

DECEMBER 4, 2018
9:00 A.M.
BOARDROOM WT-2C/2D
WEST TOWER, CITY HALL

MEMBERS:

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

STAFF:

Shelby Swinfield, Development Planner
Yinzhou Xiao, Development Planner
Rob Nykyforchyn, Development Planner
Nasir Mahmood, Development Planner
David Vanderberg, Central Area Planner
Adam Farr, Manager, Development Services
Alana Nielsen, Plans Examiner, Zoning
Elizabeth Corazzola, Manager, Zoning and Sign By-Law Services
Jeanie Myers, Secretary-Treasurer

ADOPTION OF MINUTES: Minutes of meeting held November 13, 2018

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:

WITHDRAWALS/DEFERRALS:

NEW CONSENT APPLICATIONS

(1)

B18-027 **2598919 ONTARIO INC.**

PT. LOT 13, CONC. 1 WHS
10534 HURONTARIO STREET
WARD 2

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 2.06 hectares (29.80 acres). The effect of the application is to create a new lot having a width of approximately 223.42 metres (733 feet), a depth of approximately 133.9 metres (439.30 feet) and an area of approximately 2.96 hectares (7.31 acres). It is proposed that the severed parcel be developed for future industrial purposes and the retained lands be developed as a Freight Classification Yard.

(2)

B18-028 **WLADYSLAWA BANKA**

PT. BLK. 2, PLAN M-527
PTS. 2 & 3, PLAN 43R-11559
32 MARA CRESCENT
WARD 1

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 672 square metres (0.166 acres) comprising two lots that have merged. The severed lot has a frontage of approximately 8.98 metres (29.46 feet), a depth of approximately 31.14 metres (102.17 feet) and an area of approximately 376 square metres (0.093 acres). The effect of the application is to reinstate two separate residential lots, municipally known as 32 and 34 Mara Crescent.

NEW MINOR VARIANCE APPLICATIONS

(3)

A18-177 **DARREN AND DESIREE BLAKEMAN**

PT. OF LOT 457, PLAN 688
53 CATHCART CRES
WARD 7

The applicants are proposing construction of a 2 car garage and are requesting the following variance:

1. To permit a garage door height of 2.9m (9.51 ft.) whereas the by-law permits a maximum garage door height of 2.4m (7.87 ft.).

(4)

A18-178 **PRAKASH PATEL AND**
HEMALATABEN PATEL

LOT 191, PLAN 43M-1651
17 GROVER ROAD
WARD 6

The applicants are requesting the following variance:

1. To permit a deck encroachment of 4.94m (16.21 ft.) into the required rear yard resulting in a rear yard setback of 2.56m (8.40 ft.) whereas the by-law permits a maximum deck encroachment of 3.0m (9.84 ft.) into the required rear yard, resulting in a rear yard setback of 4.5m (14.76 ft.).

(5)

A18-179 **SVEN ROWAERT AND WEI XIAO**

PT. LOT 82, PLAN BR-2
27 CHURCH STREET EAST
WARD 1

The applicants are requesting the following variance:

Committee of Adjustment Agenda

1. To permit an existing driveway width of 12.4m (40.68 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30.00 ft.)

(6)

A18-180 **ARICA BRYAN-SHOLOLA**

LOT 43, PLAN M-537
62 ESKER DRIVE
WARD 2

The applicant is requesting the following variances:

1. To permit an existing deck encroachment of 7.086m (23.25 ft.) into the required rear yard resulting in a rear yard setback of 0.914m (3.0 ft.) whereas the by-law permits a maximum deck encroachment of 3.0m (9.84 ft.) into the required rear yard, resulting in a rear yard setback of 5.0m (16.40 ft.);
2. To permit an existing fence having a maximum height of 2.5m (8.20 ft.) whereas the by-law permits a fence to a maximum height of 2.0m (6.56 ft.).

