



MARCH 26, 2019
9:00 A.M.
BOARDROOM WT-2C/2D
WEST TOWER, CITY HALL

MEMBERS:

Mario Russo, Chair
Ron Chatha, Vice-Chair
Robert Crouch
Desiree Doerfler
Richard Nurse

STAFF:

Stephen Dykstra, Development Planner
Nasir Mahmood, Development Planner
Shelby Swinfield, Development Planner
Neal Grady, Development Planner
Kevin Freeman, Development Planner
Neil Chadda, Development Planner
David Vanderberg, Central Area Planner
Adam Farr, Manager, Development Services
Todd Payne, Plans Examiner, Zoning
Elizabeth Corazzola, Manager, Zoning and Sign By-Law Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:

Minutes of meeting held March 5, 2019

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATION

(1)

B19-004 **WLADYSLAWA BANKA**

PT. BLOCK. 2, PLAN M-527,
PTS. 2 & 3, PLAN 43R-11559
32 MARA CRESCENT
WARD 1

The purpose of the application is to request the consent of the Committee of Adjustment to grant an easement having a width of approximately 1.80 metres (5.90 feet), a depth of approximately 11.38

Committee of Adjustment Agenda

metres (37.34 feet) and an area of approximately 20.48 square metres (220.44 square feet). The effect of the application is to create/re-establish an easement for right-of-way purposes over 32 Mara Crescent in favour of the adjacent property, municipally known as 34 Mara Crescent.

NEW MINOR VARIANCE APPLICATIONS

(2)

A19-012 **ST. JOSEPH OF NAZARETH ANGLICAN CHURCH** **BLOCK S, PLAN 653**
290 BALMORAL DRIVE
WARD 7

The applicant is requesting the following variance:

1. To permit an exterior side yard setback of 0.9m (2.95 ft.) to a proposed building addition whereas the by-law requires a minimum exterior side yard setback of 7.5m (24.60 ft.) or half of the height of the building, whichever is the greater.

(3)

A19-021 **257578 ONTARIO INC.** **PT. BLOCK. A, PLAN 521**
89 CLARENCE STREET
WARD 3

The applicant is requesting the following variances:

1. To vary Schedule 'C' - Section 3290 of the by-law to permit a proposed gas bar to be located 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 3290;
2. To vary the Landscaped Open Space shown in Schedule 'C' - Section 3290 whereas the by-law requires that the Landscaped Open Space be provided and maintained in accordance with Schedule 'C' -Section 3290.

(4)

A19-040 **2417563 ONTARIO INC.** **PT. BLOCK. G, PLAN 518**
73 EASTERN AVENUE
WARD 3

The applicant is requesting the following variance:

Committee of Adjustment Agenda

1. To permit a motor vehicle sales and leasing establishment whereas the by-law does not permit the proposed use.

(5)

A19-041 **SARBJIT SOHAL AND AMANDEEP SOHAL** **BLOCK 80, PLAN M-1996**
BLOCK 80, PLAN M-1995
15 BEDOUIN CRESCENT
WARD 10

The applicants are requesting the following variance:

1. To permit an interior side yard setback of 0.34m (1.12 ft.) to the landing leading to an above grade side entrance whereas the by-law requires a minimum interior side yard setback of 0.9m (2.95 ft.) to any stairs or landing serving an above grade entrance.

(6)

A19-042 **KARMINDER AND RANJIT NIZZER** **LOT 40, PLAN 43M-1751**
1 DAWES ROAD
WARD 5

The applicants are requesting the following variances:

1. To permit a below grade entrance between the main wall of a dwelling and a flankage lot line whereas the by-law does not permit a below grade entrance in a yard located between the main wall of a dwelling and a flankage lot line;
2. To permit a deck encroachment of 4.53m (14.86 ft.) into the required rear yard setback resulting in a rear yard setback of 2.47m (8.10 ft.) whereas the by-law permits a maximum deck encroachment of 3.0m (9.84 ft.) resulting in a rear yard setback of 4.0m (13.12 ft.).

