

Thursday, March 16, 2017

NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

File Number:	B0067/16SC	Zoning	Residential Detached (RD) & Single Family (S) [Waiver]
Owner(s):	HAIFENG SUN	Ward:	Scarborough Centre (37)
Agent:	TAES ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	7 GAYLORD DR	Community:	Wexford Community
Legal Description:	PLAN 4040 LOT 212 PT LOT 211		

Notice was given and the application considered on Thursday, March 16, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two (2) undersized residential lots.

Conveyed - Parts 1 & 2**Address to be assigned**

The proposed lot frontage is 10.67 m and the proposed lot area is 406.9 m². The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage and basement walkout, requiring variances to the Zoning By-law, as outlined in Application A0385/16SC.

All existing easements will be maintained.

Retained - Parts 3 & 4**Address to be assigned**

The proposed lot frontage is 10.67 m and the proposed lot area is 406.9 m². The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage and basement walkout, requiring variances to the Zoning By-law, as outlined in Application A0384/16SC.

All existing easements will be maintained.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Consent Application is Refused

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.

- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

Attachment 1: Lot Division Plan

[illegible]

SIGNATURE PAGE

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David Peacock

Eden Gajraj (signed)

Hena Kabir (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, March 21, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, April 10, 2017

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 \$300.00, 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.

NOTE: Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.