

Mailed on/before: Friday, December 20, 2013

PUBLIC HEARING NOTICE

CONSENT

(Section 53 of the Planning Act)

MEETING DATE AND TIME: Thursday, January 23, 2014 at 1:00 p.m.

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

File Number:	B65/13EYK	Zoning	RM1 (PPR)
Owner(s):	ASHBURY VICTORIA DEVELOPMENTS LTD	Ward:	Etobicoke-Lakeshore (06)
Agent:	ARCA DESIGN INC		
Property Address:	48 THIRTY FIFTH ST	Community:	
Legal Description:	PLAN M9 BLK Q LOT 4 PT LOT 5		

THE CONSENT REQUESTED:

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

Conveyed - Part 2, Plan 66R - 26172

Address to be assigned

The lot frontage is 8.07 m and the lot area is 246.1 m². A new two-storey detached dwelling with an integral garage will be constructed and will require variances to the Zoning By-law, as outlined in Application Number A476/13EYK.

Retained - Part 1, Plan 66R - 26172

Address to be assigned

The lot frontage is 8.07 m and the lot area is 246.1 m². A new two-storey detached dwelling with an integral garage will be constructed and will require variances to the Zoning By-law, as outlined in Application Number A475/13EYK.

File numbers B65/13EYK, A475/13EYK and A476/13EYK will be 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.

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.

CONTACT

Nicole Milrose, Application Technician

Tel. No.: (416) 394-8065

E-mail: nmilros@toronto.ca

Mailed on/before: Friday, December 20, 2013

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

MEETING DATE AND TIME: Thursday, January 23, 2014 at 1:00 p.m.

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

File Number:	A475/13EYK	Zoning	RM1 (ZR)
Owner(s):	ASHBURY VICTORIA DEVELOPMENTS LTD	Ward:	Etobicoke-Lakeshore (06)
Agent:	ARCA DESIGN INC		
Property Address:	48 THIRTY FIFTH ST – PART	Community:	
	1		
Legal Description:	PLAN M9 BLK Q LOT 4 PT LOT 5		

PURPOSE OF THE APPLICATION:

To construct a new detached dwelling with an integral garage.

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

1. **Section 330-26(A)(2)**
The minimum required lot frontage is 12 m.
The lot frontage will be 8.07 m.
2. **Section 330-23(A)(1)**
The minimum required lot area is 371 m².
The lot area will be 246.1 m²
3. **Section 330-23(A)(9)**
The maximum permitted gross floor area is 0.35 times the lot area (86.2 m²).
The proposed dwelling will have a gross floor area of 0.73 times the lot area (179 m²).
4. **Section 330-23(A)(6)**
The minimum required front yard setback is 8.88 m.
The proposed dwelling will be located 7.5 m from the front lot line.

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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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