
Committee of Adjustment

Date: May 27, 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
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1. CALL TO ORDER
2. DECLARATION OF CONFLICT OF INTEREST
3. DEFERRALS OR WITHDRAWALS
4. MATTERS TO BE CONSIDERED
- 4.1 B31/21-A180/21-A181/21

15 & 17 BROADVIEW AVE (WARD 1)

MICHAEL WALKER

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.

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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.

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

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

MOVED BY:	D. George
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The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 8.26m and an area of approximately 508.82sq.m.

CONDITIONS:

1. The variance application approved under File(s) 21 & A181.21 must be finalized.

DECISIONS

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

MOVED BY:	D. George	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

The construction of a new dwelling (semi-detached) proposing:

1. A building height measured to the eaves of 6.71m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance; and
2. A building depth of 20.57m whereas By-law 0225-2007, as amended, permits a maximum building depth of 20.00m in this instance.

CONDITION(S):

1. Variance(s) approved under file(s) A180.21 & A181.21 shall lapse if the consent application under file B31.21 is not finalized within the time prescribed by legislation.

DECISIONS

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

MOVED BY:	D. George	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

The construction of a new dwelling (semi-detached) proposing:

1. A building height measured to the eaves of 6.71m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance; and
2. A building depth of 20.57m whereas By-law 0225-2007, as amended, permits a maximum building depth of 20.00m in this instance.

CONDITION(S):

1. Variance(s) approved under file(s) A180.21 & A181.21 shall lapse if the consent application under file B31.21 is not finalized within the time prescribed by legislation.

4.2 A145/21

510 DRIFTCURRENT DR (WARD 5)

678604 ONTARIO 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

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

MOVED BY:	J. Page	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO TERMS:

A take-out restaurant within 60m whereas By-law 0225-2007, as amended, does not permit a take-out restaurant within 60m in this instance.

Terms:

1. Hours of operation shall be limited to Sunday – Thursday from 10:00a.m to 10:00pm and Friday – Saturday 10a.m – 12.00p.m.

4.3 A170/21

1834 LAKESHORE RD W (WARD 2)

CLARKSON VILLAGE PLAZA CORP

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Ras expressing support for the subject application.
- 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

Committee has taken into consideration, on balance, any and all submissions made before its decision including two written submissions. 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

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

MOVED BY:	D. George	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED:

To allow a medical office proposing 48 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 53 parking spaces in this instance.

4.4 A171/21

4050 WESTMINSTER PL (WARD 3)

MAISA & RYAAN OTHMAN

On May 27, 2021, M. Al-Faraji, agent spoke, and requested to defer the application to meet with staff.

The Committee consented to the request and deferred the application to the August 12, 2021 hearing.

4.5 A176/21

75 MORGON AVE (WARD 11)

SHARMA & RENU BHARAT

On May 27, 2021, B. Nagash, agent spoke, and requested to defer the application to meet with staff.

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

4.6 A177/21

7135 KENNEDY RD (WARD 5)

PAG COMMERCIAL VEHICLES & PTG MISSISSAUGA ENTERPRISES

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

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

MOVED BY:	W. Shahrukh	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED:

To allow alterations to the parking lot proposing a landscape buffer of 2.64m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m in this instance.

4.7 A179/21

1256 MINEOLA GDNS (WARD 1)

SEAN WILSON

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from two area residents expressing objections for the subject application.

Two area residents spoke before the Committee and expressed concerns for the application.

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

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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 two written submissions, and two oral submissions. 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

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

MOVED BY:	J. Page	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow the accessory structures on the subject property proposing:

1. A height of an accessory structure (play equipment) of 4.38m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m in this instance;
2. A height of an accessory structure (shed) of 3.32m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m in this instance; and
3. A setback measured to a lot line from hardscape material of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback measured to a lot line from hardscape material of 0.61m in this instance; and
4. A walkway attachment width attached to a driveway of 2.10m whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width attached to a driveway of 1.50m in this instance.

CONDITION(S):

1. A site plan satisfactory to the Secretary-Treasurer shall be submitted showing the setback of the hard surface area.

2. The shed shall be equipped with an eaves trough and down spout directed in such a manor to not impact the adjacent lot behind the shed.

