JULY 30, 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:
Dana Jenkins, Development Planner
Yinzhou Xiao Development Planner
Bindu Shah, Development Planner
Shannen Doyle, Development Planner
Himanshu Katyal, Development Planner
Neil Chadda, 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 July 9, 2019

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B19-018 2514682 ONTARIO INC. PT. OF LOT 5, CONC. 7 N.D.
3455 QUEEN STREET EAST
WARD 8

The purpose of the application is to request the consent of the Committee of Adjustment to the grant of an easement having a width of approximately 97.46 metres (319.75 feet), a depth of approximately 5.6 metres (18.37 feet) and an area of approximately 493.17 square metres (5,308.44 square feet).
The effect of the application is to create an easement in favour of the adjacent property, municipally known as 8970 Goreway Drive (Tim Hortons) to facilitate the future use of a proposed (realigned) storm sewer.

(2)

**B19-019 CALLDRON GAS BAR LTD.**
PT. OF LOT 10, CONC. 5 WHS
9980 MISSISSAUGA ROAD
WARD 6

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 40.47 hectares (100 acres). The effect of the application is to create a new lot having frontage on Mississauga Road of approximately 320 metres (1,050 feet), a depth of approximately 700 metres (2,297 feet) and an area of approximately 20.23 hectares (50 acres) to facilitate equal division of assets held by Calldron Gas Bars Ltd.

(3)

**B19-020 BASF CANADA INC.**
LOT 4, CONC. 6 EHS
1800 CLARK BOULEVARD
WARD 8

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 2.05 hectares (5.07 acres). The effect of the application is to create a new lot having frontage of approximately 68.12 metres (223.49 feet), a depth of approximately 130.62 metres (428.54 feet) and an area of approximately 0.8884 hectares (2.20 acres) to facilitate the sale of the proposed severed parcel for future industrial development.

(4)

**B19-021 CALLOWAY REIT (BRAMPTON) INC.**
PT. OF LOTS 9 & 10, CONC. 6 EHS
PTS. 1 & 9, PLAN 43R-38766
PTS. 3 & 4, PLAN 43R-32093
9920-9980 AIRPORT ROAD
WARD 8

The purpose of the application is to request the consent of the Committee of Adjustment to the grant of an easement having a width of approximately 15.05 metres (49.38 feet) and a depth of approximately 511.06 metres (1,676.70 feet). The effect of the application is to create an access easement for a new lot proposed for a self-storage facility under Consent Applications B18-021 and B18-022 (9910 Airport Road).
DEFERRED CONSENT APPLICATIONS

(5)

**B19-009**  KASHMIR AND BHUPINDER NIZZER  PT. OF LOT 13, CONC. 4 WHS  
7522 CREDITVIEW ROAD  
WARD 6

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 17,735.28 square metres (4.382 acres). The effect of the application is to create a new lot having a width of approximately 50.03 metres (164.14 feet), a depth of approximately 183.72 metres (602.75 feet) and an area of approximately 8,493.10 square metres (2.099 acres). It is proposed that the severed lot, Agricultural Parkway Belt, Section 2844 {A(P) – 2844} be established and distinguished from the retained lot, Residential Hamlet Two – Section 2844 {Rhm2 – 2844}.

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

(6)

**B19-012**  BOVAIRD WEST HOLDINGS INC.  PT. OF LOT 14, CONC. 4 EHS  
NORTHWEST CORNER OF BOVAIRD DRIVE WEST AND CREDITVIEW ROAD  
WARD 6

The purpose of the application is to request the consent of the Committee to sever a parcel of land (Part of Block 1, Plan 43M-1927, Parts 12-16 on Plan 43R-38813) currently having a total area of approximately 17,054 square metres (4.21 acres). The effect of the application is to create a new lot on the southern portion of the land (the severed parcel) having an area of approximately 5,493.6 square metres (1.36 acres). The northern portion of the land (the retained parcel) will have an area of approximately 11,559.3 square metres (2.86 acres). It is proposed that the severed land be developed as a future Gas Station Site and the retained land be developed for future Commercial/Office Development.

NEW MINOR VARIANCE APPLICATIONS

(7)

**A19-078**  ASPENDOS ENERGY INC.  BLOCK 3, PLAN M-643  
8155 TORBRAM ROAD  
WARD 8

The applicant is requesting the following variances:

1. To provide 23 parking spaces on site whereas the by-law requires a minimum of 34 parking spaces;
2. To permit a landscape strip along an interior side lot line having a width of 1.027m (3.37 ft.) whereas the by-law requires a minimum landscape strip of 1.2m (3.94 ft.) along an interior side lot line.

