

July 13, 2017

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

**PLEASE NOTE:**

**Application(s) Deferred *sine die*:**

- Item 6.            1316, 1318 and 1320 Kingston Rd, A229/15SC
- Item 12.           28 Watson St., A0140/17SC
- Item 23.           12 Fenwood Heights, A0175/17SC
- Item 26.           1 Hunt Club Rd., A0178/17sC

Thursday, July 13, 2017

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

File Number:	B033/16SC	Zoning	Single Family (S) and Residential Detached (RD) (x340) [ZR]
Owner:	ABDUL GHAFAR HAKIMY	Ward:	Scarborough Centre (38)
Agent:	ARCTEK DESIGN	Heritage:	Not Applicable
Property Address:	<b>232 BELLAMY RD N</b>	Community:	Eglinton Community
Legal Description:	PLAN 3619 LOT 4		

Notice was given and the application considered on Thursday, July 13, 2017, as required by the Planning Act.

### THE CONSENT REQUESTED:

Proposal to sever the land at 232 Bellamy Road N. into two lots for single family houses.

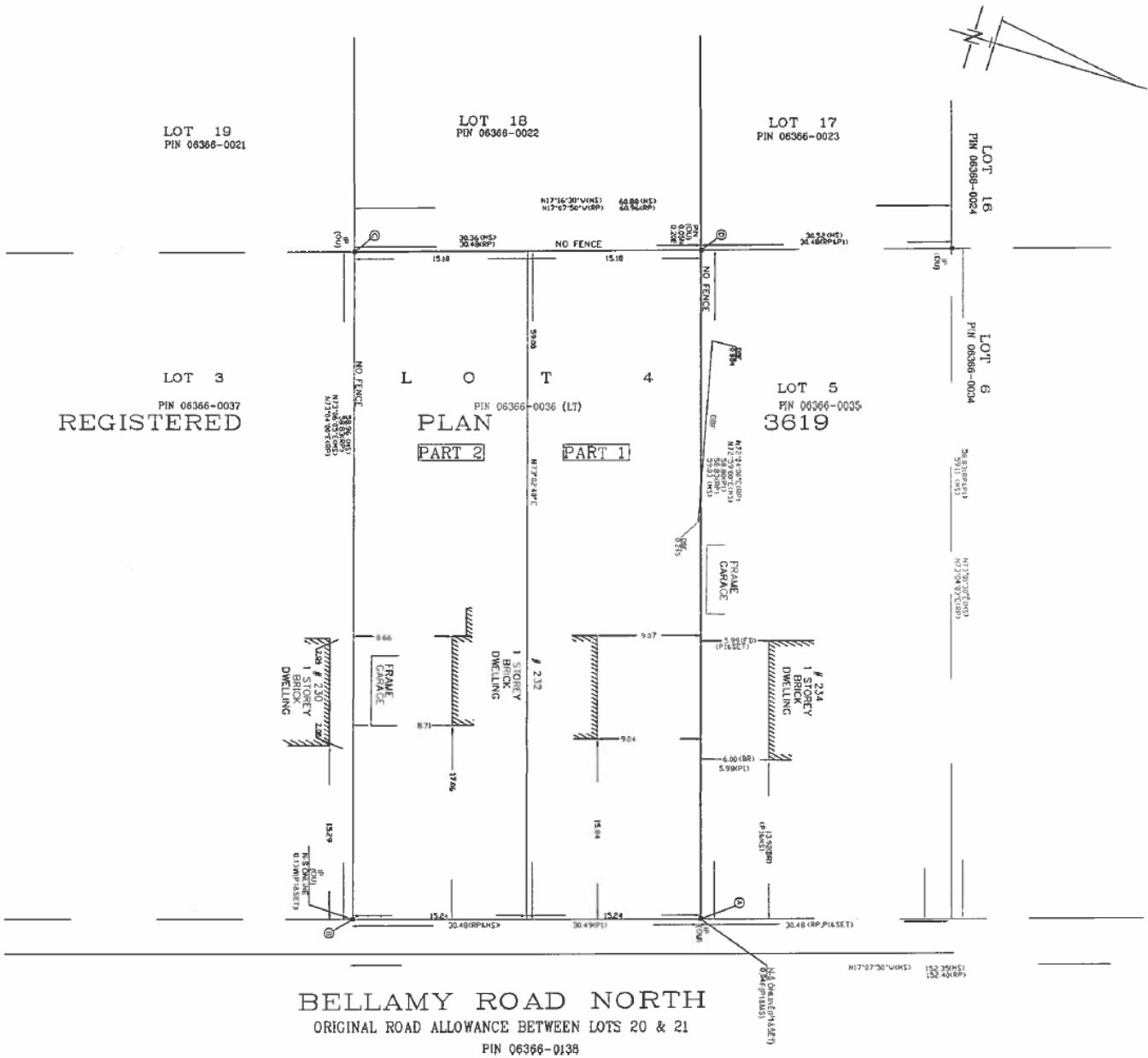
The proposed lots are shown as Parts 1 and 2 on the attached Lot Division Plan. Each lot would have a frontage of 15.24 m on Bellamy Road N. and a lot area of approximately 890 m<sup>2</sup>.

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 reasons:

- The proposed land division does not conform to the policies of the official plan.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.



## SIGNATURE PAGE

File Number:	B033/16SC	Zoning	Single Family (S) and Residential Detached (RD) (x340) [ZR]
Owner:	ABDUL GHAFAR HAKIMY	Ward:	Scarborough Centre (38)
Agent:	ARCTEK DESIGN	Heritage:	Not Applicable
Property Address:	<b>232 BELLAMY RD N</b>	Community:	Eglinton Community
Legal Description:	PLAN 3619 LOT 4		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Monday, August 7, 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
- 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**
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, July 13, 2017

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

File Number:	A183/16SC	Zoning	Single Family (S) and Residential Detached (RD) (x340) [ZR]
Owner:	ABDUL GHAFAR HAKIMY	Ward:	Scarborough Centre (38)
Agent:	ARCTEK DESIGN	Heritage:	Not Applicable
Property Address:	<b>232 BELLAMY RD N (PART 1)</b>	Community:	Eglinton Community
Legal Description:	PLAN 3619 LOT 4		

Notice was given and a Public Hearing was held on Thursday, July 13, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The owner is requesting consent to sever the land at 232 Bellamy Road N. into two lots, and has applied for variances for the proposed lot shown as Part 1 on the attached Lot Division Plan. The owner is proposing to demolish the existing dwelling and build a new single family dwelling.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

By-law No. 569-2013:

1. The proposed lot frontage is 15.24 m  
Whereas the minimum required lot frontage is that which existed on the day of enactment of the By-law (30.48 m)
2. The proposed lot area is 890 m<sup>2</sup>  
Whereas the minimum required lot area is that which existed on the day of enactment of the By-law (1,799 m<sup>2</sup>)

By-law No. 10048:

3. This proposal would create two lots on Lot 4 Registered Plan 3619, each having a frontage of 15.24 m and a lot area of 890 m<sup>2</sup>  
Whereas the by-law permits one single-family dwelling per lot as shown on a Registered Plan

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 refuse 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:	A183/16SC	Zoning	Single Family (S) and Residential Detached (RD) (x340) [ZR]
Owner:	ABDUL GHAFAR HAKIMY	Ward:	Scarborough Centre (38)
Agent:	ARCTEK DESIGN	Heritage:	Not Applicable
Property Address:	<b>232 BELLAMY RD N (PART 1)</b>	Community:	Eglinton Community
Legal Description:	PLAN 3619 LOT 4		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough Panel

### Appeal Information

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

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Thursday, July 13, 2017

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

File Number:	A184/16SC	Zoning	Single Family (S) and Residential Detached (RD) (x340) [ZR]
Owner:	ABDUL GHAFAR HAKIMY	Ward:	Scarborough Centre (38)
Agent:	ARCTEK DESIGN	Heritage:	Not Applicable
Property Address:	<b>232 BELLAMY RD N (PART 2)</b>	Community:	Eglinton Community
Legal Description:	PLAN 3619 LOT 4		

Notice was given and a Public Hearing was held on Thursday, July 13, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The owner is requesting consent to sever the land at 232 Bellamy Road N. into two lots, and has applied for variances for the proposed lot shown as Part 2 on the attached Lot Division Plan. The owner is proposing to demolish the existing dwelling and build a new single family dwelling.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

By-law No. 569-2013:

1. The proposed lot frontage is 15.24 m  
Whereas the minimum required lot frontage is that which existed on the day of enactment of the By-law (30.48 m)
2. The proposed lot area is 890 m<sup>2</sup>  
Whereas the minimum required lot area is that which existed on the day of enactment of the By-law (1,799 m<sup>2</sup>)

By-law No. 10048:

3. This proposal would create two lots on Lot 4 Registered Plan 3619, each having a frontage of 15.24 m and a lot area of 890 m<sup>2</sup>  
Whereas the by-law permits one single-family dwelling per lot as shown on a Registered Plan

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 refuse this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variances are not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are not minor.



## SIGNATURE PAGE

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Owner:	ABDUL GHAFAR HAKIMY	Ward:	Scarborough Centre (38)
Agent:	ARCTEK DESIGN	Heritage:	Not Applicable
Property Address:	<b>232 BELLAMY RD N (PART 2)</b>	Community:	Eglinton Community
Legal Description:	PLAN 3619 LOT 4		

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Eden Gajraj (signed)

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Hena Kabir (signed)

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Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough Panel

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Thursday, July 13, 2017

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

File Number:	B0019/17SC	Zoning	RD - Residential Detached/ S- Single Family Residential [ZZC]
Owner(s):	MARGARET WALTER- LABARBERA JMZ DEVELOPMENTS INC	Ward:	Scarborough Southwest (36)
Agent:	JMZ DEVELOPMENTS INC	Heritage:	Not Applicable
Property Address:	<b>19 LINTON AVE</b>	Community:	Birchcliff Community
Legal Description:	PLAN 3472 LOT 9		

Notice was given and the application considered on Thursday, July 13, 2017, as required by the Planning Act.

### THE CONSENT REQUESTED:

This application is for consent to sever the land into two lots, as shown on the attached Site Plan. Lot to be created Part 1 and Part 2 would have a frontage of 6.49 metres and a lot area of 227.4 square metres. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A0130/17SC and A0131/17SC.

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 create new lots as 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 is to file the following with the Committee office:

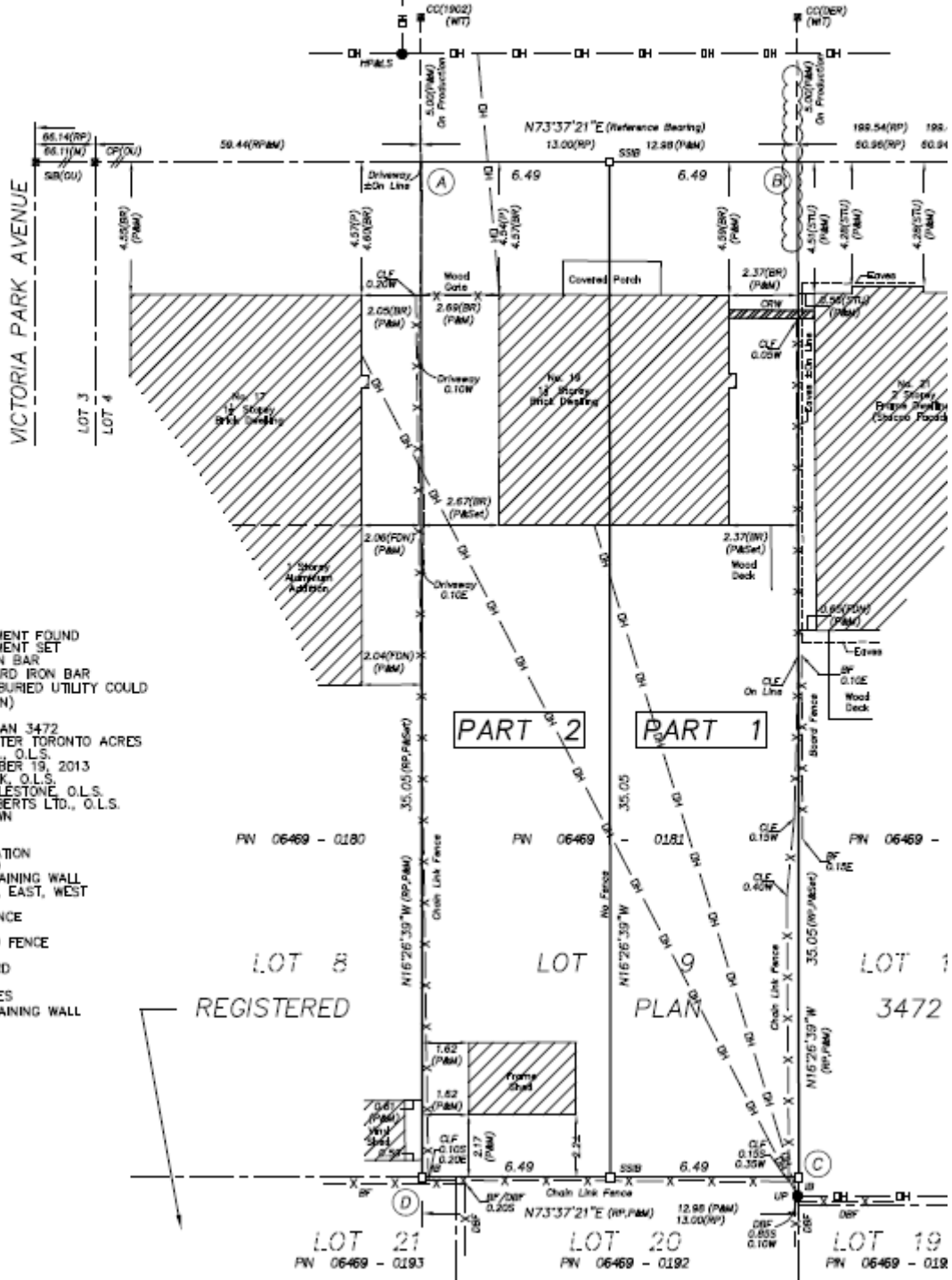
1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.



