

Tuesday, April 15, 2014

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

File Number:	B005/14SC	Zoning	Single Family (S) & Residential Detached (RD) Zone
Owners:	MOHAMMAD TOUFAN 1908292 ONTARIO INC	Ward:	Scarborough East (44)
Agent:	DANMAR DESIGN		
Property Address:	<b>145 BATHGATE DR</b>	Community:	Centennial Community
Legal Description:	PLAN 2770 LOT 72		

Notice was given and the application considered on Tuesday, April 15, 2014, as required by the Planning Act.

#### THE CONSENT REQUESTED:

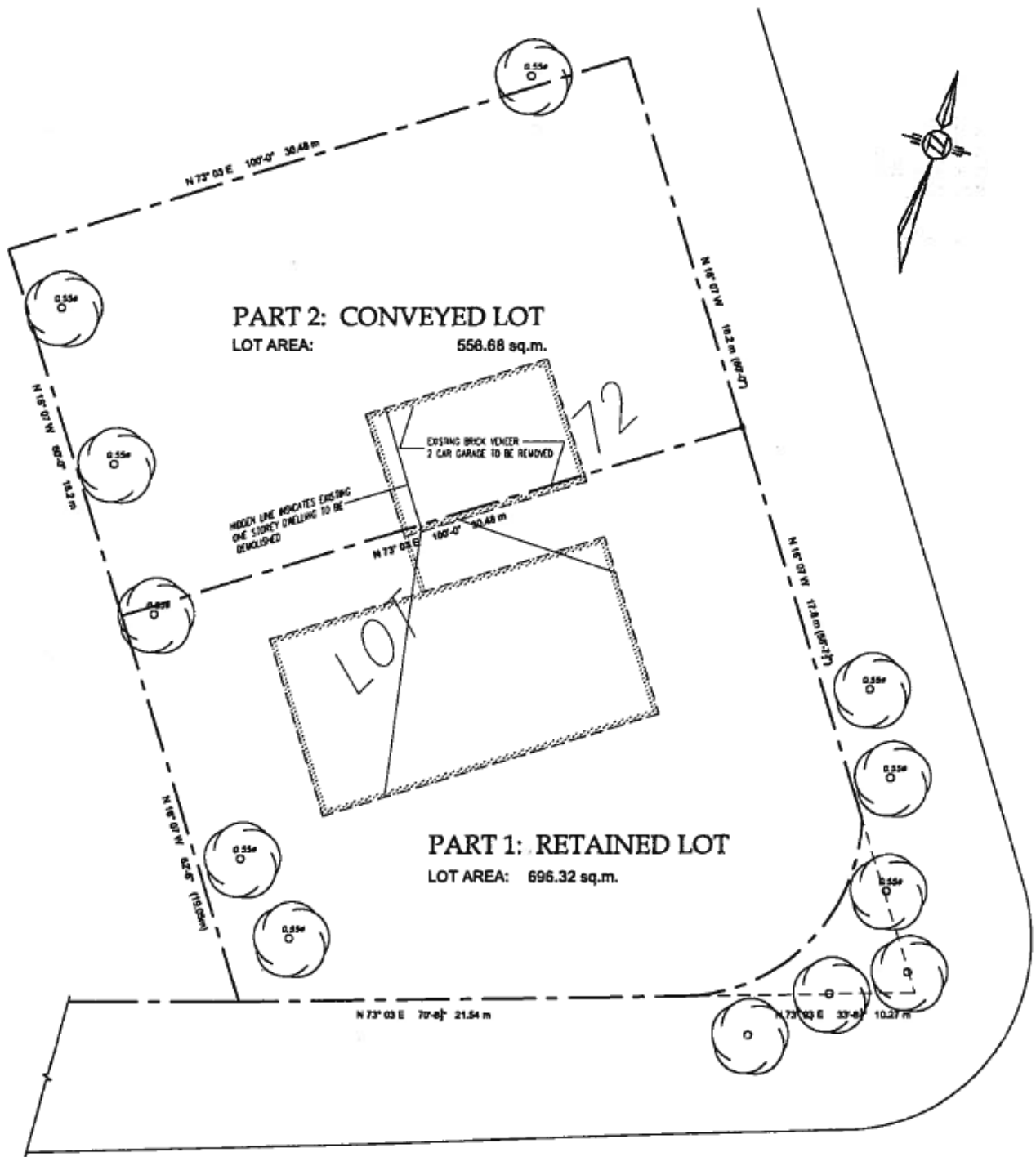
This application is for consent to sever the land into two lots, as shown on the attached Lot Division Plan. The owner is proposing to demolish the existing house and build two new detached houses. The lot shown as Part 1 would have a lot area of 696 m<sup>2</sup>. The lot shown as Part 2 would have a frontage of 15 m on Ivan Road and a lot area of 556 m<sup>2</sup>. The applicant applied for a variance for the land shown as Part 2 (File A023/14SC).

#### IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

##### The Consent Application is Refused

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reasons:

- The proposed land division would not maintain the character of the established residential neighbourhood.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the size and dimensions of the proposed lots has not been demonstrated.



Lot Division Plan  
 Applicant's Submitted Drawing  
 Not to Scale

145 Bathgate Drive  
 File # B005/14SC

15/04/2014

Attachment 1

**SIGNATURE PAGE**

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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, April 22, 2014

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Monday, May 12, 2014

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.