

Thursday, December 13, 2018

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

**File Number:** A0317/18SC  
**Property Address:** 25 MANHATTAN DR  
Legal Description: PLAN 4168 LOT 160  
Agent: GUS STAVROPOULOS  
Owner(s): EFTAXIA TASSIA STAVROPOULOS  
Zoning: RD - Residential Detached/ S- Single Family Residential [ZZC]  
Ward: Scarborough Centre (21)  
Community: Wexford Community  
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, December 13, 2018, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant is seeking relief from the provisions of the Zoning By-law to permit the already expanded driveway in front of the existing dwelling.

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

By-law No. 569-2013

1. To permit the portion of the widened driveway in the front yard which does not lead to a parking space behind the front main wall;  
whereas the Zoning By-law requires the vehicles to be parked on a private portion of the driveway leading to a parking space.
2. To permit the 5.1 metres wide driveway;  
whereas the Zoning By-law permits maximum 3.7 metres wide driveway.

By-law No. 9511

3. To permit the 5.1 metres wide driveway;  
whereas the Zoning By-law permits maximum 3.7 metres wide driveway.

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 Approved**

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variances are considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are minor.

**SIGNATURE PAGE**

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**Table 1, Panel Member Digital Signatures**

		
Eden Gajraj	Hena Kabir	Nimrod Salamon

DATE DECISION MAILED ON: Tuesday, December 18, 2018

LAST DATE OF APPEAL: Wednesday, January 2, 2019

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 or USB;
- \$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](http://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.