



MARCH 1, 2016
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
Paul Aldunate, Central Area Planner
Nasir Mahmood, Development Planner
Jim McColl, Plans Examiner, Zoning
Allan Parsons, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES:

Minutes of meeting held February 9, 2016

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B16-007

PEEL DISTRICT SCHOOL BOARD

PT. BLOCK159, PLAN M-1525
725 RAY LAWSON BLVD
WARD 4

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 4.37 hectares (10.80 acres). The “severed” parcel has a frontage of approximately 55 metres (180.45 feet), a depth of approximately 145 metres (475.72 feet) and an area of approximately 1.57 hectares (3.88 acres). The proposed retained lot will continue to maintain the existing Ray Lawson Public School.

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The effect of the application is to create a separate lot deemed to be surplus land that is currently not being utilized by Peel District School Board to facilitate future disposition of the land.

(2)

B16-008 **STARBRIGHT HOLDINGS INC.**
655339 ONTARIO LIMITED

PT. LOTS 16 & 17, CONC. 3 EHS
NORTH OF COUNTRYSIDE DRIVE
SOUTH OF MAYFIELD ROAD
WARD 2

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 22 hectares (54.36 acres). The “severed” parcel has a frontage of approximately 23 metres (75.50 feet); a depth of approximately 325 metres (1066.27 feet) and an area of approximately 4.0 hectares (9.88 acres).

The effect of the application is to provide for a lot addition to the lands to the west to facilitate development of the adjacent lands.

(3)

B16-009 **2412398 ONTARIO INC.**

PT. BLOCK 6, PLAN 43M-947
PT. 1, PLAN 43R-18514
361 BISCAYNE CRESCENT
WARD 3

The purpose of the application is to request the consent of the Committee of Adjustment to grant an easement having a width of approximately 4.7 metres (15.42 feet), a depth of approximately 8.7 metres (28.54 feet) and an area of approximately 23.7 square metres (255.10 square feet), shown as Part 1 on a draft reference plan.

The effect of the application is to create a private servicing easement, located at 361 Biscayne Crescent, in favour of the lands to the east to facilitate access to an existing storm sewer.

NEW MINOR VARIANCE APPLICATIONS

(4)

A15-231 **JAGJOT RANDHAWH**

PT. LOT 14, CONC. 4 EHS
10788 BRAMALEA ROAD
WARD 9

The applicant is requesting the following variances:

1. To permit an interim development having a 0.0 metre of landscaped open space abutting an Institutional Zone whereas the by-law requires a minimum landscaped open space of 1.2 metres long any lot line abutting an Institutional Zone;

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2. To permit a final development having a 0.0 metre of landscaped open space abutting an Agricultural Zone whereas the by-law requires a minimum landscaped open space of 0.6 metres along any lot line abutting an Agricultural, Residential or Commercial Zone.

(5)

A16-032 **GURPREET AND SUKHRAJ BHANGOO** **LOT 108, PLAN 43M-1885**
50 LLOYD SANDERSON DRIVE
WARD 4

The applicants are requesting the following variance:

1. To permit a rear yard setback of 4.54m (14.90 ft.) to a proposed deck whereas the by-law requires a minimum rear yard setback of 5.7m (18.70 ft.).

(6)

A16-033 **1337564 ONTARIO INC.** **PT. LOT 5, CONC. 4 EHS**
1729 QUEEN STREET EAST
WARD 7

The applicant is requesting the following variances:

1. To vary Schedule "C" Section 386 of the by-law to permit an outside sales area from April 1 to October 31 each year until 2020, while providing 54 parking spaces whereas the by-law requires a minimum of 83 parking spaces;
2. To vary Schedule "C" Section 386 of the by-law to permit an 82.8 sq. m (891.25 sq. ft.) outside storage area at the rear of the building whereas the by-law does not permit outside storage;
3. To vary Schedule "C" Section 386 of the by-law to permit a 297.3 sq. m. (3200 sq. ft.) shade structure and a 28.0 sq. m. (300 sq. ft.) cashier tent in the front yard from April 1 to August 24 each year until 2020;
4. To vary Schedule "C" Section 386 of the by-law to permit a 111.0 sq. m (1200 sq. ft.) sales tent from August 24 to October 31 each year until 2020.

(7)

A16-034 **1843475 ONTARIO INC.** **PT. LOT 2, CONC. 2 EHS**
PTS. 1 & 2, PLAN 43R-2775
170 GLIDDEN ROAD
WARD 3

The applicant is requesting the following variance:

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1. To permit a hydro transformer having a front yard setback of 1.5m (4.92 ft.) whereas the by-law requires a minimum front yard setback of 9.0m (29.53 ft.).

