



**Planning & Development Services**

Tel. 905-683-4550  
Fax. 905-686-0360

**TOWN OF AJAX**

65 Harwood Avenue South  
Ajax ON L1S 2H9  
[www.townofajax.com](http://www.townofajax.com)

## **AGENDA**

### **COMMITTEE OF ADJUSTMENT**

Town Hall  
65 Harwood Avenue South, Ajax  
Council Chambers  
**Wednesday, June 29, 2016**  
**Meeting: 7:00 p.m.**

#### **Open Meeting**

1. Call to Order
2. Disclosure of Interest
3. Adoption of [May 25<sup>th</sup>, 2016 Committee of Adjustment meeting minutes](#)
4. Outline of the General Mandate of the Committee of Adjustment.
5. Applications:

**a) [A18/16 – 31 Selby Drive – Suzan Ann Frederick](#)**

To permit a maximum driveway width of 5.4 metres.

**b) [A19/16 – 68 Monk Crescent – Nancy and Kevin Henry](#)**

To permit a maximum driveway width of 5.9 metres.

**c) [A20/16 – 40 Selby Drive – Ingrid Reicher](#)**

To permit a maximum driveway width of 6.1 metres.

**d) [A21/16 – 1131 Ravenscroft Road – Rajendra and Nadine Singh](#)**

To permit a maximum driveway width of 6.95 metres.

**e) [A22/16 – 11 Holroyd Street – Srdan Jezic](#)**

To permit uncovered steps to encroach 0.4 metres into the required 1.2 metre interior side yard.

f) A23/16 – 44 Ontoro Blvd – Heidi Strassquertl

To permit a minimum east interior side yard setback of 1.5 metres (existing), a minimum west interior side yard setback of 2.4 metres, a minimum rear yard setback of 9.4 metres and a maximum lot coverage of 22.5%.

6. Other Business/New Business
7. Adjournment

**MINUTES OF A HEARING OF THE COMMITTEE OF ADJUSTMENT FOR THE  
TOWN OF AJAX HELD IN THE COUNCIL CHAMBERS, TOWN HALL,  
65 HARWOOD AVENUE SOUTH, AJAX  
Wednesday May 25, 2016 @ 7:00 P.M.**

---

**Present:** Matthew Milligan, Chair  
Carolyn Molinari, Vice-Chair  
Wasif Ahmed, Member  
Michael Briand, Member  
Lori Roberts, Member  
Sean McCullough, Technical Advisor/Secretary-Treasurer  
Amanda Dunn, Development Planner

---

**1. Call to Order – May 25, 2016, Town of Ajax, Committee of Adjustment Meeting**

Meeting called to order at 7:00 p.m. on May 25, 2016.

---

**2. Disclosure of Interest**

Chair asked if any of the members of the Committee had a conflict of interest with any of the variance applications on the committee agenda.

There were none.

---

**3. Adoption of April 27, 2016 and Town of Ajax Committee of Adjustment Meeting Minutes**

Chair Milligan asked for a motion to adopt the minutes from the April 27, 2016 Committee of Adjustment meeting.

Proposed by: Member Ahmed  
Seconded by: Member Briand

**Vote: All in Favour**

**Carried**

---

**4. Outline of the General Mandate of the Committee of Adjustment**

Chair Milligan provided an overview of the Committee of Adjustment mandate for all that were present at the meeting.

---

**5. Applications**

**Minor Variance Application A4/16**

**Fadil Malik**

**56 Ontoro Blvd.**

**To permit a minimum front yard setback of 4.8 metres, a minimum interior side yard setback of 2.4 metres and a maximum lot coverage of 27.4%**

Secretary-Treasurer/Technical Advisor McCullough confirmed written notice of the hearing was sent according to the Rules of Procedures laid out by the *Planning Act* and no responses were received.

**The recommendation of the staff report is that the Committee of Adjustment approve Minor Variance Application A4/16 submitted by Avtech Designs on behalf of Fadil Malik, to permit a minimum front yard setback of 4.8 metres, a minimum interior side yard setback of 2.4 metres and a maximum lot coverage of 27.4%, subject to the following conditions:**

- 1. That the Owner/Applicant obtain a building permit for the proposed works, or this decision shall become null and void;**
- 2. That the owner obtain a permit from the Central Lake Ontario Conservation Authority, or this decision shall become null and void; and**
- 3. That the variance only apply to the proposed works generally sited and illustrated in Figure 2 (Proposed Site Plan) of this report, or this decision shall become null and void.**

Mr. Peter Barton, Avtech Designs was in attendance to represent the application. Mr. Barton gave a brief overview of the application. He identified that he met with CLOCA to determine their requirements, met with Durham Region Public Health to determine their requirements. Mr. Barton identified that the original proposal had a 1.2 metre side yard setback, however he worked with staff and provided a 2.4 metre side yard setback. It was identified that the requests were large, however the lot only has 55 feet of frontage and the required setbacks would leave the application with nothing.

The committee had general discussion and questions for staff.

There was no one else in attendance who wished to speak either for or against the application.

The Committee had general discussion on the application.

Member Molinari made a motion to approve the application subject to the conditions outlined in the planning report, as the application was considered reasonable and met the four tests outlined in the *Planning Act*.

Motion seconded by Member Ahmed.

**All in favour**

**Carried**

**Decision:** That the Committee of Adjustment approve Minor Variance Application A4/16 submitted by Avtech Designs on behalf of Fadil Malik, to permit a minimum front yard setback of 4.8 metres, a minimum interior side yard setback of 2.4 metres and a maximum lot coverage of 27.4%, subject to the following conditions:

- 1. That the Owner/Applicant obtain a building permit for the proposed works, or this decision shall become null and void;**
  - 2. That the owner obtain a permit from the Central Lake Ontario Conservation Authority, or this decision shall become null and void; and**
  - 3. That the variance only apply to the proposed works generally sited and illustrated in Figure 2 (Proposed Site Plan) of this report, or this decision shall become null and void.**
- 

**Minor Variance Application A07/16**

**SJ71 Limited**

**20-30 Blowers Cres**

**BLKS 6 & 7, Plan 40M-2486**

**To permit a minimum setback of 4.0 metres from a front lot line (Blowers Crescent), a minimum of 164 required parking spaces, and a minimum parking space length of 5.7 metres.**

Secretary-Treasurer/Technical Advisor McCullough confirmed written notice of the hearing was sent according to the Rules of Procedures laid out by the *Planning Act* and no responses were received.

**The recommendation of the staff report is that the Committee of Adjustment approve Minor Variance Application A7/16, submitted by 2293297 Ontario Inc., to permit a minimum setback of 4.0 metres from a front lot line (Blowers Crescent), a minimum of 164 required parking spaces, and a minimum parking space length of 5.7 metres, subject to the following conditions:**

- 1. That the applicant obtain approval of Site Plan Application SP12/15 and enter into a site plan agreement with the Town or this decision shall become null and void; and**
- 2. That the applicant obtain a building permit for the proposed development or this decision shall become null and void.**

Mr. Steve Edwards, GHD Ltd. was in attendance to represent the application, and provided a brief overview of the application. Mr. Edwards gave a brief overview of the requested variances.

There was no one else in attendance who wished to speak either for or against the application.

The committee had general discussion on the application.

Member Molinari made a motion to approve the application subject to the conditions outlined in the planning report and the addition of a third condition stating that “that the 2 vacant blocks be amalgamated to create one block, or this decision shall be null and void”, as the application was considered reasonable and met the four tests outlined in the *Planning Act*.

Motion seconded by Member Briand.

**All in favour**

**Carried**

**Decision:** That the Committee of Adjustment approve Minor Variance Application A7/16, submitted by 2293297 Ontario Inc., to permit a minimum setback of 4.0 metres from a front lot line (Blowers Crescent), a minimum of 164 required parking spaces, and a minimum parking space length of 5.7 metres, subject to the following conditions:

1. That the applicant obtain approval of Site Plan Application SP12/15 and enter into a site plan agreement with the Town or this decision shall become null and void; and
2. That the applicant obtain a building permit for the proposed development or this decision shall become null and void.
3. That the 2 vacant blocks be amalgamated to create one block, or this decision shall become null and void.

---

**Minor Variance Application A09/16**  
**Hilary Buyting**  
**16 Edward Street**  
**Lot 330, Plan 465**

**To permit a total maximum gross floor area of 70 m<sup>2</sup> and maximum lot coverage of 14.7% for all accessory buildings.**

Secretary-Treasurer/Technical Advisor McCullough confirmed written notice of the hearing was sent according to the Rules of Procedures laid out by the *Planning Act* and no responses were received.

**The recommendation of the staff report is that the Committee of Adjustment approve Minor Variance Application A09/16 submitted by Hilary Buyting, to permit a total maximum gross floor area of 70 m<sup>2</sup> and maximum lot coverage of 14.7% for all accessory buildings, subject to the following conditions:**

- 1. That the proposed accessory building is not to be used for human habitation or occupation for gain as per Section 4.1.1 ii); and**
- 2. That the Owner obtain a building permit for the proposed accessory building, or this decision shall become null and void.**

Mr. Johnny Humphrey, was in attendance to represent the application, and provided a brief overview of the application.

The committee had a brief discussion on the application regarding design services comments and the protection of neighbouring trees.

There was no one else in attendance who wished to speak either for or against the application.

Member Roberts made a motion to approve the application subject to the conditions outlined in the planning report, as the application was considered reasonable and met the four tests outlined in the *Planning Act*.

Motion seconded by Member Ahmed.

**All in favour**

**Carried**

**Decision:** That the Committee of Adjustment approve Minor Variance Application A09/16 submitted by Hilary Buyting, to permit a total maximum gross floor area of 70 m<sup>2</sup> and maximum lot coverage of 14.7% for all accessory buildings, subject to the following conditions:

- 1. That the proposed accessory building is not to be used for human habitation or occupation for gain as per Section 4.1.1 ii) of the Zoning By-law; and**
- 2. That the Owner obtain a building permit for the proposed accessory building, or this decision shall become null and void.**

---

**Minor Variance Application A12/16**  
**Ahilan Ratnasingam**  
**92 Tavener Crescent**

**To permit a maximum driveway width of 5.4 metres.**

Secretary-Treasurer/Technical Advisor McCullough confirmed written notice of the hearing was sent according to the Rules of Procedures laid out by the *Planning Act* and one response was received from Stephanie DeSouza, 93 Taverner Cres.

**The recommendation of the staff report is that the Committee of Adjustment**

**approve Minor Variance Application A12/16 submitted by Vivek Gupta on behalf of Ahilan Ratnasingam, to permit a maximum driveway width of 5.4 metres, subject to the following conditions:**

- 1. That the Owner/Applicant obtain a building permit for the proposed accessory apartment, or this decision shall become null and void; and**
- 2. That the proposed driveway widening apply only to the subject property, and shall not encroach into the Town's boulevard.**

Mr. Vivek Gupta was in attendance to represent the application, and provided a brief overview of the application.

Mr. Rramjit, 94 Tavener Crescent, requested further information on the application. He identified that the owner does not maintain the subject property and has no regard for the neighbours.

There was no one else in attendance who wished to speak either for or against the application.

The committee had general discussion on the application.

Member Roberts made a motion to approve the application subject to the conditions outlined in the planning report, as the application was considered reasonable and met the four tests outlined in the *Planning Act*.

Motion seconded by Member Briand.

