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

STAFF: Dana Jenkins, Development Planner
Paul Aldunate, Central Area Planner
Kevin Freeman, 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
Minutes of meeting held October 6, 2015

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B15-025  2138436 ONTARIO INC.  
LOT 26, PLAN 43M-1996  
14 BOYCE CRESCENT  
WARD

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 556 square metres (0.173 acres). The proposed 'severed' parcel (shown
as Part 1 on a Draft Reference Plan) has a width of approx. 0.9 metres (2.95 feet), a depth of approx. 35 metres (114.82 feet) and an area of approx. 32 square metres (344.45 feet).

The effect of the application is to provide for a lot addition to the adjacent lands to the west, legally described as Lot 25, Plan 43M-1996, to facilitate the future development of a single detached dwelling on a lot having a proposed frontage of 18.3 metres.

(2)

B15-026 2138436 ONTARIO INC. LOT 27, PLAN 43M-1996 16 BOYCE CRESCENT WARD

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 752 square metres (0.185 acres). The proposed ‘severed’ parcel (shown as Part 6 on a Draft Reference Plan) has a width of approx. 1.8 metres (5.90 feet), a depth of approx. 35 metres (114.82 feet) and an area of approx. 55 square metres (592 square feet).

The effect of the application is to provide for a lot addition to the adjacent lands to the west, legally described as Lot 26, Plan 43M-1996, to facilitate the future development of a single detached dwelling on a lot having a proposed frontage of 18.3 metres.

(3)

B15-027 ROYALWEST DEVELOPMENTS INC. PT. LOT 8, CONC. 4 WHS 9435 MISSISSAUGA RD ROYALWEST VILLAGE) CORP. WARD 5

The purpose of the application is to request the consent of the Committee of Adjustment for a lease in excess of 21 years of a portion of a parcel of land currently having a total area of approx. 3.817 hectares (9.43 acres). The land to be leased has an area of approx. 0.057 hectares (0.14 acres) and is occupied by a commercial building (Toronto-Dominion Bank with associated drive through automated banking machine).

The effect of the application is to facilitate a long term lease between the owner of the lands and the Toronto-Dominion Bank, carrying on business as TD Canada Trust.

(4)

B15-029 MICHAEL/DORA CECI PT. LOT 16, CONC. 9 ND GREEN VALLEY DEVELOPMENTS LTD MUGO PINE STREET WARD 10

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 5.0 square metres.53.82 square feet). The proposed ‘severed’
Committee of Adjustment Agenda

The parcel (shown as Part 1 on Reference Plan 43R-35369) has an area of approximately 4.0 square metres (43.06 square feet).

The effect of the application is to provide for a lot addition to the adjacent land legally described as Block 74, Plan 43M-1981 to facilitate completion of a residential lot. Part 2 on Reference Plan 43R-35369 will be merged with Block 75, Plan 43M-1981.

**DEFERRED CONSENT APPLICATIONS**

(5)

B15-024 VINOD MAHESAN, MANSI RASTOGI, VIPIN MAHESAN, GEETANJALI MAHESAN
LOT 6, PLAN 406
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**

(6)

A15-187 ALPHA GROUP OF COMPANIES LIMITED
PT. BLOCK B, PLAN 720
105 EAST DRIVE
WARD 7

The applicant is requesting the following variance:

1. To permit outdoor storage (truck parking/trailer storage) not in conjunction with the business located within a building or structure on the same lot whereas the by-law permits outdoor storage only in conjunction with a business located within a building or structure on the same lot.

(7)

A15-188 FIRST CAPITAL HOLDINGS TRUST (ONTARIO) CORPORATION
PT. LOT 10, CONC. 1 EHS
50-74 QUARRY EDGE DR
WARD 1

The applicant is requesting the following variance:
1. To provide 1,364 parking spaces on site whereas the by-law requires a minimum of 1,617 parking spaces.

(8)

**A15-190  410 & 7 EQUITIES INC.**

150 WEST DRIVE
WARD 3

The applicant is requesting the following variances for a proposed temporary banking structure for a period of two (2) years:

1. To permit an exterior side yard setback of 16.5m (54.13 ft.) whereas the by-law requires a minimum exterior side yard setback of 100m (328.03 ft.);

2. To permit maximum lot coverage of 30.64% whereas the by-law permits a maximum lot coverage of 25%;

3. To permit a floor space index of 0.32 whereas the by-law permits a maximum floor space index of 0.30;

4. To provide 1,013 parking spaces on site whereas the by-law requires a minimum of 1,242 parking spaces;

(9)

**A15-191  TURRET HOMES INC.**

PT. LTS 16, 17, CONC. 4 EHS LOT 18, DRAFT PLAN OF SUBDIVISION 21T-10008B 16 RUSSELL CREEK DRIVE
WARD 9

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

1. To permit a 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.).

(10)

**A15-192  TURRET HOMES INC.**

PT. LTS 16, 17, CONC. 4 EHS UNIT 1, BLOCK 95, DRAFT PLAN OF SUBDIVISION 21T-010008B) ROCKBANK ROAD
WARD 9

The applicant is requesting the following variance for a proposed townhouse unit:
1. To permit an exterior side yard setback of 2.56m (8.39 ft.) whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft.).

