

Thursday, August 8, 2013

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

File Number:	B031/13SC	Zoning	S- Single Family Dwelling (ZZC)
Owner(s):	KHURRAM BUTT	Ward:	Scarborough Southwest (35)
Agent:	LEO MASTRANDREA		
Property Address:	<b>106 NEWLANDS AVE</b>	Community:	Birchmount Park Community
Legal Description:	PLAN 3700 LOT 3		

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

**THE CONSENT REQUESTED:**

The applicant proposes to sever the property into two residential lots as indicated on the attached lot division plan. The Retained Part 1 and the Conveyed Part 2 will each have a frontage of 10.38 metres and a depth of 33.53 metres. Each lot is to be developed with a two-storey single family residential dwelling with integral garage. The existing house is to be demolished. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A126/13SC (Part 1) and A127/13SC (Part 2).

**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.



**SIGNATURE PAGE**

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Cynthia Lai (signed)

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Rolf Rogde (signed)

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S Gopikrishna (signed)

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Sean Karmali (signed)

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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](http://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.