

Thursday, August 8, 2013

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

File Number:	B032/13SC	Zoning	S - Single Family Residential (ZR)
Owner(s):	ELLEN LOPES ROBERT KABBABEH	Ward:	Scarborough Southwest (36)
Agent:	LEO MASTRANDREA		
Property Address:	40 PINE RIDGE DR	Community:	Cliffcrest Community
Legal Description:	PLAN M440 LOT 101		

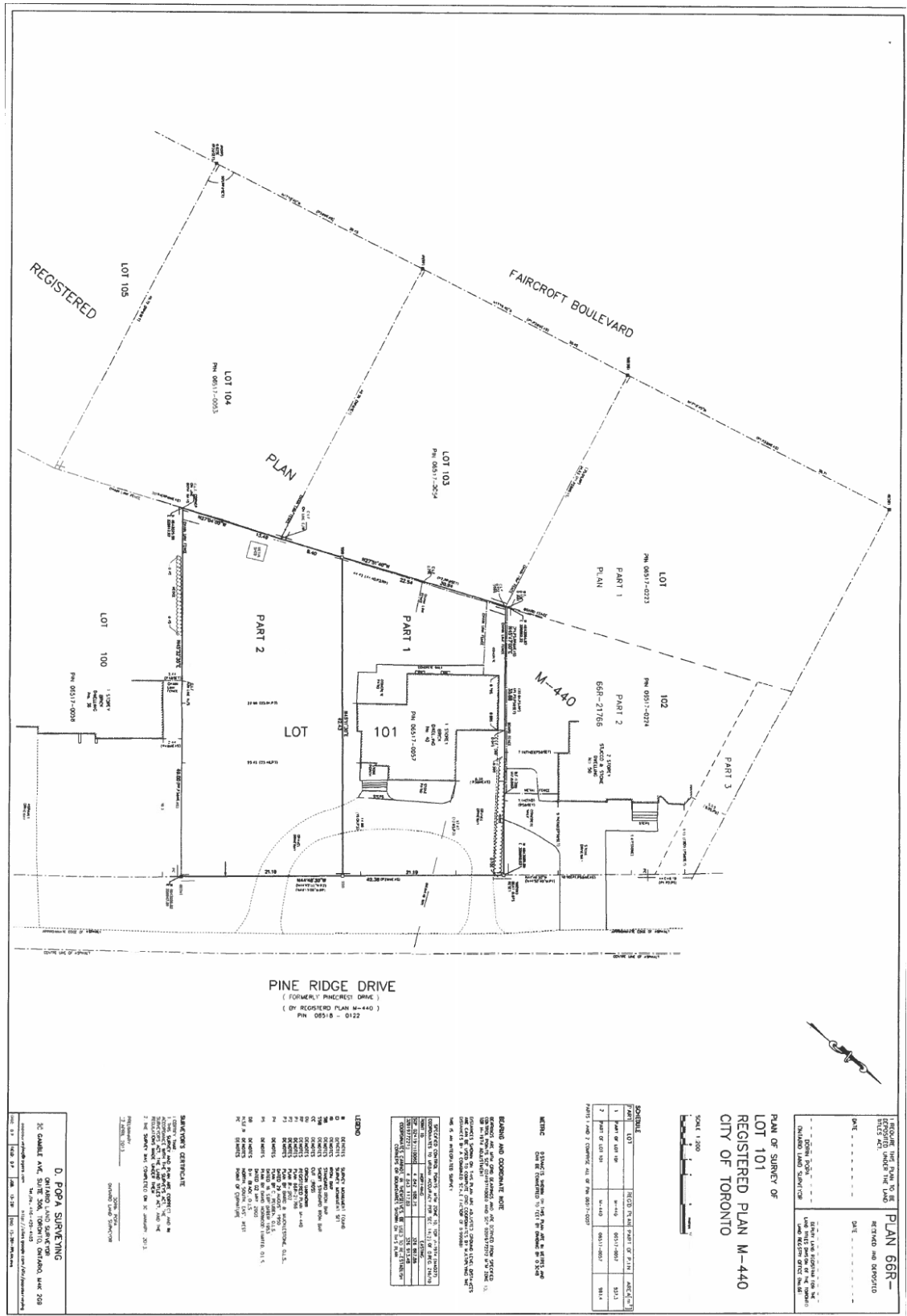
Notice was given and the application considered on Thursday, August 8, 2013, as required by the Planning Act.

THE CONSENT REQUESTED:

To sever the property into two residential lots identified as Parts 1 and 2 on the attached lot division plan. The Retained Lot (Part 1) would have a frontage of 21.19 m and a lot area of 837.3 m². The Conveyed Lot (Part 2) would have a frontage of 21.19 m and a lot area of 961.4 m². The retained lot would maintain the existing dwelling and the conveyed lot would be developed with a new dwelling.

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

The Committee has considered the provisions of Section 51(24) of the *Planning Act* and is not satisfied that the proposal conforms to the Neighbourhoods policies of the Official Plan. The proposed lot sizes would not maintain the established character of the existing residential neighbourhood. The application is therefore refused.



Draft Reference Plan
 Applicant's Submitted Drawing
 A129/13SC

40 Pine Ridge Drive
 File # B032/13SC, A128/13SC,

SIGNATURE PAGE

File Number: B032/13SC Zoning S - Single Family Residential (ZR)
Owner(s): ELLEN LOPES Ward: Scarborough Southwest (36)
ROBERT KABBABEH
Agent: LEO MASTRANDREA
Property Address: **40 PINE RIDGE DR** Community: Cliffcrest Community
Legal Description: PLAN M440 LOT 101

Cynthia Lai (signed)

Rolf Rogde (signed)

S Gopikrishna (signed)

Sean Karmali (signed)

Worrick Russell (signed)

DATE DECISION MAILED ON: Tuesday, August 13, 2013

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, September 3, 2013

CERTIFIED TRUE COPY

Denise Rundle
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.