ADOPTION OF MINUTES:

Minutes of meeting held January 8, 2019

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B19-001 10254 HURONTARIO PROPERTY INC. LOT 12, CONC. 1 WHS
415 RAILSIDE DRIVE
WARD 2

The purpose of the application is to request the consent of the Committee to sever a parcel of land currently having a total area of approximately 30.377 hectares (75.06 acres). The effect of the
Committee of Adjustment Agenda

application is to create a new lot, proposing a lot frontage of approximately 462.7 metres (1,518.04 ft.) and an area of approximately 23.346 hectares (57.69 acres) together with easements for servicing and access. It is proposed that the new lot be used for future industrial purposes.

(2)

**B19-002  10254 HURONTARIO PROPERTY INC.**

LOT 12, CONC. 1 WHS
10254 HURONTARIO STREET
WARD 2

The purpose of the application is to request the consent of the Committee to sever approximately 0.0031 hectares from a parcel of land currently having a total area of approximately 24.39 hectares (60.27 acres). The effect of the application is to provide for a lot addition to the adjacent land (proposed “retained” parcel under consent application B18-020) together with an easement for servicing, resulting in a future development block of approximately 1.36 hectares (3.36 acres).

**NEW MINOR VARIANCE APPLICATIONS**

(3)

**A19-006  CLAUDIA DE ORTEGA AND VICTOR ORTEGA**

PART OF LOTS 14 & 15, CONC. 3 EHS
3 LOBELIA STREET
WARD 9

The applicants are proposing the removal of the existing parking space inside the garage to accommodate a wheelchair lift and are requesting the following variance:

1. To provide one (1) parking space whereas the by-law requires a minimum of two (2) parking spaces per dwelling unit.

(4)

**A19-007  G.C. JAIN INVESTMENTS LIMITED**

PART OF LOT 17, CONC. 10 ND.
7875 MAYFIELD ROAD
WARD 10

The applicant is requesting the following variance:

1. To permit a Private School and Day Nursery accessory to a Community Club and Place of Worship whereas the by-law does not permit the proposed uses.
(5)

A19-010  AMJID JAVED AND FARIDA AMJID  LOTS 36 & 37, PLAN D-14
7 HILLCREST AVENUE
WARD 3

The applicants are proposing the demolition of the existing dwelling and the construction of a new dwelling and are requesting the following variances:

1. To permit a building height of 8.65m (28.38 ft.) whereas the by-law permits a maximum building height of 8.5m (27.89 ft.);

2. To permit lot coverage of 41.9% whereas the by-law permits a maximum lot coverage of 30%.

(6)

A19-011  2644083 ONTARIO LIMITED  PART OF BLOCK 1, PLAN M-873
PARTS 1 TO 4, PLAN 43R-19977
18 CORPORATION DRIVE
WARD 7

The applicant is requesting the following variances:

1. To permit a Commercial, Technical or Recreational School (multi-users) having a maximum gross floor area of 1,864 sq. m (20,064 sq. ft.) whereas the by-law does not permit the use. Note: Approval granted under application A16-093 permits a Commercial, Technical or Recreation School to a maximum gross floor area of 1,440 sq. m (15,500 sq. ft.);

2. To permit a fitness centre having a maximum gross floor area of 140 sq. m (1507 sq. ft.) whereas the by-law does not permit the use;

3. To permit a banquet hall having a maximum gross floor area of 140 sq. m (1507 sq. ft.) whereas the by-law does not permit the use.

(7)

A19-015  JANUARIO AND MARIA ARAUJO  LOT 196, PLAN 679
34 DUNCAN BULL DRIVE
WARD 3

The applicants are requesting the following variance:

1. To permit an interior side yard setback of 0.622m (2.04 ft.) to an existing gazebo 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 90 resident parking spaces whereas the by-law requires a minimum of 105 parking spaces.

Note: A condition of approval under application A18-090 reads as follows: That the requirement for resident parking for any combination of uses permitted in the “Residential Apartment A(3) – Section 2293” zone be calculated at the applicable parking rate in accordance with the Zoning By-law and shall not exceed 104 parking spaces.

The applicant is requesting the following variances:

1. To permit a garden centre for a temporary period of five (5) years whereas the by-law does not permit the use;

2. To permit outdoor storage of material related to the garden centre whereas the by-law does not permit outdoor storage;

3. To permit four (4) accessory structures having a total combined area of 486.96 sq. m (5,241.59 sq. ft.) {(2 greenhouses each having an area of 196 sq. m (2110 sq. ft.), (1 storage shed having an area of 10 sq. m (108 sq. ft.) and a pergola having an area of 84.96 sq. m (914.50 sq. ft.)} whereas the by-law permits two (2) accessory structures having a maximum combined gross floor area of 20 sq. m (215 sq. ft.) and no individual accessory structure exceeding 15 sq. m (161.46 sq. ft.);

4. To allow a minimum rear yard setback of 8.5m (28 ft.) from Coleraine Drive to two (2) of the accessory structures (greenhouses) whereas the by-law requires a minimum rear yard setback of 15.0m (49 ft.).
DEFERRED MINOR VARIANCE APPLICATIONS

(10)

A18-132  PARBHJINDER HOTHI, BALBIR HOTHI, AND JASPREEET HOTHI
LOT 77, PLAN 43M-1798
9 OCEAN AVENUE
WARD 9

The applicants are requesting the following variances:

1. To permit an exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard;

2. To permit an interior side yard setback 0.1m (0.33 ft.) to the exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

(11)

A18-139  FATEH DEVELOPMENTS INC.
PART OF LOT 5, CONC. 3 WHS
PARTS 1 & 3, PLAN 43R-33499
1453 QUEEN STREET WEST
WARD 4

The applicant is requesting the following variances:

1. To permit a restaurant (Dining and Take-Out) whereas the by-law does not permit the proposed use;

2. To vary Schedule ‘C’, Section 206 of the by-law to permit the building area to expand outside of the area identified on Schedule ‘C’ whereas the by-law requires that all buildings and structures be constructed in accordance with Schedule ‘C’, Section 206 of the by-law;

3. To vary Schedule ‘C’, Section 206 of the by-law to permit the parking area to expand into the landscaped open space area identified on Schedule ‘C’ whereas the by-law requires that parking be permitted in the area identified on Schedule ‘C’, Section 206 of the by-law.
The applicants are requesting the following variances:

1. To permit an existing exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard;

2. To permit an interior side yard setback of 0.08m (0.26 ft.) to the existing exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);

3. To permit a side yard setback and a rear yard setback of 0.25m (0.82 ft.) to an existing accessory structure (shed) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to all property lines.

The applicants are requesting the following variance:

1. To permit an existing driveway width of 12.4m (40.68 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30.00 ft.).