

Wednesday, September 18, 2019

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

File Number: A0134/18SC
Property Address: 100 BRENDA CRES
Legal Description: PLAN 3507 PT LOT 99
Agent: CANTAM GROUP LTD
Owner(s): KHALEDUL ISLAM
Zoning: RD - Residential Detached/ S- Single Family Residential [ZZC]
Ward: Scarborough Southwest (20)
Community: Kennedy Park Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Wednesday, September 18, 2019, 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 residential dwelling.

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

By-law No. 569-2013

1. To permit the proposed 9.14 metres lot frontage and 258 square metres lot area, whereas the Zoning By-law requires a minimum 12 metres lot frontage and 464 square metres lot area.
2. To permit the proposed 39% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
3. To permit the proposed front porch to encroach 3.06 metres into the required setback, whereas the Zoning By-law permits maximum 2.5 metres encroachment in the required front yard setback.
4. To permit the proposed 6 metres front yard setback, whereas the Zoning By-law requires a minimum 9.11 metres front yard setback.

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 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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Table 1, Panel Member Digital Signatures

 _____ Amy Emm	 _____ Hena Kabir	 _____ Anne McCauley
 _____ Gary McKay	 _____ Muhammad Saeed	

DATE DECISION MAILED ON: Monday, September 23, 2019

LAST DATE OF APPEAL: Tuesday, October 8, 2019

CERTIFIED TRUE COPY



Andre Robichaud
Manager & Deputy Secretary Treasurer
Scarborough Panel

Appeal Information

All appeals must be filed with the Deputy Secretary-Treasurer, Committee of Adjustment by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Local Planning Appeal Tribunal (LPAT) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD or USB stick; and
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds).

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB website at www.toronto.ca/tlab.

LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS

To appeal this decision to the LPAT you need the following:

- a completed LPAT Appellant Form (A1) in digital format on a USB stick and in paper format; and
- \$300 with an additional reduced fee of \$25 for each connected appeal filed by the same appellant.
- Fees are payable to the Minister of Finance by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Environmental & Lands Tribunals Ontario (ELTO) website at <http://elto.gov.on.ca/tribunals/lpat/forms/>.

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Local Planning Appeal Tribunal (LPAT)** should be submitted in accordance with the instructions above.