Declaring of Pecuniary Interest

1. Committee Business

2. Applications

   Previously Heard Applications

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   New Applications

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3. O.L.T. Update

4. Other business

Adjournment
Application No.: B27/21  Meeting Date: May 18, 2022       Ward No.: 1

Property Owner: Robert Joseph Dixon
Nicole Christiane Dixon

Applicant: Dave Barrett
IBI Group

Subject Property: CON BEASLEYS BROKEN FRONT PT;LOT 27
110 Royal Oak Rd

Proposal:
The applicant is seeking to sever the property for the creation of a new residential lot. The conveyed lands will have a frontage of approximately 35.43 m (116.24 ft) on Cherry Blossom Road with a depth of 114.65 m (376.1 ft) while the retained parcel will have a frontage of 35.46 m (116.3 ft) on Royal Oak Road with a depth of 107 m (351 ft).

General Information:
Zoning By-law Provisions: R1
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R1 M3 M1
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Application No.: A24/22  Meeting Date: May 18, 2022  Ward No.: 6

Property Owner:  Skopliak Mark William

Applicant:  Skopliak Mark William

Subject Property:  PLAN 1522 LOT 5
166 Stirling MacGregor Dr

Proposal:
The applicant is seeking relief from zoning by-law 150-85 to permit:

1) an accessory structure with an exterior side yard setback of 0.2m (0.6 ft)
whereas the by-law requires 6m (19.7 ft). The wall shall be set back 0.6 m (2 ft)
while the eaves project a further 0.4 m (1.3 ft).

The variance will facilitate legalization of an existing shed.

General Information:
Zoning By-law Provisions: R4
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R4
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Aerial & Zoning

Site Sketch

- **R4 Zone**
- **Subject Property**
- **0.2 m setback**
Application No.: A26/22  Meeting Date: May 18, 2022  Ward No.: 8

Property Owner: Rosa Chaves Braga Bairos
Joao Chaves Bairos

Applicant: Devanti Bairos

Subject Property: PLAN 1325 LOT 27
117 Carter Cres

Proposal:
the applicant is seeking relief from zoning by-law 150-85 to permit:

1) a rear yard setback of 3.2m (10.5 ft) whereas the by-law requires 7.5m (246 ft).

The minor variance will facilitate construction of a rear two storey addition.

General Information:
Zoning By-law Provisions: R5
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R5
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Aerial & Zoning

Site Sketch

R5 Zoning
Subject Property

3.2m setback
Application No.: A27/22  Meeting Date: May 18, 2022  Ward No.: 3

Property Owner: Laura Marie Chambers
Andrew Robert James Mclagan

Applicant: Laura Marie Chambers
Andrew Robert James Mclagan

Subject Property: PLAN 528 LOT 29
717 Lawrence St

Proposal:
The applicant is seeking relief from zoning by-law 150-85 to permit:

1. A rear yard setback of 4.8 m (15.8 ft) whereas 7.5m (24.6 ft) is required.

The minor variance will facilitate construction of a rear attached garage addition.

General Information:
Zoning By-law Provisions: R5
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R5, OS4
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Aerial & Zoning

Site Sketch

Subject Property

R5 Zoning

4.8 m setback

“Rear” lot line
Application No.: A29/22  Meeting Date: May 18, 2022  Ward No.: 5

Property Owner:  Singh Gurdeep

Applicant:  Tajinder Kainth

Subject Property:  PLAN 58M-555 LOT 88
139 Hardcastle Dr

Proposal:
The applicant is seeking relief from Zoning By-Law 150-85 to permit:

1. A side entry stair set back 0.37 m from the interior side lot line, whereas the by-law requires a side yard setback of 1.2 m with a 0.5 m permitted encroachment for a requirement of 0.7 m.

The minor variance will facilitate legalization and reconstruction of an existing side entry.

General Information:
Zoning By-law Provisions: R6
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R6, RM3
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Aerial & Zoning

Subject Property

R6 Zoning

Site Sketch

0.37 m setback
Application No.: A30/22  Meeting Date: May 18, 2022  Ward No.: 8

Property Owner: Crossroads Business Centre

Applicant: Kurt Franklin

Subject Property: PLAN 1383 PT LOT 24;RP67R2899 PART 1
1111 Franklin Blvd

Proposal:
The applicant is seeking relief from Zoning By-Law 105-85 to permit:

1. uses defined in S.3.4.2.2 (p) (iv) to occupy up to 25% of gross leasable commercial floor area across the lot, whereas the by-law permit S.3.4.2.2 (p) (iv) uses to occupy up to 25% of the building.