**Vote 4-1**

**Carried**

**Decision: That the Committee of Adjustment approve Minor Variance Application A12/16 submitted by Vivek Gupta on behalf of Ahilan Ratnasingam, to permit a maximum driveway width of 5.4 metres, subject to the following conditions:**

- 1. That the Owner/Applicant obtain a building permit for the proposed accessory apartment, or this decision shall become null and void; and**
- 2. That the proposed driveway widening apply only to the subject property, and shall not encroach into the Town's boulevard.**

---

**Minor Variance Application A13/16  
The Toronto Church of Christ  
610 Monarch Avenue**

**To expand the legal non-conforming use of a Place of Worship with a 1275.30 m<sup>2</sup> building addition, and to permit a minimum landscape buffer width of 3.0m**



**along Monarch Avenue, no loading spaces, and to permit a maximum of 56% of required parking spaces in the front yard arranged in multiple rows.**

Secretary-Treasurer/Technical Advisor McCullough confirmed written notice of the hearing was sent according to the Rules of Procedures laid out by the *Planning Act* and no responses were received.

**The recommendation of the staff report is That the Committee of Adjustment approve Minor Variance Application A13/16 submitted by The Toronto Church of Christ, to expand the legal non-conforming use of a Place of Worship with a 1275.30 m<sup>2</sup> building addition, and to permit a minimum landscape buffer width of 3.0m along Monarch Avenue, no loading spaces, and to permit a maximum of 56% of required parking spaces in the front yard arranged in multiple rows, subject to the following conditions:**

- 1. That the Owner/Applicant obtain approval of Site Plan Amendment Application SPA1/16; and**
- 2. That the applicant obtain a building permit from the Town, or this decision shall become null and void.**

Mr. Rodney Gay, was in attendance to represent the application, and provided a brief overview of the application. Mr. Gay identified that the loading space is not required and the preference would be to use that space to accommodate parking, and the reduced landscape buffer is only for the length of the building.

Member Roberts had a question for the applicant regarding the proposed parking.

Member Molinari had a question for staff regarding the legal non-conforming status of the parking.

There was no one else in attendance who wished to speak either for or against the application.

Pastor Andrew Lewis spoke in favour of the application, and provided an overview of the church and its operation.

Member Briand made a motion to approve the application subject to the conditions outlined in the planning report, as the application was considered reasonable and met the four tests outlined in the *Planning Act*.

Motion seconded by Member Ahmed.

**All in favour**

**Carried**

**Decision: That the Committee of Adjustment approve Minor Variance Application A13/16 submitted by The Toronto Church of Christ, to expand the legal non-conforming use of a Place of Worship with a 1275.30 m<sup>2</sup> building addition, and to permit a minimum landscape buffer width of 3.0m along**

**Monarch Avenue, no loading spaces, and to permit a maximum of 56% of required parking spaces in the front yard arranged in multiple rows, subject to the following conditions:**

- 1. That the Owner/Applicant obtain approval of Site Plan Amendment Application SPA1/16; and**
  - 2. That the applicant obtain a building permit from the Town, or this decision shall become null and void.**
- 

**Minor Variance Application A14/16  
Gowri Shanker (Spiceland)  
1801 Harwood Avenue N.  
Units 21, 22, 23 & 24**

**To permit a retail store with a maximum gross floor area of 524 m<sup>2</sup>.**

Secretary-Treasurer/Technical Advisor McCullough confirmed written notice of the hearing was sent according to the Rules of Procedures laid out by the *Planning Act* and no responses were received.

**The recommendation of the staff report is that the Committee of Adjustment approve Minor Variance Application A14/16 submitted by Gowri Shanker on behalf of S. Mahendran, to permit a retail store with a maximum gross floor area of 524 m<sup>2</sup>, subject to the following condition:**

- 1. That the retail store only be permitted to operate from Units 21, 22, 23 and 24 of the building located at 1801 Harwood Avenue.**

Mr. Gowri Shanker was in attendance to represent the application, and provided a brief overview of the application.

There was no one else in attendance who wished to speak either for or against the application.

Member Briand made a motion to approve the application subject to the condition outlined in the planning report, as the application was considered reasonable and met the four tests outlined in the *Planning Act*.

Motion seconded by Member Molinari.

**All in favour**

**Carried**

**Decision: That the Committee of Adjustment approve Minor Variance Application A14/16 submitted by Gowri Shanker on behalf of S. Mahendran, to permit a retail store with a maximum gross floor area of 524 m<sup>2</sup>, subject to the following condition:**

1. That the retail store only be permitted to operate from Units 21, 22, 23 and 24 of the building located at 1801 Harwood Avenue.
- 

**Minor Varinace Application A15/16  
Mattamy Homes (Monarch) Limited  
25 Ainsbury Avenue  
Lot 113, 40M-2221**

**&**

**Minor Variance Application A16/16  
Mattamy Homes (Monarch) Limited  
10 Headon Avenue  
Lot 103, 40M-2221**

**To permit minimum rear yard setbacks of 7.25 metres (respectively).**

Secretary-Treasurer/Technical Advisor McCullough confirmed written notice of the hearing was sent according to the Rules of Procedures laid out by the *Planning Act* and no responses were received.

**The recommendation of the staff report is That the Committee of Adjustment approve Minor Variance Applications A15/16 and A16/16 submitted by Mattamy Homes (Monarch) Limited, to permit minimum rear yard setbacks of 7.25 metres (respectively), subject to the following condition:**

1. **That the owner obtain a building permit for the single detached dwellings on the respective lots or this decision shall become null and void.**

Mr. Duncan Webster, from Mattamy (Monarch) Homes was in attendance to represent the application, and provided a brief overview of the application.

There was no one else in attendance who wished to speak either for or against the application.

Member Molinari made a motion to approve the applications subject to the condition outlined in the planning report, as the application was considered reasonable and met the four tests outlined in the *Planning Act*.

Motion seconded by Member Ahmed.

**All in favour**

**Carried**

**Decision: That the Committee of Adjustment approve Minor Variance Applications A15/16 and A16/16 submitted by Mattamy Homes (Monarch) Limited, to permit minimum rear yard setbacks of 7.25 metres (respectively), subject to the following condition:**

- 1. That the owner obtain a building permit for the single detached dwellings on the respective lots or this decision shall become null and void.**
- 

**Minor Variance Application A17/16  
Lumon Canada Inc. on behalf of Laura Finocchi  
70 Cluett Drive  
Part of Lot 22, 40M-1505**

**To permit a minimum rear yard setback of 3.9 metres to a sunroom addition.**

Secretary-Treasurer/Technical Advisor McCullough confirmed written notice of the hearing was sent according to the Rules of Procedures laid out by the *Planning Act* and no responses were received.

**The recommendation of the staff report is that the Committee of Adjustment approve Minor Variance Application A17/16 submitted by Lumon Canada Inc. on behalf of Laura Finocchi, to permit a minimum rear yard setback of 3.9 metres, subject to the following condition:**

- 1. That the owner obtain a building permit for the sunroom addition or this decision shall become null and void.**

Mr. Jason Tanhage, Lumon Canada was in attendance to represent the application, and provided a brief overview of the application.

There was no one else in attendance who wished to speak either for or against the application.

The committee had a general discussion regarding the requirement for a permit from the Toronto and Region Conservation Authority.

Member Ahmed made a motion to approve the application subject to the condition in the staff report and the addition of a condition that the applicant obtain a permit from the Toronto and Region Conservation Authority, as the application was considered reasonable and met the four tests outlined in the *Planning Act*.

Motion seconded by Member Roberts.

**All in favour**

**Carried**

**Decision: That the Committee of Adjustment approve Minor Variance Application A17/16 submitted by Lumon Canada Inc. on behalf of Laura Finocchi, to permit a minimum rear yard setback of 3.9 metres, subject to the following condition:**

1. That the owner obtain a building permit for the sunroom addition or this decision shall become null and void.
  2. That the Owner/applicant obtain a permit from the Toronto and Region Conservation Authority, or this decision shall become null and void.
- 

#### **6.0 Other Business/New Business Continued**

No new business.

#### **7.0 Adjournment**

Proposed by: Member Briand  
Seconded by: Member Ahmed

**All in favour**

**Carried**

Meeting adjourned at 8:21 p.m.

---

---

Matthew Milligan  
Chair

---

Sean McCullough, MCIP, RPP  
Secretary-Treasurer

## **TOWN OF AJAX REPORT**



**Report To:** Committee of Adjustment

**Prepared And Submitted By:** Sean McCullough, BES, MCIP, RPP  
Development Planner/Secretary Treasurer of Committee of Adjustment

**Subject:** Minor Variance Application A18/16  
Suzan Ann Frederick  
31 Selby Drive

**Ward:** 1

**Date of Meeting:** June 29, 2016

---

### **Recommendation:**

That the Committee of Adjustment approve Minor Variance Application A18/16 submitted by Suzan Ann Frederick, to permit a maximum driveway width of 5.4 metres, subject to the following condition:

1. That the Owner/Applicant obtain a building permit for the proposed accessory apartment, or this decision shall become null and void; and

### **Background & Proposal:**

The applicant is proposing to construct an accessory apartment within the dwelling. In order to establish an accessory apartment within the dwelling, a minimum driveway width of 5.4 metres is required in order to provide a minimum of three legal sized off-street parking spaces, as required by Zoning By-law 95-2003, as amended.

The owner of the property has submitted a minor variance application requesting relief from the requirements of the Town's Zoning By-law to permit a maximum driveway width of 5.4 metres; whereas, the zoning by-law permits a maximum driveway width of 5.0 metres. A minimum width of 5.4 metres is required to accommodate two legal sized parking spaces (minimum 2.7 metres) side-by-side. A third parking space would be provided within the private single car garage.

### **Subject Property & Surrounding Land Uses:**

The subject property is located at the south side of Selby Drive, and is municipally known as 31 Selby Drive. The subject property is surrounded by single detached dwellings in all directions.

### **Town of Ajax Official Plan:**

The subject property is designated "Low Density Residential" within the Town of Ajax Official Plan, which provides for such uses as, single detached dwellings, semi-detached dwellings, and linked dwellings up to a maximum density of 30 units per net hectare. The proposed minor variance maintains the general intent and purpose of the Official Plan.

**Town of Ajax Zoning By-law 95-2003:**

The subject property is zoned Residential One – E (R1-E) Zone within the Town of Ajax Zoning By-law 95-2003, as amended and is subject to exception 46. This zone category permits detached dwellings, and one accessory apartment (provided the minimum required parking can be achieved). The R1-E Zone permits a maximum driveway width of 5.0 metres, whereas the applicant is requesting to permit a maximum driveway width of 5.4 metres (an increase of 0.4m increase from what is permitted).

**Requested Minor Variance:*****Maximum Driveway Width Variance***

The intent of the maximum driveway width requirement in the zoning by-law is to regulate the width of a driveway across the frontage of the property to ensure that a driveway is not the dominant feature of the streetscape and to provide an appropriately sized off-street parking space for the parking of a motor vehicle.

The property owner is requesting to permit a maximum driveway width of 5.4 metres, 0.4 metres wider than what is permitted within the R1-E Zone. The 0.4 metre increase has been requested in order to provide an additional legal off-street parking space to accommodate a future accessory apartment within the basement of the existing single detached dwelling.

The 0.4 metre increase in driveway width would not dominate the streetscape and would not negatively impact the surrounding neighborhood character, as similar widening's and double driveways do exist within this immediate neighborhood. Further, the adjacent property to the east is zoned R1-D, which permits a maximum driveway width of 6.1 metres. The requested driveway width increase would maintain the general intent of the Official Plan and Zoning By-Law. The requested variance is considered desirable for the appropriate development or use of the land, and is considered to be a request that is minor in nature.

**Other Comments:**

**Design Services -** No comments.

**Transportation Services -** No comments.

**Building Services -** No comments.

**Operations -** No comments.

**Fire Services -** No comments.

**Engineering Services -** No comments.

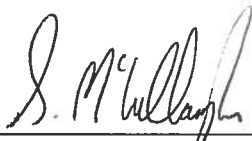
**Communications:**

In accordance with the *Planning Act* this application has been circulated to property/business owners within 60 metres of the subject property. Notice of Application for Minor Variance was posted in a visible location along or near the property lines of the subject property.

