

June 22, 2017

NOTICE OF DECISIONS
(Section 53 and 54 of the Planning Act)

PLEASE NOTE:

Application(s) Deferred to *July 13, 2017* hearing:

- Item 2. - 1316, 1318 & 1320 Kingston Rd., A229/15SC
- Item 19. - 123 Crockford Blvd., A0145/17SC

Application(s) Deferred *sine die*:

- Item 4. - 2274 Brimley Rd., A0338/16SC

Thursday, June 22, 2017

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

File Number:	B027/16SC	Zoning	Special District Commercial (SDC) & Industrial (M) Zone [Waiver]
Owners:	LESSO MALL DEVELOPMENT (TORONTO) LIMITED	Ward:	Scarborough-Rouge River (41)
Agent:	HRK REALTY SERVICES LTD	Heritage:	Not Applicable
Property Address:	5789, 5827, 5883, 5933, 5945 & 5951 STEELES AVE E	Employment District:	Tapscott Employment District
Legal Description:	CON 5 PT LOT 20		

Notice was given and the application considered on Thursday, June 22, 2016, as required by the Planning Act.

THE CONSENT REQUESTED:

This application is for consent to sever the land at 5789, 5827, 5883, 5933, 5945, and 5951 Steeles Avenue East into two blocks of land for commercial development and a northerly extension of State Crown Boulevard. The proposed blocks of land are shown on the attached Consent Sketch. The Committee of Adjustment previously gave provisional consent to this severance on three occasions, but each approval lapsed because the conditions were not fulfilled within one year as required by the *Planning Act* (Files B051/14SC, B043/13SC & B028/12SC).

The conveyed lot would have a frontage of 302.2 m, with a depth of 272.4 m and an area of 83,780 m². The retained lot would have a frontage of 627.6 m, with depth of 266.6 m and an area of 80,420 m². The land shown as Part 2 would be dedicated to the City for an extension of State Crown Boulevard.

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 Approved on Condition

The Committee has considered the provisions of Section 51(24) of the Planning Act and is satisfied that a plan of subdivision is not necessary. The Committee therefore consents to the creation of lots as described above and shown on the attached Lot Division Plan on the condition that before a Certificate of Consent is issued, as required by Section 53(42) of the Planning Act, the applicant shall file the following with the Committee office:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.

2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca, or his designates, Elizabeth Machynia, at 416-338-5029; emachyni@toronto.ca, John Fligg at 416-338-5031; jfligg@toronto.ca
3. **Two copies of the registered reference plan of survey** integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contact: John House, Supervisor, Land and Property Surveys, at 416-392-8338; jhouse@toronto.ca, or his designate, Virgil Gomes at 416-338-5033; vgomes@toronto.ca
4. **Three copies of the registered reference plan of survey** satisfying the requirements of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services shall be filed with the Committee of Adjustment.
5. The Owner shall satisfy the following conditions to the satisfaction of the Executive Director, Engineering and Construction Services:
 - a. The Owner shall enter into satisfactory agreement(s) to demonstrate compliance with the terms and conditions listed in the Core Servicing, dated July 27, 2006 and registered on title as Instrument No. AT1371078 on February 5, 2007, for the construction of all works required for the completion of the State Crown Boulevard as fully serviced road, in accordance with the City of Toronto requirements, standards and specifications, all to the satisfaction of the Executive Director of Engineering and Construction Services.
 - b. The Owner shall retain a Qualified Person to conduct environmental site assessments for the lands to be conveyed to the City.
 - c. Pay all costs associated with the City retaining a third-party peer reviewer including all administrative costs to the City (7%), and submit an initial deposit of \$8,000.00 towards the cost of the Peer Review in the form of a certified cheque, to the Executive Director, Engineering & Construction Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer (unused funds will be refunded to the applicant by the City).
 - d. Submit to the satisfaction of the City's Peer Reviewer, all Environmental Site Assessment reports prepared in accordance with the Record of Site Condition Regulation (O. Reg. 153/04, as amended) describing the current conditions of the land to be conveyed to the City and the proposed remedial Action Plan based on the site condition standards approach, to the Executive Director, Engineering and Construction Services.
 - e. At the completion of the site assessment/remediation process, submit a Statement from the Qualified Person based on the submitted environmental documents, to the Executive Director, Engineering & Construction Services for Peer Review and concurrence, which states:
 - i. In the opinion of the Qualified Person:
 - a. It is either likely or unlikely that there is off-site contamination resulting from past land uses on the development site that has migrated onto adjacent City lands that would exceed the applicable Site Condition Standards; and
 - b. To the extent that the opinion in (5) e) (i)(a) is that past migration is likely, it is either possible or unlikely that such off-site contamination on adjacent City lands poses an adverse effect to the environment or human health.
 - ii. Land to be conveyed to the City either:
 - a. The applicable Ministry Generic Site Condition Standards (Tables 1, 2, 3, 6, 7, 8 and 9; subject to applicable exemptions as stated in O. Reg. 153/04 for the most environmentally sensitive adjacent land use; or

