



COMMITTEE OF ADJUSTMENT  
AGENDA

PLEASE **TURN OFF**  
ALL **CELL PHONES** AND  
**PAGERS** DURING THE  
COMMITTEE HEARING

Location: COUNCIL CHAMBERS  
Hearing: FEBRUARY 26, 2015 AT 1:30 P.M.

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1. CALL TO ORDER
2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST
3. REQUESTS FOR WITHDRAWAL/DEFERRAL

**NEW APPLICATIONS- (CONSENT)**

NONE

**NEW APPLICATIONS - (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-132/15	ANDREW/PATRICIA AZIZ	778 CANYON ST	2
A-133/15	MARIA SMORONG	1280 LEWISHAM DR	2
A-134/15	JAN & WIESLAWA KAZULA	1326 KENMUIR AVE	1
A-135/15	HIGH TECH PET PRODUCTS INC	320 DERRY RD W	11
A-136/15	MANSOUR & ISIS TADROS	1539 WATERSEDGE RD	2

**DEFERRED APPLICATIONS - (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-412/14	JONATHAN CHEUNG	26 COTTON DR	1
A-426/14	WIESLAW KONOPKA	110 PINWOOD TR	1
A-044/15	NAINESH KOTAK	3843 O'NEIL GATE	8
A-046/15	KANCHAN & PARDEEP KHANNA	806 CALDWELL AVE	2
A-055/15	SOVEREIGN ASSET MANAGEMENT INC.	1016 EGLINTON AVE E	3

Note: If you wish to receive a copy of the Committee's decision, please complete the form entitled "Request for Written Notice of Decision". This form is located on the table adjacent to the entrance doors to your right. (Please do not remove that form from the table. Thank you.)

