



Planning & Development Services

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TOWN OF AJAX  
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## AGENDA

### COMMITTEE OF ADJUSTMENT

Town Hall  
65 Harwood Avenue South  
Ajax, Ontario  
Council Chambers

**Wednesday, August 27, 2014**

**Meeting: 6:30 p.m.**

(Applications to be heard at 7:00 p.m.)

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**Online Agenda:** Anything in **blue** denotes an attachment/link. By clicking the links on the agenda page, you can jump directly to that section of the agenda. To maneuver back to the agenda page use the **Ctrl + Home** keys simultaneously **OR** use the “Bookmark” icon on the navigation panel to the left of your screen.



**Alternative formats available upon request by contacting:**

[sarah.moore@ajax.ca](mailto:sarah.moore@ajax.ca) or 905-619-2529 ext. 3347

### Committee Items

1. Call to Order
2. Disclosure of Interest
3. [July 30, 2014 Minutes](#).....Page 3
4. Committee Discussion and Application Clarification

### Public Meeting - 7:00 p.m.

5. Outline of the General Mandate of the Committee of Adjustment
  6. Applications:
    - [A16/14 – 100 Beck Crescent – Lifetime Fitness](#).....Page 9
- To permit a maximum accessory structure (pool slide and canopy) height of 8.1 metres above the established grade.

- **A17/14 – 10 Hulley Crescent – Neil Mohan** .....Page 15

To permit a minimum setback for access of 0.75 metres to an existing door from the east interior side lot line.

- **A18/14 – 510 Finely Crescent – Di Pietro & Galea Holdings Company** .....Page 20

To permit a minimum of 120 parking spaces

## **7. Other Business/New Business**

## **8. 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 July 30, 2014 @ 6:45 P.M.**

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**Present:** Michael Briand, Acting Chair  
Eldon Dixon, Member  
Chris Daffern, Member  
Sean McCullough, Technical Advisor/Secretary-Treasurer

**Absent:** Matthew Milligan, Chair  
Carolyn Molinari, Vice-Chair

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**1. Call to Order – July 30, 2014, Town of Ajax, Committee of Adjustment Meeting**

Meeting called to order at 6:55 p.m. on July 30, 2014.

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**2. Disclosure of Interest**

Acting Chair Briand 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.

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**3. Adoption of June 25, 2014, Town of Ajax, Committee of Adjustment Meeting Minutes**

Acting Chair Briand asked for a motion to adopted the minutes from the June 25, 2014 Committee of Adjustment meetings.

Proposed by: Member Dixon  
Seconded by: Member Daffern

**Vote: All in Favour**

**Carried**

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**4. Committee Discussion and Application Clarification.**

Acting Chair Briand asked if asked if any Committee members had any questions for clarification.

There were none.

## **5. Outline of the General Mandate of the Committee of Adjustment**

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

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## **6. Applications**

**Minor Variance Application A12/14  
Glen and Elaine Omori  
25 Harley Drive**

**To permit a minimum setback of 6.0 metres from a rear lot line to a proposed 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 two responses were received regarding the subject application. One response was received from Mr. and Mrs. Doucet, owners of 23 Harley Drive (abutting property to south) who submitted a letter outlining they had no concerns regarding the application. Another response was received from Mr. and Mrs. dela Cruz, owners of 23 Palmer Drive (Palmer Drive is located one street to the West) outlining their concerns regarding the application. A copy of the letters has been provided to the Committee members.

**Recommendation: That the Committee of Adjustment approve Minor Variance Application A12/14, submitted by Lifestyle Sunrooms on behalf of Elaine and Glen Omori, to permit a minimum setback of 6.0 metres from the rear lot line to a proposed sunroom addition, subject to the following condition:**

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

Chair Briand asked if the applicant was present to represent the application.

Mr. Ivars Kulitis, from Lifestyle sunrooms was in attendance to represent the application. Mr. Kulitis identified that the proposed sunroom was for the family to enjoy their yard.

Member Dixon asked how the proposed sunroom would have been impacted if the setback from the rear lot line was maintained.

Mr. Kulitis identified that the sunrooms are predesigned and would not be able to meet the setback.

Member Daffern identified that the members were in possession of two letters, one from the neighbor to the south, and one from a resident on Palmer Drive. Member Daffern asked if the owners had spoken with the neighbours to the rear of the property (to the east).



Mr. Kulitis identified that the owners were in attendance to answer the questions. Mr. Kulitis identified that the owners had spoken to the neighbours located along the rear property line.

Member Daffern asked if there were any trees or fencing located in the rear yard that would assist in the screening of the proposed sunroom.

Mrs. Elaine Omori identified that there are trees, and a fence on all three sides of the property.

Member Daffern identified that a letter was received by the Committee from a resident on Palmer Drive who had some concerns regarding the proposed sunroom.

Mrs. Omori identified that she had read the letter of objection and that the proposed sunroom addition would not be located within the sightlines from Palmer Drive.

Acting Chair Briand asked if the Committee had any questions for the applicant/representative/staff.

There were none.

Acting Chair Briand asked if there were any members of the public who wished to speak either in favour or against the application.

There were none.

Acting Chair Briand asked for a motion.

Member Daffern proposed the motion to approve the application subject to the condition outlined in the staff report.

Acting Chair Briand asked if there were any further discussions.

There were none.

Acting Chair Briand asked if there was a discussion on the motion.

There was none.

**Decision: That the Committee of Adjustment approve Minor Variance Application A12/14, submitted by Lifestyle Sunrooms on behalf of Elaine and Glen Omori, to permit a minimum setback of 6.0 metres from the rear lot line to a proposed sunroom addition, subject to the following condition:**

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

Proposed by: Member Daffern— that the application was reasonable and met the four tests outlined in the *Planning Act*.

Seconded by: Member Dixon

All in favour

Carried

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**Minor Variance Applications A13/14, A14/14, A15/14  
Luvian Homes  
21, 29, & 31 Keith-Wright Crescent  
Lots 45, 49, & 50, PLAN 40M-2491**

**To permit a minimum setback of 6.9 metres from a rear lot line to a proposed dwelling.**

**To permit a minimum setback of 6.3 metres from a rear lot line to a proposed dwelling.**

**To permit a minimum setback of 6.8 metres from a rear lot line to a proposed dwelling.**

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 regarding the subject application.

