

Thursday, November 20, 2014

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

File Number:	A230/14SC	Zoning	RD - Residential Detached and S - Single Family (ZR)
Owner(s):	MING CHEN	Ward:	Scarborough Southwest (36)
Agent:	RICHARD LI		
Property Address:	15 QUEENSBURY AVE	Community:	Birchcliff Community
Legal Description:	PLAN 1477 PT LOT 19		

Notice was given and a Public Hearing was held on Thursday, November 20, 2014, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling.

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

By-law 569-2013

1. The proposed front yard setback is 5.01 m.
Whereas the minimum required front yard setback is 7.105 m.

By-law 569-2013 and By-law 8786

2. The proposed floor area is 0.86 times the lot area (198.704 m²).
Whereas the maximum permitted floor area is 0.6 times the lot area (139.24 m²) or 204 m².
3. The proposed coverage is 46% of the lot area.
Whereas the maximum permitted coverage is 33% of the lot area.

By-law 8786

4. The proposed front yard setback is 5.01 m.
Whereas the minimum required front yard setback is 6 m.

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)

Rolf Rogde (signed)

S Gopikrishna (signed)

Sean Karmali (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: Tuesday, November 25, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, December 10, 2014

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.