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

CONSENT
(Section 53 of the Planning Act)

File Number:	B029/12SC	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 the application considered on Thursday, July 5, 2012, as required by the Planning Act.

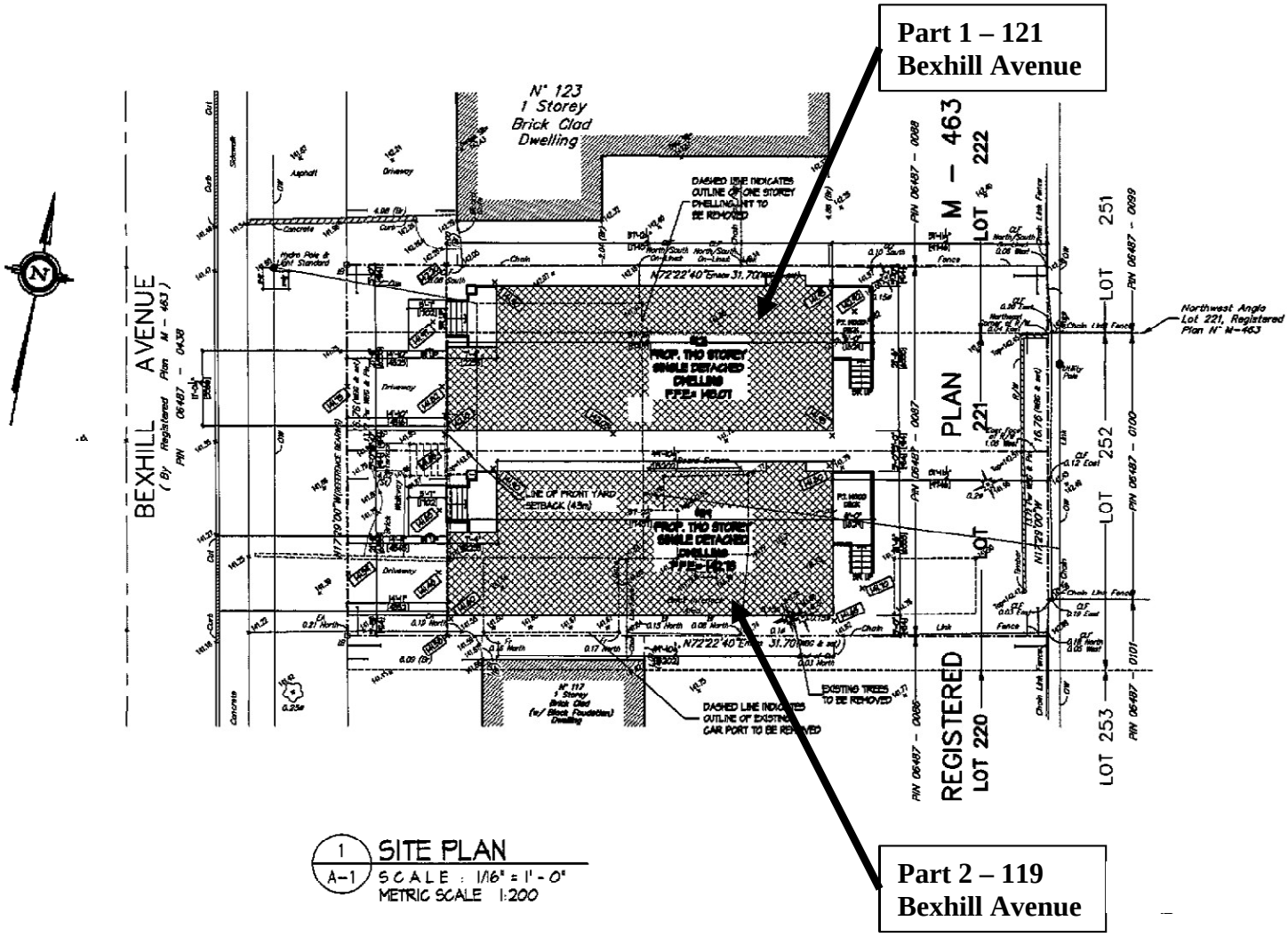
THE CONSENT REQUESTED:

To sever the property into two residential lots as indicated on the attached lot division plan. The Retained Lot (Part 1) and the Conveyed Lot (Part 2) will each have a frontage of 8.38 metres and a depth of 31.7 metres. Each lot is to be developed with a two storey single family residential dwelling. The existing house is to be demolished. In order to facilitate the proposed development, relief from the provision of the Zoning By-law is being requested, as indicated below.

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 application meets the criteria set out in the provisions of Section 51(24) of the *Planning Act*. The application is therefore refused.



Proposed Lot Division

121 Bexhill Avenue

Applicant's Submitted Drawing

File # B029/12SC, A108/12SC, A109/12SC

Not to Scale

14/05/2012 – PB

Attachment 2

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: Monday, July 30, 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.
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.