MARCH 5, 2019
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:
Stephen Dykstra, Development Planner
Neil Chadda, Development Planner
Daniel Watchorn, Development Planner
Bindu Shah, Development Planner
Yinzhou Xiao, Development Planner
Bernie Steiger, Manager, Development Services
Lesley Dahonick, Plans Examiner, Zoning
Elizabeth Corazzola, Manager, Zoning and Sign By-Law Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held February 12, 2019

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATION

(1)

B19-003  2185715 ONTARIO INC.  PART OF LOT 17, CONC. 8 N.D.
11570 MCVEAN DRIVE
WARD 10

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 6.35 hectares (15.69 acres). The effect of the application is to create a smaller lot proposing a frontage of approximately 41 metres (134.51 feet); a depth of 78.7 metres (258.20 feet) and an area of approximately 0.29 hectares (0.72 acres) which will
continue to be occupied by a single detached dwelling. The retained parcel is proposed to be developed as a future residential Plan of Subdivision.

Related Minor Variance Applications A19-034 & A19-035

DEFERRED CONSENT APPLICATIONS

(2)

B18-024   HAVENWOOD PROPERTIES (CENTRAL) LIMITED
          BLOCK 110 AND LOT 106
          PLAN 43M-1379
          0 CLASSIC DRIVE
          WARD 4

The purpose of the application is to request the consent of the Committee to sever a portion of land having a width of approximately 6.17 metres (20.24 feet) and a depth of approximately 42.50 metres (139.44 feet) from Lot 106, Plan 43M-1379. The effect of the application is to provide for a lot addition to the adjacent land (Block 110, Plan 43M-1379) to increase the lot area to facilitate future residential development. A single detached dwelling is proposed for each of the two lots.

Related Minor Variance Applications A18-160 & A18-161

(3)

B18-027   259819 ONTARIO INC.
          PT. LOT 13, CONC. 1 WHS
          10534 HURONTARIO STREET
          WARD 2

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 12.06 hectares (29.80 acres). The effect of the application is to create a new lot having a width of approximately 223.42 metres (733 feet), a depth of approximately 133.9 metres (439.30 feet) and an area of approximately 2.96 hectares (7.31 acres). It is proposed that the severed parcel be developed for future industrial purposes and the retained lands be developed as a Freight Classification Yard.

NEW MINOR VARIANCE APPLICATIONS

(4)

A19-002   JASVINDER BANWAIT AND TARLOCHAN BANWAIT
          LOT 87, PLAN 43M-1885
          23 BONNIE BRAES DRIVE
          WARD 4

The applicants are requesting the following variance:

1. To permit an existing driveway width of 19.27m (63.22 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30.00 ft.);
2. To permit an existing fence in the front yard having a maximum height of 2.16m (7.09 ft.) whereas the by-law permits a fence in the front yard to a maximum height of 1.0m (3.28 ft.);

3. To permit a 0.0 metre permeable landscape strip adjacent to a side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) wide permeable landscape strip adjacent to a side lot line.

The applicant is requesting the following variances:

1. To permit a rear yard building setback of 5.36m (17.56 ft.) whereas the by-law requires a minimum rear yard setback of 8.38m (27.49 ft.);

2. To permit a setback of 3.94m (12.93 ft.) to a garage door whereas the by-law requires a minimum setback of 6.0m (19.68 ft.);

3. To permit an existing fence having a height of 1.22m (4.00 ft.) in the front yard and within a portion of the visibility triangle whereas the by-law permits a fence in the front yard to a maximum height of 1.0m (3.28 ft.), a height of 0.8m (2.62 ft.) above the grade of the street within the visibility triangle.

The applicant is requesting the following variance:

1. To allow a motor vehicle sales, leasing and rental establishment whereas the by-law does not permit the proposed use.
The applicants are requesting the following variances:

1. To permit an open roofed porch to encroach 3.07m (10.07 ft.) into the required rear yard setback, resulting in a setback of 4.43m (14.53 ft.) whereas the by-law permits a maximum porch encroachment of 1.8m (5.91 ft.) resulting in a rear yard setback of 5.7m (18.70 ft.).

