

NOTICE OF PUBLIC HEARING - COMMITTEE OF ADJUSTMENT

The Committee of Adjustment for the City of Brampton will hold a hearing on Tuesday, July 12, 2016 at 9:00 a.m. in the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton for the purpose of hearing all parties interested in supporting or opposing the following applications for minor variance, made under section 45 of the *Planning Act* (R.S.O. 1990, c.P.13) and applications for consent, made under Section 50 of the *Planning Act* (R.S.O. 1990, c.P.13):

B16-015 – 716051 ONTARIO LIMITED – NORTH WEST CORNER OF DIXIE ROAD AND DOCKSTEADER ROAD

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 4.66 hectares (11.52 acres). The effect of the application is to create a new lot proposing a lot frontage of approximately 99.05 metres (324.97 feet) and an area of approximately 1.617 hectares (4.00 acres) together with easements for vehicular access, described as Parts 2, 4, 5, 6 and 8 on a Draft Reference Plan. Future development of the new lot with a Motor Vehicle Dealership is proposed. (Concurrent consent application B16-016)

B16-016 – 716051 ONTARIO LIMITED – NORTH WEST CORNER OF DIXIE ROAD AND DOCKSTEADER ROAD

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 4.66 hectares (11.52 acres). The effect of the application is to create a new lot proposing a lot frontage of approximately 115.13 metres (377.72 feet) and an area of approximately 1.618 hectares (4.00 acres) together with easements for vehicular access, described as Parts 2, 4, 5, 6, and 8 on a Draft Reference Plan. Future development of the new lot with a Motor Vehicle Dealership is proposed. (Concurrent consent application B16-015)

B16-017 – HASSAN FOGHANI – 40 HAROLD STREET

The purpose of the application is to request the consent of the Committee of Adjustment to sever a parcel of land currently having a total area of approximately 1164.9 square metres (0.29 acres). The effect of the application is to create a new lot proposing a lot frontage of 13.75 metres (45.00 feet), a depth of approximately 42.71 metres (140.12 feet) and an area of approximately 582.45 square metres (0.144 acres) for future residential purposes (single detached dwelling).

B16-014 – 10254 HURONTARIO PROPERTY INC. – 10254 HURONTARIO STREET

The purpose of the application is to request the consent of the Committee to sever a parcel of land currently having a total area of approximately 30.53 hectares (75.44 acres). The effect of the application is to create a new lot, proposing a lot frontage of approximately 23m (75.46 ft.) and an area of approximately 7.18 hectares (17.74 acres) for future industrial purposes.

A16-084 – JASON AND MARY VANDERPOL – 16 MINTWOOD COURT

An application to permit the following variances:

1. To permit an accessory structure (proposed cabana) having an area of 39.07 sq. m (420.55 sq. ft.) whereas the by-law permits a maximum of 15 sq. m. (161.46 sq. ft.) for any individual accessory structure;

2. To permit an accessory structure (proposed cabana) having a maximum height of 4.8m (15.75 ft.) whereas the by-law permits a maximum height of 3.0m (9.84 ft.);
3. To permit a fence having a maximum height of 2.14m (7.00 ft.) whereas the by-law permits a fence having a maximum height of 2.0m (6.6 ft.).

A16-114 – MATTAMY (BRAMVIEW) LIMITED – 209 QUEEN STREET EAST (located at the southeast corner of Queen Street East and Torrome Road)

An application to permit the following variances:

1. To permit a maximum of 586 residential dwelling units (Phases 1, 2 and 3 combined) whereas the by-law permits a maximum of 418 residential dwelling units;
2. To permit a building height of 31 storeys (proposed Phase 3 tower) whereas the by-law permits a maximum building height of 22 storeys;
3. To permit a building height of 103m (338 ft.) whereas the by-law requires the height of any portion of a building shall not exceed the horizontal distance between that portion of the building and a lot line abutting a single detached residential zone;
4. To permit residential parking to be calculated at a ratio of 1.15 spaces per dwelling unit, notwithstanding the number of bedrooms, tenure or peak period usage whereas the by-law requires variable parking ratios for each dwelling unit depending on the number of bedrooms, rentals vs. condominium tenure and peak period usage;
5. To permit on-street parking spaces in a lay-by lane to be counted as required parking for office/commercial uses whereas the by-law requires that all parking spaces be provided on the same lot as the use for which they are required;
6. To permit a building setback to Queen Street of 2.7m (8.86 ft.) whereas the by-law requires a minimum setback to Queen Street and any other street, at and above grade, shall be 3.0m (9.84 ft.);
7. To permit a minimum landscape open space of 2.7m (8.86 ft.) along Queen Street except at approved access locations whereas the by-law requires a minimum landscaped open space shall be provided within 3m (9.84 ft.) of Queen Street except at approved access locations;
8. To permit all lands zoned as DC-3403 to be treated as one parcel whereas the by-law does not treat all lands zoned DC-3403 as one parcel.