(7)

A19-044 **KANEFF PROPERTIES LIMITED** **BLOCK 107, PLAN 43M-2015**
BLOCK 121, PLAN 43M-1990
8265 FINANCIAL DRIVE
WARD 6

The applicant is requesting the following variance:

Committee of Adjustment Agenda

1. To permit a Kennel (dog daytime care and overnight boarding services) in conjunction with a dog grooming facility to operate from Building B whereas the by-law does not permit the proposed use.

(8)

A19-045 **951918 ONTARIO LIMITED**

**PEEL STANDARD CONDOMINIUM
PLAN NO. 970, LEVEL 1, UNITS 1-4
187 DEERHURST DRIVE
WARD 8**

The applicant is requesting the following variances:

1. To permit a Place of Worship and accessory Private School for a temporary period of five (5) years whereas the by-law does not permit the use;
2. To provide 66 parking spaces on site whereas the by-law requires a minimum of 120 parking spaces.

(9)

A19-046 **AMARJEET MANN AND KAMALJIT
MANN**

**LOT 35, PLAN M-322
8 RAE AVENUE
WARD 10**

The applicants are requesting the following variances:

1. To permit a single accessory structure (proposed gazebo) having a gross floor area of 32.1 sq. m (345.52 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 a single accessory structure (proposed shed) having a gross floor area of 32.0 sq. m (344.45 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;
3. To permit two (2) accessory structures (proposed gazebo and shed) having a combined gross floor area of 64.1 sq. m (690 sq. ft.) whereas the by-law permits two (2) accessory structures having a maximum combined gross floor area of 40 sq. m (430.56 sq. ft.).

(10)

A19-047 **ASHLEY OAKS HOMES INC.** **BLOCK 47, PLAN 43M-2050**
1-39 SUMMERBEAM WAY
WARD 6

The applicant is requesting the following variances:

1. To permit a minimum lot area of 125 square metres whereas the by-law requires a minimum lot area of 150 square metres;
2. To permit the second storey of a townhouse dwelling unit to be located 4.3m (14.11 ft.) closer to the rear lot line than the second storey wall of the abutting dwelling unit whereas the by-law requires that no second storey component of the unit shall be located more than 3.0m (9.84 ft.) closer to the rear lot line than the second storey wall of the abutting dwelling unit.

(11)

A19-048 **SCOTTISH HEATHER DEVELOPMENT INC.** **BLOCK 56, PLAN 43M-2029**
1-39 SUMMERBEAM WAY
WARD 6

The applicant is requesting the following variance:

1. To permit 2.7m (8.86 ft.) of landscaped open space abutting a public street whereas the by-law requires a minimum of 4.5m (14.76 ft.) of landscaped open space abutting a public street.

DEFERRED MINOR VARIANCE APPLICATIONS

(12)

A17-107 **ANOINTED CHAPEL** **BLOCK H, PLAN M-286**
1 LOWRY DRIVE
WARD 2

The applicant is requesting the following variance:

1. To permit a Place of Worship whereas the by-law does not permit a Place of Worship.

Committee of Adjustment Agenda

(13)

A18-139 **FATEH DEVELOPMENTS INC.**

PT. LOT 5, CONC. 3 WHS.
PTS. 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.

(14)

A18-165 **GIAMPAOLO INVESTMENTS INC.**

PT. BLOCK 11, PLAN 43M-811
1 KENVIEW BOULEVARD
WARD 8

The applicant is requesting the following variances:

1. To vary Schedule C – Section 2615 to permit parking and a driveway to be located on the lands shown as Landscaped Open Space whereas the by-law does not permit any buildings or structures to be located on lands shown as Landscaped Open Space on Schedule C – Section 2615;
2. To permit parking and a driveway to be located on lands zoned Open Space – Section 2626 whereas the by-law permits these lands to be used only as a buffer area having a minimum width of 25 metres.

Committee of Adjustment Agenda

(15)

A18-171 **YESUPADAM VARAKALA AND JOANNY** **LOT 196, PLAN M-353**
VARAKALA **25 VIVALDI CRESCENT**
WARD 3

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.

(16)

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