City Planning Division
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Committee of Adjustment
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Mailed on/before: Sunday, September 23, 2012

PUBLIC HEARING NOTICE

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

MEETING DATE AND TIME: Wednesday, October 3, 2012 at 2:30 p.m.

LOCATION: Committee Room 2, Second Floor, Toronto City Hall, 100 Queen St W, M5H 2N2

File Number:	A0590/12TEY	Zoning	R2 Z0.6 (PPR)
Owner(s):	NUNO VEIGA	Ward:	Trinity-Spadina (19)
Agent:	NUNO VEIGA		
Property Address:	**43 SHANNON ST**	Community**:**	Toronto
Legal Description:	PLAN 746 PT LOT K PT LOT L		

PURPOSE OF THE APPLICATION:

To legalize and maintain the second storey rear addition and stairs for the two-storey row house. Also, to maintain the two dwelling units, the front and rear basement entrances, the removal of the interior stairs to the basement, the removal of bathroom fixtures in the basement, and the use of the basement for storage rooms and laundry facilities.

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

1. Section 6(1), By-law 438-86
A residential building containing storage is not permitted in a district zoned R2 - Residential.
The dwelling contains two dwelling units and basement storage.

2. Section 6(3) Part I 1., By-law 438-86
The maximum permitted gross floor area of a row house dwelling is 0.6 times the area of the lot (90.63 m^2).
The dwelling has a gross floor area equal to 1.22 times the area of the lot (184.75 m^2). In this case, the gross floor area of the basement has been included in the total gross floor area calculation.

3. Section 6(3) Part II 3.F., By-law 438-86
The minimum required side yard setback is 0.45 m where the side walls contain no openings.
The dwelling is located 0 m from the east side lot line, measured to the second storey addition, and 0.28 m from the west side lot line, measured to the side of the rear stair addition.

4. Section 6(3) Part II 5.(I), By-law 438-86
The maximum permitted depth for a row house is 14.0 m.
The dwelling, including the rear stair addition, has a depth of 21.22 m.

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 appropriate for the development 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.

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.

For more information please telephone our office. Call **Kevin Friedrich, (416) 392-0097,** Office of the Committee of Adjustment, Toronto City Hall, Toronto, ON, M5H 2N2.

Anita M. MacLeod
Manager & Deputy Secretary Treasurer
Toronto and East York Panel