Note 1: Variance A07-053 previously approved for Phases 1 and 2 to permit reduced building setbacks, landscaped open space, lot area and to allow for townhouse development and an increase to the maximum number of residential units permitted.

Note 2: Variance A09-181 previously approved for Phase 1 to permit a reduction in required number of parking spaces.

A16-115 – ZDRAVKO AND MAGDALENA CIC – 49 GRAND RAPIDS SQUARE

An application to vary Schedule 'C', Section 128 of the by-law to permit a below grade entrance in the rear yard outside the building envelope identified on Schedule 'C' whereas the by-law requires that all buildings and structures be constructed in accordance with Schedule 'C', Section 128.

A16-118 - 716051 ONTARIO LIMITED – NORTH WEST CORNER OF DIXIE ROAD AND DOCKSTEADER ROAD

An application to permit motor vehicle sales, leasing and rental establishment and to permit motor vehicle repair and motor vehicle body shop accessory to the motor vehicle sales, leasing and rental establishment whereas the by-law does not permit the proposed use. (Associated consent application B16-015)

A16-119 - 716051 ONTARIO LIMITED – NORTH WEST CORNER OF DIXIE ROAD AND DOCKSTEADER ROAD

An application to permit motor vehicle sales, leasing and rental establishment and to permit motor vehicle repair and motor vehicle body shop accessory to the motor vehicle sales, leasing and rental establishment whereas the by-law does not permit the proposed use. (Associated consent application B16-016)

A16-120 – NORBERTO AND LUBELIA MELO – 38 REGAN ROAD

An application to permit the following variances:

1. To permit a Motor Vehicle Leasing Establishment to operate from Units 27, 28, 29 and 30 whereas the by-law does not permit the use;
2. To permit outside storage of 4 motor vehicles for lease whereas the by-law does not permit outside storage;
3. To provide 46 parking spaces on site whereas the by-law requires a minimum of 55 parking spaces.

Note: A previous approval granted under application A14-015 for a temporary period of two (2) years has expired.

A16-121 – QUEENSGATE AVALEE INC. – 19 MECCA STREET

An application to permit an interior side yard setback of 0.68m (2.23 ft.) for a proposed single detached dwelling whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

A16-123 – DANAM LIMITED – 23 CONSERVATION DRIVE

An application to permit the following variances:

1. To permit a Day Nursery (and associated play area) whereas the by-law does not permit a Day Nursery;
2. To provide 58 parking spaces on site whereas the by-law requires a minimum of 61 parking spaces.

A16-124 – 2138436 ONTARIO INC. – 55 GORDON RANDLE DRIVE

An application to permit an exterior side yard setback of 3.69m (12.11 ft.) for a proposed single detached dwelling whereas the by-law requires a minimum exterior side yard setback of 4.5m (14.76 ft.).

A16-125 – MARK AND VIRGINIA NEBEL – 130 ELIZABETH STREET SOUTH

An application to permit the following:

1. To vary Schedule 'C', Section 3180 of the by-law to permit a deck and an addition to the existing dwelling to extend outside the building envelope identified on Schedule 'C' whereas the by-law requires that all buildings and structures be constructed in accordance with Schedule 'C, Section 3180;
2. To permit a building height of 2 storeys whereas the by-law permits a maximum building height of 1 ½ storeys;
3. To permit an existing accessory structure (pergola) having a maximum gross floor area of 24.41 sq. m (262.75 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.45 sq. ft.) for a single accessory structure.

