

Thursday, March 5, 2020

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

File Number: A0011/20SC
Property Address: 47 WHITE ABBEY PK
Legal Description: PLAN 5317 LOT 96
Agent: STEPHAN SUKIASYAN
Owner(s): AKLIMA BALLBAKI, HAIDAR BAALBAKI
Zoning: Residential Detached (RD) & Single Family Residential (S) Zone [ZR]
Ward: Scarborough Centre (21)
Community: Maryvale Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, March 5, 2020, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit a widened front driveway on the newly constructed dwelling. A previous Committee of Adjustment (A0278/16SC) application approved variances for setbacks, dwelling height and driveway width.

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

By-law No. 569-2013:

1. The proposed driveway will have a maximum width of **7.5 m**, as amended; Whereas the maximum permitted driveway width is 4.16 m.
Note: previous CofA application (A0278/19SC) granted a driveway with of 4.35 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 NOT approve 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(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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Table 1, Panel Member Digital Signatures

 _____ Amy Emm	 _____ Hena Kabir	 _____ Anne McCauley
 _____ Gary McKay	 _____ Muhammad Saeed	

DATE DECISION MAILED ON: Tuesday, March 10, 2020

LAST DATE OF APPEAL: Wednesday, March 25, 2020

CERTIFIED TRUE COPY



Sai-Man Lam
Acting Manager and Deputy Secretary-Treasurer

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 USB stick; and
- \$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 website 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 digital format on a USB stick and in paper format; and
- \$300 with an additional reduced fee of \$25 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.