JANUARY 20, 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
Jim McColl, Zoning Officer
Jill Hogan, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES: Minutes of meeting held January 6, 2015

DECLARATIONS UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B15-003 ROBERT MAIR & SHARON LEWIS MAIR PT. LOT 83, PLAN BR 2
25 CHURCH STREET E
WARD 1

The purpose of the application is to request consent to grant an easement having a width of approx. 3.71 metres (12.17 feet), a depth of approx. 75.03 metres (246.16 feet) and an area of approx. 278.36 square metres (2996.24 square feet).
The effect of the application is to create an access easement in favour of the lands to the south, legally described as Part of Lot 60, Plan BR-2 and municipally known as 22-24 Nelson Street East.

**RELATED MINOR VARIANCE APPLICATION A15-005**

(2)

**B15-004  PETER & MARY ANN DENNIS**  LOT 757, PLAN 679  
1 PEEL VILLAGE PKWY  
WARD 3

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 3640 square metres (0.90 acres).

The effect of the application is to create a new lot having a frontage on Peel Village Parkway of approx. 30 metres (98.42 feet), a depth of approx. 35 metres (114.82 feet) and an area of approx. 930 square metres (0.23 acres). It is proposed that the new lot be used for future residential purposes (one single detached dwelling).

**RELATED MINOR VARIANCE APPLICATION A15-020**

(3)

**B15-005  FROST LANDCO INC.**  PT. LOT 6, CONC. 2 EHS  
312 QUEEN STREET EAST  
WARD 1

The purpose of the application is to sever a parcel of land currently having a total area of approx. 13540.50 square metres (3.35 acres) comprising two lots that have merged on title.

The effect of the application is to create a new lot having a frontage on Queen Street East of approx. 45.79 metres (150.23 feet), a depth of approx. 72.61 metres (238.22 feet) and an area of approx. 3379.7 square metres (0.84 acres) and re-establish a boundary line between 312 and 320 Queen Street East.

**RELATED MINOR VARIANCE APPLICATION A15-023**

(4)

**B15-006  PEPSICO CANADA ULC**  PT. LOT 14, CONC. 2 EHS  
12 CLIPPER COURT  
WARD 3

The purpose of the application is to request the consent of the Committee of Adjustment to grant a servicing easement, having an area of approx. 296.3 square metres, over Part 4 on a Draft Reference Plan to provide and maintain a waterline in favour of the retained lands; and to grant a servicing easement, having an area of approx. 392.0 square metres, over Part 8 on a
Draft Reference Plan to provide and maintain storm drainage in favour of the severed land. The proposed servicing easements will satisfy a condition imposed by the Committee of Adjustment under Consent Application B14-028 (Notice of Decision dated November 18, 2014).

NEW MINOR VARIANCE APPLICATIONS

(5)

A14-193 KOZO HOLDINGS INC
PT. BLK D, PLAN M-269
237B ADVANCE BLVD
WARD 3

The applicant is requesting the following variance:

1. To allow 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.

(6)

A14-196 TU THUYEN NI TU VIETNAMESE
BUDDIST ASSOCIATION OF CANADA
LOTS 19 & 20, PLAN A-12
241 QUEEN STREET WEST
WARD 3

The applicant is requesting the following variances:

1. To allow a place of worship with a lot area of 0.13 hectares whereas the by-law requires a minimum lot area of 0.8 hectares;

2. To allow a rear yard setback of 0.4m (1.31 ft.) and an interior side yard setback of 0.4m (1.31 ft.) whereas the by-law requires that a place of worship must maintain a minimum rear yard depth of 7.5m (24.60 ft.) and an interior side yard depth of 3.0m (9.84 ft.).

3. To provide 9 parking spaces whereas the by-law requires a minimum of 17 parking spaces;

4. To allow landscaped open space of 0.4m (1.31 ft.) along the interior side yard, 0.4m (1.31 ft.) along the rear yard and 0.4m (1.31 ft.) along the exterior side yard whereas the by-law requires a minimum landscape open space of 3.0m (9.84 ft.) abutting all lot lines except at approved driveway locations;

5. To allow parking in the rear yard whereas the by-law does not permit parking in the rear yard.

NOTE: It is proposed that a new place of worship building replace the accessory building in the rear yard. The applicants propose to retain the foundation and some of the structural...
elements of the existing accessory building as part of the new construction. The house on the property will remain and will continue to be used for residential purposes.

(7)

A14-217 BALJIT MANN IN TRUST
PT. BLOCK 6, PLAN 43M-947
CRNR OF FIRST GULF BLVD. & BISCAYNE CRESCENT
WARD 3

The applicant is requesting the following variances:

1. To allow Car Leasing and Sales (accessory to an Auto Repair Garage) whereas the by-law does not permit the proposed use;

2. To allow outside storage (for the display of vehicles for sale/lease) whereas the by-law does not permit the proposed use.