**Conclusion:**

Based on the discussion above, staff are of the opinion that Minor Variance Application A18/16, submitted by Suzan Ann Frederick, to permit a maximum driveway width of 5.4 metres, is:

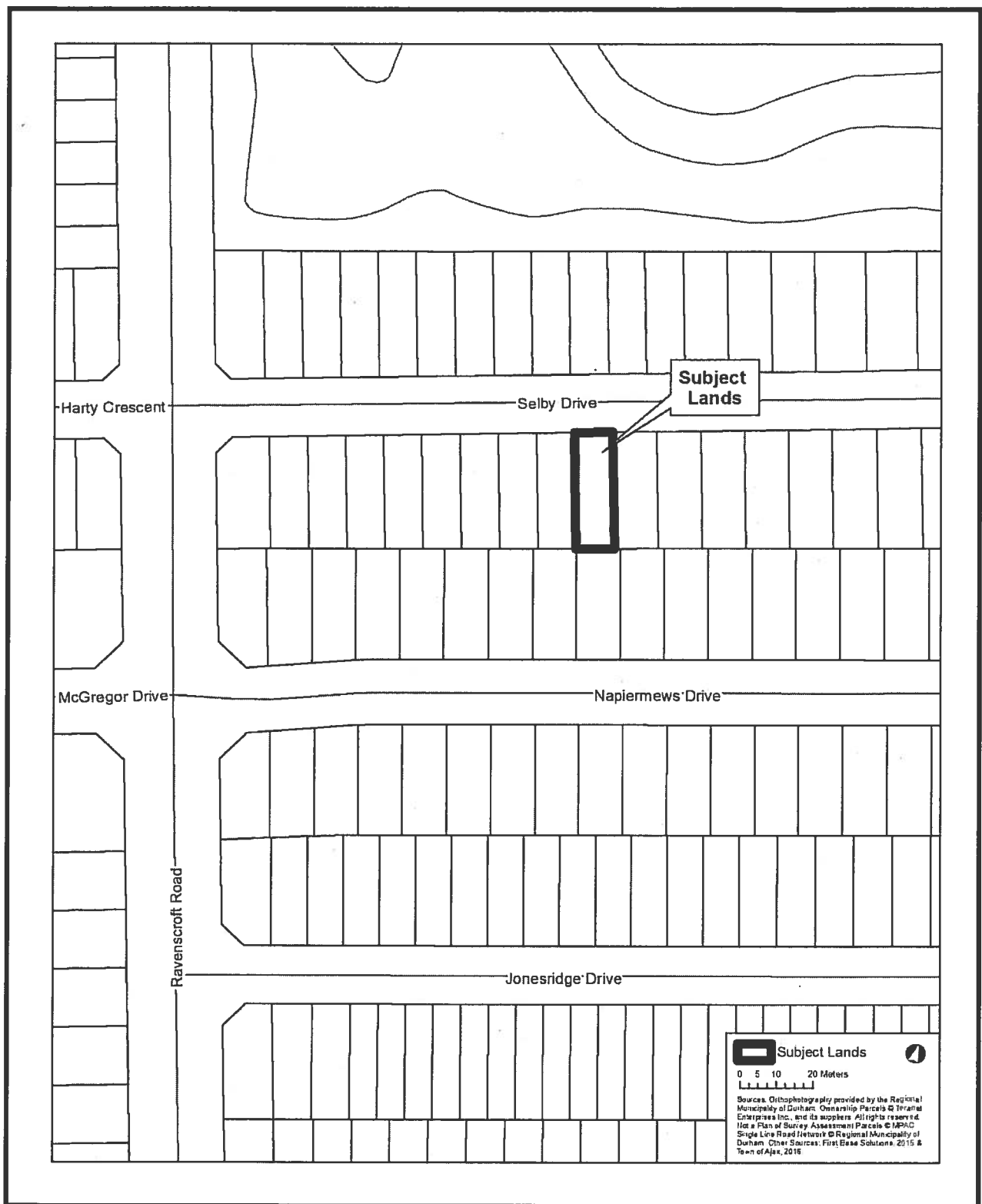
- 1) minor in nature;
- 2) desirable for the appropriate development and use of the lands; and
- 3) in keeping with the general intent and purpose of the Official Plan and Zoning By-law.




---

Sean McCullough, BES, MCIP, RPP  
Development Planner  
Secretary Treasurer of Committee of Adjustment





<p><b>Application File No. A18/16</b></p> <p><b>Applicant: Suzan Ann Frederick</b></p> <p><b>Date: June 29, 2016</b></p>	<p><b>Figure 1</b></p> <p><b>Subject Lands</b></p> <p><b>31 Selby Drive</b></p>	 <p><b>Town of Ajax</b> <b>Planning &amp; Development Services</b></p>
--	---	---



## **TOWN OF AJAX REPORT**



**Report To:** Committee of Adjustment

**Prepared And Submitted By:** Sean McCullough, BES, MCIP, RPP  
Development Planner/Secretary Treasurer of Committee of Adjustment

**Subject:** **Minor Variance Application A19/16**  
**Nancy and Kevin Henry**  
**68 Monk Crescent**

**Ward:** 2

**Date of Meeting:** June 29, 2016

---

### **Recommendation:**

**That the Committee of Adjustment approve Minor Variance Application A19/16 submitted by Nancy and Kevin Henry, to permit a maximum driveway width of 5.9 metres.**

### **Background & Proposal:**

In October 2015, By-law Services responded to a complaint regarding the parking of motor vehicles outside of the permitted driveway width. The applicant has submitted a minor variance application to permit a maximum driveway width of 5.9 metres; whereas, Zoning By-law 95-2003, as amended permits a maximum driveway width of 5.0 metres. The applicant has identified that the proposed variance is for accessibility purposes. The increased driveway width would allow the applicant to park motor vehicles on the southern portion of their driveway and provide an accessible walkway on the northern portion from the road to the front door.

### **Subject Property & Surrounding Land Uses:**

The subject property is located at the west side of Monk Crescent, and is municipally known as 68 Monk Crescent. The subject property is surrounded by single detached dwellings to the north, south and west. To the east, across Monk Crescent is Harwood Avenue North (running parallel to Monk Crescent) and further east are Prestige Employment lands

### **Town of Ajax Official Plan:**

The subject property is designated "Low Density Residential" within the Town of Ajax Official Plan, which provides for such uses as, single detached dwellings, semi-detached dwellings, and linked dwellings up to a maximum density of 30 units per net hectare. The proposed minor variance maintains the general intent and purpose of the Official Plan.

### **Town of Ajax Zoning By-law 95-2003:**

The subject property is zoned Residential Two – A (R2-A) Zone within the Town of Ajax Zoning By-law 95-2003, as amended. The R2-A Zone permits detached dwellings and a maximum driveway width of 5.0 metres, whereas the applicant is requesting to permit a maximum driveway width of 5.9 metres (an increase of 0.9 metres from what is permitted).

**Requested Minor Variance:*****Maximum Driveway Width Variance***

The intent of the maximum driveway width requirement in the zoning by-law is to regulate the width of a driveway across the frontage of the property to ensure that a driveway is not the dominant feature of the streetscape and to provide an appropriately sized off-street parking space for the parking of a motor vehicle.

The property owner is requesting to permit a maximum driveway width of 5.9 metres, 0.9 metres wider than what is permitted within the R2-A Zone. The 0.9 metre increase has been requested in order to provide barrier free access from the driveway/road to the dwelling.

The 0.9 metre increase in driveway width would not dominate the streetscape and would not negatively impact the surrounding neighborhood character, as similar widening's have taken place within the immediate neighborhood. The requested driveway width increase would maintain the general intent of the Official Plan and Zoning By-Law. The requested variance is considered desirable for the appropriate development or use of the land, and is considered to be a request that is minor in nature.

There is an existing street tree within the municipal boulevard on the southern portion of the driveway. The applicant has paid to have the tree removed and replaced on the northern side of the driveway. Town of Ajax Operations staff have been consulted and have determined that there is sufficient space to accommodate an additional tree, an appropriate species will be chosen to ensure both the new and existing trees flourish.

**Other Comments:**

**Design Services -** No comments.

**Transportation Services -** No comments.

**Building Services -** No comments.

**Operations -** No comments.

**Fire Services -** No comments.

**Engineering Services -** No comments.

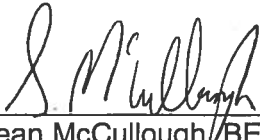
**Communications:**

In accordance with the *Planning Act* this application has been circulated to property/business owners within 60 metres of the subject property. Notice of Application for Minor Variance was posted in a visible location along or near the property lines of the subject property.

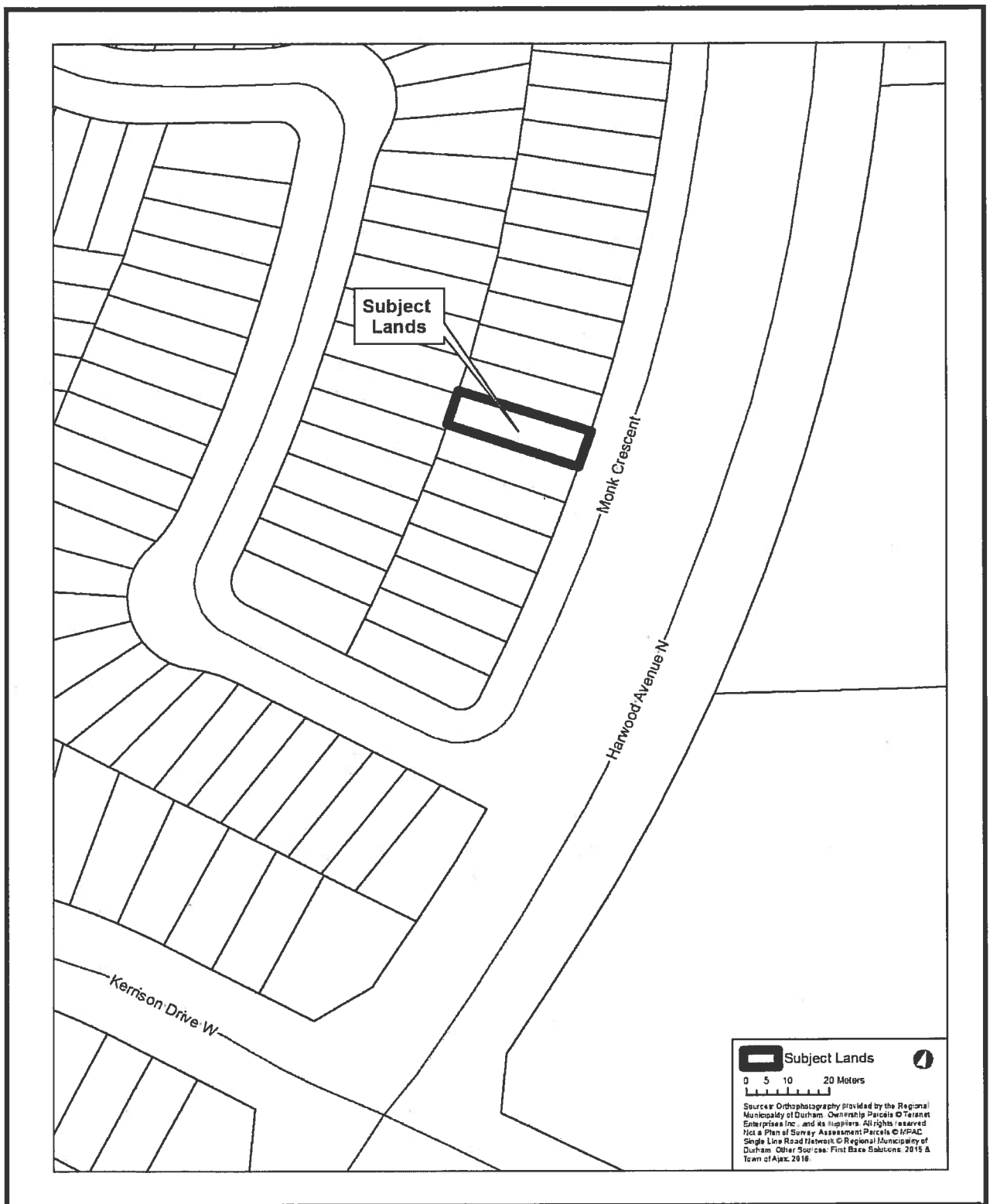
**Conclusion:**

Based on the discussion above, staff are of the opinion that Minor Variance Application A19/16, submitted by Nancy and Kevin Henry, to permit a maximum driveway width of 5.9 metres, is:

- 1) minor in nature;
- 2) desirable for the appropriate development and use of the lands; and
- 3) in keeping with the general intent and purpose of the Official Plan and Zoning By-law.