- b. The Property Specific Standards as approved by the Ministry for a Risk Assessment/Risk Management Plan which was conducted in accordance with the conditions set out herein.
 - f. The Qualified Person's statement, referenced in condition e) above, will include a Reliance Letter that is dated and signed by the applicant's Qualified Person, as defined in O. Reg. 153/04, as amended, confirming that both the City and the City's peer reviewer can rely on the environmental documentation submitted, consistent with O. Reg. 153/04 requirements, and the Qualified Person's opinion as to the conditions of the site; all environmental documentation consistent with O. Reg. 153/04 requirements, and the Qualified Person's opinion as to the conditions of the site; all environmental documentation consistent with O. Reg. 153/04 requirements and opinions shall be submitted with reliance extended to the City and its peer reviewer and any limitation on liability and indemnification is to be consistent with O. Reg. 153/04, as amended, insurance requirements or such greater amounts specified by the Executive Director of Engineering & Construction Services.
 - g. After satisfying all the above-referenced conditions b) to h), the Owner shall prepare all documents and convey to the City, at nominal cost, a non-uniform widening on the entire section fronting Steeles Avenue east to satisfy the Official Plan requirement of 36-metre right-of-way (shown as PARTS 21 to 27 on Plan 66R-26833), a 23.0-metre wide right-of-way for the extension of State Crown Boulevard from its terminus northerly to Steeles Avenue East and a corner rounding (street line radius) of 15.0 metres where State Crown Boulevard intersects Steeles Avenue East) in fee simple (shown as PARTS 20 & 28 on Plan 66R-26833) and easements (shown as PARTS 3, 4, 7, 8, 11 and 12 on Plan 66R-26833), such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favour of the grantor until such time as said lands have dedicated as a public highway, all to the satisfaction of the Executive Director of Engineering & Construction Services and the City Solicitor.
6. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions and prepare for electronic submission to the Deputy Secretary-Treasurer, the Certificate of Official, Form 2 or 4, O. Reg. 197/96, referencing either subsection 50(3) or (5) or subsection 53(42) of the *Planning Act*, as it pertains to the conveyed land and/or consent transaction.

SIGNATURE PAGE

File Number:	B027/16SC	Zoning	Special District Commercial (SDC) & Industrial (M) Zone [Waiver]
Owners:	LESSO MALL DEVELOPMENT (TORONTO) LIMITED	Ward:	Scarborough-Rouge River (41)
Agent:	HRK REALTY SERVICES LTD	Heritage:	Not Applicable
Property Address:	5789, 5827, 5883, 5933, 5945 & 5951 STEELES AVE E	Employment District:	Tapscott Employment District
Legal Description:	CON 5 PT LOT 20		

David Peacock (signed) Eden Gajraj (signed) Hena Kabir (signed)

Nimrod Salamon (signed) Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL: Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting 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 above.

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 Municipal Board (OMB) 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
- \$300 for each appeal filed regardless if related and submitted by the same appellant

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Thursday, June 22, 2017

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

File Number:	A0202/16SC	Zoning	Employment Industrial (E) & Industrial (M) Zone [Waiver]
Owner:	ABDULHAI CHHIBOO	Ward:	Scarborough Southwest (35)
Agent:	ALEX BOROS	Heritage:	Not Applicable
Property Address:	380 BIRCHMOUNT RD	Employment District:	Oakridge Employment District
Legal Description:	PLAN M572 PT BLK H		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This application is for a variance to permit a banquet hall and catering facility in addition to the uses permitted by the zoning by-law.

REQUESTED VARIANCE TO THE ZONING BY-LAW:

By-law No. 569-2013 & By-law No. 24982:

1. To permit the following uses in addition to the uses permitted by the zoning by-law:
 - Banquet Hall
 - Catering Facility

Whereas the zoning by-law does not permit these uses on the property.

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 on Condition

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 variance is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance is minor.

This Approval is Conditional on the Following:

This approval is valid for a period of 5 years from the date this decision becomes Final & Binding.

SIGNATURE PAGE

File Number:	A0202/16SC	Zoning	Employment Industrial (E) & Industrial (M) Zone [Waiver]
Owner:	ABDULHAI CHHIBOO	Ward:	Scarborough Southwest (35)
Agent:	ALEX BOROS	Heritage:	Not Applicable
Property Address:	380 BIRCHMOUNT RD	Employment District:	Oakridge Employment District
Legal Description:	PLAN M572 PT BLK H		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL:
Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

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Thursday, June 22, 2017

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

File Number:	A0057/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [ZZC]
Owner(s):	LINDSAY CATHERINE TYLER BRIAN DESROSIERS-TAM	Ward:	Scarborough Southwest (35)
Agent:	GIAIMO	Heritage:	Not Applicable
Property Address:	37 AUGUSTAVE	Community:	Oakridge Community
Legal Description:	PLAN 1936 LOT 15 PT LOT 16		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two-storey side addition to the existing one and a half storey dwelling.

