AUGUST 23, 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
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 August 2, 2016

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B16-019 134 KENNEDY ROAD GP INC.
PT. LOT 432, PLAN 625
PT. 1, PLAN 43R-16836
134 KENNEDY ROAD SOUTH
WARD 3

The purpose of the application is to request the consent of the Committee of Adjustment to sever the rear portion of a parcel of land currently having a total area of approximately 63,930.37 square...
Committee of Adjustment Agenda

metres (15.80 acres). The proposed severed parcel, shown as Part 1 on Plan 43R-16410, has an area of approximately 1,237.37 square metres (0.31 acres). The effect of the application is to provide for a lot addition to the adjacent lands to the south, legally described as Part of Lot 2, Concession 2 EHS, municipally known as 238 Glidden Road to facilitate a rail spur.

DEFERRED CONSENT APPLICATIONS

(2)

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

(3)

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
NEW MINOR VARIANCE APPLICATIONS

(4)

A16-142  PETER SPEIRS, JUDITH SPEIRS  LOT 9, PLAN 43M-520
         BRIAN SPEIRS  4 STARLING COURT
         WARD 2

The applicants are requesting the following variance:

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

(5)

A16-147  E HONG CHONG AND MANIKA
         KNUTEL-CHONG  PEEL CONDOMINIUM PLAN 461
         LEVEL 1, UNIT 10
         116 ORENDA ROAD
         WARD 3

The applicants are requesting the following variance:

1. To permit Motor Vehicle Sales whereas the by-law does not permit Motor Vehicle Sales.

(6)

A16-148  CLAYTON WHYTE AND GEAN WHYTE  PEEL CONDOMINIUM PLAN 146
         LEVEL 1, UNIT 124
         124 ASHTON CRESCENT
         WARD 7

The applicants are proposing installation of a wheelchair lift in the existing garage and are requesting the following variance:

1. To permit one (1) parking space in the private driveway whereas the by-law requires that for each dwelling unit in a rental or townhouse dwelling that two (2) parking spaces be provided in a private driveway or garage.

(7)

A16-149  AGYEI PEPRAH-ASIASE AND
         IRENE SARPONG  PT. LOT 17, PLAN BR-27
         25 FREDERICK STREET
         WARD 3

The applicants are requesting the following variance:
1. To permit a proposed open, roofed porch (above a proposed below-grade basement addition and patio) having an interior side yard setback of 1.2m (3.94 ft.) whereas the by-law requires a minimum interior side yard setback of 3.0m (9.84 ft.).

(8)

A16-150  OAK RIDGES HOMES INC.  LOT 46, PLAN 43M-2007  17 YATELY STREET  WARD 6

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

1. To permit a rear yard setback of 5.56m (18.24 ft.) whereas the by-law requires a minimum rear yard setback of 6.0m (19.68 ft.).

(9)

A16-151  OAK RIDGES HOMES INC.  LOT 47, PLAN 43M-2007  25 YATELY STREET  WARD 6

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

1. To permit a rear yard setback of 5.41m (17.75 ft.) whereas the by-law requires a minimum rear yard setback of 6.0m (19.68 ft.).

(10)

A16-153  ALA HAFEZ AND WAFA KHAWAM  PT. LOT 122, PLAN 809  3 DRAKE BOULEVARD  WARD 7

The applicants are requesting the following variances:

1. To permit a rear yard setback of 5.18m (17 ft.) to a proposed addition whereas the by-law requires a minimum rear yard setback of 7.6m (24.94 ft.);

2. To permit a fence having a maximum height of 2.15m (7.05 ft.) whereas the by-law permits a fence having a maximum height of 2.0m (6.6 ft.).
The applicants are requesting the following variance:

1. To permit an existing below grade entrance between a main wall of the dwelling and the flankage lot line whereas the by-law does not permit a below grade entrance between a main wall of the dwelling and the flankage lot line.

The applicant is proposing to construct a mezzanine in Unit 1 and is requesting the following variance:

1. To provide 209 parking spaces on site whereas the by-law requires a minimum of 231 parking spaces on site to accommodate the increase in gross floor area.

The applicant is requesting the following variance:

1. To permit the front of an above grade door located on a side wall of a single detached dwelling to have a distance of 0.97m (3.18 ft.) to an interior side lot line whereas the by-law requires a minimum distance of 1.2m (3.94 ft.) to an interior side lot line.

The applicant is requesting the following variance:
1. To permit an existing below grade entrance in a required side yard having a setback of 0.65m (2.14 ft.) whereas the by-law does not permit a below grade entrance in a required side yard.

   (15)

   A16-158   HAMOUNT INVESTMENTS LTD.  
   PEEL CONDOMINIUM PLAN 382  
   LEVEL 1, UNIT 49  
   2053 WILLIAMS PARKWAY, UNIT 1  
   WARD 8

   The applicant is requesting the following variance:

   1. To permit offices of accredited or licensed professionals whereas the by-law does not permit professional offices as an independent use.

   (16)

   A16-159   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 cabana) to be used as habitable space (installation of a washroom and wetbar) whereas the by-law does not permit an accessory structure to be used for habitable space.

   DEFERRED MINOR VARIANCE APPLICATIONS

   (17)

   A16-091   SHRI MAHA KALI AMMAA MANDIR  
   HINDU ASSOCIATION  
   PEEL CONDOMINIUM PLAN 451  
   LEVEL 1, UNIT 28  
   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 expired on May 30, 2016.
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

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