The minor variance will facilitate use of a portion of the existing structure by a fitness club and food services establishment. No new construction is proposed.

General Information:
Zoning By-law Provisions: N1M3, IND. PARK
Official Plan Designation: Business Industrial
Adjacent Zoning: M3
Adjacent Land Use: Industrial
Existing Use: Industrial
Proposed Use: Industrial
Application No.: A32/22  Meeting Date: May 18, 2022  Ward No.: 1

Property Owner: Slobodan Urosevic
Applicant: Slobodan Urosevic

Subject Property: CON BEASLEY'S BROKEN FRONT PT; LOT 13 PT LOT 14 163 Riverbank Dr

Proposal:
The applicant is seeking relief from zoning By-Law 105-85 to permit:

1. An accessory structure with a total building height of 5.25 m (17.2 ft) whereas the by-law permits a maximum of 4.5 m (18.8 ft).

The minor variance will facilitate construction of an accessory structure with a secondary dwelling unit.

General Information:
Zoning By-law Provisions: A1, OS1, RR2
Official Plan Designation: FUTURE URBAN RESERVE; NATURAL OPEN SPACE SYSTEM; RURAL RESIDENTIAL
Adjacent Zoning: A1, OS1, RR2
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Site Sketch
Application No.: A32/22
Date of Meeting: May 18, 2022
Page 4 of 4

Elevation

Floor Plan
Application No.: A33/22  Meeting Date: May 18, 2022  Ward No.: 8

Property Owner:  Saginaw Gp Inc Trustee

Applicant:  Andrea Sinclair
MHBC Planning

Subject Property:  PLAN 58M80 BLK 1
Saginaw Lands / 167 Green Vista Dr

Proposal:
The applicant is seeking relief from Zoning By-Law 150-85 to permit:

1. A side yard setback of 5 m (16.4 ft) on corner lots 1, 30, 31, 60, 61, 74, 78, 87, 91, 101, 105, 111, 115, 123, 139, 130 and 134 whereas the by-law requires 6 m (19.7 ft).

The minor variance will facilitate construction of the approved Saginaw Subdivision, Stage 1, file numbers 30T-15101 and R17/15.

General Information:
Zoning By-law Provisions: N2RM1, OS1, R4, R5, R6
Official Plan Designation: LOW / MEDIUM DENSITY RESIDENTIAL; NATURAL OPEN SPACE SYSTEM
Adjacent Zoning: R4, R5, OS1, RS1, RM4
Adjacent Land Use: Residential
Existing Use: Other
Proposed Use: Residential
Subject lots highlighted
Application No.: A34/22  Meeting Date: May 18, 2022  Ward No.: 1

Property Owner:  Ats Automation Tooling

Applicant:  Rachel Bossie
            GSP Group

Subject Property:  CON BEASLEYS BROKEN FRONT PT;LOTS 23 & 24
                   730 Fountain St N

Proposal:
The applicant is seeking relief from Zoning By-Law 150-85 to permit:

1. A rear yard setback of 5 m (16.4 ft) whereas the by-law requires 7.5 m (24.6 ft).

The minor variance will facilitate construction of building 4 per previously approved site plan SP12/22

General Information:
Zoning By-law Provisions: M1, M2
Official Plan Designation: Employment Corridor; Natural Open Space System
Adjacent Zoning: M1, M3, OS3
Adjacent Land Use: Industrial
Existing Use: Industrial
Proposed Use: Industrial
Application No.: A34/22
Date of Meeting: May 18, 2022

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Aerial & Zoning

Site Sketch

M1 Zoning

Subject Property

5 m setback
Application No.: A35/22  Meeting Date: May 18, 2022  Ward No.: 5

Property Owner:  Meagan Elizabeth Pavey
                Donovan W/Elizabeth A Pavey

Applicant: Elle3 Design & Interiors

Subject Property: PLAN 110 LOT 38
                  72 Aberdeen Rd S

Proposal:
The applicant is seeking relief from Zoning By-Law 150-85 to permit:

1. An exterior side yard setback of 3.22 m (10.6 ft) whereas the by-law requires 6 m (19.7 m). This is an existing condition.

