NOVEMBER 15, 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
Nasir Mahmood, Development Planner
David Vanderberg, Central Area Planner
Paul Aldunate, Central Area Planner
Matt Kavanaugh, Development Planner
Todd Payne, Plans Examiner, Zoning
Michelle Gervais, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ELECTION OF CHAIR AND VICE-CHAIR:

ADOPTION OF MINUTES:
Minutes of meeting held October 25, 2016

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:
NEW MINOR VARIANCE APPLICATIONS

(1)

A16-174 2494747 ONTARIO LIMITED
PT. LOT 4, CONC. 2 EHS
98 RUTHERFORD ROAD SOUTH
WARD 3

The applicant is requesting the following variances:

1. To permit a Motor Vehicle Washing Establishment to operate from Unit 2B whereas the by-law does not permit the proposed use;

2. To provide 645 parking spaces whereas the by-law requires a minimum of 690 parking spaces.

(2)

A16-184 HARPREET AND GAGANDEEP
CHAHAL
LOT 23, PLAN M-350
27 ROSEGARDEN DRIVE
WARD 10

The applicants are requesting the following variances:

1. To permit an accessory structure (proposed cabana) having a gross floor area of 37.16 sq. m (400 sq. ft.) whereas the by-law permits a maximum gross floor area of 23 sq. m (247.57 sq. ft.) for any individual accessory structure;

2. To permit an accessory structure (proposed cabana) to be used as habitable space (installation of a sink for food preparation) whereas the by-law does not permit an accessory structure to be used for habitable space;

3. To permit three (3) accessory structures (existing shed, existing dog house and proposed cabana) having a total combined gross floor area of 57.9 sq. m (623.23 sq. ft.) whereas the by-law permits two (2) accessory structures with a maximum combined gross floor area of 40 sq. m (430.55 sq. ft.);

4. To permit an existing accessory structure (dog house) in the front yard whereas the by-law does not permit an accessory structure in the front yard.
The applicants are requesting the following variances:

1. To permit an existing below grade entrance in the required side yard whereas the by-law does not permit a below grade entrance in the required side yard;

2. To permit a side yard setback of 0.31m (1.01 ft.) to a below grade entrance whereas the by-law requires a minimum side yard setback of 1.2m (3.94 ft.).

The applicant is requesting the following variances:

1. To permit the continued use of the property for a temporary new homes sales pavilion whereas the by-law does not permit the use;

2. To permit a front yard setback of 20.87m (64.47 ft.) whereas the by-law requires a minimum front yard setback of 22m (72.18 ft.).

Note: Approval was granted for a new homes sales pavilion under application A14-167 for a temporary period of two (2) years.

The applicants are requesting the following variance:

1. To permit a side yard setback of 0.72m (2.36 ft.) to an attached garage whereas the by-law requires a minimum side yard setback of 1.2m (3.94 ft.).
The applicant is requesting the following variance associated with a proposed single detached dwelling:

1. To permit a rear yard setback of 5.6m (18.37 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

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

1. To permit a front yard setback of 4.35m (14.27 ft.) whereas the by-law requires a minimum front yard setback of 4.5m (14.76 ft.).

The applicant is requesting the following variances:

1. To permit an interior side yard setback of 0.88m (2.89 ft.) to a proposed addition to the dwelling whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);

2. To permit an interior side yard setback of 0.92m (3.02 ft.) to an attached garage whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).
The applicants are requesting the following variances:

1. To permit an existing driveway width of 7.95m (26.08 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22.00 ft.);

2. To provide 0.0m of permeable landscaping adjacent to the side lot line whereas the by-law requires a minimum of 0.6m (1.97 ft.) of permeable landscaping adjacent to the side lot line.

The applicant is requesting the following variance:

1. To permit a youth shelter operated by the Region of Peel whereas the by-law does not permit the proposed use.

The applicant is proposing a restaurant use in Unit 11 and is requesting the following variance:

1. To permit a minimum of 67 parking spaces on site whereas the by-law requires a minimum of 85 parking spaces on site for all uses.

The applicant is proposing a two-storey addition consisting of eleven (11) independent living suites and is requesting the following variances:

1. To permit a separation distance of 24m (78.74 ft.) between main buildings whereas the by-law requires a minimum separation distance of 46m (150.92 ft.);
2. To permit a semi-recessed garbage and refuse disposal system to be located outside a building whereas the by-law requires all garbage and refuse containers be located within a building.