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

By-law No. 569-2013 & By-law No.9812

1. To permit the proposed 1.13 metres front yard setback, whereas the Zoning By-law requires a minimum 4.5 metres front yard setback.
2. To permit the proposed 41.8% front yard soft landscaping, whereas the Zoning By-law requires a minimum 75% front yard soft landscaping.

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

File Number:	A0057/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [ZZC]
Owner:	LINDSAY CATHERINE TYLER BRIAN DESROSIERS-TAM	Ward:	Scarborough Southwest (35)
Agent:	GIAIMO	Heritage:	Not Applicable
Property Address:	37 AUGUST AVE	Community:	Oakridge Community
Legal Description:	PLAN 1936 LOT 15 PT LOT 16		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL:
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Thursday, June 22, 2017

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

File Number:	A0061/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	ABDUL GHAFOR	Ward:	Scarborough Southwest (35)
Agent:	LEMCAD CONSULTANTS	Heritage:	Not Applicable
Property Address:	40 BEXHILL AVE	Community:	Clairlea Community
Legal Description:	PLAN M463 PT LOT 168 PT LOT 169		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling.

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

By-law No. 569-2013:

1. The proposed dwelling will cover 39.11% of the lot area (132.29 m²);
Whereas the maximum permitted lot coverage is 33% of the lot area (111.62 m²).
2. The proposed dwelling will have a height of 9.3 m above established grade;
Whereas the maximum permitted dwelling height is 9 m.
3. The proposed dwelling will have side main walls with a height of 7.93 m;
Whereas the maximum permitted side main wall height is 7 m.
4. The proposed dwelling will have a total length of 17.6 m;
Whereas the maximum permitted dwelling length is 17 m.
5. The proposed second storey rear balcony will have an area of 5.53 m²;
Whereas the maximum permitted area of a platform at or above the second storey is 4 m².
6. The proposed front stairs are 2.13 m wide and the proposed rear stairs are 2.08 m wide;
Whereas exterior stairs may only encroach into a required minimum building setback if the stairs are no wider than 2 m.

By-law No. 8978:

7. The existing lot has a frontage of 10.67 m and an area of 338.24 m²;
Whereas the minimum required lot frontage is 12 m and the minimum required lot area is 371 m².
8. The proposed dwelling will cover 41.66% of the lot area (140.9 m²);
Whereas the maximum permitted lot coverage is 33% of the lot area (111.62 m²).
9. The proposed dwelling will have a height of 9.3 m above mean grade;
Whereas the maximum permitted dwelling height is 9 m.
10. The proposed dwelling will be three (3) storeys in height at the garage portion;
Whereas the maximum permitted number of storeys is two (2).

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 variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0061/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	ABDUL GHAFOR	Ward:	Scarborough Southwest (35)
Agent:	LEMCAD CONSULTANTS	Heritage:	Not Applicable
Property Address:	40 BEXHILL AVE	Community:	Clairlea Community
Legal Description:	PLAN M463 PT LOT 168 PT LOT 169		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL:
Wednesday, July 12, 2017

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Acting Manager & Deputy Secretary Treasurer
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Thursday, June 22, 2017

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

File Number:	A0090/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	NEASHA PINNOCK RENATO HERCEG	Ward:	Scarborough Centre (37)
Agent:	RENATO HERCEG	Heritage:	Not Applicable
Property Address:	28 DORCOT AVE	Community:	Bendale Community
Legal Description:	PLAN 6015 LOT 134		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing enclosed carport.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:By-law No. 569-2013:

1. The existing/altered dwelling will have a front yard setback of 8.82 m; Whereas the minimum required front yard setback is the average setback of the two adjacent dwellings (8.99 m).

By-law No. 569-2013 & No. 9350:

2. The proposed parking space is located in the front yard; Whereas front yard/street yard parking is not permitted.

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 variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0090/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	NEASHA PINNOCK RENATO HERCEG	Ward:	Scarborough Centre (37)
Agent:	RENATO HERCEG	Heritage:	Not Applicable
Property Address:	28 DORCOT AVE	Community:	Bendale Community
Legal Description:	PLAN 6015 LOT 134		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL: Wednesday, July 12, 2017

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

File Number:	A0091/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	EDMOND AYVAZYAN ALINA DER MARDIROSIAN	Ward:	Scarborough-Agincourt (40)
Agent:	NAFISEH ZANGIABADI	Heritage:	Not Applicable
Property Address:	20 BEACHAMCRES	Community:	Sullivan Community
Legal Description:	PLAN 4787 LOT 95		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey single family dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:By-law No. 569-2013

1. To permit the proposed 1 metre side yard setback, whereas the Zoning By-law requires a minimum 1.2 metres side yard setback.
2. To permit the proposed 9.04 front yard setback, whereas the Zoning By-law requires a minimum 9.95 metres front yard setback.
3. To permit the proposed 5 metres rear yard setback, whereas the Zoning By-law requires a minimum 8.66 metres rear yard setback.

