MAY 26, 2015
9:00 A.M.
COUNCIL CHAMBERS
4TH FLOOR – CITY HALL

MEMBERS: Ron Chatha
Robert Crouch
Desiree Doerfler
Richard Nurse
Mario Russo

STAFF: Dana Jenkins, Development Planner
David VanderBerg, Central Area Planner
Rose Bruno, Zoning Officer
Paul Snape, Director, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ELECTION OF CHAIR AND VICE CHAIR:

ADOPTION OF MINUTES: Minutes of meeting held May 5, 2015

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B15-011 BRAMALEA CITY CENTRE EQUITIES INC. AND MORGUARD CORPORATION PT. LOT 5, PLAN 688 35 PEEL CENTRE DRIVE WARD 7

The purpose of the application is to request the consent of the Committee for a lease in excess of 21 years of a portion of a parcel of land currently having a total area of approx. 320,600
square metres (79.22 acres). The land to be leased has an area of approx. 600 square metres (0.15 acres) including a commercial building (Tim Hortons) having a gross floor area of approx. 260 square metres with associated drive-thru.

The effect of the application is to facilitate a long term lease between the owner of the lands (Bramalea City Centre Equities Inc. and Morguard Corporation) and The TDL Group Ltd.

**DEFERRED CONSENT APPLICATIONS**

(2)

**B14-004 SHELL CANADA LIMITED**

PT. LOT 6, CONC. 8 N.D
3550 QUEEN STREET WEST
WARD 8

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 15,929 square metres (3.94 acres).

The effect of the application is to create a new lot having a depth of approx. 117 metres (383.86 feet) and an area of approx. 10,717 square metres (2.65 acres) together with a servicing/maintenance easement. It is proposed that the new lot be used for future development of a car wash facility, auto detailing and lube shop.

**RELATED MINOR VARIANCE APPLICATION A15-085**

**NEW MINOR VARIANCE APPLICATIONS**

(3)

**A15-085 SHELL CANADA LIMITED**

PT. LOT 6, CONC. 8 N.D
3550 QUEEN STREET WEST
WARD 8

The applicant is requesting the following variance in conjunction with the “severed” parcel proposed under consent application B14-004:

1. To permit a minimum lot width of 22 metres whereas the by-law requires a minimum lot width of 45 metres for uses permitted in a Highway Commercial Two (HC2) Zone.

**RELATED CONSENT APPLICATION B14-004**
(4)

A15-086 PREMIUM TUTORING & COMPUTER TRAINING LTD. PEEL CONDOMINIUM PLAN 773 LEVEL 2, UNIT 213 4515 EBENEZER ROAD WARD 8

The applicant is requesting the following variance:

1. To permit a Commercial School (Tutoring) to operate from Unit 213 whereas the by-law does not permit the proposed use.

(5)

A15-087 QUINTESSA DEVELOPMENTS INC. LOT 22, PLAN 43M-1973 31 ELMCREST DRIVE WARD 4

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

1. To permit a rear yard setback of 7.38m (24.21 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

(6)

A15-089 BRAMPTON BLOCK 5 LIMITED PARTNERSHIP LOT 22, PLAN 43M-1953 102 MONKTON CIRCLE WARD 4

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

1. To permit a minimum front yard setback of 4.2m (13.78 ft.) whereas the by-law requires a minimum front yard setback of 4.5m (14.76 ft.);

2. To permit a minimum interior side yard setback of 0.6m (1.97 ft.) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);

3. To permit a minimum rear yard setback of 0.8m (2.62 ft.) whereas the by-law requires a minimum rear yard setback of 2.0m (6.56 ft.).
A15-090  NIRMALJIT & AMANDEEP POONIA  LOT 9, PLAN 43M-1340
196 WILLOWPARK DRIVE
WARD 9

The applicants are requesting the following variance:

1. To permit a minimum interior side yard setback of 0.457m (1.50 ft.) to the retaining wall of an existing below grade entrance whereas the by-law requires a minimum interior side yard setback of 0.6m (1.97 ft.).

A15-091  RANJIT DHERI & LAKHWINDER KAUR SINGH  LOT 205, PLAN 43M-1602
27 EMPEROR DRIVE
WARD 10

The applicants are requesting the following variances:

1. To permit an existing deck to encroach 4.67m (15.32 ft.) into the required rear yard, resulting in a rear yard setback of 2.83m (9.28 ft.) whereas the by-law permits a maximum deck encroachment of 3.0m (9.84 ft.) resulting in a rear yard setback of 4.5m (14.78 ft.);

2. To permit an existing driveway width of 9.68m (31.76 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22.00 ft.).

A15-092  2234486 ONTARIO INC.  PEEL CONDO PLAN 461
LEVEL 1, UNIT 3
116 ORENDA ROAD, UNIT 3
WARD 3

The applicant is requesting the following variance:

1. To permit Motor Vehicle Sales accessory to permitted Motor Vehicle Repair whereas the by-law does not permit Motor Vehicle Sales.
(10)

A15-093  JAMES & MARIE HOLZAPFEL  PT. LOT 6, CONC. 4 WHS
         JOHN & ESTHER POLLARD  1534 QUEEN STREET WEST
         WARD 5

The applicants are proposing a second storey addition while maintaining the existing building footprint and are requesting the following variances:

1. To permit a westerly side yard setback of 2.11m (6.92 ft.) and an easterly side yard setback of 6.38m (20.93 ft.) whereas the by-law requires minimum side yard setbacks of 7.5m (24.60 ft.);

2. To permit a fence in the front yard having a maximum height of 1.45m (4.76 ft.) whereas the by-law permits a fence in the front yard to a maximum height of 1.0m (3.28 ft.).

(11)

A15-094  1552262 ONTARIO INC.  PT. LOT 6, CONC. 7 EHS
         6 MARITIME ONTARIO BLVD.
         WARD 8

The applicant is requesting the following variance:

1. To permit a temporary structure to be used as an automobile sales establishment for a period of twelve (12) months whereas the bylaw does not permit a temporary structure for the purpose proposed.

(12)

A15-095  GLENN & CARYL MCCLELLAND  LOT 32, PLAN M-884
         32 RAVENSCROFT CIRCLE
         WARD 2

The applicants are proposing to expand an existing accessory structure and are requesting the following variance:

1. To permit an accessory structure (Cabana/Pool Shed) with a maximum gross floor area of 44.32 sq. m (477.06 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.45 sq. ft.) for a single accessory structure.
The applicant is requesting the following variance:

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

DEFERRED MINOR VARIANCE APPLICATIONS

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.).

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.