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](mailto:jhouse@toronto.ca), or his designates, Elizabeth Machynia, at 416-338-5029; [emachyni@toronto.ca](mailto:emachyni@toronto.ca), John Fligg at 416-338-5031; [jfligg@toronto.ca](mailto: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](mailto:jhouse@toronto.ca), or his designate, Virgil Gomes at 416 338-5033; [vgomes@toronto.ca](mailto: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.
  - a. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for privately owned trees, as per City of Toronto Municipal Code Chapter 813, Article III.
  - b. The applicant shall submit to Urban Forestry a complete application to Injure or Destroy Trees for City owned trees, as per City of Toronto Municipal Code Chapter 813, Article II.
  - c. The applicant shall submit to Urban Forestry a refundable Tree Protection Security Deposit in the amount of \$1,346.00 in the form of renewable letter of credit or other form acceptable to the General Manager of Parks, Forestry and Recreation to guarantee the protection of the City owned trees to be retained fronting the site or adjacent to the site, as per the City's Tree Protection Policy and Specifications for Construction near Trees and the City of Toronto Municipal Code Chapter 813, Article II.
  - d. Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is **one (1)** and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.
6. A draft Certificate of Official, as prescribed in Ontario Regulation 197/96 as Form 2 or 4 and in a form satisfactory to the Secretary Treasurer, shall be submitted to the Secretary Treasurer within one year of the date giving of notice of this decision.



**LINTON AVENUE**  
 (Dedicated by Registered Plan 2397)  
 PN 06469 - 0254



- TES SURVEY MONUMENT FOUND
- TES SURVEY MONUMENT SET
- TES STANDARD IRON BAR
- TES SHORT STANDARD IRON BAR
- TES (USED WHERE BURIED UTILITY COULD BE OF CONCERN)
- TES CONCRETE PIN
- TES REGISTERED PLAN 3472
- TES PLAN BY GREATER TORONTO ACRES
- TES SURVEYING INC., O.L.S.
- TES DATED SEPTEMBER 19, 2013
- TES JACK WALCZAK, O.L.S.
- TES BAIRD & MUCKLESTONE, O.L.S.
- TES DONALD E. ROBERTS LTD., O.L.S.
- TES ORIGIN UNKNOWN
- TES WITNESS
- TES TIE TO BRICK
- TES TIE TO FOUNDATION
- TES TIE TO STUCCO
- TES CONCRETE RETAINING WALL
- TES NORTH, SOUTH, EAST, WEST
- TES MEASURED
- TES CHAIN LINK FENCE
- TES BOARD FENCE
- TES DOUBLE BOARD FENCE
- TES HYDRO POLE
- TES LIGHT STANDARD
- TES UTILITY POLE
- TES OVERHEAD WIRES
- TES CONCRETE RETAINING WALL

## SIGNATURE PAGE

File Number:	B0019/17SC	Zoning	RD - Residential Detached/ S- Single Family Residential [ZZC]
Owner(s):	MARGARET WALTER- LABARBERA JMZ DEVELOPMENTS INC	Ward:	Scarborough Southwest (36)
Agent:	JMZ DEVELOPMENTS INC	Heritage:	Not Applicable
Property Address:	<b>19 LINTON AVE</b>	Community:	Birchcliff Community
Legal Description:	PLAN 3472 LOT 9		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Monday, August 7, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough Panel

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Thursday, July 13, 2017

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

File Number:	A0130/17SC	Zoning	RD - Residential Detached/ S- Single Family Residential [ZZC]
Owner(s):	MARGARET WALTER- LABARBERA JMZ DEVELOPMENTS INC	Ward:	Scarborough Southwest (36)
Agent:	JMZ DEVELOPMENTS INC	Heritage:	Not Applicable
Property Address:	<b>19 LINTON AVE – PART 1</b>	Community:	Birchcliff Community
Legal Description:	PLAN 3472 LOT 9		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 residential dwelling.

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

1. To permit the proposed 6.5 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum 10 square metres of the first floor to be within 4 metres of the front main wall.
2. To permit the proposed 176.9 square metres floor area or 0.78 times the lot area, whereas the Zoning By-law permits maximum 136.4 square metres floor area or 0.6 times the lot area.
3. To permit the proposed 7.77 metres height of the front and rear exterior main walls, whereas the Zoning By-law permits maximum 7 metres height of the front and rear exterior main walls.
4. To permit the proposed 41% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

By-law No. 8786

5. To permit the proposed 4.8 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres front yard setback.
6. To permit the proposed 176.9 square metres floor area, whereas the Zoning By-law permits maximum 136.4 square metres floor area.
7. To permit the proposed 41% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
8. To permit the proposed 5.6 metres by 3.2 metres parking space, whereas the Zoning By-law requires a minimum 5.6 metres by 3.3 metres parking space.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing,

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Refused**

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

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

**SIGNATURE PAGE**

File Number:	A0130/17SC	Zoning	RD - Residential Detached/ S- Single Family Residential [ZZC]
Owner:	MARGARET WALTER- LABARBERA	Ward:	Scarborough Southwest (36)
Agent:	JMZ DEVELOPMENTS INC	Heritage:	Not Applicable
Property Address:	JMZ DEVELOPMENTS INC	Community:	Birchcliff Community
Legal Description:	<b>19 LINTON AVE – PART 1</b> PLAN 3472 LOT 9		

\_\_\_\_\_  
Eden Gajraj (signed)                      Hena Kabir (signed)                      Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL:  
Wednesday, August 2, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Manager & Deputy Secretary Treasurer  
Scarborough Panel

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\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



Thursday, July 13, 2017

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

File Number:	A0131/17SC	Zoning	RD - Residential Detached/ S- Single Family Residential [ZZC]
Owner(s):	MARGARET WALTER- LABARBERA JMZ DEVELOPMENTS INC	Ward:	Scarborough Southwest (36)
Agent:	JMZ DEVELOPMENTS INC	Heritage:	Not Applicable
Property Address:	<b>19 LINTON AVE – PART 2</b>	Community:	Birchcliff Community
Legal Description:	PLAN 3472 LOT 9		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 residential dwelling.

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

1. To permit the proposed 6.5 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum 10 square metres of the first floor to be within 4 metres of the front main wall.
2. To permit the proposed 176.9 square metres floor area or 0.78 times the lot area, whereas the Zoning By-law permits maximum 136.4 square metres floor area or 0.6 times the lot area.
3. To permit the proposed 7.77 metres height of the front and rear exterior main walls, whereas the Zoning By-law permits maximum 7 metres height of the front and rear exterior main walls.
4. To permit the proposed 41% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

By-law No. 8786

5. To permit the proposed 4.8 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres front yard setback.
6. To permit the proposed 176.9 square metres floor area, whereas the Zoning By-law permits maximum 136.4 square metres floor area.
7. To permit the proposed 41% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.
8. To permit the proposed 5.6 metres by 3.2 metres parking space, whereas the Zoning By-law requires a minimum 5.6 metres by 3.3 metres parking space.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing,

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Refused**

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

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

**SIGNATURE PAGE**

File Number:	A0131/17SC	Zoning	RD - Residential Detached/ S- Single Family Residential [ZZC]
Owner:	MARGARET WALTER- LABARBERA	Ward:	Scarborough Southwest (36)
Agent:	JMZ DEVELOPMENTS INC	Heritage:	Not Applicable
Property Address:	JMZ DEVELOPMENTS INC	Community:	Birchcliff Community
Legal Description:	<b>19 LINTON AVE – PART 2</b> PLAN 3472 LOT 9		

\_\_\_\_\_  
Eden Gajraj (signed)                      Hena Kabir (signed)                      Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL:  
Wednesday, August 2, 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
- 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](http://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](http://www.omb.gov.on.ca).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

Thursday, July 13, 2017

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

File Number:	B0021/17SC	Zoning	Residential Semi-Detached (RS) & Single Family (S) or Two Family (S) [ZR]
Owner(s):	SWAPON KHANOM TAHERA ISLAM	Ward:	Scarborough Southwest (35)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>16 BUTTERWORTH AVE</b>	Community:	Oakridge Community
Legal Description:	PLAN 1867 LOT 22		

Notice was given and the application considered on Thursday, July 13, 2017, as required by the Planning Act.

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two (2) residential lots, as shown on the attached Lot Division Plan.

**Conveyed - Part 1**

The proposed lot frontage is 7.62 m and the proposed lot area is 232.01 m<sup>2</sup>. The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0151/17SC.

**Retained - Part 2**

The proposed lot frontage is 7.62 m and the proposed lot area is 232.3 m<sup>2</sup>. The existing detached dwelling will be demolished and the property will be redeveloped as the site of a new detached dwelling with an integral garage, requiring variances to the Zoning By-law, as outlined in Application A0150/17SC.

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 create new lots as

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 is to 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.
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. Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is **one (1)** and the current cost of planting each tree is **\$583.00**. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.
6. The Owner shall obtain Final and Binding Decisions on minor variance applications A0150/17SC and A0151/17SC, to the satisfaction of the Deputy Secretary-Treasurer, Committee of Adjustment, Scarborough Panel.
7. 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.

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN 66R-  
RECEIVED AND DATED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
**DRAFT**

AKSANA AKSANA  
Ontario Land Surveyor

REPRESENTATIVE FOR LAND ACQUISITION  
FOR THE CITY OF TORONTO REGISTERED OFFICE No. 69

SCHEDULE			
PART	LOT	PLAN	AREA (m <sup>2</sup> )
1	22	887	232.01
2		PM 06448-0275 (L1)	232.30

PLAN OF SURVEY OF  
LOT 22  
REGISTERED PLAN 1867  
CITY OF TORONTO  
FORMERLY CITY OF SCARBOROUGH

SCALE 1 : 150

AKSANA PILLER CORPORATION LTD.

- LEGEND:
- MONUMENT FOUND
  - IRON BAR
  - IRON PIPE
  - STAINLESS STEEL
  - SBR
  - OBSERVED REFERENCE POINT
  - WITNESS MONUMENT
  - GREEN UNKNOWN
  - IRON PIPE
  - SOUTH
  - WEST
  - FENCE
  - BOARD FENCE
  - CONCRETE RETAINING WALL
  - CHAIN
  - CHAIN
  - CHAIN
  - DONALD T. ROBERTS LTD. O.L.S. (88R-27038)

BEARING NOTE:  
THE BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE BASED ON THE NATIONAL GRID SYSTEM, HAVING A BEARING OF 869°03'40"E, AND A DISTANCE OF 179.307 WEST LONGITUDE MAG31 (CS83) (1987.2).

NOTES:  
1. THE MONUMENTS AND CAN BE CONVERTED TO DMG BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998.

POINT ID	NORTHING	EASTING
1	4838815.905	332002.618
2	4838815.905	332002.618
3	4838815.905	332002.618
4	4838815.905	332002.618
5	4838815.905	332002.618
6	4838815.905	332002.618

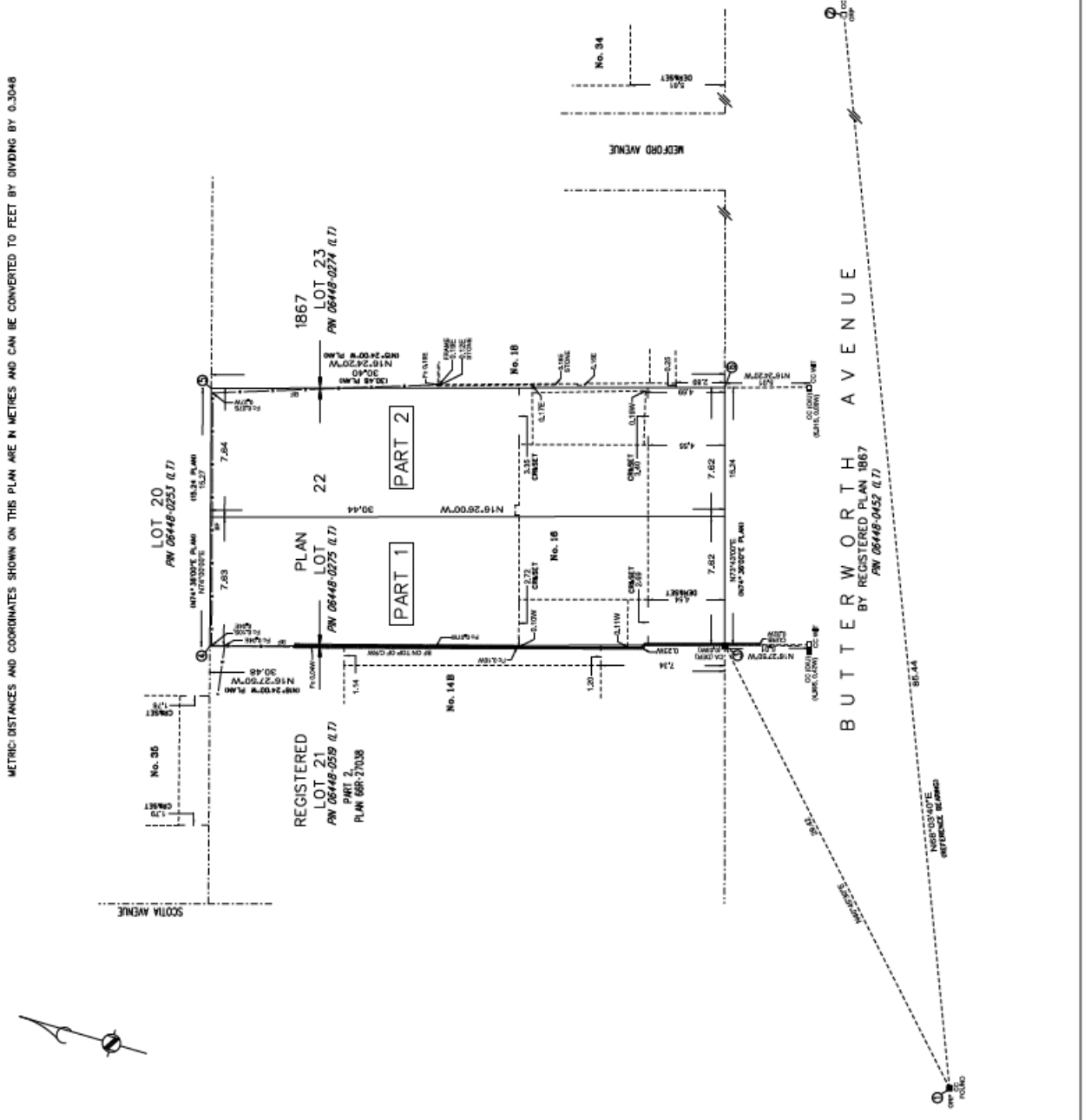
COORDINATES ARE TO URBAN ACCURACY AS IN SEC. M22. OF THE SURVEY ACT AND CANNOT IN THEMSELVES BE USED TO ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATIONS SHOWN HEREIN ARE GEODETIC AND ARE DERIVED FROM THE 1985 CANADIAN MEAN SEA LEVEL DATUM.

