MAY 24, 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, Development Planner
Todd Payne, Plans Examiner, Zoning
Michelle Gervais, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held May 3, 2016

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B16-013 PRIMONT PROPERTIES INC.

BLOCK 1, PLAN 43M-1985
N/E CRNR OF MISSISSAUGA ROAD & SANDALWOOD PARKWAY
WARD 6

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 22894.79 square metres (5.657 acres). The effect of the application is to create a new lot proposing a lot frontage of approximately 46.87m (153.77 ft.),
Committee of Adjustment Agenda

a depth of approximately 98.29m (322.47 ft.) and an area of approximately 5841.79 square metres (1.44 acres) for future commercial purposes.

NEW MINOR VARIANCE APPLICATIONS

(2)

A16-042  1492707 ONTARIO INC.  
PT. LOT 3, CONC. 2 EHS  
220 RUTHERFORD ROAD S  
WARD 3

The applicant is requesting the following variances:

1. To permit 66 parking spaces on site whereas the by-law requires a minimum of 81 parking spaces on site;

2. To permit a parking aisle width of 3.6m (11.81 ft.) whereas the by-law requires a minimum parking aisle width of 6.6m (21.65 ft.);

3. To permit a driveway width of 3.6m (11.81 ft.) and 4.46m (14.63 ft.) whereas the by-law requires a minimum driveway width of 3.0m (9.84 ft.) for one-way traffic and 6.0m (19.68 ft.) for two way traffic;

4. To permit a 3.6m (11.81 ft.) wide driveway leading to a loading area whereas the by-law requires unobstructed ingress and egress of not less than 6.0m (19.68 ft.) in width to and from a street by means of driveways, aisles;

5. To permit one (1) loading space whereas the by-law requires a minimum of two (2) loading spaces.

(3)

A16-043  HJMT HOLDINGS INC.  
BLOCK 174, PLAN M-1485  
15 FANDOR WAY  
WARD 6

The applicant is requesting the following variances:

1. To permit a grocery store having a maximum gross floor area of 832.16 square metres (supermarket) whereas the by-law permits a grocery store having a gross floor area of less than 600 square metres;
2. To permit one (1) parking space to be used for a cart corral resulting in a total of 112 parking spaces on site whereas the by-law requires a minimum of 141 parking spaces on site.

Note: Approval was granted under application A14-112 to permit 113 parking spaces on site.

(4)

A16-086  JIM IUTZI AND SUZZETTE CLARKE
LOT 125, PLAN 43M-1076
56 SUMMERFIELD CRESCENT
WARD 5

The applicants are requesting the following variances:

1. To permit a rear yard setback of 5.3m (17.39 ft.) to a proposed addition (below grade entrance enclosure) whereas the by-law requires a minimum rear yard setback of 8.0m (26.25 ft.); 25% of the lot depth;

2. To permit a rear yard setback of 0.38m (1.25 ft.) to an existing accessory structure (shed) whereas the by-law requires a minimum rear yard setback of 0.6m (1.97 ft.);

3. To permit lot coverage of 40% whereas the by-law permits lot coverage to a maximum of 30%;

4. To permit a fence in the rear yard having a maximum height of 2.2m (7.22 ft.) whereas the by-law permits a fence in the rear yard to a maximum height of 2.0m (6.56 ft.).

(5)

A16-087  2360243 ONTARIO INC.
BLOCK 149, PLAN 43M-1654
60 LACOSTE BOULEVARD
WARD 10

The applicant is requesting the following variance:

1. To permit a commercial school (driving school) to operate from Unit 208 whereas the by-law does not permit the proposed use.

Note: A previous approval granted under application A15-202 permits a commercial school, specifically a tutoring school, to operate from Unit 208.
(6)

A16-090  2478398 ONTARIO INC.
3 RAINHAM COURT
WARD 7

The applicant is requesting the following variances:

1. To permit a Motor Vehicle Body Shop whereas the by-law does not permit the proposed use;

2. To permit Motor Vehicle Sales with an Outdoor Car Sales Display Area for a maximum of 5 (five) vehicles whereas the by-law does not permit the use or the Outdoor Display Area;

3. To permit a 0.0 metre wide landscaped open space strip along the lot line abutting a street whereas the by-law requires a minimum 3.0m (9.84 ft.) wide landscaped open space strip along the lot line abutting a street, except at approved driveway locations.

