

Tuesday, April 15, 2014

**NOTICE OF DECISION**  
**MINOR VARIANCE/PERMISSION**  
**(Section 45 of the Planning Act)**

File Number:	A023/14SC	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> <b>PART 2</b>	Community:	Centennial Community
Legal Description:	PLAN 2770 LOT 72		

Notice was given and a Public Hearing was held on Tuesday, April 15, 2014, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The owner is proposing to sever the property into two lots, shown as Parts 1 and 2 on the attached Lot Division Plan. 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>. This application is for variances for Part 2, as described below.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

**By-law No. 12077 and By-law No. 569-2013:**

Proposed lot area of 556 m<sup>2</sup>

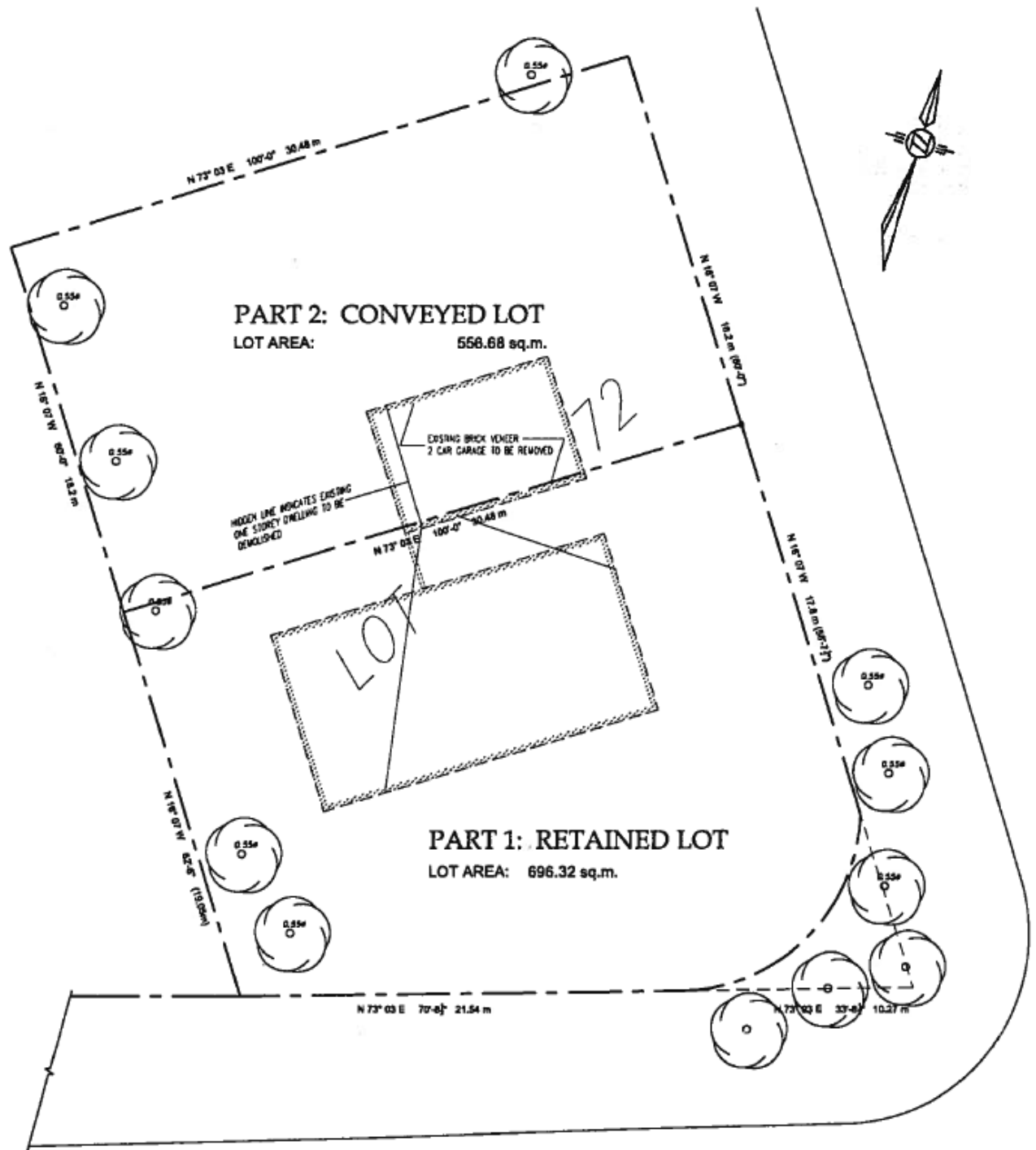
WHEREAS the by-law requires a minimum lot area of 696 m<sup>2</sup>

**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.



Lot Division Plan  
 Applicant's Submitted Drawing  
 Not to Scale

145 Bathgate Drive (Part 2)  
 File # A023/14SC

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 5, 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).