JULY 14, 2015
9:00 A.M.
COUNCIL CHAMBERS
4TH FLOOR – CITY HALL

MEMBERS: Mario Russo, Chair
Ron Chatha, Vice-Chair
Robert Crouch
Desiree Doerfler
Richard Nurse

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

ADOPTION OF MINUTES: Minutes of meeting held June 23, 2015

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B15-013 MICHAEL CECI, DORA CECI
GREEN VALLEY DEVELOPMENTS INC.
BLOCK 70, PLAN 43M-1981
CARL FINLAY DRIVE
WARD 10

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.0342 hectares (0.085 acres). The proposed “severed” parcel has an area of approximately 0.0268 hectares (0.066 acres).
The effect of the application is to provide for a lot addition to the adjacent land, legally described as Part of Lot 17, Concession 9 ND and owned by Urban Drywall Limited/Concris Developments Inc. Block 70, Plan 43M-1981 will be merged with Blocks on Draft Plan of Subdivision 21T-12013B in conjunction with Block 69, Plan 43M-1981 (concurrent consent application B15-014) to complete new residential lots for future development.

(2)

B15-014  MICHAEL CECI, DORA CECI  BLOCK 69, PLAN 43M-1981
GREEN VALLEY DEVELOPMENTS INC.  CARL FINLAY DRIVE
WARD 10

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.0024 hectares (0.006 acres). The proposed “severed” parcel has an area of approximately 0.0006 hectares (0.0015 acres).

The effect of the application is to provide for a lot addition to the adjacent land, legally described as Part of Lot 17, Concession 9 ND and owned by Urban Drywall Limited/Concris Developments Inc. Block 69, Plan 43M-1981 will be merged with Blocks on Draft Plan of Subdivision 21T-12013B in conjunction with Block 70, Plan 43M-1981 (concurrent consent application B15-013) to complete new residential lots for future development.

(3)

B15-015  ELAINE CRAWFORD  PT. LOT 10, CONC. 6 WHS
2869 BOVAIRD DRIVE W
WARD 6

The purpose of the application is to request consent to sever the rear portion of a parcel of land currently having a total area of approximately 13.05 hectares (32.25 acres). The proposed “severed” parcel (Parcel ‘A’) has a width of approximately 306 metres (1003.93 feet), a depth of approximately 405.8 metres (1331.36 feet) and an area of approximately 7.67 hectares (18.95 acres).

The effect of the application is to provide for a lot addition to the adjacent land (Parcel ‘C’) legally described as Part of Lot 10, Concession 6 W.H.S, Part 1, Plan 43R-2312, municipally known as 2809 Bovaird Drive West, currently owned by Robert Crawford to facilitate the future sale of approximately 20.07 hectares (49.59 acres) being the proposed combined area of ‘Parcel A’ and ‘Parcel C’.
(4)

B15-016   SHAYMA DICK HOLDINGS INC.   PT. LOTS 5 & 6, CONC. 5 WHS EMBLETON ROAD
          WARD 6

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 40.63 hectares (100.40 acres). The proposed “severed” parcel has a width of approximately 38 metres (124.67 feet), a depth of approximately 193 metres (633.20 feet) and an area of approximately 0.74 hectares (1.83 acres).

The effect of the application is to provide for a lot addition to the adjacent property to the east, legally described as Part of Lot 6, Concession 5 W.H.S, owned by Peel District School Board to facilitate future expansion of Huttonville Public School.

NEW MINOR VARIANCE APPLICATIONS

(5)

A15-110   DENFORD ESTATES INC.   LOT 86, PLAN 43M-1983
          64 BUCHANAN CRESCENT
          WARD 5

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

1. To permit a minimum front yard setback of 5.68m (18.64 ft.) to the front of the garage whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.).

(6)

A15-111   DENFORD ESTATES INC.   LOT 85, PLAN 43M-1983
          BUCHANAN CRESCENT
          WARD 5

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

1. To permit a minimum front yard setback of 5.86m (19.23 ft.) to the front of the garage whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.).
A15-112 DENFORD ESTATES INC. LOT 84, PLAN 43M-1983
EBURY DRIVE WARD 5

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

1. To permit a minimum exterior side yard setback of 2.94m (9.65 ft.) whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft.).

A15-113 ADORAS CONSTRUCTION INC. PT. LOT 17, CONC. 9 ND
LOT 163, DRAFT PLAN OF SUBDIVISION 21T-12009B
TRAIL RIDER DRIVE WARD 10

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

1. To permit a minimum rear yard setback of 7.24m (23.75 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

A15-114 ADORAS CONSTRUCTION INC. PT. LOT 17, CONC. 9 ND
LOT 183, DRAFT PLAN OF SUBDIVISION 21T-12009B
SOUTHEAST CRNR OF TRAIL RIDER DR. & MINISTER RD. WARD 10

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

1. To permit a minimum rear yard setback of 5.8m (19.03 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).
The applicant is requesting the following variance associated with a proposed single detached dwelling:

1. To permit a minimum rear yard setback of 5.8m (19.03 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

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

1. To permit a minimum rear yard setback of 5.81m (19.06 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.);

2. To permit a minimum exterior side yard setback of 4.32m (14.17 ft.) whereas the by-law requires a minimum exterior side yard setback of 4.5m (14.76 ft.).

