



November 20, 2012

Chair and Committee Members  
Etobicoke York Committee of Adjustment  
4<sup>th</sup> Floor, 2 Civic Centre Court  
Etobicoke, ON M9C 5A3

Dear Chair and Members:

**RE: B71/12EYK, A544/12EYK and A545/12EYK, 32 Government Road, Ward 5, Etobicoke – Lakeshore**

After fully reviewing the attached Committee of Adjustment Notices for the above noted property in Ward 5, and which are tabled at the November 22<sup>nd</sup> meeting of the CofA, I respectfully submit the following comments and recommendations to the Committee for your consideration.

B71/12EYK is an application seeking to obtain consent and sever this property into two undersized residential lots. I strongly object to the approval of this consent application.

It is my opinion that this application should more appropriately be a rezoning application. It is not in keeping with the general intent and purpose of the zoning bylaw or the site specific Bylaw 1993-108. The lot sizes / frontages being proposed drastically change the lot patterns and overall landscape of this neighbourhood. This consent application should be denied.

I have also reviewed the comments submitted by the Planning Department and their recommendation that this application, in its entirety, be deferred sine die. I support their comments, however, should a revised application come forward containing another consent request; I will continue to strongly oppose any future consent requests.

I am also aware that a number of residents in this area of Ward 5 have written to the Committee, stressing their opposition to this application. I support their position.

The variances being sought in A544/12EYK and A545/12EYK are not, in my opinion, minor in nature. They are not in keeping with the intent and purpose of the bylaw. I do NOT support these applications.

Sincerely,



Peter Milczyn

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*Getting things done for Etobicoke-Lakeshore*

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**Mailed on/before:** Wednesday, December 19, 2012

**REVISED**  
**PUBLIC HEARING NOTICE**  
**CONSENT**  
**(Section 53 of the Planning Act)**

**MEETING DATE AND TIME:** Thursday, January 10, 2013 at 1:00 p.m.

**LOCATION:** Council Chamber, Etobicoke Civic Centre, 399 The West Mall, M9C 2Y2

File Number:	B71/12EYK	Zoning	R2 (Waiver)
Owner(s):	TRAUDI ENGELE	Ward:	Etobicoke-Lakeshore (05)
Agent:	MICHAEL FLYNN		
Property Address:	<b>32 GOVERNMENT RD</b>	Community:	
Legal Description:	PLAN 910 S PT LOT 42		

**THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots.

**Conveyed - Part 1**

**Address to be assigned**

The lot frontage is 7.62 m and the lot area is 281.3 m<sup>2</sup>. 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 A544/12EYK.

**Retained - Part 2**

**Address to be assigned**

The lot frontage is 7.62 m and the lot area is 281.8 m<sup>2</sup>. 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 A545/12EYK.

**File Numbers B71/12EYK, A544/12EYK, and A545/12EYK are considered jointly.**

**THE COMMITTEE OF ADJUSTMENT & CONSENTS**

The Committee of Adjustment has the authority to grant consent to sever land and for other related property transactions. To approve a consent request, the Committee of Adjustment must have considered the provisions of section 51(24) of *The Planning Act* and be satisfied that a plan of subdivision is not necessary.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

## **MAKING YOUR VIEWS KNOWN**

The notice has been mailed to you, as required by the *Planning Act*, to ensure that, as an interested person, you may make your views known by:

- **Attending the Public Hearing.** Attendant Care Services can be made available with some advance notice.
- **Sending a letter by Mail or Fax.** Information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the Committee to make its decision on this matter. This information will become part of the public record.

If you do not attend the public hearing, or express your views in writing, the Committee may make a decision in your absence, and may recommend changes to the proposal

## **TO VIEW THE MATERIALS IN THE APPLICATION FILE**

Attend the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. Plans filed with the application **will not be photocopied.**

## **RECEIVING A COPY OF THE COMMITTEE'S DECISION**

- The Committee will announce its decision on the application at the Public Hearing.
- To receive a copy of the Decision, fill out the Decision Request Form at our office or at the Public Hearing or write a letter requesting a copy of the Decision and send it to our office.
- If you wish to appeal a Decision of the Committee to the Ontario Municipal Board, you must file your written request for a decision with the Deputy Secretary-Treasurer.
- Be advised that the Ontario Municipal Board may dismiss an appeal of the consent Decision if the person or public body that filed the appeal did not make a submission to the Committee of Adjustment prior to the Decision having been made.

