SEPTEMBER 13, 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
Matt Kavanaugh, Development Planner
Lesley Dahonick, 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 23, 2016

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

DEFFERED CONSENT APPLICATION

(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 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.

**NEW MINOR VARIANCE APPLICATIONS**

(2)

**A13-275  1421374 ONTARIO LIMITED**

**PT. LOT 1, CONC. 7 ND**

**8003 AIRPORT ROAD**

**WARD 8**

The applicant proposes redevelopment of the property and is requesting the following variances:

1. To permit a Motor Vehicle Washing Establishment and Motor Vehicle Repair whereas the by-law does not permit the proposed uses;

2. To permit a minimum front yard setback of 3.30m (10.83 ft.) to the building whereas the by-law requires a minimum front yard setback 14.0m (45.93 ft.);

3. To permit an exterior side yard setback of 1.79m (5.87 ft.) to the building whereas the by-law requires a minimum exterior side yard setback of 6.0m (19.68 ft.);

4. To permit a maximum Gross Commercial Floor Area of 2,281.21 square metres whereas the by-law permits a maximum Gross Commercial Floor Area of 250 square metres;

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

6. To permit a front yard setback of 3.89m (12.76 ft.) to a transformer whereas the by-law requires a minimum front yard setback of 14.0m (45.93 ft.);

7. To permit an interior side yard setback of 1.0m (3.28 ft.) to a transformer whereas the by-law requires a minimum interior side yard setback of 3.0m (9.84 ft.);

8. To vary Schedule ‘C’ Section 1504 with respect to landscaped open space area whereas the by-law requires that landscaping be in accordance with Schedule ‘C’ Section 1504 to the by-law;

9. To vary Schedule ‘C’ Section 1504 to allow proposed buildings outside of the approved building envelope whereas the by-law requires that all buildings be constructed in accordance with Schedule ‘C’ Section 1504 to the by-law.
The applicant is proposing construction of a single detached dwelling and is requesting the following variances:

1. To permit a building height of 11.52m (37.80 ft.) to the midpoint of the roof whereas the by-law permits a maximum building height of 10.6m (34.78 ft.);
2. To permit a garage door height of 2.75m (9.0 ft.) whereas the by-law permits a maximum garage door height of 2.4m (7.87 ft.).

The applicant is requesting the following variances:

1. To permit five (5) existing accessory structures (greenhouse, 2 sheds, play structure and pizza oven) having a total combined area of 87.36 sq. m (940.34 sq. ft.) whereas the by-law permits two (2) accessory structures with a maximum combined area of 40 sq. m (430.55 sq. ft.);
2. To permit outside storage (parking) of four (4) utility trailers on the property associated with a business not located on the property whereas the by-law does not permit outside storage associated with a business.

The applicant is requesting the following variances:

1. To permit a fence in the front yard having a maximum height of 1.4m (4.59 ft.) whereas the by-law permits a fence in the front yard to a maximum height of 1.0m (3.28 ft.);
2. To permit a fence in the rear yard having a maximum height of 2.34m (7.68 ft.) whereas the by-law permits a maximum height of 2.0m (6.6 ft.);
3. To permit an accessory structure (Shed A) having a rear yard setback of 0.3m (0.98 ft.) whereas the by-law requires a minimum rear yard setback of 0.6m (1.97 ft.);

4. To permit an accessory structure (Shed B) having a rear yard setback of 0.1m (0.33 ft.) and a side yard setback of 0.0m whereas the by-law requires a minimum rear yard setback and side yard setback of 0.6m (1.97 ft.).

(6)

A16-163 2195162 ONTARIO INC.  
PT. LOT 3, CONC. 2 EHS  
PTS. 2 & 4, PLAN 43R-18975  
171 RUTHERFORD ROAD SOUTH  
WARD 3

The applicant is requesting the following variance:

1. To permit a Motor Vehicle Sales Establishment with a maximum outdoor display area for five (5) cars whereas the by-law does not permit the proposed use.

NOTE: A previous approval granted under application A13-211 for a temporary period of three (3) years will expire on November 18, 2016.