Sean McCullough/BES, MCIP, RPP  
Development Planner  
Secretary Treasurer of Committee of Adjustment



**Application File No. A19/16**

**Applicant: Kevin & Nancy  
Henry**

**Date: June 15, 2016**

**Figure 1**

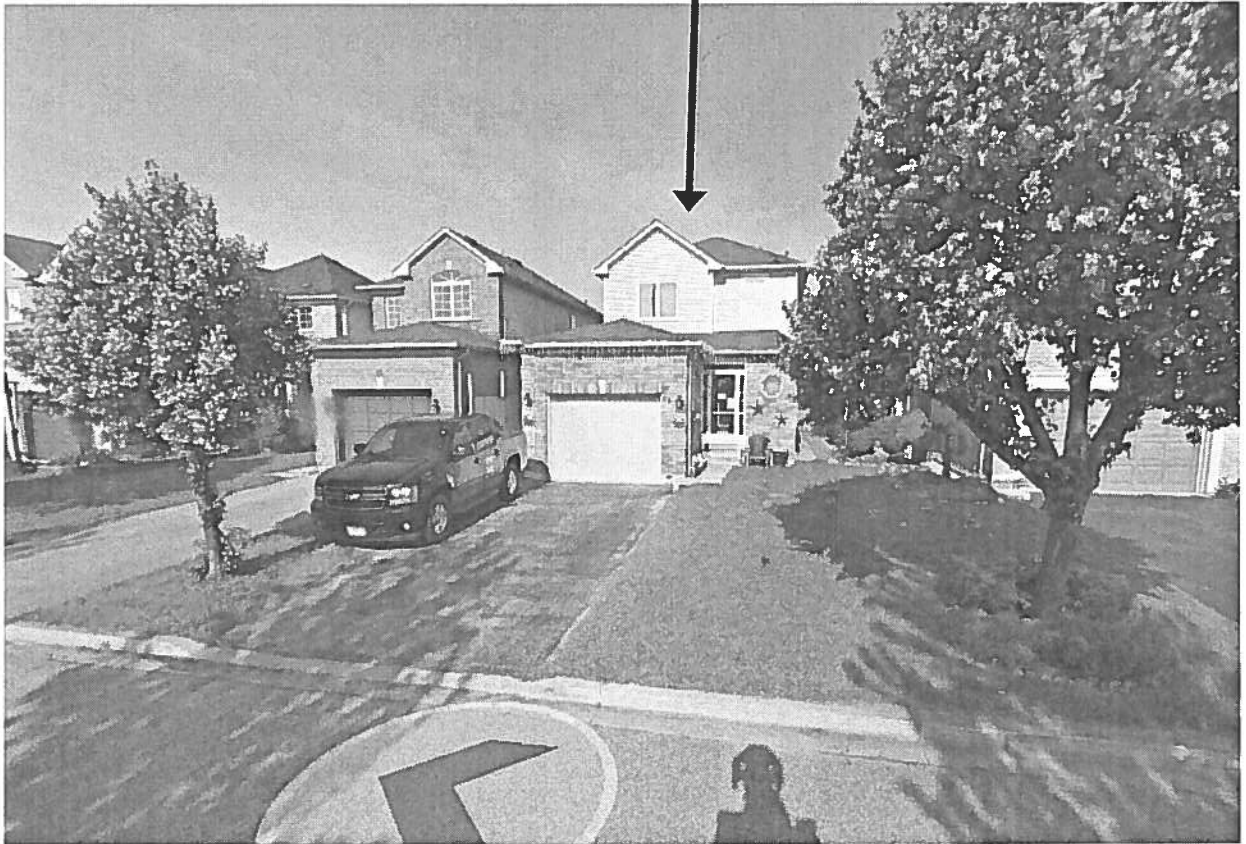
**Subject Lands  
68 Monk Crescent**



**Town of Ajax  
Planning & Development  
Services**



**Subject Property**



**Application File No. A19/16**

**Applicant: Nancy and Kevin  
Henry**

**Date: June 29, 2016**

**Figure 3**

**Streetview  
68 Monk Crescent**



**Town of Ajax  
Planning & Development Services**



## **TOWN OF AJAX REPORT**



**Report To:** Committee of Adjustment

**Prepared And Submitted By:** Sean McCullough, BES, MCIP, RPP  
Development Planner/Secretary Treasurer of Committee of Adjustment

**Subject:** **Minor Variance Application A20/16**  
**Ingrid Reicher**  
**40 Selby Drive**

**Ward:** 1

**Date of Meeting:** June 29, 2016

---

### **Recommendation:**

**That the Committee of Adjustment approve Minor Variance Application A20/16 submitted by Ingrid Reicher, to permit a maximum driveway width of 6.1 metres.**

### **Background & Proposal:**

In April 2016, By-law Services responded to several complaints regarding the parking of motor vehicles on walkways within the neighbourhood. Upon investigation, By-law Services determined that the existing driveway exceeded the maximum permitted driveway width outlined in Zoning By-law 95-2003, as amended.

The applicant has requested a minor variance application in order to legalize the existing driveway width of 6.1 metres; whereas, Zoning By-law 95-2003, as amended permits a maximum driveway width of 5.0 metres. The applicant has identified that the increased driveway width is for accessibility purposes from the driveway to the dwelling.

### **Subject Property & Surrounding Land Uses:**

The subject property is located on the north side of Selby Drive, and is municipally known as 40 Selby Drive. Abutting the lands to the north is a municipal stormwater management pond. The subject property is surrounded by single detached dwellings to the east, south and west (See Figure 1 – Subject lands).

### **Town of Ajax Official Plan:**

The subject property is designated "Low Density Residential" within the Town of Ajax Official Plan, which provides for such uses as, single detached dwellings, semi-detached dwellings, and linked dwellings up to a maximum density of 30 units per net hectare. The proposed minor variance maintains the general intent and purpose of the Official Plan.

### **Town of Ajax Zoning By-law 95-2003:**

The subject property is zoned Residential One – E (R1-E) Zone within the Town of Ajax Zoning By-law 95-2003, as amended and is subject to exception 46. This zone category permits detached

dwelling, and one accessory apartment (provided the minimum required parking can be achieved). The R1-E Zone permits a maximum driveway width of 5.0 metres, whereas the applicant is requesting to permit a maximum driveway width of 6.1 metres (an increase of 1.1 metres from what is permitted).

**Requested Minor Variance:*****Maximum Driveway Width Variance***

The intent of the maximum driveway width requirement in the zoning by-law is to regulate the width of a driveway across the frontage of the property to ensure that a driveway is not the dominant feature of the streetscape and to provide an appropriately sized off-street parking space for the parking of a motor vehicle.

The property owner is requesting to permit a maximum driveway width of 6.1 metres, 1.1 metres wider than what is permitted within the R1-E Zone. The 1.1 metre increase has been requested in order to enhance accessibility to the dwelling from the motor vehicle.

The 1.1 metre increase in driveway width would not dominate the streetscape and would not negatively impact the surrounding neighborhood character, as similar widening's and double driveways do exist within this immediate neighborhood. Further, properties along the eastern portion of Selby Drive are zoned R1-D, which permits a maximum driveway width of 6.1 metres. The requested driveway width increase would maintain the general intent of the Official Plan and Zoning By-Law. The requested variance is considered desirable for the appropriate development or use of the land, and is considered to be a request that is minor in nature.

**Other Comments:**

**Design Services -** No comments.

**Transportation Services -** No comments.

**Building Services -** No comments.

**Operations -** No comments.

**Fire Services -** No comments.

**Engineering Services -** No comments.

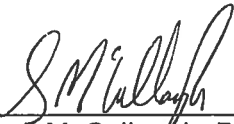
**Communications:**

In accordance with the *Planning Act* this application has been circulated to property/business owners within 60 metres of the subject property. Notice of Application for Minor Variance was posted in a visible location along or near the property lines of the subject property.

**Conclusion:**

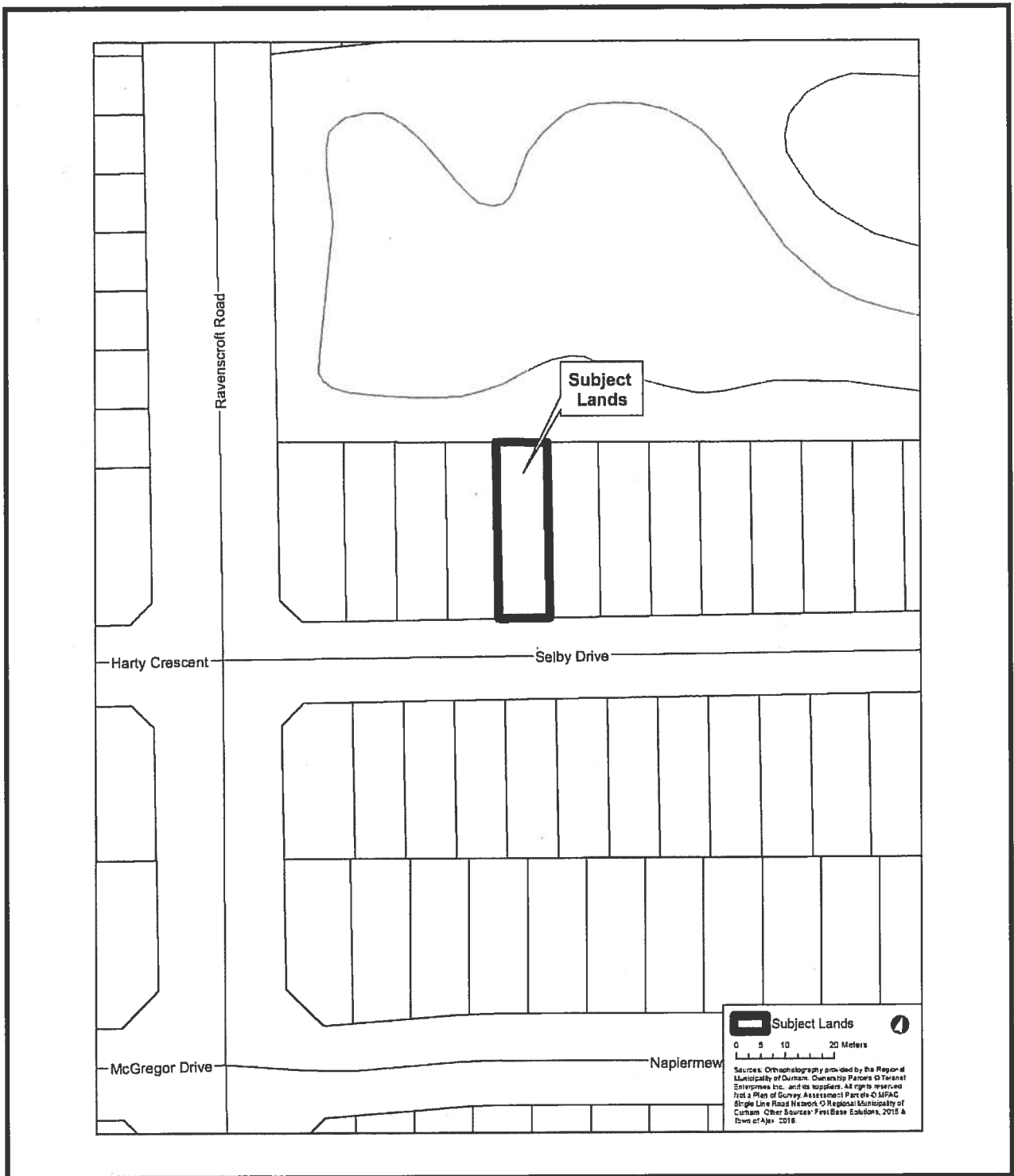
Based on the discussion above, staff are of the opinion that Minor Variance Application A20/16, submitted by Ingrid Reicher, to permit a maximum driveway width of 6.1 metres, is:

- 1) minor in nature;
- 2) desirable for the appropriate development and use of the lands; and
- 3) in keeping with the general intent and purpose of the Official Plan and Zoning By-law.



