JANUARY 19, 2016
9:00 A.M.
COUNCIL CHAMBERS
4TH FLOOR – CITY HALL

MEMBERS:
Mario Russo, Chair
Ron Chatha, Vice-Chair
Robert Crouch
Desiree Doerfler
Richard Nurse

STAFF:
Dana Jenkins, Development Planner
Kevin Freeman, Plans Examiner, Zoning
Allan Parsons, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held January 5, 2016

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B16-002 TORONTO AND REGION CONSERVATION AUTHORITY
PT. LOTS 13 TO 15, CONC. 9 EHS
7855 FINCH AVENUE WEST
WARD 8

The purpose of the application is to request the consent of the Committee of Adjustment for a lease in excess of 21 years of a portion of a parcel of land currently having a total area of approx. 43.24 hectares (106.84 acres). The land to be leased has an area of approx. 42.023 hectares (103.84 acres) and is occupied by a water theme park. The effect of the application is to facilitate a long term lease between the owner of the lands and WWK Recreation Inc. (Wild Water Kingdom).
Committee of Adjustment Agenda

(2)

B16-003  DOROTHY JOAN HASSALL  PT. LOT 5, CONC. 5 WHS 2100 EMBLETON ROAD WARD 6

The purpose of the application is to request the consent of the Committee of Adjustment to grant an easement having a width of approx. 8.42 metres (27.63 feet), a depth of approx. 74.11 metres (243.14 feet) and an area of approx. 602.38 square metres (0.15 acres). The effect of the application is to create an easement for water line purposes in favour of the adjacent lands, municipally known as 2088 Embleton Road, currently owned by John Elliott Veira and Jeannette Marie Viera.

NEW MINOR VARIANCE APPLICATIONS

(3)

A15-181  REGIONAL MUNICIPALITY OF PEEL  PT. LOTS 14 & 15, CONC. 6 EHS 7795 TORBRAM ROAD WARD 8

The applicant is proposing construction of a Septic Receiving Station (SRS) at the back of the existing Integrated Waste Management Facility site and is requesting the following variance:

1. To permit a landscape strip having a minimum width of 1.0 m (3.28 ft.) whereas the by-law requires a landscape strip having a minimum width of 6.0m (19.68 ft.) except at approved access locations.

(4)

A15-219  QUEENSGATE AVALEE INC.  LOT 79, PLAN 43M-1998 17 CAMSTON ROAD WARD 10

The applicant is requesting the following variance for a proposed single detached dwelling:

1. To permit a side yard setback of 0.65m (2.13 ft.) on one side and 1.2m (3.94 ft.) on the other side whereas the by-law requires 1.2m (3.94 ft.) setbacks on both sides.

(5)

A15-220  QUEENSGATE AVALEE INC.  LOT 80, PLAN 43M-1998 15 CAMSTON ROAD WARD 10

The applicant is requesting the following variance for a proposed single detached dwelling:
1. To permit a side yard setback of 0.65m (2.13 ft.) on one side and 1.2m (3.94 ft.) on the other side whereas the by-law requires 1.2m (3.94 ft.) setbacks on both sides.

(6)

A15-221 QUEENSGATE AVALEE INC. LOT 98, PLAN 43M-1998
15 MECCA STREET
WARD 10

The applicant is requesting the following variance for a proposed single detached dwelling:

1. To permit a side yard setback of 0.65m (2.13 ft.) on one side and 1.2m (3.94 ft.) on the other side whereas the by-law requires 1.2m (3.94 ft.) setbacks on both sides.

(7)

A15-222 QUEENSGATE AVALEE INC. LOT 99, PLAN 43M-1998
13 MECCA STREET
WARD 10

The applicant is requesting the following variance for a proposed single detached dwelling:

1. To permit a side yard setback of 0.65m (2.13 ft.) on one side and 1.2m (3.94 ft.) on the other side whereas the by-law requires 1.2m (3.94 ft.) setbacks on both sides.

(8)

A15-223 QUEENSGATE AVALEE INC. LOT 100, PLAN 43M-1998
11 MECCA STREET
WARD 10

The applicant is requesting the following variance for a proposed single detached dwelling:

1. To permit a side yard setback of 0.65m (2.13 ft.) on one side and 1.2m (3.94 ft.) on the other side whereas the by-law requires 1.2m (3.94 ft.) setbacks on both sides.

