

FEBRUARY 14, 2012
9:00 A.M.
COUNCIL CHAMBERS
4TH FLOOR – CITY HALL

MEMBERS:

Bruce Reed, Chair
Parm S. Chahal
Jaipaul Massey-Singh
Richard Nurse
Frank Turner

STAFF:

Andrea Dear-Muldoon, Development Planner
Omar Lababidi, Development Planner
Bernie Steiger, Central Area Planner
Ross Campbell, Zoning Officer
Kathy Ash, Manager, Land Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Acting Secretary-Treasurer

ADOPTION OF MINUTES:

Minutes of meeting held January 24, 2012

DECLARATIONS OF PECUNIARY INTEREST:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

REQUEST TO CHANGE CONDITIONS OF A PROVISIONAL CONSENT

(1)

B11-011

BF HOLDINGS INC.

PT. LOT 16, CONC. 6 EHS
N/E CRNR OF TORBRAM RD.
& COUNTRYSIDE DRIVE
WARD 10

A request has been received from BF LAND HOLDINGS INC dated January 12, 2012 to change condition (s) of the Provisional Consent of the Committee of Adjustment application number B11-011.

Committee of Adjustment Agenda

Condition #4 – That a rezoning and site plan application be received for the severed lands, to the Planning, Design & Development Department within 90 days of Committee’s decision and, approval shall be obtained prior to the issuance of the consent certificate.

Request is to change Condition #4 by removing the reference to the approval of the Site Plan Application prior to issuance of the consent certificate. Condition to read as follows:

Condition #4 – That a rezoning and site plan application be received for the severed lands, to the Planning, Design and Development Department within 90 days of Committee’s decision and, approval shall be obtained for the rezoning application prior to issuance of the consent certificate.

(2)

B11-012 **BF HOLDINGS INC.**

PT. LOT 16, CONC. 6 EHS
N/E CORNER OF TORBRAM RD.
& COUNTRYSIDE DRIVE
WARD 10

A request has been received from BF LAND HOLDINGS INC dated January 12, 2012 to change condition (s) of the Provisional Consent of the Committee of Adjustment application number B11-012.

Condition #4 – That a rezoning and site plan application be received for the severed lands, to the Planning, Design & Development Department within 90 days of Committee’s decision and, approval shall be obtained prior to the issuance of the consent certificate.

Request is to change Condition #4 by removing the reference to the approval of the Site Plan Application prior to issuance of the consent certificate. Condition to read as follows:

Condition #4 – That a rezoning and site plan application be received for the severed lands, to the Planning, Design and Development Department within 90 days of Committee’s decision and, approval shall be obtained for the rezoning application prior to issuance of the consent certificate.

(3)

B12-003 **HUDSON'S BAY COMPANY** **BLKS. B & W, PT. BLK A, PLAN 977**
8875 & 8925 TORBRAM ROAD
WARD 8

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 21.63 ha (53.44 acres) together with access and servicing easements.

The effect of the application is to create a new lot having a frontage on Torbram Road of approx. 130m (426.50 ft), a depth of approx. 411.8m (1,351.05 ft) and an area of approx. 6.3 ha (15.57 acres) to provide for a separate lot for the building municipally known as 8925 Torbram Road.

SEE RELATED MINOR VARIANCE APPLICATIONS A12-026 & A12-027

(4)

B12-004 **SUNDIAL HOMES (CASTLEMORE)** **PT. LOT 15, CONC. 7 ND**
LIMITED **PT. OF PT. 1, PLAN 43R-3847**
3011 COUNTRYSIDE DRIVE
WARD 10

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 16.2 ha (40.03 acres).

The effect of the application is to create a new parcel having an area of approx. 0.87 (2.15 acres) for residential purposes through a future plan of subdivision (approx. 13 residential lots).

NEW MINOR VARIANCE APPLICATIONS

(5)

A12-019 **GOLDEN GATE TORBRAM** **PT. LOT 123, CONC 5 EHS**
PLAZA LTD. **10510 & 10520 TORBRAM RD.**
WARD 9

The applicant is seeking permission to allow a grocery/convenience store having a gross floor area of 688 square metres whereas the by-law permits a grocery/convenience store having a gross floor area of less than 600 square metres.

Committee of Adjustment Agenda

(6)

A12-020

**STANDARD SWEETS &
RESTAURANT LIMITED**

PEEL CONDO PLAN # 709

LEVEL 1, UNIT 10

31 STEEPLEBUSH AVENUE

WARD 9

The applicant is proposing to operate a Pizza Take-Out Restaurant in Unit 10 while maintaining 72 on-site parking spaces whereas the by-law requires a total of 106 on-site parking spaces.

