MARCH 3, 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
David Vanderberg, Central Area Planner
Rose Bruno, Zoning Officer
Jill Hogan, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES: Minutes of meeting held February 10, 2015

DECLARATIONS UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

CONSENT APPLICATIONS

(1)

B15-007 GL LAND INC

PT. BLK 155, PLAN 43M-1940
65 DUFAY ROAD
WARD 6

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. 28,319 square metres (7 acres). The land to be leased has a frontage of approx. 73.97 metres (242.68 feet), a depth of approx. 82.87 metres (271.88 feet) and an area of approx. 6,130 square metres (1.51 acres).
The effect of the application is to facilitate a long term lease between GL Land Inc. and Longo’s.

(2)  
**B15-008**  
**FIRST GULF BUSINESS PARK INC.**  
**PT. LOT 15, CONC. 2 EHS**  
**59 FIRST GULF BOULEVARD**  
**WARD 3**  

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 9.942 hectares (24.57 acres).

The effect of the application is to create a lot having frontage of approx. 114.85 metres (376.80 feet), a depth of approx. 230.06 metres (754.79 feet) and an area of approx. 2.617 hectares (6.47 acres) and to reinstate two separate lots which have merged on title (543 Steels Avenue East and 59 First Gulf Boulevard).

(3)  
**B15-009**  
**FIRST GULF BUSINESS PARK INC.**  
**PT. LOT 15, CONC. 2 EHS**  
**543 STEELES AVENUE EAST**  
**WARD 3**  

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 9.942 hectares (24.57 acres).

The effect of the application is to create a lot having frontage of approx. 351.15 metres (1152.06 feet), a depth of approx. 183.84 metres (603.15 feet) and an area of approx. 7.325 hectares (18.10 acres) and to reinstate two separate lots which have merged on title (59 First Gulf Boulevard and 543 Steeles Avenue East).

(4)  
**B15-010**  
**JAMES KONG POY**  
**PT. LOT 20, PLAN 889**  
**61 & 63 ARCHDEKIN DRIVE**  
**WARD 1**  

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 836.12 square metres (9000 square feet).

The effect of the application is to create a lot having a frontage of 9.144 metres (30 feet), a depth of approx. 45.72 metres (150 feet) and an area of approx. 418.06 square metres (4500 square feet) and to reinstate two separate lots which have merged on title (61 and 63 Archdekin Drive).
MINOR VARIANCE APPLICATIONS

(5)

A14-218  GILBERTO & ALDO OLIVEIRA  
PT. BLK. H, PLAN M-216  
17 STRATHEARN AVENUE  
WARD 8

The applicants are requesting the following variance:

1. To allow Truck Sales as accessory to permitted vehicle repair while providing four (4) parking spaces for the display of vehicles for sale/lease whereas the by-law does not permit the proposed use.

(6)

A15-043  MICHAEL MARSHALL & ANITA BELZILE  
LOT 17, PLAN 43M-1834  
7955 CHURCHVILLE ROAD  
WARD 6

The applicants are proposing an expansion to the existing garage and are requesting the following variance:

1. To allow a rear yard setback of 5.5m (18.04 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

(7)

A15-044  ARBOR MEMORIAL INC, DBA BRAMPTON MEMORIAL GARDENS  
PT. LOT 11, CONC. 2 EHS  
10061 CHINGUACOUSY ROAD  
WARD 6

The applicant is requesting the following variance:

1. To continue using a portion of the property as a golf driving range for a temporary period of six (6) years whereas the by-law does not permit the proposed use.

NOTE: A previous approval granted under application A10-040 will expire in March, 2015.

(8)

A15-045  JAGTAR SINGH & NIRMALJIT KAUR  
PEEL CONDOMINIUM PL 964  
LEVEL 1, UNIT 24  
2510 COUNTRYSIDE DRIVE  
WARD 10

The applicant is requesting the following variance:
1. To allow a Commercial School to operate from Unit 18 (Bldg. B1) whereas the by-law does not permit the proposed use.

(9)

A15-046 MARIN HUSTON LAND CORPORATION
PT. LOT 8, CONC. 2 WHS
9446 MCLAUGHLIN ROAD N
WARD 5

The applicant is requesting the following variances:

1. To allow a place of commercial recreation (mini golf) with accessory amusement arcade to operate from Units 6, 7 and 8 whereas the by-law does not permit the proposed use;

2. To allow 410 on-site parking spaces whereas the by-law requires a minimum of 425 on-site parking spaces.

(10)

A15-047 AMARJEET SINGH, HARJOT RAI
RUPINDER KAUR
LOT 112, PLAN M-572
36 COX CRESCENT
WARD 5

The applicants are requesting the following variance:

1. To allow a setback of 1.0m (3.28 ft.) to an addition (enclosing existing below grade side entrance) whereas the by-law requires a minimum setback of 1.2m (3.94 ft.).

(11)

A15-048 AUTO PLANET REALTY 1 INC.
BLOCK 3, PLAN M-874
2830 QUEEN STREET EAST
WARD 8

The applicant is requesting the following variance:

1. To provide 388 on-site parking spaces whereas the by-law requires a minimum of 583 parking spaces.

(12)

A15-050 TIMBERBANK CONSTRUCTION LIMITED
RULAND REALTY LIMITED
BLOCK 120, PLAN 43M-1850
12 DAVISELM DRIVE
WARD 5

The applicant is requesting the following variances:
1. To allow a temporary new homes sales pavilion whereas the Institutional zone of the property does not permit the proposed use;

2. To allow an interior side yard setback of 2.0m (6.56 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.61 ft.).

**DEFERRED MINOR VARIANCE APPLICATIONS**

(13)

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.

(14)

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 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.

(15)

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 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.

(16)  
A15-035  MOHSEN FATULAHZADEH RABTI  LOT 180, PLAN 43M-1613  
66 SOUTH LAKE BOULEVARD  
WARD 1  

The applicant is requesting the following variances:

1. To allow a deck encroachment of 3.66m (12.00 ft.) into the required rear yard, resulting in a rear yard setback of 3.34m (10.96 ft.) whereas the by-law permits a maximum deck encroachment of 1.8m (5.90 ft.), resulting in a rear yard setback of 5.2m (17.06 ft.);

2. To allow a driveway having a width of 7.21m (23.65 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22.00 ft.).

(17)  
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.