Note: A previous reduction to permit a separation distance of 42.8 metres (140.42 ft.) between main buildings was granted under application A02-061.

(13)

A16-206    LAVIZA JACOB
LOT 10, PLAN 43M-1798
20 GARRYOAKS DRIVE
WARD 8

The applicant is requesting the following variances:

1. To permit a rear yard setback of 6.25m (20.50 ft.) to a proposed building addition whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.);

2. To permit a driveway having a width of 10.37m (34.02 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30.0 ft.).

(14)

A16-207    SALLY FERREIRA
PT. LOT 12, CONC. 4 WHS
214 SALVATION ROAD
WARD 6

The applicant is requesting the following variances:

1. To permit three (3) accessory structures (existing shed, existing play structure and proposed pool cabana) having a combined gross floor area of 62.26 sq. m (670.16 sq. ft.) whereas the by-law permits two (2) accessory structures having a maximum combined gross floor area of 40 sq. m (430.55 sq. ft.);

2. To permit a single accessory structure (proposed pool cabana) having a gross floor area of 44.59 sq. m (479.96 sq. ft.) whereas the by-law permits a maximum gross floor area of 23 sq. m (247.57 sq. ft.) for any individual accessory structure.

(15)

A16-208    VAMF HOLDINGS LTD.
PT. LOT 4, CONC. 2 EHS
90 KENNEDY ROAD SOUTH
WARD 3

The applicant is requesting the following variance for a period of five (5) years:
1. To permit a motor vehicle sales establishment, including outdoor display of vehicles for sale, whereas the by-law does not permit the proposed use.

Note: A previous approval granted under application A13-258 will expire in December, 2016.

(16)

A16-209 SUDEEP MANCHANDRA PT. BLK A, PLAN M-46
PTS 3 & 3A, PLAN 43R-3115
25 GATSBY SQUARE
WARD 8

The applicant is requesting the following variances:

1. To permit a below grade entrance in a required side yard whereas the by-law does not permit a below grade entrance in a required side yard;

2. To vary Schedule ‘C’ Section 128 of the by-law to permit an existing below grade entrance in the required side 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.

(17)

A16-210 AMBER FIELDS LTD. PT. LOT 16, CONC. 4 WHS
BLK. 136, PLAN 21T-10015B
BLK. 148, DRAFT M-PLAN
STEWARDSHIP ROAD
WARD 6

The applicant is requesting the following variance associated with a proposed townhouse:

1. To permit an exterior side yard setback of 2.47m (8.10 ft.) whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft.).

(18)

A16-211 PHU HAM LENH AND NGOC LAN MAI
LOT 80, PLAN 43M-1896
54 LEADERSHIP DRIVE
WARD 4

The applicants are requesting the following variance:

1. To provide 0.0 m of permeable landscaping adjacent to the side lot line whereas the by-law requires a minimum of 0.6m (1.97 ft.) of permeable landscaping adjacent to the side lot line.
DEFERRED MINOR VARIANCE APPLICATIONS

(19)

A16-182  DHIRENDER AND ISHA TRIPATHI
PT. LOT 5, CONC. 3 WHS
1061 QUEEN STREET WEST
WARD 4

The applicants are requesting the following variances:

1. To permit a Place of Worship for a temporary period of three (3) years whereas the by-law does not permit a Place of Worship;

2. To permit parking in the rear yard of the property whereas the by-law does not permit parking in the rear yard.

(20)

A16-189  JAGBIR AND KULDIP DHILLON
LOT 33, PLAN 43M-1950
67 VICTORIAVILLE ROAD
WARD 5

The applicants are requesting the following variance:

1. To permit a deck encroachment of 4.41 metres (14.47 feet) into the required rear yard setback, resulting in a rear yard setback of 3.5 metres (11.48 feet) whereas the by-law permits a maximum deck encroachment of 3.0 metres (9.84 feet) into the required rear yard, resulting in a rear yard setback of 4.5 metres (14.76 feet).

(21)

A16-194  BALJIT AND DALJIT SANDU
LOT 91, PLAN 43M-1841
22 ROYAL WEST DRIVE
WARD 5

The applicants are requesting the following variance:

1. To permit a deck encroachment of 3.24m (10.63 ft.) into the required rear yard setback, resulting in a rear yard setback of 4.26m (13.97 ft.) whereas the by-law permits a maximum deck encroachment of 3m (9.84 ft.) into the required rear yard, resulting in a rear yard setback of 4.5m (14.76 ft.)