S. PATRIZIO, CHAIR  
D. GEORGE, VICE CHAIR  
R. BENNETT, VICE CHAIR



FILE: "A" 132/15

WARD: 2

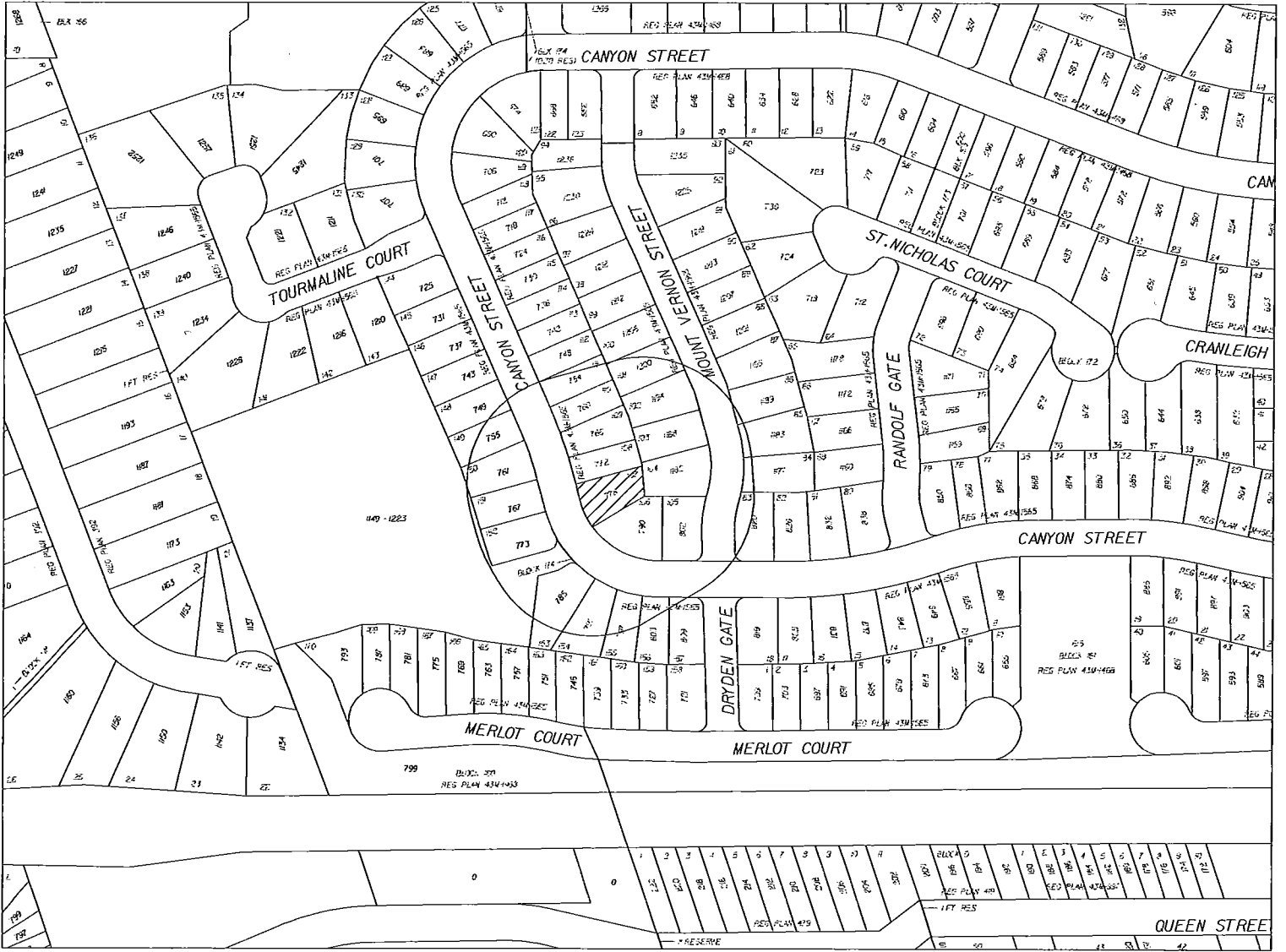
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**ANDREW & PATRICIA AZIZ** are the owners of Lot 107, Registered Plan M-1565, located and known as **778 CANYON STREET**, zoned R3-51 - Residential. The applicants request the Committee to authorize a minor variance to permit the construction of an Accessory Structure (pavilion) within the rear yard of the subject property proposing a floor area of 20.81 m<sup>2</sup> (224.00 sq. ft.); whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00 m<sup>2</sup> (107.64 sq. ft.) for an Accessory Structure in this instance.

