MARCH 24, 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
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 March 3, 2015

DECLARATIONS UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW MINOR VARIANCE APPLICATIONS

(1)

A15-049    GARDEN VILLAGE DEVELOPMENTS INC.    PT. LOT 16, CONC. 8 ND
            LT 129, DRAFT PL 21T-12011B
            ROCKTON COURT
            WARD 10

The applicant is requesting the following variance associated with a single detached dwelling:
1. To allow a minimum exterior side yard setback of 4.26m (13.98 ft.) whereas the by-law requires a minimum exterior side yard setback of 4.50m (14.76 ft.).

(2)

A15-051  LOUIS WALTER MULLIN  
PT. LOTS 3 & 4, PLAN 644  
12 RUTHERFFORD ROAD S  
WARD 3

The applicant is requesting the following variance:

1. To allow uses permitted in the Service Commercial zone whereas Service Commercial uses are not permitted together with Industrial uses.

(3)

A15-052  SANDYSHORE PROPERTY DEVELOPMENT CORP  
LOT 46, PLAN 43M-1965  
ELWIN ROAD  
WARD 5

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

1. To allow a minimum exterior side yard setback of 4.28m (14.04 ft.) whereas the by-law requires a minimum exterior side yard setback of 4.50m (14.76 ft.).

(4)

A15-053  CACHET ESTATE HOMES (CREDIT RIDGE) INC.  
LOT 13, PLAN 43M-1964  
88 CANARY CLOSE  
WARD 5

The applicant is requesting the following variances:

1. To allow a deck to encroach 3.05m (10.00 ft.) into the required front yard whereas the by-law permits a maximum encroachment of 1.8m (5.90 ft.);

2. To allow a 0.0 metre interior side yard setback whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

Note: This is I of 3 applications related to a proposal for a new homes sales pavilion and associated parking lot to be located over 3 different lots (Applications A15-053, A15-054 and A15-055).
The applicant is requesting the following variances:

1. To allow a deck to encroach 3.05m (10.00 ft.) into the required front yard whereas the by-law permits a maximum encroachment of 1.8m (5.90 ft.);

2. To allow a 0.0 metre interior side yard setback whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);

3. To allow parking stalls to straddle a lot line whereas the by-law does not permit a parking stall to straddle a lot line.

Note: This is I of 3 applications related to a proposal for a new homes sales pavilion and associated parking lot to be located over 3 different lots (Applications A15-053, A15-054 and A15-055).

The applicant is requesting the following variances:

1. To allow a parking lot in association with a proposed temporary sales office located on the adjacent lots whereas the by-law does not permit the proposed use.

2. To allow parking stalls to straddle a lot line whereas the by-law does not permit a parking stall to straddle a lot line.

Note: This is I of 3 applications related to a proposal for a new homes sales pavilion and associated parking lot to be located over 3 different lots (Applications A15-053, A15-054 and A15-055).

The applicant is requesting the following variance for a temporary period of five (5) years:
1. To allow outside storage and parking of oversized motor vehicles (trucks and trailers) not in association with a business within a building on the same lot, whereas the by-law does not permit the proposed use.

(8)

A15-057 KEVIN JOHNSON
LOT 63, PLAN 521
28 MARSSEN CRESCENT
WARD 3

The applicant is proposing a single car detached garage and is requesting the following variances:

1. To allow a minimum driveway width of 2.5m (8.20 ft.) whereas the by-law requires a minimum driveway width of 3.0m (9.84 ft.);

2. To allow less than 0.6 metres of permeable landscaping between the extended driveway and the property line whereas the by-law requires a minimum of 0.6 metres.

(9)

A15-058 RICE CONSTRUCTION CO LIMITED
DELAFIELD PROPERTIES LTD.
LOUCE HOLDING INC.
PT. LOT 11, CONC. 1 WHS
PTS. 1 & 2, PLAN 43R-10685
190 BOVAIRD DRIVE W,
WARD 2

The applicant is requesting the following variance:

1. To allow a motor vehicle sales establishment (Unit 18) for a temporary period of ten (10) years whereas the by-law does not allow motor vehicle sales.

Note: A previous approval granted under Application A10-031 to allow a motor vehicle sales establishment in conjunction with motor vehicle repair and body shop has expired.

(10)

A15-059 TOWN-ROSE HOMES INC.
BLOCK 154, PLAN 43M-1940
100 DUFAY ROAD
WARD 6

The applicants are requesting the following variance:

1. To provide a total of 192 parking spaces on site whereas the by-law requires a minimum of 205 parking spaces.
DEFERRED MINOR VARIANCE APPLICATIONS

(11)

A15-039    GUY VANDERBROEK AND IVY NG
            PT. LOT 14, CONC. 3 WHS
            45 CHURCH STREET
            WARD 6

The applicants are requesting the following variance:

1. To allow an increase of 18.1 square metres in the gross floor area resulting in a total gross floor area of 273.1 square metres whereas the by-law permits a maximum gross floor area of 255 square metres.

(12)

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.