AUGUST 2, 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
Paul Aldunate, Central Area Planner
David VanDerBerg, Central Area Planner
Jim McColl, Plans Examiner, Zoning
Michelle Gervais, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held July 12, 2016

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B16-018 BREMONT HOMES (CREDITVIEW NORTH) INC.

PT. LOT 3, CONC. 3 WHS
PT. 2, PLAN 43R-34496
8481 CREDITVIEW ROAD
WARD 4

The purpose of the application is to request the consent of the Committee of Adjustment to the creation of an easement having a width of approximately 3.03 metres (9.94 feet), a depth of
The proposed easement is shown as Part 1 on a Draft Reference Plan (attached). The effect of the application is to create an easement in favour of Bell Canada, Rogers Cable and Hydro One.

NEW MINOR VARIANCE APPLICATIONS

(2)

A16-088  KIM TOTH  
PT. LOTS 1, 2, PLAN BR-11  
PT. 1, PLAN 43R-3724  
88 MAIN STREET SOUTH  
WARD 3

The applicant is requesting the following variances:

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

2. To permit a front yard setback of 7.5m (24.60 ft.) to a proposed sunroom addition whereas the by-law requires a minimum front yard setback of 10.0m (32.80 ft.);

3. To permit a maximum combined driveway width of 8.6m (28.22 ft.) whereas the by-law permits a maximum combined driveway width of 6.71m (22 ft.);

4. To permit a landscape strip of 0.2m (0.65 ft.) along the easterly property line whereas the by-law requires a minimum landscape strip of 0.6m (1.97 ft.);

5. To permit a driveway depth of 2.6m (8.53 ft.) whereas the by-law requires a minimum driveway depth of 5.4m (17.72 ft.);

6. To permit a porch encroachment of 2.75m (9.02 ft.) whereas the by-law permits a maximum encroachment of 1.8m (5.90 ft.);

(3)

A16-117  EVERTON AND MOREEN GUISHARD  
PT. LOT 35, PLAN M-75  
2 MINTON PLACE  
WARD 7

The applicants are requesting the following variances:

1. To permit a driveway to encroach into the rear yard whereas the by-law requires that the rear yard for the purpose of parking motor vehicles shall not be paved other than a driveway leading to a garage;
2. To permit a maximum driveway width of 8.4m (27.56 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.) for a driveway on the flankage lot line.

(4)

A16-122  BRAMALEA ROAD PHASE TWO
         HOLDINGS LIMITED
         68 BRAMALEA ROAD
         WARD 7

The applicant is requesting the following variances:

1. To permit a commercial school and an office of a physician, dentist or drugless practitioner whereas the by-law does not permit the proposed uses;

2. To provide no additional parking spaces for the proposed new uses (a commercial school and an office of a physician, dentist or drugless practitioner) whereas the by-law requires twenty (20) parking spaces for the specified commercial uses referenced in the site specific zone.

(5)

A16-128  MARCO FRANTZ AND KEITH MARSHALL
         LOT 4, PLAN 327
         9 MCMURCHY AVENUE SOUTH
         WARD 3

The applicants are requesting the following variance:

1. To permit a detached garage having a gross floor area of 55.8 sq. m (600.62 sq. ft.) whereas the by-law permits a detached garage to a maximum size of 48 sq. m (516.67 sq. ft.).

(6)

A16-129  BURSCO LIMITED
         PT. LOT 17, PLAN M-879
         205 & 215 DELTA PARK BLVD.
         WARD 8

The applicant is requesting the following variances:

1. To permit a personal service shop, printing or copying establishment, health or fitness centre and a place of commercial recreation whereas the by-law does not permit the proposed uses;

2. To permit a retail establishment having an outside seasonal storage area of 105 sq. m (1130.21 sq. ft.), (May to August) whereas the by-law does not permit outside storage;
3. To provide 125 parking spaces whereas the by-law requires a minimum of 136 parking spaces.

Note: A previous approval granted under application A16-048 permits 132 parking spaces.

(7)

A16-139  SIKLAN PORTFOLIO HOLDING INC. 
BLOCK 135, PLAN 43M-775
499 RAY LAWSON BLVD.
WARD 4

The applicant is requesting the following variance:

1. To permit a Commercial School (Tutoring) to operate from Unit 11 whereas the by-law does not permit a Commercial School.

(8)

A16-140  TEJPAL SINGH AND SUKHJEEVAN KAUR GREWAL 
PT. BLOCK 187, PLAN M-1160
57 TUMBLEWEED TRAIL
WARD 4

The applicants are requesting the following variances:

1. To permit an accessory building used for the purpose of keeping more than 2 pigeons while providing a setback of 4.8 metres to the dwelling at 57 Tumbleweed Trail and a setback of 5.4 metres to the dwellings at 59 Tumbleweed Trail and 55 Tumbleweed Trail, whereas the by-law requires that a pigeon coop be setback a minimum of 7.6 m (24.93 ft.) from any dwelling unit;

2. To permit an existing driveway width of 5.69 m (18.67 ft.) whereas the by-law permits a maximum driveway width of 4.9 m (16.07 ft.).

(9)

A16-141  HARINDER SINGH AND KAUR KAMAL PREET 
PT. LOT 12, CONC. 9 N.D.
10387 MCVEAN DRIVE
WARD 10

The applicants are requesting the following variances:

1. To permit a proposed covered porch in a Floodplain Zone having a front yard setback of 28.84m (94.62 ft.) whereas the by-law does not permit a residential dwelling or detached garage in a Floodplain Zone;
2. To permit an existing detached garage having an area of 70 sq. m (753.47 sq. ft.), northerly side yard setbacks of 17.28m (57.00 ft.) and 19.28m (63.25 ft.); and a front yard setback of 37.70m (123.69 ft.) to remain in a Floodplain Zone whereas the by-law does not permit a residential dwelling or a detached garage in a Floodplain Zone.

(10)

A16-143 1439468 ONTARIO INC.
PT. LOT 10, CONC. 9 N.D.
9990 THE GORE ROAD
WARD 8

The applicant is proposing development of the site with a commercial building and is requesting the following variances:

1. To permit a building height of 3 storeys whereas the by-law permits a maximum building height of 2 storeys;

2. To permit 57 parking spaces whereas the by-law requires a minimum of 63 parking spaces;

3. To permit a hydro transformer having a setback of 0.6m (1.97 ft.) to The Gore Road whereas the by-law requires a minimum setback of 1.5m (4.92 ft.);

4. To provide no loading spaces whereas the by-law requires a minimum of one (1) loading space.

(11)

A16-144 715486 ONTARIO LIMITED
LOT 6, PLAN M-90
18 TORTOISE COURT
WARD 10

The applicant is requesting the following variances:

1. To permit a detached garage having a gross floor area of 136 sq. m (1463.90 sq. ft.) whereas the bylaw permits a detached garage to a maximum size of 48 sq. m (516.67 sq. ft.);

2. To permit a detached private garage and an attached private garage on a lot whereas the by-law does not permit a detached private garage and an attached private garage on a lot.
The applicant is requesting the following variance:

1. To permit a place of commercial recreation (billiard hall) to operate from Units 12 and 13 whereas the by-law does not permit the proposed use.

The applicant is requesting the following variance:

1. To permit a Private School whereas the by-law does not permit a Private School.