City Planning Division
Gregg Lintern, MCIP, RPP
Acting Chief Planner and Executive Director

Committee of Adjustment
150 Borough Drive,
Toronto, ON M1P 4N7
Tel:(416)396-7016
Fax:(416)396-7341

Thursday, July 5, 2012

NOTICE OF DECISION

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

File Number:	A109/12SC	Zoning	S - Single Family Residential
Owner(s):	RAHUL SAHA	Ward:	Scarborough Southwest (35)
Agent:	NELSON ESPINOLA		
Property Address:	**121 BEXHILL AVE**	Community**:**	Clairlea Community
Legal Description:	PLAN M463 PT LOT 221 PT LOT 222		

Notice was given and a Public Hearing was held on Thursday, July 5, 2012, 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 two storey single family residential dwelling.

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

1. To permit the proposed 8.38 metres frontage and the proposed 256.7 square metres lot area whereas the Zoning By-law requires a minimum frontage of 12 metres and a minimum area of 371 square metres.
2. To permit coverage of 42.05% of the area of the lot whereas the Zoning By-law permits 33% coverage.

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 variance is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance is not minor.

SIGNATURE PAGE

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Cynthia Lai (signed)	Rolf Rogde (signed)	S Gopikrishna (signed)
Sean Karmali (signed)	Worrick Russell (signed)	

DATE DECISION MAILED ON: Tuesday, July 10, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, July 25, 2012

CERTIFIED TRUE COPY

Paul Galvin
Acting 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.