(9)

A15-224 QUEENSGATE AVALEE INC. LOT 101, PLAN 43M-1998
9 MECCA STREET
WARD 10

The applicant is requesting the following variance for a proposed single detached dwelling:

1. To permit a side yard setback of 0.65m (2.13 ft.) on one side and 1.2m (3.94 ft.) on the other side whereas the by-law requires 1.2m (3.94 ft.) setbacks on both sides.
The applicant is requesting the following variance for a proposed single detached dwelling:

1. To permit a side yard setback of 0.65m (2.13 ft.) on one side and 1.2m (3.94 ft.) on the other side whereas the by-law requires 1.2m (3.94 ft.) setbacks on both sides.

The applicant is requesting the following variance for a proposed single detached dwelling:

1. To permit a side yard setback of 0.65m (2.13 ft.) on one side and 1.2m (3.94 ft.) on the other side whereas the by-law requires 1.2m (3.94 ft.) setbacks on both sides.

The applicant is requesting the following variance for a proposed single detached dwelling:

1. To permit a side yard setback of 0.65m (2.13 ft.) on one side and 1.2m (3.94 ft.) on the other side whereas the by-law requires 1.2m (3.94 ft.) setbacks on both sides.

The applicants are requesting the following variances:

1. To permit a rear yard setback of 4.49m (14.73 ft.) to a proposed sunroom addition whereas the by-law requires a minimum rear yard setback of 7.8m (25.52 ft.);

2. To permit a maximum lot coverage of 38.32% whereas the by-law limits lot coverage to a maximum of 30%.
(14)

A16-005  MYKOLA AND SVITLANA SHAKULA
PT. BLK. 245, PLAN M-752
PTS. 12 & 13, PLAN 43R-14370
35 GLENMANOR DRIVE
WARD 2

The applicants are proposing a 2 storey rear addition and are requesting the following variances:

1. To permit an exterior side yard setback of 2.5m (8.20 ft.) whereas the by-law requires an exterior side yard setback of 4.6m (15.09 ft.);

2. To permit a rear yard setback of 7.59m (24.90 ft.) whereas the by-law requires a rear yard setback of 7.6m (24.93 ft.);

3. To permit an interior side yard setback of 0.48m (1.57 ft.) whereas the by-law requires a minimum interior side yard setback of 3.6m (11.81 ft.);

4. To permit an existing accessory structure (shed) in the exterior side yard whereas the by-law does not permit an accessory structure in the exterior side yard.

(15)

A16-006  TRACONAIR II INC., PAGECORP
PEEL 11 INC., TRACONAIR
HOLDINGS INC.
PT. LOTS 1 & 2, CONC. 1 WHS
75-95 CHARLOLAIS BOULEVARD
WARD 3

The applicant is requesting the following variance:

1. To vary Schedule ‘C’ Section 3148 of the by-law to permit two hydro transformers and one switchgear to be located outside the approved building envelope whereas the by-law requires that all buildings be constructed in accordance with Schedule ‘C’ Section 3148.

(16)

A16-007  2235465 ONTARIO INC.
PEEL CONDOMINIUM PLAN 906
LEVEL 1, UNIT 20
145 CLARENCE STREET
WARD 3

The applicant is requesting the following variance:

1. To permit Dog Aqua Fitness/Water Wellness/Hydrotherapy to operate from Unit 20 whereas the by-law does not permit the proposed use.
The applicant is requesting the following variances:

1. To permit a Commercial School (Tutoring Academy) whereas the by-law does not permit the proposed use;

2. To increase the maximum gross floor area for office use to 47% of the total gross floor area of all buildings within this zone whereas the by-law restricts the maximum gross floor area for office uses to 40% of the total gross floor area of all buildings within this zone.

The applicant is requesting the following variances:

1. To permit a rear wall of a dwelling unit to be a minimum of 3.9m (12.80 ft.) to a lot line in another zone category whereas the by-law requires a minimum of 7.0m (22.97 ft.);

2. To permit a minimum side yard setback of 1.3m (4.27 ft.) to an accessory structure (shade structure) whereas the by-law requires a minimum setback of 3.0m (9.84 ft.);

3. To permit a fence in a front yard whereas the by-law does not permit a fence in the front yard;

4. To permit a minimum setback of 0.7m (2.30 ft.) from a hydro transformer to a public road right-of-way whereas the by-law requires a minimum of 3.0m (9.84 ft.);

5. To permit no direct access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room whereas the by-law requires that each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two-step grade difference inside the unit and without having to pass through a habitable room.
The applicant is requesting the following variance:

1. To permit the uses, requirements and restrictions of the C1-2439 (Commercial) zone to apply to Lot 716 whereas the by-law requires compliance with the uses, requirements and restrictions of the R1E-10.4-2427 (Residential) zone.

