NEW CONSENT APPLICATIONS

(1)

B16-015  716051 ONTARIO LIMITED  BLOCK 6, PLAN 43M-1907
         NORTH WEST CRNR OF DIXIE ROAD & DOCKSTEADER ROAD
         WARD 9

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)

Related Minor Variance Application A16-118

(2)

B16-016  716051 ONTARIO LIMITED  BLOCK 6, PLAN 43M-1907
         NORTH WEST CRNR OF DIXIE
         ROAD & DOCKSTEADER ROAD
         WARD 9

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)

Related Minor Variance Application A16-119

(3)

B16-017  HASSAN FOGHANI  LOTS 13 & 14, PLAN J-13
         40 HAROLD STREET
         WARD 3

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).

Related Minor Variance Applications A16-132 & A16-133

DEFFERED CONSENT APPLICATIONS

(4)

B16-014  10254 HURONTARIO PROPERTY INC.  PT. LOT 12, CONC. 1 WHS
         10254 HURONTARIO STREET
         WARD 2

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.
NEW MINOR VARIANCE APPLICATIONS

(5)

A16-084 JASON AND MARY VANDERPOL
LOT 96, PLAN 43M-521
16 MINTWOOD COURT
WARD 2

The applicants are requesting 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.).

(6)

A16-114 MATTAMY (BRAMVIEW) LIMITED
PT. LOT 10, PLAN 322, PT. LOT 9
PLAN 368, PT. 1, PLAN 43R-33258,
PT. 1, PLAN 43R-34673, PTS. 4, 7,
9, 10, 48, 49, 52, 54, 55, 56 & 57,
PLAN 43R-33205
209 QUEEN STREET EAST
WARD 3

The applicant is requesting 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.

(7)

**A16-115  ZDRAVKO AND MAGDALENA CIC**

PT. BLOCK A, PLAN M-38

PTS. 106, 106A, 106B, 106C

PLAN 43R-2914

49 GRAND RAPIDS SQUARE

WARD 8

The applicants are requesting the following variance:

1. 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.

(8)

**A16-118  716051 ONTARIO LIMITED**

BLOCK 6, PLAN 43M-1907

NORTH WEST CRNR OF DIXIE ROAD & DOCKSTEADER ROAD

WARD 9

The applicant is seeking the following variance in conjunction with the "severed" parcel proposed under application B16-015:
1. 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.

Related Consent Application B16-015

(9)

A16-119 716051 ONTARIO LIMITED

BLOCK 6, PLAN 43M-1907
NORTH WEST CRNR OF DIXIE ROAD & DOCKSTEADER ROAD
WARD 9

The applicant is seeking the following variance in conjunction with the "severed" parcel proposed under application B16-016:

1. 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.

Related Consent Application B16-016

(10)

A16-120 NORBERTO AND LUBELIA MELO

PEEL CONDOMINIUM PLAN 432
LEVEL 1, UNITS 27, 28, 29, 30
38 REGAN ROAD
WARD 2

The applicants are requesting 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.
The applicant is requesting the following variance associated with a single detached dwelling:

1. To permit an interior side yard setback of 0.68m (2.23 ft.) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

The applicant is requesting 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.

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

1. To permit an exterior side yard setback of 3.69m (12.11 ft.) whereas the by-law requires a minimum exterior side yard setback of 4.5m (14.76 ft.).

The applicants are requesting the following variances:
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.

The applicants are proposing a second storey addition and are requesting 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 setback of 0.6m (1.97 ft.) in the required interior side yard whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.).

The applicant is requesting the following variance:

1. To permit a private school to operate from Units 202 and 204 whereas the by-law does not permit the proposed use.
The applicant is requesting 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%.

The applicant is requesting the following variance:

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

The applicant is seeking the following variances in conjunction with the "severed" parcel proposed under consent application B16-017:

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%.

Related Consent Application B16-017
A16-133  HASSAN FOGHANI  
LOTS 13 & 14, PLAN J-13
40 HAROLD STREET
RETAINED PARCEL
WARD 3

The applicant is seeking the following variances in conjunction with the "retained" parcel proposed under consent application B16-017:

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%.

Related Consent Application B16-017

A16-135  JACQUELINE AND KEVIN DAWKINS  
LOT 354, PLAN 43M-1883
76 ANGELGATE ROAD
WARD 4

The applicants are requesting the following variance:

1. 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  
LOT 111, PLAN 43M-520
7 STONEGATE DRIVE
WARD 2

The applicants are requesting the following variance:

1. 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 ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.45 sq. ft.) for any individual accessory structure.
The applicant is proposing a sunroom addition and is requesting the following variance:

1. To permit lot coverage of 32.14% whereas the by-law permits a maximum lot coverage of 30%.

DEFERRED MINOR VARIANCE APPLICATIONS

The applicant is requesting 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.