---

Sean McCullough, BES, MCIP, RPP  
Development Planner  
Secretary Treasurer of Committee of Adjustment



**Application File No. A20/16**

**Applicant: Ingrid Reicher**

**Date: June 29, 2016**

**Figure 1**



**Subject Lands  
40 Selby Drive**

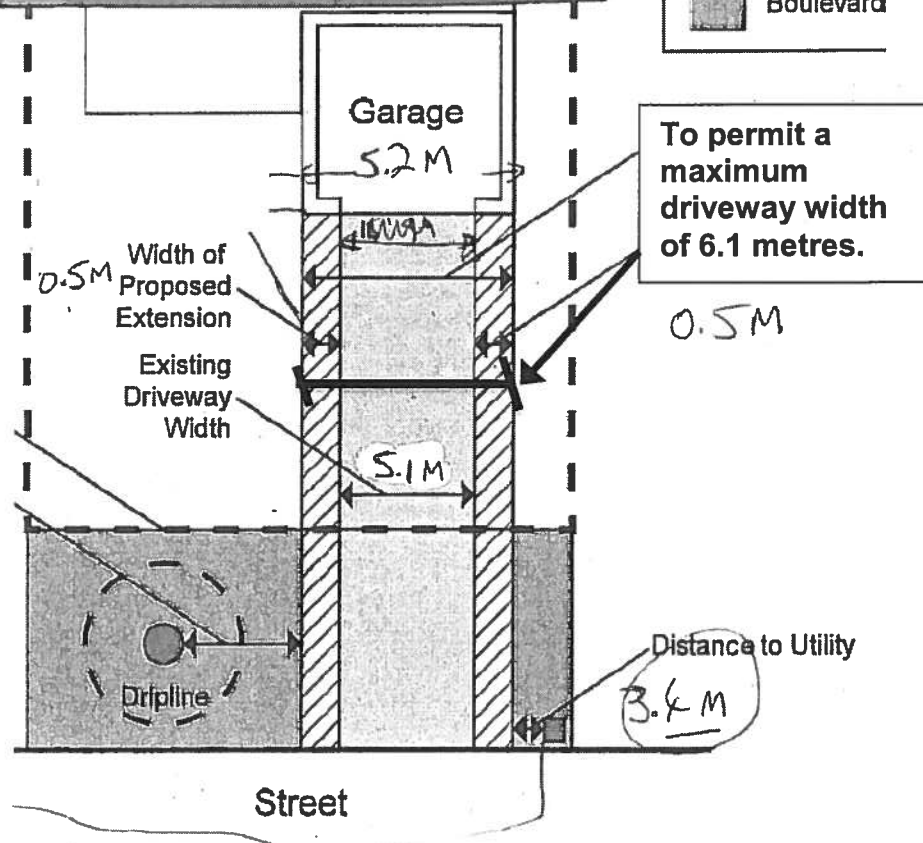


**Town of Ajax  
Planning & Development Services**



### LEGEND

-  Proposed Extension
-  Boulevard



Application File No. A20/16

Applicant: Ingrid Reicher

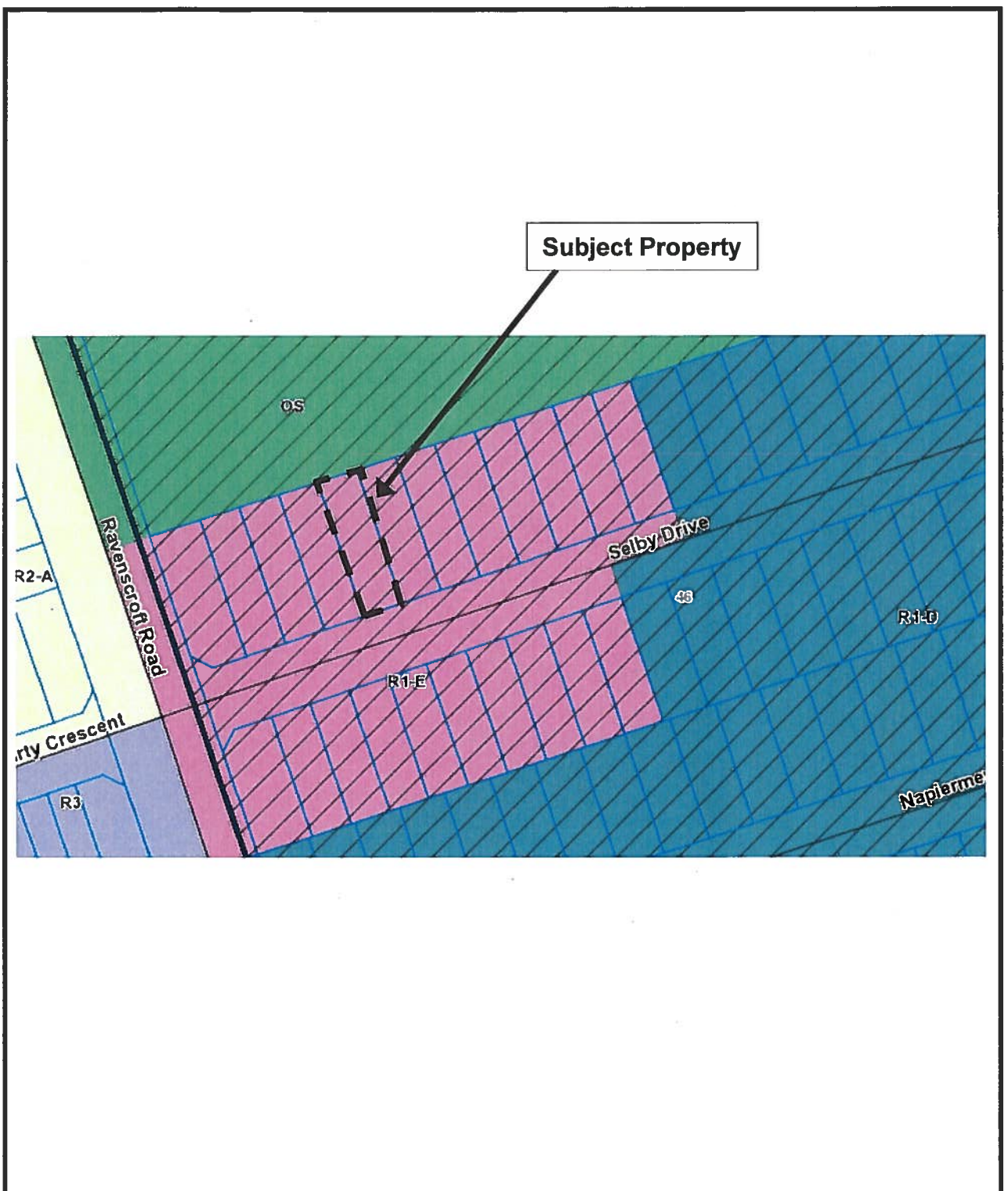
Date: June 29, 2016


Figure 2

Proposed Site Plan  
40 Selby Drive



Town of Ajax  
Planning & Development Services



<p>Application File No. A20/16</p> <p>Applicant: Ingrid Reicher</p> <p>Date: June 29, 2016</p>	<p>Figure 3</p> <p>Zoning Information</p> <p>40 Selby Drive</p>	 <p>Town of Ajax Planning &amp; Development Services</p>
--	---	---

## **TOWN OF AJAX REPORT**



**Report To:** Committee of Adjustment

**Prepared And Submitted By:** Sean McCullough, BES, MCIP, RPP  
Development Planner/Secretary Treasurer of Committee of Adjustment

**Subject:** **Minor Variance Application A21/16**  
**Rajendra and Nadine Singh**  
**1131 Ravenscroft Road**

**Ward:** 1

**Date of Meeting:** June 29, 2016

---

### **Recommendation:**

**That the Committee of Adjustment approve Minor Variance Application A21/16 submitted by Rajendra and Nadine Singh, to permit a maximum driveway width of 6.95 metres.**

### **Background & Proposal:**

In April 2016, By-law Services responded to several complaints regarding the parking of motor vehicles on walkways within the neighbourhood. Upon investigation, By-law Services determined that the existing driveway exceeded the maximum permitted driveway width outlined in Zoning By-law 95-2003, as amended.

The applicant has requested a minor variance application in order to legalize the existing driveway width of 6.95 metres; whereas, Zoning By-law 95-2003, as amended permits a maximum driveway width of 6.1 metres.

### **Subject Property & Surrounding Land Uses:**

The subject property is located on the southeast corner of the Ravenscroft Road and Selby Drive intersection, and is municipally known as 1131 Ravenscroft Road. The subject property is surrounded by single detached dwellings in all directions.

### **Town of Ajax Official Plan:**

The subject property is designated "Low Density Residential" within the Town of Ajax Official Plan, which provides for such uses as, single detached dwellings, semi-detached dwellings, and linked dwellings up to a maximum density of 30 units per net hectare. The proposed minor variance maintains the general intent and purpose of the Official Plan.

### **Town of Ajax Zoning By-law 95-2003:**

The subject property is zoned Residential One – E (R1-E) Zone within the Town of Ajax Zoning By-law 95-2003, as amended and is subject to exception 46. This zone category permits detached dwellings, and one accessory apartment (provided the minimum required parking can be

achieved). Exception 46 permits lots within the R1-E Zone with frontages greater than 12.0 metres to have a maximum driveway width of 6.1 metres, whereas the applicant is requesting to permit a maximum driveway width of 6.95 metres (an increase of 0.85 metres from what is permitted).

**Requested Minor Variance:*****Maximum Driveway Width Variance***

The intent of the maximum driveway width requirement in the zoning by-law is to regulate the width of a driveway across the frontage of the property to ensure that a driveway is not the dominant feature of the streetscape and to provide an appropriately sized off-street parking space for the parking of a motor vehicle.

The property owner is requesting to permit a maximum driveway width of 6.95 metres, 0.85 metres wider than what is permitted within the R1-E Zone. The 0.85 metre increase in driveway width would not dominate the streetscape and would not negatively impact the surrounding neighborhood character, as similar widening's and double driveways do exist within this immediate neighborhood. The subject application has also been reviewed by transportation services and determined that the proposal would not encroach into the daylighting triangle and would not impact sightlines at the intersection.

