

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

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

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

Wednesday, December 8, 2021

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

**File Number:** A0021/21SC  
**Property Address:** 197 GREYABBEY TRL  
**Legal Description:** PLAN M964 LOT 18  
**Agent:** FAYSAL AHMED  
**Owner(s):** MOMOTA ISLAM  
**Zoning:** Residential Detached (RD) & Single Family (S) Zone [W]  
**Ward:** Scarborough-Rouge Park (25)  
**Community:** Guildwood Community  
**Heritage:** Not Applicable

Notice was given and a Public Hearing was held on Wednesday, December 8, 2021, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new three-storey detached dwelling.

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

- 1. Exception RD 1462.(A)(ii), By-law 569-2013**  
The maximum permitted floor area is 279 m<sup>2</sup>.  
The proposed floor area is 382.33 m<sup>2</sup> (0.57 times the lot area).
- 2. Chapter 10.20.40.10.(4)(A), By-law 569-2013**  
The maximum permitted height of a dwelling with a flat roof is 7.2 m.  
The proposed dwelling height is 10.97 m.
- 3. Section 15.1, By-law 9676**  
The maximum permitted height is 9 m.  
The proposed dwelling height is 10.97 m.
- 4. Chapter 10.20.40.10.(4)(C), By-law 569-2013**  
A dwelling may have no more than two storeys.  
The proposed dwelling is three storeys.

5. **Chapter 10.20.40.50.(1)(A), By-law 569-2013**

There may be no more than a total of four platforms at or above the second storey, and no more than one on each of the front, rear and each side of the detached house.

The proposed front main wall will have two platforms (2 balconies).

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**


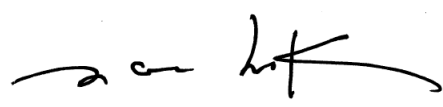

It is the decision of the Committee of Adjustment to NOT approve this variance application for the following reasons:

- 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**

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Hena Kabir	Don Taylor	Anne McCauley
		
Gary McKay	Muhammad Saeed	

DATE DECISION MAILED ON: Tuesday, December 14, 2021

LAST DATE OF APPEAL: Tuesday, December 28, 2021

CERTIFIED TRUE COPY

  
**Colin Ramdial**  
Manager and Deputy Secretary-Treasurer

## Appeal Information

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 Land Tribunal (OLT) for the same matter.

### TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to [coa.sc@toronto.ca](mailto:coa.sc@toronto.ca) and [Colin.Ramdial@toronto.ca](mailto:Colin.Ramdial@toronto.ca) by the last date of appeal as shown on the signature page.

To appeal this decision, you must submit 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.

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](http://www.toronto.ca/tlab).

### ONTARIO LAND TRIBUNAL (OLT) INSTRUCTIONS

All appeals must be filed by email with the Deputy Secretary-Treasurer, Committee of Adjustment to [coa.sc@toronto.ca](mailto:coa.sc@toronto.ca) and [Colin.Ramdial@toronto.ca](mailto:Colin.Ramdial@toronto.ca) by the last date of appeal as shown on the signature page.

To appeal this decision, you must submit the following:

- A completed OLT 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 Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/appeals-process/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 **Ontario Land Tribunal (OLT)** should be submitted in accordance with the instructions above.