

Michael Mizzi
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

Committee of Adjustment
Scarborough
Scarborough Civic Centre
150 Borough Drive
Toronto, ON M1P 4N7

416-396-3223
coa.sc@toronto.ca

Friday, November 27, 2020

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

File Number: B0023/20SC
Property Address: 105 PITFIELD RD
Legal Description: PLAN 3675 LOT 42
Agent: MARTIN RENDL ASSOCIATES
Owner(s): YING LI CHAU
Zoning: Residential Detached (RD), By-law No. 569-2013 & Single Family Residential (S), Agincourt Community Zoning By-law No. 10076 [ZPR]
Ward: Scarborough North (23)
Community: Agincourt Community
Heritage: Not Applicable

Notice was given and the application considered on Tuesday, November 24, 2020, as required by the Planning Act.

THE CONSENT REQUESTED:

The purpose of the consent application is to sever the property into two residential lots (Part A and Part B) with each proposed lot containing a new detached dwelling. The proposed lot frontages for both Part A and Part B is 12.19 metres. The development proposal requires variances to the Zoning By-law(s), as outlined in the associated minor variance applications (Application A0140/20SC (Part A) and Application A0141/20SC (Part B)).

Part A- Address to be Assigned

The lot frontage is 12.19 metres.

The property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law(s), as outlined in application # A0140/SC.

Part B- Address to be Assigned

The lot frontage is 12.19 metres.

The property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law(s), as outlined in application # A0141/20SC.

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 NOT APPROVED.




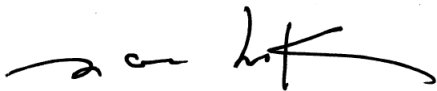

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the *Planning Act* and is **NOT** approved for the following reason(s):

- The proposed land division is not desirable development of the lands and not in the public interest.
- The proposed land division does not conform to the policies of the Official Plan.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

SIGNATURE PAGE

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Heritage: Not Applicable

Table 1, Panel Member Digital Signatures

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

ON MAILED ON: Friday, November 27, 2020

LAST DATE OF APPEAL: Tuesday, December 18, 2020

CERTIFIED TRUE COPY


Colin Ramdial
Manager & Deputy Secretary Treasurer

Appeal Information

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Decision Notice - CO.doc

Adjustment to coa.sc@toronto.ca and Colin.Ramdial@toronto.ca 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).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary –Treasurer you will receive payment instructions.
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

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.
- \$400 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).
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

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.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.

Michael Mizzi
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

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Scarborough
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150 Borough Drive
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Monday, November 23, 2020

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Part A- Address to be Assigned

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Part B- Address to be Assigned

The lot frontage is 12.19 metres.

The property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law(s), as outlined in application # A0141/20SC.

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 dimensions and shapes of the proposed lots has not been demonstrated.

SIGNATURE PAGE

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Heritage: Not Applicable

Table 2, Panel Member Digital Signatures

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

DATE DECISION MAILED ON: Friday, November 27, 2020

LAST DATE OF APPEAL: Tuesday, December 15, 2020

CERTIFIED TRUE COPY



Colin Ramdial
Manager and Deputy Secretary-Treasurer

Appeal Information

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