

Wednesday, July 26, 2023

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

File Number: B0014/22SC
Property Address: 21 LOCHLEVEN DR
Legal Description: PLAN 1834 PT BLK T
Agent: CANTAM GROUP LTD
Owner(s): MERON WEDAJ MERON WEDAJ
Zoning: Residential Detached (RD) Zone F13.5 A464 X397 [ZR]
Ward: Scarborough Southwest (20)
Community: Scarborough Village Community
Heritage: Not Applicable

Notice was given and the application considered on Wednesday, July 26, 2023, as required by the Planning Act.

THE CONSENT REQUESTED:

To sever the property into two parts. One part is to create one residential lot to be developed for a two-storey dwelling. The other part is to create a separate land parcel for a lot addition to the adjacent south property (1 Lochleven Drive) which is to be developed for a two-storey dwelling. Cross-Reference Consent Application B0015/22SC and B0016/22SC.

Part 1 is to Create New Residential Lot 1 (Address to be Determined)
Frontage: 8.49 m
Area: 431.6 m²

To Create Part 2 (Address to be Determined)
Part 2 is to be added to Part 3 (Address to be Determined)
NOTE: For the purposes of a lot addition to create a new residential lot

Part 2 (Address to be Determined)
Frontage: 5.22 m
Area: 266.3 m²

Part 3 (Address to be Determined)

Frontage: 3.27 m
Area: 164.4 m²

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.

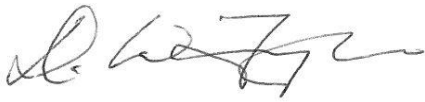
In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the *Planning Act* and is **NOT** approved for the following reason(s):

- The proposed land division does not conform to the policies of the Official Plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

SIGNATURE PAGE

File Number: B0014/22SC
Property Address: 21 LOCHLEVEN DR
Legal Description: PLAN 1834 PT BLK T
Applicant: CANTAM GROUP LTD
Owner(s): MERON WEDAJ MERON WEDAJ
Zoning: Residential Detached (RD) Zone F13.5 A464 X397 [ZR]
Ward: Scarborough Southwest(20)
Community: Scarborough Village Community
Heritage: Not Applicable

Table 1, Panel Member Digital Signatures

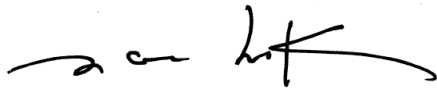


Donald Taylor

Hena Kabir



Anne McCauley



Gary McKay



Muhammad Saeed

DATE DECISION MAILED ON: Tuesday, August 1, 2023

LAST DATE OF APPEAL: Monday, August 21, 2023

CERTIFIED TRUE COPY



Colin Ramdial
Manager and Deputy Secretary-Treasurer

Appeal Information

Only the applicant, the Minister, a specified person or any public body may appeal this decision.

Further, only individuals, corporations and public agencies may appeal decisions in respect of applications for consent. 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.

All appeals must be filed by e-mail 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 Ontario Land Tribunal (OLT) for the same matter.

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 should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB, 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.

ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>

Wednesday, July 26, 2023

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

File Number: B0015/22SC
Property Address: 21 LOCHLEVEN DR
Legal Description: PLAN 1834 PT BLK T
Agent: CANTAM GROUP LTD
Owner(s): DAWIT MAMO MERON WEDAJ
Zoning: Single-Family Residential (S) Zone & Residential Detached (RD)
F13.5 A464 X397 [ZR]
Ward: Scarborough Southwest (20)
Community: Scarborough Village Community
Heritage: Not Applicable

Notice was given and the application considered on Wednesday, July 26, 2023, as required by the Planning Act.

THE CONSENT REQUESTED:

To consent for a lot addition in order to create one residential lot to be developed for a two-storey dwelling. One part will be created via severance of 1 Lochleven Drive and another part will be created via severance of 21 Lochleven Drive. Cross-Reference Consent Applications B0014/21SC and B0015/21SC.

Lot Addition (Parts 2 & 3) to Create New Residential Lot 2 (Address to be Determined)
Frontage: 8.49 m
Area: 430.7 m²

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.

