

Mailed on/before: Sunday, November 12, 2017

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

MEETING DATE AND TIME: Wednesday, November 22, 2017 at 9:30 a.m.

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

File Number:	A0801/17TEY	Zoning	R (d0.6) (x322) & R2 Z0.6 (ZZC)
Owner(s):	MELISSA BOSCARIOL	Ward:	Toronto-Danforth (29)
Agent:	LUIS BAJANA	Heritage:	Not Applicable
Property Address:	46 DEWHURST BLVD	Community:	Toronto
Legal Description:	PLAN 417E LOT 210 PT LOT 211		

PURPOSE OF THE APPLICATION:

To legalize and maintain the existing as-built rear detached garage.

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

- 1. Chapter 10.10.60.20.(1)(A), By-law 569-2013**
The minimum required rear yard setback is 1.0 m.
The rear detached garage will be located 0.36 m to the rear lot line.
- 2. Chapter 10.10.60.20.(1)(B), By-law 569-2013**
A building or structure may not project past a rear or side lot line which does not abut a street or lane.
In this case, the roof eaves of the rear detached garage will project past the north side lot line onto the adjacent property.
- 3. Chapter 200.5.1.10.(2)(A)(ii), By-law 569-2013**
The minimum required length of a parking space is 5.6 m.
In this case, the parking space will have a length equal to 5.35 m.
- 1. Section 4(17)(a), By-law 438-86**
The minimum required length of a parking space is 5.6 m.
In this case, the parking space will have a length equal to 5.35 m.

2. Section 4(4)(B), By-law 438-86

The by-law requires a private garage to be located entirely on the same lot as the building that it is accessory to.

In this case, the roof eaves will project past the north side lot line onto the adjacent property.

PLEASE EMAIL, FAX OR MAIL YOUR WRITTEN COMMENTS with your name and address clearly indicated TO THE CASE MANAGER NAMED AT THE BOTTOM OF THIS NOTICE NO LATER THAN 4:00 P.M, THURSDAY, NOVEMBER 16, 2017. All submissions will become part of the public record.

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

Application plans and other related materials are available to be viewed **online** by visiting the Application Information Centre at www.toronto.ca/aic

If you are not able to view plans online, copies of application submissions can be obtained, **in person**, by attending the Committee of Adjustment office at the above address Monday to Friday, 8:30 a.m. to 4:30 p.m. Service fees may apply.

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, you must file your written request for a decision with the Deputy Secretary-Treasurer.

CONTACT

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