A16-126 – AYESHA KHAN AND NUWAN RAJARTNE – 7746 CHURCHVILLE ROAD

An application to permit the following variances:

1. To permit a front yard setback of 6.42m (21.06 ft.) whereas the by-law requires a minimum front yard setback of 7.5m (24.60 ft.);
2. To permit an easterly side yard setback of 2.45m (8.04 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
3. To permit a westerly side yard setback of 6.00m (19.68 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
4. To permit a floor space index of 0.21 whereas the by-law permits a maximum floor space index of 0.17;
5. To permit an accessory structure (shed) having a side yard setback of 0.6m (1.97 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.).

A16-127 – BRAMALEA BUSINESS CENTRE INC. – 2 DEWSIDE DRIVE

An application to permit a private school to operate from Units 202 and 204 whereas the by-law does not permit the proposed use.

A16-130 – MARIE VACCARO – 28 PINEWAY PLACE

An application to permit the following variances:

1. To permit a rear yard setback of 3.45m (11.32 ft.) to a proposed sunroom addition whereas the by-law requires a minimum rear yard setback of 8.369m (27.46 ft.);
2. To permit lot coverage of 47.86% whereas the by-law permits a maximum lot coverage of 30%.

A16-131 – JAIN FASHIONS INC. – 2051 WILLIAMS PARKWAY

An application to permit a law office to operate from Units 1 and 2 whereas the by-law does not permit the proposed use.

A16-132 – HASSAN FOGHANI – 40 HAROLD STREET

An application to permit the following variances:

1. To permit a lot width of 13.75m (45.00 ft.) whereas the by-law requires a minimum lot width of 15m (49.21 ft.);
2. To permit side yard setbacks of 1.49m (4.88 ft.) to the second storey whereas the by-law requires 1.8m (5.90 ft.) to the second storey;
3. To permit lot coverage of 32.8% whereas the by-law permits maximum lot coverage of 30%.

A16-133 – HASSAN FOGHANI – 40 HAROLD STREET

An application to permit the following variances:

1. To permit a lot width of 13.75m (45.00 ft.) whereas the by-law requires a minimum lot width of 15m (49.21 ft.);
2. To permit side yard setbacks of 1.49m (4.88 ft.) to the second storey whereas the by-law requires 1.8m (5.90 ft.) to the second storey;
3. To permit lot coverage of 39.1% whereas the by-law permits maximum lot coverage of 30%.

A16-135 – JACQUELINE AND KEVIN DAWKINS – 76 ANGELGATE ROAD

An application to permit an existing deck encroachment of 5.5m (18.04 ft.) resulting in a rear yard setback of 2.0m (6.56 ft.) whereas the by-law permits a maximum deck encroachment of 1.8m (5.90 ft.) resulting in a rear yard setback of 5.7m (18.70 ft.).

A16-137 – MICHAEL AND DOREEN GOUMAS – 7 STONEGATE DRIVE

An application to permit an accessory structure (pool storage and covered roof over BBQ and counter area) having a gross floor area of 15.61 sq. m (168.02 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.45 sq. ft.) for any individual accessory structure.

A16-138 – JADEO LILOUTIE – 22 FAIRBANK COURT

An application to permit lot coverage of 32.14% (proposed sunroom addition) whereas the by-law permits a maximum lot coverage of 30%.

A16-112 – MATTAMY FLETCHERS CREEK LIMITED – 6 WORTHINGTON AVENUE

An application to permit the following variances:

1. To permit a new homes sales pavilion for a temporary period of five (5) years, having a minimum setback of 3.0 metres to Salvation Road (formerly Creditview Road), a setback of 3.0 metres to Worthington Avenue, and a setback of 18.9 metres to Bovaird Drive West whereas the by-law does not permit any buildings or structures;
2. To permit a landscaped area of 1.4 metres abutting Worthington Avenue whereas the by-law requires a minimum landscaped area of 3.0 metres;
3. To permit a landscaped area of 0.6 metres abutting Salvation Road (formerly Creditview Road) whereas the by-law requires a minimum landscaped area of 3.0 metres.

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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Dated at Brampton, Ontario this 29th Day of June, 2016