4.8 A182/21

6519 MISSISSAUGA RD (WARD 11)

EUROPRO (GTAW) GP INC

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

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

MOVED BY:	D. Cook	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED:

To permit a medical office proposing 314 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 318 parking spaces in this instance.

4.9 A183/21

1200-1210 LORIMAR DR (WARD 5)

3T(1200 LORIMAR) LP

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

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

MOVED BY:	W. Shahrukh	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED:

To allow the industrial condominium proposing 87 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 105 parking spaces.

4.10 A184/21

2960 & 2980 DREW RD (WARD 5)

PSCP 884

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

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

MOVED BY:	J. Page	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED:

To allow changes of use on the subject property proposing 691 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 712 parking spaces in this instance.

4.11 A186/21

1455 GREGWOOD RD (WARD 2)

GAVIN & CRISTINA WELLS

On May 27, 2021, B. Oughtred, agent, spoke, and requested to defer the application for redesign the proposal as the property has been sold to a new owner.

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

4.12 A187/21

208 QUEEN ST S (WARD 11)

1917976 ONTARIO 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

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

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

MOVED BY:	J. Page	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow a food retail store (Ice Cream) proposing no parking whereas By-law 0225-2007, as amended, requires a minimum of 2 parking spots in this instance.

4.13 A188/21

3091 BONAVENTURE DR (WARD 5)

KRISHNA BAHADUR CHHETRI

On May 27, 2021, M. Chauhan, agent, spoke, and requested to defer the application to meet with staff.

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

4.14 A189/21

220 QUEEN ST W (WARD 1)

CLARISSE KIM CRENIAN & DAVID ALFRED WHITE

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

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

MOVED BY:	J. Page	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED:

To allow a rear deck proposing:

1. A deck encroachment inclusive of stairs into a required rear yard of 8.44m whereas By-law 0225-2007, as amended, permits a maximum deck encroachment inclusive of stairs into a required rear yard of 5.00m in this instance; and

2. A rear yard setback measured to a door opening of 28.67m whereas By-law 0225-2007, as amended, requires a minimum rear yard setback measured to a door opening of 30.00m in this instance.

4.15 A190/21

995 GARDNER AVE (WARD 1)

RONALD & ANNIE CROFT

On May 27, 2021, J. Nigro, agent, and requested to defer the application to meet with staff.

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

4.16 A245/20

6237 MILLER'S GROV (WARD 9)

WESLEY STEELE

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

The Secretary – Treasurer noted the comments received from:

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

One area resident spoke before the Committee and objected the application.

Committee asked questions of the owner 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 two written submissions and one oral submissions. 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

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

MOVED BY:	J. Page	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow the existing accessory structures to remain on the subject property proposing:

1. A rear yard measured to a shed from a G1 Zone of 0.05m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a shed from a G1 Zone of 5.00m in this instance;
2. An occupied area of a shed of 10.14sq.m whereas By-law 0225-2007, as amended, permits a maximum occupied area of a shed of 10.00sq.m in this instance;
3. A height of a shed of 3.42m whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m in this instance; and
4. A side yard measured to the side yard shed of 0.05m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a side yard shed of 1.2m.

CONDITION(S):

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

4358 SHELBY CRES (WARD 3)

TANIA & CHARBEL NOUR

The Secretary – Treasurer noted the comments received from:

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

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including two written submissions. 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 only variances 1, 3, 4, 5, and 6 were minor in nature, desirable for the appropriate development on the subject property, and maintain the general intent and purpose of the Zoning By-law and the Official Plan.

DECISIONS

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

MOVED BY:	D. George	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow:

1. A lot coverage of 44.97% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% of the lot area in this instance;

2. A rear yard measured to hard surface of 0.30m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to hard surface of 0.61m in this instance;
3. A gross floor area of an accessory structure of 10.60sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of an accessory structure of 10.00sq.m in this instance;
4. A height of an accessory structure of 3.09m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m in this instance; and
5. A setback to an accessory structure of 0.46m whereas By-law 0225-2007, as amended, requires a minimum setback to an accessory structure of 0.61m in this instance.

CONDITION(S):

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

5. OTHER BUSINESS

6. ADJOURNMENT