JULY 9, 2019
9:00 A.M.
COUNCIL CHAMBERS
4TH FLOOR, CITY HALL

MEMBERS:
Ron Chatha, Chair
Desiree Doerfler, Vice Chair
Ana Cristina Marques
David Colp
Rod Power

STAFF:
Stephen Dykstra, Development Planner
Bindu Shah, Development Planner
Nasir Mahmood, Development Planner
Neil Chadda, Development Planner
David Vanderberg, Central Area Planner
Bernie Steiger, Manager, Development Services
Rose Bruno, Plans Examiner, Zoning
Elizabeth Corazzola, Manager, Zoning and Sign By-Law Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held June 18, 2019

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATION

(1)

B19-016    ESHAWAR GANGARAM
LOT 15, PLAN 43M-978
10501 GOREWAY DRIVE
WARD 10

The purpose of the application is to request the consent of the Committee of Adjustment to the grant of an easement having an area of approximately 0.005 hectares (0.012 acres). The effect of the application is to create a sanitary easement in favour of the adjacent property municipally known as 27 Morris Court.
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 5,919 square metres (1.46 acres) together with an easement for right-of-way purposes. The effect of the application is to create a new residential lot having a depth of approximately 79.42 metres (260.56 feet) and an area of approximately 1,733 square metres (0.43 acres). It is proposed that the new lot accommodate a single detached dwelling.

Related Minor Variance Application A19-121

DEFERRED CONSENT APPLICATIONS

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

The applicants are requesting the following variances:

1. To permit a driveway having a maximum width of 7.50m (24.60 ft.) whereas the by-law permits a maximum width of 7.32m (24.00 ft.);
2. To permit a driveway leading to a detached garage in the rear yard having a width of 2.43m (7.97 ft.) between the side wall of the dwelling and the side lot line whereas the by-law requires a minimum driveway width of 3.0m (9.84 ft.);

3. To permit 0.0m of permeable landscaping between the side lot line and a portion of the driveway leading into the rear yard whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping abutting the side lot line;

4. To permit two (2) accessory structures (existing Shed 1 and existing Shed 2) having a combined gross floor area of 26.65 sq. m (286.86 sq. ft.) whereas the by-law permits two (2) accessory structures having a maximum combined gross floor area of 20.0 sq. m (215.28 sq. ft.);

5. To permit a single accessory structure (existing Shed 1) having a gross floor area of 21.83 sq. m (234.98 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for any individual accessory structure.

(5)

A19-103  1149629 ONTARIO LIMITED

BLOCK 1, PLAN M-1604
750 INTERMODAL DRIVE
WARD 8

The applicant is requesting the following variance:

1. To permit a fence in the front yard whereas the by-law does not permit a fence in a front yard in an Industrial Zone.

(6)

A19-108  TORONTO AND REGION CONSERVATION AUTHORITY

PART OF LOT 6, CONC. 8 ND
9030 MCVEAN DRIVE
WARD 8

The applicant is requesting the following variance:

1. To permit the continued use of an existing temporary sales pavilion for the sale of new homes associated with draft plan of subdivision 21T-17015B whereas the by-law does not permit the proposed use.

Note: A previous approval granted under application A16-079 to permit the sale of new homes for draft plan of subdivision 21T-09005B has expired.
Committee of Adjustment Agenda

(7)

A19-109  BILLAH CHAUDHARY AND LOT 14, PLAN M-350
          GULSHAN BILLAH  26 ROSEGARDEN DRIVE
                         WARD 10

The applicants are requesting the following variances:

1. To permit a building height of 13.28m (43.57 ft.) whereas the by-law permits a maximum building height of 10.6m (34.78 ft.);

2. To permit a garage door height of 2.74m (8.99 ft.) whereas the by-law permits a maximum garage door height of 2.4m (7.87 ft.);

3. To permit a fence in the required front yard having a maximum height of 1.83m (6.00 ft.) whereas the by-law permits a fence in the required front yard to a maximum height of 1.0m (3.28 ft.).

(8)

A19-110  JOSE FREITAS AND DONNA LOT 122, PLAN 43M-518
          PINHEIRO  6 DRISCOLL DRIVE
                          WARD 3

The applicants are requesting the following variances:

1. To permit an existing driveway having a width of 8.78m (28.81 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22.00 ft.);

2. To permit an existing accessory structure (shed) having a side yard setback of 0.21m (0.69 ft.) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) from an accessory structure to all property lines.

(9)

A19-113  237 ADVANCE INC. PART BLOCK D, PLAN M-269
             PARTS 1 AND 2, PLAN 43R-2036
                     237 ADVANCE BOULEVARD
                                    WARD 3

The applicant is requesting the following variance:

1. To permit a fence in the front yard having a maximum height of 2.5 metres whereas the by-law does not permit a fence in the front yard of any lot in an industrial zone.

Note: Approval for a fence in the front yard to a maximum height of 2.5 metres was granted under application A14-193 for the adjacent property municipally known as 237B Advance Boulevard.
The applicant is requesting the following variances:

1. To permit two (2) accessory structures in the exterior side yard whereas the by-law does not permit accessory structures in the exterior side yard;

2. To permit habitable space within an accessory structure (proposed washroom) whereas the by-law does not permit accessory structures to be used for human habitation;

3. To permit a driveway having a width of 8.27m (27.13 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24.00 ft.);

4. To permit 0.0 metre of permeable landscaping 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 variance:

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 between the main wall of a dwelling and a flankage lot line.

The applicant is requesting the following variance:

1. To permit an auxiliary group home occupied by a maximum of six (6) persons whereas the by-law permits an auxiliary group home to be occupied by no more than three (3) persons.
(13)

**A19-118  SIKLAN PORTFOLIO HOLDING INC.**

**BLOCK 135, PLAN 43M-775**

**499 RAY LAWSON BLVD, UNIT 28**

**WARD 4**

The applicant is requesting the following variance:

1. To permit a Commercial School (Tutoring) to operate from Unit 28 whereas the by-law does not permit a Commercial School.

(14)

**A19-119  752054 ONTARIO LIMITED**

**LOT 4, PLAN M-343**

**10 CADETTA ROAD**

**WARD 10**

The applicant is requesting the following variance:

1. To permit motor vehicle repair whereas the by-law does not permit motor vehicle repair.

(15)

**A19-120  GURPREET DHALIWAL AND NAVDEEP MANN**

**LOT 35, PLAN M-1427**

**54 HALL CRESCENT**

**WARD 5**

The applicants are requesting the following variances:

1. To permit a proposed below grade entrance in an interior side yard whereas the by-law does not permit a below grade entrance in an interior side yard;

2. To permit an interior side yard setback of 1.08m (3.54 ft.) to an exterior stairway leading to a proposed below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

(16)

**A19-121  MANOJ KAPIL**

**PT. LOT 3, PLAN BR-21**

**67 MAIN STREET SOUTH**

**WARD 3**

The applicant is requesting the following variance related to the “severed” parcel in conjunction with consent application B19-017:

1. To permit a minimum lot width of 5.48m (17.98 ft.) whereas the by-law requires a minimum lot width of 23m (75.46 ft.);
2. To permit a rear yard setback of 7.84m (25.72 ft.) whereas the by-law requires a minimum rear yard setback of 19.86m (65.16 ft.).

Related Consent Application B19-017

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
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.