AUGUST 25, 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
David VanderBerg, Central Area Planner
Lesley Dahonick, Zoning Officer
Bernie Steiger, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES: Minutes of meeting held August 4, 2015

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B15-018 KEVIN ROBERTS

PT. LOT 3, PLAN BR-25
31 AND 33 ENGLISH STREET
WARD 1

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 849.7 square metres (0.21 acres) comprising two lots that have merged on
The severed lot has frontage on English Street of approx. 8.98 metres (24.46 feet), a depth of approx. 50.60 metres (166.0 feet) and an area of approx. 432.3 square metres (0.10 acres).

The effect of the application is to re-establish the former boundary line between 31 and 33 English Street.

RELATED MINOR VARIANCE APPLICATIONS A15-155 & A15-156

(2)

B15-023  GORDON TERRY LAIDLAW AND WAYNE WILLIAMSON LAIDLAW
          PT. LOT 8, CONC. 5 WHS
          9463 HERITAGE ROAD
          WARD 6

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 64.4 hectares (159.13 acres). The proposed ‘severed’ parcel has a width of approx. 180 metres (590.55 feet), a depth of approx. 672 metres (2,204.71 feet) and an area of approx. 5.7 hectares (14.0 acres).

The effect of the application is to provide for a lot addition to the adjacent property to the east currently owned by Four X Developments Inc., legally described as Part of Lot 8, Concession 5 WHS. No development or redevelopment is proposed on the land to be severed for the lot addition.

RELATED MINOR VARIANCE APPLICATION A15-163

NEW MINOR VARIANCE APPLICATIONS

(3)

A15-146  GABRIEL CORTEZ
          PT. BLOCK A, PLAN 948
          PTS. 88, 88A, PLAN 43R-720
          10 HILLDOWNTREE TRAIL
          WARD 7

The applicant is requesting the following variance:

1. To permit one (1) parking space whereas the by-law requires a minimum of two (2) parking spaces.
The applicant is requesting the following variance:

1. To permit an existing accessory structure to be partially in the interior side yard and partially in the rear yard having a setback of 0.3m (0.98 ft.) whereas the by-law requires an interior side yard setback of 1.2m (3.94 ft.) and a rear yard setback of 0.6m (1.97 ft.).

The applicant is proposing development of the site which includes a gas bar/convenience store with a drive-through, an ancillary car wash, an auto repair shop and a lube shop and is requesting the following variances:

1. To permit a minimum front yard setback of 11.28m (37.00 ft.) to a proposed convenience store whereas the by-law requires a minimum front yard setback of 15.0m (49.21 ft.);

2. To permit a minimum front yard setback of 9.43m (30.94 ft.) to a proposed gas bar canopy whereas the by-law requires a minimum front yard setback of 15.0m (49.21 ft.);

3. To permit a minimum exterior side yard setback of 4.695m (15.40 ft.) whereas the by-law requires a minimum exterior side yard setback of 6.0m (19.68 ft.).

The applicant is requesting the following variance:

1. To permit a temporary new homes sales pavilion whereas the Agricultural zone of the property does not permit the proposed use.
(7)

A15-151  BRUNO COLAVECCHIA  
PT. LOT 4, PLAN A-09  
73 ELIZABETH STREET SOUTH  
WARD 3

The applicant is requesting the following variance:

1. To permit a northerly side yard setback of 0.54m (1.77 ft.) to a proposed second storey addition and covered deck whereas the by-law requires a minimum side yard setback of 1.2m (3.94 ft.) to the first storey and 1.8m (5.90 ft.) to the second storey.

(8)

A15-152  CHRISTOPHER LEWIS AND BEATA KOSTKA  
LOT 471, PLAN 756  
6 DUNBLAINE CRESCENT  
WARD 7

The applicants are requesting the following variances:

1. To permit a minimum side yard setback of 0.61m (2.00 ft.) to a proposed attached garage whereas the by-law requires a minimum side yard setback of 1.2m (3.94 ft.);

2. To permit an existing accessory structure (shed) having a maximum building height of 3.5m (11.48 ft.) whereas the by-law permits a maximum building height of 3.0m (9.84 ft.)

3. To permit an existing accessory structure (shed) having a minimum side yard setback of 0.15m (0.49 ft.) whereas the by-law requires a minimum side yard setback of 0.6m (1.97 ft.).

(9)

A15-153  URSULA PALUMBO  
LOT 555, PLAN 911  
22 BARKWOOD COURT  
WARD 1

The applicant is requesting the following variances:

1. To permit a minimum side yard setback of 0.7m (2.29 ft.) to a proposed carport whereas the by-law requires a minimum side yard setback of 1.2m (3.94 ft.);

2. To permit lot coverage of 32% whereas the by-law permits a maximum lot coverage of 30%.
The applicant is requesting the following variance:

1. To permit a retail establishment with a maximum Gross Floor Area of 149 sq. m (1,603 sq. ft.) whereas the by-law does not permit the proposed use.