The requested driveway width increase would maintain the general intent of the Official Plan and Zoning By-Law. The requested variance is considered desirable for the appropriate development or use of the land, and is considered to be a request that is minor in nature.

**Other Comments:**

**Design Services -** No comments.

**Transportation Services -** No comments.

**Building Services -** No comments.

**Operations -** No comments.

**Fire Services -** No comments.

**Engineering Services -** No comments.

**Communications:**

In accordance with the *Planning Act* this application has been circulated to property/business owners within 60 metres of the subject property. Notice of Application for Minor Variance was posted in a visible location along or near the property lines of the subject property.

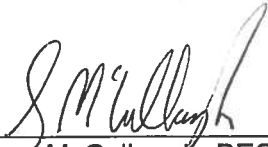
**Conclusion:**

Based on the discussion above, staff are of the opinion that Minor Variance Application A21/16, submitted by Rajendra and Nadine Singh, to permit a maximum driveway width of 6.95 metres, is:

- 1) minor in nature;

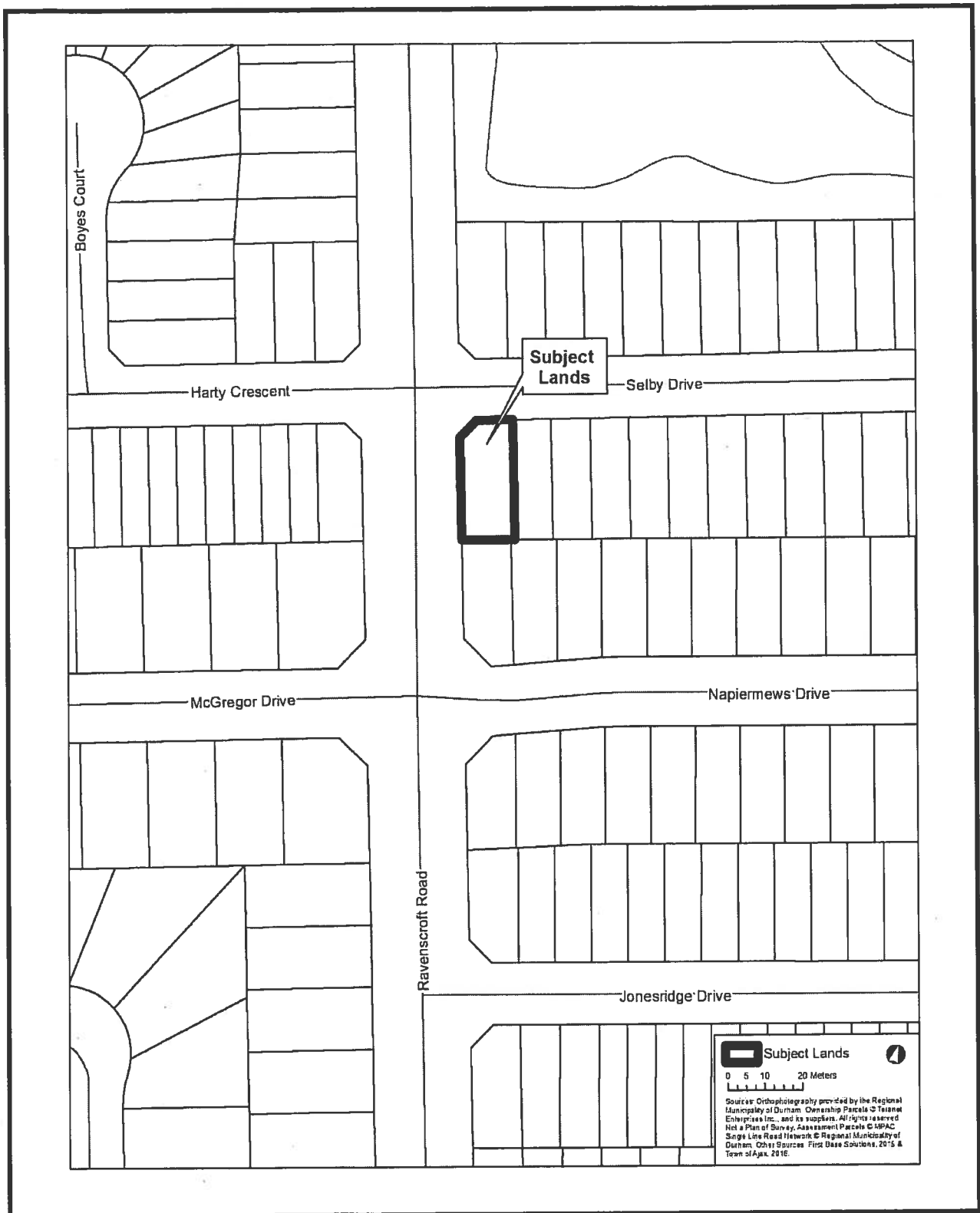


- 2) desirable for the appropriate development and use of the lands; and
- 3) in keeping with the general intent and purpose of the Official Plan and Zoning By-law.



---

Sean McCullough, BES, MCIP, RPP  
Development Planner  
Secretary Treasurer of Committee of Adjustment



**Application File No. A21/16**

**Applicant: Rajendra & Nadine Singh**

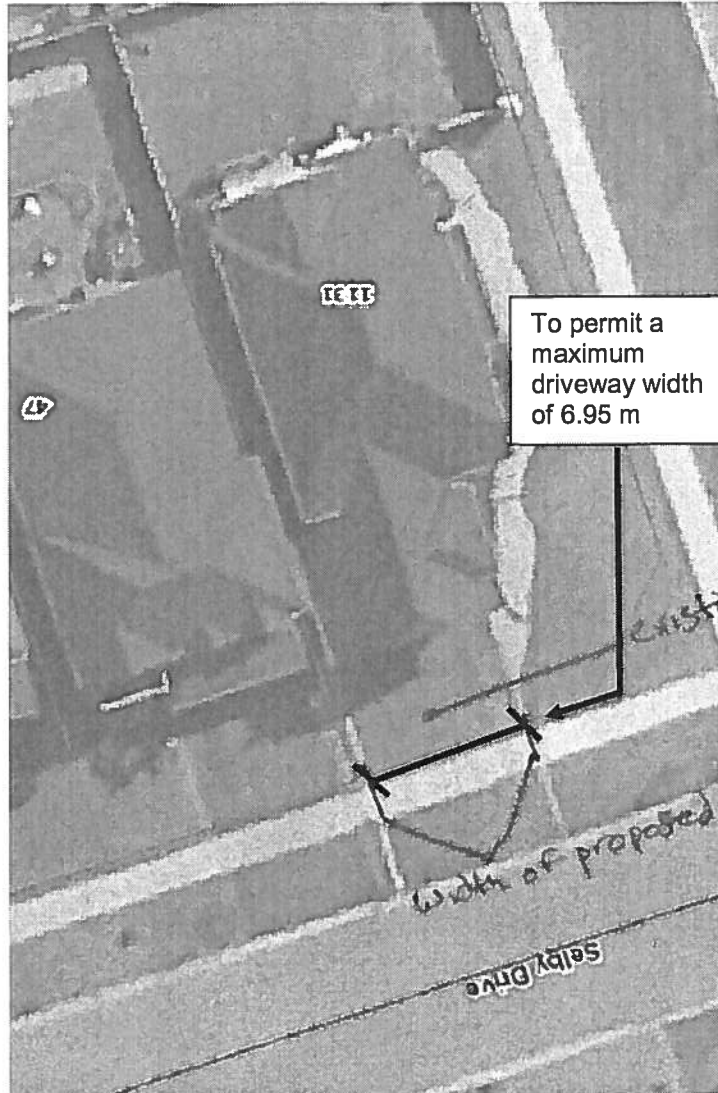
**Date: June 29, 2016**

**Figure 1**

**Subject Lands  
1131 Ravenscroft Road**



**Town of Ajax  
Planning & Development  
Services**



Application File No. A21/16

Applicant: Rajendra & Nadine Singh

Date: June 29, 2016

Figure 2

Proposed Site Plan  
1131 Ravenscroft Road



Town of Ajax  
Planning & Development  
Services



To permit a maximum  
driveway width of 6.95 m

Application File No. A21/16

Applicant: Rajendra & Nadine  
Singh

Date: June 29, 2016

Figure 3

Street Image  
1131 Ravenscroft Road



Town of Ajax  
Planning & Development Services

## **TOWN OF AJAX REPORT**



**Report To:** Committee of Adjustment

**Submitted By:** Sean McCullough, BES, MCIP, RPP  
Development Planner

**Prepared By:** Geoff Romanowski, MCIP, RPP, CPT  
Development Approvals Coordinator

**Subject:** **Minor Variance Application A22/16**  
**Srdan Jezic**  
**11 Holroyd Street**  
**Lot 115, Plan 40M-2504**

**Ward:** 2

**Date of Meeting:** June 29, 2016

---

### **Recommendation:**

**That the Committee of Adjustment approve Minor Variance Application A22/16, submitted by Srdan Jezic, to permit uncovered steps to encroach 0.4 metres into the required 1.2 metre west interior side yard setback, subject to the following condition:**

- 1. That the Owner obtain a building permit for the side entrance, as identified on Figure 2, or this decision shall become null and void.**

### **Background & Proposal:**

The applicant installed a side entrance into the dwelling without a building permit. In order to accommodate the door in the location it has been installed, one step below grade is required to access the door.

Uncovered steps are not permitted to encroach into the required interior side yard. As a result, the owner has submitted a minor variance application, to permit uncovered steps to encroach 0.4 metres into the required 1.2 metre east interior side yard.

### **Subject Property & Surrounding Land Uses:**

The subject property is located on the south side of Holroyd Street and is municipally known as 11 Holroyd Street. The subject property is surrounded by single detached dwellings in all directions. The dwellings to the south are under construction (See Figure 1 – Subject Lands).

### **Town of Ajax Official Plan:**

The subject property is designated "Low Density Residential", which provides for uses such as, single detached dwellings, semi-detached dwellings, and linked dwellings up to a maximum density of 30 units per net hectare. The proposed variance maintains the general intent and purpose of the Official Plan.

**Town of Ajax Zoning By-law 95-2003:**

The subject property is zoned Residential One – 'F' (R1-F) Zone within Zoning By-law 95-2003, as amended, and is subject to Exception 149. Detached dwellings are permitted within the R1-F zone. The subject property complies with all applicable zone provisions, except the encroachment requirements permitted within Section 4.2 of the Zoning By-law.

**Requested Minor Variance:*****Interior Side Yard Encroachment Variance***

The intent of not permitting steps to encroach into a required interior side yard is to ensure that the limited amount of yard space that is typically provided in these locations is preserved. It is also to ensure that there is sufficient space in an interior side yard to access the rear yard in the event of an emergency. The requested variance is to permit existing uncovered steps which provide access to a side entrance of the dwelling, to encroach a maximum of 0.4 metres into the required 1.2 metre west interior side yard setback.

The existing uncovered steps are located in the west interior side yard and would maintain a setback of 0.8 metres from the west interior side lot line. The proposal would have one step down and one step up to access the rear yard. The maintained interior side yard of 0.8 metres would still provide a functional interior side yard for the purposes of access and drainage. A setback of 1.28 metres will be maintained from the interior side lot line to the door, providing uninterrupted access to the door. Therefore, the requested variance to permit uncovered steps to encroach 0.4 metres into the required west interior side yard setback is considered to be minor in nature and desirable for the appropriate development of the lands.