(8)

A14-220 DIRECT COFFEE SERVICES LTD.
PT. BLOCK 6, PLAN M-618
CRNR OF WILLIAMS PKWY & HUMBERWEST PKWY
WARD 8

The applicant is requesting the following variances:

1. To allow a minimum interior side yard setback of 2.4m (7.87 ft.) whereas the by-law requires a minimum interior side yard setback of 8.0m (26.24 ft.); Note: A previous approval granted under application A08/049 permits a minimum interior side yard setback of 4.2m (13.78 ft.);

2. To provide a 3.0m (9.84 ft.) wide landscape strip adjacent to Williams Parkway whereas the by-law requires a minimum 12.0m (39.70 ft.) wide landscape strip; Note: A previous approval granted under application A08/049 permits a minimum landscape strip of 6.0m (19.68 ft.) along Williams Parkway;

3. To provide an 8.0m (26.25 ft.) landscape strip for a portion of the property adjacent to Humberwest Parkway whereas the by-law requires a minimum 12m (39.70 ft.) wide landscape strip of along Humberwest Parkway;

4. To provide 20% landscaping in the front yard whereas the by-law requires a minimum of 50% landscaping;

5. To provide 0% interior landscape buffer whereas the by-law requires a minimum of 50%;
6. To allow outdoor truck loading facility within the first 30m (98.43 ft.) of the building depth in the front yard whereas the by-law does not permit truck loading in the front half of the building;

7. To provide one (1) loading space whereas the by-law requires a minimum of two (2) loading spaces;

8. To allow outside storage (delivery vans) whereas the by-law does not permit the proposed use;

9. To allow a setback of 3.0m (9.84 ft.) to a hydro transformer in the front yard having whereas the by-law requires a minimum setback of 20.0m (65.62 ft.).

The applicant is requesting the following variances:

1. To allow an increase in the Gross Floor Area of 359.24 square metres for a Banquet Hall while providing 480 parking spaces whereas the by-law requires a minimum of 517 parking spaces.

   Note: Approval was granted for a Banquet Hall Use under application A13-068. The applicant is proposing to convert a portion of the vacant industrial space to increase the Gross Floor Area of the Banquet Hall.

The applicant is requesting the following variances in conjunction with consent application B15-003:

1. To allow a residential driveway to serve a commercial property whereas the by-law does not permit the proposed use;

2. To allow an existing driveway having a width of 3.71m (12.17 ft.) for two way traffic whereas the by-law requires a minimum width of 6.0m (19.68 ft.) for two way traffic;

3. To allow a 0.0 metre landscape strip along the side lot line whereas the by-law requires a minimum permeable landscape strip of 0.6 m (1.97 ft.);
4. To allow a driveway in the rear yard not leading to a garage whereas the by-law does not permit the rear yard to be paved unless serving a detached garage;

5. To allow parking in the rear yard whereas the by-law does not permit parking in the rear yard.

RELATED CONSENT APPLICATION B15-003

(11)

A15-006    DENFORD ESTATES INC.          LOT 87, DRAFT PLAN OF SUBDIVISION 21T-05018B BUCHANAN CRESCENT WARD 5

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

1. To allow an exterior side yard setback of 2.57m (8.43 ft.) whereas the by-law requires a minimum side yard setback of 3.0m (9.84 ft.).

(12)

A15-007    DENFORD ESTATES INC.          LOT 108, DRAFT PLAN OF SUBDIVISION 21T-05018B BUCHANAN CRESCENT WARD 5

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

1. To allow an exterior side yard setback of 2.85m (9.35 ft.) whereas the by-law requires a minimum side yard setback of 3.0m (9.84 ft.).

(13)

A15-008    945324 ONTARIO INC.          PT. LOT 15, CONC. 1 EHS PT. 4, PLAN 43R-13901 1 STEELES AVE E, UNIT 19 WARD 3

The applicant is requesting the following variance:

1. To allow a Commercial School (Dance Studio) to operate from Unit 19 whereas the by-law does not permit the proposed use.
A15-009  50 SUNNY MEADOWS COMMERCIAL CENTER INC.
PEEL CONDOMINIUM PL 952 LEVEL A, UNITS 5 & 6
50 SUNNY MEADOW BLVD
WARD 9

The applicant is requesting the following variance:

1. To allow a private school in conjunction with a commercial/technical school (private career college) to operate from Units 104 and 105 whereas the by-law does not permit the proposed uses.

A15-010  LOUIS WALTER MULLIN
PT. LOTS 3 & 4, PLAN 644
12 RUTHERFORD ROAD S
WARD 3

The applicant is requesting the following variance:

1. To allow a Commercial School to operate from any of the units at 12 Rutherford Road South whereas the by-law does not permit the proposed use.