SURVEYOR'S CERTIFICATE:  
I CERTIFY THAT:  
1. THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND THE REGULATIONS MADE UNDER THEM;  
2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF JANUARY, 2017.

JANUARY 17, 2017  
DATE

AKSANA PILLER  
Ontario Land Surveyor



**SIGNATURE PAGE**

File Number:	B0021/17SC	Zoning	Residential Semi-Detached (RS) & Single Family (S) or Two Family (S) [ZR]
Owner(s):	SWAPON KHANOM TAHERA ISLAM	Ward:	Scarborough Southwest (35)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>16 BUTTERWORTH AVE</b>	Community:	Oakridge Community
Legal Description:	PLAN 1867 LOT 22		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Monday, August 7, 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
- 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](http://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](http://www.omb.gov.on.ca).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

**NOTE:** Only individuals, corporations and public agencies may appeal a decision. 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.

Thursday, July 13, 2017

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

File Number:	A0150/17SC	Zoning	Residential Semi-Detached (RS) & Single Family (S) or Two Family (S) [ZR]
Owner(s):	SWAPON KHANOM TAHERA ISLAM	Ward:	Scarborough Southwest (35)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>16 BUTTERWORTH AVE – PART 2</b>	Community:	Oakridge Community
Legal Description:	PLAN 1867 LOT 22		

Notice was given and a Public Hearing was held on Thursday, July 13, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling on Part 2, as shown on the attached Lot Division Plan.

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

1. The proposed dwelling will be located 7.35 m from the rear lot line;  
Whereas the minimum required rear yard setback is 7.62 m.

By-law No. 9812:

2. The proposed dwelling will be located 7.35 m from the rear lot line;  
Whereas the minimum required rear yard setback is 7.5 m.
3. The proposed rear deck will project 1.8 m from the rear main wall;  
Whereas the maximum permitted deck 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**

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:	A0150/17SC	Zoning	Residential Semi-Detached (RS) & Single Family (S) or Two Family (S) [ZR]
Owner:	SWAPON KHANOM TAHERA ISLAM	Ward:	Scarborough Southwest (35)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>16 BUTTERWORTH AVE – PART 2</b>	Community:	Oakridge Community
Legal Description:	PLAN 1867 LOT 22		

\_\_\_\_\_  
Eden Gajraj (signed)                      Hena Kabir (signed)                      Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON:

LAST DATE OF APPEAL:

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

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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](http://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).

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\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

Thursday, July 13, 2017

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

File Number:	A0151/17SC	Zoning	Residential Semi-Detached (RS) & Single Family (S) or Two Family (S) [ZR]
Owner(s):	SWAPON KHANOM TAHERA ISLAM	Ward:	Scarborough Southwest (35)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>16 BUTTERWORTH AVE – PART 1</b>	Community:	Oakridge Community
Legal Description:	PLAN 1867 LOT 22		

Notice was given and a Public Hearing was held on Thursday, July 13, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling on Part 1, as shown on the attached Lot Division Plan.

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

1. The proposed dwelling will be located 7.37 m from the rear lot line;  
Whereas the minimum required rear yard setback is 7.62 m.

By-law No. 9812:

2. The proposed dwelling will be located 7.37 m from the rear lot line;  
Whereas the minimum required rear yard setback is 7.5 m.
3. The proposed rear deck will project 1.8 m from the rear main wall;  
Whereas the maximum permitted deck 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**

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:	A0151/17SC	Zoning	Residential Semi-Detached (RS) & Single Family (S) or Two Family (S) [ZR]
Owner:	SWAPON KHANOM TAHERA ISLAM	Ward:	Scarborough Southwest (35)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>16 BUTTERWORTH AVE – PART 1</b>	Community:	Oakridge Community
Legal Description:	PLAN 1867 LOT 22		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL:  
Wednesday, August 2, 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:

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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](http://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](http://www.omb.gov.on.ca).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

Thursday, July 13, 2017

## NOTICE OF DECISION

### CONSENT

(Section 53 of the Planning Act)

File Number:	B0023/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [WAIVER]
Owner(s):	EDILOU HOLDINGS INC.	Ward:	Scarborough Southwest (35)
Agent:	CUNHA DESIGN CONSULTANTS LTD	Heritage:	Not Applicable
Property Address:	<b>163 AUGUST AVE</b>	Community:	Oakridge Community
Legal Description:	PLAN 755 LOT 61 PT LOT 60 CLOSED LANE PART RP 64R7491 PART 3		

Notice was given and the application considered on Thursday, July 13, 2017, as required by the Planning Act.

### THE CONSENT REQUESTED:

This application is for consent to sever the land to create a new lot, and a parcel to be conveyed as a lot addition, as shown on the attached Lot Division Plan.

The proposed lot shown as Parts 4 and 8 would have a frontage of 6.86 m and a lot area of 283 m<sup>2</sup>.

The land shown as Parts 3 and 7 would be combined with the land shown as Parts 9 and 10 (to be severed from the property at 165 August Avenue under File No. B0024/17SC) to create a lot with a frontage of 6.86 m and a lot area of 281 m<sup>2</sup>.

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

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 new lots as 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 is to file the following with the Committee office:

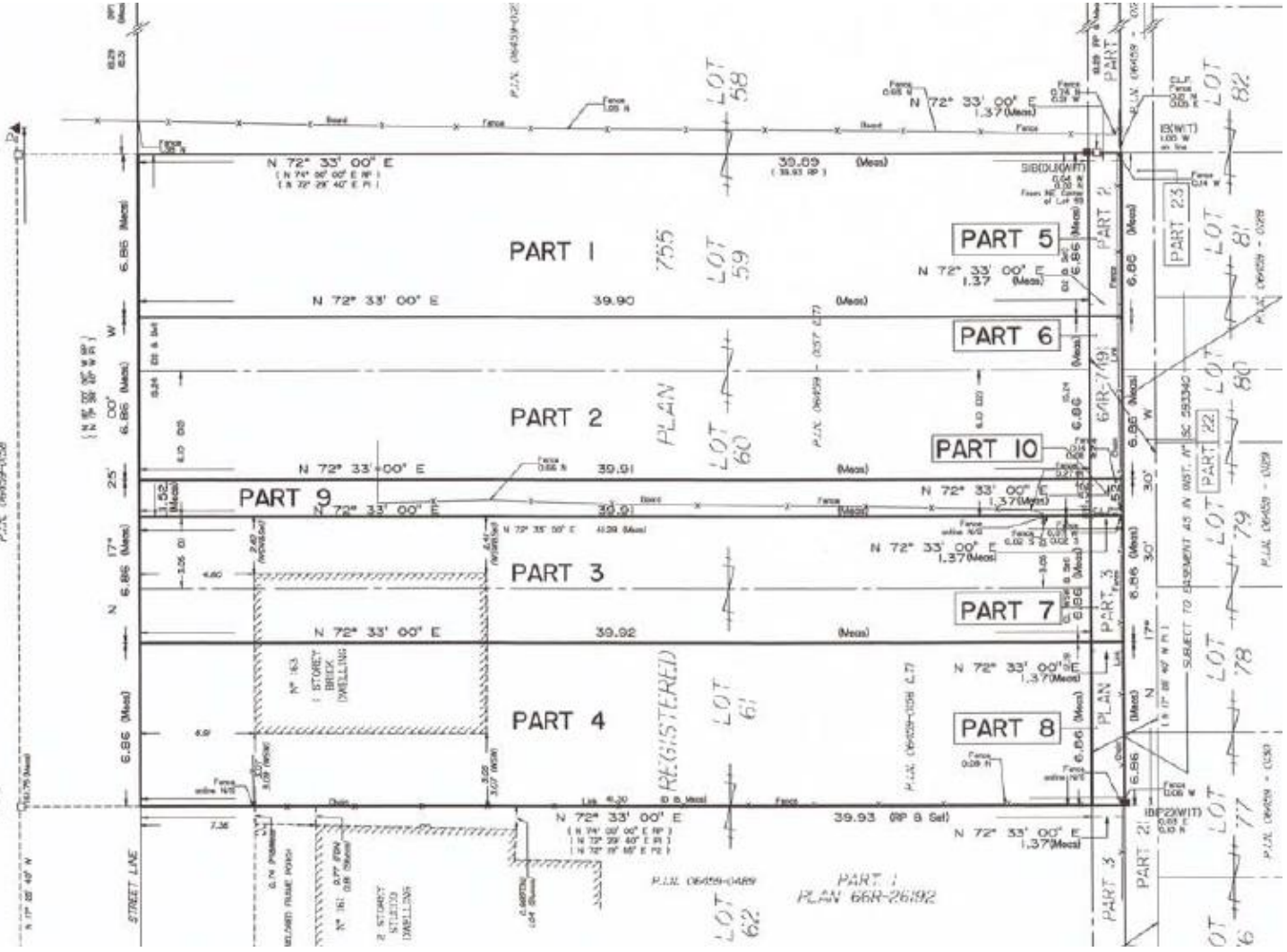
1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department.
2. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of the Manager of Land and Property Surveys, Engineering Services, Engineering and Construction Services. Contacts: John House, Supervisor, Land and Property Surveys, at 416-392-8338; [jhouse@toronto.ca](mailto:jhouse@toronto.ca), or his designates, Elizabeth Machynia, at 416-338-5029; [emachyni@toronto.ca](mailto:emachyni@toronto.ca), John Fligg at 416-338-5031; [jfligg@toronto.ca](mailto: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](mailto:jhouse@toronto.ca), or his designate, Virgil Gomes at 416-338-5033; [vgomes@toronto.ca](mailto:vgomes@toronto.ca)
4. **Three copies of the registered reference plan of survey** satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.
5. Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is **four (4)** and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.
6. The registerable document or deposit for the PARTS 3 and 7 shall contain the stipulation that Subsections 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance or transaction involving the parcel to be created.
7. Written confirmation from the owner's solicitor that PARTS 3 and 7 will be merged with PARTS 9 and 10 shall be provided to the Deputy Secretary-Treasurer.
8. The Owner shall obtain Final and Binding Approval Decisions on minor variance applications A0155/17SC and A0156/17SC, to the satisfaction of the Deputy Secretary-Treasurer, Committee of Adjustment, Scarborough Panel.
9. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions. The owner shall be responsible for preparing 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.



**AUGUST AVENUE**

( FORMERLY HERCHMER AVENUE BY REGISTERED PLANS 755 )  
( BY BY-LAW 968 )

COMMITTEE  
PLANNING



## SIGNATURE PAGE

File Number:	B0023/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [WAIVER]
Owner(s):	EDILOU HOLDINGS INC.	Ward:	Scarborough Southwest (35)
Agent:	CUNHA DESIGN CONSULTANTS LTD	Heritage:	Not Applicable
Property Address:	<b>163 AUGUST AVE</b>	Community:	Oakridge Community
Legal Description:	PLAN 755 LOT 61 PT LOT 60 CLOSED LANE PART RP 64R7491 PART 3		

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Eden Gajraj (signed)

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Hena Kabir (signed)

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Nimrod Salamon (signed)

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Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Monday, August 7, 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
- 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](http://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](http://www.omb.gov.on.ca).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

**NOTE:** Only individuals, corporations and public agencies may appeal a decision. 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.



Thursday, July 13, 2017

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

File Number:	A0155/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [WAIVER]
Owner(s):	EDILOU HOLDINGS INC.	Ward:	Scarborough Southwest (35)
Agent:	CUNHA DESIGN CONSULTANTS LTD	Heritage:	Not Applicable
Property Address:	<b>163 AUGUSTAVE, Part 3, 7, 9, 10</b>	Community:	Oakridge Community
Legal Description:	PLAN 755 LOT 61 PT LOT 60 CLOSED LANE PART RP 64R7491 PART 3		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 9.23 metres side wall height, whereas the Zoning By-law permits maximum 7 metres side wall height.
2. To permit the proposed building length of 18 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
3. To permit the proposed 0.46 metres south side yard setback, whereas the Zoning By-law requires a minimum 0.9 metres side yard setback.
4. To permit the proposed 5.4 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum of 10 square metres of the first floor to be within 4 metres of the front main wall.

