

Thursday, May 11, 2017

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

File Number:	B0061/16SC	Zoning	Residential Detached (RD) & Single Family (S)
Owner(s):	MD AJAZ AHMED KHAN	Ward:	Scarborough East (43)
Agent:	CANTAM GROUP LTD.	Heritage:	Not Applicable
Property Address:	116 POPLAR RD	Community:	West Hill Community
Legal Description:	CON D PT LOT 12 RP R2160 PART 2		

Notice was given and the application considered on Thursday, May 11, 2017, as required by the Planning Act.

THE CONSENT REQUESTED:

To obtain consent to sever the property into two (2) undersized residential lots.

Retained - Part 1

The lot will have a frontage of 8.305 m and an area of 409.1 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0346/16SC.

Conveyed - Part 2

The lot will have a frontage of 8.305 m and an area of 409.1 m². The existing dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling, requiring variances to the Zoning By-law, as outlined in Application A0345/16SC.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **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.

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SIGNATURE PAGE

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Property Address:	116 POPLAR RD	Community:	West Hill Community
Legal Description:	CON D PT LOT 12 RP R2160 PART 2		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL: Monday, June 5, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

- ☐ a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD
- ☐ \$300 for each appeal filed regardless if related and submitted by the same appellant
- ☐ Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Thursday, May 11, 2017

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

File Number:	A0345/16SC	Zoning	Residential Detached (RD) & Single Family (S)
Owner(s):	MD AJAZ AHMED KHAN	Ward:	Scarborough East (43)
Agent:	CANTAM GROUP LTD.	Heritage:	Not Applicable
Property Address:	116 POPLAR RD – PART 2	Community:	West Hill Community
Legal Description:	CON D PT LOT 12 RP R2160 PART 2		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage on Part 2.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

By-law No. 569-2013 and No. 10327:

1. The proposed lot will have a frontage of 8.3 m;
Whereas the minimum required lot frontage is 12 m.
2. The proposed lot will have an area of 409.1 m²;
Whereas the minimum required lot area is 464 m².

By-law No. 569-2013:

3. The proposed dwelling will have a length of 18.44 m;
Whereas the maximum permitted building length is 17 m.

By-law No. 10327:

4. The proposed dwelling will be located 1.22 m from the south side lot line;
Whereas the minimum required side yard setback is 1.2 m plus 0.6 m for each additional storey, for a total required side yard setback of 1.8 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **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 variances are not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are not minor.

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Property Address:	116 POPLAR RD – PART 2	Community:	West Hill Community
Legal Description:	CON D PT LOT 12 RP R2160 PART 2		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, May 16, 2017

LAST DATE OF APPEAL: Wednesday, May 5, 2017

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Thursday, May 11, 2017

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

File Number:	A0346/16SC	Zoning	Residential Detached (RD) & Single Family (S)
Owner(s):	MD AJAZ AHMED KHAN	Ward:	Scarborough East (43)
Agent:	CANTAM GROUP LTD.	Heritage:	Not Applicable
Property Address:	116 POPLAR RD – PART 1	Community:	West Hill Community
Legal Description:	CON D PT LOT 12 RP R2160 PART 2		

Notice was given and a Public Hearing was held on Thursday, May 11, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage on Part 1.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

By-law No. 569-2013 and No. 10327:

1. The proposed lot will have a frontage of 8.3 m;
Whereas the minimum required lot frontage is 12 m.
2. The proposed lot will have an area of 409.1 m²;
Whereas the minimum required lot area is 464 m².

By-law No. 569-2013:

3. The proposed dwelling will have a length of 18.44 m;
Whereas the maximum permitted building length is 17 m.

By-law No. 10327:

4. The proposed dwelling will be located 1.22 m from the north side lot line;
Whereas the minimum required side yard setback is 1.2 m plus 0.6 m for each additional storey, for a total required side yard setback of 1.8 m.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **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 variances are not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are not minor.

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