

Tuesday, August 23, 2011

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

File Number:	B028/11SC	Zoning	Two Family (T) Residential Zone
Owners:	CHARALAMBOS LAZARIDIS FRANK MANOLIS	Ward:	Scarborough Southwest (35)
Agent:	RANDAL DICKIE		
Property Address:	161 AUGUST AVE	Community:	Oakridge Community
Legal Description:	PLAN 755 LOT 62 LOT 63 CLOSED LANE PART RP 64R7491 PART 4		

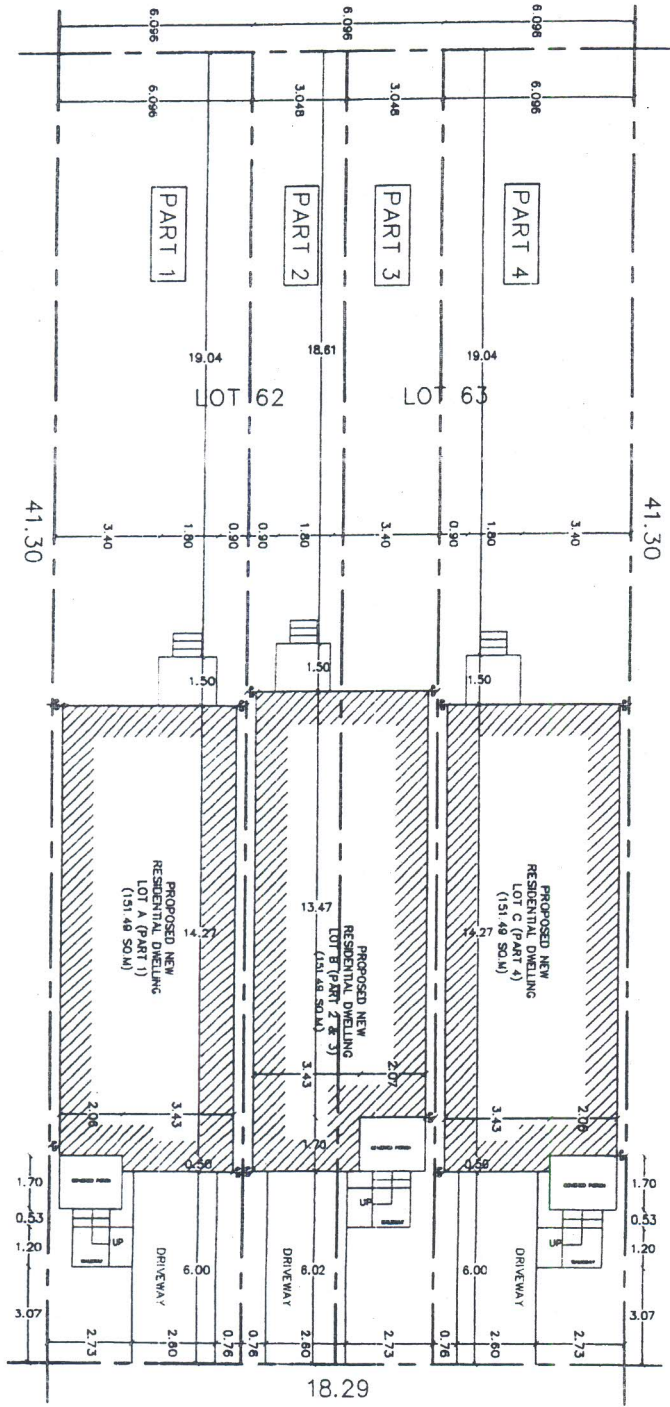
Notice was given and the application considered on Tuesday, August 23, 2011, as required by the *Planning Act*.

THE CONSENT REQUESTED:

The applicant is seeking consent to sever the site into three residential lots, identified as Parts 1, 2 and 3. Parts 1, 2 and 3 will each have a frontage of 6.08 m, a depth of 41.3 m, and an area of 251.5 square metres. Each lot is to be developed with a single family dwelling.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Consent Application is Refused**

The Committee has considered the application for consent to the creation of new lots as shown on the attached drawing. The Committee is not satisfied that the size and configuration of the proposed lots respect and reinforce the existing physical character of the neighbourhood, as required by the Neighbourhoods policies of the Official Plan. The Committee is not satisfied that the application meets the criteria set out in the provisions of Section 51(24) of the *Planning Act*, and the application is therefore refused.



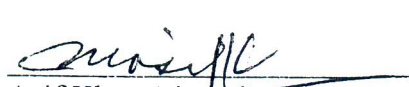
SITE STATISTICS - LOT A	SITE STATISTICS - LOT B	SITE STATISTICS - LOT C
LOT A G.F.A.: 151.09 SQ.M LOT AREA: 251.78 SQ.M LOT COVERAGE (125.89sq.m): 50% LOT FRONTAGE: 6.10M FRONT YARD AREA: 30.78 SQ.M DRIVEWAY AREA: 15.60 SQ.M WALKWAY, & CONC. STEPS: 2.40 SQ.M GREEN LANDSCAPE AREA: 15.18 SQ.M	LOT B G.F.A.: 158.87 SQ.M LOT AREA: 251.78 SQ.M LOT COVERAGE (125.89sq.m): 50% LOT FRONTAGE: 6.10M FRONT YARD AREA: 36.76 SQ.M DRIVEWAY AREA: 15.60 SQ.M WALKWAY, & CONC. STEPS: 2.40 SQ.M GREEN LANDSCAPE AREA: 15.15 SQ.M	LOT C G.F.A.: 151.09 SQ.M LOT AREA: 251.78 SQ.M LOT COVERAGE (125.89sq.m): 50% LOT FRONTAGE: 6.10M FRONT YARD AREA: 30.78 SQ.M DRIVEWAY AREA: 15.60 SQ.M WALKWAY, & CONC. STEPS: 2.40 SQ.M GREEN LANDSCAPE AREA: 15.18 SQ.M
SETBACKS FRONT YARD: 6.00 M BUILDING SETBACK: 4.50 M NORTH SIDE: .30 M SOUTH SIDE: .30 M HEIGHT: 9.00 M	SETBACKS FRONT YARD: 6.00 M BUILDING SETBACK: 4.50 M NORTH SIDE: .30 M SOUTH SIDE: .30 M HEIGHT: 9.00 M	SETBACKS FRONT YARD: 6.00 M BUILDING SETBACK: 4.50 M NORTH SIDE: .30 M SOUTH SIDE: .30 M HEIGHT: 9.00 M

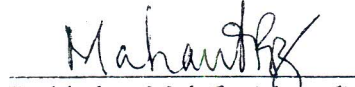
AUGUST AVENUE


DRAWING #: AO	PROJECT: 161 AUGUST AVE.	REVISIONS:	DATE: Feb. 18, 2011
	SHEET TITLE: SITE PLAN		DRAWN BY: Mike Lazaridis
			SCALE:
			FILE #: F161Aug -2011

SIGNATURE PAGE

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Asif Khan (signed)


Prabhakar Mahant (signed)


Rolf Rogde (signed)

S Gopikrishna (signed)

DATE DECISION MAILED ON: August 26, 2011

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: September 15, 2011

CERTIFIED TRUE COPY


Marilyn Stuart
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 \$125.00, 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.