OCTOBER 1, 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:
Yinzhou Xiao, Development Planner
Shelby Swinfield, Development Planner
Stephen Dykstra, Development Planner
Bindu Shah, Development Planner
Carmen Caruso, Central Area Planner
Himanshu Katyal, Development Planner
Carolyn Crozier, 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 September 10, 2019

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B19-024  410-7 SHOPPING CENTRE LTD.  PT. OF BLOCK A, PLAN 895
          PART 1, PLAN 43R-11609  152 WEST DRIVE
          WARD 3

The purpose of the application is to request the consent of the Committee of for a lease in excess of 21 years of a portion of a parcel of land currently having a total area of approximately 74,292 square metres (18.36 acres). The land to be leased has an area of approximately 270 square metres (0.67 acres)
occupied by a commercial building (Tim Hortons). The effect of the application is to facilitate a long term lease between the owner of the lands (410-7 Shopping Centre Ltd.) and the TDL Group Ltd.

(2)

**B19-025 EILCHEM COMPANY LTD.**

PT. OF BLOCK A, PLAN 640
8160 DIXIE ROAD
WARD 3

The purpose of the application is to request the consent of the Committee for a lease in excess of 21 years of a portion of a parcel of land currently having a total area of approximately 12,359.00 square metres (3.05 acres). The land to be leased has an area of approximately 1,750 square metres (0.43 acres) occupied by a commercial building (Tim Hortons). The effect of the application is to facilitate a long term lease between the owner of the lands (Eilchem Company Ltd.) and the TDL Group Ltd.

(3)

**B19-026 DAVID JEFFREY ROLLINGS AND KAREN MARY ROLLINGS**

PT. OF LOT 14, CONC. 4 WHS
1553 HALLSTONE 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 4551 square metres (1.12 acres). The effect of the application is to create a new residential lot having a frontage on Hallstone Road of approximately 32.5m (106.63 ft.), a depth of approximately 43.0m (141.08 ft.) and an area of approximately 1462 square metres (0.36 acres) for future residential development.

**Related Minor Variance Application A19-166**

**NEW MINOR VARIANCE APPLICATIONS**

(4)

**A18-020 DEOSARAN BISHUN AND ELMA BISHUN**

LOT 19, PLAN M-1091, PARTS 57, 61 PLAN 43R-20170
40 CRANBERRY CRESCENT
WARD 4

The applicants are requesting the following variances:
Committee of Adjustment Agenda

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 0.0 metres to the exterior stairway leading to a below grade entrance whereas the by-law requires an interior side yard setback of 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres;

3. To permit an accessory structure (shed) having a side yard setback of 0.56m (1.84 ft.) and a rear yard setback of 0.56m (1.84 ft.) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to all property lines.

(5)

A19-155 PRIMONT (M1 CONDOS) INC. BLOCK 2, PLAN 43M-1985
180 VETRANS DRIVE WARD 6

The applicant is requesting the following variances:

1. To permit a residential parking ratio of 1 space per unit whereas the by-law requires the following parking ratios for condominium apartment use:

   - 1.25 spaces per one bedroom or bachelor condominium unit
   - 1.40 spaces per two bedroom condominium unit
   - 1.75 spaces per three or more bedroom condominium unit

(6)

A19-160 SAMAROO AND DIANNA RAMTAHAL LOT 127, PLAN 43M-2030
8 BLUE SILO WAY WARD 6

The applicants are requesting the following variance:

1. To permit an open roofed porch to encroach 3.21m (10.53 ft.) into the required rear yard setback, resulting in a rear yard setback of 4.29m (14.07 ft.) whereas the by-law permits a maximum encroachment of 1.8m (5.91 ft.) resulting in a rear yard setback of 5.7m (18.70 ft.).
The applicant is requesting the following variance:

1. To permit a banquet hall in conjunction with an existing restaurant whereas the by-law does not permit a banquet hall.