- 1. That the Committee of Adjustment approve Minor Variance Application A13/14, submitted by Luvian Homes (Salem Road) for 21 Keith-Wright Crescent (Lot 45, PLAN 40M-2491), to permit a minimum setback of 6.9 metres from a rear lot line, subject to the following condition:**
  - That the Owner/Applicant obtain a building permit for the proposed dwelling, or this decision shall become null and void.**
- 2. That the Committee of Adjustment approve Minor Variance Application A14/14, submitted by Luvian Homes (Salem Road) for 29 Keith-Wright Crescent (Lot 49, PLAN 40M-2491), to permit a minimum setback of 6.3 metres from a rear lot line, subject to the following condition:**
  - That the Owner/Applicant obtain a building permit for the proposed dwelling, or this decision shall become null and void.**
- 3. That the Committee of Adjustment approve Minor Variance Application A15/14, submitted by Luvian Homes (Salem Road) for 31 Keith-Wright Crescent (Lot 50, PLAN 40M-2491), to permit a minimum setback of 6.8 metres from a rear lot line, subject to the following condition:**
  - That the Owner/Applicant obtain a building permit for the proposed dwelling, or this decision shall become null and void.**

Acting Chair Briand asked if the applicant was present to represent the application.

Mr. Ian Robertson, from 1 Riser Designs, was in attendance to represent the

applications. Mr. Robertson identified that he had read the application and agreed with the staff recommendation.

Member Dixon asked why the proposed dwellings could not meet the setback requirements.

Mr. Robertson identified that based on the design of the road and the minimum setbacks from the front lot line, the proposed dwellings would be unable to meet the minimum setback from a rear lot line.

Member Daffern asked if the subdivision was under development and if there were residents living in the area.

Mr. Robertson identified that the subdivision is under construction and some closings have taken place. Mr. Robertson identified that there is a clause in the purchase and sales agreement that does not allow objection for these types of variances.

Acting Chair Briand asked for clarification from staff if it was possible to include a clause and what recourse someone may have.

Technical Advisor/Secretary-Treasurer McCullough identified that such a clause was not included in any subdivision agreements with the Town, and that a legal opinion would be needed to determine if such a clause could be enforced.

Acting Chair Briand asked if any members of the public who wished to speak either in favour or against the application.

There were none.

Acting Chair Briand asked for a motion.

Member Dixon proposed a motion to approve the application subject to the conditions outlined in the staff report.

Acting Chair Briand asked if there was a discussion on the motion.

There were none.

**Decision:**

- 1. That the Committee of Adjustment approve Minor Variance Application A13/14, submitted by Luvian Homes (Salem Road) for 21 Keith-Wright Crescent (Lot 45, PLAN 40M-2491), to permit a minimum setback of 6.9 metres from a rear lot line, subject to the following condition:**
  - That the Owner/Applicant obtain a building permit for the proposed dwelling, or this decision shall become null and void.**
- 2. That the Committee of Adjustment approve Minor Variance Application A14/14, submitted by Luvian Homes (Salem Road) for 29 Keith-Wright**

Crescent (Lot 49, PLAN 40M-2491), to permit a minimum setback of 6.3 metres from a rear lot line, subject to the following condition:

- That the Owner/Applicant obtain a building permit for the proposed dwelling, or this decision shall become null and void.

3. That the Committee of Adjustment approve Minor Variance Application A15/14, submitted by Luvian Homes (Salem Road) for 31 Keith-Wright Crescent (Lot 50, PLAN 40M-2491), to permit a minimum setback of 6.8 metres from a rear lot line, subject to the following condition:

- That the Owner/Applicant obtain a building permit for the proposed dwelling, or this decision shall become null and void.

Proposed by: Member Dixon – that the application was minor in nature and met the four tests outlined in the *Planning Act*.

Seconded by: Member Daffern

**All in favour**

**Carried**

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## **7. Other Business/New Business Continued**

There was none.

## **8. Adjournment**

Acting Chair Briand put the request forward to the Committee to adjourn the July 31, 2014 Committee of Adjustment Meeting.

Proposed by: Member Dixon

Seconded by: Member Daffern

**All in favour**

**Carried**

Meeting adjourned at 7:21 p.m.

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Michael Briand  
Acting Chair

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Sean McCullough, BES  
Secretary-Treasurer

## **TOWN OF AJAX REPORT**



**Report To:** Committee of Adjustment

**Submitted By:** Bruno Scopacasa, MES, MCIP, RPP  
Senior Planner

**Prepared By:** Sean McCullough, BES  
Development Planner

**Subject:** **Minor Variance Application A16/14**  
**Lifetime Fitness**  
**100 Beck Crescent**

**Ward:** 4

**Date of Meeting:** August 27, 2014

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### **Recommendation:**

**That the Committee of Adjustment approve Minor Variance Application A16/14, submitted by Counterpoint Engineering on behalf of Lifetime Fitness, to permit a maximum accessory structure (pool slide and canopy) height of 8.1 metres.**

### **Background & Proposal:**

In July 2013, Counterpoint Engineering submitted Site Plan Application SP12/13 on behalf of Lifetime Fitness, to facilitate the development of a three storey commercial fitness centre with a gross floor area of 11,806 m<sup>2</sup> (127,079 ft<sup>2</sup>). The proposal is the first phase of a multi-phase development for the subject property.

In order to implement the first phase of the development, the applicant submitted Minor Variance Application A17/13 requesting an assortment of variances from the zoning by-law, including a request to permit a maximum accessory structure (pool slide) height of 5.1 metres, whereas the zoning by-law permits 4.5 metres. The height of the accessory structure (pool slide) was measure to the slides upper platform which provides access to the slides entrance (See Figure 3 – Proposed Pool Slide and Canopy).

Detailed engineering drawings for the pool slide have recently been completed, which includes a seasonal canopy over the slides upper platform, raising the height of the accessory structure to 8.1 metres. The canopy is designed to provide weather protection for patrons. As a result, the applicant is now requesting to permit a maximum accessory structure height of 8.1 metres (See Figure 3 – Proposed Pool Slide and Canopy).

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

The lands are located at the southeast corner of Salem Road South and Chambers Drive. Beck Crescent flanks the subject property to the east, and the 401 is situated to the south. The lands are municipally known as 100 Beck Crescent (See Figure 1 – Subject Property). To the north of the subject property, across Chambers Drive is a Shell Gas Station and low density residential

dwellings which consist of single, semi and townhouse dwellings. To the east of the subject property is a variety of prestige employment uses including offices and warehouse facilities across Beck Crescent. Abutting the subject property to the south, is the Hilton Garden Inn and the Ajax Convention Centre. To the west, across Salem Road South is a medium density residential development by Sierra Homes.

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

The subject property is designated “Prestige Employment” within the Town of Ajax Official Plan. It is the intent that development within this designation is to exhibit a high standard of building design and landscaping. Area specific policies have been developed for lands located within the Salem Road/Highway 401 interchange. These policies identify the interchange lands as an area of special treatment, given its high visibility and accessibility, its intended role as an employment-intensive, pedestrian-friendly employment gateway, and its unique locational attributes. Development of the interchange lands is to be characterized by pedestrian-friendly, high-quality, and landmark built form.

The Prestige Employment designation provides for business and professional offices, research and development facilities, financial institutions, restaurants, automobile dealerships, athletic clubs and other similar uses.

