OCTOBER 6, 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  
Rose Bruno, Plans Examiner, Zoning  
Bernie Steiger Manager, Development Services  
Elizabeth Corazzola, Manager, Zoning Services  
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:  
Minutes of meeting held September 15, 2015

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B15-024  VINOD MAHESAN, MANSI RASTOGI,  LOT 6, PLAN 406  
VIPIN MAHESAN, GEETANJALI MAHESAN  20 MARYSFIELD DRIVE  
WARD 10

The purpose of the application is to request the consent of the Committee of Adjustment to sever a parcel of land currently having a total area of approx. 0.81 hectares (2.0 acres). The severed land has a frontage of approx. 35.01m (114.86 ft.), a depth of approx. 116.43m (381.99 ft.) and an area of approx. 0.40 hectares (0.99 acres).
The effect of the application is to create a smaller lot for the existing single detached dwelling and facilitate the future development of the retained land with a proposed single detached dwelling.

**RELATED MINOR VARIANCE APPLICATIONS A15-184 & A15-185**

**NEW MINOR VARIANCE APPLICATIONS**

(2)

A15-177 KALI AND LOLEEN CHATTERJEE LOT 89, PLAN 43M-1573
70 BLOOMSBURY AVE
WARD 10

The applicants are requesting the following variance:

1. To permit a rear yard setback of 4.43m (14.53 ft.) to a proposed sunroom addition whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.).

(3)

A15-178 SUSAN AND IAN MUNRO LOT 36, PLAN 521
119 ELDOMAR AVENUE
WARD 3

The applicants are proposing the demolition and reconstruction of a carport and are requesting the following variance:

1. To permit an interior side yard setback of 0.6 metres whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

(4)

A15-179 KAREN THOMSON AND SAEED KHAN LOT 133, PLAN 679
17 PINE TREE CRESCENT
WARD 3

The applicants are requesting the following variance to a proposed open roofed porch (patio) and pergola:

1. To permit an interior side yard setback of 1.3m (4.27 ft.) whereas the by-law requires a minimum interior side yard setback of 1.8m (5.90 ft.).
A15-180  ONKAR AND SARABJIT BHAMBAR  LOT 210, PLAN 43M-1566  14 HIDDEN PEAK DRIVE  WARD 10

The applicants are requesting the following variances:

1. To permit a 1.33m (4.36 ft.) exterior side yard setback to an existing enclosed below grade entrance whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft.);

2. To permit a 1.85m (6.07 ft.) exterior side yard setback to an existing enclosed porch whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft.);

3. To permit an existing driveway width of 8.077m (24.50 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22.00 ft.);

4. To permit a 0.0 metre landscape strip adjacent to the side lot line whereas the by-law requires a minimum landscape strip of 0.6m (1.97 ft.) adjacent to the side lot line.

A15-182  KRISHNA BANSAL  PEEL CONDO PLAN 233  LEVEL 1, UNIT 30  8 STRATHEARN AVE,  UNIT 10  WARD 7

The applicant is requesting the following variances:

1. To permit a law office in Unit 10 whereas the by-law does not permit the proposed use;

2. To provide 143 parking spaces on site whereas the by-law requires a minimum of 187 parking spaces.

A15-183  222178 ONTARIO INC.  PEEL CONDO PLAN 233  LEVEL 1, UNIT 30  8 STRATHEARN AVE,  UNIT 10A  WARD 7

The applicant is requesting the following variances:
1. To permit an accountant’s office in **Unit 10A** whereas the by-law does not permit the proposed use;

2. To provide 143 parking spaces on site whereas the by-law requires a minimum of 187 parking spaces.

(8)

A15-184  **VINOD MAHESAN, MANSI RASTOGI, VIPIN MAHESAN, GEETANJALI MAHESAN**  LOT 6, PLAN 406  20 MARYSFIELD DRIVE  WARD 10

The applicants are requesting the following variances in conjunction with the "retained" parcel proposed under application B15-024:

1. To permit a minimum lot area of 0.4 hectares whereas the by-law requires a minimum lot area of 0.8 hectares;

2. To permit a minimum lot width of 35.01 metres whereas the by-law requires a minimum lot width of 45 metres.

**RELATED CONSENT APPLICATION B15-024**

(9)

A15-185  **VINOD MAHESAN, MANSI RASTOGI, VIPIN MAHESAN, GEETANJALI MAHESAN**  LOT 6, PLAN 406  20 MARYSFIELD DRIVE  WARD 10

The applicants are requesting the following variances in conjunction with the "severed" parcel proposed under application B15-024:

1. To permit a minimum lot area of 0.4 hectares whereas the by-law requires a minimum lot area of 0.8 hectares;

2. To permit a minimum lot width of 35.01 metres whereas the by-law requires a minimum lot width of 45 metres;

3. To permit a minimum interior side yard setback of 6.43 metres whereas the by-law requires a minimum interior side yard setback of 7.5 metres.

**RELATED CONSENT APPLICATION B15-024**
The following item is listed to be heard by the Committee of Adjustment at 11:00 a.m. or immediately following the conclusion of items 1 through 9 in the event additional time is needed for those items.

(10)

A15-186    AHMED ELBASIOUNI
LOT 252, PLAN M-174
443 CENTRE STREET N
WARD 1

The applicant is requesting the following variances:

1. To permit no requirement for lot coverage whereas the by-law limits lot coverage to a maximum of 40%;

2. To permit a maximum fence height of 3.5 metres (11.48 feet) along a portion of the rear lot line and the interior side lot line whereas the by-law permits a maximum fence height of 2.0 metres (6.56 feet) in the rear and side yard.