATRIX PLANNERS | Heritage: | Not Applicable |
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| Legal Description: | PLAN 3718 PT LOT 37 | | |

Alexandra Flynn (signed)

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 17, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, December 7, 2015

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.

NOTE: Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Thursday, November 12, 2015

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

| | | | |
|--------------------|--|------------|---|
| File Number: | A077/15SC | Zoning | Single Family (S) & Residential Detached (RD) Zone [ZR] |
| Owner: | LANYING WU | Ward: | Scarborough-Rouge River (41) |
| Agent: | MATRIX PLANNERS | Heritage: | Not Applicable |
| Property Address: | 2680 MIDLAND AVE PART 2 | Community: | Agincourt Community |
| Legal Description: | PLAN 3718 PT LOT 37 | | |

Notice was given and a Public Hearing was held on Thursday, November 12, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This application is for variances for a proposal to build a two-storey detached house on a lot to be severed at 2680 Midland Avenue. The proposed lot would have a lot frontage of 12.53 m on Midland Avenue and a proposed lot area of 757.3 m², and is shown as Part 2 on the attached Lot Division Plan.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013:

1. The proposed lot frontage is 12.53 m
The required minimum lot frontage is 25.06 m
(The minimum required lot frontage is that which existed at the date of the enactment of this by-law.)
2. The proposed lot area is 757.34 m²
The required minimum lot area is 1,514.68 m²
(The minimum required lot area is that which existed at the date of the enactment of this by-law.)

By-law No. 10076:

3. The proposed severance of 2680 Midland Avenue into two lots would result in a total of three single family dwellings on Lot 37, Plan 3718
WHEREAS a maximum of two single family dwellings are permitted on Lot 37, Plan 3718.

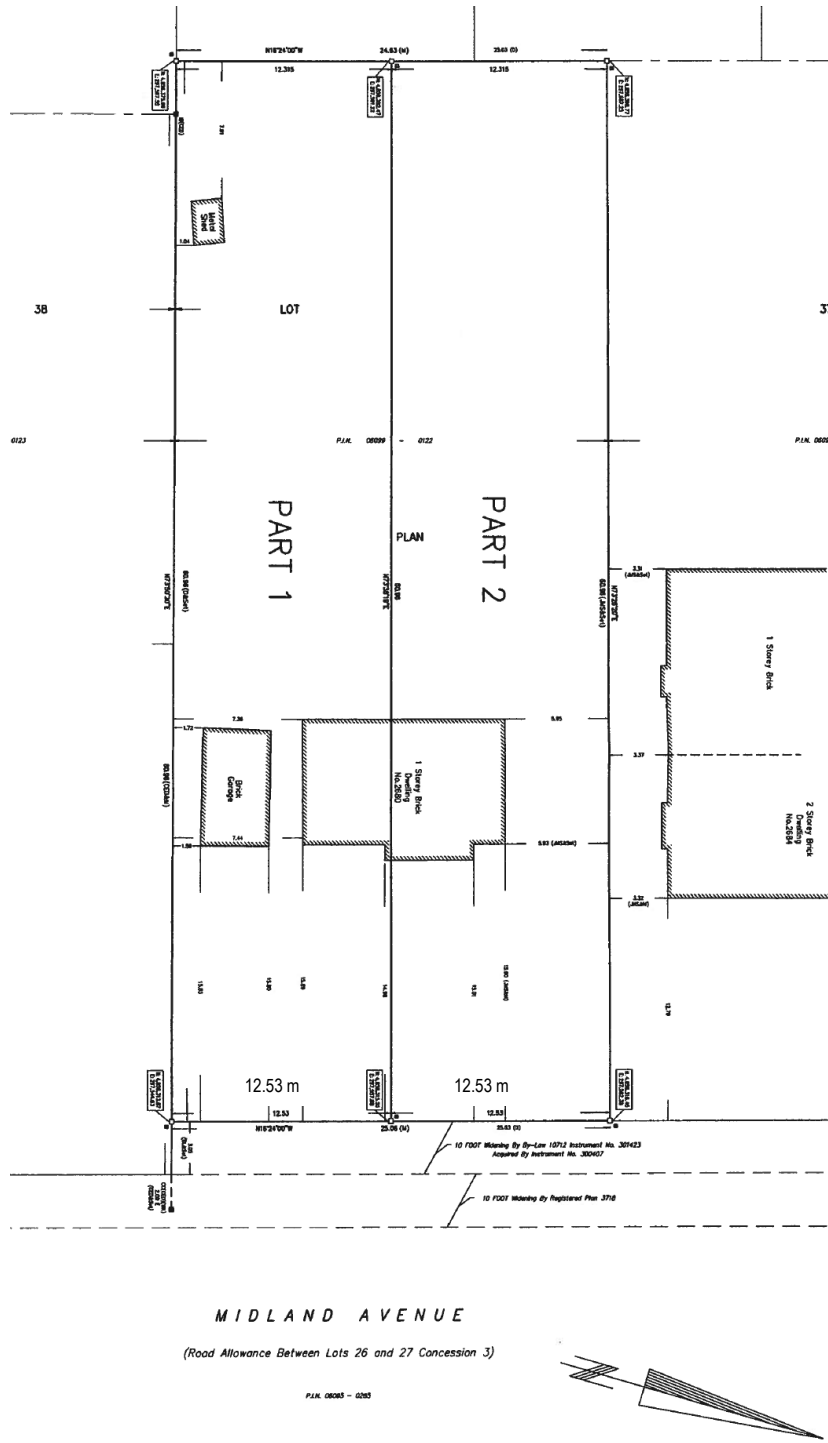
4. The proposed gross floor area is 0.402 x lot area (304.5 m²)
WHEREAS the permitted maximum total gross floor area is 0.4 x lot area (302.94 m²)