A15-011  QUINTESSEA DEVELOPMENTS INC.
LOT 5, PLAN 43M-1972
26 YOUNG GARDEN CRES
WARD 4

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

1. To allow a rear yard setback of 5.63m (18.47 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.);

A15-012  QUINTESSEA DEVELOPMENTS INC.
LOT 7, PLAN 43M-1972
30 YOUNG GARDEN CRES
WARD 4

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

1. To allow a rear yard setback of 3.81m (12.50 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).
(18)

**A15-013**  
QUINTESSA DEVELOPMENTS INC.  
LOT 24, PLAN 43M-1972  
35 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 7.40m (24.28 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

(19)

**A15-014**  
QUINTESSA DEVELOPMENTS INC.  
LOT 26, PLAN 43M-1972  
39 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 7.12m (23.26 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

(20)

**A15-015**  
THE BUFFALO GROUP OF COMPANIES INC.  
PT. LOTS 7, 8, 9 & 10, PL 347  
7900-7920 HURONTARIO ST.  
WARD 4

The applicant is requesting the following variance:

1. To allow a Commercial School to operate from any of the units on site whereas the by-law does not permit the proposed use.

(21)

**A15-016**  
BREMONT HOMES (BRAMPTON) INC.  
LOT 17, PLAN 43M-1971  
36 COVINA ROAD  
WARD 5

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

1. To allow an interior garage width of 5.59m (54.5%) of the dwelling unit width whereas the by-law restricts the maximum interior garage width to 50% of the dwelling unit width on lots greater than 14 metres wide.
(22)

**A15-017 BREMONT HOMES (BRAMPTON) INC.**

**LOT 28, PLAN 43M-1971**

**23 COVINA ROAD**

**WARD 5**

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

1. To allow an interior garage width of 5.59m (55.3%) of the dwelling unit width whereas the by-law restricts the maximum interior garage width to 50% of the dwelling unit width on lots greater than 14 metres wide.

(23)

**A15-018 2441531 ONTARIO INC.**

**BLOCK 7, PLAN 43M-1907**

**ACE DRIVE**

**WARD 9**

The applicant is requesting the following variances:

1. To allow a motor vehicle sales, leasing and rental establishment and to allow a motor vehicle repair and body shop as an accessory use to a motor vehicle sales, leasing and rental establishment whereas the by-law does not permit the proposed uses;

2. To allow outside storage (for the display of vehicles for sale/lease) whereas the by-law does not permit outside storage.

(24)

**A15-019 2441529 ONTARIO INC.**

**BLOCK 8, PLAN 43M-1907**

**ACE DRIVE**

**WARD 9**

The applicant is requesting the following variances:

1. To allow a motor vehicle sales, leasing and rental establishment and to allow a motor vehicle repair and body shop as an accessory use to a motor vehicle sales, leasing and rental establishment whereas the by-law does not permit the proposed uses;

2. To allow outside storage (for the display of vehicles for sale/lease) whereas the by-law does not permit outside storage.
(25)

A15-020 PETER & MARY ANN DENNIS
LOT 757, PLAN 679
1 PEEL VILLAGE PKWY
WARD 3

The applicants are requesting the following variance in conjunction with the “retained” parcel proposed under Consent Application B15-004:

1. To allow a rear yard setback of 5.9m (19.36 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

RELATED CONSENT APPLICATION B15-004

(26)

A15-022 728836 ONATRIO LIMITED
PT. BLOCK A, PLAN 640
284 ORENDA ROAD
WARD 3

The applicant is requesting the following variance:

1. To allow a Banquet Hall (with a Gross Floor Area of 1300 square metres) whereas the by-law does not permit the proposed use.

(27)

A15-023 FROST LANDCO INC.
PT. LOT 6, CONC. 2 EHS
312 QUEEN STREET EAST
WARD 1

The applicant is requesting the following variance:

1. To allow a Medical Office and Retail Establishment (Pharmacy) whereas the by-law does not permit the proposed uses.

RELATED CONSENT APPLICATION B15-005

(28)

A15-024 2258659 ONTARIO INC.
LOT 15, PLAN 43M-1966
25 ZANETTA CRESCENT
WARD 4

The applicant is requesting the following variance associated with a proposed single detached dwelling:
1. To allow an exterior side yard setback of 4.20m (13.78 ft.) whereas the by-law requires a minimum exterior side yard setback of 4.50m (14.76 ft.).

(29)

A15-025 DICOM REAL ESTATE HOLDINGS INC PT. BLK 1, PLAN 43M-1008 300 BISCAYNE CRESCENT
WARD 3

The applicant is requesting the following variance:

1. To allow outside storage (trucks and trailers) whereas the by-law does not permit the proposed use.

DEFERRED MINOR VARIANCE APPLICATIONS

(30)

A14-168 JOSEPH MCNAMARA LOT 194, PLAN 581 75 CORNWALL ROAD
WARD 3

The applicant is requesting the following variances:

1. To allow an existing accessory structure (building 2) in an interior side yard having a setback of 0.97m (3.18 ft.) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);

2. To allow two (2) existing accessory structures with a combined gross floor area of 27.3 sq. m (293.85 sq. ft.) whereas the by-law permits two (2) accessory structures with a maximum combined gross floor area of 20 sq. m (215.28 sq. ft.);

3. To allow an accessory structure (building 2) in the front half of an interior side yard whereas the by-law permits an accessory structure in an interior side yard provided the building does not encroach on the minimum required side yard for the main building and the accessory building is located no closer to the front wall of the main building than one-half (½) the length of the main building wall facing the interior side lot line.