5. To permit the proposed roof overhang and eavestrough of the porch roof to be located 0.23 metres close to the south lot line, whereas the Zoning By-law permits eaves of a roof to encroach if they are no closer to a lot line than 0.3 metres.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is 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: A0155/17SC Zoning RS - Residential Semi-Detached/T - Two Family Residential [WAIVER]  
Owner: EDILOU HOLDINGS INC. Ward: Scarborough Southwest (35)  
Agent: CUNHA DESIGN Heritage: Not Applicable  
CONSULTANTS LTD  
Property Address: **163 AUGUST AVE, Part 3, 7, 9, 10** Community: Oakridge Community  
Legal Description: PLAN 755 LOT 61 PT LOT 60 CLOSED LANE PART RP 64R7491 PART 3

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL:  
Wednesday, August 2, 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
- 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](http://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](http://www.omb.gov.on.ca).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

Thursday, July 13, 2017

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

File Number:	A0156/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [WAIVER]
Owner(s):	EDILOU HOLDINGS INC.	Ward:	Scarborough Southwest (35)
Agent:	CUNHA DESIGN CONSULTANTS LTD	Heritage:	Not Applicable
Property Address:	<b>163 AUGUSTAVE, Part 4 &amp; 8</b>	Community:	Oakridge Community
Legal Description:	PLAN 755 LOT 61 PT LOT 60 CLOSED LANE PART RP 64R7491 PART 3		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 9.31 metres side wall height, whereas the Zoning By-law permits maximum 7 metres side wall height.
2. To permit the proposed building length of 18 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
3. To permit the proposed 0.46 metres north side yard setback, whereas the Zoning By-law requires a minimum 0.9 metres side yard setback.
4. To permit the proposed 5.4 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum of 10 square metres of the first floor to be within 4 metres of the front main wall.

5. To permit the proposed roof overhang and eavestrough of the porch roof to be located 0.04 metres close to the south lot line, whereas the Zoning By-law permits eaves of a roof to encroach if they are no closer to a lot line than 0.3 metres.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is 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:	A0156/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [WAIVER]
Owner:	EDILOU HOLDINGS INC.	Ward:	Scarborough Southwest (35)
Agent:	CUNHA DESIGN CONSULTANTS LTD	Heritage:	Not Applicable
Property Address:	<b>163 AUGUST AVE, Part 4 &amp; 8</b>	Community:	Oakridge Community
Legal Description:	PLAN 755 LOT 61 PT LOT 60 CLOSED LANE PART RP 64R7491 PART 3		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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
- 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](http://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](http://www.omb.gov.on.ca).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



Thursday, July 13, 2017

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

File Number:	B0024/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [WAIVER]
Owner(s):	EDILOU HOLDINGS INC.	Ward:	Scarborough Southwest (35)
Agent:	CUNHA DESIGN CONSULTANTS LTD	Heritage:	Not Applicable
Property Address:	<b>165 AUGUST AVE</b>	Community:	Oakridge Community
Legal Description:	PLAN 755 LOT 59 PT LOT 60 CLOSED LANE PART RP 64R7491 PART 2		

Notice was given and the application considered on Thursday, July 13, 2017, as required by the Planning Act.

**THE CONSENT REQUESTED:**

This application is for consent to sever the land to create two lots, and a parcel to be conveyed as a lot addition, as shown on the attached Lot Division Plan.

The proposed lot shown as Parts 1 and 5 would have a frontage of 6.86 m and a lot area of 283 m<sup>2</sup>.

The land shown as Parts 9 and 10 would be combined with the land shown as Parts 3 and 7 (to be severed from the property at 163 August Avenue under File No. B0023/17SC) to create a lot with a frontage of 6.86 m and a lot area of 281 m<sup>2</sup>.

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**

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 new lots as 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 is to 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](mailto:jhouse@toronto.ca), or his designates, Elizabeth Machynia, at 416-338-5029; [emachyni@toronto.ca](mailto:emachyni@toronto.ca), John Fligg at 416-338-5031; [jfligg@toronto.ca](mailto: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](mailto:jhouse@toronto.ca), or his designate, Virgil Gomes at 416-338-5033; [vgomes@toronto.ca](mailto:vgomes@toronto.ca)
4. **Three copies of the registered reference plan of survey** satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.
5. Where there are no existing street trees, the applicant shall provide to Urban Forestry a payment in lieu of planting one street tree on the City road allowance abutting each of the sites involved in the application. The number of trees required to be planted is **four (4)** and the current cost of planting each tree is \$583.00. Payments shall be made payable to the Treasurer, City of Toronto and sent to Urban Forestry, Scarborough Civic Centre, 150 Borough Drive, 5th floor, Toronto, Ontario, M1P 4N7.
6. The registerable document or deposit for the PARTS 3 and 7 shall contain the stipulation that Subsections 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance or transaction involving the parcel to be created.
7. Written confirmation from the owner's solicitor that PARTS 9 and 10 will be merged with PARTS 3 and 7 shall be provided to the Deputy Secretary-Treasurer.
8. The Owner shall obtain Final and Binding Approval Decisions on minor variance applications A0155/17SC, A0157/17SC and A0158/17SC, to the satisfaction of the Deputy Secretary-Treasurer, Committee of Adjustment, Scarborough Panel.
9. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions. The owner shall be responsible for preparing 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.

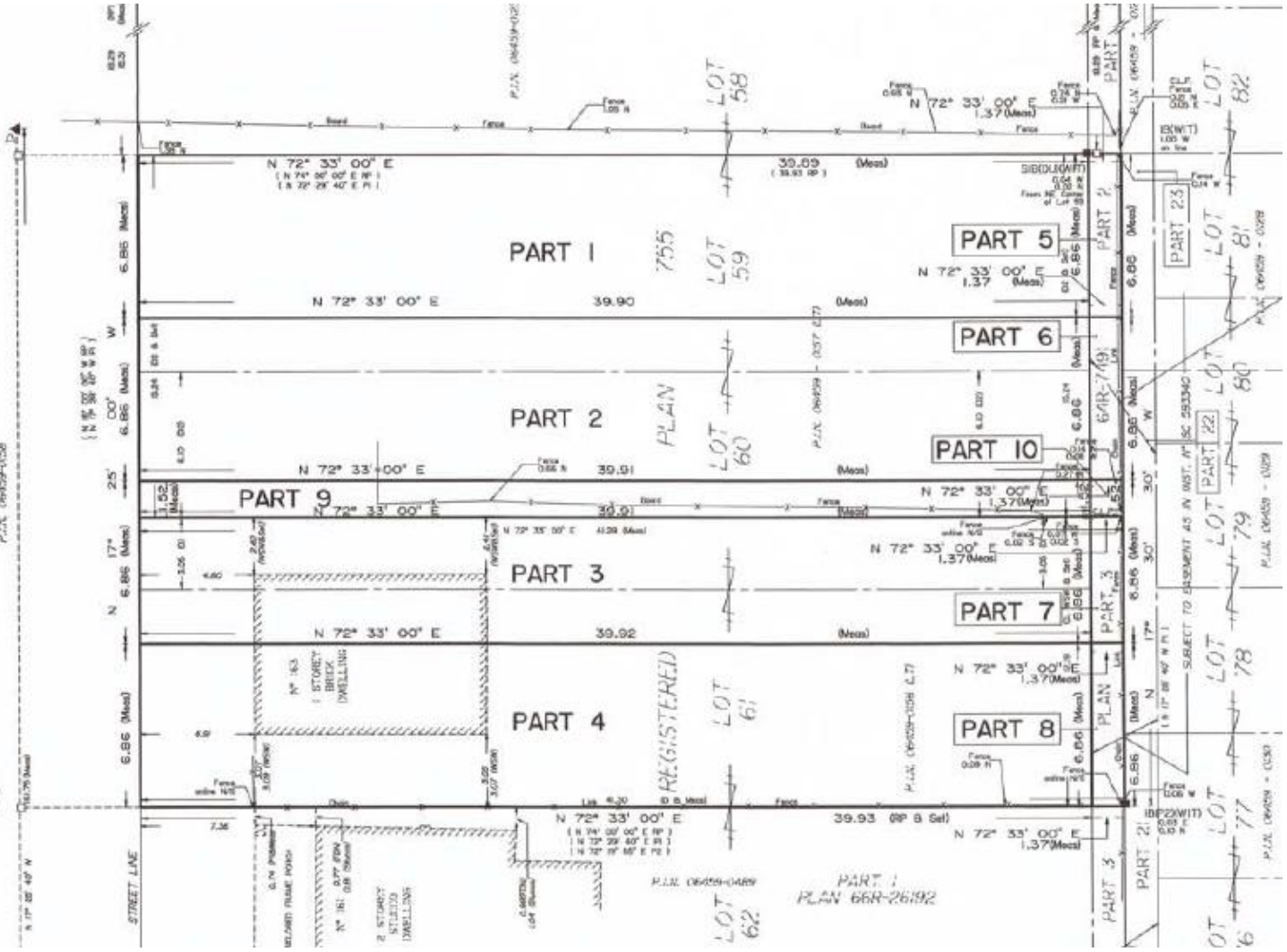


# AUGUST AVENUE

( FORMERLY HERCHMER AVENUE BY REGISTERED PLANS 755 )  
( BY BY-LAW 988 )

8.00' (1.57 Meas)  
8.00' (1.57 Meas)

8.00' (1.57 Meas)  
8.00' (1.57 Meas)



## SIGNATURE PAGE

File Number:	B0024/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [WAIVER]
Owner(s):	EDILOU HOLDINGS INC.	Ward:	Scarborough Southwest (35)
Agent:	CUNHA DESIGN CONSULTANTS LTD	Heritage:	Not Applicable
Property Address:	<b>165 AUGUST AVE</b>	Community:	Oakridge Community
Legal Description:	PLAN 755 LOT 59 PT LOT 60 CLOSED LANE PART RP 64R7491 PART 2		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Monday, August 7, 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
- 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](http://www.toronto.ca/tlab).

#### ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

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

Decision Notice - CO.doc

- 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](http://www.omb.gov.on.ca).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

**NOTE:** Only individuals, corporations and public agencies may appeal a decision. 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.

Thursday, July 13, 2017

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

File Number:	A0157/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [WAIVER]
Owner(s):	EDILOU HOLDINGS INC.	Ward:	Scarborough Southwest (35)
Agent:	CUNHA DESIGN CONSULTANTS LTD	Heritage:	Not Applicable
Property Address:	<b>165 AUGUSTAVE, PART 1 &amp; 5</b>	Community:	Oakridge Community
Legal Description:	PLAN 755 LOT 59 PT LOT 60 CLOSED LANE PART RP 64R7491 PART 2		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 9.32 metres side wall height, whereas the Zoning By-law permits maximum 7 metres side wall height.
2. To permit the proposed building length of 18 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
3. To permit the proposed 0.46 metres south side yard setback, whereas the Zoning By-law requires a minimum 0.9 metres side yard setback.
4. To permit the proposed 5.4 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum of 10 square metres of the first floor to be within 4 metres of the front main wall.

5. To permit the proposed roof overhang and eavestrough of the porch roof to be located 0.23 metres close to the south lot line, whereas the Zoning By-law permits eaves of a roof to encroach if they are no closer to a lot line than 0.3 metres.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is 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:	A0157/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [WAIVER]
Owner:	EDILOU HOLDINGS INC.	Ward:	Scarborough Southwest (35)
Agent:	CUNHA DESIGN CONSULTANTS LTD	Heritage:	Not Applicable
Property Address:	<b>165 AUGUST AVE, PART 1 &amp; 5</b>	Community:	Oakridge Community
Legal Description:	PLAN 755 LOT 59 PT LOT 60 CLOSED LANE PART RP 64R7491 PART 2		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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:

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- \$300 for each appeal filed regardless if related and submitted by the same appellant
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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](http://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](http://www.omb.gov.on.ca).

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Thursday, July 13, 2017

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

File Number:	A0158/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [WAIVER]
Owner(s):	EDILOU HOLDINGS INC.	Ward:	Scarborough Southwest (35)
Agent:	CUNHA DESIGN CONSULTANTS LTD	Heritage:	Not Applicable
Property Address:	<b>165 AUGUSTAVE, Part 2 &amp; 6</b>	Community:	Oakridge Community
Legal Description:	PLAN 755 LOT 59 PT LOT 60 CLOSED LANE PART RP 64R7491 PART 2		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 9.14 metres side wall height, whereas the Zoning By-law permits maximum 7 metres side wall height.
2. To permit the proposed building length of 18 metres measured from the front wall to the rear wall, whereas the Zoning By-law permits maximum building length of 17 metres.
3. To permit the proposed 0.46 metres south side yard setback, whereas the Zoning By-law requires a minimum 0.9 metres side yard setback.
4. To permit the proposed 5.4 square metres of the first floor to be within 4 metres of the front main wall, whereas the Zoning By-law requires a minimum of 10 square metres of the first floor to be within 4 metres of the front main wall.

5. To permit the proposed roof overhang and eavestrough of the porch roof to be located 0.23 metres close to the south lot line, whereas the Zoning By-law permits eaves of a roof to encroach if they are no closer to a lot line than 0.3 metres.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is 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:	A0158/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [WAIVER]
Owner:	EDILOU HOLDINGS INC.	Ward:	Scarborough Southwest (35)
Agent:	CUNHA DESIGN CONSULTANTS LTD	Heritage:	Not Applicable
Property Address:	<b>165 AUGUST AVE, Part 2 &amp; 6</b>	Community:	Oakridge Community
Legal Description:	PLAN 755 LOT 59 PT LOT 60 CLOSED LANE PART RP 64R7491 PART 2		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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
- 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](http://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).

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\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

Thursday, July 13, 2017

## **NOTICE OF DECISION**

### **CONSENT**

**(Section 53 of the Planning Act)**

File Number:	B0026/17SC	Zoning	RD - Residential Detached/ S - Single Family Residential [ZZC]
Owner(s):	RAMANDEEP K VIRK	Ward:	Scarborough East (44)
Agent:	DAN CHEN	Heritage:	Not Applicable
Property Address:	<b>4609 KINGSTON RD</b>	Community:	West Hill Community
Legal Description:	PLAN 3355 PT LOT 18 PT LOT 17		

Notice was given and the application considered on Thursday, July 13, 2017, as required by the Planning Act.