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

The subject property is zoned Prestige Employment (PE) Zone in Zoning By-law 95-2003, as amended, and is subject to Exception 152. The PE zone category permits the proposed commercial fitness centre. Minor variance application A17/13 was approved during the August 28, 2014 Committee of Adjustment meeting to permit, among other requests, a maximum accessory structure height of 5.1 metres above the established grade. The applicant is requesting to permit a maximum accessory structure height of 8.1 metres to facilitate the construction of a seasonal canopy above the proposed slide, whereas the zoning by-law permits a maximum accessory structure height of 4.5 metres above the established grade.

#### **Requested Minor Variances:**

##### ***Accessory Structure Height Variance***

The intent of the maximum accessory structure height provision is to ensure that the height of an accessory structure is not higher than the principle use of the subject property and to ensure an accessory structure does not overpower adjacent properties. The proposed height of the principle building, including the parapet walls, is 17.68 metres. In relation to the principal building, the proposed accessory structure height of 8.1 metres would not exceed the height of the principle building.

The proposed accessory structure (pool slide) would be more than adequately setback from Chambers Drive, as it would maintain the setback established by the principal building in relation to Chambers Drive, which is 17.5 metres. In relation to Beck Crescent, the proposed accessory structure (pool slide) would also be well setback (approximately 15.0 metres)(see Figure 2 – Approved Site Plan). Enhanced landscape buffers consisting of planting and fencing are proposed along Chambers Drive and Beck Crescent to further reduce the visual impact of the pool area and the associated accessory structure (pool slide). By employing large setbacks and extensive landscape buffers the proposed accessory structure would not overpower adjacent properties.

In addition, the pool slide's view from either street is diminished by virtue of the pool deck being 3 metres below the grade at street level. This difference in grade would convey the perception that the proposed accessory structure (pool slide) is lower in height, with a perceived height of 5.1 metres as opposed to an actual height of 8.1 metres.

Therefore, the request to increase the maximum height of an accessory structure from 4.5 metres to 8.1 metres, a 3.6 metre increase, would be considered to be appropriate and minor in nature.

#### **Other Comments:**

Comments have been received from:

Building Services: no comments;

Design Services: no comments;

Engineering Services: no comments;

Transportation Services: no comments;

Operations Services: no comments;

Fire Services: no comments;

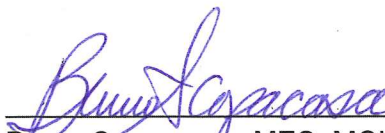
#### **Conclusion:**

Based on the above discussion, staff are of the opinion that **Minor Variance Application A17/13**, submitted by Counterpoint Engineering on behalf of Lifetime Fitness, to permit a maximum accessory structure height of 8.1 metres, is:

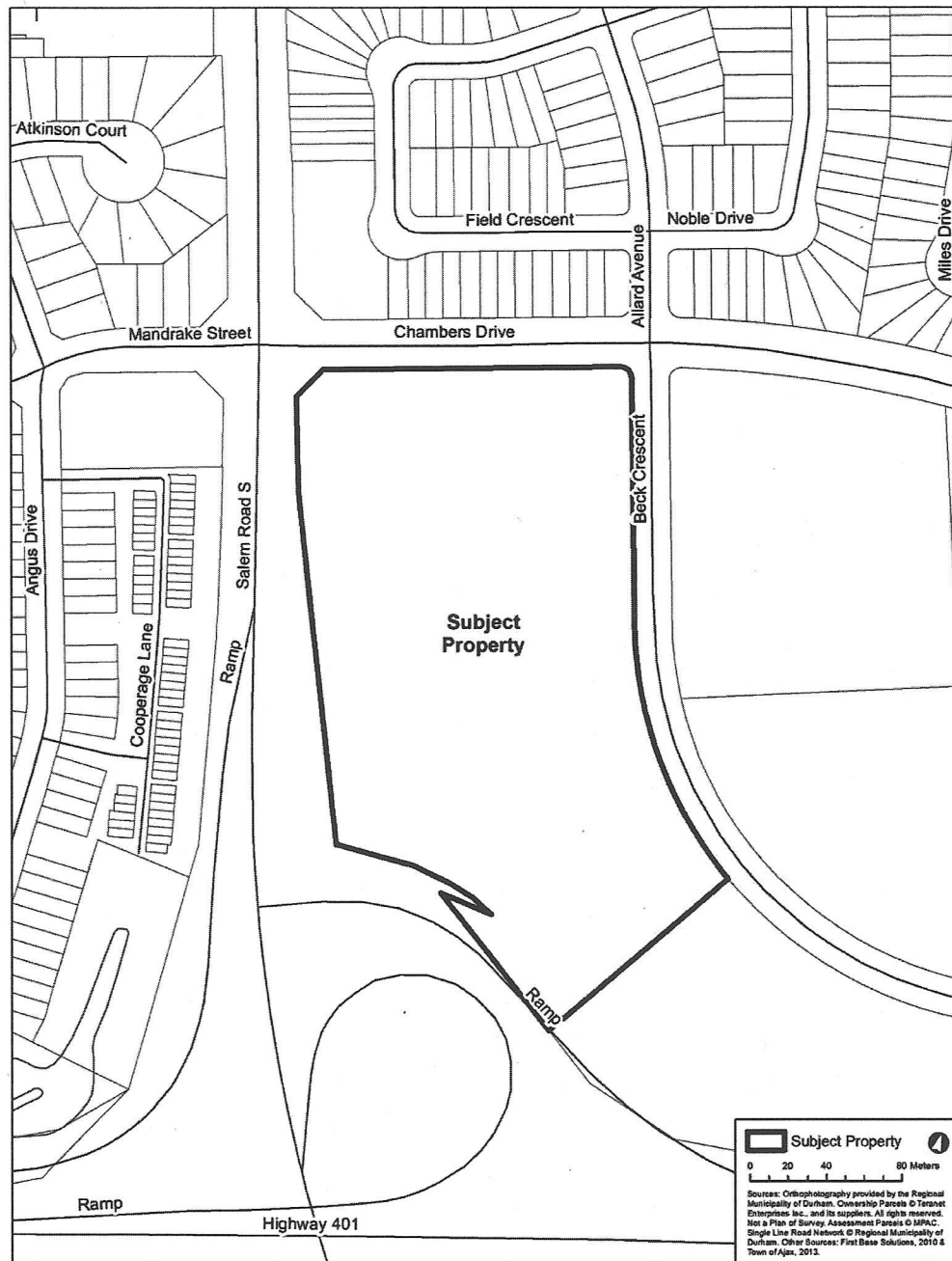
- 1) minor in nature;
- 2) desirable and an appropriate use of the land; and
- 3) in keeping with the general intent and purpose of the Official Plan and Zoning By-law.