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## Committee of Adjustment

Subject Property : 778 CANYON ST  
 Z Area : 8

File Number : A13215  
 Agent : S. ALBANESE



S. PATRIZIO, CHAIR  
D. GEORGE, VICE CHAIR  
R. BENNETT, VICE CHAIR



FILE: "A" 133/15

WARD: 2

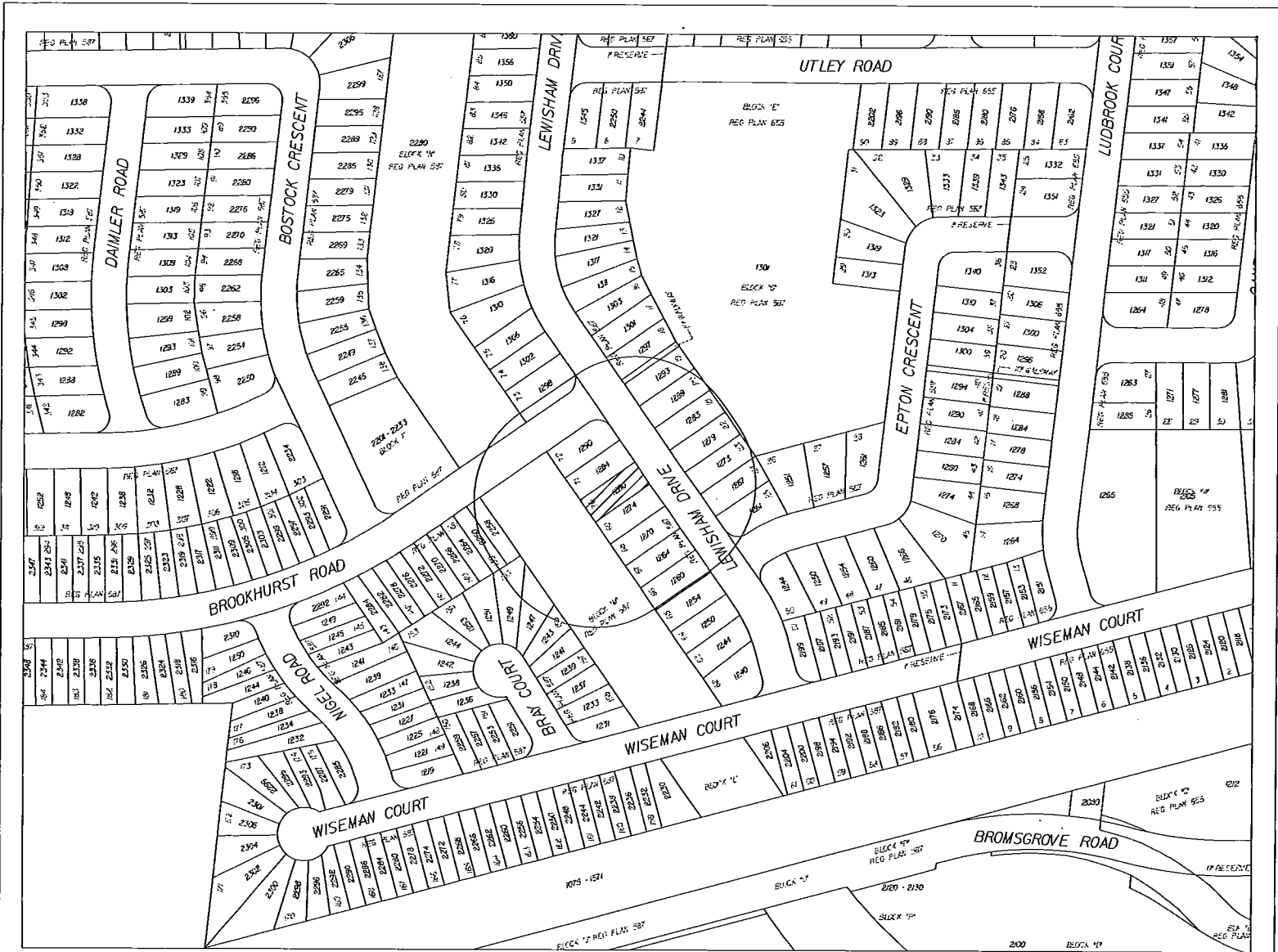
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**MARIA SMORONG** is the owner of Lot 70, Registered Plan M-587, located and known as **1280 LEWISHAM DRIVE**, zoned R3 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a detached garage within the rear yard of the subject property proposing a driveway having a width of 2.481 m (8.13 ft.); whereas By-law 0225-2007, as amended, requires a minimum driveway width of 3.20 m (10.49 ft.) in this instance.

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# Committee of Adjustment

Subject Property : 1280 LEWISHAM DR.

File Number : A133/15

Z Area : 11

Agent : M. J. SMORONG



S. PATRIZIO, CHAIR  
D. GEORGE, VICE CHAIR  
R. BENNETT, VICE CHAIR



FILE: "A" 134/15

WARD: 1

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**JAN & WIESLAWA KAZULA** are the owners of part of Lot 220, Registered Plan F-20, located and known as **1326 KENMUIR AVENUE**, zoned R3-1 - Residential. The applicants request the Committee to authorize a minor variance to permit the construction of additions to the existing dwelling on the subject property proposing:

1. a front yard of 5.64 m (18.50 ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50 m (24.60 ft.) in this instance;
2. a northerly side yard of 1.03 m (3.37 ft.) and a southerly side yard of 1.06 m (3.47 ft.); whereas By-law 0225-2007, as amended, requires a minimum northerly and southerly side yards of 1.81 m (5.93 ft.) in this instance;
3. a combined width of the side yards of 2.09 m (6.85 ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of the side yards of 4.99 m (16.37 ft.) in this instance; and,
4. a height of 9.04 m (29.65 ft.) for the proposed altered dwelling; whereas By-law 0225-2007, as amended, permits a maximum height of 9.00 m (29.52 ft.) in this instance.

