

**JANUARY 7, 2020**  
**9:00 A.M.**  
**COUNCIL CHAMBERS**  
**4<sup>TH</sup> FLOOR, CITY HALL**

**MEMBERS:**

Ron Chatha, Chair  
Desiree Doerfler, Vice Chair  
Ana Cristina Marques  
David Colp  
Rod Power

**STAFF:**

Stephen Dykstra, Development Planner  
Carmen Caruso, Central Area Planner  
Shelby Swinfield, Development Planner  
Todd Payne, Plans Examiner, Zoning  
Krista Walkey, Manager, Development Services  
Elizabeth Corazzola, Manager, Zoning and Sign By-Law Services  
Jeanie Myers, Secretary-Treasurer

**ADOPTION OF MINUTES:**

Minutes of meeting held December 3, 2019

**DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT:**

**WITHDRAWALS/DEFERRALS:**

**NEW MINOR VARIANCE APPLICATIONS**

(1)

**A19-211**      **2603562 ONTARIO INC.**

**PT. OF LOT 3, CONC. 2 EHS,**  
**PART 2, PLAN 43R-1967**  
**24 SELBY ROAD**  
**WARD 3**

The applicant is requesting the following variance(s):

## Committee of Adjustment Agenda

1. To permit a Motor Vehicle Sales Establishment (including outdoor display of vehicles for sale) in conjunction with and accessory to Motor Vehicle Repair whereas the by-law does not permit the proposed use;
2. To permit a drive aisle width of 4.0m (13.12 ft.) whereas the by-law requires a minimum drive aisle width of 6.0m (19.68 ft.) for two-way traffic;
3. To permit 14 parking spaces on site whereas the by-law requires a minimum of 23 parking spaces.

(2)

**A19-212**      **HIGH-ROSE HOMES INC.**

**BLOCK 157, PLAN 43M-1940**  
**175 VETERANS DRIVE**  
**WARD 6**

The applicant is proposing a 100 unit stacked townhouse residential development and is requesting the following variance(s):

1. To permit a total of 125 parking spaces on site (108 resident parking and 17 visitor parking) whereas the by-law requires a minimum of 155 parking spaces (130 resident parking and 25 visitor parking).

(3)

**A19-213**      **DIXIE HOLDING LTD.**

**PT. OF LOT 5, CONC. 1, WHS**  
**10 HENDERSON AVENUE**  
**WARD 3**

The applicant is requesting the following variance(s):

1. To permit a personal service shop (124.5 square metres) whereas the by-law does not permit the proposed use.

Note: Approval was granted under application A19-152 restricting a personal service shop to 63 square metres.

(4)

**A19-214**      **2466482 ONTARIO INC.**

**PT. OF LOT 1, CONC. 2 EHS**  
**26 BRAMSTEELE ROAD**  
**WARD 3**

The applicant is requesting the following variance(s)

## Committee of Adjustment Agenda

1. To permit a motor vehicle sales establishment having a gross floor area of 365 square metres (3,928.83 square feet) whereas they by-law does not permit the proposed use;
2. To permit the existing convenience restaurant having a commercial gross floor area of 250 square metres (2,690.97 square feet) whereas the by-law permits a maximum commercial gross floor area of 102 square metres (1,097.92 square feet);
3. To permit a total of 33 parking spaces whereas the by-law requires a total of 50 parking spaces.

### **DEFERRED MINOR VARIANCE APPLICATIONS**

(5)

**A19-209**

**ARUN CHATUVERDI AND**  
**JAPJOT KAUR WALIA**

**LOT 213, PLAN M-1751**  
**55 ABBOTSBURY DRIVE**  
**WARD 5**

The applicants are requesting the following variances:

1. To permit a below grade entrance in a required interior side yard whereas the by-law does not permit a below grade entrance within a required interior side yard;
2. To permit a below grade entrance having a setback of 0.15m (0.49 ft.) to an interior side lot line whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.).