By-law No. 10717

4. To permit the proposed 1 metre and 1.2 metres side yard setbacks, whereas the Zoning By-law requires a minimum 1.8 metres side yard setback.
5. To permit the proposed 5 metres rear yard setback, whereas the Zoning By-law requires a minimum 8.1 metres rear yard setback.
6. To permit the proposed 2 metres rear deck encroachment into the required rear yard setback, whereas the

Zoning By-law permits a maximum 1.55 metres encroachment into the required rear yard deck.

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 on Condition

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.

This Approval is Conditional on the Following:

The owner shall provide payment of \$583 per tree for 1 trees to be planted on the City road allowance, (one for each of the sites involved in the application) as per City Council direction.

SIGNATURE PAGE

File Number:	A0091/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	EDMOND AYVAZYAN ALINA DER MARDIROSIAN	Ward:	Scarborough-Agincourt (40)
Agent:	NAFISEH ZANGIABADI	Heritage:	Not Applicable
Property Address:	20 BEACHAM CRES	Community:	Sullivan Community
Legal Description:	PLAN 4787 LOT 95		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL:
Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
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 above.

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 Municipal Board (OMB) 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

- \$300 for each appeal filed regardless if related and submitted by the same appellant
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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB Appellant Form (A1) in **paper format**
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Thursday, June 22, 2017

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

File Number:	A0121/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	CHANTAL PERRON TSEGAYE JIMMA BIRRU	Ward:	Scarborough East (43)
Agent:	TSEGAYE BIRRU	Heritage:	Not Applicable
Property Address:	4 CADBURY CRT	Community:	Guildwood Community
Legal Description:	PLAN M726 LOT 236		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing detached dwelling.

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

By-law No. 569-2013:

1. The altered dwelling will have a front main wall height of 8.63 m, except the front main wall above the garage will be 8 m;
Whereas the maximum permitted height of the front main wall is 7 m.
2. The proposed rear deck will project 3.05 m into the required rear yard setback;
Whereas the maximum permitted deck encroachment is 2.5 m.

By-law No. 9679:

3. The existing/altered dwelling is located 1.5 m from the west side setback;
Whereas the minimum required side yard setback is 1.2 m plus 0.6 m for each additional storey, for a total required side yard setback of 1.8 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 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 variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0121/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	CHANTAL PERRON TSEGAYE JIMMA BIRRU	Ward:	Scarborough East (43)
Agent:	TSEGAYE BIRRU	Heritage:	Not Applicable
Property Address:	4 CADBURY CRT	Community:	Guildwood Community
Legal Description:	PLAN M726 LOT 236		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL: Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting 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 above.

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TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB 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
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Thursday, June 22, 2017

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

File Number:	A0126/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	MELISSA RODRIGUES DWIGHT SIMPSON	Ward:	Scarborough Centre (37)
Agent:	SMPL DESIGN STUDIO	Heritage:	Not Applicable
Property Address:	87 GOODERHAM DR	Community:	Wexford Community
Legal Description:	PLAN 3328 PT LOT 59		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing dwelling, complete with interior and exterior alterations.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:By-law No. 569-2013:

1. The altered dwelling will have a total height of 7.46 m, not including the parapet;
Whereas the maximum permitted height of a dwelling with a flat roof is 7.2 m.
2. The proposed parking space is in the front yard;
Whereas front yard parking is not permitted.

By-law No. 9511:

3. The existing/altered dwelling is located 1.53 m from the north side lot line;
Whereas the minimum required side yard setback is 1.2 m plus 0.6 m for each additional storey, for a total required side yard setback of 1.8 m.
4. The proposed front porch will project 1.88 m from the front main wall;
Whereas the maximum permitted porch projection is 1.55 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 Approved on Condition

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 variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

1. Prior to the issuance of any building permit, the owner shall submit a landscape plan to the satisfaction of the Director, Community Planning, Scarborough District.

SIGNATURE PAGE

File Number:	A0126/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	MELISSA RODRIGUES DWIGHT SIMPSON	Ward:	Scarborough Centre (37)
Agent:	SMPL DESIGN STUDIO	Heritage:	Not Applicable
Property Address:	87 GOODERHAM DR	Community:	Wexford Community
Legal Description:	PLAN 3328 PT LOT 59		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL: Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting 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 above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB 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 Ontario Municipal Board web site at www.omb.gov.on.ca.

