

---

## Committee of Adjustment

**Date:** March 11, 2021  
**Time:** 1:00 PM  
**Location:** Online Video Conference

Members	Sebastian Patrizio	(Chair)
	David George	
	John Page	
	David Kennedy	
	Wajeeha Shahrukh	
	David Cook	
	John Kwast	

Staff Present	Shelby Clements
---------------	-----------------

---

1. CALL TO ORDER
2. DECLARATION OF CONFLICT OF INTEREST
3. DEFERRALS OR WITHDRAWALS
4. MATTERS TO BE CONSIDERED
- 4.1 B-13/21A-77/21A-78/21

1474 HAIG BLVD (WARD 1)

PANCHAK MYKOLA

On March 11, 2021, A. Golovnia, agent, attended and requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application until further notice.

- 4.2 B-14/21A-79/21A-80/21

3013 & 3015 MORNING STAR DR (WARD 5)

STEWART DWAYNE PAUL, STEWART-JOHNSON PIA

No public comments were received as a result of the public circulation of this application.

Committee asked questions of the agent who appeared before the Committee.

The applicant agreed with the conditions requested by city and agency staff.

-

## **DECISION**

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, c. P.13., as amended, resolves to grant provisional consent subject to the conditions of Appendix A being fulfilled.

**DECISIONS** Moved By and Seconded By

Accordingly, the Committee resolves to authorize and grant the request.

MOVED BY:	D. George
-----------	-----------

The Decision of the Committee is:

**APPLICATION APPROVED ON CONDITIONS AND AS STATED IN APPENDIX A:**

To sever a parcel of land for the creation of a new lot. The parcel has a frontage of approximately 9.91m and an area of approximately 334.21sq.m.

**CONDITIONS:**

1. The variance application approved under File(s) 21 & A80.21 must be finalized

4.3 **A-48/21**

3183 FOLKWAY DR (WARD 8)

VAN ROMPU JOHN & CARR LYNN

No public comments were received as a result of the public circulation of this application.

Committee asked questions of the agent who appeared before the Committee.

**DECISION**

The applicant requested that the application be amended and Committee agreed to the request.

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

**DECISIONS** Moved By and Seconded By

Accordingly, the Committee resolves to authorize and grant the request.

MOVED BY:	D. Cook	CARRIED
-----------	---------	---------

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

To allow the construction of a shed proposing:

1. An area of an accessory structure of 32.37sq.m whereas By-law 0225-2007, permits a maximum area of an accessory structure 10.00sq.m in this instance; and
2. An area occupied by all accessory structures of 32.37sq.m whereas By-law 0225-2007, permits a maximum area occupied by all accessory structures of 30.00sq.m in this instance.
3. A height of an accessory structure of 3.64m whereas By-law 0225-2007, permits a maximum height of an accessory structure 3.0m in this instance.

4.4 **A-58/21**

1393 BRACKENCREST RD (WARD 1)

DOMINIC & CHRISTINE MAZZONE

No public comments were received as a result of the public circulation of this application. Committee asked questions of the agent who appeared before the Committee.

**DECISION**

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

**DECISIONS** Moved By and Seconded By

Accordingly, the Committee resolves to authorize and grant the request.

MOVED BY:	S. Patrizio	CARRIED
-----------	-------------	---------

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the construction of an addition proposing:

1. An interior side yard measured to the first storey of 1.70m whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the first storey of 1.80m (approx. 5.91ft) in this instance; and
2. An interior side yard measured to the second storey of 1.70m whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the second storey of 2.41m in this instance.

4.5 **A-69/21**

2689 HOLLINGTON CRES (WARD 2)

ANGELO ACETO AND RITA BELLISSIMO

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing objections for the subject application.

Committee asked questions of the agent who appeared before the Committee.

### **DECISION**

The applicant requested that the application be amended and Committee agreed to the request.

Committee has taken into consideration, on balance, any and all submissions made before its decision including one written submission. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

### **DECISIONS Moved By and Seconded By**

Accordingly, the Committee resolves to authorize and grant the request.

MOVED BY:	D. George	CARRIED
-----------	-----------	---------

The Decision of the Committee is:

### **APPLICATION APPROVED AS AMENDED:**

To allow the construction of an addition proposing an exterior side yard of 0.91m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m in this instance.

#### **4.6 A-70/21**

3575 KANEFF CRES (WARD 4)

KANEFF GROUP OF COMPANIES

No public comments were received as a result of the public circulation of this application. Committee asked questions of the agent who appeared before the Committee.

### **DECISION**

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

### **DECISIONS** Moved By and Seconded By

Accordingly, the Committee resolves to authorize and grant the request.

MOVED BY:	W. Shahrukh	CARRIED
-----------	-------------	---------

The Decision of the Committee is:

### **APPLICATION APPROVED FOR A TEMPORARY PERIOD OF 3 YEARS (approval will lapse on April 30, 2024):**

To permit a temporary trailer on site whereas By-law 0225-2007, as amended, does not permit a temporary trailer in this instance.

#### **4.7 A-71/21**

7654 REDSTONE RD (WARD 5)

HARBHAJAN SINGH & BALJEET KAUR GREWAL

On March 11, 2021, agent, A. Anokye-Yeboah, requested to defer the application to meet with staff.