The applicant is 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 0.34m (1.12 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.) on one side and 0.6m (1.97 ft.) on the other side;

3. To permit an existing driveway width of 7.2m (23.62 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);

4. To permit an existing accessory structure (shed) having a setback of 0.48m (1.57 ft.) to the side lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to all lot lines.

The applicants are requesting the following variances:
1. To permit a below grade entrance in an interior side yard whereas the by-law does not permit a below grade entrance in an interior side yard where the interior side yard depth is less than 1.2m (3.94 ft.);

2. To permit an interior side yard setback of 0.14m (0.46 ft.) 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 an existing accessory structure (shed) having a rear yard setback of 0.46m (1.50 ft.) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to all lot lines;

4. To permit an existing driveway width of 7.3m (23.95 ft.) whereas the by-law permits a maximum driveway width of 5.2m (17.06 ft.).

The applicant is requesting the following variances related to the “severed” parcel in conjunction with consent application B19-003:

1. To permit a lot width of 41 metres (134.51 feet) whereas the by-law requires a minimum lot width of 45 metres (147.64 feet);

2. To permit a lot area of 0.29 hectares (0.72 acres) whereas the by-law requires a minimum lot area of 0.8 hectares (1.98 acres).

Related Consent Application B19-003

The applicant is requesting the following variance related to the “retained” parcel in conjunction with consent application B19-003:

1. To permit a lot width of 44 metres (144.36 feet) whereas the by-law requires a minimum lot width of 45 metres (147.64 feet).
Related Consent Application B19-003

(12)

A19-038  HELPORT DEVELOPMENTS INC.  
PART OF LOT 8, CONC. 3 W.H.S  
LOT 17, PLAN 21T-06016B  
CHINGUACOUSY ROAD AND MAJOR  
WILLIAM SHARPE DRIVE  
WARD 5

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

1. To permit a lot depth of 28.3m (92.85 ft.) whereas the by-law requires a minimum lot depth of 30m (98.42 ft.).

(13)

A19-039  HELPORT DEVELOPMENTS INC.  
PART OF LOT 8, CONC. 3 W.H.S  
LOT 18, PLAN 21T-06016B  
CHINGUACOUSY ROAD AND MAJOR  
WILLIAM SHARPE DRIVE  
WARD 5

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

1. To permit a lot depth of 29.5m (96.78 ft.) whereas the by-law requires a minimum lot depth of 30m (98.42 ft.).

DEFERRED MINOR VARIANCE APPLICATIONS

(14)

A18-160  HAVENWOOD PROPERTIES  
(CENTRAL) LIMITED  
BLOCK 110, PLAN 43M-1379  
0 CLASSIC DRIVE  
WARD 4

The applicant is requesting the following variances associated with the proposed severed parcel (depicted as the southerly parcel) in conjunction with Consent application B18-024:
1. To permit a minimum lot width of 16.52 metres whereas the by-law requires a minimum lot width of 21 metres;

2. To permit a minimum lot area of 695 square metres whereas the by-law requires a minimum lot area of 735 square metres.

**Related Consent Application B18-024**

(15)

**A18-161** HAVENWOOD PROPERTIES (CENTRAL)LIMITED

LOT 106, PLAN 43M-1379

0 CLASSIC DRIVE

WARD 4

The applicant is requesting the following variances associated with the proposed retained parcel (depicted as the northerly parcel) in conjunction with Consent application B18-024:

1. To permit a minimum lot width of 15.32 metres whereas the by-law requires a minimum lot width of 21 metres;

2. To permit a minimum lot area of 645 square metres whereas the by-law requires a minimum lot area of 735 square metres.

**Related Consent Application B18-024**

(16)

**A19-025** BEBE ALI

LOT 202, PLAN M-1299

23 LEOPARD GATE

WARD 9

The applicant is requesting the following variance:

1. To permit a rear yard setback of 3.03m (9.94 ft.) to a proposed one storey sunroom addition whereas the by-law requires a minimum rear yard setback of 6.0m (19.68 ft.).