AUGUST 4, 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  
Toula Theocharidis, Development Planner  
Andrea Dear Muldoon, 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 July 14, 2015

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B15-017  LUIS & STEPHANIE CEVADA  
LOTS 10 & 11, PLAN BR-36  
28 PEEL AVENUE  
WARD 3

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 1105.80 square metres (0.27 acres).
The effect of the application is to create a new lot having frontage of approximately 15.24 metres (50 feet), a depth of approximately 36.27 metres (119 feet) and an area of approximately 552.90 square metres (0.136 acres). It is proposed that the new lot be used for future residential purposes (one single detached dwelling).

**RELATED MINOR VARIANCE APPLICATIONS A15-128 & A15-129**

**NEW MINOR VARIANCE APPLICATIONS**

(2)

**A15-109  FIRST GULF BUSINESS PARK INC.**

LOT 15, CONC. 2 EHS
59 FIRST GULF BOULEVARD
WARD 3

The applicant is requesting the following variance:

1. To permit office uses, to a maximum gross floor area of 731 sq. m (7,875 sq. ft.), whereas the by-law only permits office uses as part of an industrial mall with the exception of professional offices, which are not permitted.

(3)

**A15-123  QUINTESSA DEVELOPMENTS INC.**

LOT 8, PLAN 43M-1972
32 YOUNG GARDEN CIRCLE
WARD 4

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

1. To permit a minimum rear yard setback of 7.18m (23.40 ft.) whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

(4)

**A15-125  ANACLETO & FE GALLEGRO**

LOT 12, PLAN 349
24 SUNSET BOULEVARD
WARD 1

The applicants are requesting the following variance:

1. To permit a minimum exterior side yard setback of 1.5m (4.92 ft.) to a proposed addition whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft.).
The applicants are proposing a detached garage and are requesting the following variances:

1. To permit a detached garage having a gross floor area of 58.6 sq. m (630.77 sq. ft.) whereas the by-law permits a detached garage to a maximum size of 48 sq. m (516.67 sq. ft.);

2. To permit a maximum garage door height of 2.74m (9.00 ft.) whereas the by-law permits a maximum height of 2.4m (7.87 ft.);

3. To permit a side yard setback of 0.74m (2.43 ft.) whereas the by-law requires a minimum side yard setback of 1.0m (3.28 ft.);

4. To permit an accessory structure (tree fort) having a maximum height of 3.5m (11.48 ft.) to the midpoint of a peaked roof whereas the by-law permits a maximum height of 3.0m (9.84 ft.).

The applicants are proposing a second storey addition above the existing attached garage and are requesting the following variance:

1. To permit a side yard setback of 1.28m (4.20 ft.) whereas the by-law requires a minimum side yard setback of 1.8m (5.90 ft.) to the second storey.

The applicants are requesting the following variances in conjunction with the “severed” parcel proposed under consent application B15-017:

1. To permit a minimum front yard setback of 4.52m (14.83 ft.) whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.).
2. To permit a minimum side yard setback of 1.27m (4.17 ft.) to a proposed second storey addition whereas the by-law requires a minimum side yard setback of 1.8m (5.90 ft.);

3. To permit a maximum lot coverage of 39.76% whereas the by-law permits a maximum lot coverage of 30%.

RELATED CONSENT APPLICATION B15-017

(8)

A15-129  LUIS & STEPHANIE CEVADA

LOTS 10 & 11, PLAN BR-36
(RETAINED PARCEL)
28 PEEL AVENUE
WARD 3

The applicants are requesting the following variances in conjunction with the “retained” parcel proposed under consent application B15-017:

1. To permit a minimum lot width of 15.24m (50.00 ft.) whereas the by-law requires a minimum lot width of 18.0m (60.00 ft.) for a corner lot;

2. To permit a minimum front yard setback of 5.97m (19.58 ft.) whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.);

3. To permit a minimum side yard setback of 0.71m (2.33 ft.) whereas the by-law requires a minimum side yard setback of 1.8m (5.90 ft.)

RELATED CONSENT APPLICATION B15-017

(9)

A15-130  FLORENCE JOAN DOYLE

PEEL CONDOMINIUM PL 403
LEVEL 1, UNITS 16 & 17
18 AUTOMATIC ROAD
WARD 8

The applicant is requesting the following variance associated with a proposed Place of Worship (a permitted use):

1. To provide 367 parking spaces on site whereas the by-law requires a minimum of 442 parking spaces on site.
(10) A15-131  PRIMONT HOMES  
(MOUNT PLEASANT 11) INC  
PT. LOT 14, CONC. 4 WHS  
10629 MISSISSAUGA ROAD  
WARD 6

The applicant is requesting the following variance:

1. To permit a temporary new homes sales pavilion (existing) whereas the by-law does not permit the proposed use.

(11) A15-132  BRAMPTON MONTESSORI SCHOOL  
CHANDRAWAITIE KALLOO  
PHILLIP KALLOO  
PT. OF LOT 6, CONC. 3 WHS  
1030 QUEEN STREET WEST  
WARD 5