The applicant is requesting the following variance:

1. To permit an interior side yard setback of 0.91m (2.96 ft.) to an attached garage whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

The applicant is requesting the following variance:

1. To permit a commercial school (Yoga Studio) whereas the by-law does not permit the proposed use.

The applicant is requesting the following variance:

1. To permit a commercial school (tutoring centre) to operate within Unit B5 whereas the by-law does not permit the proposed use.
Committee of Adjustment Agenda

(11)

A19-165 ANITA MACNAB LOT 210, PLAN 765
34 EDENBRIDGE DRIVE
WARD 7

The applicant is requesting the following variances:

1. To permit an open roofed porch to encroach 2.57m (8.43 ft.) into the required front yard setback, resulting in a front yard setback of 5.03m (16.50 ft.) whereas the by-law permits a maximum encroachment of 1.8m (5.91 ft.) resulting in a front yard setback of 5.8m (19.03 ft.);

2. To permit an open roofed porch to encroach 6.58m (21.59 ft.) into the required rear yard setback, resulting in a rear yard setback of 1.02m (3.35 ft.) whereas the by-law permits a maximum encroachment of 1.8m (5.91 ft.) resulting in a rear yard setback of 5.8m (19.03 ft.);

3. To permit an interior side yard setbacks of 0.61m (2.00 ft.) to an open roofed porch in the rear yard and 2.69m (8.83 ft.) to an open roofed porch in the front yard whereas the by-law requires a minimum interior side yard setback of 3.0m (9.84 ft.);

4. To permit an existing accessory structure (shed) to be located closer to the front wall of the main building than one-half (1/2) the length of the main building wall facing the interior side lot line whereas the by-law requires accessory structures to be located no closer to the front wall of the main building than one-half (1/2) the length of the main building wall facing the interior side lot line;

5. To permit an existing accessory structure having an interior side yard setback of 1.09m (3.58 ft.) whereas the by-law requires a minimum interior side yard setback of 3.0m (9.84 ft.);

6. To permit an existing accessory structure (shed) having a building height of 3.15m (10.33 ft.) whereas the by-law permits a maximum building height of 3.0m (9.84 ft.).

(12)

A19-166 DAVID JEFFREY ROLLINGS AND
KAREN MARY ROLLINGS PT. OF LOT 14, CONC. 4 WHS
1553 HALLSTONE ROAD WARD 6

The applicants are requesting the following variance:

1. To permit a lot depth of 43 metres whereas the by-law requires a minimum lot depth of 45 metres.

Related Consent Application B19-026
(13)  
A19-167  UNIQUE BUILDERS INC.  
UNIT 21, LEVEL 1, PEEL STANDARD CONDOMINIUM PLAN 1046  
15 SUN PAC BOULEVARD, UNIT 8  
WARD 8  

The applicant is requesting the following variance:  

1. To permit 81 parking spaces on site whereas the by-law requires a minimum of 84 parking spaces.  

Note: Approval was granted under application A14-038 to permit 79 parking spaces.  

(14)  
A19-168  2185715 ONTARIO INC.  
PT. OF LOT 17, CONC. 8 ND  
11570 MCVEAN DRIVE  
WARD 10  

The applicant is requesting the following variance:  

1. To permit a lot area of 0.59 hectares whereas the by-law requires a minimum lot area of 0.8 hectares.  

Note: Approval was granted under application A19-034 for a lot area of 0.66 hectares.  

(15)  
A19-169  RAMIS ADEEB, ADEEB-UL-HAQ  
LOT 36, PLAN M-178  
55 PEELTON HEIGHTS ROAD  
WARD 3  

The applicant is requesting the following variance:  

1. To permit one of the parking spaces (inside the garage) required for the creation of a second unit to have a width of 2.44m (8.00 ft.) and a length of 4.94m (16.21 ft.) whereas the by-law requires a minimum of three parking spaces for a two-unit dwelling, each measuring a minimum of 2.6m (8.53 ft.) in width and 5.4m (17.72 ft.) in length.
A19-170  NORTH BRAMALEA UNITED CHURCH  BLOCK D AND PT. OF BLOCK E  PLAN M-158  363 HOWDEN BOULEVARD  WARD 7

The applicant is requesting the following variance:

1. To permit a front yard setback of 3.15m (10.33 ft.) and an interior side yard setback of 5.54m (18.18 ft.) to a temporary structure whereas the by-law requires a minimum front yard setback and a minimum interior side yard setback of 7.5m (24.60 ft.).

DEFERRED MINOR VARIANCE APPLICATION

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

The applicants are requesting the following variances:

1. 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;

2. To permit an interior side yard setback of 0.60m (1.96 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;

3. 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.

ADJOURNMENT:

OTHER BUSINESS:

Six-month check in discussion with the City Clerk, Peter Fay.