**Other Comments:**

**Design Services -** no comments;

**Transportation Services -** no comments;

**Building Services -** a building permit is required for the entrance into the dwelling;

**Operations -** no comments;

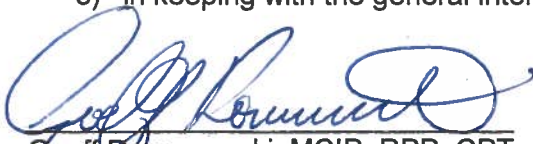
**Fire Services -** no comments;

**Engineering Services -** no comments;

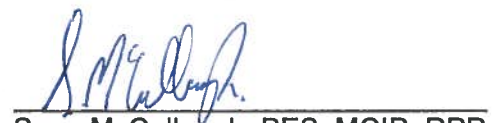
**Conclusion:**

Based on the discussion above, staff are of the opinion that **Minor Variance Application A22/16**, submitted by Srdan Jezic, to permit uncovered steps to encroach 0.4 metres into the required 1.2 metre east interior side yard setback, is:

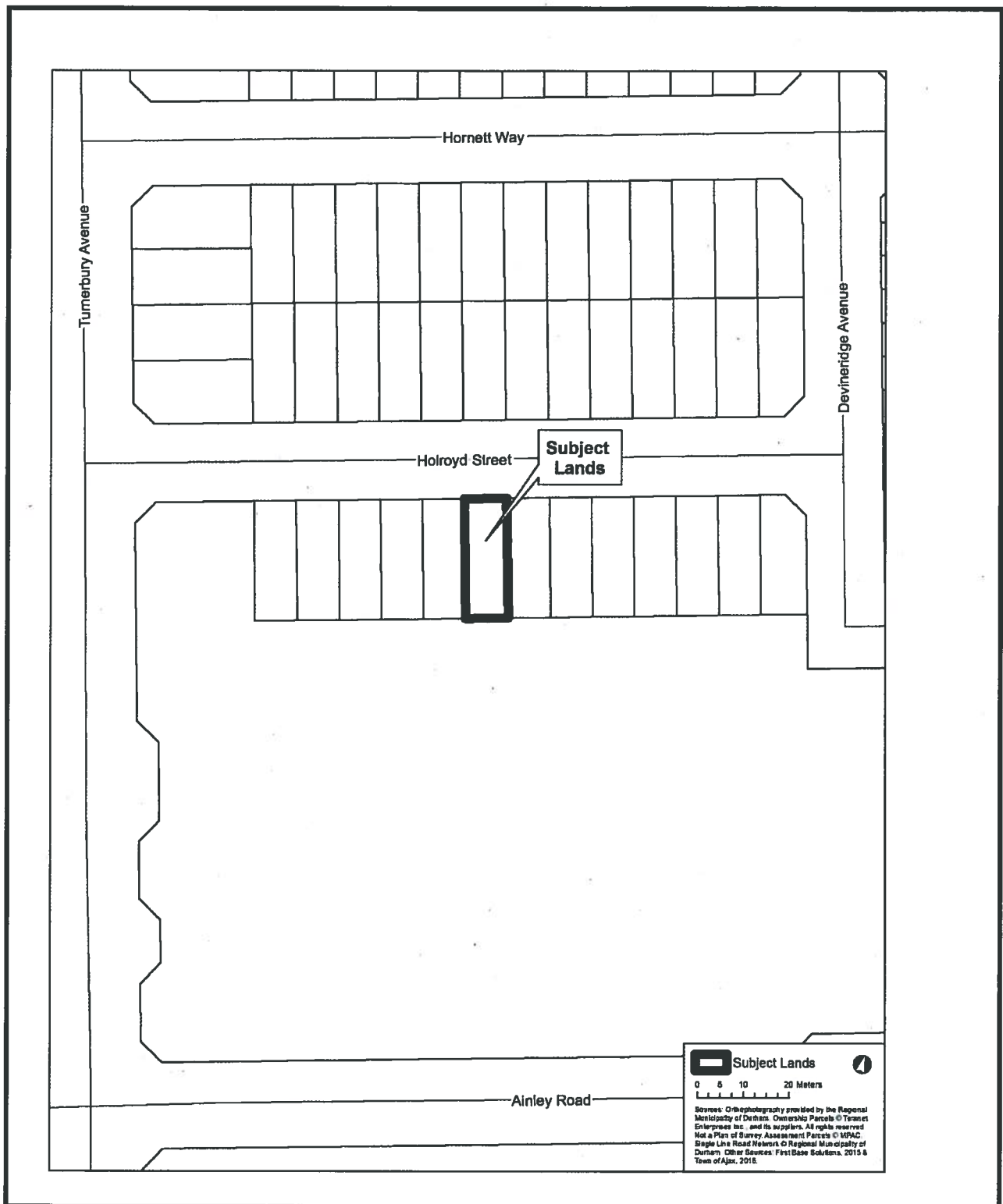
- 1) minor in nature;
- 2) desirable for the appropriate development and use of the lands; and
- 3) in keeping with the general intent and purpose of the Official Plan and Zoning By-law.



Geoff Romanowski, MCIP, RPP, CPT  
Development Approvals Coordinator



Sean McCullough, BES, MCIP, RPP  
Development Planner



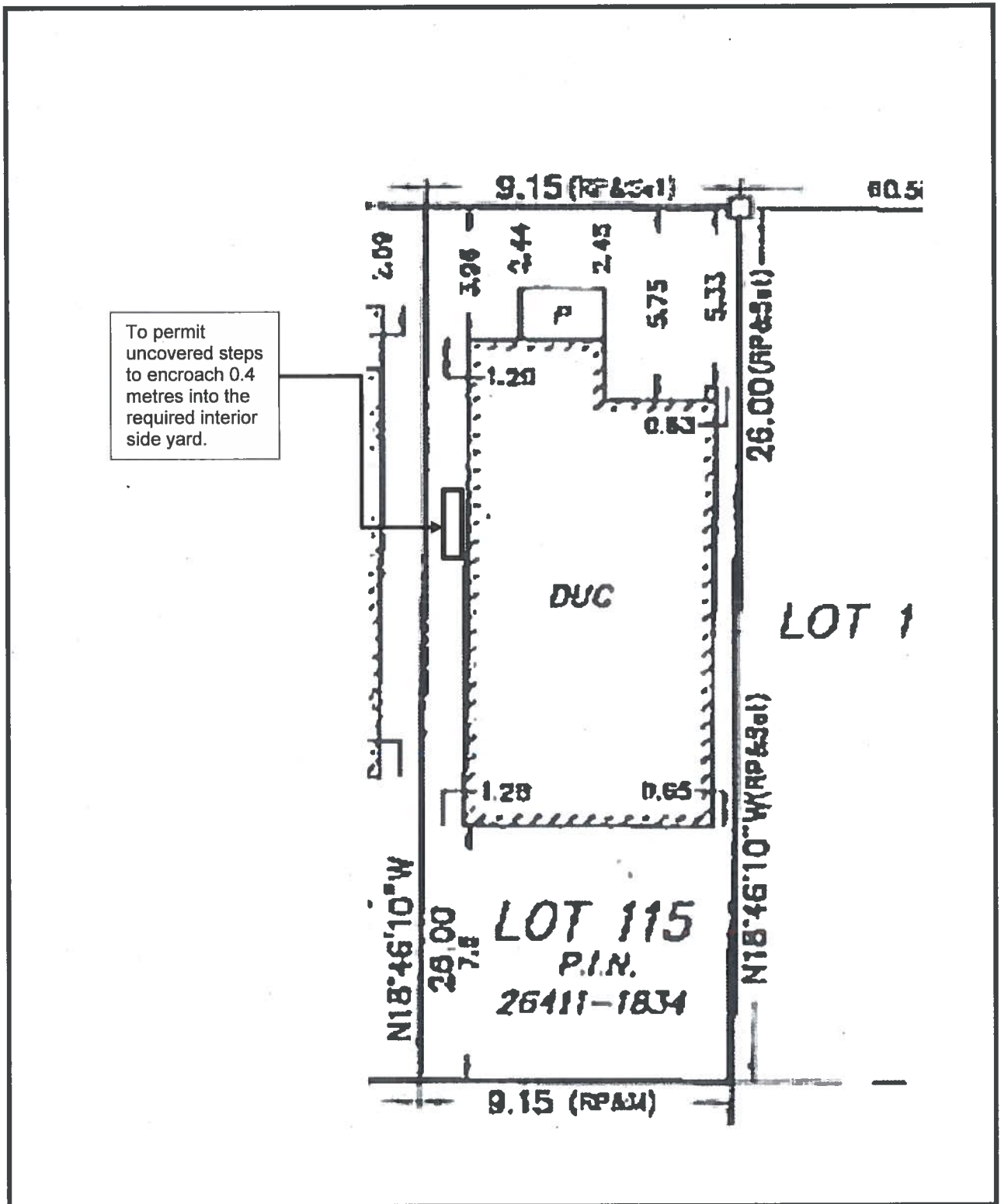
Application File No. A22/16

Applicant: Srdan Jezic

Date: June 29, 2016

Figure 1

Subject Lands  
11 Holroyd StreetTown of Ajax  
Planning & Development Services



Application File No. A22/16

Applicant: Srdan Jezic

Date: June 29, 2016

Figure 2

Proposed Site Plan  
11 Holroyd StreetTown of Ajax  
Planning & Development Services





Application File No. A22/16

Applicant: Srdan Jezic

Date: June 29, 2016

Figure 3

Photo  
14 Holroyd Street



Town of Ajax  
Planning & Development Services



## **TOWN OF AJAX REPORT**



**Report To:** Committee of Adjustment

**Submitted By:** Sean McCullough, BES, MCIP, RPP  
Development Planner/Secretary Treasurer of Committee of Adjustment

**Subject:** **Minor Variance Application A23/16**  
**Heidi Strassguertl**  
**44 Ontoro Boulevard**

**Ward:** 4

**Date of Meeting:** June 29, 2016

---

### **Recommendation:**

**That the Committee of Adjustment defer Minor Variance Application A23/16 submitted by Heidi Strassguertl, to a future Committee of Adjustment meeting in order for staff to obtain comments from the Central Lake Ontario Conservation Authority (CLOCA), prior to staff preparing a recommendation report.**

### **Background & Proposal:**

The applicant is proposing to reconstruct the existing one storey dwelling and replace it with a two storey dwelling with an approximate floor area of 2030 ft<sup>2</sup>.

The applicant is requesting to permit a minimum east interior side yard setback of 1.5 metres which currently exists, a minimum west interior side yard setback of 2.4 metres, a minimum rear yard setback of 9.4 metres, and a maximum lot coverage of 22.5%; whereas, the Zoning By-law requires a minimum interior side yard setback of 7.5 metres, a minimum rear yard setback of 15.0 metres, and a maximum lot coverage of 20%.

### **Subject Property & Surrounding Land Uses:**

The subject property is located on the south side of Ontoro Boulevard, west of Lake Ridge Road South, and is municipally known as 44 Ontoro Boulevard. The subject property is surrounded by smaller rural residential lots with single detached dwellings to the north and east. Abutting the lands to the west is a vacant parcel of land owned by the Town, further west are smaller rural residential lots. To the south, the lands abut a communally owned parcel known as 'Block 'N', and further south is Lake Ontario (See Figure 1- Subject Lands). There is an existing single detached residential dwelling on the subject lands and the existing footprint has been demonstrated on the proposed site plan (See Figure 2 – Proposed Site Plan).

### **Greenbelt Policy:**

The subject property is within the Provincial Greenbelt and is situated within the Protected Countryside designation, which permits single dwellings on existing lots of record, provided they were zoned for such as of the date of the Greenbelt Plan coming into force.

**Town of Ajax Official Plan:**

The subject property is designated "Rural Area" within the Town of Ajax Official Plan. Section 2.2.4.2 a) ii) of the Town of Ajax Official Plan permits one single detached dwellings on an existing lot of record provided development of the single detached dwelling is consistent with the goals and policies of Section 2.2.3 of this Plan, and provided the lot has sufficient area to accommodate private water and sewer systems. The proposed application maintains the general intent and purpose of the Official Plan.