The applicant is requesting the following variances:

1. To permit a front yard setback of 9.63m (31.59 ft.) to a hydro transformer whereas the by-law requires a minimum front yard setback 15m (49.21 ft.);

2. To permit an interior side yard setback of 1.16m (3.81 ft.) to a hydro transformer whereas the by-law requires a minimum interior side yard setback of 3.0m (9.84 ft.).
(13)

**A15-118  RIOCAN (HEARTLAKE ) INC. &  RIOCAN HOLDINGS INC.**
**PT. BLK. A & F, PLAN 100**
**180 SANDALWOOD PKWY E**
**WARD 2**

The applicant is requesting the following variance:

1. To permit a Private School to operate from Unit 1A and Unit 11A whereas the by-law does not permit the proposed use.

(14)

**A15-119  SUNKOM PROPERTIES INC.**
**BLOCKS 2 & 3, PLAN 43M-1813**
**5 & 25 CHERRY CREST DRIVE**
**WARD 8**

The applicant is requesting the following variance:

1. To expand the permitted uses to include a Personal Service Shop whereas the by-law does not include a Personal Service Shop as a permitted use.

(15)

**A15-120  STEPHANIE OREFICE &  TIERNAN MURPHY**
**PT. Lots 37 & 38, PLAN J-13**
**129 ELIZABETH STREET S**
**WARD 3**

The applicants are requesting the following variances:

1. To permit an accessory structure (shed) having a maximum gross floor area of 21.6 sq. m (232.50 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;

2. To permit an accessory structure (shed) having a minimum rear yard setback of 0.45m (1.48 ft.) and a minimum side yard setback of 0.45m (1.48 ft.) whereas the by-law requires minimum setbacks of 0.6m (1.97 ft.);

3. To permit two (2) accessory structures (shed and play structure) with a combined gross floor area of 23.85 sq. m (256.72 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.).
(16)

A15-121  SAMRA & GITA SHANGARA  
LOT 142, PLAN M-877  
10 WOODBURY COURT  
WARD 4

The applicants are requesting the following variance:

1. To permit a rear yard setback of 6.44m (21.13 ft.) to a proposed sunroom addition whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

(17)

A15-122  BRAMPTON GOSPEL HALL  
PT. LOTS 12 -14, PLAN BR 13  
6 BEECH STREET  
WARD 1

The applicant is proposing an addition to the existing building and is requesting the following variances:

1. To permit a rear yard setback of 1.54m (5.05 ft.) whereas the by-law requires a minimum rear yard setback of 9.0m (29.53 ft.);

2. To permit an interior side yard setback of 2.71m (8.89 ft.) whereas the by-law requires a minimum interior side yard setback of 3.0m (9.84 ft.).

DEFERRED MINOR VARIANCE APPLICATIONS

(18)

A14-172  7927959 CANADA CORP.  
PT. LOT 18, CONC. 1 WHS  
12190 HURONTARIO STREET  
WARD 2

The applicant is proposing development of the site with a commercial building (medical and office) and is requesting the following variances:

1. To permit a front yard setback of 2.70m (8.86 ft.) to the building whereas the by-law requires a minimum front yard setback of 22.0m (72.18 ft.);

2. To permit an interior side yard setback of 13.50m (44.29 ft.) to the building whereas the by-law requires a minimum setback of 16.0m (52.50 ft.);

3. To permit an exterior side yard setback of 3.00m (9.84 ft.) to the building whereas the by-law requires a minimum setback of 6.0m (19.68 ft.);
4. To permit a gross floor area of 770 sq. m (8,288.21 sq. ft.) whereas the by-law permits a maximum gross floor area of 697 sq. m (7,502.45 sq. ft.);

5. To provide 37 parking spaces on site whereas the by-law requires a minimum of 41 parking spaces;

6. To permit a minimum interior side yard landscape strip of 1.60m (5.25 ft.), a rear yard landscape strip of 0.20m (0.66 ft.), an exterior side yard landscape strip of 1.65m (5.41 ft.), a front yard landscape strip of 1.0m (3.28 ft.) whereas the by-law requires a minimum of 3.0m (9.84 ft.) landscaping along property lines;

7. To permit a hydro transformer (greater than 1.0 sq. m) to be located 4.0m (13.12 ft.) from the rear and 1.6m (5.25 ft.) from the exterior side yard whereas the by-law requires a minimum setback of 10.0m (32.80 ft.) from the rear and 6.0m (19.68 ft.) from the exterior side yard;

8. To provide a 0.0 metre setback to the lot line abutting the visibility triangle whereas the by-law requires a minimum setback of 6.0m (19.68 ft.).