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## Committee of Adjustment

Subject Property : 1326 KENMUIR DR.

File Number : A13415

Z Area : 7

Agent : J. PINKNEY



S. PATRIZIO, CHAIR  
D. GEORGE, VICE CHAIR  
R. BENNETT, VICE CHAIR



FILE: "A" 135/15

WARD: 11

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

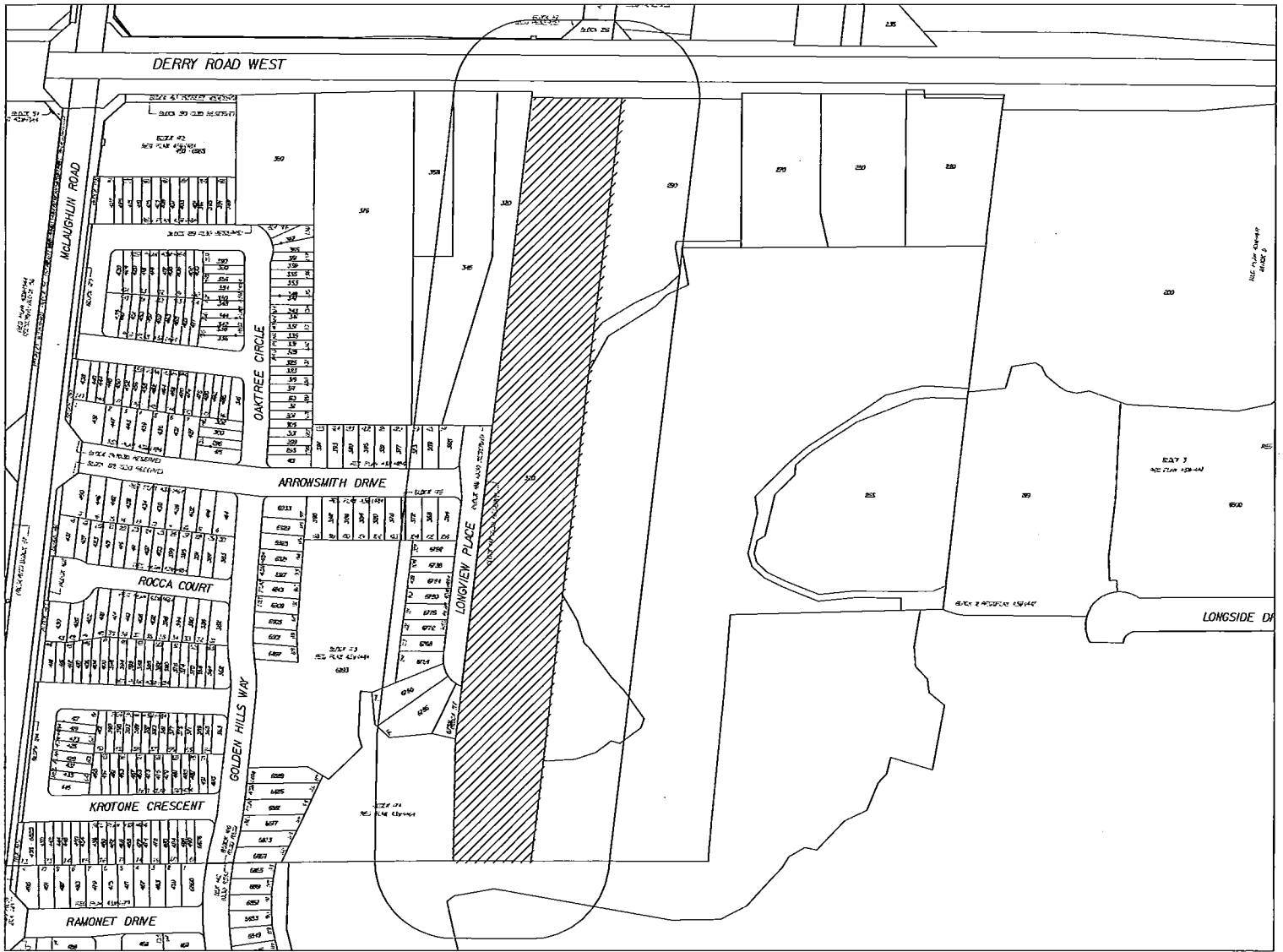
**HIGH TECH PET PRODUCTS INC** is the owner of part of Lot 10, Concession 1, WHS, located and known as **320 DERRY ROAD WEST**, zoned D – Development & G1 - Greenbelt. The applicant requests the Committee to authorize a minor variance to continue to permit the use of the subject property for the purposes of operating a dog kennel for boarding dogs and dog training, as previously approved pursuant to Committee of Adjustment File 'A' 089/10; whereas By-law 0225-2007, as amended, does not make provision for such uses in a 'D' Development zone in this instance.

