

Thursday, January 21, 2016

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

File Number:	A324/15SC	Zoning	RD - Residential Detached and S - Single Family (Waiver)
Owner(s):	XIAO YAN LIU	Ward:	Scarborough-Agincourt (39)
Agent:	CY WONG ASSOCIATES	Heritage:	Not Applicable
Property Address:	4 LOVERING RD	Community:	L'Amoreaux Community
Legal Description:	PLAN 4827 LOT 186		

Notice was given and a Public Hearing was held on Thursday, January 21, 2016, 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 and By-law 12466**

1. The proposed height is 9.5 m.
Whereas the maximum permitted height is 9 m.
2. The proposed driveway width is 8.85 m.
Whereas the maximum permitted driveway width is 6 m.

By-law 569-2013

3. The proposed floor area is 0.56 times the lot area.
Whereas the maximum permitted floor area is 0.40 times the lot area.
4. The proposed combined width of the garage entrances is 7.62 m.
Whereas the maximum permitted width of garage entrances is 6 m.

By-law 12466

5. The proposed garage has parking for three cars.
Whereas a maximum two car garage is permitted in a Single Family Dwelling.
6. The proposed floor area is 0.53 times the lot area.
Whereas the maximum permitted floor area is 0.40 times the lot area.

7. The proposed width of the garage is 9.4 m.
Whereas the maximum permitted width of a garage is 7.6 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 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.

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.