(7)

A18-181 **NOWAB ALI AND SHAMIMA NOWAB**

LOT 112, PLAN 43R-25254
65 WOODHAVEN DRIVE
WARD 6

The applicants are requesting the following variances:

1. To permit a driveway width of 5.4m (17.72 ft.) to facilitate the creation of a third parking space to serve a second unit whereas the by-law permits a maximum driveway width of 4.9m (16.07 ft.);
2. To permit a rear yard setback and a side yard setback of 0.05m (0.16 ft.) to an existing accessory structure (shed) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) from an accessory structure to all property lines.

(8)

A18-182 **SHAWN CORREIA, CATHY DE GUZMAN**
AND ALEX DE GUZMAN

PT. OF LOT 6, CONC. 1 WHS
7 MCMURCHY AVENUE NORTH
WARD 1

The applicants are requesting the following variances:

1. To permit a retail establishment, personal service shop and an office as a permitted use whereas the by-law does not permit the proposed uses;
2. To permit a dwelling unit to be occupied by more than one person whereas the by-law permits a dwelling unit, to be occupied by not more than one person.

Committee of Adjustment Agenda

3. To permit a single accessory structure (existing pergola) having a gross floor area of 37.6 sq. m (404.72 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;
4. To permit three (3) accessory structures (existing shed, pergola and children's play equipment) having a combined gross floor area of 44.0 sq. m (473.61 sq. ft.) whereas the by-law permits two (2) accessory structures having a maximum combined gross floor area of 20 sq. m (215.28 sq. ft.);
5. To permit a rear yard setback of 0.2m (0.66 ft.) to an existing accessory structure (shed) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) from an accessory structure to all property lines;
6. To permit a recreational facility (children's play equipment) to be located 0.63m (2.07 ft.) from the side lot line whereas the by-law requires that a recreational facility be setback 1.2m (3.94 ft.) from any lot line;
7. To permit an accessory structure (children's play equipment) having a building height of 4.1m (13.50 ft.) whereas the by-law permits a maximum building height of 3.0m (9.84 ft.) for an accessory building;
8. To permit two (2) accessory structures (shed and pergola) to be located on an easement whereas the by-law does not permit an accessory structure to be located on an easement.

DEFERRED MINOR VARIANCE APPLICATIONS

(13)

A18-099

693316 ONTARIO LIMITED

PT. BLOCK 4, PLAN 43M-880

PT. 11, PLAN 43R-15629

PTS. 2, 3, PLAN 43R-16885

98 WENTWORTH COURT

WARD 8

The applicant is requesting the following variances:

1. To permit an accessory structure (waste enclosure) having a height of 29.1m (95.47 ft.) whereas the by-law permits a maximum height of 4.5m (14.76 ft.);
2. To permit an accessory structure to be located 1.0m (3.28 ft.) from the rear and side lot lines whereas the by-law requires a minimum setback of 3.0m (9.84 ft.) from any lot line;
3. To permit an accessory structure having a gross floor area 886.3 sq. m (9,540.05 sq. ft.) whereas the by-law permits a maximum gross floor area of 100 sq. m (1076.40 sq. ft.).

Committee of Adjustment Agenda

(14)

A18-139 **FATEH DEVELOPMENTS INC.**

PT. LOT 5, CONC. 3 WHS
PTS. 1 & 3, PLAN 43R-33499
1453 QUEEN STREET WEST
WARD 4

The applicant is requesting the following variances:

1. To permit a restaurant (Dining and Take-Out) whereas the by-law does not permit the proposed use;
2. To vary Schedule 'C', Section 206 of the by-law to permit the building area to expand outside of the area identified on Schedule 'C' whereas the by-law requires that all buildings and structures be constructed in accordance with Schedule 'C', Section 206 of the by-law;
3. To vary Schedule 'C', Section 206 of the by-law to permit the parking area to expand into the landscaped open space area identified on Schedule 'C' whereas the by-law requires that parking be permitted in the area identified on Schedule 'C', Section 206 of the by-law