The applicant is requesting the following variances in conjunction with the "severed" parcel proposed under application B15-018:

1. To permit a lot area of 432.3 square metres whereas the by-law requires a minimum lot area of 450 square metres;
2. To permit a lot width of 8.98m (29.46 ft.) whereas the by-law requires a minimum lot width of 15.0m (49.21 ft.);
3. To permit a front yard setback of 3.52m (11.55 ft.) to the existing dwelling whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.);
4. To permit a front yard setback of 1.7m (5.58 ft.) to the existing open roofed porch whereas the by-law requires a minimum front yard setback of 4.2m (45.20 ft.).
5. To permit an easterly side yard setback of 0.70m (2.30 ft.) to the existing dwelling whereas the by-law requires a minimum side yard setback of 1.2m (3.94 ft.) to the first storey and 1.8m (5.90 ft.) to the second storey.

The applicant is requesting the following variances in conjunction with the "retained" parcel proposed under application B15-018:
1. To permit a lot area of 417.4 square metres whereas the by-law requires a minimum lot area of 450 square metres;

2. To permit a lot width of 8.31m (27.26 ft.) whereas the by-law requires a minimum lot width of 15.0m (49.21 ft.);

3. To permit a front yard setback of 5.24m (17.19 ft.) to the existing dwelling whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.);

4. To permit a front yard setback of 3.4m (11.22 ft.) to the existing porch whereas the by-law requires a minimum front yard setback of 4.2m (45.20 ft.);

5. To permit a westerly side yard setback of 0.74m (2.43 ft.) to the existing dwelling whereas the by-law requires a minimum side yard setback of 1.2m (3.94 ft.) to the first storey and 1.8m (5.90 ft.) to the second storey;

6. To permit an easterly side yard setback of 1.33m (4.36 ft.) to the existing dwelling whereas the by-law requires a minimum side yard setback of 1.8m (5.90 ft.) to the second storey;

7. To permit an existing accessory structure (shed # 2) having a side yard setback of 0.48m (1.57 ft.) whereas the by-law requires a minimum side yard setback of 0.6m (1.97 ft.).

**RELATED CONSENT APPLICATION B15-018**

(13)

**A15-158** DOUG COOK AND CHANDANA DAS

LOT 44, PLAN 911

33 PENNYWOOD ROAD

WARD 1

The applicants are requesting the following variance:

1. To permit a rear yard setback of 7.18m (23.57 ft.) to a proposed addition whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

(14)

**A15-159** BALWANT AND HARJEET GILL

LOT 4, PLAN 43M-1881

1 GEORGE ROBINSON DRIVE

WARD 4

The applicants are requesting the following variance:

1. To permit a maximum driveway width of 9.14m (29.98 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.) or the width of the garage, whichever is greater, for a driveway on the flankage lot line.
(15)

A15-160  RONALD AND MILDRED CHAMBERLAIN  LOT 377, PLAN 695
2 ERINDALE CRESCENT
WARD 3

The applicants are requesting the following variances:

1. To permit an interior side yard setback of 1.7m (5.58 ft.) to a proposed second storey
   addition whereas the by-law requires a minimum side yard setback of 1.8m (5.90 ft.);

2. To permit an interior side yard setback of 1.45m (4.76 ft.) to a proposed single storey
   addition whereas the by-law requires a minimum side yard setback of 1.8m (5.90 ft.).

(16)

A15-161  RICE CONSTRUCTION LTD;
DELAFIELD PROPERTIES LTD;
LOUCHE HOLDINGS INC.
PT. LOT 11, CONC. 1 WHS
190 BOVAIRD DRIVE W, UNIT 18
WARD 2

The applicant is requesting the following variance:

1. To permit a motor vehicle sales establishment in conjunction with the permitted motor
   vehicle repair and body shop for a temporary period of ten (10) years whereas the by-law
   does not permit motor vehicle sales.

(17)

A15-162  P JUDGE INVESTMENTS INC.
MALLOCH INVESTMENTS LLC
BLOCK A, PLAN M-299
PT. 1, PLAN 43R-6921
195 - 199 ADVANCE BOULEVARD
WARD 7

The applicant is requesting the following variances:

1. To permit a banquet facility in Building “A” of Schedule ‘C’ Section 2558 of the by-law
   whereas the by-law permits a banquet facility only in Building ‘C’;

2. To permit restaurant and banquet facilities to have a combined Gross Floor Area of 1,487
   square metres whereas the by-law permits a maximum combined Gross Floor Area for
   dining room and restaurant facilities of 943 square metres.
The applicants are requesting the following variance in conjunction with the “retained” parcel proposed under application B15-023:

1. To permit a side yard setback of 12.0m (39.37 ft.) to an existing dwelling whereas the by-law requires a minimum side yard setback of 15.0m (49.21 ft.).

RELATED CONSENT APPLICATION B15-023

DEFERRED MINOR VARIANCE APPLICATIONS

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.