(8)

A19-122  AMANDA NELSON AND DESMOND NELSON  LOT 8, PLAN 43M-1688
         15 NEW HAMPSHIRE COURT
         WARD 7

The applicants are requesting the following variance:

1. To permit maximum lot coverage of 44.8% whereas the by-law permits a maximum lot coverage of 30%.

(9)

A19-123  RAZZAQ MUHAMMAD AND SHAMIN RAZZAQ  LOT 250, PLAN 43M-1878
         20 AYLESBURY DRIVE
         WARD 6

The applicants are requesting the following variances:

1. To permit a below grade entrance between the main wall of a dwelling and the flankage lot line abutting Berberis Crescent whereas the by-law does not permit a below grade entrance between the main wall of a dwelling and the flankage lot line;

2. To permit a driveway width of 8.4m (27.56 ft.) for the portion of driveway on the City’s right-of-way (apron) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.) on the flankage lot line.

(10)

A19-125  JULIUS GILL AND PRIO GILL  PT. OF LOT 79, PLAN M-295,
         PT. 12, PLAN 43R-9329
         24 MORTON WAY
         WARD 4

The applicants are requesting the following variances:

1. To permit an existing 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 existing 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;

3. To permit an interior side yard setback of 0.44m (1.44 ft.) to an existing below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.) to a below grade entrance;

4. To permit an interior side yard setback of 0.77m (2.53 ft.) to an existing stairs used to access an existing above-grade side door whereas the by-law requires a minimum interior side yard setback of 0.9m (2.95 ft.) for any steps used to access an above-grade side door.

(11)

A19-126  STEELES FINANCIAL RETAIL CENTRE inc.
LOT 1, CONC. 4 WHS
8025 FINANCIAL DRIVE
WARD 6

The applicant is requesting the following variance:

1. To provide a minimum of 114 parking spaces on site whereas the by-law requires a minimum of 145 parking spaces.

(12)

A19-127  WATOCAN HOLDINGS LIMITED
BLOCK 132, PLAN 43M-820
456 VODDEN STREET EAST
WARD 7

The applicant is requesting the following variance:

1. To permit a Commercial School (Computer Programming) to operate from Unit 21B whereas the by-law does not permit a Commercial School.

(13)

A19-128  GOLDEN GATE ROYAL WEST PLAZA LIMITED
PT. OF LOT 8, CONC. 4 WHS
PT. 4, PLAN 43R-32023
305 AND 315 ROYAL WEST DRIVE
WARD 5

The applicant is requesting the following variance:

1. To permit a Day Nursery and associated outdoor play area whereas the by-law does not permit a Day Nursery.
A19-129  RAJESHWAR WUPRISHA AND RAMA DEVI YELAPANTULLE
LOT 121, PLAN M-597
81 ECCLESTONE DRIVE
WARD 5

The applicants are requesting the following variance:

1. To permit an interior side yard setback of 0.91m (2.99 ft.) to an above grade side entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.) to an above grade side entrance.

A19-131  190 CLARK APARTMENTS LIMITED
C/O REALSTAR MANAGEMENT
PT. OF LOT 4, CONC. 3 EHS
188 AND 190 CLARK BOULEVARD
WARD 3

1. To permit 317 units per net hectare (418 units total on all lands zoned R4A-1420) whereas the by-law permits 308 units per net hectare (405 units total on lands zoned R4A-1420).

Note: Approval was granted under application A17-054 to permit 315.3 units per net hectare (415 units total on lands zoned R4A-1420).

DEFERRED MINOR VARIANCE APPLICATIONS

A19-100  SHOBAH SASEETHARAN
LOT 39, PLAN 43M-628
65 NUFFIELD STREET
WARD 7

The applicant is requesting the following variances:

1. To permit an interior side yard setback of 1.12m (3.67 ft.) to a proposed one-storey addition whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);

2. To permit lot coverage of 33.58% whereas the by-law permits a maximum lot coverage of 30%;

3. To permit an accessory structure in an exterior side yard whereas the by-law does not permit an accessory structure to be located in an exterior side yard;

4. To permit an accessory structure having a rear yard setback of 0.38m (1.25 ft.) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.);
5. To permit an accessory structure having a side yard setback of 0.13m (0.41 ft.) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.);

6. To permit an interior side yard setback of 1.12m (3.67 ft.) to a proposed at-grade side door whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);

7. To permit a driveway width of 8.45m (27.72 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24.00 ft.);

8. To permit a 0 metre landscape strip adjacent to a side lot line whereas the by-law requires a minimum of 0.6m (2 ft.) of permeable landscaping adjacent to the side lot line.

(17)

A19-063  KASHMIR AND BHUPINDER NIZZER  PT. OF LOT 13, CONC. 4 WHS
7522 CREDITVIEW ROAD
WARD 6

The applicant is requesting the following variance related to the “retained” parcel in conjunction with consent application B19-009:

1. To allow only one (1) single detached dwelling whereas the by-law requires two (2) single detached dwellings.

Related Consent Application B19-009

(18)

A19-064  KASHMIR AND BHUPINDER NIZZER  PT. OF LOT 13, CONC. 4 WHS
7522 CREDITVIEW ROAD
WARD 6

The applicant is requesting the following variance related to the “severed” parcel in conjunction with consent application B19-009:

1. To allow only one (1) single detached dwelling whereas the by-law requires two (2) single detached dwellings.

Related Consent Application B19-009