(7)

A12-021

ANNA LONGO

LOT 61, PLAN 43M-1110

32 TOWNLEY CRESCENT

WARD 2

The applicant is seeking the following variances:

1. To provide two (2) parking spaces whereas the by-law requires three (3) parking spaces; two (2) for the residence and one (1) for the permitted home occupation (holistic health practitioner);
2. To allow an accessory structure (shed) to remain having a rear yard setback of 0.3m (0.98 ft) whereas the by-law requires a minimum rear yard setback of 0.6m (1.97 ft).

(8)

A12-022

SCOTT & VIRINA GOOBIE

LOT 5, PLAN 43M-141

138 ELGIN DRIVE

WARD 4

The applicants are seeking the following variances:

1. To permit a second storey building addition to have an interior side yard setback of 1.2m (3.94 ft) whereas the by-law requires 1.8m (5.90 ft);
2. To permit a maximum driveway width of 9.43m (27.66 ft) whereas a maximum driveway width of 7.32m (24 ft) is permitted;
3. To permit 0.0m of permeable landscaping abutting the side lot line whereas 0.6m (1.97 ft) strip of permeable landscaping is required;
4. To permit a 2.05m (6.73 ft) high fence whereas a maximum 2.0m (6.60 ft) fence is permitted.

Committee of Adjustment Agenda

(9)

A12-024 **CALLAWAY REAL ESTATE** **PT. BLK. 186, PLAN 43M-1030**
INVESTMENT TRUST INC. **PT. BLK. 74, PLAN 43M-1132**
51 MOUNTAINASH ROAD
WARD 10

The applicant is seeking permission to provide six (6) car stacking spaces associated with a proposed bank drive-thru whereas the by-law requires a minimum of eight (8) car stacking spaces for a bank drive-thru.

(10)

A12-025 **2258659 ONTARIO INC.** **PT. LOT 3, CONC. 3 WHS**
8594 CHINGUACOUSY ROAD
WARD 6

The applicant is seeking permission for a temporary new homes sales office associated with draft plans of subdivision 21T-11017B, 21T-05034B and 21T-05042B whereas the Agricultural zone of the property does not allow the proposed use.

(11)

A12-026 **HUDSON'S BAY COMPANY** **BLKS. B & W, PT. BLK A, PLAN 977**
8875 & 8925 TORBRAM ROAD
(SEVERED PARCEL)
WARD 8

The applicant is requesting the following variance related to the "severed" parcel in conjunction with Consent Application B12-003:

1. To allow an office use whereas the by-law only permits an office accessory to an industrial use.

SEE RELATED CONSENT APPLICATION B12-003

(12)

A12-027 **HUDSON'S BAY COMPANY** **BLKS. B & W, PT. BLK A, PLAN 977**
8875 & 8925 TORBRAM ROAD
(RETAINED PARCEL)
WARD 8

The applicant is requesting the following variances related to the "retained" parcel in conjunction with Consent Application B12-003:

Committee of Adjustment Agenda

1. To allow outdoor storage in the interior side yard whereas the by-law does not permit outdoor storage in the interior side yard;
2. To allow fencing in the front yard whereas the by-law does not permit fencing in the front yard of any lot in an industrial zone.

SEE RELATED CONSENT APPLICATION B12-003

(13)

A12-028 **ANOINTED CHAPEL BRAMPTON** **PT. BLK G. PLAN 518**
(Owner by Virtue of Agreement of Purchase & Sale) **PT. 1, PLAN 43R-7916 &**
PT. 3, PLAN 43R-5662
25A HANSEN ROAD SOUTH
WARD 3

The applicant is seeking permission for a Place of Worship whereas the industrial zone of the property does not include a Place of Worship as a permitted use.

(14)

A12-029 **V & J INVESTMENTS LTD.** **PT. BLOCKS E & L, PLAN 895**
PTS. 1 & 5, PLAN 43R-14596
101 WEST DRIVE
WARD 3

The applicant is seeking permission to allow a portion of the building to be used as a Kennel (Dog Daycare and Dog Training Classes) whereas the by-law does not allow the proposed use.

Note: A previous approval granted under application A012/07 expired in January, 2012.

(15)

A12-030 **HITESH & NILANJANA PATEL** **LOT 23, PLAN M-667**
6 REMBRANDT CRESCENT
WARD 3

The applicants are seeking permission for a rear yard setback of 5.20m (17.06 ft) to a proposed sunroom addition whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft).

