

Friday, December 5, 2008

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

MEETING DATE AND TIME: Wednesday, December 17, 2008 at 10:00 a.m.

LOCATION: Council Chambers, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number:	A0715/08NY	Zoning	R1 Z0.35 (PAL)
Owner(s):	CHARLES JOHN SCHUMACHER	Ward:	Don Valley West (25)
Agent:	RICHARD WHNGL ARCHITECT INC		
Property Address:	1 ST EDMUND'S DR	Community:	Toronto
Legal Description:	PL 1485 LT83		

PURPOSE OF THE APPLICATION:

To permit a two-storey addition to the west side of the three-car detached garage. A second storey above the garage is also proposed.

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

1. Proposed gross floor area of the detached garage equal to 11% of the lot area (198.9 m²)
WHEREAS a maximum gross floor area of an accessory structure equal to 5% of the lot area is permitted (90.65 m²);
2. Existing and proposed rear yard setback of the detached garage of 2.04 m
WHEREAS a minimum setback of 3 m is required;
3. Existing and proposed north side yard setback of the detached garage of 1.4 m
WHEREAS a minimum setback of 3 m is required;
4. Proposed garage is two-storeys
WHEREAS a garage is required to be one-storey; and
5. Proposed garage height of 7.49 m
WHEREAS a maximum garage height of 4 m is permitted.

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 appropriate for the development 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 **Guy Matthew, (416) 395-7402**, Office of the Committee of Adjustment, North York Civic Centre, Toronto, ON, M2N 5V7.

Denise Rundle (signed)
Manager & Deputy Secretary Treasurer
North York Panel