### **THE CONSENT REQUESTED:**

This application is for consent to sever the land into two lots, as shown on the attached Site Plan. Lot to be created Part 1 would have a frontage of 16.84 metres and a lot area of 554.72 square metres. Lot to be created Part 2 would have a frontage of 16.6 metres and a lot area of 531.59 square metres. The owner is proposing to demolish the existing house and build two new detached houses. In order to facilitate the proposed development, relief from the provision of the Zoning By-law was requested, as outlined in A0163/17SC and A0164/17SC.

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**

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 create new lots as 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 is to 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 Survey and Mapping Services, Technical Services.
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 City Surveyor, Survey & Mapping, Technical Services.
4. **Three copies of the registered reference plan of survey** satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.
5.
  - a. The Owner shall submit a complete application for permit to injure or destroy privately owned tree(s).
  - b. 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](http://www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf).*
  - c. The Owner shall submit a tree protection guarantee security deposit of **\$26,181** 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.
6. The following conditions shall be fulfilled to the satisfaction of the Senior Manager, Heritage Preservation Services:

Prior to the issuance of any Building Permit, including (but not limited to) a permit for demolition, excavation and/or shoring:

- a. The applicant shall retain a consultant archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O 1990 as amended) to carry out a Stage 1-2 archaeological assessment of the entire property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. The assessment is to be completed in accordance with the 2011 Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport.
- b. The consultant archaeologist shall submit a copy of the relevant assessment report(s) to the Heritage Preservation Services Unit in both hard copy format and as an Acrobat PDF file on CD.
- c. No demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Planning Division (Heritage Preservation Services Unit) and the Ministry of Tourism, Culture and Sport (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.

7. Within **ONE YEAR** of the date of the giving of this notice of decision, the applicant shall comply with the above-noted conditions. The owner shall be responsible for preparing 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.



PLAN OF SURVEY OF  
Part of LOTS 17 & 18  
REGISTERED PLAN 3355  
CITY OF TORONTO  
Formerly in The City of Scarborough  
SCALE: 1:200  
GTA SURVEYING INC.

METRIC  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



1 HEREBY FILE THIS PLAN UNDER THE LAND TITLE ACT

DATE: \_\_\_\_\_

JAMES WALZAN  
ONTARIO LAND SURVEYOR

PLAN 66R-  
REBIDDED AND RECOUNTED

DATE: \_\_\_\_\_

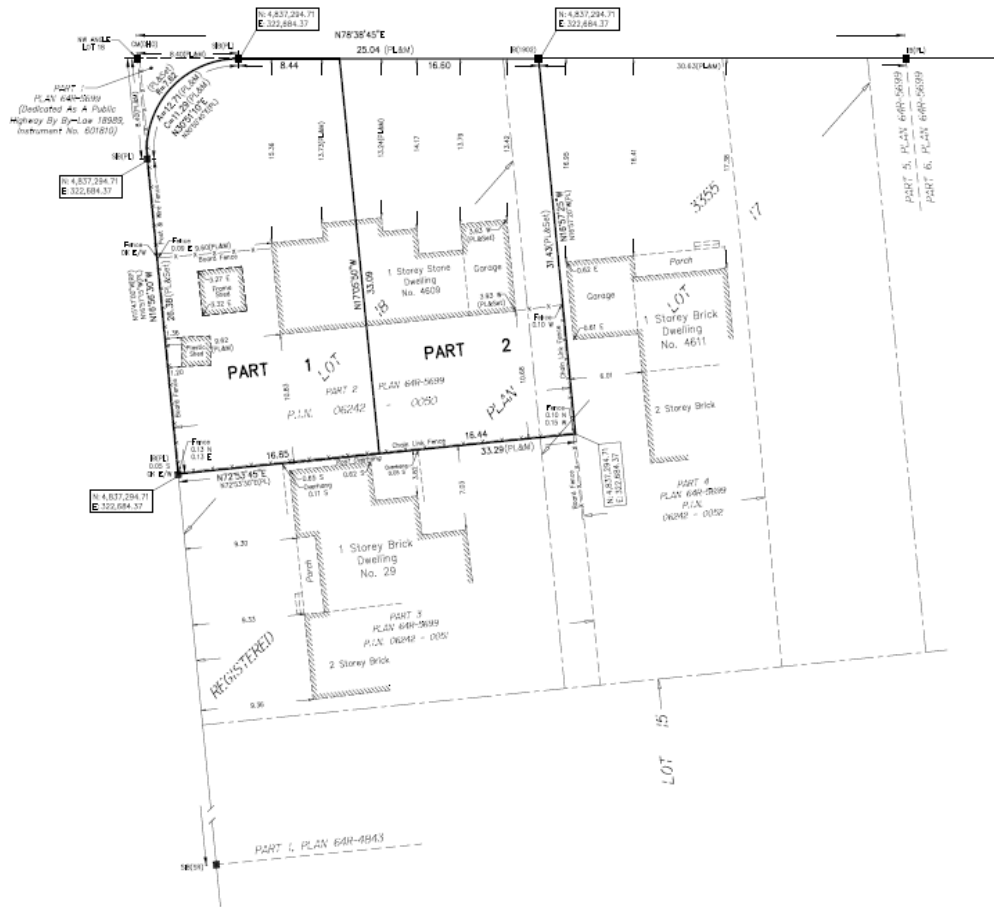
RECORDABLE FOR LAND REGISTRATION  
FOR THE LAND TITLE TIER OF THE  
TORONTO HERITAGE OFFICE (4485)

SCHEDULE

PART	PART OF LOT	PLAN	ALL OF P.L.N.	AREA
1	18	3355	08242-0050	554.84sqm
2	17 & 18			537.84sqm

KINGSTON ROAD  
(FORMERLY THE KING'S HIGHWAY NO. 2)  
(PART OF LOT 13, REGISTERED PLAN 2253)  
(DEPOSITED PLAN 2996 (INSTRUMENT NO. 5186))  
(REVERTED BY ORDER-IN-COUNCIL, INSTRUMENT NO. 125892 (DEPOSITED) PLAN 4494)  
P.L.N. 06489 - 0069

WEST HILL DRIVE  
(BY REGISTERED PLAN 2253)  
PLAN 08042 - 0036



**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLE ACT AND THE REGULATIONS MADE UNDER THEM;  
2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

DATE: \_\_\_\_\_  
JAMES WALZAN  
ONTARIO LAND SURVEYOR

- LEGEND**
- REVERTED SURVEY MONUMENT SET
  - SURVEY MONUMENT FOUND
  - SP REGISTERED PLAN 3355
  - PL PLAN 66R-0050
  - N/E/R REGISTERED PLAN 2253
  - M REBIDDED
  - CM CONCRETE MONUMENT
  - SB STANDARD BRON SADDLE
  - IR IRON BAR
  - DH DEPARTMENT OF HIGHWAYS ONTARIO PROPERTY IDENTIFIER NUMBER
  - SR SCHAFFER & BENTON LTD. O.L.S. PLAN BY GREATER TORONTO ACRES SURVEYING INC. O.L.S.
  - ITK(1902) DATE NOVEMBER 22, 2016

**DISTANCE NOTE**  
DISTANCES SHOWN HEREIN ARE GROUND DISTANCES AND CAN BE CONVERTED TO FEET DISTANCES BY MULTIPLYING BY A CONVERSION FACTOR OF 0.304833

**COORDINATE SYSTEM AND BEARING NOTE**  
COORDINATE SYSTEM IS NORTH AMERICAN DATUM 1983 (CANADIAN SPATIAL REFERENCE SYSTEM) COORDINATES AND BEARINGS SHOWN HEREIN ARE GROUND EXPRESSED IN METERS. TRANSFORMED METERS SHOWN IN PARENTHESES TO THE CENTRAL MEXICAN 1973 DATUM NETWORK AND ARE DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) DEPENDENT TRACKING NETWORK.

**NOTE:**  
COORDINATES COMPLY WITH SUBSECTION 14(2) OF THE L.T.A.  
COORDINATES CANNOT BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

**GTA**  
Greater Toronto Acres  
SURVEYING INC.

7003 Steeles Ave. West, Unit 12, Toronto ON M3W 0A2  
Tel: (416) 678-0572  
E-MAIL: jwalz@gtasurveying.ca

DRAWN: J.W. DATE: P.W. PROJECT: 16491

**SIGNATURE PAGE**

File Number:	B0026/17SC	Zoning	RD - Residential Detached/ S - Single Family Residential [ZZC]
Owner(s):	RAMANDEEP K VIRK	Ward:	Scarborough East (44)
Agent:	DAN CHEN	Heritage:	Not Applicable
Property Address:	<b>4609 KINGSTON RD</b>	Community:	West Hill Community
Legal Description:	PLAN 3355 PT LOT 18 PT LOT 17		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Monday, August 7, 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
- 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](http://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](http://www.omb.gov.on.ca).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

**NOTE:** Only individuals, corporations and public agencies may appeal a decision. 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.

Thursday, July 13, 2017

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

File Number:	A0163/17SC	Zoning	RD - Residential Detached/ S - Single Family Residential [ZZC]
Owner(s):	RAMANDEEP K VIRK	Ward:	Scarborough East (44)
Agent:	DAN CHEN	Heritage:	Not Applicable
Property Address:	<b>4609 KINGSTONRD, Part 1</b>	Community:	West Hill Community
Legal Description:	PLAN 3355 PT LOT 18 PT LOT 17		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 7.73 metres rear yard setback, whereas the Zoning By-law requires a minimum 8.49 metres rear yard setback.
2. To permit the proposed 16.84 metres lot frontage, whereas the Zoning By-law requires a minimum 31.4 metres lot frontage.
3. To permit the proposed 554.72 square metres lot area, whereas the Zoning By-law requires a minimum 1086.32 square metres lot area.

By-law No. 10327

4. To permit the proposed 554.72 square metres lot area, whereas the Zoning By-law requires a minimum 696 square metres lot area.

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:	A0163/17SC	Zoning	RD - Residential Detached/ S - Single Family Residential [ZZC]
Owner:	RAMANDEEP K VIRK	Ward:	Scarborough East (44)
Agent:	DAN CHEN	Heritage:	Not Applicable
Property Address:	<b>4609 KINGSTON RD, Part 1</b>	Community:	West Hill Community
Legal Description:	PLAN 3355 PT LOT 18 PT LOT 17		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL:  
Wednesday, August 2, 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

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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).

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Thursday, July 13, 2017

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

File Number:	A0164/17SC	Zoning	RD - Residential Detached/ S - Single Family Residential [ZZC]
Owner(s):	RAMANDEEP K VIRK	Ward:	Scarborough East (44)
Agent:	DAN CHEN	Heritage:	Not Applicable
Property Address:	<b>4609 KINGSTONRD, Part 2</b>	Community:	West Hill Community
Legal Description:	PLAN 3355 PT LOT 18 PT LOT 17		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 7.73 metres rear yard setback, whereas the Zoning By-law requires a minimum 8.07 metres rear yard setback.
2. To permit the proposed 16.6 metres lot frontage, whereas the Zoning By-law requires a minimum 31.4 metres lot frontage.
3. To permit the proposed 531.59 square metres lot area, whereas the Zoning By-law requires a minimum 1086.32 square metres lot area.
4. To permit the proposed 269.4 square metres floor space index or 0.51 times the lot area, whereas the Zoning By-law permits a maximum 265.8 square metres floor space index or 0.5 times the lot area.



By-law No. 10327

5. To permit the proposed 531.59 square metres lot area, whereas the Zoning By-law requires a minimum 696 square metres lot area.

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:	A0164/17SC	Zoning	RD - Residential Detached/ S - Single Family Residential [ZZC]
Owner:	RAMANDEEP K VIRK	Ward:	Scarborough East (44)
Agent:	DAN CHEN	Heritage:	Not Applicable
Property Address:	<b>4609 KINGSTON RD, Part 2</b>	Community:	West Hill Community
Legal Description:	PLAN 3355 PT LOT 18 PT LOT 17		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL:  
Wednesday, August 2, 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.

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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:

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- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

Thursday, July 13, 2017

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

File Number:	A0342/16SC	Zoning	Commercial Residential (CR) & Community Commercial (CC) Zone [ZR]
Owners:	CEDAR CITY PARADISE (MILLIKEN) INC	Ward:	Scarborough-Rouge River (41)
Agent:	R G RICHARDS & ASSOCIATES	Heritage:	Not Applicable
Property Address:	<b>240 ALTON TOWERS CRCL</b>	Community:	Milliken Community
Legal Description:	PART 1 BLK 228 PLAN M2135		

Notice was given and a Public Hearing was held on Thursday, July 13, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To permit a free-standing, drive-through restaurant at the northeast corner of the Milliken Wells Shopping Centre.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

By-law No. 569-2013:

1. The proposed number of parking spaces is 485  
Whereas the minimum required number of parking spaces is 529
2. The proposed drive-through facility would be located in a street yard  
Whereas no portion of a drive-through facility stacking aisle may be located in a front yard or side yard that abuts a street
3. The proposed floor space index is 0.35 (total proposed Gross Floor Area is 12,792 m<sup>2</sup>)  
Whereas the maximum permitted floor space index for non-residential uses on a lot is 0.25
4. The proposed waste storage would not be located in an enclosed building  
Whereas all waste and recyclable material must be stored in a wholly enclosed building

By-law No. 17677:

5. The proposed total Gross Floor Area, excluding offices, is 10,004 m<sup>2</sup>  
Whereas the Gross Floor Area of all permitted uses, other than offices, must not exceed 0.25 times the site area, which is a maximum of 9,178 m<sup>2</sup>
6. The proposed number of parking spaces is 485  
Whereas the minimum required number of parking spaces is 530
7. The proposed sub-grade waste storage area would not be covered by a building  
Whereas the land area not covered by buildings may be used for off-street vehicle parking and landscaping purposes only.

