

Thursday, June 21, 2018

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

File Number: B0009/18SC
Property Address: 1129 HUNTINGWOOD DR
Legal Description: PLAN M1177 PT BLK P RP 66R22488 PARTS 1 AND 8 <<
STRUCTURE ADDRESS FOR 1129-1145 HUNTINGWOOD DR
Agent: LEI ZHANG
Owner(s): XIU JUAN ZHU
Zoning: RM - Residential Multiple Dwelling/M - Multi Family Residential
[ZZC/WAIVER]
Ward: Scarborough-Rouge River (41)
Community: Agincourt North Community
Heritage: Not Applicable

Notice was given and the application considered on Thursday, June 21, 2018, 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 Site Plan. Lot to be created Part 1 would have a frontage of 20.5 metres and a lot area of 208 square metres. Lot to be created Part 2 would have a frontage of 9.5 metres and a lot area of 237 square metres. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A0058/18SC and A0060/18SC.

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:**

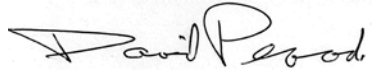
The Consent Application is Refused

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.

SIGNATURE PAGE

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Applicant: LEI ZHANG
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Ward: Scarborough-Rouge River(41)
Community: Agincourt North Community
Heritage: Not Applicable



David Peacock



Hena Kabir



Nimrod Salamon



Sean Karmali

DATE DECISION MAILED ON: Tuesday, June 26, 2018

LAST DATE OF APPEAL: Tuesday, July 17, 2018

CERTIFIED TRUE COPY



Andre Robichaud
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 on the signature page.

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 Local Planning Appeal Tribunal (LPAT) 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)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

LOCAL PLANNING APPEAL TRIBUNAL (LPAT) INSTRUCTIONS

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

- a completed LPAT Appellant Form (A1) in **paper format**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
- Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Environmental & Lands Tribunals Ontario (ELTO) website at <http://elto.gov.on.ca/tribunals/lpat/forms/>

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Local Planning Appeal Tribunal (LPAT)** should be submitted in accordance with the instructions above.

NOTE: Only individuals, corporations and public agencies may appeal a decision. 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.