The minor variances will facilitate construction of a secondary storey addition.

General Information:
Zoning By-law Provisions: R5
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R5, R4
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Application No.: B25/22, A31/22  Meeting Date: June 22, 2022  Ward No.: 3

Property Owner:  Kools Eric Arthur

Applicant:  Brandon Flewwelling
GSP Group Incorporated

Subject Property:  PLAN 521 PT LOT 20 N/S QUEEN;ST AND PIN 226480075 UNREG
1279 Queenston Rd

Proposal:
B25/22
The applicant is seeking to sever the residential lot for creation of an additional lot.

The retained parcel will have a frontage of approximately 21m (68.9 ft) and an area of 448.9 m² (4831.9 ft²) while the conveyed will have a frontage of approximately 15.2 m (49.9 ft) and an area of 313.5 m² (3374.5 ft²).

A31/22
As a result of application B25/22 the applicant is further seeking relief from zoning by-law 105-85 to permit:

Retained Lot:
1. A total lot area of 448 m^2 (4822.2 ft^2) whereas the by-law requires a minimum of 540 m^2 (5812.5 ft^2) on a corner lot;

2. An exterior side yard setback of 3.9 m (12.8 ft) whereas the by-law requires 6 m (19.7 ft). This is an existing condition;

3. A front yard setback of 3.9 m (12.8 ft) whereas the by-law requires 6 m (19.7 ft). This is an existing condition; and

Conveyed Lot:
4. A total lot area of 313.5 m$^2$ (3374.5 ft$^2$) whereas the by-law requires a minimum of 450 m$^2$ (4843.8 ft$^2$).

**General Information:**

Zoning By-law Provisions: R4  
Official Plan Designation: Low / Medium Density Residential  
Adjacent Zoning: R4, RM3, RM4  
Adjacent Land Use: Residential  
Existing Use: Residential  
Proposed Use: Residential

**Aerial & Zoning**
Site Sketch

Retained Parcel
448 m²

Conveyed Parcel
313.5 m²

3.9 m front yard setback

3.9 m side yard setback

3.9 m front yard setback
Application No.: B22/22  Meeting Date: May 18, 2022  Ward No.: 7

Property Owner:  Muhammed Naeem Khan

Applicant:  Muhammad Azam

Subject Property:  Part of Lot 4 Con 10 North Dumfries Designated as Part 2 and 4 Plan 58R20412

990 Dundas St S

Proposal:
The applicant is seeking consent to convey a portion of the rear of 990 Dundas to 980 Dundas for the purpose of a boundary adjustment to regularize the lot pattern.

The conveyed portion shall have a length of approximately 41.8 (137.1 ft) m by a width of 15.1 m (49.5 ft) for an area of 631.2 m² (6794.2 ft²).

General Information:
Zoning By-law Provisions: OS1, R4
Official Plan Designation: LOW / MEDIUM DENSITY RESIDENTIAL; NATURAL OPEN SPACE SYSTEM
Adjacent Zoning: R4, OS1
Adjacent Land Use: Residential
Existing Use: Other
Proposed Use: Other
Aerial & Zoning

Subject Property

R4 Zoning

OS1 Zoning

Conveyed Portion

Retained parcel
Application No.: Meeting Date: May 18, 2022 Ward No.: 4

Property Owner: Tommaso Ferrante
Antonia Ferrante

Applicant: Paolo Ferrante

Subject Property: PLAN 440 PT LT 7 W/S HOPETON;RP67R2048 PART 1
32 Hopeton St

Proposal:
The applicant is seeking approval for a severance of the residential lot for creation of an additional lot.

The retained lands shall have a frontage of approximately 8.8 m (28.9 ft) and an area of 464 m² (4995 ft²), while the conveyed will have a frontage of approximately 9 m (29.4 ft) and an area of 452.2 m² (4867 ft²)

General Information:
Zoning By-law Provisions: RS1
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: R5, RS1
Adjacent Land Use: Residential
Existing Use: Residential
Proposed Use: Residential
Application No.: B24/22
Date of Meeting: May 18, 2022
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Aerial & Zoning

RS1 Zoning

Subject Property

Site Sketch

Retained Parcel

Conveyed Parcel