



**MAY 7, 2019**  
**9:00 A.M.**  
**COUNCIL CHAMBERS**  
**4<sup>TH</sup> FLOOR, CITY HALL**

**MEMBERS:**

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

**STAFF:**

Dana Jenkins, Development Planner  
Stephen Dykstra, Development Planner  
Yinzhou Xiao, Development Planner  
Nasir Mahmood, Development Planner  
Himanshu Katyal, Development Planner  
Krista Walkey, 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 April 16, 2019

**DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:**

**WITHDRAWALS/DEFERRALS:**

**NEW CONSENT APPLICATIONS**

(1)

**B19-010**

**BHARAT CHAWLA CORPORATION**

**PART OF LOT 6, CONC. 2 WHS**  
**32 MCLAUGHLIN ROAD NORTH**  
**WARD 5**

The purpose of the application is to request the consent of the Committee of Adjustment to sever a parcel of land currently having a total area of approximately 1,183.08 square metres (0.29 acres). The effect of the application is to create a new lot having frontage on McLaughlin Road North of approximately 15.24 metres (50.00 ft.), a depth of approximately 39.00 metres (127.95 feet) and an

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area of approximately 591.54 square metres (0.15 acres). A single detached dwelling is proposed for construction on each of the two lots (severed parcel and retained parcel).

### **Related Minor Variance Applications A19-063 and A19-064**

(2)

**B19-011**      **OUTSPAN HOLDINGS LIMITED**

**PART OF LOT 5, CONC. 2 WHS**  
**685 QUEEN STREET WEST**  
**WARD 4**

The purpose of the application is to request the consent of the Committee of Adjustment to grant an easement having a width of approximately 8.93m (30.00 ft.); a depth of approximately 16.92m (55.51 ft.) and an area of approximately 170.96 square metres (1,840.20 square feet). The effect of the application is to create an easement for access purposes in favour of the adjacent property, municipally known as 709 Queen Street West.

## **DEFERRED CONSENT APPLICATIONS**

(3)

**B18-027**      **2598919 ONTARIO INC.**

**PART OF 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.

(4)

**B19-003**      **2185715 ONTARIO INC.**

**PART OF LOT 17, CONC. 8 ND.**  
**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 and A19-035**

**NEW MINOR VARIANCE APPLICATIONS**

(5)

**A19-065**      **HARBINDER SINGH AND RAHUL MEHTA**      **LOT 92, PLAN 43M-807**  
**131 BRAIDWOOD LAKE ROAD**  
**WARD 2**

The applicants are requesting the following variances:

1. To permit an existing below grade entrance in the required interior side yard whereas the by-law does not permit a below grade entrance in the required interior side yard;
2. To permit an existing below grade entrance in the required interior side yard having a setback of 1.04m (3.41 ft.) whereas the by-law requires a minimum interior side yard setback of 1.5m (4.92 ft.).

(6)

**A19-066**      **2644083 ONTARIO LIMITED**      **PART OF BLOCK 1, PLAN M-873,**  
**PARTS 1 TO 5, PLAN 43R-19977**  
**18 CORPORATION DRIVE**  
**WARD 8**

The applicant is requesting the following variance:

1. To permit a take-out restaurant having a maximum gross floor area of 136 sq. m (1,463.90 sq. ft.) whereas the by-law does not permit a take-out restaurant.

(7)

**A19-067**      **2403165 ONTARIO INC.**      **PART OF LOT 6, CONC. 7 ND**  
**3458 QUEEN STREET EAST**  
**WARD 8**

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 use.

(8)

**A19-068**      **DENNIS AND HELENA DASILVA**      **LOT 7, PLAN 689**  
**13 RIDGEHILL DRIVE**  
**WARD 3**

The applicants are requesting the following variances:

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1. To permit three (3) accessory structures (cabana and 2 sheds) whereas the by-law permits a maximum of two (2) accessory structures;
2. To permit three (3) accessory structures having a combined gross floor area of 47.6 sq. m (512.36 sq. ft.) whereas the by-law permits two (2) accessory structures with a maximum combined gross floor area of 20 sq. m (215.28 sq. ft.);
3. To permit an accessory structure (proposed storage shed) to be located in the front half of the interior side yard with a setback of 0.15m from the side lot line, whereas the by-law requires that an accessory structure located in the interior side yard shall not encroach into the minimum required 2.8m (9.19 ft.) side yard setback and that the accessory building shall not be located closer to the front wall of the main building than one-half (½) the length of the main building wall facing the interior side lot line.

