

Thursday, February 16, 2017

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

File Number:	A0330/16SC	Zoning	Single Family (S) and Residential Detached (RD) Zone [ZR]
Owner:	AJIT PAUL	Ward:	Scarborough Southwest (36)
Agent:	PATRICK MCAULIFFE	Heritage:	Not Applicable
Property Address:	198 RANDALL CRES PART 1	Community:	Cliffcrest Community
Legal Description:	PLAN M420 PT LOT 20		

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 owner is requesting consent to sever the land at 198 Randall Crescent into two lots, and has applied for variances for the proposed south lot, shown as Part 1 on the attached Lot Division Plan. The owner is proposing to demolish the existing dwelling and build a new single family dwelling.

REQUESTED VARIANCES TO THE ZONING BY-LAW:

By-law No. 569-2013:

- 1) The proposed lot frontage is 8.3 m
Whereas the minimum required lot frontage is 12 m
- 2) The proposed lot area is 427 m²
Whereas the minimum required lot area is 464 m²
- 3) The proposed floor area is 0.58 x lot area (248.1 m² gross floor area)
Whereas the maximum permitted floor area is 0.5 x lot area (213 m²)
- 4) The proposed building length is 20.2 m
Whereas the maximum permitted building length is 17 m measured between the portion of the front main wall closest to the front lot line and the portion of the rear main wall closest to the rear lot line.
- 5) The proposed building depth is 21.1 m
Whereas the maximum permitted building depth is 19 m measured between the front yard setback required on the lot and the portion of the rear main wall furthest from the required front yard setback
- 6) The proposed roof eave would be 0.11 m from the north side lot line (PART 1)
Whereas the eaves of a roof may encroach into a required minimum building setback a maximum of 0.9 m, if they are no closer to a lot line than 0.3 m

By-law No. 9396:

- 7) The proposed lot frontage is 8.3 m
Whereas the minimum required lot frontage is 12 m

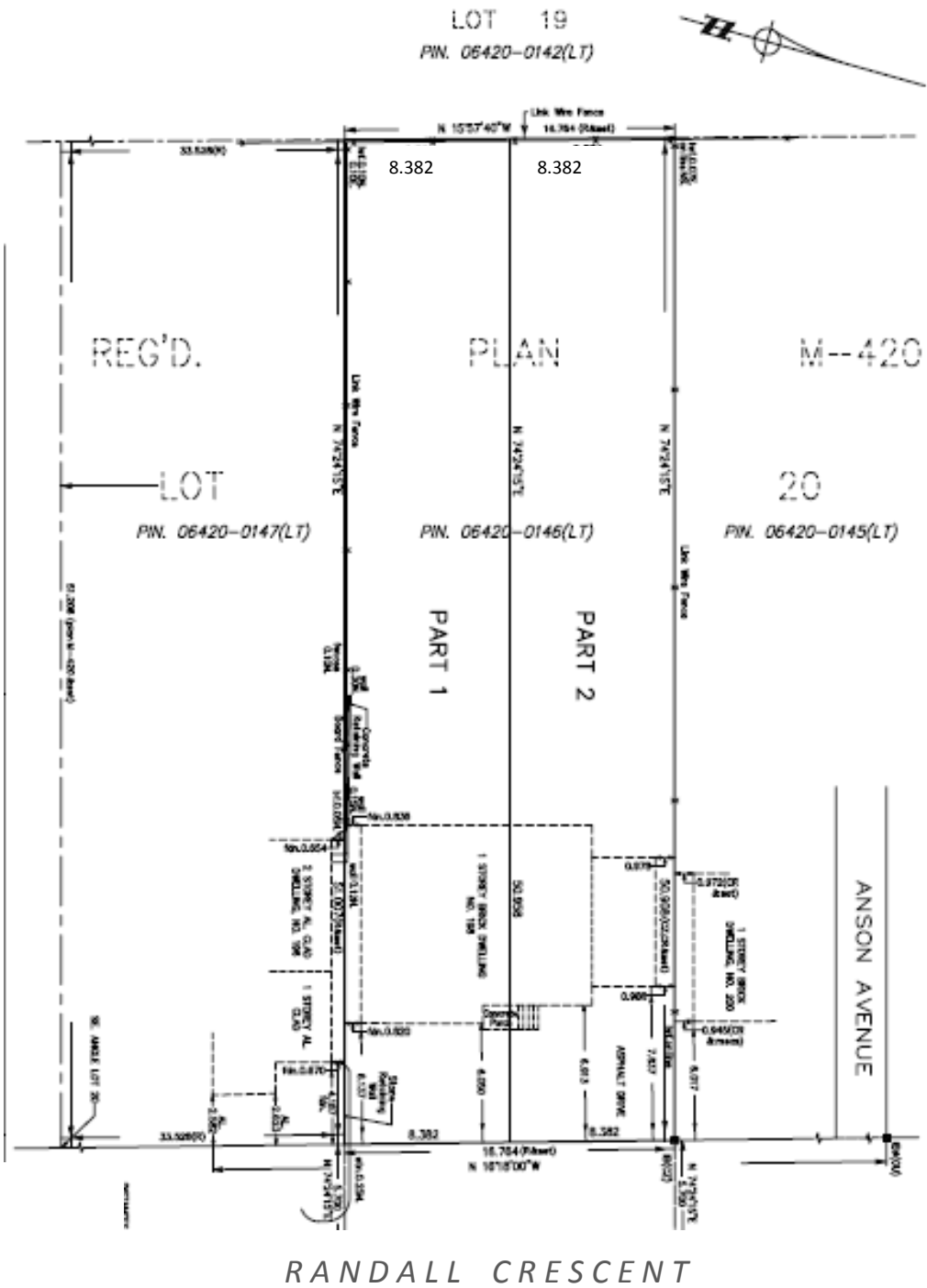
- 8) The proposed lot area is 427 m²
Whereas the minimum required lot area is 464 m²
- 9) The proposed side yard setbacks are 0.45 m on the north side and 0.91 m on the south side
Whereas the minimum required side yard setback is 1.8 m
- 10) The proposed floor area is 0.58 x lot area (248.1 m² gross floor area)
Whereas the maximum permitted floor area is 0.5 x lot area (213 m²)
- 11) The proposed parking space dimensions are 3.2 m x 5.69 m
Whereas the minimum required parking spaces dimensions are 3.3 m x 5.6 m

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.



Lot Division Plan

Applicant's Submitted Drawing
Not to Scale

16/02/2017

198 Randall Crescent (PART 1)

File # A0330/16SC

Attachment 1

SIGNATURE PAGE

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David Peacock (signed)

Eden Gajraj (signed)

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.