(7)

A16-091  SHRI MAHA KALI AMMAA MANDIR
HINDU ASSOCIATION
13 KENVIEW BOULEVARD
WARD 8

The applicant is requesting the following variance associated with a Place of Worship:

1. To provide four (4) parking spaces whereas the by-law requires a minimum of eleven (11) parking spaces.

Note: A previous approval authorized by the Ontario Municipal Board will expire on May 30, 2016.

(8)

A16-092  METRUS PROPERTIES INC.
525 DEERHURST DRIVE
WARD 8

The applicant is requesting the following variance:

1. To permit outside storage (trailer parking) whereas the by-law does not permit the proposed use.
The applicant is requesting the following variance:

1. To permit a Commercial, Technical, or Recreational School having a maximum floor area of 1,440 sq. m (15,500 sq. ft.) whereas the by-law does not permit the proposed use.

Note: A previous approval granted in 1993 under application A181/93 permits uses, including the commercial school use which were permitted only in an industrial mall with 5 units, while the subject building has only 2 units. The permitted uses approved under application A181/93 were limited to a cumulative maximum floor area of 299.34 sq. m (3,221.1 sq. ft.).

The applicant is proposing development of the site which includes a gas bar/convenience store with a drive-through, an ancillary car wash, an auto repair shop and a lube shop and is requesting the following variances:

1. To permit 49 parking spaces on site whereas the by-law requires a minimum of 53 parking spaces;

2. To permit a minimum front yard setback of 4.5m (14.76 ft.) to a proposed hydro transformer whereas the by-law requires a minimum front yard setback of 15.0m (49.21 ft.);

3. To permit a minimum interior side yard setback of 2.2m (7.22 ft.) to a proposed hydro transformer whereas the by-law requires a minimum interior side yard setback of 6.0m (19.68 ft.).
DEFERRED MINOR VARIANCE APPLICATIONS

(11)

A16-017  2466482 ONTARIO INC.  PT. LOT 1, CONC. 2 EHS 26 BRAMSTEELE ROAD WARD 3

The applicant is requesting the following variance:

1. To permit a motor vehicle sales establishment having a gross floor area of 365 square metres (3,928.83 square feet) whereas they by-law does not permit the proposed use;

2. To permit the existing convenience restaurant having a commercial gross floor area of 250 square metres (2,690.97 square feet) whereas the by-law permits a maximum commercial gross floor area of 102 square metres (1,097.92 square feet);

3. To permit a total of 33 parking spaces whereas the by-law requires a total of 50 parking spaces.

Note: A variance was grated in 1987 under file A150/87 to allow a total of 38 parking spaces. The site-specific by-law for the property identified a maximum area for the convenience restaurant of 102 square metres.

(12)

A16-018  1579954 ONTARIO LTD.  PT. BLOCK 3, PLAN 43M-874 PT. 1, PLAN 43R-23561 125 CHRYSLER DRIVE WARD 8

The applicant is requesting the following variance:

To permit a retail establishment having a gross floor area of 1290 square metres for the selling of food whereas the by-law does not permit a retail establishment selling more than 929 square metres of food.
The applicant is requesting the following variances:

1. To permit a minimum front yard setback of 3.0m (9.84 ft.) to the building whereas the by-law requires 6.0m (19.68 ft.) to the building;

2. To permit a minimum exterior side yard setback from the daylight triangle of 3.0m (9.84 ft.) to the building whereas the by-law requires 6.0m (19.68 ft.) setback to the daylight triangle;

3. To permit a minimum landscape open space area of 6.0m (19.68 ft.) abutting Queen Street East whereas the by-law requires a minimum landscape open space area of 9.0 (29.52 ft.) abutting Queen Street East except at approved access locations;

4. To permit 242 parking spaces on site whereas the by-law requires a minimum of 300 parking spaces on site;

5. To permit a 4.50m (14.76 ft.) parking aisle leading to a parking space whereas the by-law requires 6.6m (21.65 ft.);

6. To provide a loading space with an unobstructed aisle of 4.5m (14.76 ft.) for ingress and egress to and from a street or lane whereas the by-law requires 6.0m (19.68 ft.).