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:	A0342/16SC	Zoning	Commercial Residential (CR) & Community Commercial (CC) Zone [ZR]
Owner:	CEDAR CITY PARADISE (MILLIKEN) INC	Ward:	Scarborough-Rouge River (41)
Agent:	R G RICHARDS & ASSOCIATES	Heritage:	Not Applicable
Property Address:	<b>240 ALTON TOWERS CRCL</b>	Community:	Milliken Community
Legal Description:	PART 1 BLK 228 PLAN M2135		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL:  
Wednesday, August 2, 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
- 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](http://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](http://www.omb.gov.on.ca).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

Thursday, July 13, 2017

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

File Number:	A0104/17SC	Zoning	RD - Residential Detached/ S - Single Family Residential [ZZC]
Owner(s):	SHAWN LEVY DACOSTA NICOLE LYDIA DESOUZA	Ward:	Scarborough-Agincourt (40)
Agent:	LIRO STUDIO	Heritage:	Not Applicable
Property Address:	<b>1 ALRIT ACRES</b>	Community:	Maryvale Community
Legal Description:	PLAN 4440 LOT 124		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 second storey addition to the existing one storey dwelling, with a one storey rear addition.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**By-law No. 569-2013

1. To permit the proposed 2.9 metres flankage side yard setback, whereas the Zoning By-law requires a minimum 3.6 metres flankage side yard setback.
2. To permit the proposed 36.5% lot coverage, whereas the Zoning By-law permits a maximum 33% lot coverage.
3. To permit the proposed building depth of 22.7 metres measured from the front yard setback requirement on a lot to the rear wall, whereas the Zoning By-law permits maximum building depth of 19 metres.
4. To permit the proposed rear yard setback of 9.14 metres, whereas the Zoning By-law requires a minimum rear yard setback of 9.5 metres.
5. To permit the proposed 40.2% rear yard soft landscaping, whereas the Zoning By-law requires minimum 50% of the rear yard to be soft landscaping.



By-law No. 9366

6. To permit the proposed 2.9 metres flankage side yard setback, whereas the Zoning By-law requires a minimum 3.6 metres flankage side yard setback.
7. To permit the proposed 37% lot coverage, whereas the Zoning By-law permits a 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**

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:	A0104/17SC	Zoning	RD - Residential Detached/ S - Single Family Residential [ZZC]
Owner:	SHAWN LEVY DACOSTA NICOLE LYDIA DESOUZA	Ward:	Scarborough-Agincourt (40)
Agent:	LIRO STUDIO	Heritage:	Not Applicable
Property Address:	<b>1 ALRITA CRES</b>	Community:	Maryvale Community
Legal Description:	PLAN 4440 LOT 124		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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**
- \$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](http://www.omb.gov.on.ca).

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Thursday, July 13, 2017

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

File Number:	A0116/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	THAYANITI MULHUKUMARASWAMY	Ward:	Scarborough East (44)
Agent:	PAKERATHAN MUTHUKUMARASWAMY	Heritage:	Not Applicable
Property Address: Legal Description:	<b>25 HEARTH PL</b>	Community:	Highland Creek Community

Notice was given and a Public Hearing was held on Thursday, July 13, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage on the newly merged parcels with frontage on Hearth Place.

**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 0.4085 times the lot area (295 m<sup>2</sup>); Whereas the maximum permitted floor space index is 0.4 times the lot area (288.9 m<sup>2</sup>).
2. The proposed dwelling will have a depth of 25.38 m, as measured from the required front yard setback to the rear main wall; Whereas the maximum permitted depth is 19 m.
3. The proposed driveway will be 6.35 m wide; Whereas the maximum permitted width of a driveway is 6 m.

By-law No. 10827:

4. The proposed lot frontage is 6.7 m; Whereas the minimum required lot frontage is 15 m.

5. The proposed dwelling will have a total floor area equal to 0.4085 times the lot area (295 m<sup>2</sup>); Whereas the maximum permitted floor area is 0.4 times the lot area (289.1 m<sup>2</sup>).
6. The proposed dwelling will have a basement height of 1.65 m, as measured from the average grade at the front main wall to the ceiling of the basement; Whereas the maximum permitted basement height is 1.4 m.
7. The proposed driveway will be 6.35 m wide; Whereas the maximum permitted width of a driveway is 6 m.  
Note: this variance is based on the review of Block 34 and Part 4 as merged, and on the review of Block 34 only.

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 proposal shall be constructed substantially in accordance with the revised Site Plan, prepared by David Stickney, submitted and held on file by the Committee of Adjustment office and date stamped as received on July 13, 2017, as it relates to the building envelope, to the satisfaction of the Director, Community Planning, Scarborough District. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.
2. The Owner shall submit a complete application for a 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](http://www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf).
3. The Owner shall submit a tree protection guarantee security deposit of **\$1,166** 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.

PLAN

66R-23677

PIN 06229-0165(LT)

LOT 13

PIN 06229-0163(LT)

LOT 14

PIN 06229-0184(LT)

HEARTH PLACE

BY REGISTERED PLAN 60N-2475  
PIN 06229-0210(LT)

CITY OF TORONTO  
RECEIVED

JUL 13 2017

COMMITTEE OF ADJUSTMENT  
SCARBOROUGH DISTRICT

1.5M SETBACK  
FOR GARAGE

30M  
MIN  
SETBACK  
FROM  
SOUTH  
LOT  
LINE  
FOR  
WALL  
AFTER  
GARAGE  
+ NO  
WINDOWS  
IN THIS  
PORTION

July 13 2017  
David Steiner

**SIGNATURE PAGE**

File Number:	A0116/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	THAYANITI MULHUKUMARASWAMY	Ward:	Scarborough East (44)
Agent:	PAKERATHAN MUTHUKUMARASWAMY	Heritage:	Not Applicable
Property Address: Legal Description:	<b>25 HEARTH PL</b>	Community:	Highland Creek Community

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Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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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#### **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](http://www.omb.gov.on.ca).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



Thursday, July 13, 2017

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

File Number:	A0129/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	NOORZADEH MEHRDAD MAHDAVOODI	Ward:	Scarborough Southwest (35)
Agent:	HAMIA AGHAIEMEYBODI	Heritage:	Not Applicable
Property Address:	<b>61 PRESLEYAVE</b>	Community:	Clairlea Community
Legal Description:	PLAN 1079 PT LOT 29		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 two-storey addition to the rear of the exiting dwelling.

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

1. To permit the proposed 3.6 metres building setback from a side lot line that abuts a street, whereas the Zoning By-law requires a minimum 5.7 metres building setback from a side lot line that abuts a street.

By-law No. 8978

2. To permit the existing/proposed 1.2 metres south side yard setback, whereas the Zoning By-law requires a minimum 1.8 metres side yard setback.
3. To permit the proposed 3.6 metres building setback from a side lot line that abuts a street, whereas the Zoning By-law requires a minimum 5.7 metres building setback from a side lot line that abuts a street.

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:	A0129/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	NOORZADEH MEHRDAD MAHDAVOODI	Ward:	Scarborough Southwest (35)
Agent:	HAMIA AGHAIEMEYBODI	Heritage:	Not Applicable
Property Address:	<b>61 PRESLEY AVE</b>	Community:	Clairlea Community
Legal Description:	PLAN 1079 PT LOT 29		

\_\_\_\_\_  
Eden Gajraj (signed)                      Hena Kabir (signed)                      Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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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#### **ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS**

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

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Wednesday, July 12, 2017

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

File Number:	A0132/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [WAIVER]
Owner(s):	KOMATHY YASOTHARAN SHANJITH YASOTHARAN	Ward:	Scarborough East (44)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>93 EUCLID AVE</b>	Community:	Highland Creek Community
Legal Description:	PLAN 2129 PT LOT 45 NOW RP 64R13343 PART 3		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 two-storey single family dwelling. The existing dwelling would be demolished.

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

1. To permit the proposed 356 square metres floor area, whereas the Zoning By-law permits maximum 279 square metres floor area.
2. To permit the proposed 10 metres front yard setback, whereas the Zoning By-law requires a minimum 14.7 metres front yard setback.

By-law No. 9364

3. To permit the proposed 350 square metres floor area, whereas the Zoning By-law permits maximum 279 square metres floor area.
4. To permit the proposed 1.2 metres west and east side yard setback, whereas the Zoning By-law requires a minimum 1.8 metres side 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 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 privately owned tree(s).
2. 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:	A0132/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [WAIVER]
Owner:	KOMATHY YASOTHARAN SHANJITH YASOTHARAN	Ward:	Scarborough East (44)
Agent:	CANTAM GROUP	Heritage:	Not Applicable
Property Address:	<b>93 EUCLID AVE</b>	Community:	Highland Creek Community
Legal Description:	PLAN 2129 PT LOT 45 NOW RP 64R13343 PART 3		

\_\_\_\_\_  
Eden Gajraj (signed)                      Hena Kabir (signed)                      Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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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### **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, July 13, 2017

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

File Number:	A0145/17SC	Zoning	General Industrial (MG) & Employment Industrial (E) Zone [Waiver]
Owners:	123 CROCKFORD HOLDINGS INC	Ward:	Scarborough Centre (37)
Agent:	ANTHONY ABATE	Heritage:	Not Applicable
Property Address:	<b>123 CROCKFORD BLVD</b>	Employment District:	Wexford Employment District
Legal Description:	PLAN 4297 PT BLK A		

Notice was given and a Public Hearing was held on Thursday, July 13, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

This application is for a variance for a Medical Marijuana Production Facility on the property at 123 Crockford Boulevard.

*A Medical Marijuana Production Facility* is defined in the zoning by-law as a premises used for growing, producing, testing, destroying, storing, or distribution of medical marijuana or cannabis authorized by a license issued by the federal Minister of Health, pursuant to section 12 of the Marijuana for Medical Purposes Regulations, SOR/2013-119, under the Controlled Drugs and Substances Act, S.C. 1996, c. 19, as amended.

**REQUESTED VARIANCE TO THE ZONING BY-LAW:**

By-law No. 569-2013:

1. The Medical Marijuana Production Facility would be on a lot that is located 18 m away from a lot in the Commercial Residential Zone category, and 0 m away from a lot in an Open Space – Natural Zone category  
Whereas a lot with a Medical Marijuana Production Facility must be at least 70 m from a lot in a Commercial Residential Zone category and an Open Space Zone category.

By-law No. 24982

2. The Medical Marihuana Production Facility would be on a lot that is located 18 m away from a lot in the Commercial Residential "CR" Zone category  
Whereas a lot with a Medical Marihuana Production Facility must be at least 70 m from a lot that is not an "E", "M", "MG", "MS" Zone or any of these zones in combination with a "VS" Zone.

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 decision is subject to the following conditions:

1. That the medical marihuana production facility (MMPF) be limited to a maximum total gross floor area of 464.5 m<sup>2</sup> (5,000 sq. ft.), including a maximum gross floor area of 204.5 m<sup>2</sup> (2,200 sq. ft.) dedicated to the growing of plants.
2. That the MMPF be located in the southern most portion of the existing building and that delivery movements and delivery access be from the southern access from Crockford Boulevard.
3. That the existing facility within the building be closed.
4. That approval be limited to Canadian Clinical Cannabinoids Inc., the licensed producer under the Access to Cannabis for Medical Purposes Regulations, as amended, and be concurrent with the duration of the license and that further approvals will be required concurrent with an application for new or extended license.

## SIGNATURE PAGE

File Number:	A0145/17SC	Zoning	Genral Industrial (MG) & Employment Industrial (E) Zone [Waiver]
Owners:	123 CROCKFORD HOLDINGS INC	Ward:	Scarborough Centre (37)
Agent:	ANTHONY ABATE	Heritage:	Not Applicable
Property Address:	<b>123 CROCKFORD BLVD</b>	Employment District:	Wexford Employment District
Legal Description:	PLAN 4297 PT BLK A		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL:  
Wednesday, August 2, 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:

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- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, July 13, 2017

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

File Number:	A0162/17SC	Zoning	RD - Residential Detached/ S - Single Family Residential [ZZC]
Owners:	JENNIFER INKPEN BRUCE INKPEN	Ward:	Scarborough Southwest (36)
Agent:	RE PLACEMENT DESIGN	Heritage:	Not Applicable
Property Address:	<b>18 NEILSON AVE</b>	Community:	Cliffcrest Community
Legal Description:	PLAN 2347 LOT 218		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 over the rear and to construct a cold room and a porch in the front of the existing two storey dwelling.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**By-law No. 569-2013

1. To permit the proposed 5.27 metres front yard setback, whereas the Zoning By-law requires a minimum 6.36 metres front yard setback.

By-law No. 9396

2. To permit the proposed 2 metres front porch projection into a front yard, whereas the Zoning By-law permits maximum 1.55 metres front porch projection into a front yard.
3. To permit the proposed 5.27 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres 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 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:	A0162/17SC	Zoning	RD - Residential Detached/ S - Single Family Residential [ZZC]
Owner:	JENNIFER INKPEN BRUCE INKPEN	Ward:	Scarborough Southwest (36)
Agent:	RE PLACEMENT DESIGN	Heritage:	Not Applicable
Property Address:	<b>18 NEILSON AVE</b>	Community:	Cliffcrest Community
Legal Description:	PLAN 2347 LOT 218		

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Eden Gajraj (signed)

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Hena Kabir (signed)

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Nimrod Salamon (signed)

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Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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

- 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](http://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).

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Thursday, July 13, 2017

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

File Number:	A0165/17SC	Zoning	Commerical Residential (CR) Zone [ZR]
Owner(s):	AKELUIS CANADA LTD	Ward:	Scarborough Southwest (36)
Agent:	SIDNEY PAUL	Heritage:	Not Applicable
Property Address:	<b>1420 KINGSTON RD</b>	Community:	Birchcliff Community
Legal Description:	PLAN M410 LOTS 6 AND 7 PT LOT 5 PLAN M446 PT LOTS 7 TO 9		

Notice was given and a Public Hearing was held on Thursday, July 13, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

Proposal to convert existing ground floor office space into a new bachelor apartment unit within the existing building envelope.