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## Committee of Adjustment

Subject Property : 320 DERRY RD. W.

File Number : A135/15

Z Area : 44E

Agent : A. HUTKA



S. PATRIZIO, CHAIR  
D. GEORGE, VICE CHAIR  
R. BENNETT, VICE CHAIR



FILE: "A" 136/15

WARD: 2

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**MANSOUR & ISIS TADROS** are the owners of part of Lot 66, Registered Plan M-333, located and known as **1539 WATERSEDGE ROAD**, zoned R1-2 – Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a new dwelling on the subject property proposing:

1. a Gross Floor Area - Non-residential of 585.00 m<sup>2</sup> (6,297.09 sq. ft.); whereas By-law 0225-2007, as amended, permits a maximum Gross Floor Area - Non-residential of 528.60 m<sup>2</sup> (5,689.99 sq. ft.) in this instance;
2. a dwelling depth of 21.60 m (70.86 ft.); whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00 m (65.61 ft.) in this instance; and,
3. a combined width of the side yards of 9.20 m (30.18 sq. ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of the side yards of 12.00 m (39.37 ft.) in this instance.

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## Committee of Adjustment

Subject Property : 1539 WATERSEDGE RD.

File Number : A13615

Z Area : 3

Agent : STRICKLAND MATELJAN DESIGN ASSOCIATES LTD.



# Revised Hearing Date



S. PATRIZIO, CHAIR  
D. GEORGE, VICE CHAIR  
R. BENNETT, VICE CHAIR

FILE: "A" 412/14

WARD: 1

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**JONATHAN CHEUNG** is the owner of part of Block A, Registered Plan 323, located and known as **26 COTTON DRIVE**, zoned R3-1 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a two (2) storey detached dwelling on the subject property, proposing:

1. an exterior sideyard of 4.35 m (14.27 ft.); whereas By-law 0225-2007, as amended, required a minimum exterior side yard of 6.00 m (19.69 ft.) in this instance,
2. an interior sideyard of 1.50 m (4.92 ft.); whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.80 m (5.91 ft.) in this instance,
3. a dwelling height of 10.49 m (34.42 ft.); whereas By-law 0225-2007, as amended, permits a maximum dwelling height of 9.00 m (29.53 ft.) in this instance; and,
4. a height to the underside of eaves of 7.58 m (24.87 ft.); whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40 m (21.00 ft.) in this instance.

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# Committee of Adjustment

Subject Property : 26 COTTON DR.

File Number : A41214

Z Area : 8

Agent : N. MENONNA



# AMENDED NOTICE & REVISED HEARING DATE



S. PATRIZIO, CHAIR  
D. GEORGE, VICE CHAIR  
R. BENNETT, VICE CHAIR

FILE: "A" 426/14

WARD: 1

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**WIESLAW KONOPKA** is the owner of part of Lot 1, Range 2, CIR & Lot 8, Registered Plan M-318, located and known as **110 PINEWOOD TRAIL**, zoned R1-2 – Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a two (2) storey detached dwelling and attached accessory structure (outdoor fireplace) on the subject property proposing:

1. a dwelling height of 10.34 m (33.92 ft.) measured to the highest ridge of the roof; whereas By-law 0225-2007, as amended, permits a maximum dwelling height of 9.50 m (31.17 ft.) measured to the highest ridge of the roof in this instance;
2. a height of 6.73 m (22.08 ft.) measured to the underside of eaves; whereas By-law 0225-2007, as amended, permits a maximum height of 6.40 m (21.00 ft.) measured to the underside of eaves in this instance; and,
3. an height of 8.23 m (27.00 ft.) for the proposed accessory structure (outdoor fireplace and chimney); whereas By-law 0225-2007, as amended, permits a maximum height of 3.00 m (9.84 ft.) in this instance.

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## Committee of Adjustment

Subject Property : 110 PINEWOOD TRAIL

File Number : A42614

Z Area : 7

Agent : DAVID BROWN ASSOCIATES



# Revised Hearing Date



FILE: "A" 44/15

WARD: 8

S. PATRIZIO, CHAIR  
D. GEORGE, VICE CHAIR  
R. BENNETT, VICE CHAIR

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**NAINESH KOTAK** is the owner of Lot 29, Registered Plan M-1169, located and known as **3843 O'NEIL GATE**, zoned G2-1 – Greenbelt & R2-28 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a pool and extension of an existing deck in the rear yard of the subject property, proposing:

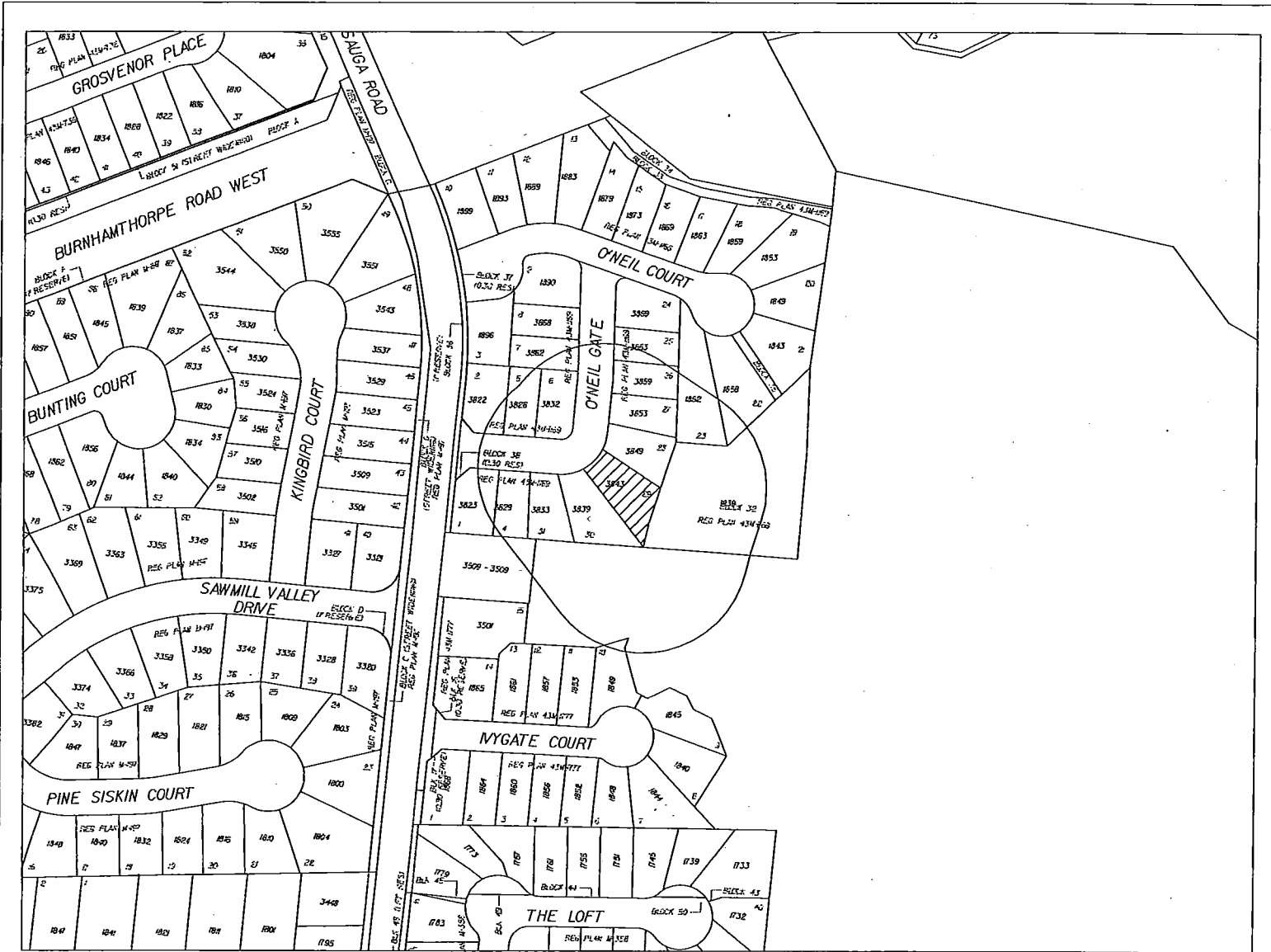
1. a rear yard setback of 5.53 m (18.14 ft) for the proposed deck to lands zoned G2-1 - Greenbelt; whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 8.50 m (27.89 ft) to lands zoned G2-1 - Greenbelt in this instance;
2. a rear yard setback of 0.00 m (0.00 ft.) from the inside walls of the swimming pool to lands zoned G2-1 - Greenbelt; whereas By-law 0225-2007, as amended, requires a minimum rear yard setback 1.50 m (4.92 ft) from the inside wall of the swimming pool to lands zoned G2-1 - Greenbelt in this instance; and,
3. a side yard setback of 1.20 m (3.94 ft.) to the deck stairs; whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 2.41 m (7.91 ft.) in this instance.

