

Thursday, January 21, 2016

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

File Number:	A236/15SC	Zoning	Single Family (S) & Residential Detached (RD) Zone [Waiver]
Owner:	XIAOBIN LU	Ward:	Scarborough Centre (37)
Agent:	LHW ENGINEERING CO LTD	Heritage:	Not Applicable
Property Address:	839 ELLESMERE RD	Community:	Dorset Park Community
Legal Description:	PLAN 5280 LOT 15		

Notice was given and a Public Hearing was held on Wednesday, January 21, 2016, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This application is for variances for an existing ancillary building that is being used for a workshop and storage purposes.

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

- 1) The coverage of the existing ancillary buildings is 10.5%
Whereas the maximum permitted coverage of all ancillary buildings is 10%
- 2) The height of the existing ancillary building is 5.05 m
Whereas the maximum permitted height of the ancillary building is 4 m
- 3) Soft landscaping covers 19.9% of the rear yard
Whereas the minimum required soft landscaping in the rear yard is 50%

By-law No. 9508:

- 4) The height of the underside of the eave above finished floor is 4 m
Whereas the maximum permitted height is 3.7 m
- 5) The height of the existing ancillary building is 5.05 m
Whereas the maximum permitted height of an ancillary building is 5 m
- 6) The width of the existing ancillary building is 7.63 m
Whereas the maximum permitted dimensions of a garage, carport or other accessory building are 7.6 m by 7.6 m.
- 7) The total area of all accessory structures (including the existing garage) is 77 m²
Whereas the maximum permitted area of all accessory structures is 75 m²

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

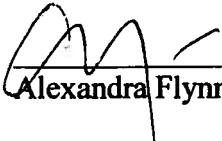
The Minor Variance Application is Approved


It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.


SIGNATURE PAGE

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Alexandra Flynn (signed)

David Peacock (signed)


Eden Gajraj (signed)

Hena Kabir (signed)

DATE DECISION MAILED ON: Tuesday, January 26, 2016

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, February 10, 2016

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.