Committee of Adjustment Agenda

(16)

A12-031 **CATHOLIC FAMILY SERVICES** **PT. BLK. C, PLAN 895**
OF PEEL-DUFFERIN **PTS. 1 & 3, PLAN 43R-21069**
60 WEST DRIVE
WARD 3

The applicant is seeking permission to provide eight (8) short stay crisis support program beds in conjunction with a not-for-profit organization office use on a portion of the second floor whereas the by-law does not permit the proposal.

(17)

A12-033 **ADESA AUCTION CANADA INC.** **PT. LOT 6, CONC. 7 EHS**
PT. 1, PLAN 43R-20414
0 QUEEN STREET EAST
WARD 10

The applicant is seeking the following variances:

1. To allow an automotive and heavy equipment sales, rental or leasing establishment with associated servicing and storage for a temporary period of five (5) years whereas the by-law does not allow the proposed use;
2. To allow storage of oversized motor vehicles whereas the by-law does not permit the proposed use;
3. To allow storage of cargo containers/trailers whereas the by-law does not permit the proposed use;
4. To allow a maximum height of 8.0 metres for storage of heavy equipment and vehicles whereas the storage of automobiles shall only be permitted at grade level and shall not exceed the height of the landscaped open space berm;
5. To allow for a rear yard setback of 6.0 metres whereas the by-law requires a minimum rear yard setback of 15 metres;
6. To allow an interior side yard setback of 12.0 metres whereas the by-law requires a minimum interior side yard setback of 15 metres.

(18)

A12-034 **SEQUOIA (WALNUT GROVE) LTD.** **PT. LOT 2, CONC. 3 WHS**
FORMERLY 8231 CHURCHVILLE RD.
& 8245, 8253 & 8257 WALNUT RD.
WARD 6

The applicant is seeking permission for the following variance:

Committee of Adjustment Agenda

1. To allow twenty-five (25) model homes in association with draft plan of subdivision 21T-10010B whereas the by-law permits a maximum of two (2) model homes.

(19)

A12-035 **MOHINDER SINGH**

PT. LOT 17, CONC. 6 EHS
11730 AIRPORT ROAD
WARD 10

The applicants are seeking the following variances:

1. To allow a Community Health Centre, associated offices and accessory recreational activities whereas the by-law does not permit the proposed use;
2. To allow a Commercial School (tutoring) in conjunction with a Community Health Centre whereas the by-law does not permit the proposed use;
3. To allow an interior side yard setback of 6.0m (19.68 ft) to the main building (labeled Existing Centre) whereas the by-law requires a minimum interior side yard setback of 7.5m (24.06 ft);
4. To allow an interior side yard setback of 3.65m (11.97 ft) to the proposed one storey community centre whereas the by-law requires a minimum interior side yard setback of 7.5m (24.06 ft);
5. To allow a rear yard setback of 13.2m (43.30 ft) to an existing building (labeled Existing Building 1) whereas the by-law requires a minimum rear yard setback of 15m (49.21 ft);
6. To allow a lot width of 36.2m (118.77 ft) whereas the by-law requires a minimum lot width of 45.0m (147.64 ft).

(20)

A12-036 **BRAMPTON BRAMALEA CHRISTIAN** **PT. LOT 17, CONC. 5 EHS**
11613 BRAMALEA ROAD
WARD 9

The applicant is seeking permission for the following variance:

1. To allow a parking lot containing 97 parking spaces on adjacent lands (11651 Bramalea Road North) to be used in conjunction with the existing Place of Worship, whereas the by-law requires that parking spaces shall be provided

Committee of Adjustment Agenda

(23)

A11-270 **GIAN SINGH NAGRA &** **PT. BLK 2, PLAN 43M-561**
JASWINDER KAUR NAGRA **0 SUN PAC BOULEVARD**
WARD 10

The applicants are seeking permission for the following variances:

1. To allow truck parking and trailer storage with associated office trailer on the property for a temporary period of five (5) years whereas the by-law does not allow the proposal;
2. To provide a landscape strip of 0.0 metres in the side yard whereas the by-law requires a minimum landscape strip of 4.0 metres in the side yard.

(24)

A12-013 **JOSE CAMARA, MARIA & MANUEL** **LOT 1, PLAN 43M-1560**
VIEIRA & CESTALINA ESTRELA **18 WHISPERING HILLS GATE**
WARD 6

The applicants are seeking permission for the following variances:

1. To allow a rear yard setback of 3.14m (10.30 ft) to a building addition whereas the by-law requires a minimum rear yard setback of 6.0m (19.68 ft);
2. To allow an accessory structure (shed) having a side yard setback of 0.15m (0.49 ft) whereas the by-law requires a minimum side yard setback of 0.6m (1.97 ft).