

Mailed on/before: Friday, May 31, 2013

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

MEETING DATE AND TIME: Thursday, June 20, 2013 at 1:00 p.m.

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

File Number:	A113/13EYK	Zoning	R2 (PPR)
Owner(s):	SILVANA MELECA	Ward:	Etobicoke-Lakeshore (05)
Agent:	SILVANA MELECA		
Property Address:	39 WILLINGDON BLVD	Community:	
Legal Description:	PLAN 1685 PT LOT 70		

PURPOSE OF THE APPLICATION:

To construct a third storey addition over the existing dwelling and a rear three-storey addition.

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

- Section 320-59.C.**
The maximum permitted lot coverage is 33% of the lot area (114.97 m²).
The altered dwelling will have a lot coverage of 37% of the lot area (127.66 m²).
- Section 1.a), By-law 1993-108**
The maximum permitted gross floor area of a detached dwelling, including the garage, is 150 m² plus 25% of the lot area (237.1 m²).
The altered dwelling, including the garage, will have a gross floor area is 150 m² plus 42.1% of the lot area (296.68 m²).
- Section 320-41.D.**
The minimum required side yard setback is 0.4 m to the chimney-breast, steps, eaves or other projections from the main side wall of the dwelling.
The eaves overhang, including the eavestrough of the altered dwelling will have north side yard setback of 0 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 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.

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 **Barbara Bartosik, (416) 394-8063**, Office of the Committee of Adjustment, Etobicoke Civic Centre, Toronto, Ontario, M9C 5A3.

Susanne Pringle
 Manager & Deputy Secretary Treasurer
 Etobicoke York Panel