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



Bruno Scopacasa, MES, MCIP, RPP  
Senior Planner



Application File No. A16/14

Applicant:  
Lifetime Fitness

Date: August 27, 2014

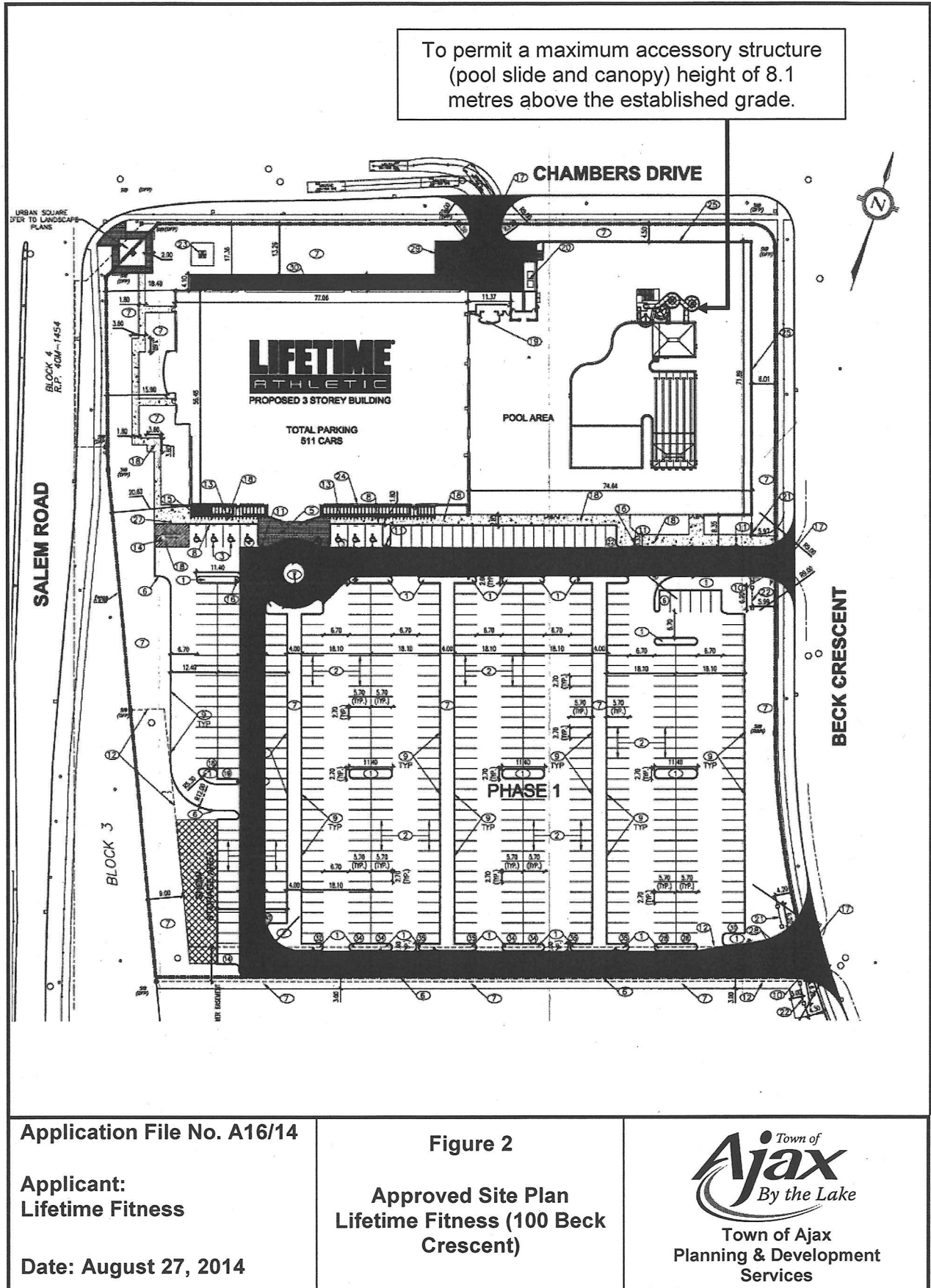
Figure 1

Subject Property  
Lifetime Fitness (100 Beck  
Crescent)



Town of Ajax  
Planning & Development  
Services







Application File No. A16/14

Applicant:  
Lifetime Fitness

Date: August 27, 2014

Figure 3

Proposed Pool Slide and  
Canopy  
Lifetime Fitness (100 Beck  
Crescent)



Town of Ajax  
Planning & Development  
Services

## **TOWN OF AJAX REPORT**



**Report To:** Committee of Adjustment

**Prepared By:** Alejandro Cifuentes  
Planner

**Submitted By:** Bruno Scopacasa, MCIP, RPP  
Senior Planner

**Subject:** **Minor Variance Application A17/14**  
**Neil Mohan**  
**10 Hulley Crescent**  
**Part 11, Block 15, 40M1455**

**Ward:** 4

**Date of Meeting:** August 27, 2014

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### **Recommendation:**

**That the Committee of Adjustment defer Minor Variance Application A17/14 submitted by Brad Levere on behalf of Neil Mohan, until other zoning non-compliances on the property have been assessed.**

### **Background:**

In October, 2012, the Town received a complaint from a resident about the installation of an interior side yard entrance on the subject property. A review of Town records revealed that a building permit was not issued for the installation of the interior side yard entrance.

Further, the interior side yard entrance does not comply with Section 4.21.1 of the Zoning By-law 95-2003, as amended, as it does not meet the required minimum 1.0 m setback for access between any wall of a building or structure containing a door and any lot line. The property owner has submitted a minor variance application to permit a 0.75 m setback to the existing door from the interior (east) side lot line.

Through the review of the materials submitted in support of the minor variance application, Town staff discovered that an existing rear yard platform does not meet the required minimum setback from interior side lot lines. Town staff visited the subject property to confirm the deck's non-compliance with Section 4.3 of the Zoning By-law 95-2003, as amended.

**Subject Property & Surrounding Land Uses:**

The subject property is located on the north side of Hulley Crescent, east of Hirons Drive. The surrounding lands are low density residential uses consisting of single detached dwellings and a stormwater management pond on the southeast side of Hulley Crescent (See Figure 1 – Subject Lands).

**Town of Ajax Official Plan:**

The subject property is designated “Low Density Residential”, 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.

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

The subject property is zoned Residential Two – ‘A’ (R2-A) Zone, which permits single detached dwellings.

**Requested Minor Variance:**

The requested variance is summarized in the table below.

BY-LAW REQUIREMENT	RELIEF REQUESTED
<b>Section 4.21.1 – Minimum Setback for Access</b>  A minimum setback of 1 metre is required between any wall of a building or structure containing a door and any lot line.	To permit a minimum setback for access of 0.75 metres to an existing door from the interior east side lot line.

Given the discovery of an additional non-compliance with Zoning By-law 95-2003, as amended, it is the opinion of staff that the request for minor variance be deferred until Town staff and the applicant have thoroughly reviewed and discussed the non-compliances on the subject property.

