APRIL 14, 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  
Paul Aldunate, Central Area Planner  
Amanda Dickie, Zoning Officer  
Paul Snape, Director, Development Services  
Elizabeth Corazzola, Manager, Zoning Services  
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:  
Minutes of meeting held March 24, 2015

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW MINOR VARIANCE APPLICATIONS

(1)

A14-177  SANDRA LEE HOFFMAN  
LOT 465, PLAN 614  
67 AVONDALE BLVD  
WARD 7

The applicant is requesting the following variances:
1. To allow an existing roofed deck to encroach 2.34m (7.68 ft.) into the required front yard whereas the by-law permits a maximum encroachment of 1.8m (5.91 ft.) into the required front yard;

2. To allow an existing fence (privacy screen) having a height of 2.39m (7.84 ft.) in the required front yard whereas the by-law permits a maximum height of 1.0m (3.28 ft.) for a fence in the required front yard;

3. To allow an existing fence (privacy screen) having a height of 2.74m (8.90 ft.) in the rear yard whereas the by-law permits a maximum height of 2.0m (6.56 ft.) for a fence in the rear yard.

(2)

A15-027 CHRISTOPHER MORRIS
PT. LOT 71, PLAN 865
105 GOLDCREST ROAD
WARD 8

The applicant is requesting the following variance:

1. To allow an existing open-roofed porch in the side yard having a 0.0 metre setback whereas the by-law requires a minimum setback of 3.0m (9.84 ft.).

(3)

A15-060 2016805 ONTARIO INC.
PEEL CONDOMINIUM PLAN
347 LEVEL 1, UNIT 54
8500 TORBRAM ROAD
WARD 7

The applicant is requesting the following variance:

1. To allow a Law Office to operate from Unit 54 whereas the by-law does not permit the proposed use.

(4)

A15-061 RICK DIAMOND
LOT 11, PLAN D-25
55 RIVER ROAD
WARD 6

The applicant is proposing to construct a main floor unheated addition on the existing deck at the rear and a complete roof replacement. The following variances are requested:
1. To allow a front yard setback of 5.04m (16.54 ft.) to a proposed open roofed porch whereas the by-law requires a minimum front yard setback of 12.00m (39.40 ft.) to a building and permits a maximum open roofed porch encroachment of 1.8m (5.90 ft.);

2. To allow a side yard setback of 4.51m (14.80 ft.) whereas the by-law requires a minimum side yard setback of 7.50m (24.60 ft.);

3. To allow a side yard setback of 2.65m (8.70 ft.) to a deck whereas the by-law requires a minimum side yard setback of 7.50m (24.60 ft.);

4. To allow a rear yard setback of 10.42m (34.19 ft.) to a proposed building addition whereas the by-law requires a minimum rear yard setback of 15.00m (49.21 ft.); (Note: the Zoning by-law permits a deck to encroach 3.00m (9.84 ft.) into the required rear yard;

5. To allow a maximum driveway width of 10.98m (36.00 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24.00 ft.).

(5)

A15-063 RICE DEVELOPMENT CORP  PT. LOT 14, CONC. 2 EHS 7725 & 7735 KENNEDY RD S WARD 3

The applicant is requesting the following variance:

1. To allow a minimum southerly side yard setback of 4.0m (13.12 ft.) whereas the by-law requires a minimum side yard setback of 13.0m (42.65 ft.).

(6)

A15-064 VISHAL & DHWANI SHAH  LOT 16, PLAN 43M-1652 14 PECAN DRIVE WARD 10

The applicants are proposing to replace the existing deck with a new deck and sunroom addition (solarium enclosure) and are requesting the following variance:

1. To allow a minimum setback of 8.41m (27.60 ft.) to a floodplain zone whereas the by-law requires a minimum setback of 10.0m (32.80 ft.) to a floodplain zone.
The applicants are proposing construction of a second storey addition above the existing garage and are requesting the following variance:

1. To allow a rear yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum rear yard setback of 9.07m (29.76 ft.).

The applicant is requesting the following variance:

1. To allow a Private School to operate from Unit 15 whereas the by-law does not permit a Private School.

The applicants are proposing a second storey addition and are requesting the following variances:

1. To allow a maximum lot coverage of 41.8% whereas the by-law permits a maximum lot coverage of 30%;

2. To allow a westerly side yard setback of 0.9m (2.95 ft.) to a second storey addition whereas the by-law requires a minimum side yard setback of 1.8m (5.90 ft.);

3. To allow an easterly side yard setback of 1.27m (4.17 ft.) to a second storey addition whereas the by-law requires a minimum side yard setback of 1.8m (5.90 ft.)
(10)

A15-068  CLAIREVILLE HEIGHTS LIMITED  PT. LOTS 6 & 7, CONC. 8 ND 45 YORKLAND BLVD.  WARD 8

The applicant is requesting the following variance:

1. To allow an internal access between two adjoining dwelling units resulting in a combined floor area of 197 square metres and three (3) bedrooms whereas the by-law permits a maximum floor area of 130 square metres and two (2) bedrooms.

(11)

A15-070  JASWINDER SINGH  PT. LOT 8, CONC. 11 ND 9416 HIGHWAY 50  WARD 10

The applicants are requesting the following variances for a temporary period of three (3) years:

1. To allow an automotive repair use whereas the by-law does not permit the proposed use;

2. To allow parking of oversized vehicles whereas the by-law does not permit the proposed use;

3. To allow outside storage for a maximum of forty (40) trucks, at any given time, whereas the by-law does not permit the proposed use.

(12)

A15-071  2375970 ONTARIO INC.  BLOCK A, PLAN 676 4 BLAIR DRIVE  WARD 3

The applicant is requesting the following variances:

1. To allow outside storage (parking of truck trailers) in a front yard not screened from view by a solid fence from a street whereas the by-law does not permit outside storage in a front yard and requires outside storage to be screened from view by a solid fence from a street;

2. To allow a fence in the front yard whereas the by-law does not permit a fence in a front yard in an Industrial Zone.
(13)

A15-072 1493951 ONTARIO INC. PT. LOT 15, CONC. 5 EHS 7988 TORBRAM ROAD WARD 7

The applicant is requesting the following variance:

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.