



Committee of Adjustment Agenda

Any interested individuals can submit written and oral observations in support or against an application.

Submitting written or oral comments before the hearing:

Email your comments to the Committee of Adjustment by 4:30 p.m. on the day of the hearing to ensure they are received by the Members of the Committee.

Hearing Date: April 24, 2025

Time: 7:00 p.m.

Location: 225 East Beaver Creek Road, 1st Floor (Council Chambers)

Call to Order

Disclosure of Pecuniary Interest

Requests for Adjournment /Withdrawals from March 20, 2025 Agenda

New Applications:

Item A: Consent Application CN-25-02 (136 Harding Boulevard)

The applicant is requesting approval of an application for provisional consent to:

- a) sever and convey a parcel of land with an approximate lot frontage of 12.8 m (42.00 ft.) and an approximate lot area of 559.08 sq.m (6,017.89 sq.ft) (Part 2 on draft RPlan); and,
- b) retain a parcel of land with an approximate lot frontage of 12.8 m (42.00 ft) and an approximate area of 558.59 sq.m (6,012.61 sq.ft) (Part 1 on draft RPlan)

Item B: Minor Variance Application MV-25-11 (136 Harding Boulevard)

The following relief to Zoning By-law 66-71, as amended, is requested:

	By-Law Requirement	Proposed	Deficiency
Minimum Lot Frontage	15.24 m (50.00 ft.)	12.8 m (41.99 ft.)	2.44 m (8.01 ft.)

Minimum Side Yard Setback (east)	2.72 m (8.92 ft.)	1.23 m (4.04 ft.)	1.49 m (4.89 ft.)
Minimum Side Yard Setback (west)	2.72 m (8.92 ft.)	1.55 m (5.09 ft.)	1.17 m (3.84 ft.)
Maximum Gross Floor Area	195.07 sqm (2,099.71 sq ft)	481.92 sqm (5,187.34 sq ft)	286.85 sqm (3,087.62)
Maximum Building Height	8.5 m (27.89 ft.)	10.7 m (35.1 ft.)	2.2 m (7.22 ft.)
Maximum Encroachment of Front Porch and Stairs Beyond Established Building Line	2.44 m (8.01 ft.)	4.22 m (13.84 ft.)	1.78 m (5.84 ft.)
Maximum Driveway Width	6.00 m (19.69 ft.)	6.52 m (21.39 ft.)	0.52 m (1.71 ft.)
Maximum Garage Width	6.5 m (21.33 ft.)	6.52 m (21.39 ft.)	.02 m (0.06 ft.)

Item C: Minor Variance Application MV-25-12 (136 Harding Boulevard))

The following relief to Zoning By-law 66-71, as amended, is requested:

	By-Law Requirement	Proposed	Deficiency
Minimum Lot Frontage	15.24 m (50.00 ft.)	12.8 m (41.99 ft.)	2.44 m (8.01 ft.)
Minimum Side Yard Setback (west)	2.72 m (8.92 ft.)	1.23 m (4.03 ft.)	1.49 m (4.89 ft.)
Minimum Side Yard Setback (east)	2.72 m (8.92 ft.)	1.55 m (5.09 ft.)	1.17 m (3.84 ft.)

Maximum Gross Floor Area	195.07 sqm (2,099.71 sq ft)	481.92 sqm (5,187.34 sq ft)	286.85 sqm (3,087.62)
Maximum Building Height	8.5 m (27.89 ft.)	10.58 m (34.71 ft.)	2.08 m (6.82 ft.)
Maximum Encroachment of Front Porch and Stairs Beyond Established Building Line	2.44 m (8.01 ft.)	4.21 m (13.81 ft.)	1.77 m (5.81 ft.)
Maximum Driveway Width	6.00 m (19.69 ft.)	6.53 m (21.42 ft.)	0.53 m (1.74 ft.)
Maximum Garage Width	6.5 m (21.33 ft.)	6.53 m (21.42 ft.)	.03 m (0.98 ft.)

Item D: Minor Variance Application MV-25-09 (26 Monticola Avenue)

The following relief to Zoning By-law 55-15, as amended, is requested:

	By-Law Requirement	Proposed	Deficiency
Maximum Front Yard Setback to Garage	5.8 m (19.03 ft.)	5.6 m (18.37 ft.)	0.2 m (0.66 ft.)

Item E: Minor Variance Application MV-25-08 (75 Maple Grove Avenue)

The following relief to Zoning By-law 1275, as amended, is requested:

	By-Law Requirement	Proposed	Deficiency
Maximum Permitted Height of an Accessory Structure having a flat roof	2.75 m(9.02 ft.)	3.51 m (11.52 ft.)	0.76 m (2.49 ft.)

Item F: Consent Application CN-24-21 (145 Duncan Road)

The applicant is requesting approval of an application for provisional consent to:

- a) sever and convey a parcel of land with an approximate lot frontage of 25.14 m (82.48 ft.) and an approximate lot area of 920.0 sq.m (9,902.48 sq.ft) (Part 1 on draft RPlan); and,
- b) retain a parcel of land with an approximate lot frontage of 25.15 m (82.51 ft) and an approximate area of 1,363.30 sq.m (14,674.44 sq.ft) (Part 2 on draft RPlan)

Item G: Minor Variance Application MV-25-18 (1000 Elgin Mills Road East)

The following relief to Zoning By-law 55-15, as amended, is requested:

	By-Law Requirement	Proposed	Deficiency
Minimum Number of Parking Spaces	1.38 Parking Spaces per dwelling Unit, of which 0.25 parking spaces per dwelling unit shall be for visitors	1.38 parking spaces per dwelling unit, of which 0.24 parking spaces per dwelling unit shall be for visitors	0.01 parking spaces per dwelling unit for visitors

Item H: Minor Variance Application MV-24-91 (333 Palmer Avenue)

The following relief to Zoning By-law 66-71, as amended, is requested:

	By-Law Requirement	Proposed	Deficiency
Minimum Side Yard Setback (east and west)	2.72 m (8.92 ft.)	1.52 m (4.99 ft.)	1.20 m (3.94 ft.)
Maximum Gross Floor Area	232.26 sq m (2,500.03 sq ft)	367.89 sq m (3,959.95 sq ft)	135.63 sq m (1,459.91 sq ft)
Maximum Height of Building	8.50 m (27.89 ft.)	10 m (32.80 ft.)	1.50 m (4.92 ft.)
Maximum Lot Coverage	30.00%	36.00%	6.00%

Item I: Minor Variance Application MV-24-90 (155 Rumble Avenue)

The following relief to Zoning By-law 66-71, as amended, is requested:

	By-Law Requirement	Proposed	Deficiency
Maximum Gross Floor Area	266.4 sq m (2,867.51 sq ft.)	408.59 sq m (4397.92 sq ft.)	142.18 sq m (1530.41 sq ft.)
Maximum Height to Peak of Roof of Detached Accessory Structure (Cabana)	3.6 m (11.81 ft.)	4.17 m (13.68 ft.)	0.57 m (1.87 ft.)
Maximum Wall Height of Detached Accessory Structure (Cabana)	2.44 m (8.0 ft.)	2.82 m (9.25 ft.)	0.38 m (1.25 ft.)
Maximum Floor Area of Detached Garage	40.0 sq m (430.56 sq ft.)	69.49 sq m (747.90 sq ft.)	29.49 sq m (317.34 sq ft.)

Other Business

Approval of Minutes

Motion to Adjourn