

Michael Mizzi
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

Committee of Adjustment
Scarborough
Scarborough Civic Centre
150 Borough Drive
Toronto, ON M1P 4N7

416-396-3223
coa.sc@toronto.ca

Friday, November 27, 2020

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

File Number: A0140/20SC
Property Address: 105 PITFIELD RD (PART A)
Legal Description: PLAN 3675 LOT 42
Agent: MARTIN RENDL ASSOCIATES
Owner(s): YING LI CHAU
Zoning: Residential Detached (RD), By-law No. 569-2013 & Single Family Residential (S), Agincourt Community Zoning By-law No. 10076 [ZPR]
Ward: Scarborough North (23)
Community: Agincourt Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Tuesday, November 24, 2020, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The purpose of this minor variance application is to construct a new detached dwelling on a proposed lot to be created through an application for a consent to sever the existing property into two lots (Cross Reference Consent Application No. B0023/20SC).

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

1. Chapter 900.3.10.(267) Exception RD 267 (A)(1), By-law No. 569-2013

One Single-Family dwelling per lot as shown on Registered Plan.

This requirement shall not apply to the proposed lot to be legally severed and registered through Consent Application B0023/20SC.

2. Chapter 10.20.30.20.(1) A), By-law No. 569-2013

The required minimum lot frontage is 15 metres.

The proposed required minimum lot frontage is 12.19 metres.

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 Not Approved

It is the decision of the Committee of Adjustment to **NOT** authorize 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.

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: Friday, November 27, 2020

LAST DATE OF APPEAL: Tuesday, December 15, 2020

CERTIFIED TRUE COPY



Colin Ramdial
Manager and Deputy Secretary-Treasurer

Appeal Information

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.sc@toronto.ca and Colin.Ramdial@toronto.ca 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).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary –Treasurer you will receive payment instructions.
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

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.
- \$400 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).
- Due to the Covid-19 Emergency please contact the Deputy Secretary-Treasurer to make arrangements in submitting the appeal.

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.