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

2680 Midland Avenue – Part 2
 File # A077/15SC

12/11/2015

Attachment 1

SIGNATURE PAGE

| | | | |
|--------------------|------------------------------------|------------|---|
| File Number: | A077/15SC | Zoning | Single Family (S) & Residential Detached (RD) Zone [ZR] |
| Owner: | LANYING WU | Ward: | Scarborough-Rouge River (41) |
| Agent: | MATRIX PLANNERS | Heritage: | Not Applicable |
| Property Address: | 2680 MIDLAND AVE PART 2 | Community: | Agincourt Community |
| Legal Description: | PLAN 3718 PT LOT 37 | | |

Alexandra Flynn (signed)

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, November 17, 2015

LAST DATE OF APPEAL TO
THE ONTARIO MUNICIPAL BOARD: Wednesday, December 2, 2015

CERTIFIED TRUE COPY

Denise Rundle
Manager & Deputy Secretary Treasurer
Scarborough Panel

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| Owner: | LANYING WU | Ward: | Scarborough-Rouge River (41) |
| Agent: | MATRIX PLANNERS | Heritage: | Not Applicable |
| Property Address: | 2680 MIDLAND AVE PART 1 | Community: | Agincourt Community |
| Legal Description: | PLAN 3718 PT LOT 37 | | |

Notice was given and a Public Hearing was held on Thursday, November 12, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This application is for variances for a proposal to build a two-storey detached house on a lot to be severed at 2680 Midland Avenue. The proposed lot would have a lot frontage of 12.53 m on Midland Avenue and a proposed lot area of 757.3 m², and is shown as Part 1 on the attached Lot Division Plan.