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## Committee of Adjustment

Subject Property : 3843 O'NEIL GATE

File Number : A04415

Z Area : 24

Agent : 2MK ARCHITECTS



# AMENDED NOTICE & REVISED HEARING DATE

S. PATRIZIO, CHAIR  
D. GEORGE, VICE CHAIR  
R. BENNETT, VICE CHAIR



FILE: "A" 46/15

WARD: 2

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**KANCHAN & PARDEEP KHANNA** are the owners of Lot 7, Registered Plan M-764, located and known as **806 CALDWELL AVENUE**, zoned R2-4 - Residential. The applicants request the Committee to to authorize a minor variance to permit the construction of a new two (2) storey detached dwelling on the subject property proposing:

1. a gross floor area (GFA) - Infill Residential of 459.019 m<sup>2</sup> (4,941.00 sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum gross floor area (GFA) - Infill Residential of 415.35 m<sup>2</sup> (4,470.79 sq.ft.) in this instance; and,
2. a front yard of 8.10 m (26.57 ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 9.00 m (29.53 ft.) in this instance.

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# Committee of Adjustment

Subject Property : 806 CALDWELL AVE

File Number : A04615

Z Area : 9

Agent : HICKS PARTNERSHIP INC.



# Revised Hearing Date



FILE: "A" 55/15

WARD: 3

S. PATRIZIO, CHAIR  
D. GEORGE, VICE CHAIR  
R. BENNETT, VICE CHAIR

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**SOVEREIGN ASSET MANAGEMENT INC.** is the owner of part of Lot 8, Concession 2, NDS, located and known as **1016 EGLINTON AVENUE EAST**, zoned E2 - Employment. The applicant requests the Committee to authorize a minor variance to permit the establishment of a restaurant on the subject property, proposing:

1. outdoor patios ancillary to the restaurants on the subject property; whereas By-law 0225-2007, as amended, does not permit outdoor patios on the subject property in this instance; and,
2. a total 121 parking spaces on site for all the uses; whereas By-law 0225-2007, requires a minimum of 141 parking spaces on site for all uses in this instance.

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