**Other Comments:**

**Design Services –** if there is a patio paver at the door exit, ensure it does not impede storm drainage;

**Transportation Services –** no comments;

**Building Services –** if the door is to serve an accessory dwelling unit it should be noted by the committee that the reduced width does not provide a width that would be adequate for emergency services personnel or furniture;

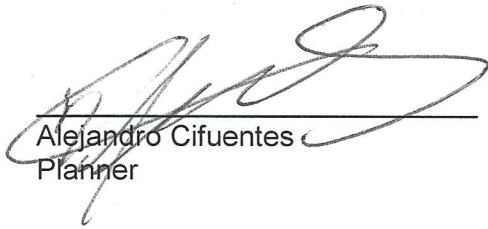
**Operations –** no comments;

**Fire Services –** no comments;

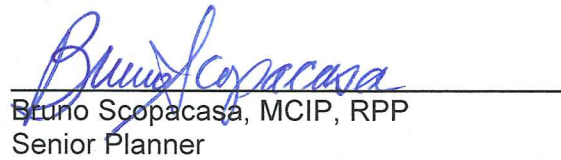
**Engineering Services –** no comments.

**Conclusion:**

That the Committee of Adjustment defer Minor Variance Application A17/14 submitted by Brad Levere on behalf of Neil Mohan, until other zoning non-compliances on the property have been properly assessed.