The Committee consented to the request and deferred the application until further notice.

4.8 A-72/21

3450 SEMENYK CRT (WARD 6)

2761343 ONTARIO INC

On March 11, 2021, agent, M. Starr, requested to defer the application to meet with staff.

The Committee consented to the request and deferred the application until further notice.

4.9 A-73/21

5599 CORTINA CRES (WARD 5)

ZUBDA NADEEM

On March 11, 2021, agent, H. Rizavi, requested to defer the application to meet with staff.

The Committee consented to the request and deferred the application until further notice.

4.10 A-74/21

2360 DIXIE RD (WARD 1)

PEARSON CORPORATE CENTRE GP INC.

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing concerns regarding the subject application.

Committee asked questions of the agent who appeared before the Committee.

## **DECISION**

The applicant requested that the application be amended and Committee agreed to the request.



Committee has taken into consideration, on balance, any and all submissions made before its decision including one written submission. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

**DECISIONS** Moved By and Seconded By

Accordingly, the Committee resolves to authorize and grant the request.

MOVED BY:	S. Patrizio	CARRIED
-----------	-------------	---------

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:**

To allow the construction of an industrial warehouse and distribution facility proposing:

1. A landscape buffer of 1.50m abutting Ernest Samuel Drive whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m in this instance; and
2. An interior side yard of 4.60m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 7.50m in this instance.

**CONDITION:**

1. Construction related to this variance shall be in general conformance with the landscape plan approved by the Committee.

4.11 A-75/21

349 RATHBURN RD W (WARD 4)

JASON PROPERTIES INC

No public comments were received as a result of the public circulation of this application. Committee asked questions of the agent who appeared before the Committee.

### **DECISION**

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

### **DECISIONS Moved By and Seconded By**

Accordingly, the Committee resolves to authorize and grant the request.

MOVED BY:	D. George	CARRIED
-----------	-----------	---------

The Decision of the Committee is:

### **APPLICATION APPROVED SUBJECT TO CONDITION(S):**

To permit a condominium proposing:

1. A minimum parking space width of 2.17m whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.60m in this instance;
2. A minimum parking space length of 4.95m whereas By-law 0225-2007, as amended, requires a minimum parking space length of 5.20m in this instance; and
3. A minimum parking space width partially obstructed on one side of 2.44m whereas By-law 0225-2007, as amended, requires a minimum width parking space width partially obstructed on one side of 2.75m in this instance.

### **CONDITION(S):**

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.

2. The applicant shall include a warning clause in Condominium Declaration to advise owners and potential purchasers of units 21 and visitor parking 29, 30, 33 on Level A, units 33, 65, 78, 106, 107 on Level B, and units 34 and 66 on Level C of the size deficiency. The applicant shall register on title a warning clause identifying the parking spaces that are substandard in size.

4.12 A-76/21

2001 HINDHEAD RD (WARD 2)

JIM LUCAS & TINA PATTERSON

No public comments were received as a result of the public circulation of this application.

**DECISION**

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

**DECISIONS** Moved By and Seconded By

Accordingly, the Committee resolves to authorize and grant the request.

MOVED BY:	W. Shahrukh	CARRIED
-----------	-------------	---------

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow an existing shed proposing:

1. An area of an accessory structure of 12.02sq.m whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 10.00sq.m in this instance; and

2. A height of an accessory structure of 3.07m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m in this instance.

4.13 A-81/21

6839 EARLY SETTLER ROW (WARD 11)

RISHI, SANJEEV & RISHI, ANURADHA

No public comments were received as a result of the public circulation of this application.

Committee asked questions of the agent who appeared before the Committee.

### **DECISION**

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

### **DECISIONS** Moved By and Seconded By

Accordingly, the Committee resolves to authorize and grant the request.

MOVED BY:	J. Kwast	CARRIED
-----------	----------	---------

The Decision of the Committee is:

### **APPLICATION APPROVED SUBJECT TO CONDITION:**

To permit an accessory structure and deck proposing:

1. A lot coverage of 31.70% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;

2. An area of an accessory structure of 49.80sq.m whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 20.00sq.m in this instance; and
3. A height of an accessory structure of 3.86m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.50m in this instance.

**CONDITION:**

1. Construction related to this variance shall be in general conformance with the site plan approved by the Committee.

4.14 A-149/20

1303 TECUMSEH PARK DR (WARD 2)

SUSAN DIMPFLMEIER

On March 11, 2021, S. Coulson, agent, requested to defer the application to meet with staff.

The Committee consented to the request and deferred the application until further notice.

4.15 A-3/21

3102 BONAVENTURE DR (WARD 5)

SURJIT SEKHEN & AMARJIT GILL

No public comments were received as a result of the public circulation of this application.

Committee asked questions of the agent who appeared before the Committee.

**DECISION**

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature,

desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

**DECISIONS** Moved By and Seconded By

Accordingly, the Committee resolves to authorize and grant the request.

MOVED BY:	D. George	CARRIED
-----------	-----------	---------

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the construction of a new home on the subject property proposing:

1. A lot coverage of 32.75% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A gross floor area of 340.22sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 269.61sq.m in this instance; and
3. A height measured to the eaves of 6.60m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance.

5. **OTHER BUSINESS**

6. **ADJOURNMENT**