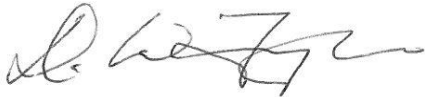
In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the *Planning Act* and is **NOT** approved for the following reason(s):

- The proposed land division does not conform to the policies of the Official Plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

SIGNATURE PAGE

File Number: B0015/22SC
Property Address: 21 LOCHLEVEN DR
Legal Description: PLAN 1834 PT BLK T
Applicant: CANTAM GROUP LTD
Owner(s): DAWIT MAMO MERON WEDAJ
Zoning: Single-Family Residential (S) Zone & Residential Detached (RD)
F13.5 A464 X397 [ZR]
Ward: Scarborough Southwest(20)
Community: Scarborough Village Community
Heritage: Not Applicable

Table 1, Panel Member Digital Signatures

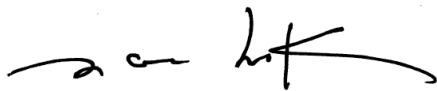


Donald Taylor

Hena Kabir



Anne McCauley



Gary McKay



Muhammad Saeed

DATE DECISION MAILED ON: Tuesday, August 1, 2023

LAST DATE OF APPEAL: Monday, August 21, 2023

CERTIFIED TRUE COPY



Colin Ramdial
Manager and Deputy Secretary-Treasurer

Appeal Information

Only the applicant, the Minister, a specified person or any public body may appeal this decision.

Further, only individuals, corporations and public agencies may appeal decisions in respect of applications for consent. 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.

All appeals must be filed by e-mail 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 Ontario Land Tribunal (OLT) for the same matter.

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 should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB, 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.

ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>

Wednesday, July 26, 2023

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

File Number: B0016/22SC
Property Address: 1 LOCHLEVEN DR
Legal Description: PLAN 1834 PT LOT T
Agent: CANTAM GROUP LTD
Owner(s): DAWIT MAMO DAWIT MAMO
Zoning: Residential Detached (RD Zone) X397 & Single-Family Detached (S) Zone [ZR]
Ward: Scarborough Southwest (20)
Community: Scarborough Village Community
Heritage: Not Applicable

Notice was given and the application considered on Wednesday, July 26, 2023, as required by the Planning Act.

THE CONSENT REQUESTED:

To sever the property into three parts. Two parts for the creation of two residential lots with each lot be developed with a detached dwelling. The third part is to create a separate land parcel for a lot addition to the adjacent north property (21 Lochleven Drive). Cross-Reference Consent Application B0014/22SC and B0015/22SC.

Part 4 is to Create New Residential Lot 3 (Address to be Determined)
Frontage: 10.29 m
Area: 415.3 m²

Part 5 is to Create New Residential Lot 4 (Address to be Determined)
Frontage: 24.99 m
Area: 418.0 m²

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.

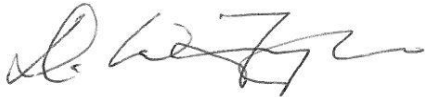
In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the *Planning Act* and is **NOT** approved for the following reason(s):

- The proposed land division does not conform to the policies of the Official Plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.

SIGNATURE PAGE

File Number: B0016/22SC
Property Address: 1 LOCHLEVEN DR
Legal Description: PLAN 1834 PT LOT T
Applicant: CANTAM GROUP LTD
Owner(s): DAWIT MAMO DAWIT MAMO
Zoning: Residential Detached (RD Zone) X397 & Single-Family Detached (S) Zone [ZR]
Ward: Scarborough Southwest(20)
Community: Scarborough Village Community
Heritage: Not Applicable

Table 1, Panel Member Digital Signatures

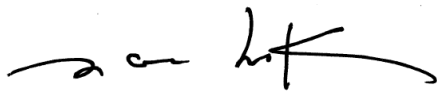


Donald Taylor

Hena Kabir



Anne McCauley



Gary McKay



Muhammad Saeed

DATE DECISION MAILED ON: Tuesday, August 1, 2023

LAST DATE OF APPEAL: Monday, August 21, 2023

CERTIFIED TRUE COPY



Colin Ramdial
Manager and Deputy Secretary-Treasurer

Appeal Information

Only the applicant, the Minister, a specified person or any public body may appeal this decision.

Further, only individuals, corporations and public agencies may appeal decisions in respect of applications for consent. 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.