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Thursday, June 22, 2017

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

File Number:	A0133/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	KATHERINA CHRISTOFI PETER TZOURAS	Ward:	Scarborough East (44)
Agent:	PETER TZOURAS	Heritage:	Not Applicable
Property Address:	36 IVAN RD	Community:	Centennial Community
Legal Description:	PLAN 2770 PT LOT 82		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To permit variances for a detached dwelling recently constructed as a result of revisions to the design of garage and rear of house.

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

By-law No. 569-2013:

1. The proposed building length is 18.53 m;
Whereas the maximum permitted building length is 17 m.
2. The proposed rear driveway will have a width of 6 m;
Whereas the maximum permitted width of a driveway in the rear is 2.6 m.

By-law No. 12077:

3. The proposed dwelling will have a height of 9.18 m;
Whereas the maximum permitted dwelling height is 9 m.
4. The proposed rear porch will be 10.97 m wide;
Whereas the maximum permitted length of a porch is 7.6 m.
5. The proposed rear driveway will have a width of 6 m;
Whereas the maximum permitted width of a driveway in the rear is 2.6 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 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 variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0133/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	KATHERINA CHRISTOFI PETER TZOURAS	Ward:	Scarborough East (44)
Agent:	PETER TZOURAS	Heritage:	Not Applicable
Property Address:	36 IVAN RD	Community:	Centennial Community
Legal Description:	PLAN 2770 PT LOT 82		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL: Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting 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 above.

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TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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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.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB 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
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Thursday, June 22, 2017

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

File Number:	A0134/17SC	Zoning	Residential Detached (RD) & Single Family (S) [Waiver]
Owner(s):	HARPREET SINGH TIRTH SINGH	Ward:	Scarborough-Agincourt (39)
Agent:	DESMOND ROYCHAUDHURI ARCHITECT	Heritage:	Not Applicable
Property Address:	48 BELLEFONTAINE ST	Community:	Tam O'Shanter Community
Legal Description:	PLAN 4401 LOT 137		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two-storey detached dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:By-law No. 569-2013:

1. The proposed dwelling will have a floor space index equal to 0.5 times the lot area (343.97 m²); Whereas the maximum permitted floor space index is 0.4 times the lot area (278.71 m²).

By-law No. 12360:

2. The proposed dwelling will have a total floor area equal to 0.49 times the lot area (339.28 m²); Whereas the maximum permitted floor area is 0.4 times the lot area (278.71 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 Minor Variance Application is Approved on Condition

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 variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

1. The Owner shall submit a complete application for permit to injure or remove privately owned tree(s).

SIGNATURE PAGE

File Number:	A0134/17SC	Zoning	Residential Detached (RD) & Single Family (S) [Waiver]
Owner:	HARPREET SINGH TIRTH SINGH	Ward:	Scarborough-Agincourt (39)
Agent:	DESMOND ROYCHAUDHURI ARCHITECT	Heritage:	Not Applicable
Property Address:	48 BELLEFONTAINE ST	Community:	Tam O'Shanter Community
Legal Description:	PLAN 4401 LOT 137		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL: Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

Appeal Information

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Thursday, June 22, 2017

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

File Number:	A0135/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	BECKY POTTS KRISTOFER POTTS	Ward:	Scarborough Southwest (36)
Agent:	KRISTOFER POTTS	Heritage:	Not Applicable
Property Address:	18 WOOD GLEN RD	Community:	Birchcliff Community
Legal Description:	PLAN 3227 LOT 62 PT LOT 63		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a second storey addition over the existing 1 1/2 storey dwelling and a two-storey north side addition.

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

By-law No. 569-2013:

1. The altered dwelling will cover 38.07% of the lot are (144.03 m²);
Whereas the maximum permitted coverage is 33% of the lot area (117.15 m²).
2. The altered dwelling will have a floor space index equal to 0.68 times the lot area (256.13 m²);
Whereas the maximum permitted floor space index is the lesser of 204 m² or 0.6 times the lot area (227 m²).
3. The existing/altered dwelling is located 0.3 m from the north side lot line and 0.6 m from the south side lot line;
Whereas the minimum required side yard setback is 0.9 m.
4. The eaves projection, including the eavestrough will be located 0.2 m from the north side lot line;
Whereas the minimum required eaves setback is 0.3 m from a lot line.

By-law No. 8786:

5. The altered dwelling will cover 38.07% of the lot are (144.03 m²);
Whereas the maximum permitted coverage is 33% of the lot area (117.15 m²).
6. The altered dwelling will have a total floor area equal to 0.67 times the lot area (251.75 m²);
Whereas the maximum permitted floor area is the lesser of 204 m² or 0.6 times the lot area (227 m²).