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

By-law No. 8786:

1. The proposed new dwelling unit will be located on the first floor level of the building;  
Whereas dwelling units shall only be permitted on or above the second storey of buildings.  
Note: There are six (6) existing dwelling units on the first level of the building.
2. A total of 22 existing parking spaces are provided on the site and no new spaces are proposed;  
Whereas one (1) additional parking space is required for the proposed new dwelling unit.
3. The proposed new dwelling unit will have a total of 0 m<sup>2</sup> of amenity space;  
Whereas a minimum of 2 m<sup>2</sup> of amenity space is required for the proposed new dwelling unit.

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:	A0165/17SC	Zoning	Commerical Residential (CR) Zone [ZR]
Owner:	AKELUIS CANADA LTD	Ward:	Scarborough Southwest (36)
Agent:	SIDNEY PAUL	Heritage:	Not Applicable
Property Address:	<b>1420 KINGSTON RD</b>	Community:	Birchcliff Community
Legal Description:	PLAN M410 LOTS 6 AND 7 PT LOT 5 PLAN M446 PT LOTS 7 TO 9		

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Eden Gajraj (signed)

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Hena Kabir (signed)

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Nimrod Salamon (signed)

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Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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:

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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, July 13, 2017

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

File Number:	A0166/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	MARKO ANTHONY MAVEC	Ward:	Scarborough East (44)
Agent:	ROCKIM DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>293 PENDERMERE PKWY</b>	Community:	Centennial Community
Legal Description:	PLAN M36 LOT 19		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 one-storey rear addition to the existing two-storey dwelling.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****By-law No. 569-2013 & By-law No. 12077**

1. To permit the proposed 5.6 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 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 privately owned tree(s).

## SIGNATURE PAGE

File Number:	A0166/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	MARKO ANTHONY MAVEC	Ward:	Scarborough East (44)
Agent:	ROCKIM DESIGN INC	Heritage:	Not Applicable
Property Address:	<b>293 PENDERMERE PKWY</b>	Community:	Centennial Community
Legal Description:	PLAN M36 LOT 19		

\_\_\_\_\_  
Eden Gajraj (signed)

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Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL:  
Wednesday, August 2, 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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### **ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS**

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

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\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



Thursday, July 13, 2017

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

File Number:	A0167/17SC	Zoning	Residential Detached (RD) & Single-Family (S) or Two-Family (T) Residential [Waiver]
Owner(s):	JORDAN ANDREWS-WHITE SCOTT FLEMING	Ward:	Scarborough Southwest (36)
Agent:	JORDON PARRY	Heritage:	Not Applicable
Property Address:	<b>45 EASTWOOD AVE</b>	Community:	Cliffside Community
Legal Description:	PLAN 1812 LOT 26		

Notice was given and a Public Hearing was held on Thursday, July 13, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To demolish and reconstruct the front covered porch.

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

1. A total of 51% of the required front yard landscaping will be maintained as soft landscaping (15.92 m<sup>2</sup>);  
Whereas a minimum of 75% of the required front yard landscaping shall be maintained as soft landscaping (23.37 m<sup>2</sup>).
2. The existing front yard parking space has dimensions of 4.72 m long by 2.64 m wide;  
Whereas the minimum required dimensions of a parking space are 5.6 m long by 3.2 m wide.

By-law No. 9364:

3. The proposed front covered porch will encroach 1.83 m into the required front yard setback;  
Whereas the maximum permitted encroachment is 1.55 m.

4. A total of 51% of the required front yard landscaping will be maintained as soft landscaping (15.92 m<sup>2</sup>);  
Whereas a minimum of 75% of the required front yard landscaping shall be maintained as soft landscaping (23.37 m<sup>2</sup>).
5. The existing front yard parking space has dimensions of 4.72 m long by 2.64 m wide;  
Whereas the minimum required dimensions of a parking space are 5.6 m long by 3 m wide.
6. The existing driveway has a width of 2.64 m;  
Whereas the minimum required driveway width is 2.6 m, provided the front yard landscaping and soft landscaping requirements are met.  
Note: the applicant is seeking a variance for front yard soft landscaping; thus this requirement is not met.

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:	A0167/17SC	Zoning	Residential Detached (RD) & Single-Family (S) or Two-Family (T) Residential [Waiver]
Owner:	JORDAN ANDREWS-WHITE SCOTT FLEMING	Ward:	Scarborough Southwest (36)
Agent:	JORDON PARRY	Heritage:	Not Applicable
Property Address:	<b>45 EASTWOOD AVE</b>	Community:	Cliffside Community
Legal Description:	PLAN 1812 LOT 26		

\_\_\_\_\_  
Eden Gajraj (signed)                      Hena Kabir (signed)                      Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL:  
Wednesday, August 2, 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:

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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).

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Thursday, July 13, 2017

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

File Number:	A0169/17SC	Zoning	RS - Residential Semi-Detached/ T - Two Family Residential [ZZC]
Owner(s):	CATRIONA MCCONVILLE MARIO RUMENGAN	Ward:	Scarborough Southwest (35)
Agent:	CADAXX DESIGN	Heritage:	Not Applicable
Property Address:	<b>100 NEWPORT AVE</b>	Community:	Oakridge Community
Legal Description:	PLAN 811 PT LOT 27 NOW RP 64R11421 PART 1		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 one and a half storey addition to the existing dwelling.

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

1. To permit the proposed 0.27 metres building setback from a side lot line, whereas the Zoning By-law requires a minimum 1.5 metres building setback from a side lot line that abuts a street.
2. To permit the proposed 0.4 metres eaves of the roof projections into the west side yard lot line, whereas the Zoning By-law permits the eaves of a roof to encroach into a required minimum building setback a maximum 0.9 metres, if they are no closer to a lot line than 0.3 metres.

By-law No. 9812

3. To permit the proposed 0.27 metres building setback from a side lot line, whereas the Zoning By-law requires a minimum 1.5 metres building setback from a side lot line that abuts a street.

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:	A0169/17SC	Zoning	RS - Residential Semi-Detached/ T - Two Family Residential [ZZC]
Owner:	CATRIONA MCCONVILLE MARIO RUMENGAN	Ward:	Scarborough Southwest (35)
Agent:	CADAXX DESIGN	Heritage:	Not Applicable
Property Address:	<b>100 NEWPORT AVE</b>	Community:	Oakridge Community
Legal Description:	PLAN 811 PT LOT 27 NOW RP 64R11421 PART 1		

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

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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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### **ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS**

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- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, July 13, 2017

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

File Number:	A0170/17SC	Zoning	Residential Detached (RD) & Single-Family (S) [ZR]
Owner(s):	BETTY MARY PAJIC DINISIJA PAJIC	Ward:	Scarborough Centre (38)
Agent:	DINISIJA PAJIC	Heritage:	Not Applicable
Property Address:	<b>25 BENLIGHT CRES</b>	Community:	Woburn Community
Legal Description:	PLAN M674 LOT 163		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 be located 6.2 m from the front lot line;  
Whereas the minimum required front yard setback is 8.03 m.
2. A total of 51.6% of the front and rear main walls are proposed to be under 7 m in height;  
Whereas no less than 60% of the front and rear main walls must be below 7 m in height

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:	A0170/17SC	Zoning	Residential Detached (RD) & Single-Family (S) [ZR]
Owner:	BETTY MARY PAJIC DINISIJA PAJIC	Ward:	Scarborough Centre (38)
Agent:	DINISIJA PAJIC	Heritage:	Not Applicable
Property Address:	<b>25 BENLIGHT CRES</b>	Community:	Woburn Community
Legal Description:	PLAN M674 LOT 163		

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Eden Gajraj (signed)

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Hena Kabir (signed)

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Nimrod Salamon (signed)

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Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL:  
Wednesday, August 2, 2017

CERTIFIED TRUE COPY

Paul Galvin  
Acting Manager & Deputy Secretary Treasurer  
Scarborough Panel

### Appeal Information

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- \$300 for each appeal filed regardless if related and submitted by the same appellant

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

### **ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS**

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

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- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant
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Thursday, July 13, 2017

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

File Number:	A0172/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	EMILY NACCARATO MARIO BAGGIERI	Ward:	Scarborough East (44)
Agent:	NAPA DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>44 CLYDE RD</b>	Community:	Centennial Community
Legal Description:	CON 1 PT LOT 4		

Notice was given and a Public Hearing was held on Thursday, July 13, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new two-storey side and rear addition to 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 floor area of 290.57 m<sup>2</sup>;  
Whereas the maximum permitted floor area of 279 m<sup>2</sup>.
2. The altered dwelling will have a length of 20.57 m;  
Whereas the maximum permitted dwelling length is 17 m.
3. The altered dwelling will have a depth of 26.24 m, as measured from the required front yard setback to the rear main wall;  
Whereas the maximum permitted depth is 19 m.
4. The altered dwelling will have a height of 9.21 m;  
Whereas the maximum permitted dwelling height is 9 m.
5. None of the area of the first floor is proposed to be within 4 m of the front main wall;  
Whereas a minimum of 10 m<sup>2</sup> of the first floor must be located within 4 m of the front main wall.

6. A total of 27% of the rear yard will be maintained as soft landscaping;  
Whereas a minimum of 50% of the rear yard shall be maintained as soft landscaping.

By-law No. 12077:

7. The altered dwelling will have a height of 9.21 m;  
Whereas the maximum permitted dwelling 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 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:	A0172/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	EMILY NACCARATO MARIO BAGGIERI	Ward:	Scarborough East (44)
Agent:	NAPA DESIGN GROUP	Heritage:	Not Applicable
Property Address:	<b>44 CLYDE RD</b>	Community:	Centennial Community
Legal Description:	CON 1 PT LOT 4		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL:  
Wednesday, August 2, 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
- 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](http://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](http://www.omb.gov.on.ca).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

Thursday, July 13, 2017

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

File Number:	A0173/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	CAROL ANN CHRISTIE	Ward:	Scarborough Southwest (36)
Agent:	KAVE ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>84 KELSONIA AVE</b>	Community:	Cliffside Community
Legal Description:	PLAN 1566 LOT 30		

Notice was given and a Public Hearing was held on Thursday, July 13, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a new front porch addition and a new rear deck with basement walkout. The proposal also includes interior and exterior alterations.

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

By-law No. 569-2013:

1. The altered dwelling will be located 4.73 m from the front lot line;  
Whereas the minimum required front yard setback is 6.25 m.

By-law No. 9364:

2. The altered dwelling will be located 4.73 m from the front lot line;  
Whereas the minimum required front yard setback 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:	A0173/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	CAROL ANN CHRISTIE	Ward:	Scarborough Southwest (36)
Agent:	KAVE ARCHITECTS INC	Heritage:	Not Applicable
Property Address:	<b>84 KELSONIA AVE</b>	Community:	Cliffside Community
Legal Description:	PLAN 1566 LOT 30		

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Eden Gajraj (signed)

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Hena Kabir (signed)

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Nimrod Salamon (signed)

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Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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
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\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

Thursday, July 13, 2017

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

File Number:	A0174/17SC	Zoning	Commercial Local (CL) & Neighbourhood Commercial (NC) [ZR]
Owner(s):	1606279 ONTARIO LIMITED	Ward:	Scarborough-Agincourt (40)
Agent:	QUEENSCORP CONSTRUCTION INC	Heritage:	Not Applicable
Property Address:	<b>2600 BIRCHMOUNT RD</b>	Community:	Tam O'Shanter Community
Legal Description:	PLAN M-1204 BLK S		

Notice was given and a Public Hearing was held on Thursday, July 13, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

The applicant proposes to increase the amount of gross floor area dedicated to restaurants in the existing commercial development. The additional gross floor area will be accommodated within the existing building (Unit C) and no additional structures are proposed.

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

1. To permit a total gross floor area of 950.6 m<sup>2</sup> for all restaurant uses;  
Whereas the Zoning By-law permits a maximum of 400 m<sup>2</sup> interior floor area for all eating and take-out establishments.

By-law No. 12360:

2. A total of 123 parking spaces are provided on the site;  
Whereas a minimum of 126 parking spaces are required for the site

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 applicant/owner shall submit a signage and pavement marking plan for the operation of the one-way driveway, to the satisfaction of the Acting Manager, Development Engineering, Engineering & Construction Services, Scarborough District.

## SIGNATURE PAGE

File Number:	A0174/17SC	Zoning	Commercial Local (CL) & Neighbourhood Commercial (NC) [ZR]
Owner:	1606279 ONTARIO LIMITED	Ward:	Scarborough-Agincourt (40)
Agent:	QUEENSCORP CONSTRUCTION INC	Heritage:	Not Applicable
Property Address:	<b>2600 BIRCHMOUNT RD</b>	Community:	Tam O'Shanter Community
Legal Description:	PLAN M-1204 BLK S		

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Eden Gajraj

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Hena Kabir

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Nimrod Salamon

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Sean Karmali

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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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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](http://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](http://www.omb.gov.on.ca).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

Thursday, July 13, 2017

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

File Number:	A0176/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [ZZC]
Owner(s):	SAMMY ANDREW THEMIS KAPSIMALIS BOBBY HARALAMPOPOULOS	Ward:	Scarborough Southwest (35)
Agent:	INFINITY ARCHITECTURE + DESIGN	Heritage:	Not Applicable
Property Address:	<b>76 NORTH WOODROW BLVD</b>	Community:	Birchmount Park Community
Legal Description:	PLAN 2050 LOT 35		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 second storey additions with a two storey side addition to the existing one-storey single family dwelling.

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

By-law No. 569-2013

1. To permit the proposed 35% lot coverage, whereas the Zoning By-law permits maximum 33% lot coverage.

By-law No. 9174

2. To permit the proposed 14.65 metres building setback from the centre line of the original road allowance, whereas the Zoning By-law requires a minimum 16 metres building setback from the centre line of the original road allowance.



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:	A0176/17SC	Zoning	RS - Residential Semi-Detached/T - Two Family Residential [ZZC]
Owner:	SAMMY ANDREW THEMIS KAPSIMALIS BOBBY HARALAMPOPOULOS	Ward:	Scarborough Southwest (35)
Agent:	INFINITY ARCHITECTURE + DESIGN	Heritage:	Not Applicable
Property Address:	<b>76 NORTH WOODROW BLVD</b>	Community:	Birchmount Park Community
Legal Description:	PLAN 2050 LOT 35		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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
- 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](http://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](http://www.omb.gov.on.ca).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.