All appeals must be filed by e-mail 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 Ontario Land Tribunal (OLT) for the same matter.

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 should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB, 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.

ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>

Kyle Knoeck, M.Sc.Pl., MCIP, RPP
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

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

Wednesday, July 26, 2023

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

File Number: A0103/22SC
Property Address: 21 LOCHLEVEN DR
Legal Description: PLAN 1834 PT BLK T
Agent: CANTAM GROUP LTD
Owner(s): MERON WEDAJ MERON WEDAJ
Zoning: Residential Detached (RD) Zone F13.5 A464 X397 [ZR]
Ward: Scarborough Southwest (20)
Community: Scarborough Village Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Wednesday, July 26, 2023, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit the construction of a two-storey detached dwelling. Cross-Reference Consent Applications B0014-21SC, B0015/21SC and B0016/21SC.

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

1. Exception RD 397.(D), By-law 569-2013

The minimum required setback from a side lot line is 1.2 m.
The proposed setback from a side lot line is 0.63 m.

2. Chapter 10.20.30.20.(1)(A), By-law 569-2013

The minimum required lot frontage is 13.5 m.
The proposed lot frontage is 8.5 m.

3. Chapter 10.20.30.10.(1)(A), By-law 569-2013

The minimum required lot area is 464 m².
The proposed lot area is 431.74 m².

4. Chapter 10.20.40.10.(1), By-law 569-2013

The maximum permitted height of a dwelling is 9 m.
The proposed dwelling height is 9.34 m.

5.Chapter 10.20.40.10.(2), By-law 569-2013

The maximum permitted height of the main wall is 7 m.

The proposed height of the main wall is 8.12 m.

6.Chapter 10.5.40.70.(1), By-law 569-2013

The minimum required front yard setback is 10.44 m.

The proposed front yard setback is 9.5 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.

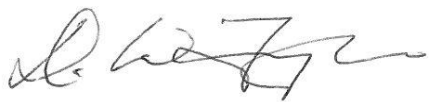
It is the decision of the Committee of Adjustment to **NOT** authorize this variance application for the following reasons:

- 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

File Number: A0103/22SC
Property Address: 21 LOCHLEVEN DR
Legal Description: PLAN 1834 PT BLK T
Agent: CANTAM GROUP LTD
Owner(s): MERON WEDAJ MERON WEDAJ
Zoning: Residential Detached (RD) Zone F13.5 A464 X397 [ZR]
Ward: Scarborough Southwest (20)
Community: Scarborough Village Community
Heritage: Not Applicable

Table 1, Panel Member Digital Signatures

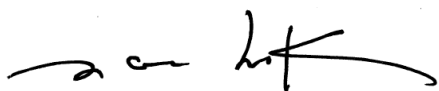


Donald Taylor

Hena Kabir



Anne McCauley



Gary McKay



Muhammad Saeed

DATE DECISION MAILED ON: Tuesday, August 1, 2023

LAST DATE OF APPEAL: Wednesday, August 16, 2023

CERTIFIED TRUE COPY



Colin Ramdial
Manager and Deputy Secretary-Treasurer

Appeal Information

Only the applicant, the Minister, or a specified person or public body that has an interest in the matter may appeal this decision.

All appeals must be filed by e-mail 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 Ontario Land Tribunal (OLT) for the same matter.

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 should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB, 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.

ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>

Kyle Knoeck, M.Sc.Pl., MCIP, RPP
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

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

Wednesday, July 26, 2023

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

File Number: A0104/22SC
Property Address: 21 LOCHLEVEN DR
Legal Description: PLAN 1834 PT BLK T
Agent: CANTAM GROUP LTD
Owner(s): MERON WEDAJ MERON WEDAJ
Zoning: Single-Family Residential (S) Zone & Residential Detached (RD)
Zone F13.5 A464 X397 [ZR]
Ward: Scarborough Southwest (20)
Community: Scarborough Village Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Wednesday, July 26, 2023, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit the construction of a two-storey detached dwelling. Cross-Reference Consent Applications B0014-21SC, B0015/21SC and B0016/21SC.

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

1. Exception RD 397.(D), By-law 569-2013

The minimum required setback from a side lot line is 1.2 m.
The proposed setback from a side lot line is 0.63 m.

