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
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:
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.).
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.

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**

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.
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 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.
A18-171  YESUPADAM VARAKALA AND JOANNY VARAKALA  LOT 196, PLAN M-353
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.

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.