

Thursday, May 14, 2015

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

File Number:	A111/15SC	Zoning	S - Single Family Residential [ZZC]
Owner(s):	XHAFERR DUHANXHIU	Ward:	Scarborough Centre (37)
Agent:	XHAFERR DUHANXHIU		
Property Address:	23 IVANHOE CRT	Community:	Wexford Community
Legal Description:	PLAN 5103 LOT 27		

Notice was given and a Public Hearing was held on Thursday, May 14, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to allow the already constructed canopy (roof) over the existing front porch. The Committee of Adjustment approved a variance for 38% lot coverage in August 2011, to permit at the time the roof over the rear and side deck.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**By-law 9511**

To permit the proposed 40.82% lot coverage, whereas the Zoning By-law permits a maximum of 33% lot coverage. *The Committee of Adjustment approved a variance in August 2011 (File A170/11SC) to permit 38% lot coverage.*


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:

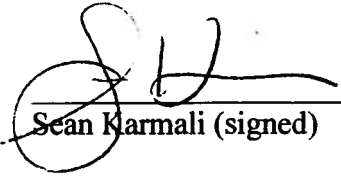
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

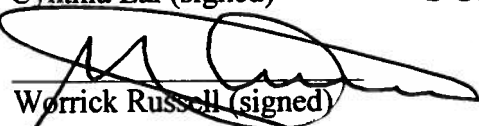
SIGNATURE PAGE

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Cynthia Lai (signed)

S Gopikrishna (signed)

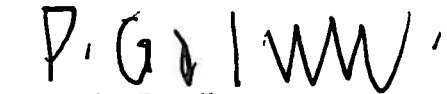

Sean Karmali (signed)


Worrick Russell (signed)

DATE DECISION MAILED ON: Tuesday, May 19, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, June 3, 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.