7. The existing/altered dwelling is located 5.36 m from the front lot line;
Whereas the minimum required front yard setback is 6 m.
8. The existing/altered dwelling is located 0.3 m from the north side lot line and 0.6 m from the south side lot line;
Whereas the minimum required side yard setback is 0.9 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 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 variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0135/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	BECKY POTTS KRISTOFER POTTS	Ward:	Scarborough Southwest (36)
Agent:	KRISTOFER POTTS	Heritage:	Not Applicable
Property Address:	18 WOOD GLEN RD	Community:	Birchcliff Community
Legal Description:	PLAN 3227 LOT 62 PT LOT 63		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL: Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

Appeal Information

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Thursday, June 22, 2017

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

File Number:	A0136/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	HECTOR HABON JANETTE MENESES	Ward:	Scarborough East (44)
Agent:	PAUL LAFRANCE DESIGN	Heritage:	Not Applicable
Property Address:	151 LAKERIDGEDR	Community:	Centennial Community
Legal Description:	PLAN 66M2418 LOT 158		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a rear yard deck.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:By-law No. 569-2013

1. To permit the proposed 4.5 metres rear yard setback, whereas the Zoning By-law requires a minimum 7.5 metres rear yard setback.
2. To permit the proposed 57% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

By-law No. 12077

3. To permit the proposed 4.5 metres rear yard setback, whereas the Zoning By-law requires a minimum 6 metres 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 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

File Number:	A0136/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	HECTOR HABON JANETTE MENESES	Ward:	Scarborough East (44)
Agent:	PAUL LAFRANCE DESIGN	Heritage:	Not Applicable
Property Address:	151 LAKERIDGE DR	Community:	Centennial Community
Legal Description:	PLAN 66M2418 LOT 158		

_____ David Peacock (signed)	_____ Eden Gajraj (signed)	_____ Hena Kabir (signed)
_____ Nimrod Salamon (signed)	_____ Sean Karmali (signed)	

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL:
Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
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 above.

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 Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

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- a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD

- \$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)

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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- a completed OMB Appellant Form (A1) in **paper format**
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Thursday, June 22, 2017

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

File Number:	A0137/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	WAI KING AU KU KAI AU	Ward:	Scarborough-Agincourt (39)
Agent:	TRAN DIEU & ASSOCIATES INC	Heritage:	Not Applicable
Property Address:	9 KING LOUIS CRES	Community:	L'Amoreaux Community
Legal Description:	PLAN M1161 LOT 261		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear addition and a second storey addition over the existing garage.

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

By-law No. 569-2013 & No. 12466:

1. The altered dwelling will have a floor space index equal to 0.512 times the lot area (317.06 m²); Whereas the maximum permitted floor space index is the lesser of 279 m² or 0.5 times the lot area (309.62 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 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 variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0137/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	WAI KING AU KU KAI AU	Ward:	Scarborough-Agincourt (39)
Agent:	TRAN DIEU & ASSOCIATES INC	Heritage:	Not Applicable
Property Address:	9 KING LOUIS CRES	Community:	L'Amoreaux Community
Legal Description:	PLAN M1161 LOT 261		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL:
Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

Appeal Information

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Thursday, June 22, 2017

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

File Number:	A0139/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	CAROL DIANE KNAPMAN MEERE	Ward:	Scarborough East (44)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	361 BEECHGROVE DR	Community:	West Hill Community
Legal Description:	PLAN 2441 PT LOT 97 RP 64R12545 PART 1		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a one-storey rear addition and an extension to the existing garage.

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

By-law No. 569-2013:

1. The existing/altered dwelling is located 0.78 m from the east side lot line;
Whereas the minimum required side yard setback is 1.2 m.
2. The altered dwelling will have a depth of 33.22 m, as measured from the required front yard setback to the rear main wall;
Whereas the maximum permitted depth is 19 m.

By-law No. 10327:

3. The existing/altered dwelling is located 0.78 m from the east side lot line;
Whereas the minimum required side yard setback is 1.2 m.
4. The altered dwelling will be located 18.28 m from the rear lot line;
Whereas the minimum required rear yard setback is 25 m.
5. The altered garage will have dimensions of 14.4 m long by 4.9 m wide;
Whereas the maximum permitted size of a garage are 7.6 m by 7.6 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 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 variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0139/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	CAROL DIANE KNAPMAN MEERE	Ward:	Scarborough East (44)
Agent:	EDDIE PERES	Heritage:	Not Applicable
Property Address:	361 BEECHGROVE DR	Community:	West Hill Community
Legal Description:	PLAN 2441 PT LOT 97 RP 64R12545 PART 1		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL: Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

Appeal Information

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

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Thursday, June 22, 2017

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

File Number:	A0141/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	SANIJE BOMBAJ MINELLA BOMBAJ	Ward:	Scarborough Centre (37)
Agent:	CK KENNETH CHOW ARCHITECT	Heritage:	Not Applicable
Property Address:	18 KILPATRICK DR	Community:	Wexford Community
Legal Description:	PLAN 4539 LOT 207		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a two-storey rear and east side addition and a second storey addition over the existing dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:By-law No. 569-2013 & No. 9511:

1. The altered dwelling will cover 37.5% of the lot area (176.97 m²);
Whereas the maximum permitted coverage is 33% of the lot area (155.41 m²).

