

Wednesday, March 18, 2015

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

File Number:	A046/15SC	Zoning	RD - Residential Detached and S - Single Family (ZR)
Owner(s):	MING CHEN	Ward:	Scarborough Southwest (36)
Agent:	DANYANG XU		
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 Wednesday, March 18, 2015, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling. Note: On November 20, 2014, the Committee of Adjustment refused variances to front yard setback, lot coverage, and floor area (File A230/14SC). A new application has been submitted and the proposal remains the same as the previous application.

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

3. 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.
4. The proposed coverage is 46% of the lot area.
Whereas the maximum permitted coverage is 33% of the lot area.

By-law 8786

5. 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:

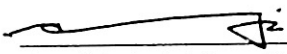
The Minor Variance Application is Refused

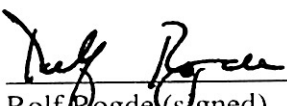
It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

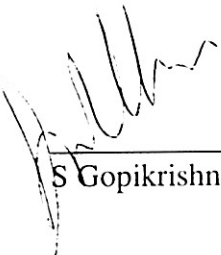
- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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Cynthia Lai (signed)


Rolf Rogde (signed)


S. Gopikrishna (signed)

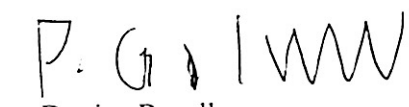

Sean Karmali (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: Tuesday, March 24, 2015

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 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.