(8)

A16-035 **DENFORD ESTATES INC.**

PT. LOT 7, CONC. 3 WHS
9230 CHINGUACOUSY ROAD
WARD 5

The applicant is requesting the following variance:

1. To permit an existing sales pavilion having a rear yard setback of 6.02m (19.75 ft.) to remain on the property for a temporary period of three (3) years whereas the by-law does not permit the proposed use and requires a minimum rear yard setback of 7.50m (24.60 ft.).

Note: A previous approval granted under application A13-047 will expire in March, 2016.

(9)

A16-036 **SCHOOBE CONSULTANTS CANADA INC.**

PEEL CONDOMINIUM PLAN 390
LEVEL 1, UNITS 31, 32 & 33
18 REGAN ROAD
WARD 2

The applicant is requesting the following variance:

1. To permit a Place of Worship having a gross floor area of 298 sq. m (3207.65 sq. ft.) whereas the by-law permits a maximum gross floor area of 265 sq. m (2852.44 sq. ft.) for a Place of Worship.

(10)

A16-037 **1666426 ONTARIO INC.**

LOT 430, PLAN 625
194-196 MAIN STREET SOUTH
WARD 3

The applicant is requesting the following variance:

1. To permit a Dental Office, Medical Office, Personal Service Shop and Commercial School whereas the by-law does not permit the proposed uses.

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(11)

A16-038 **2317781 ONTARIO INC.**

PT. LOT 3, CONC. 2 EHS
311 CLARENCE STREET
WARD 3

The applicant is requesting the following variance:

1. To permit motor vehicle sales and leasing as an accessory use to the existing motor vehicle repair and body shop whereas the by-law does not permit the proposed use.

(12)

A16-039 **KAGEEPAN NADARJAH**
NESHA CHANDRAN

LOT 8, PLAN 43M-612
6 MOONLIGHT PLACE
WARD 10

The applicants are requesting the following variances:

1. To permit a garage door height of 3.05m (10 ft.) whereas the by-law permits a maximum garage door height of 2.4m (7.87 ft.);
2. To permit an existing accessory structure (shed) in the front yard having a side yard setback of 3.07m (10.07 ft.) whereas the by-law does not permit an accessory structure in the front yard and the minimum required side yard setback for any building or structure is 7.5m (24.60 ft.);
3. To permit an existing accessory structure (shed) to remain in the interior side yard having a setback of 3.05m (10.00 ft.) whereas the by-law requires a minimum setback of 7.5m (24.60 ft.).

(13)

A16-040 **SAULINA AND JOHN MEDEIROS**

LOT 36, PLAN M-988
8 RUMSEY COURT
WARD 2

The applicants are requesting the following variances:

1. To permit an accessory structure (cabana/gazebo) having a maximum gross floor area of 20.06 sq. m (215.92 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;
2. To permit an accessory structure (cabana/gazebo) having a maximum building height of 3.3m (10.83 ft.) whereas the by-law permits a maximum building height of 3.0m (9.84 ft.);

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3. To permit an accessory structure (cabana/gazebo) having a minimum setback of 5.0m (16.40 ft.) to a lot line separating the lot from conservation lands whereas the by-law requires a minimum setback of 7.6m (24.93 ft.).

(14)

A16-041 **2366885 ONTARIO INC.**

PT. LOT 11, CONC. 2 EHS
10194 HEART LAKE ROAD
WARD 2

The applicant is requesting the following variances:

1. To permit a temporary sales pavilion whereas the Agricultural zone of the property does not allow the proposed use;
2. To permit a front yard setback of 6.0m (19.68 ft.) whereas the by-law requires a minimum front yard setback of 22m (72.18 ft.).

DEFERRED MINOR VARIANCE APPLICATIONS

(15)

A16-002 **JASBIR SINGH DHESI**

PT. LOT 11, CONC. 6 WHS
2740 BOVAIRD DRIVE W.
WARD 6

The applicant is requesting the following variances:

1. To permit outside storage on the property for a temporary period of five (5) years whereas the by-law does not permit the use;
2. To permit outside storage (parking) of fifteen (15) oversized motor vehicles (tractor cabs) for a temporary period of five (5) years whereas the by-law does not permit the use;
3. To permit outside storage (parking) of a single oversized motor vehicle (mobile crane) for a temporary period ending June 30, 2016 whereas the by-law does not permit the use;
4. To permit outside storage (parking) of three (3) utility trailers on the property for a temporary period of five (5) years whereas the by-law permits a maximum of one (1) utility trailer to be parked in the interior side yard or rear yard;
5. To permit a second driveway access from the street, measuring 6.0 metres (19.69 feet) in width, whereas the by-law permits only one driveway access.