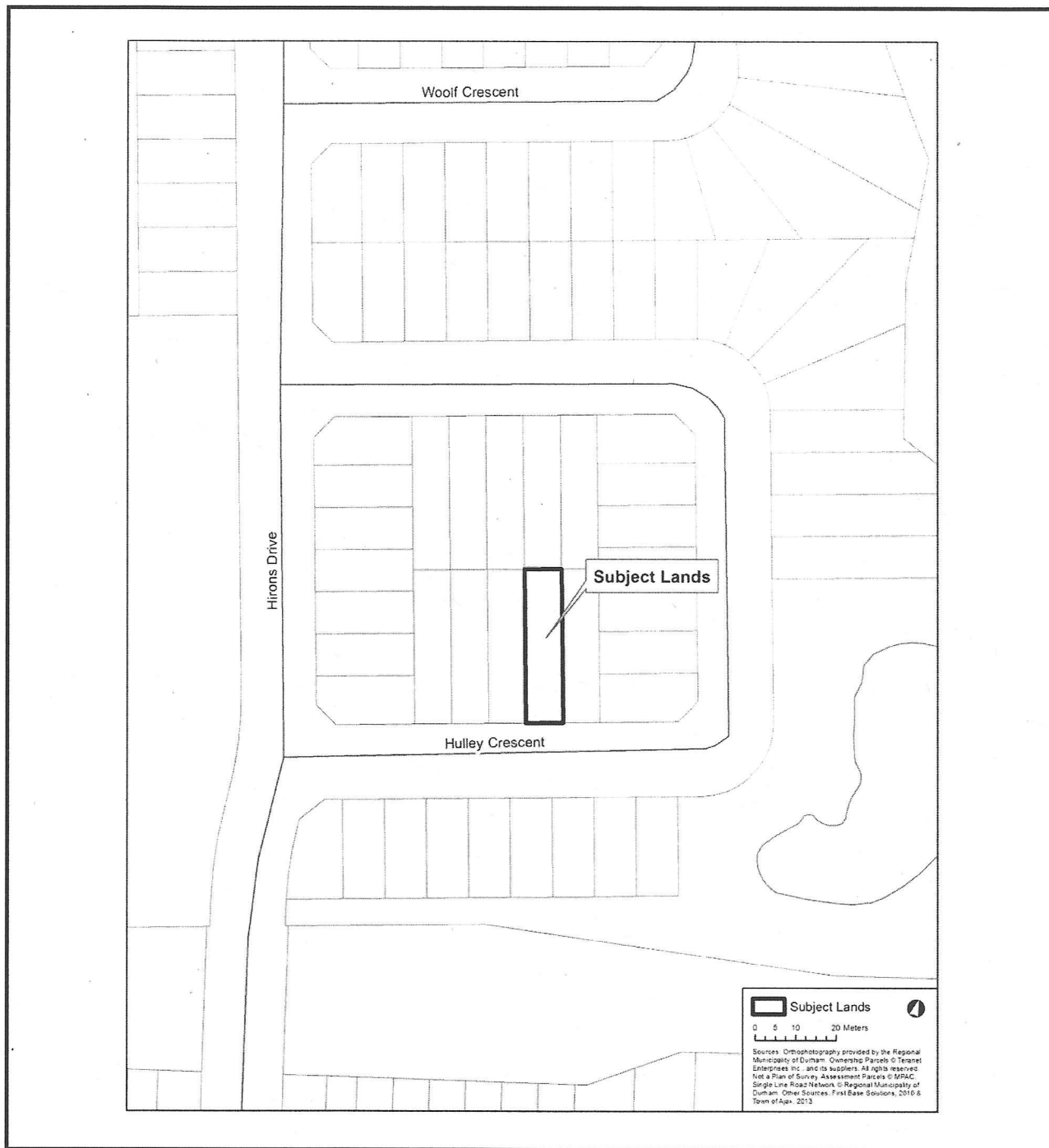


Alejandro Cifuentes  
Planner



Bruno Scopacasa, MCIP, RPP  
Senior Planner





Application File No. A17/14

Applicant:  
Brad Levere

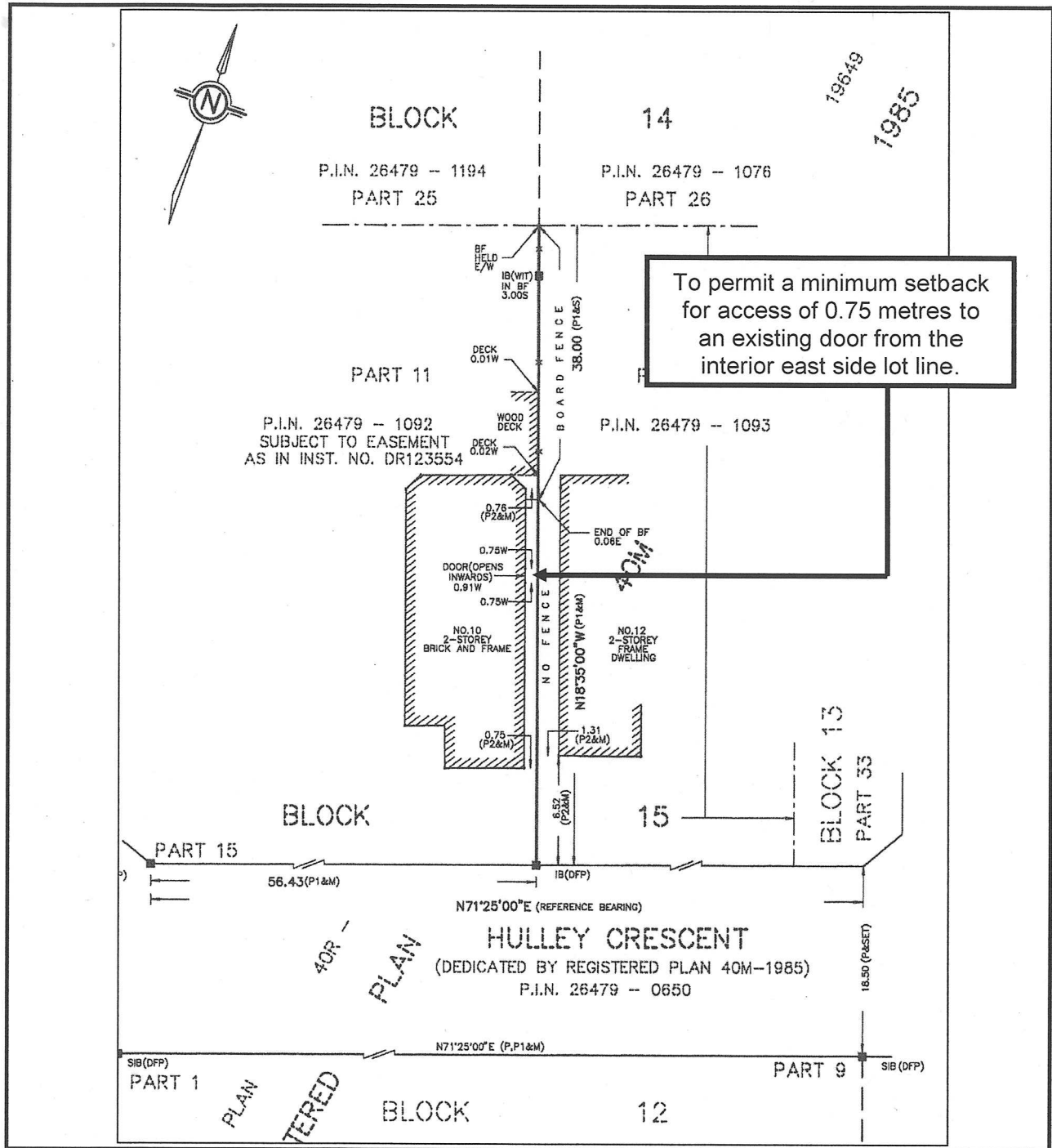
Date: August 27, 2014

Figure 1

Subject Lands  
10 Hulley Crescent

**Town of**  
*Ajax*  
*By the Lake*

**Town of Ajax**  
Planning & Development Services



Application File No. A17/14

**Applicant:**  
**Brad Levere**

**Date: August 27, 2014**

### Figure 2

## Site Plan

### 10 Hulley Crescent



**Town of Ajax  
Planning & Development Services**

## **TOWN OF AJAX REPORT**



**REPORT TO:** Committee of Adjustment

**SUBMITTED BY:** Bruno Scopacasa, MES, MCIP, RPP  
Senior Development Planner

**PREPARED BY:** Sean McCullough, BES  
Development Planner

**SUBJECT:** **Minor Variance Application A18/14**  
**DiPietro & Galea Holdings Company**  
**510 Finley Avenue**

**WARD:** 3

**DATE OF MEETING:** August 27, 2014

**REFERENCE:** Site Plan SP6/13

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### **RECOMMENDATION:**

That the Committee of Adjustment approve Minor Variance Application A18/14, submitted by Louis Chelin & Associates Limited on behalf of DiPietro & Galea Holdings Company, to permit a minimum of 120 parking spaces, subject to the following condition:

1. That the Owner/Applicant submit a Site Plan Amendment Application and obtain approval from the Town of Ajax, or this decision shall become null and void.

### **Background & Proposal:**

The applicant submitted Site Plan Application SP6/13 in March 2013 to facilitate the construction of a 9,000 m<sup>2</sup> warehouse building addition onto the rear of the existing manufacturing building located at 510 Finley Avenue. Site Plan Application SP6/13 was approved in November 2013, and the site is currently under construction.

The owner (Malpack Ltd.) manufactures stretch film, and requires large amounts of plastic that are transported by rail to the subject property. The plastic is transported from the rail cars by pipes, and stored in 20 silos located at the rear of the existing building. The applicant is seeking to construct 8 additional silos on-site to store additional materials. The silos are required to be constructed in the vicinity of the existing silos, and will require the removal of 18 parking spaces. As a result the applicant is requesting a variance to permit a minimum of 120 parking spaces, whereas the by-law requires a minimum of 138 parking spaces calculated based on the manufacturing (1 space per 40 m<sup>2</sup>), warehouse/distribution centre (1 space per 500 m<sup>2</sup>) and office (1 space per 28 m<sup>2</sup>) uses. The applicant will be required to submit an application to amend the approved site plan to facilitate the construction of 8 additional silos on-site.



**Subject Property and Surrounding Land Uses:**

The subject property is located on the west side of Finley Avenue, and is municipally known as 510 Finley Avenue (See Figure 1 – Subject Lands). The subject property is surrounded by industrial land uses in all directions.

**Town of Ajax Official Plan**

The subject lands are designated “General Employment” within the Town of Ajax Official Plan. Permitted uses in the General Employment designation include, but are not limited to, offices, manufacturing, warehousing and distribution facilities. The requested variance maintains the general intent of the Official Plan.

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

The subject lands are within the General Employment (GE) Zone within the Town of Ajax Zoning By-law 95-2003, as amended; which permits a variety of uses including, but not limited to, manufacturing, offices, public storage facility and a warehouse/distribution centre. The proposal would comply with all provisions outlined in Zoning By-law 95-2003, as amended, except the minimum required number of parking spaces.

**Requested Minor Variances:*****Minimum Required Parking Variance***

Site Plan Application SP6/13 complied with all provisions outlined in Zoning By-law 95-2003, as amended, including the minimum 138 required parking spaces, and was approved in November 2013 (See Figures 2 & 3 – Proposed Site Plan and Approved Site Plan (area subject to amendment)). In order to accommodate 8 new storage silos, 16 required parking spaces would need to be re-located or eliminated. Town of Ajax staff have also requested that two additional parking spaces be removed or relocated to eliminate any potential conflicts between cars and trucks navigating the site. As a result, the requested variance is to permit a minimum of 120 parking spaces; whereas, Zoning By-law 95-2003, as amended, requires a minimum of 138 parking spaces.

The intent of the requirement to provide a minimum number of parking spaces is to ensure that there is an adequate amount of parking provided on-site to serve the various uses of the subject property.

A Parking Utilization Study was prepared and submitted by GHD Inc. on August 15, 2014, in support of the request to permit a minimum of 120 parking spaces. The study examined parking usage at the existing facility located at 510 Finley Avenue over several days during the morning and evening shifts. The study concluded that the current maximum parking usage for the subject property is 27 spaces. Based on future employee projections as a result of the facilities expansion, the maximum parking space usage is estimated to increase by 6 parking spaces to a total of 33 parking spaces. Town of Ajax Planning and Transportation staff have reviewed the Parking Utilization Study and consider the request to reduce the minimum required parking spaces from 138 to 120 spaces (a reduction of 18 spaces) to be minor in nature and desirable for the appropriate development of the land.