**Town of Ajax Zoning By-law 95-2003:**

The subject property is zoned Country Residential (CR) Zone in Zoning By-law 95-2003, as amended. A detached dwelling is a permitted use within the CR Zone.

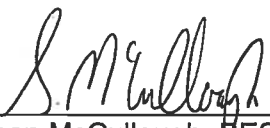
The proposed development does not comply with the minimum rear yard setback, the minimum interior side yard setbacks, or the maximum lot coverage for this zone category. The applicant has requested these variances in order to permit the construction of a new detached dwelling.

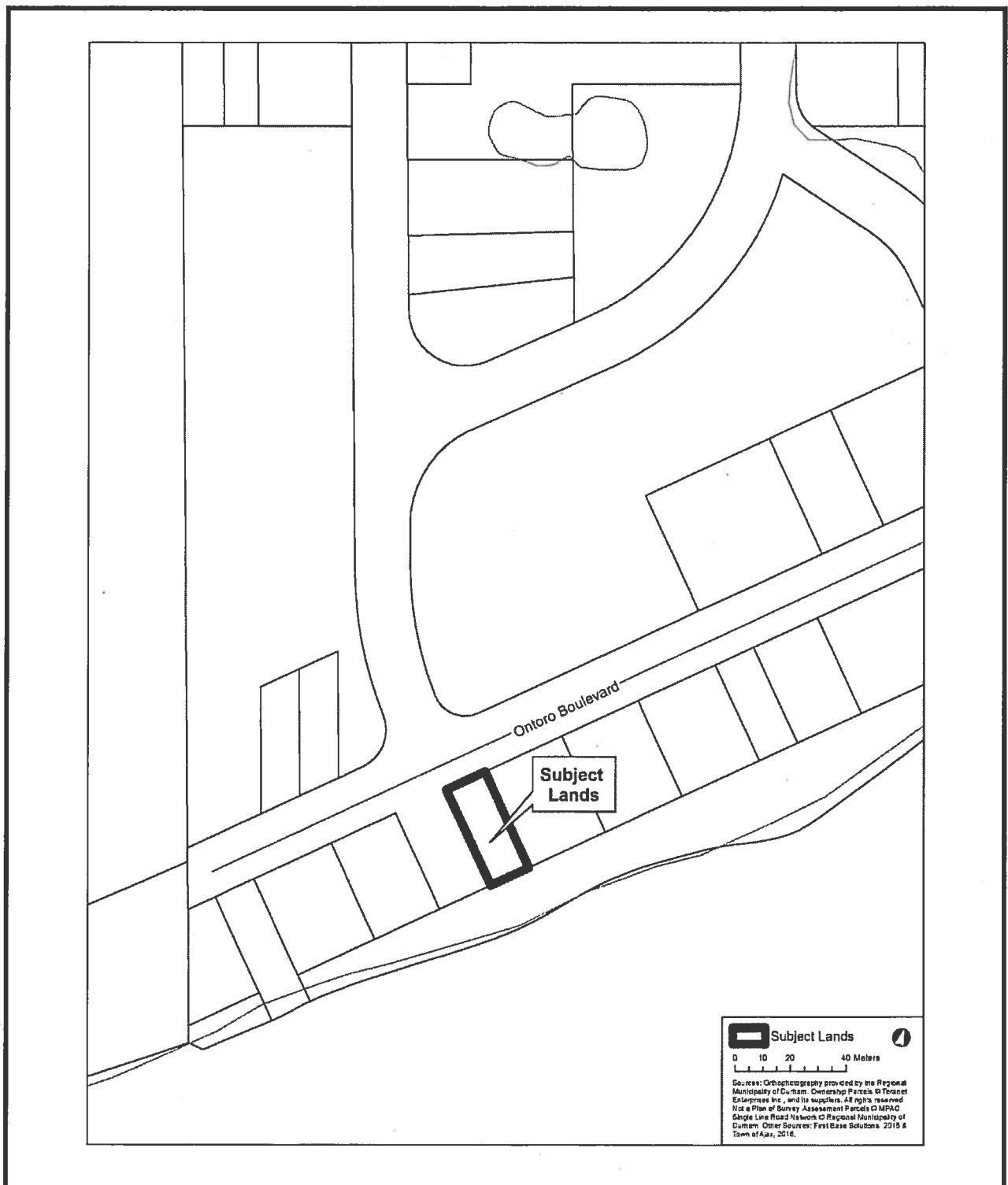
**Discussion:**

The subject property is within the Central Lake Ontario Conservation Authority (CLOCA) regulated area. Comments will be required to be obtained from CLOCA prior to staff preparing a recommendation report. Once comments have been provided, a staff recommendation report will be forwarded to a future Committee of Adjustment meeting.

**Conclusion:**

Based on the discussion above, staff recommend that Minor Variance Application A23/16, submitted by Heidi Strassguertl, be deferred to future Committee of Adjustment meeting until comments from the Central Lake Ontario Authority have been received and reviewed.

  
\_\_\_\_\_  
Sean McCullough, BES, MCIP, RPP  
Development Planner, Secretary Treasurer of  
Committee of Adjustment



Application File No. A23/16

Applicant: Heidi Strassguertl

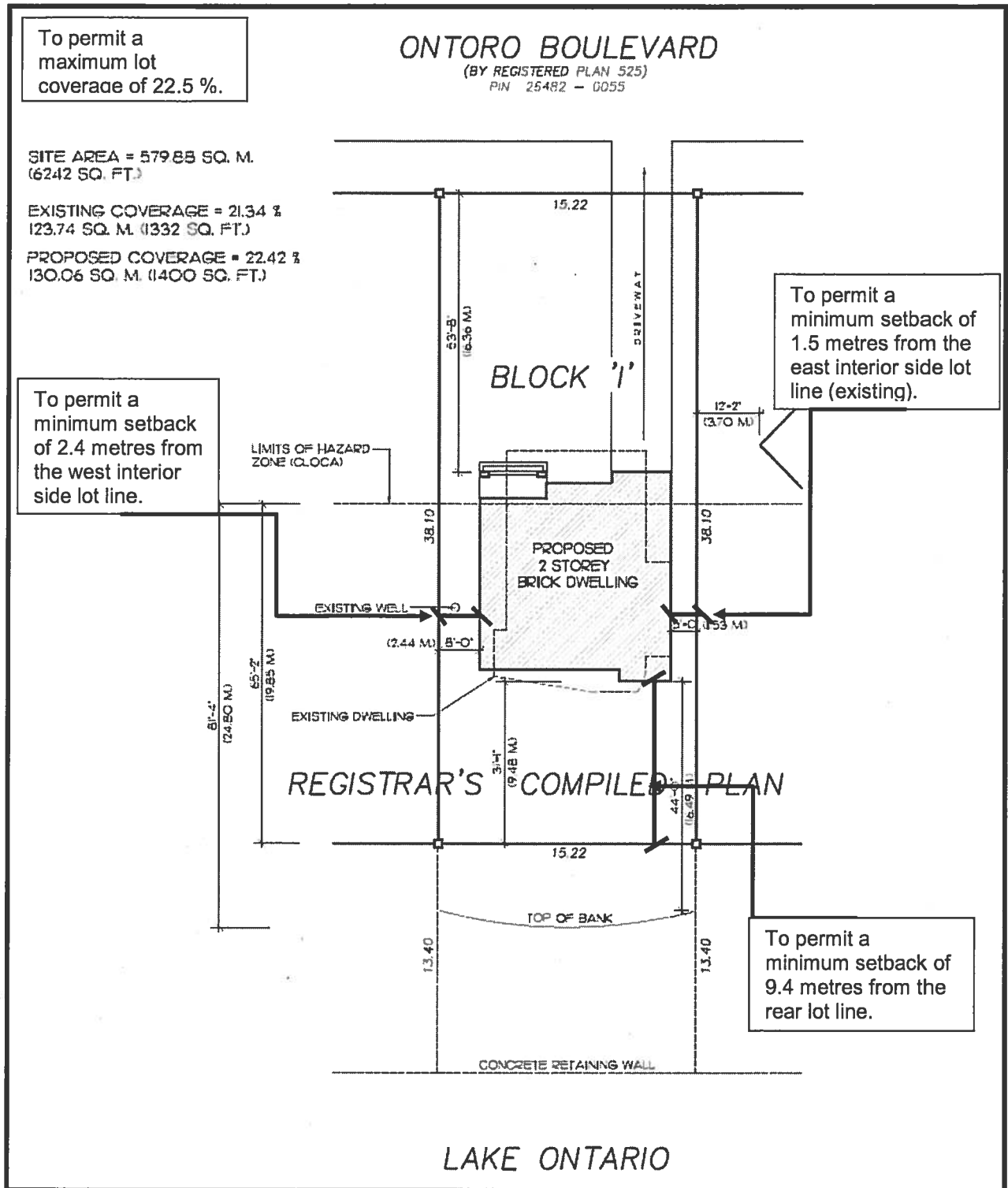
Date: June 29, 2016

Figure 1

Subject Lands  
44 Ontoro Blvd



Town of Ajax  
Planning & Development Services



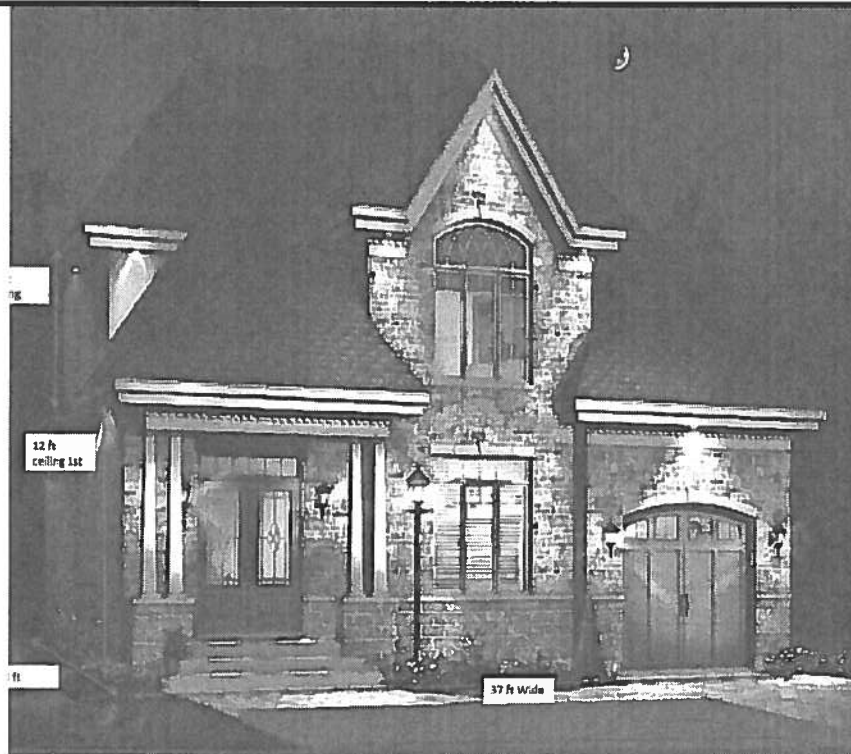
Application File No. A23/16

Applicant: Heidi Strassguertl

Date: June 29, 2016

Figure 2

Proposed Site Plan  
44 Ontoro BlvdTown of Ajax  
Planning & Development Services



Proposed Front Elevation



Proposed Rear Elevation

Application File No. A23/16

Applicant: Heidi Strassguertl

Date: June 29, 2016

Figure 3

Proposed Elevation  
44 Ontoro BlvdTown of Ajax  
Planning & Development Services