By-law No. 569-2013:

2. The altered dwelling will be located 5.07 m from the front lot line;
Whereas the minimum required front yard setback is 7.12 m.
3. The proposed dwelling will have a total height of 9.51 m, as measured from established grade;
Whereas the maximum permitted building height is 9 m.
4. The altered dwelling will have a depth of 21.65 m, as measured from the required front yard setback to the rear main wall;
Whereas the maximum permitted depth is 19 m.

By-law No. 9511:

5. The altered dwelling will be located 5.07 m from the front lot line;
Whereas the minimum required front yard setback is 6 m.
6. The proposed dwelling will have a total height of 9.55 m, as measured from mean grade;
Whereas the maximum permitted building height is 9 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 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 variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0141/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	SANIJE BOMBAJ MINELLA BOMBAJ	Ward:	Scarborough Centre (37)
Agent:	CK KENNETH CHOW ARCHITECT	Heritage:	Not Applicable
Property Address:	18 KILPATRICK DR	Community:	Wexford Community
Legal Description:	PLAN 4539 LOT 207		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL:
Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

Appeal Information

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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 Municipal Board (OMB) for the same matter.

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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- a completed OMB Appellant Form (A1) in **paper format**
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Thursday, June 22, 2017

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

File Number:	A0142/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	SACHIN ROHAILLA	Ward:	Scarborough Southwest (36)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	14 ELMVIEWDR	Community:	Birchcliff Community
Legal Description:	PLAN 3223 LOT 10		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey rear addition to the existing dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:By-law No. 569-2013

1. To permit the proposed 240 square metres floor area or 0.67 times the lot area, whereas the Zoning By-law permits maximum 215 square metres floor area or 0.6 times the lot area.
2. To permit the proposed 37% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
3. To permit the proposed eaves of a roof to encroach into the required minimum south building setback, and be 0 metres to a lot line, whereas the Zoning By-law permits the eaves of a roof to encroach into a required minimum building setback, if they are no closer to a lot line than 0.3 metres.
4. To permit the proposed 5.8 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres front yard setback.
5. To permit the proposed 73% front yard landscaping, whereas the Zoning By-law requires a minimum 75% front yard landscaping.

By-law No. 8786

6. To permit the proposed 37% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

7. To permit the proposed 236 square metres floor area or 0.66 times the lot area, whereas the Zoning By-law permits maximum 215 square metres floor area or 0.6 times the lot area.
8. To permit the proposed 73% front yard landscaping, whereas the Zoning By-law requires a minimum 75% front yard landscaping.
9. To permit the proposed 5.8 metres building setback from the street line, whereas the Zoning By-law requires a minimum 6 metres building setback from the street line.

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

File Number:	A0142/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	SACHIN ROHAILLA	Ward:	Scarborough Southwest (36)
Agent:	EPIC DESIGNS INC	Heritage:	Not Applicable
Property Address:	14 ELMVIEW DR	Community:	Birchcliff Community
Legal Description:	PLAN 3223 LOT 10		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL: Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

Appeal Information

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Thursday, June 22, 2017

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

File Number:	A0148/17SC	Zoning	Special District Commercial (SDC) Zone [Waiver]
Owner(s):	2332881 ONTARIO INC	Ward:	Scarborough-Rouge River (42)
Agent:	URBAN GROWTH INC	Heritage:	Not Applicable
Property Address:	3615 MCNICOLL AVE	Community:	
Legal Description:	PLAN 66M2205 PT BLKS 30 AND 31 RP 66R28301 PARTS 1 TO 25 32 AND 33		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This application is for variances for a proposed four storey office building (Building B) that is part of a multi-building, industrial and commercial complex currently being developed at the southeast corner of Markham Road and McNicoll Avenue. A previous Committee of Adjustment application (A072/16SC) approved variances for front yard setback, restaurant use and parking.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:By-law No. 24982:

1. The proposed gross floor area of all buildings on the site is 0.378 times the lot area; Whereas the by-law permits a maximum gross floor area of 0.3 times the lot area.
2. The proposed number of parking spaces is 209; Whereas the by-law requires a minimum of 293 parking spaces.