REQUESTED VARIANCES TO THE ZONING BY-LAW:By-law No. 569-2013:

1. The proposed lot frontage is 12.53 m
The required minimum lot frontage is 25.06 m
(The minimum required lot frontage is that which existed at the date of the enactment of this by-law.)
2. The proposed lot area is 757.34 m²
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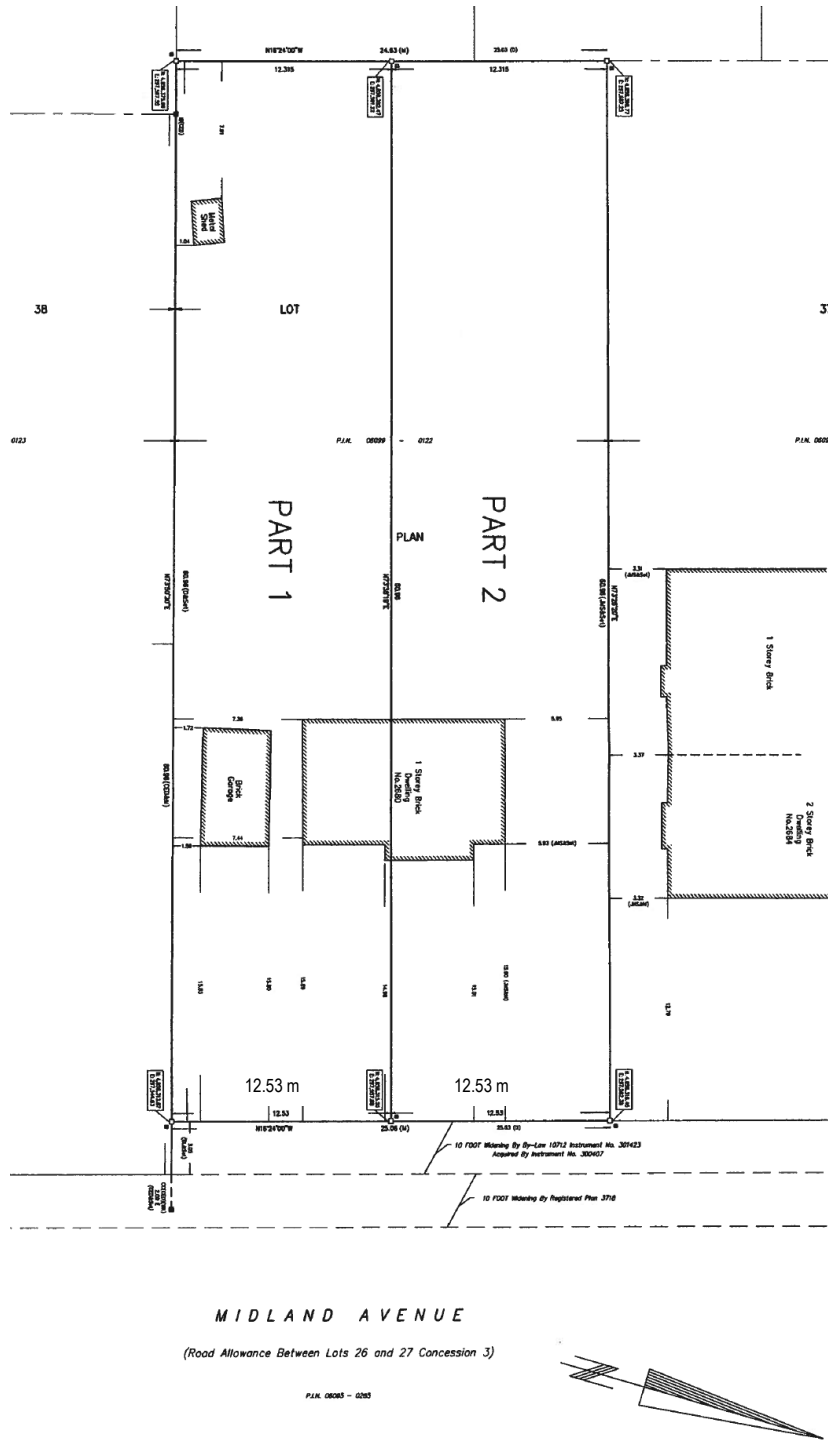
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It is the decision of the Committee of Adjustment to refuse this variance application for the following reasons:

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- 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

2680 Midland Avenue – Part 1
 File # A079/15SC

12/11/2015

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