2. Chapter 10.20.30.20.(1)(A), By-law 569-2013

The minimum required lot frontage is 13.5 m.
The proposed lot frontage is 8.5 m.

3. Chapter 10.20.30.10.(1)(A), By-law 569-2013

The minimum required lot area is 464 m².
The proposed lot area is 430.87 m².

4. Chapter 10.20.40.10.(1), By-law 569-2013

The maximum permitted height of a dwelling is 9 m.
The proposed dwelling height is 9.12 m.

5.Chapter 10.20.40.10.(2), By-law 569-2013

The maximum permitted height of the main wall is 7 m.

The proposed height of the main wall is 7.9 m.

6.Chapter 10.5.40.70.(1), By-law 569-2013

The minimum required front yard setback is 10.44 m.

The proposed front yard setback is 8.5 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** 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

File Number: A0104/22SC
Property Address: 21 LOCHLEVEN DR
Legal Description: PLAN 1834 PT BLK T
Agent: CANTAM GROUP LTD
Owner(s): MERON WEDAJ MERON WEDAJ
Zoning: Single-Family Residential (S) Zone & Residential Detached (RD)
Zone F13.5 A464 X397 [ZR]
Ward: Scarborough Southwest (20)
Community: Scarborough Village Community
Heritage: Not Applicable

Table 1, Panel Member Digital Signatures

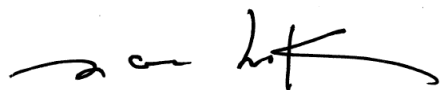


Donald Taylor

Hena Kabir



Anne McCauley



Gary McKay



Muhammad Saeed

DATE DECISION MAILED ON: Tuesday, August 1, 2023

LAST DATE OF APPEAL: Wednesday, August 16, 2023

CERTIFIED TRUE COPY



Colin Ramdial
Manager and Deputy Secretary-Treasurer

Appeal Information

Only the applicant, the Minister, or a specified person or public body that has an interest in the matter may appeal this decision.

All appeals must be filed by e-mail 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 Ontario Land Tribunal (OLT) for the same matter.

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 should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB, 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.

ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>

Kyle Knoeck, M.Sc.Pl., MCIP, RPP
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

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

Wednesday, July 26, 2023

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

File Number: A0105/22SC
Property Address: 1 LOCHLEVEN DR
Legal Description: PLAN 1834 PT LOT T
Agent: CANTAM GROUP LTD
Owner(s): DAWIT MAMO DAWIT MAMO
Zoning: Residential Detached (RD Zone) X397 & Single-Family Detached (S) Zone [ZR]
Ward: Scarborough Southwest (20)
Community: Scarborough Village Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Wednesday, July 26, 2023, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit the construction of a two-storey detached dwelling. Cross-Reference Consent Applications B0014-21SC, B0015/21SC and B0016/21SC.

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

1. Chapter 10.20.30.20.(1)(A), By-law 569-2013

The minimum required lot frontage is 13.5 m.
The proposed lot frontage is 10.3 m.

2. Chapter 10.20.30.10.(1)(A), By-law 569-2013

The minimum required lot area is 464 m².
The proposed lot area is 415.48 m².

3. Chapter 10.20.40.10.(1), By-law 569-2013

The maximum permitted height of a dwelling is 9 m.
The proposed dwelling height is 9.15 m.

4. Chapter 10.20.40.10.(2), By-law 569-2013

The maximum permitted height of the main wall is 7 m.

The proposed height of the main wall is 7.93 m.

5. Chapter 10.5.40.70.(1), By-law 569-2013

The minimum required front yard setback is 10.44 m.

The proposed front yard setback is 7.5 m.

6. Chapter 10.5.40.60.(1)(A), By-law 569-2013

A front yard platform with a floor higher than the first storey of the building may encroach into the required front yard setback the lesser of 2.5 m or 50% of the required front yard setback, if it is no closer to a side lot line than the required side yard setback.

The proposed front balcony will encroach 3.97 m into the front yard setback.