(11)

A15-193  HARJINDER & BALRAJ NAGRA  
LOT 110, PLAN 43M-1885  
46 LLOYD SANDERSON DR  
WARD 4

The applicants are requesting the following variance:

1. To allow a deck to encroach 2.96m (9.71 ft.) into the required rear yard resulting in a rear yard setback of 4.54m (14.89 ft.) whereas the by-law permits a maximum deck encroachment of 1.8m (5.90 ft.) requiring a rear yard setback of 5.57m (18.27 ft.).

(12)

A15-194  MASSI PLACE INC.  
PT. LOT 5, CONC. 8 ND  
MCVEAN DR & QUEEN ST  
WARD 8

The applicant is requesting the following variance:

1. To permit the temporary outside storage of construction trailers (office) and shipping containers whereas the by-law does not permit the proposed use.

(13)

A15-195  BLUEGRASS VALLEY PROPERTIES LTD.  
LOT 218, PLAN 43M-1962  
GERMAIN CIRCLE  
WARD 10

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

1. To permit an 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.);

2. To permit a cumulative garage door width of 5.05m (16.57 ft.) whereas the by-law permits a maximum cumulative garage door width of 3.7m (12.14 ft.);

3. To permit an interior garage width of 5.59m (18.34 ft.) whereas the by-law permits a maximum interior garage width of 3.5m (11.48 ft.) for an attached garage.

(14)

A15-196  BLUEGRASS VALLEY PROPERTIES LTD.  
LOT 219, PLAN 43M-1962  
GERMAIN CIRCLE  
WARD 10

The applicant is requesting the following variances for a proposed single detached dwelling:
1. To permit an 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.);

2. To permit a cumulative garage door width of 5.05m (16.57 ft.) whereas the by-law permits a maximum cumulative garage door width of 3.7m (12.14 ft.);

3. To permit an interior garage width of 5.64m (18.50 ft.) whereas the by-law permits a maximum interior garage width of 3.5m (11.48 ft.) for an attached garage.

(15)

A15-197 RIMINI INVESTMENTS CORP. LOT 194, PLAN 43M-1997 16 MINISTER ROAD WARD 10

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

1. To permit an open roofed porch (lanai) to encroach 3.02m (9.90 ft.) into a required rear yard, resulting in a rear yard setback of 4.48m (14.70 ft.) whereas the by-law permits a maximum porch encroachment of 1.8m (5.90 ft.) to the roof and 3.0m (9.84 ft.) to the deck, requiring a setback of 5.7m (18.70 ft.) to the roof and 4.5m (14.76 ft.) to the deck.

(16)

A15-198 RIMINI INVESTMENTS CORP. LOT 185, PLAN 43M-1997 17 MINISTER ROAD WARD 10

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

1. To permit an open roofed porch (lanai) to encroach 3.02m (9.90 ft.) into a required rear yard, resulting in a rear yard setback of 4.48m (14.70 ft.) whereas the by-law permits a maximum porch encroachment of 1.8m (5.90 ft.) to the roof and 3.0m (9.84 ft.) to the deck, requiring a setback of 5.7m (18.70 ft.) to the roof and 4.5m (14.76 ft.) to the deck.

(17)

A15-199 DENISE, MICHAEL & ELIZABETH GUERRIERO PT. LOT 1, PLAN 893 590 CONSERVATION DR WARD 2

The applicants are proposing demolition of the existing dwelling and construction of a new 2 storey dwelling and are requesting the following variance:

1. To permit a maximum building height of 9.7m (31.82 ft.) whereas the by-law permits a maximum building height of 7.6m (24.93 ft.).
(18)

A15-200  1125238 ONTARIO LTD.  LOT 15, CONC. 5 EHS
31 MELANIE DRIVE
WARD 7

The applicant is requesting the following variances:

1. To permit a banquet hall whereas the by-law does not permit the proposed use;
2. To provide 179 parking spaces on site whereas the by-law requires a minimum of 192 parking spaces.

(19)

A15-201  CASCHET ESTATE HOMES (CREDIT RIDGE) INC.  LOT 16, PLAN 43M-1964
94 CANARY CLOSE
WARD 5

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

1. To permit a combined side yard setback of 1.61m (5.28 ft.) whereas the by-law requires a minimum combined side yard setback of 1.8m (5.90 ft.).

(20)

A15-202  AIRPORT & LACOSTE DEVELOPMENT INC.  BLK 149, PLAN 43M-1654
60 LACOSTE BLVD
WARD 10

The applicant is requesting the following variance:

1. To permit a commercial school (Tutoring) to operate from Unit 208 whereas the by-law does not permit the proposed use.

DEFERRED MINOR VARIANCE APPLICATIONS

(21)

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.

(22)

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

(23)

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.