**Other Comments:**

Comments have been received from:

Building Services: no comments;

Design Services: no comments;

Engineering Services: no comments;

Transportation Services: no comments;

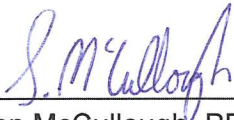
Operations Services: no comments;

Fire Services: no comments;

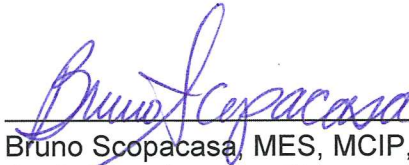
**Conclusion:**

Based on the above discussion, staff are of the opinion that **Minor Variance Application A18/14**, submitted by Louis Chelin and Associates on behalf of DiPietro & Galea Holdings Company, to permit a minimum of 120 parking spaces, is:

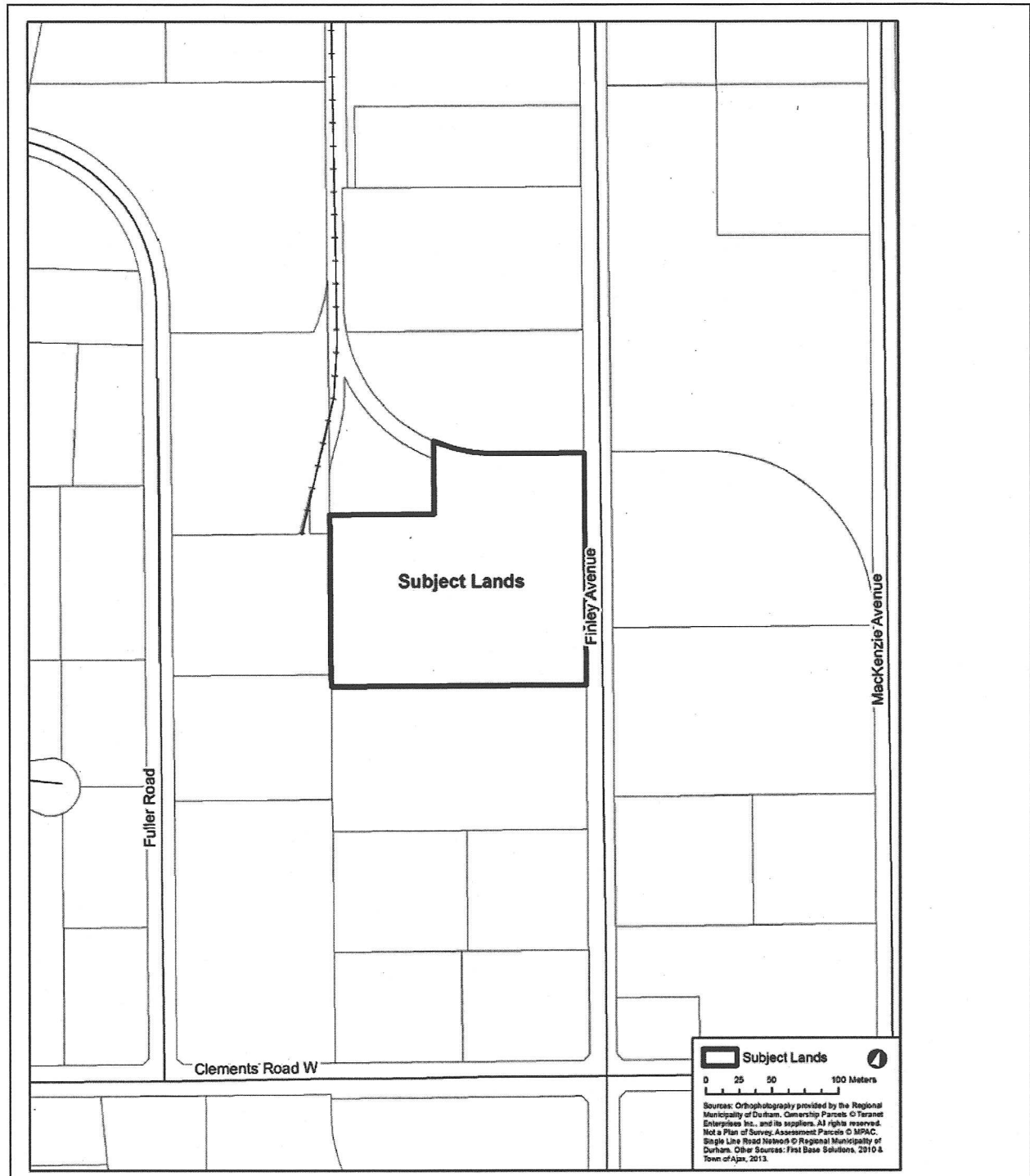
- 1) minor in nature;
- 2) desirable and an appropriate use of the land; and
- 3) in keeping with the general intent and purpose of the Official Plan and Zoning By-law.