(7)

A16-164 CHINGUACOUSY FARM LIMITED  
LOT 125 L, PLAN 43M-1984  
80 COOKVIEW DRIVE  
WARD 2

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

1. To permit an interior side yard setback of 0.85m (2.79 ft.) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.)

(8)

A16-165 CHINGUACOUSY FARM LIMITED  
LOT 126 R, PLAN 43M-1984  
78 COOKVIEW DRIVE  
WARD 2

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

1. To permit an interior side yard setback of 1.08m (3.54 ft.) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).
The applicant is requesting the following variance:

1. To permit a kennel facility including dog daycare, boarding, grooming and training whereas the by-law does not permit the proposed use.

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

1. To permit a lot width of 11.6m (38.06 ft.) whereas the by-law requires a minimum lot width of 14m (45 ft.);

2. To permit an interior side yard setback of 0.6m (1.97 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 associated with a proposed single detached dwelling:

1. To permit a lot width of 11.6m (38.06 ft.) whereas the by-law requires a minimum lot width of 14m (45 ft.);
2. To permit an interior side yard setback of 0.6m (1.97 ft.) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

(12)

A16-170  FOUR X DEVELOPMENT INC.  
PT. LOT 7, CONC. 5 WHS  
LOT 205 ON A DRAFT M-PLAN  
(LOT 176, DRAFT PLAN OF SUBDIVISION 21T-10020B)  
LONGEVITY RD/SETTLERS FIELD RD  
WARD 6

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

1. To permit a garage facing the flankage lot line whereas the by-law requires that no garage shall face the flankage lot line.

(13)

A16-171  MATTAMY (MOUNT PLEASANT) LIMITED  
PT. LOT 17, CONC. 2 WHS  
LOT 231 ON A DRAFT M-PLAN  
(LOT 663, DRAFT PLAN OF SUBDIVISION 21T-11008B)  
MINCING TRAIL  
WARD 6

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

1. To permit a minimum lot width of 11.6m (38.06 ft.) whereas the by-law requires a minimum lot width of 12.5m (41 ft.);

2. To permit an interior side yard setback of 0.6m (1.97 ft.) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

(14)

A16-172  PACKALL CONSULTANTS (1981) LIMITED  
PT. BLOCK K, PLAN 977  
PT. 1, PLAN 43R-18953  
2 SHAFTSBURY LANE  
WARD 8

The applicant is proposing development of the northern portion of the site for an expanded parking area and is requesting the following variances:
Committee of Adjustment Agenda

1. To permit a parking lot for truck trailer storage not associated with a business operating from a building on the same lot, whereas the by-law does not permit the proposed use;

2. To permit a maximum height of 5.0m (16.40 ft.) for outside storage (truck trailers) whereas the by-law permits a maximum height of 3.0m (9.84 ft.) for outside storage.

(15)

A16-173  LILLIAN SOCHAJ
LOT 2, PLAN 43M-1662
4 XAVIER COURT
WARD 6

The applicant is requesting the following variances:

1. To permit a rear yard setback of 12.0m (39.37 ft.) to a proposed addition whereas the by-law requires a minimum rear yard setback of 15.0m (49.21 ft.);

2. To permit an existing driveway width of 8.4m (27.56 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24.0 ft.).

(16)

A16-175  HUE NGOC TANG
LOT 4, PLAN M-520
8 KENPARK AVENUE
WARD 2

The applicant is requesting the following variances:

1. To permit an existing below grade entrance having a side yard setback of 0.45m (1.48 ft.) whereas the by-law requires a minimum side yard setback of 1.2m (3.94 ft.);

2. To permit an existing privacy screen on a deck to remain having a maximum height of 2.34m (7.68 ft.) whereas the by-law permits a maximum height of 2.0m (6.6 ft.);
DEFERRED MINOR VARIANCE APPLICATION

(17)

A15-056 WAHEGURU INVESTMENTS INC.  PT. BLK. A, PLAN 676
0 STEELES AVENUE EAST  WARD 3

The applicant is requesting the following variance for a temporary period of five (5) years:

1. To allow for outside storage/parking of up to 32 oversized motor vehicles (trucks) not associated with a business operating from a building on the same lot, whereas the by-law does not permit the proposed use.