

Thursday, February 16, 2017

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

File Number:	A0254/16SC	Zoning	RD - Residential Detached/ S- Single Family Residential [WAIVER]
Owner(s):	DONG MING LI LI MIN SHANG	Ward:	Scarborough-Rouge River (41)
Agent:	TAES ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>8 LAMONT AVE</b>	Community:	Agincourt Community
Legal Description:	PLAN 3395 LOT 26		

Notice was given and a Public Hearing was held on Thursday, February 16, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling.

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

**By-law No. 569-2013**

1. To permit the proposed 12.21 metres lot frontage, whereas the Zoning By-law requires a minimum 24.38 metres lot frontage.
2. To permit the proposed 551.5 square metres lot area, whereas the Zoning By-law requires a minimum 1,101.2 square metres lot area.
3. To permit the proposed building length of 19 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
4. To permit the proposed 1 metres north side yard setback, whereas the Zoning By-law requires a minimum 1.2 metres side yard setback.
5. To permit the proposed 321 square metres floor area or 0.582 times the lot area, whereas the Zoning By-law permits maximum 275.7 square metres floor area or 0.5 times the lot area.

**By-law No. 10076**

6. To permit the proposed 321 square metres floor area or 0.582 times the lot area, whereas the Zoning By-law permits maximum 275.7 square metres floor area or 0.5 times the lot area.

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 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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David Peacock (signed)

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Eden Gajraj (signed)

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Hena Kabir (signed)

DATE DECISION MAILED ON: Tuesday, February 21, 2017

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, March 8, 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](http://www.omb.gov.on.ca).