

AGENDA

COMMITTEE OF ADJUSTMENT

Town Hall
65 Harwood Avenue South, Ajax
Council Chambers

Wednesday, April 29, 2015

Meeting: 6:45 p.m.

(Applications to begin at 7:00 p.m.)

Open Meeting

1. Call to Order
2. Disclosure of Interest
3. Adoption of [March 25, 2015 Committee of Adjustment meeting minutes](#).
4. General committee discussion of applications and questions for staff.
5. Outline of the General Mandate of the Committee of Adjustment (7:00 p.m.).
6. Applications:

a. [A8/15 – 2974 Ebony Street – Shaun Gallagher](#)

To permit a minimum setback of 6.0 metres from the front lot line and to permit a 5.4 metre setback from the front and exterior side lot lines to a platform greater than 1.2 metres above finished ground level.

b. [A9/15 – 2977 Range Line Road – Gordon Crawford](#)

To permit a maximum lot coverage of 31%.

c. [A10/15 – 31 Sheldon Drive – Lifestyle Sunrooms](#)

To permit a maximum lot coverage of 35.7%.

d. [A11/15 – 72A Snowling Drive – GHD Inc.](#)

To exempt the subject property from Section 2.4 vi) of Zoning By-law 95-2003, to permit a minimum lot frontage of 9.0 metres in the R1-E Zone, and to permit a maximum lot coverage of 46% in the R1-F Zone.

e. A12/15 – 180 Station Street – Green Storage

To permit a minimum of 38 required parking spaces, a minimum setback of 3.0 metres from the west interior side lot line, and to permit a minimum setback from the CN Rail right-of-way of 16.6 metres.

6. Other Business/New Business
 - May Committee Member Training Session.
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 February 25, 2015 @ 7:00 P.M.**

Present: Matthew Milligan, Chair
Carolyn Molinari, Vice-Chair
Eldon Dixon, Member
Chris Daffern, Member
Michael Briand, Member
Sean McCullough, Technical Advisor/Secretary-Treasurer

1. Call to Order – February 25, 2015, Town of Ajax, Committee of Adjustment Meeting

Meeting called to order at 6:46 p.m. on February 25, 2015.

2. Disclosure of Interest

Chair Milligan 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 January 28, 2015, Town of Ajax, Committee of Adjustment Meeting Minutes

Chair Milligan asked for a motion to adopt the minutes from the January 28, 2015 Committee of Adjustment meetings.

Proposed by: Member Molinari
Seconded by: Member Briand

Vote: All in Favour

Carried

4. Committee Discussion and Application Clarification.

The committee members had some general discussion about the application and had questions for staff.

5. 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.

6. Applications

**Minor Variance Application A6/15
Karmann Homes 2006 Ltd
2977 Range Line Road**

To permit a maximum lot coverage of 28%.

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 staff report recommends that the Committee of Adjustment approve Minor Variance Application A6/15, submitted by Karmann Homes 2006 Ltd, to permit a maximum lot coverage of 28%, to accommodate a proposed single detached dwelling, subject to the following conditions:

- 1. That the Owner submit a Pickering Beach Site Plan Application and receive Site Plan Approval from the Town of Ajax; or this decision shall become null and void; and**
- 2. That the Owner obtain a building permit for the proposed single detached dwelling, or this decision shall become null and void.**

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

Mr. Karkas identified that he agreed with the staff report. He identified that it is a 75 foot lot and he was trying provide a wider dwelling with more appropriate living space.

Chair Milligan asked if any members had any questions for the applicant.

There were none.

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

There were none.

Chair Milligan asked if there were any further discussions from the Committee.

Member Briand asked if the building comments were provided to the applicant.

Technical Advisor/Secretary-Treasurer McCullough identified that the report was provided to the applicant.

Member Daffern asked if the applicant would require another minor variance application in order to construct a shed in the future.

Chair Milligan asked for a motion from the Committee.