The applicant is requesting the following variance:

1. To permit a Day Nursery as an additional use whereas the by-law does not permit the proposed use.

(12) A15-133  RAVINDER, LAKHVI & KASHMIR DHERIA  
LOT 38, PLAN M-523  
6 AMANTINE CRESCENT  
WARD 3

The applicants are requesting the following variance:

1. To permit a minimum interior side yard setback of 1.0m (3.28 ft.) to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

(13) A15-134  PANKAJ BHARGAVA  
(NATIONAL INSTITUTE)  
PEEL CONDOMINIUM PL 399  
LEVEL 1, UNIT 16  
7955 TORBRAM ROAD  
WARD 8

The applicant is proposing a Commercial School (a permitted use) and is requesting the following variances:

1. To permit a maximum gross floor area of 18,675 square metres whereas the by-law permits a maximum gross floor area of 18,500 square metres;
2. To permit the use of the mezzanine as a second storey whereas the by-law restricts the building height to one storey.

(14)

A15-135 POLCO INVESTMENTS LIMITED
PT. LOT 6, CONC. 6 EHS
PTS. 1 & 2, PLAN 43R-25705
2250 QUEEN STREET EAST
WARD 8

The applicant is requesting the following variance:

1. To vary Schedule ‘C’ Section 256 of the by-law to permit a temporary structure to be located in a parking area and outside the approved building envelope whereas the by-law requires that all buildings and structures be constructed in accordance to Schedule ‘C’ Section 256. It is proposed that the temporary structure be used for a period of twelve (12) months as an automobile sales establishment.

(15)

A15-136 PARTNERS INTERNATIONAL CHRISTIAN NATIONALS EVANGELISM MISSION
PEEL CONDOMINIUM PL 367
LEVEL 1, UNIT 55
8500 TORBRAM ROAD
WARD 7

The applicant is requesting the following variance:

1. To permit a Physiotherapy and Chiropractic Clinic to operate from Unit 55 whereas the by-law does not permit the proposed use.

(16)

A15-137 ADVANCE STEELES LTD.
BLOCK F, PLAN M-261
22 STRATHEARN AVENUE
WARD 7

The applicant is requesting the following variance:

1. To permit Motor Vehicle Sales in conjunction with a permitted Motor Vehicle Repair Shop to operate from Units 5B and 6B whereas the by-law does not permit Motor Vehicle Sales.
Committee of Adjustment Agenda

(17)

A15-138    KENNETH & NANCY MACDONALD

LOT 1, PLAN D-25

PTS. 1, 2 & 3, PLAN 43R-12183

35 RIVER ROAD

WARD 6

The applicants are proposing construction of a two-storey single detached dwelling and are requesting the following variances:

1. To permit the existing minimum lot area of 0.059 hectares (0.146 acres) whereas the by-law requires a minimum lot area of 0.4 hectares (0.988 acres);

2. To permit the existing minimum lot width of 21.34m (70.00 ft.) whereas the by-law requires a minimum lot width of 45.00m (147.64 ft.);

3. To permit a minimum front yard setback of 4.86m (15.94 ft.) whereas the by-law require a minimum front yard setback of 12m (39.37 ft.);

4. To permit a minimum easterly interior side yard setback of 0.61m (2.00 ft.) whereas the by-law requires a minimum interior side yard setback of 7.5m (24.60 ft.);

5. To permit a minimum westerly side yard setback of 0.61m (2.00 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);

6. To permit a minimum rear yard setback of 8.61m (28.25 ft.) whereas the by-law requires a minimum rear yard setback of 15.0m (49.21 ft.);

(18)

A15-139    MUHAMMAD & AFSHEEN AHSAN

PEEL CONDOMINIUM PL 725

LEVEL 1, UNIT 127

111 ROCKGARDEN TRAIL

WARD 10

The applicants are requesting the following variance associated with an existing deck:

1. To permit a minimum setback of 7.45m (24.42 ft.) to the deck and a minimum setback of 4.47m (14.67 ft.) to the stairs whereas the by-law requires a minimum setback of 10.0m (32.80 ft.) from a Floodplain Zone to any structure.
The applicant is requesting the following variance:

1. To permit outside storage (Truck Trailer Parking) whereas the by-law does not permit the proposed use.

The applicant is requesting the following variances:

1. To permit a minimum rear yard setback of 4.3m (14.11 ft.) whereas the by-law requires a minimum rear yard setback of 5.0m (16.40 ft.);

2. To permit an accessory structure (pavilion) having a maximum height of 5.0m (16.40 ft.) whereas the by-law permits a maximum height of 3.0m (9.84 ft.) for an accessory structure;

3. To permit an accessory structure (pavilion) having a gross floor area of 36 sq. m (387.50 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.

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

1. To permit a northerly side yard setback of 1.3m (4.27 ft.) to the second storey whereas the by-law requires a minimum side yard setback of 1.8m (5.90 ft.);

2. To permit a southerly side yard setback of 1.02m (3.35 ft.) whereas the by-law requires a minimum side yard setback of 1.8m (5.90 ft.).