The applicant is requesting the following variances:

1. To permit an existing accessory building (shed) having a gross floor area of 29.4 sq. m. (316.46 sq. ft.) whereas the by-law permits a maximum of 15 sq. m. (161.46 sq. ft.) for any individual accessory building;

2. To permit a combined gross floor area of 40.1 sq. m (431.63 sq. ft.) for two (2) existing accessory buildings (shed and canopy) whereas the by-law permits two (2) accessory buildings with a maximum combined gross floor area of 20 sq. m (215.28 sq. ft.);

3. To permit a 0.0 metre landscape strip adjacent to a side lot line whereas the by-law requires a minimum landscape strip of 0.6m (1.97 ft.);

4. To permit a fence in the front yard having a maximum height of 1.27m (4.17 ft.) whereas the by-law permits a fence in the front yard to a maximum height of 1.0m (3.28 ft.).

The applicants are requesting the following variance:

1. To permit an existing driveway width of 7.32m (24 ft.), including curbs, whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).
(22)

A16-014  1661872 ONTARIO LIMITED  
PEEL CONDOMINIUM PLAN 767  
LEVEL 1, UNIT 30  
8897 THE GORE ROAD  
WARD 8

The applicant is requesting the following variance:

1. To permit outside storage of shopping carts in a coral at the front of the store whereas the by-law does not permit outside storage of shopping carts.

(23)

A16-015  2211585 ONTARIO INC.  
PT. BLOCK 2, PLAN 43M-561  
67 SUN PAC BOULEVARD  
WARD 8

The applicant is requesting the following variances:

1. To permit truck parking with an associated office trailer on the property for a temporary period of five (5) years whereas the by-law does not permit the use;

2. To permit a minimum front yard depth of 13m (42.65 ft.) whereas the by-law requires a minimum depth of 20m (65.62 ft.);

3. To permit a minimum side yard width of 1.0m (3.28 ft.) whereas the by-law requires a minimum side yard width of 8.0m (26.24 ft.);

4. To permit 0% landscaping in a required side yard whereas the by-law requires a minimum of 50% of the required side yard to be landscaped.

DEFERRED MINOR VARIANCE APPLICATIONS

(24)

A15-175  FATEH DEVELOPMENTS INC.  
PT. LOT 5, CONC. 3 WHS  
1453 QUEEN STREET WEST  
WARD 6

The applicant is requesting the following variances:

1. To permit a Restaurant whereas the by-law does not permit the proposed use;

2. To provide 15 parking spaces whereas the by-law requires a minimum of 33 parking spaces;
3. To permit an outdoor patio area in conjunction with the restaurant whereas the by-law does not permit an outdoor patio;

4. To Vary Schedule ‘C’ Section 206 of the by-law to permit an accessory structure (storage shed with roof cover) outside the approved building envelope whereas the by-law requires compliance with Schedule ‘C’ Section 206 of the by-law;

5. To permit outside storage (under the roof cover) whereas the by-law does not permit outside storage;

6. To Vary Schedule ‘C’ Section 206 of the by-law to permit paving outside the envelope whereas the by-law requires compliance with Schedule ‘C’ Section 206 of the by-law;

7. To Vary Schedule ‘C’ Section 206 of the by-law to permit a tent in the patio area outside the approved building envelope whereas the by-law requires compliance with Schedule ‘C’ Section 206 of the by-law;

8. To permit two (2) oversized motor vehicles (firetruck and ambulance) to be stored/parked on the property whereas the by-law does not permit the storage/parking of oversized motor vehicles;

9. To permit a drive aisle width of 4.85m whereas the by-law requires a minimum drive aisle width of 6.0m.

(25)

A15-211  2435557 ONTARIO INC.  LOT 2, PLAN 569
LOT 2, PLAN 569
PT. 3, PLAN 43R-15247
8 RESEARCH ROAD
WARD 3

The applicant is requesting the following variances:

1. To permit a motor vehicle sales/leasing establishment with indoor and outdoor display areas (with a maximum of 5 outdoor display vehicles) whereas the by-law does not permit the use or the outdoor storage/display area;

2. To permit one residential unit with no additional parking whereas the by-law does not permit the residential use and requires 2 parking spaces for the residential unit.