Member Molinari made a motion to approve the application subject to the two conditions outlined in the staff report as the request was reasonable and met the 4 tests outlined in the *Planning Act*.

Chair Milligan asked if there was a discussion on the motion.

There were none.

Decision: That the Committee of Adjustment approve Minor Variance Application A6/14, submitted by Karmann Homes 2006 Ltd, to permit a maximum lot coverage of 28%, to accommodate a proposed single detached dwelling, subject to the following conditions:

- 1. That the Owner submit a Pickering Beach Site Plan Application and receive Site Plan Approval from the Town of Ajax; or this decision shall become null and void; and**
- 2. That the Owner obtain a building permit for the proposed single detached dwelling, or this decision shall become null and void.**

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

Seconded by: Member Dixon

All in favour

Carried

7. Other Business/New Business Continued

Technical Advisor/Secretary-Treasurer McCullough thanked all the members for their dedication and involvement with the Committee of Adjustment over the course of the 2010 to 2014 term.

8. Adjournment

Proposed by: Member Briand
Seconded by: Member Daffern

All in favour

Carried

Meeting adjourned at 7:28 p.m.

Matthew Milligan
Chair

Sean McCullough, BES
Secretary-Treasurer

DRAFT

TOWN OF AJAX REPORT



Report To: Committee of Adjustment

Submitted By: Sean McCullough, BES
Development Planner, Secretary Treasurer, Committee of Adjustment

Prepared By: Amanda Dunn, MES
Development Planner

Subject: **Minor Variance Application A8/15**
Shaun Gallagher
2974 Ebony Street

Ward: 4

Date of Meeting: April 29, 2015

Recommendation:

That the Committee of Adjustment approve Minor Variance Application A8/15, submitted by Shaun Gallagher, to permit an addition to a dwelling that is setback 6.0 metres from the front lot line and a 5.4 metre setback from the front and exterior side lot lines to a platform greater than 1.2 metres above finished ground level, subject to the following conditions:

- 1. That the Owner/Applicant obtain approval of Site Plan Application SP5/15 from the Town of Ajax, or this decision shall become null and void; and**
- 2. That the Owner/Applicant obtain a building permit for the proposed single detached dwelling, or this decision shall become null and void.**

Background & Proposal:

The owner has submitted Site Plan Application SP5/15 to permit the construction of a two storey, 37.4 m² (402.5 ft²) addition on the west side of the existing dwelling, and a 53.8 m² (579.1 ft²) accessory building (detached garage), located in the northwest corner of the lot. In order to facilitate the proposal a minor variance application has been submitted requesting to permit a 6.0 metre setback from the front lot line and a 5.4 metre setback from the front and exterior side lot lines to a platform greater than 1.2 metres above finished ground level. This application was before the Committee of Adjustment on March 25, 2015, however it was deferred to a future Committee of Adjustment meeting date, as comments from the Toronto and Region Conservation Authority were outstanding.

Subject Property & Surrounding Land Uses:

The subject property is located on the northwest corner of Ebony Street and Ruthel Road in the Pickering Beach Neighborhood. To the north and west are primarily single detached dwelling. To the east is Ruthel Road, and further east are single detached dwellings. To the south, across Ebony Street, is Paradise Park.

Town of Ajax Official Plan:

The subject property is designated "Low Density Residential" and is located within Special Study

Area 1. The Low Density Residential designation permits single detached dwellings, semi-detached dwellings, and linked dwellings up to a maximum density of 30 units per net hectare. The requested variance conforms to the policies of the Town of Ajax Official Plan.

The intent of Special Policy Area 1 is to enable an Environmental Assessment for the Carruther's Creek to occur, which has since been completed and resulted in the reconfiguration of the Regional Storm Flood Line in the Pickering Beach area. Although the policies indicate that the creation of new lots and expansions greater than 50% are not permitted, this policy is intended to preclude development within the floodplain. As such, this application was circulated to the TRCA.