**For more information please telephone our office.** Call **Sebastian Cuming, (416) 394-2869**, Office of the Committee of Adjustment, Etobicoke Civic Centre, Toronto, Ontario, M9C 5A3

Susanne Pringle  
Manager & Deputy Secretary Treasurer  
Etobicoke York Panel

**Mailed on/before:** Wednesday, December 19, 2012

**REVISED**  
**PUBLIC HEARING NOTICE**  
**MINOR VARIANCE/PERMISSION**  
**(Section 45 of the Planning Act)**

**MEETING DATE AND TIME:** Thursday, January 10, 2013 at 1:00 p.m.

**LOCATION:** Council Chamber, Etobicoke Civic Centre, 399 The West Mall, M9C 2Y2

File Number:	A545/12EYK	Zoning	R2 (Waiver)
Owner(s):	TRAUDI ENGELE	Ward:	Etobicoke-Lakeshore (05)
Agent:	MICHAEL FLYNN		
Property Address:	<b>32 GOVERNMENT RD - PART 2</b>	Community:	
Legal Description:	PLAN 910 S PT LOT 42		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage.

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

- Section 320-59.A.(1)**  
The minimum required lot frontage is 13.5 m.  
The new lot will have a frontage of 7.62 m.
- Section 320-59.B.(1)**  
The minimum required lot area is 510 m<sup>2</sup>.  
The new lot will have an area of 281.8 m<sup>2</sup>.
- Section 320-59.C**  
The maximum permitted lot coverage is 33% of the lot area (92.93 m<sup>2</sup>).  
The new dwelling will cover 39.14% of the lot (110.3 m<sup>2</sup>).
- Section 1.(a), By-law 1993-108**  
The maximum permitted gross floor area is 150 m<sup>2</sup> plus 25% of the lot area (220.4 m<sup>2</sup>).  
The new dwelling will have a gross floor area of 150 m<sup>2</sup> plus 48.78% of the lot area (287.45 m<sup>2</sup>).
- Section 320-42.1.C.(1)**  
The minimum required side yard setback is 0.9 m on each side, with a minimum aggregate side yard setback of 2.1 m.

The new dwelling will be located 0.46 m from the east side lot line, with an aggregate side yard setback of 1.69 m.

**6. Section 320-41.D.(1)**

The maximum permitted building depth is 16.5 m, measured from the required front yard setback. The new dwelling will have a depth of 19.57 m, measured from the required front yard setback.

**THE COMMITTEE OF ADJUSTMENT & MINOR VARIANCES**

The role of the Committee of Adjustment is to provide flexibility in dealing with minor adjustments to zoning by-law requirements. To approve such variances, the Committee must be satisfied that:

- the variance requested is minor;
- the proposal is desirable for the appropriate development or use of the land and/or building;
- the general intent and purpose of the City's Zoning Code and/or By-law are maintained; and
- the general intent and purpose of the Official Plan are maintained.

The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

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Owner(s):	TRAUDI ENGELE	Ward:	Etobicoke-Lakeshore (05)
Agent:	MICHAEL FLYNN		
Property Address:	<b>32 GOVERNMENT RD - PART 1</b>	Community:	
Legal Description:	PLAN 910 S PT LOT 42		

**PURPOSE OF THE APPLICATION:**

To construct a new detached dwelling with an integral garage.

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

- 1. Section 320-59.A.(1)**  
The minimum required lot frontage is 13.5 m.  
The new lot will have a frontage of 7.62 m.
- 2. Section 320-59.B.(1)**  
The minimum required lot area is 510 m<sup>2</sup>.  
The new lot will have an area of 281.3 m<sup>2</sup>.
- 3. Section 320-59.C**  
The maximum permitted lot coverage is 33% of the lot area (92.93 m<sup>2</sup>).  
The new dwelling will cover 39.25% of the lot (110.42 m<sup>2</sup>).
- 4. Section 1.(a), By-law 1993-108**  
The maximum permitted gross floor area is 150 m<sup>2</sup> plus 25% of the lot area (220.4 m<sup>2</sup>).  
The new dwelling will have a gross floor area of 150 m<sup>2</sup> plus 48.9% of the lot area (287.58 m<sup>2</sup>).
- 5. Section 320-42.1.C.(1)**  
The minimum required side yard setback is 0.9 m on each side, with a minimum aggregate side yard setback of 2.1 m.

The new dwelling will be located 0.46 m from the west side lot line, with an aggregate side yard setback of 1.69 m.

**6. Section 320-41.D.(1)**

The maximum permitted building depth is 16.5 m, measured from the required front yard setback. The new dwelling will have a depth of 19.7 m, measured from the required front yard setback.

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