

Mailed on/before: Thursday, July 21, 2016

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

MEETING DATE AND TIME: Wednesday, August 10, 2016 at 9:30 a.m.

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

File Number:	A0375/16TEY	Zoning	RD(f6.0;a185;d0.75) & R1C (ZZC)
Owner(s):	KATHERINE RUSTON DEAN RUSTON	Ward:	Toronto-Danforth (29)
Agent:	DEAN RUSTON	Heritage:	Not Applicable
Property Address:	14 PEPLER AVE	Community:	East York
Legal Description:	PLAN M513 PT LOT 48		

PURPOSE OF THE APPLICATION:

To legalize and maintain the rear detached garage/shed which was constructed without a building permit.

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

- Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum permitted lot coverage is 35% of the lot area (63.41 m²).
The lot coverage is equal to 46% of the lot area (82.81 m²).
- Chapter 10.5.60.20.(2)(C), By-law 569-2013**
The minimum required rear yard setback for an ancillary building or structure is 0.3 m.
The rear garage/shed is located 0.25 m from the west rear lot line.
- Chapter 10.5.60.60.(1), By-law 569-2013**
The permitted maximum projection of the roof eaves of an ancillary building into the minimum building setback is 0.3 m if the eaves are no closer to a lot line than 0.15 m.
The eaves of the rear garage/shed are located 0.10 m from the west rear lot line.
- Section 7.4.3, By-law 6752**
The maximum permitted lot coverage is 35% of the lot area (63.41 m²).
The lot coverage is equal to 46% of the lot area (82.81 m²).

2. Section 7.4.3, By-law 6752

The minimum required rear yard setback is 0.45 m.
The rear garage/shed will be located 0.10 m from the west rear lot line.

3. Section 7.4.3, By-law 6752

The minimum required side yard setback is 0.45 m.
The altered building will be located 0.30 m from the north side lot line.

PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS TO THE CONTACT NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 3:00 P.M, THURSDAY, AUGUST 4, 2016.

TO VIEW PLANS ONLINE please use **the Application Information Centre found at www.toronto.ca/aic**

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, E-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

Jason Bragg, Application Technician

Tel. No.: 416-392-0097

Email: jbragg2@toronto.ca