OCTOBER 25, 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
David VanderBerg, Development Planner
Matt Kavanaugh, Development Planner
Ross Bruno, Plans Examiner, Zoning
Michelle Gervais, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES: Minutes of meeting held October 4, 2016

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B16-020 SHERIFF CORPORATION

PT. LOT 3, PLAN 43M-879
PTS. 1-4, PLAN 43R-24073
150 DELTA PARK BOULEVARD
WARD 8

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 5.94 hectares (14.69 acres). The effect of the application is to create a
new lot having frontage on Delta Park Boulevard of approximately 95.33 m (312.76 ft.), a depth of approximately 151.53 m (497.14 ft.) and an area of approximately 16,416 sq. m (4.05 acres). The proposed severed lot (150 Delta Park Boulevard) is occupied by an industrial building, 7,103.6 sq. m (76,462.51 sq. ft.) and will continue to be used for industrial purposes. (Concurrent consent applications B16-021 and B16-022).

(2)

B16-021  SHERIFF CORPORATION

PT. LOT 3, PLAN 43M-879
PTS. 1-4, PLAN 43R-24645
160 DELTA PARK BOULEVARD
WARD 8

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 5.94 hectares (14.69 acres). The effect of the application is to create a new lot having frontage on Delta Park Boulevard of approximately 82.89 m (271.95 ft.), a depth of approximately 161.16 m (528.74 ft.) and an area of approximately 13,381 sq. m (3.30 acres). The proposed severed lot (160 Delta Park Boulevard) is occupied by an industrial building, 6,599 sq. m (71,031.04 sq. ft.) and will continue to be used for industrial purposes. (Concurrent consent applications B16-020 and B16-022).

(3)

B16-022  SHERIFF CORPORATION

PT. LOT 3, PLAN 43M-879
PTS. 1-4, PLAN 43R-24645
170 DELTA PARK BOULEVARD
WARD 8

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 5.94 hectares (14.69 acres). The effect of the application is to create a new lot having frontage on Delta Park Boulevard of approximately 105.58 m (346.39 ft.), a depth of approximately 176.81 m (580.08 ft.) and an area of approximately 16,037 sq. m (3.96 acres). The proposed severed lot (170 Delta Park Boulevard) is occupied by an industrial building, 7,438 sq. m (80,061.98 sq. ft.) and will continue to be used for industrial purposes. (Concurrent consent applications B16-020 and B16-021).
B16-023  HARDEEP SARAN  
PT. LOT 8, PLAN 43M-1779  
PT. 8, PLAN 43R-33630  
74 SAINT GRACE COURT  
WARD 8

The purpose of the application is to request consent to create an easement having a width of approximately 3.1m (10.17 ft.), a depth of approximately 10.0m (32.80 ft.) and an area of approximately 11.5 square metres (123.76 square feet). The effect of the application is to grant a servicing easement over a portion of the subject property in favour of the lands to the south municipally known as 9452 The Gore Road.

B16-024  BRAMPORT SHOPPING CENTRES II LIMITED  
PT. LOTS 9 & 10, CONC. 6 EHS  
PT. 2, PLAN 43R-34934  
AIRPORT ROAD  
WARD 8

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 30,236 square metres (7.47 acres). The effect of the application is to create a new lot having a frontage of approximately 136.53 metres (447.93 feet), a depth of approximately 160.29 metres (525.88 feet) and an area of approximately 25,073 square metres (6.20 acres) to facilitate the sale of the proposed severed parcel.

NEW MINOR VARIANCE APPLICATIONS

A16-183  HEARTLAND (SEVEN) LIMITED AND QUARRE PROPERTIES INC.  
PT. LOT 15, CONC. 11 ND  
PT. 1, PLAN 43R-36390  
10900 COLERAINE DRIVE  
WARD 10

The applicant is requesting the following variances associated with the relocation of a heritage home (Cole Farmhouse):

1. To permit a side yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum side yard setback of 15m (49.52 ft.);
2. To permit a front yard setback of 10.6m (34.78 ft.) whereas the by-law requires a minimum front yard setback of 22m (72.18 ft.).

(7)

A16-185 1367933 ONTARIO INC.  
PT. LOT 17, CONC. 3 WHS  
PT.1, PLAN 43R-30676  
1635 MAYFIELD ROAD  
WARD 6

The applicant is requesting the following variance:

1. To permit a temporary new homes sales pavilion whereas the by-law does not permit the proposed use.

(8)

A16-186 2378682 ONTARIO INC.  
PT. LOT 1, CONC. 2 EHS  
PT. 1, PLAN 43R-27481  
12 HALE ROAD  
WARD 3

The applicant is requesting the following variance:

1. To permit a Motor Vehicle Sales Establishment with an outdoor display area for a maximum of eight (8) vehicles whereas the by-law does not permit the use.

(9)

A16-187 DHANESH AND TEJPAL PRAJAPATI  
LOT 159, PLAN 43M-1878  
39 AGRICOLA ROAD  
WARD 6

The applicants are requesting the following variances:

1. To permit a driveway width of 10.64m (34.90 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22.00 ft.);

2. To maintain no landscaping in the front yard whereas the by-law requires that the entire yard areas shall be landscaped open space other than a driveway, an encroachment or an accessory building permitted by the by-law.
The applicant is requesting the following variance:

1. To permit a proposed below grade entrance in the front yard whereas the by-law does not permit a below grade entrance in the front yard.

The applicants are requesting the following variance:

1. To permit an existing deck having a rear yard setback of 3.5m (11.48 ft.) whereas the by-law requires a minimum rear yard setback of 4.5m (14.76 ft.).

The applicant is requesting the following variance:

1. To permit an insurance office whereas the by-law does not permit an insurance office.

The applicants are requesting the following variance:

1. To permit a Day Nursery and Private School (Montessori School) whereas the by-law does not permit the proposed use.
The applicant is requesting the following variance:

1. To permit outside storage (roofing shingles, roofing materials, steel studs and steel rolls) whereas the by-law does not permit outside storage of goods, materials or machinery.

The applicant is requesting the following variance:

1. To permit a Commercial School to operate from Units 101, 102, 103 and 210 whereas the by-law does not permit a Commercial School.

The applicants are requesting the following variance:

1. To permit an existing deck having a rear yard setback of 4.26m (13.97 ft.) whereas the by-law requires a minimum rear yard setback of 4.5m 14.76 ft.)

The applicant is requesting the following variances associated with the construction of a proposed detached garage:

1. To permit a building height of 6.26m (20.54 ft.) whereas the by-law permits a maximum building height of 4.5m (14.76 ft.);
2. To permit a gross floor area of 120.4 sq. m (1,295.98 sq. ft.) whereas the by-law permits a maximum gross floor area of 45 sq. m (484.38 sq. ft.); 

3. To permit habitable space (heating and washroom facilities) within the proposed detached garage whereas the by-law does not permit habitable space within a detached garage.

DEFERRED MINOR VARIANCE APPLICATIONS

(18)

A16-146 MEDCAP REAL ESTATE HOLDINGS INC.
PT. BLOCK B, PLAN 962
25 KINGS CROSS ROAD
WARD 7

The applicant is requesting the following variances:

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

2. To permit a minimum of 65 percent of the total gross floor area to be used for a recreational facility whereas the by-law requires a minimum of 70 percent of the total gross floor area to be used for a recreational facility.

(19)

A16-163 2195162 ONTARIO INC.
PT. OF LOT 3, CONC. 2 EHS
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.
The applicant is proposing development of the northern portion of the site for an expanded parking area and is requesting the following variances:

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.