DECEMBER 8, 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
Rose Bruno, Plans Examiner, Zoning
Allan Parsons, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:
Minutes of meeting held November 17, 2015

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B15-031 2437859 ONTARIO INC.
PT. LOT 6, CONC. 7 N.D.
PT. 4, PLAN 43R-35777
FORMERLY 3360 QUEEN STREET E
WARD 8

The purpose of the application is to request consent to grant an easement having a width of approx. 85m (278.87 ft.), a depth of approx. 5m (16.40 ft.) and an area of approx. 0.04 hectares (0.10 acres).
The effect of the application is to create an easement to facilitate the construction and future maintenance of a storm sewer from the property owned by Adesa Auctions Canada to the existing storm sewer on Sun Pac Boulevard. (Concurrent consent application B15-032).

(2)

B15-032  2437859 ONTARIO INC.  PT. LOT 6, CONC. 7 N.D.
PT. 6, PLAN 43R-35777
FORMERLY 3360 QUEEN STREET WARD 8

The purpose of the application is to request consent to grant an easement having a width of approx. 85m (278.87 ft.), a depth of approx. 5m (16.40 ft.) and an area of approx. 0.03 hectares (0.07 acres). The effect of the application is to create an easement to facilitate the construction and future maintenance of a storm sewer from the property owned by Adesa Auctions Canada to the existing storm sewer on Sun Pac Boulevard. (Concurrent consent application B15-031).

(3)

B15-033  LOUISE CARREIRA  PT. BLK C, PLAN G-23
106 DENISON AVENUE WARD 3

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approx. 1828 square metres (0.45 acres).

The effect of the application is to create a new lot having a frontage of 15.86m (52.03 ft.), a depth of approx. 58.03m (190.38 ft.) and an area of approx. 915.2 sq.m (0.226 acres) for future residential development (semi-detached dwellings).

(4)

B15-034  JANE COLLEEN FREED  PT. OF PARK LOT 1, PLAN BR-17
47 MAIN STREET SOUTH
7 WELLINGTON 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. 3723.80 sq. m (0.92 acres) comprising two lots that have merged on title. The severed lot has a frontage of approx. 30.27m (99.31 ft.), a depth of approx. 52.72m (172.96 ft.) and an area of approx. 2,378.80 sq.m (0.58 acres).

The effect of the application is to re-establish the former boundary line between 47 Main Street South and 7 Wellington Street West to reinstate two separate lots.
Committee of Adjustment Agenda

DEFERRED CONSENT APPLICATIONS

(5)

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

The purpose of the application is to request consent 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 AND A15-185

NEW MINOR VARIANCE APPLICATIONS

(6)

A15-213  1334717 ONTARIO INC.
          PT. LOT 17, CONC. 11 EHS
          8211 MAYFIELD ROAD
          WARD 10

The applicant is seeking permission to permit the temporary operation of a construction yard and administrative office with associated outside storage whereas the by-law does not allow the proposed use.

(7)

A15-214  CFLS HOLDINGS INC.
          BLOCK 9, PLAN 43M-1907
          DOCKSTEADER ROAD
          WARD 9

The applicant is requesting the following variance:

1. To permit motor vehicle sales with accessory motor vehicle repair (service) and outside storage (display/sale of motor vehicles) whereas the by-law does not permit the proposed use.

(8)

A15-215  ORLANDO CORPORATION
          BLOCK 2, PLAN 43M-1892
          7845 & 7855 HERITAGE ROAD
          WARD 6

The applicant is proposing development of the property with two new industrial buildings and is requesting the following variances:
1. To permit a 0.0 metre landscape strip along a portion of the south property line (abutting Highway 407) whereas the by-law requires a minimum landscape strip of 6.0 metres;

2. To permit a retaining wall within the required landscape strip and a fence (ornamental) in the front yard (along the Heritage Road frontage) whereas the by-law does not permit a retaining wall in the required landscape strip and does not permit a fence in the front yard.

(9)

A15-216  SCOTTISH HEATHER DEVELOPMENT INC.  
PT. LOTS 3 & 4, CONC. 5 WHS  
UNIT 1, BLOCK 43  
BRUSHWOOD DRIVE  
WARD 6

The applicant is requesting the following variance for a proposed townhouse unit:

1. To permit a front yard setback of 2.58m (8.46 ft.) whereas the by-law requires a minimum front yard setback of 3.0m (9.84 ft.).

(10)

A15-217  ABSOLUTE ANGELS INC.  
PT. LOT 12, CONC. 4 WHS  
222 SALVATION ROAD  
(FORMERLY 10222 CREDITVIEW RD)  
WARD 6

The applicant is requesting the following variance:

1. To permit the continued use of a Day Nursery whereas the by-law does not permit the proposed use. (NOTE: A previous approval granted under application A04/039 will expire in March, 2016).

(11)

A15-218  PEEL DISTRICT SCHOOL BOARD  
PT. LOT 6, CONC. 5 WHS  
2322 EMBLETON ROAD  
WARD 6

The applicant is requesting the following variance:

1. To permit a rear yard setback of 7.5m (24.60 ft.) to two (2) existing portable classrooms whereas the by-law requires a minimum rear yard setback of 15m (49.21 ft.).
A15-228  HUNTER DOUGLAS CANADA INC.  
PT. BLK 6, PLAN M-947  
PT. 1, PLAN 43R-24531  
132 FIRST GULF BOULEVARD  
WARD 3  

The applicant is requesting the following variance:

1. To permit an interior side yard setback of 2.0m (6.56 ft.) to a proposed dust collector whereas the by-law requires a minimum interior side yard setback of 4.0m (13.12 ft.).

A15-229  PATRICIA DEACON  
LOT 235, PLAN 858  
27 GREENWOOD CRESCENT  
WARD 8  

1. To permit an existing accessory structure (storage shed) having a gross floor area of 18.9 sq.m (203.44 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.45 sq. ft.) for any individual accessory structure;

2. To permit a 0.25m (0.82 ft.) rear yard setback and a 0.31m (1.02 ft.) interior side yard setback to an existing accessory structure (storage shed) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to any lot line.

3. To permit a 0.0 metre interior side yard setback to an existing addition (garage/carport) whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).

A15-230  EQUITY VENTURE GROUP CORP.  
BLOCK 257, PLAN 43M-1718  
9705 & 9715 JAMES POTTER ROAD  
WARD 5  

The applicant is requesting the following variance:

1. To expand the permitted uses to include a Commercial/Technical School whereas the by-law does not permit the proposed use.

A15-232  2235315 ONTARIO LIMITED  
PT. LOT 15, CONC. 1 EHS  
7980 & 7990 KENNEDY ROAD SOUTH  
WARD 3  

The applicant is requesting the following variance:
1. To permit a total gross floor area of 580.0 sq. m (6,243.07 sq. ft.) for medical and office uses combined whereas the by-law permits restaurant and medical office uses to a maximum gross floor area of 122.00 sq. m (1313.19 sq. ft.). NOTE: Approval was granted under minor variance application A10-159 for a maximum gross floor area of 415 sq. m (4,467.02 sq. ft.).

DEFERRED MINOR VARIANCE APPLICATIONS

(16)

A15-184 VINOD MAHESAN, VIPIN MAHESAN, GEETANJALI MAHESAN, MANSI RASTOGI
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

(17)

A15-185 VINOD MAHESAN, VIPIN MAHESAN, GEETANJALI MAHESAN, MANSI RASTOGI
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 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.

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.).