JANUARY 6, 2015
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:
Dana Jenkins, Development Planner
Todd Payne, Zoning Officer
Jill Hogan, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held December 9, 2014

DECLARATIONS UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B15-001  1795574 ONTARIO LTD.
PT. BLOCK A, PLAN 676
PTS. 3 TO 6, 9 TO 12, 14, 15,
17, 18, 21 & 22, PLAN 43-29213
1150 STEELES AVENUE EAST
WARD 3

The purpose of the application is to request consent to a lease in excess of 21 years for a portion of a parcel of land having a total area of approx. 4,200 square metres (1.04 acres).
The land to be leased has an area of approx. 580 square metres (6,243 square feet) including a commercial building (Tim Hortons) having a Gross Floor Area of approx. 260 square metres (2,813 square feet).

The effect of the application is to facilitate a long term lease between 1795574 Ontario Ltd. and The TDL Group Ltd.

(2)

**B15-002 COUNTY COURT CENTRE LTD.**

**BLOCK 96, PLAN M-523**

**PTS. 6 & 7, PLAN 43R-14423**

**202 COUNTY COURT BLVD.**

**WARD 3**

The purpose of the application is to request consent to a lease in excess of 21 years for a portion of a parcel of land having a total area of approx. 24400 square metres (6.03 acres). The land to be leased has a frontage of approx. 71.92 metres (235.96 feet), a depth of approx. 40.39 metres (132.51 feet) and an area of approx. 2912 square metres (0.72 acres) including a commercial building (Tim Hortons).

The effect of the application is to facilitate a long term lease between County Court Centre Limited and The TDL Group Ltd.

**NEW MINOR VARIANCE APPLICATIONS**

(3)

**A15-001 COUNTY COURT CENTRE LTD.**

**BLOCK 96, PLAN M-523**

**PTS. 6 & 7, PLAN 43R-14423**

**202 COUNTY COURT BLVD.**

**WARD 3**

The applicant is requesting the following variances:

1. To allow a temporary structure (trailer) to operate as a Take-Out Restaurant for a period of five (5) weeks whereas the by-law does not allow a temporary structure for the proposed purpose;

2. To vary Schedule ‘C’ Section 2651 of the by-law to allow a building (temporary trailer) to be located in the exterior side yard whereas Schedule ‘C’ Section 2651 of the by-law requires that all buildings be located within the approved building envelope.
A15-002  QUINTESSA DEVELOPMENTS  LOT 23, PLAN 43M-1973
33 ELMCREST DRIVE  WARD 4

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

1. To allow a rear yard setback of 7.42m (24.35 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

A15-003  QUINTESSA DEVELOPMENTS  LOT 25, PLAN 43M-1973
37 ELMCREST DRIVE  WARD 4

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

1. To allow a rear yard setback of 7.42m (24.35 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

DEFERRED MINOR VARIANCE APPLICATIONS

A14-216  SUKHCHANDAN & SHERYLL ANN  LOT 4, PLAN 893
VANVAT  578 CONSERVATION DRIVE  WARD 2

The applicants are proposing demolition of the existing dwelling and construction of a new detached dwelling and are requesting the following variance:

1. To allow a building height of 9.65m (31.66 ft.) whereas the by-law permits a maximum building height of 7.6m (24.93 ft.).