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



Bruno Scopacasa, MES, MCIP, RPP  
Senior Development Planner



**Application File No. A18/14**

**Applicant:**  
DiPietro & Galea Holding  
Company

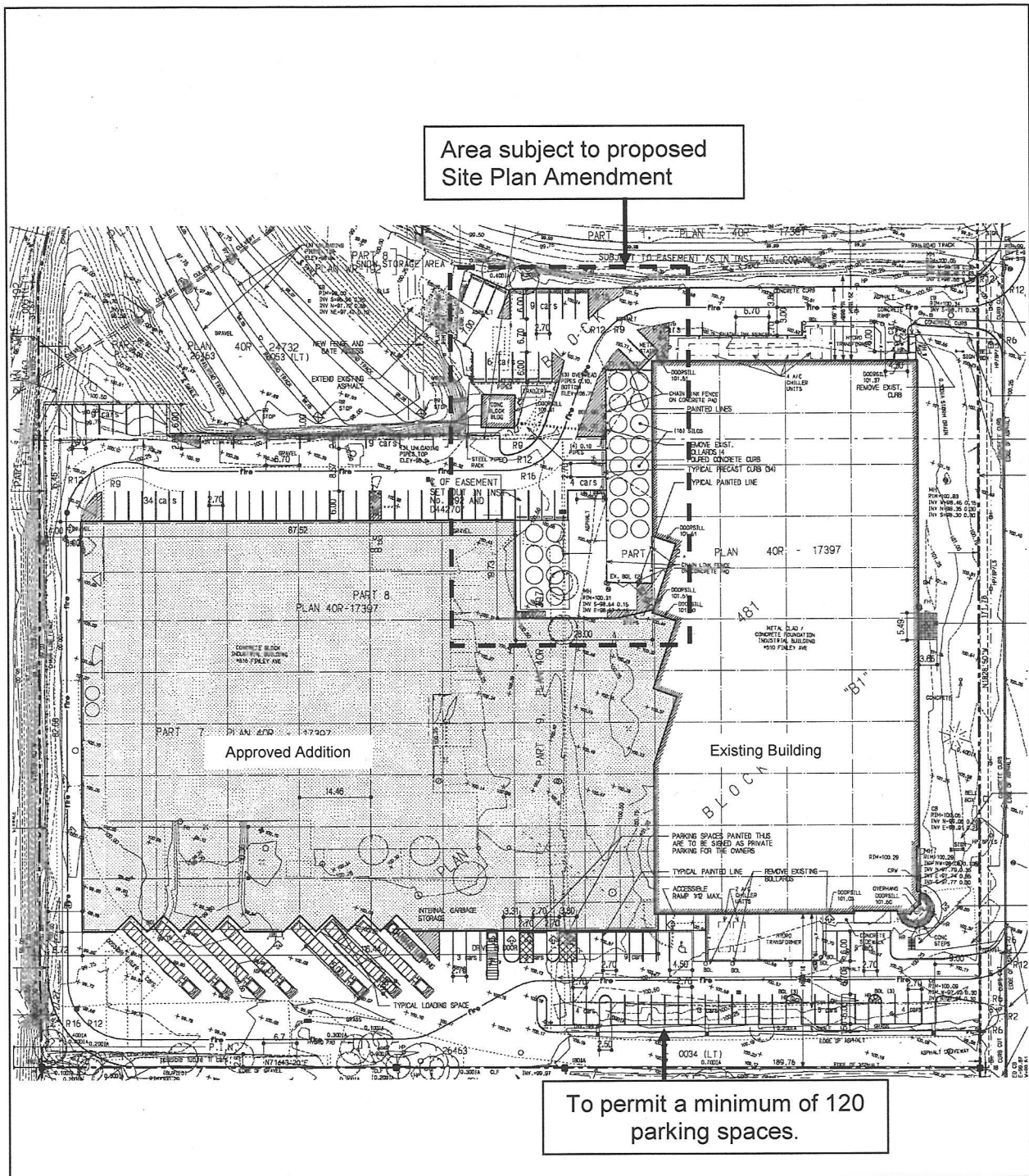
**Date: August 27, 2014**

**Figure 1**

**Subject Lands**  
**510 Finley Avenue**

**Town of Ajax**  
**Planning and**  
**Development**  
**Services**





**Application File No. A18/14**

**Applicant:**  
**DiPietro & Galea Holding**  
**Company**

**Date: August 27, 2014**

**Figure 2**

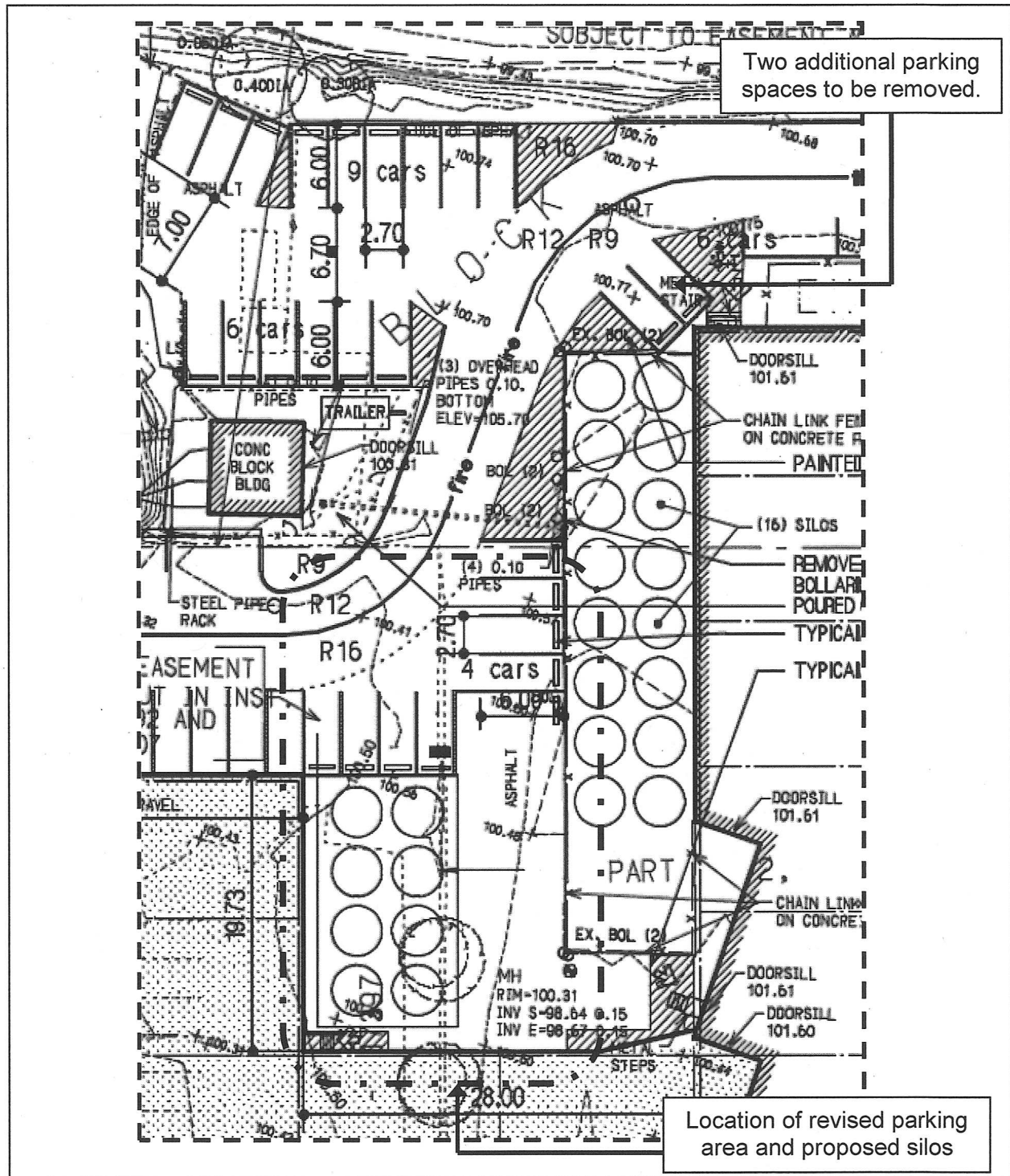
**Proposed Site Plan**

**Town of Ajax  
Planning and  
Development  
Services**









Application File No. A18/14

**Applicant:**  
DiPietro & Galea Holding  
Company

Date: August 27, 2014

Figure 3

**Area Subject to Site Plan  
Amendment**

Town of Ajax  
Planning and  
Development  
Services