*Note: approval was granted under application A13-130 for two (2) accessory structures; a cabana having a gross floor area of 18.5 sq. m (199.00 sq. ft.) and a shed having a gross floor area of 18.7 sq. m (201.28 sq. ft.).*

(9)

**A19-069**      **BHARAT CHAWLA CORPORATION**

**PART OF LOT 6, CONC. 2 WHS**  
**32 MCLAUGHLIN ROAD NORTH**  
**WARD 5**

The applicant is requesting the following variance in conjunction with the “retained” parcel proposed under application B19-010:

1. To permit lot coverage of 30.58% whereas the by-law permits maximum lot coverage of 30%.

**Related Consent Application B19-010**

(10)

**A19-070**      **BHARAT CHAWLA CORPORATION**

**PART OF LOT 6, CONC. 2 WHS**  
**32 MCLAUGHLIN ROAD NORTH**  
**WARD 5**

The applicant is requesting the following variance in conjunction with the “severed” parcel proposed under application B19-010:

2. To permit lot coverage of 30.57% whereas the by-law permits maximum lot coverage of 30%.

**Related Consent Application B19-010**

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(11)

**A19-071**      **SVETISLAV AND ANA KUZMANOVIC**

**LOT 187, PLAN M-1818**  
**21 ISLAND GROVE**  
**WARD 5**

The applicants are requesting the following variance:

1. To permit a deck encroachment of 3.68m (12.07 ft.) into the required rear yard setback resulting in a rear yard setback of 3.82m (12.53 ft.) whereas the by-law permits a maximum deck encroachment of 3.0m (9.84 ft.) resulting in a rear yard setback of 4.5m (14.76 ft.).

(12)

**A19-072**      **RAJATHEEPAN THIYAGARAJAH AND**  
**YAMINI GOPALAPPILLAI**

**LOT 58, PLAN M-1944**  
**12 ASHFIELD PLACE**  
**WARD 4**

The applicants are requesting the following variance:

1. To permit a deck encroachment of 3.66m (12.00 ft.) into the required rear yard setback resulting in a rear yard setback of 3.84m (12.60 ft.) whereas the by-law permits a maximum deck encroachment of 1.8m (5.90 ft.) resulting in a rear yard setback of 5.7m (18.70 ft.).

(13)

**A19-073**      **ASHGAR ALI AND NASREEN ALI**

**LOT 38, PLAN 43M-628**  
**63 NUFFIELD STREET**  
**WARD 7**

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 of 1.09m (3.58 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.).

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(14)

**A19-075**      **SCOTTISH HEATHER DEVELOPMENT**  
**INC.**

**PART OF LOTS 3, 4, AND 5,**  
**CONC. 5 WHS (LOT 12 ON DRAFT**  
**PLAN OF SUBDIVISION 21T-06024B)**  
**QUINTON RIDGE**  
**WARD 6**

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

1. To permit a rear yard setback of 6.72m (22.04 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

(15)

**A19-076**      **SCOTTISH HEATHER DEVELOPMENT**  
**INC.**

**PART OF LOTS 3, 4, AND 5,**  
**CONC. 5 WHS (LOT 62 ON DRAFT**  
**PLAN OF SUBDIVISION 21T-06024B)**  
**FORDHAM ROAD**  
**WARD 6**

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

1. To permit a rear yard setback of 6.99m (22.93 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

(16)

**A19-077**      **MIMATA INVESTMENT CORPORATION**

**PT. OF LOT 5, CONC. 2 WHS**  
**709 QUEEN STREET WEST**  
**WARD 4**

The applicant is requesting the following variances:

1. To permit a Motor Vehicle Washing Establishment whereas the by-law does not permit the proposed use;
2. To permit a front yard setback of 0.8m (2.62 ft.) to a proposed building (convenience store) whereas the by-law requires a minimum front yard setback of 3.0m (9.84 ft.);
3. To permit an interior side yard setback of 1.0m (3.28 ft.) to a proposed building (Motor Vehicle Washing Establishment) whereas the by-law requires a minimum interior side yard setback of 3.0m (9.84 ft.);

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4. To permit a canopy encroachment of 1.6m (5.25 ft.) into the required exterior side yard resulting in a setback of 1.4m (4.59 ft.) whereas the by-law permits a maximum encroachment of 0.5m (1.64 ft.) resulting in a setback of 2.5m (8.20 ft.);
5. To permit an interior side yard setback of 1.04m (3.41 ft.) to a hydro transformer whereas the by-law requires a minimum interior side yard setback of 3.0m (9.84 ft.).

**DEFERRED MINOR VARIANCE APPLICATIONS**

(17)

**A19-034**      **2185715 ONTARIO INC.**

**PART OF LOT 17, CONC. 8 ND**  
**11570 MCVEAN DRIVE**  
**WARD 10**

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**

(18)

**A19-035**      **2185715 ONTARIO INC.**

**PART OF LOT 17, CONC. 8 ND**  
**11570 MCVEAN DRIVE**  
**WARD 10**

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**

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(19)

**A19-045**      **951918 ONTARIO LIMITED**

**PEEL STANDARD CONDOMINIUM**  
**PLAN NO. 970, LEVEL 1, UNIT 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.

(20)

**A19-058**      **SANDRA LINARDI**

**LOT 183, PLAN M-518**  
**8 HODGSON STREET**  
**WARD 3**

The applicant is requesting the following variances:

1. To permit lot coverage of 33.4% whereas the by-law permits maximum lot coverage of 30%;
2. To permit an existing driveway width of 7.6m (24.93 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
3. To permit 0.36m (1.18 ft.) of permeable landscaping between the driveway and the side property line whereas the by-law requires a minimum of 0.6m (1.97 ft.).