Thursday, July 13, 2017

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

File Number:	A0177/17SC	Zoning	Residential Detached (RD) & Single-Family (S) [ZR]
Owner(s):	HALIME CENGIZ HAYDAR CENGIZ	Ward:	Scarborough-Agincourt (40)
Agent:	JR DESIGN AND CONSTRUCTION	Heritage:	Not Applicable
Property Address:	<b>71 MORaine HILL DR</b>	Community:	Tam O'Shanter Community
Legal Description:	PLAN M792 LOT 341		

Notice was given and a Public Hearing was held on Thursday, July 13, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a two-storey south-east addition, a second storey addition over the existing dwelling, a new front covered porch and new wood deck.

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

By-law No. 569-2013:

1. The altered dwelling will cover 35% of the lot area (169.17 m<sup>2</sup>);  
Whereas the maximum permitted lot coverage is 33% of the lot area (157.8 m<sup>2</sup>).
2. The altered dwelling will have a floor space index equal to 0.6 times the lot area (284.81 m<sup>2</sup>);  
Whereas the maximum permitted floor space index is 0.5 times the lot area (239.1 m<sup>2</sup>).

By-law No. 12360:

3. The altered dwelling will cover 35% of the lot area (169.17 m<sup>2</sup>);  
Whereas the maximum permitted lot coverage is 33% of the lot area (157.8 m<sup>2</sup>).
4. The existing/altered dwelling will be located 1.29 m from the south 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.

5. The altered dwelling will have a height of 9.2 m;  
Whereas the maximum permitted dwelling 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:	A0177/17SC	Zoning	Residential Detached (RD) & Single-Family (S) [ZR]
Owner:	HALIME CENGIZ HAYDAR CENGIZ	Ward:	Scarborough-Agincourt (40)
Agent:	JR DESIGN AND CONSTRUCTION	Heritage:	Not Applicable
Property Address:	<b>71 MORaine HILL DR</b>	Community:	Tam O'Shanter Community
Legal Description:	PLAN M792 LOT 341		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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:

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- \$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](http://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).

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Thursday, July 13, 2017

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

File Number:	A0179/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner(s):	CHENG XIAO XIU MIN CUI	Ward:	Scarborough Centre (38)
Agent:	LHW ENGINEERING LTD	Heritage:	Not Applicable
Property Address:	<b>23 MANORWOOD RD</b>	Community:	Bendale Community
Legal Description:	PLAN M774 LOT 487		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 2 car garage attached to the existing one storey dwelling.

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

By-law No. 569-2013

1. To permit the proposed 1.8 metres rear yard setback, whereas the Zoning By-law requires a minimum 7.5 metres rear yard setback.
2. To permit the proposed 5.64 metres front yard setback, whereas the Zoning By-law requires a minimum 8.52 metres front yard setback.

By-law No. 9350

3. To permit the proposed 7.92 metres by 6.09 metres garage dimensions, whereas the Zoning By-law permits maximum 7.6 metres by 7.6 metres garage dimensions.
4. To permit the proposed 5.57 metres front yard setback, whereas the Zoning By-law requires a minimum 6 metres 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 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:	A0179/17SC	Zoning	RD - Residential Detached/S - Single Family Residential [ZZC]
Owner:	CHENG XIAO XIU MIN CUI	Ward:	Scarborough Centre (38)
Agent:	LHW ENGINEERING LTD	Heritage:	Not Applicable
Property Address:	<b>23 MANORWOOD RD</b>	Community:	Bendale Community
Legal Description:	PLAN M774 LOT 487		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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
- 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](http://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](http://www.omb.gov.on.ca).

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Thursday, July 13, 2017

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

File Number:	A0180/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	CHERYL CONGER CHRISTOPHER CONGER	Ward:	Scarborough Southwest (36)
Agent:	RESIDENTIAL DRAFTING SERVICE LTD	Heritage:	Not Applicable
Property Address:	<b>85 ADANAC DR</b>	Community:	Cliffcrest Community
Legal Description:	PLAN 4338 LOT 31		

Notice was given and a Public Hearing was held on Thursday, July 13, 2017, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To construct a second storey addition over the existing dwelling and a one-storey rear addition.

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

1. The altered dwelling will have a floor space index equal to 0.43 times the lot area (321.64 m<sup>2</sup>); Whereas the maximum permitted floor space index is 0.4 times the lot area (302 m<sup>2</sup>).
2. The altered dwelling will be located 0.73 m from the east side lot line at it's closest point; Whereas the minimum required side yard setback is 0.9 m.
3. The altered dwelling will have a length of 18.92 m; Whereas the maximum permitted dwelling length is 17 m.
4. The proposed eaves will encroach 0.46 m into the required east side setback; Whereas the maximum permitted eaves encroachment is 0.43 m into a required side yard setback.

By-law No. 9396:

5. The altered dwelling will have a total floor area equal to 0.42 times the lot area (315.84 m<sup>2</sup>); Whereas the maximum permitted floor space index is 0.4 times the lot area (302 m<sup>2</sup>).

6. The altered dwelling will be located 0.73 m from the east side lot line at its closest point; 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 on Condition**

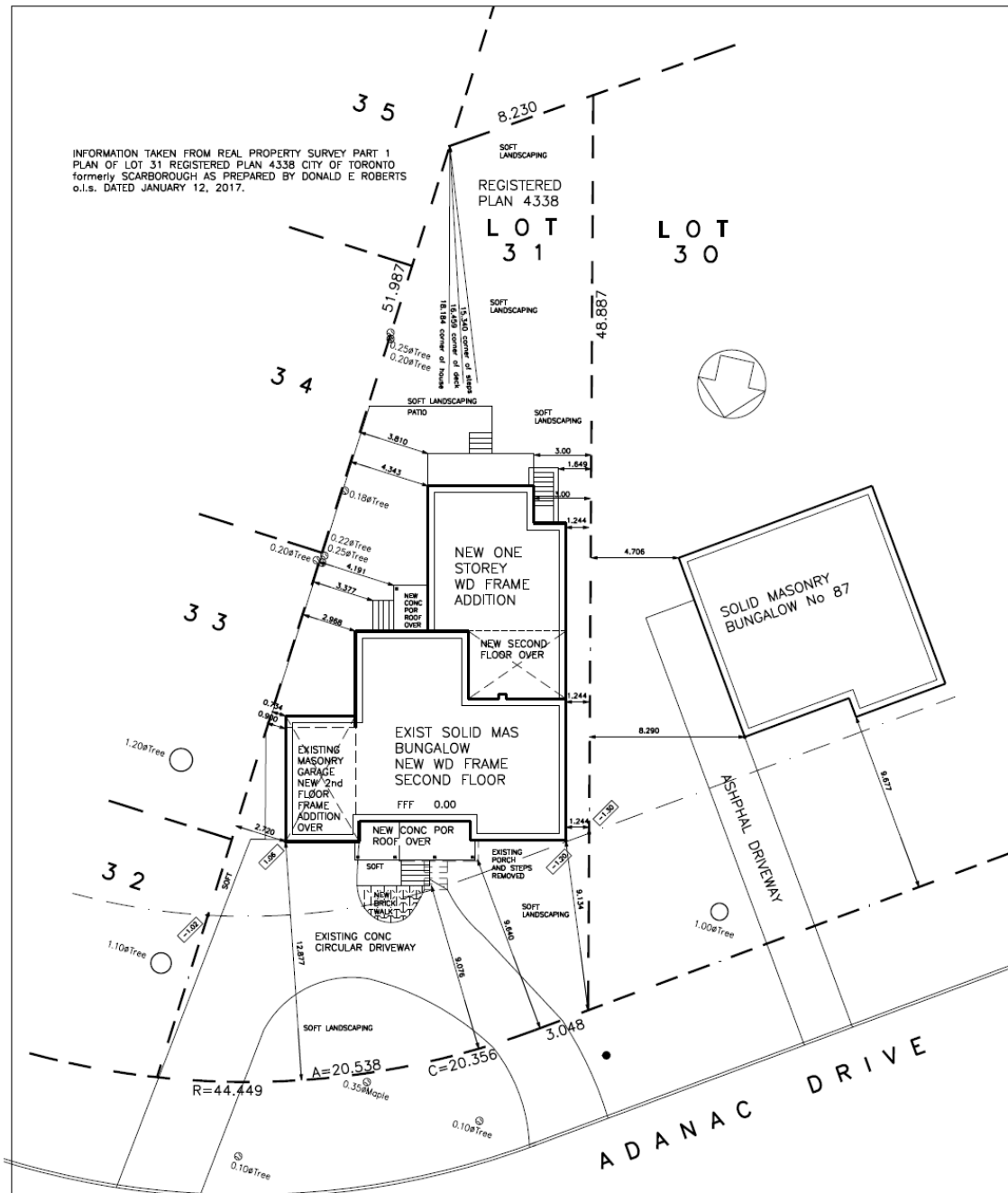
It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- 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 build in accordance with the Site Plan, Drawing No. P1, prepared by Residential Drafting Services Ltd., dated May 21, 2017, as it relates to the building footprint and side yard setback (see Attachment 1: Site Plan). Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.

INFORMATION TAKEN FROM REAL PROPERTY SURVEY PART 1  
 PLAN OF LOT 31 REGISTERED PLAN 4338 CITY OF TORONTO  
 FORMERLY SCARBOROUGH AS PREPARED BY DONALD E ROBERTS  
 O.I.S. DATED JANUARY 12, 2017.



AREAS:	sq m
LOT	754.99
EXIST HOUSE	125.97
EXIST GARAGE	19.20
EXIST LIVING	103.79
REAR ADDITION	72.36
NEW 2nd FLR	142.50
FRONT PORCH	12.44
SIDE PORCH	4.45
REAR DECK	9.75
FRONT STEPS	1.67
SIDE STEPS	2.22
DECK STEPS	1.57
BSMT STEPS	4.18
FOOTPRINT	198.34
COVERAGE	26.2 %
LIVING SPACE	321.64
LIVING INDEX	.43

AREAS:	sq m
FRONT YARD	254.64
YARD	132.70
DRIVEWAY	12.44
PORCH	1.67
STEPS	1.67
REAR YARD	206.42
YARD	23.59
PATIO	9.75
DECK	1.57
DECK STEPS	4.18
BSMT STEPS	

ELEVATIONS:	
TOTAL HT	8.93
ROOF PEAK	+7.77
TOP OF WALLS	+5.49
SECOND FLR	+3.05
FIRST FLR	0.00
AVER GRADE	-1.16
BSMT FLOOR	-2.51
BOTTOM FTGS	-2.81

**SITE PLAN**

SCALE 1/16" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND METS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

*Patrick E McQuillan*  
 B.C.I.N. 2 2 2 1 8  
**RESIDENTIAL DRAFTING SERVICES Ltd**  
 B.C.I.N. 2 8 6 5 4

REVISED MAY 21, 2017

**RESIDENTIAL DRAFTING SERVICES Ltd**  
 69 HARRIS PARK DRIVE TORONTO ONTARIO M1L 3A8  
 PHONE 416 759-1419 FAX 416 759-0058  
 CELL 647 885-5858  
 e-mail [rdai@sympatico](mailto:rdai@sympatico)

**ADDITION to 85 ADANAC DRIVE**  
 TORONTO, FORMERLY SCARBOROUGH

**SITE PLAN**

DATE: APRIL 24, 2017  
 DRAWN: AS NOTED  
 PROJECT # 540 74  
**P 1 of 8**

**SIGNATURE PAGE**

File Number:	A0180/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	CHERYL CONGER CHRISTOPHER CONGER	Ward:	Scarborough Southwest (36)
Agent:	RESIDENTIAL DRAFTING SERVICE LTD	Heritage:	Not Applicable
Property Address:	<b>85 ADANAC DR</b>	Community:	Cliffcrest Community
Legal Description:	PLAN 4338 LOT 31		

\_\_\_\_\_  
Eden Gajraj (signed)

\_\_\_\_\_  
Hena Kabir (signed)

\_\_\_\_\_  
Nimrod Salamon (signed)

\_\_\_\_\_  
Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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
- 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](http://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](http://www.omb.gov.on.ca).

\*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.



Thursday, July 13, 2017

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

File Number:	A0190/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner(s):	JONATHAN SEELAN VISVA	Ward:	Scarborough Centre (37)
Agent:	STAMBUK HOMES	Heritage:	Not Applicable
Property Address:	<b>49 INNISDALE DR</b>	Community:	Wexford Community
Legal Description:	PLAN 4219 LOT 273		

Notice was given and a Public Hearing was held on Thursday, July 13, 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 and No. 9511:

1. The proposed dwelling will cover 36% of the lot area (175 m<sup>2</sup>);  
Whereas the maximum permitted coverage is 33% of the lot area (160.43 m<sup>2</sup>).
2. The proposed dwelling will have a height of 9.5 m;  
Whereas the maximum permitted dwelling height is 9 m.
3. A total of 42.04% of the front yard will be maintained as landscaping;  
Whereas a minimum of 50% of the front yard shall be maintained as landscaping.
4. The proposed driveway will be 6.4 m wide;  
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:	A0190/17SC	Zoning	Residential Detached (RD) & Single Family (S) [ZR]
Owner:	JONATHAN SEELAN VISVA	Ward:	Scarborough Centre (37)
Agent:	STAMBUK HOMES	Heritage:	Not Applicable
Property Address:	<b>49 INNISDALE DR</b>	Community:	Wexford Community
Legal Description:	PLAN 4219 LOT 273		

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Eden Gajraj (signed)

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Hena Kabir (signed)

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Nimrod Salamon (signed)

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Sean Karmali (signed)

DATE DECISION MAILED ON: Tuesday, July 18, 2017

LAST DATE OF APPEAL: Wednesday, August 2, 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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