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 variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0148/17SC	Zoning	Special District Commercial (SDC) Zone [Waiver]
Owner:	2332881 ONTARIO INC	Ward:	Scarborough-Rouge River (42)
Agent:	URBAN GROWTH INC	Heritage:	Not Applicable
Property Address:	3615 MCNICOLL AVE	Community:	
Legal Description:	PLAN 66M2205 PT BLKS 30 AND 31 RP 66R28301 PARTS 1 TO 25 32 AND 33		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL: Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting Manager & Deputy Secretary Treasurer
Scarborough Panel

Appeal Information

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ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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Thursday, June 22, 2017

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

File Number:	A0149/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [ZZC]
Owner(s):	LYNN SCHOLEY	Ward:	Scarborough Southwest (36)
Agent:	SKETCHWORKS INC	Heritage:	Not Applicable
Property Address:	55 WINSTONAVE	Community:	Birchcliff Community
Legal Description:	PLAN 1901 PT LOT 26		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct a new two storey rear addition to the existing two storey single family dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:By-law No. 569-2013 & By-law No. 8786

1. To permit the proposed 0.04 metres building setback from a side lot line that abuts a street, whereas the Zoning By-law requires a minimum 3.6 metres building setback from a side lot line that abuts a street.
2. To permit the proposed 128.1 square metres floor area or 0.91 times the lot area, whereas the Zoning By-law permits maximum 84 square metres floor area or 0.6 times the lot area.
3. To permit the proposed 49% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

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 on Condition

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.

This Approval is Conditional on the Following:

1. The Owner shall submit a complete application for permit to injure or destroy City-owned tree(s). A Contractor's Agreement to Perform Work on City-owned Trees will be required prior to the removal of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.
2. The Owner shall submit a tree protection guarantee security deposit of \$5120.00 to guarantee the protection of City-owned trees according to the Tree Protection Policy and Specifications for Construction Near Trees or as otherwise approved by Urban Forestry.

SIGNATURE PAGE

File Number:	A0149/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [ZZC]
Owner:	LYNN SCHOLEY	Ward:	Scarborough Southwest (36)
Agent:	SKETCHWORKS INC	Heritage:	Not Applicable
Property Address:	55 WINSTON AVE	Community:	Birchcliff Community
Legal Description:	PLAN 1901 PT LOT 26		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL: Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

Appeal Information

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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

- \$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.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

- a completed OMB 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 Ontario Municipal Board web site at www.omb.gov.on.ca.

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Thursday, June 22, 2017

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

File Number:	A0154/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	GURBAX KAUR JOHAL GURMAKH SINGH JOHAL	Ward:	Scarborough Southwest (36)
Agent:	RALPH GRIFFO	Heritage:	Not Applicable
Property Address:	90 COLONIAL AVE	Community:	Cliffcrest Community
Legal Description:	PLAN 4203 LOT 10		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing driveway.

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

By-law No. 569-2013 & No. 9396:

1. The existing driveway has a width of 6.8 m;
Whereas the maximum permitted driveway width is 6 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 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 variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

File Number:	A0154/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	GURBAX KAUR JOHAL GURMAKH SINGH JOHAL	Ward:	Scarborough Southwest (36)
Agent:	RALPH GRIFFO	Heritage:	Not Applicable
Property Address:	90 COLONIAL AVE	Community:	Cliffcrest Community
Legal Description:	PLAN 4203 LOT 10		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL: Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
Acting 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 above.

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 Municipal Board (OMB) for the same matter.

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Thursday, June 22, 2017

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

File Number:	A0160/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	JOSEPHINE SARNE DAVID LICHTENWALTER	Ward:	Scarborough Southwest (36)
Agent:	DAVID LICHTENWALTER	Heritage:	Not Applicable
Property Address:	7 BIRCHMOUNTRD	Community:	Birchcliff Community
Legal Description:	CON A PT LOT 30 PLAN 975 PT LOT 33 PARK L PT		

Notice was given and a Public Hearing was held on Thursday, June 22, 2017, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of the Zoning By-law to construct an addition above the existing garage.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:By-law No. 569-2013

1. To permit the proposed 1.5 metres rear yard setback, whereas the Zoning By-law requires a minimum 7.5 metres 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 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

File Number:	A0160/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	JOSEPHINE SARNE DAVID LICHTENWALTER	Ward:	Scarborough Southwest (36)
Agent:	DAVID LICHTENWALTER	Heritage:	Not Applicable
Property Address:	7 BIRCHMOUNT RD	Community:	Birchcliff Community
Legal Description:	CON A PT LOT 30 PLAN 975 PT LOT 33 PARK L PT		

David Peacock (signed)

Eden Gajraj (signed)

Hena Kabir (signed)

Nimrod Salamon (signed)

Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, June 27, 2017

LAST DATE OF APPEAL:
Wednesday, July 12, 2017

CERTIFIED TRUE COPY

Paul Galvin
Manager & Deputy Secretary Treasurer
Scarborough Panel

Appeal Information

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