

Mailed on/before: Friday, September 20, 2013

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

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

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

File Number:	A44/13EYK	Zoning	R2 (PPR)
Owner(s):	GRIGORITA NEMA	Ward:	Etobicoke-Lakeshore (05)
Agent:	MICHAEL FLYNN		
Property Address:	17 THORNDALE AVE - PART	Community:	
	2		
Legal Description:	PLAN 910 N 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 lot frontage is 7.62 m.
- Section 320-59.B.(1)**
The minimum required lot area is 510 m².
The lot area is 280.64 m².
- Section 320-59.C**
The maximum permitted lot coverage is 33% of the lot area (92.55 m²).
The new dwelling will cover 39.94% of the lot area (112.1 m²).
- Section 1.(a), By-law 1993-108**
The maximum permitted gross floor area, including an attached or detached garage, is 150 m² plus 25% of the lot area (220.16 m²).
The new dwelling, including the garage, will have a gross floor area of 150 m² plus 36.59% of the lot area (252.7 m²).
- 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 1.37 m.
- Section 320-42.1.D.(1)**
The maximum permitted dwelling depth is 16.5 m.
The new dwelling will have a depth of 17.75 m.

7. **Section 320-42.1.B.(2)**

The maximum permitted soffit height is 6.5 m.
The new dwelling will have a soffit height of 7.87 m.

8. **Section 320-41.D**

The minimum required side yard setback for eaves and other projections is 0.4 m.
The eaves and other projections of the new dwelling will be located 0.06 m from the west side lot line.

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. The standard fee will apply to any materials 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.

CONTACT

Sebastian Cuming, Application Technician
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