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** 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

File Number: A0105/22SC
Property Address: 1 LOCHLEVEN DR
Legal Description: PLAN 1834 PT LOT T
Agent: CANTAM GROUP LTD
Owner(s): DAWIT MAMO DAWIT MAMO
Zoning: Residential Detached (RD Zone) X397 & Single-Family Detached (S) Zone [ZR]
Ward: Scarborough Southwest (20)
Community: Scarborough Village Community
Heritage: Not Applicable

Table 1, Panel Member Digital Signatures

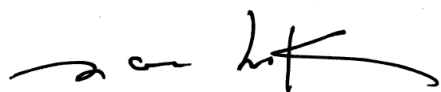


Donald Taylor

Hena Kabir



Anne McCauley



Gary McKay



Muhammad Saeed

DATE DECISION MAILED ON: Tuesday, August 1, 2023

LAST DATE OF APPEAL: Wednesday, August 16, 2023

CERTIFIED TRUE COPY



Colin Ramdial
Manager and Deputy Secretary-Treasurer

Appeal Information

Only the applicant, the Minister, or a specified person or public body that has an interest in the matter may appeal this decision.

All appeals must be filed by e-mail 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 Ontario Land Tribunal (OLT) for the same matter.

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 should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB, 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.

ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>

Kyle Knoeck, M.Sc.Pl., MCIP, RPP
Director, Zoning and Secretary-Treasurer
Committee of Adjustment
City Planning Division

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

Wednesday, July 26, 2023

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

File Number: A0106/22SC
Property Address: 1 LOCHLEVEN DR
Legal Description: PLAN 1834 PT LOT T
Agent: CANTAM GROUP LTD
Owner(s): DAWIT MAMO DAWIT MAMO
Zoning: Residential Detached (RD Zone) X397 & Single-Family Detached (S) Zone [ZR]
Ward: Scarborough Southwest (20)
Community: Scarborough Village Community
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Wednesday, July 26, 2023, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit the construction of a two-storey detached dwelling. Cross-Reference Consent Applications B0014-21SC, B0015/21SC and B0016/21SC.

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

1. Chapter 10.20.30.10.(1)(A), By-law 569-2013

The minimum required lot area is 464 m².

The proposed lot area is 418 m².

2. Chapter 10.20.40.10.(1), By-law 569-2013

The maximum permitted height of a dwelling is 9 m.

The proposed dwelling height is 9.7 m.

3. Chapter 10.20.40.10.(2), By-law 569-2013

The maximum permitted height of the main wall is 7 m.

The proposed height of the main wall is 8.48 m.

4. Chapter 10.5.40.70.(1), By-law 569-2013

The minimum required front yard setback is 10.44 m.

The proposed front yard setback is 6.5 m.

5. Chapter 10.5.40.60.(1)(A), By-law 569-2013

A front yard platform with a floor higher than the first storey of the building may encroach into the required front yard setback the lesser of 2.5 m or 50% of the required front yard setback, if it is no closer to a side lot line than the required side yard setback.

The proposed front balcony will encroach 5.37 m into the front yard setback.

6. Chapter 10.5.40.60(2)(B)(i), By-law No. 569-2013

A canopy, awning or similar structure may encroach a minimum of 2.5 m into a front yard or rear yard setback.

The proposed rear covered porch encroaches 5.37 m into the required rear yard setback.

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** 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

File Number: A0106/22SC
Property Address: 1 LOCHLEVEN DR
Legal Description: PLAN 1834 PT LOT T
Agent: CANTAM GROUP LTD
Owner(s): DAWIT MAMO DAWIT MAMO
Zoning: Residential Detached (RD Zone) X397 & Single-Family Detached (S) Zone [ZR]
Ward: Scarborough Southwest (20)
Community: Scarborough Village Community
Heritage: Not Applicable

Table 1, Panel Member Digital Signatures

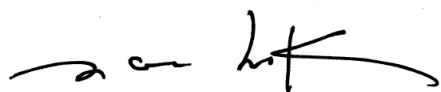


Donald Taylor

Hena Kabir



Anne McCauley



Gary McKay



Muhammad Saeed

DATE DECISION MAILED ON: Tuesday, August 1, 2023

LAST DATE OF APPEAL: Wednesday, August 16, 2023

CERTIFIED TRUE COPY



Colin Ramdial
Manager and Deputy Secretary-Treasurer

Appeal Information

Only the applicant, the Minister, or a specified person or public body that has an interest in the matter may appeal this decision.

All appeals must be filed by e-mail 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 Ontario Land Tribunal (OLT) for the same matter.

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 should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB, 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.

ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>