TRCA provided comments on April 21, 2015 stating that the site is partially subject to flooding in the event of a Regional Storm. TRCA commented that the portion of the dwelling within the floodplain will have to be adequately flood proofed. Prior to the approval of Site Plan Application SP5/15 and issuance of a TRCA permit, all required flood proofing requirements will have to be addressed.

Town of Ajax Zoning By-law 95-2003:

The subject property is zoned Residential One 'B' (R1-B) Zone within Zoning By-law 95-2003, as amended and is subject to Exception 18. The R1-B Zone permits single detached dwellings. The property complies with all provisions of the zoning by-law except for the minimum required front yard setback and the front and exterior side yard setback to platform provisions.

Requested Minor Variances:

Minimum Front Yard Setback:

The intent of the minimum setback from a front lot line is to ensure there is a consistent building setback from the street line and that a sufficient amount of landscaped open space is maintained. This setback requirement also ensures that adequate separation between buildings/structures and public right-of-way are maintained.

The request to permit a minimum setback from a front lot line of 6.0 metres (a 1.62 metre reduction) would maintain a sufficient amount of landscaped open space between the dwelling and the street. Sufficient outdoor amenity space in the rear yard (between the proposed addition and proposed garage) would be maintained, as the house would be located closer to the street while still maintaining amenity space in the front yard. Furthermore, the reduced setback would not dominate the streetscape and would not negatively impact the surrounding neighborhood character, as similar front yard setbacks have been established within the immediate neighborhood. As a result, the request would be considered to be minor in nature and is considered desirable for the appropriate development of the land.

Minimum Front Yard and Exterior Yard Setback to a Platform Variance:

The intent of the minimum setback to a platform from a front lot line and exterior side lot line is to maintain an appropriate buffer between a platform and the street. Platforms that are not more than 1.2 metres in height are permitted to extend 2.5 metres out from the main building wall provided the platform is no closer than 3.5 metres to a front lot line and 1.5 metres to an exterior lot line. Where platforms are greater than 1.2 metres in height they must meet the minimum setbacks of the front and exterior side lot lines of the respective zone.

A minimum front yard setback of 7.62 metres and a minimum exterior side yard setback of 6.0 metres is required. The request is to permit a platform, greater than 1.2 metres above the ground

level, to be setback a minimum of 5.4 metres from the front lot line and 5.4 metres from the exterior lot line. The platform will be located directly above the proposed front porch.

The proposed reduction of 7.62 metres to 5.4 metres (a 2.22 metre reduction) to the front yard and exterior side yard setbacks to the proposed platform (second floor balcony) is considered appropriate as it would maintain a sufficient buffer from the street. There is also a large municipal boulevard that extends across the entire frontage of the subject property. Furthermore, the proposed porch located directly below the second floor balcony meets the minimum required setbacks from the front and exterior side lot lines. The 5.4 metre setback is measured from the closest point of the platform to the property line. Due to the property being a corner lot, the southeastern corner of the property is curved, making the setback 5.4 metres. Regardless, the majority of the platform will be setback 6 meters from the front yard property line. The proposed platform would also preserve the streetscape by providing living space adjacent to the street and would be considered to be minor in nature and appropriate for the desirable development of the lands.

Other Comments:

Design Services – no comments.

Transportation Services - no comments.

Building Services – A building permit is required.

Operations - no comments.

Fire Services – no comments.

Engineering Services – All stormwater shall be directed in such a manner that water will not accumulate at or near a building including foundation walls, window, entrances and walkways.

Toronto and Region Conservation Authority – TRCA has no objections to the approval of Minor Variance Application no. A8/15. Prior to granting a TRCA permit the applicant will have to ensure that the portion of the dwelling within the floodplain is adequately flood proofed.

Communications:

In accordance with the *Planning Act* this application has been circulated to property/business owners within 60 metre 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 A8/15**, submitted by Shaun Gallagher, to permit an addition to a dwelling that is setback 6.0 metres from a front lot line setback and 5.4 metre from front and exterior side lot lines to a platform greater than 1.2 metres above finished ground level, to be:

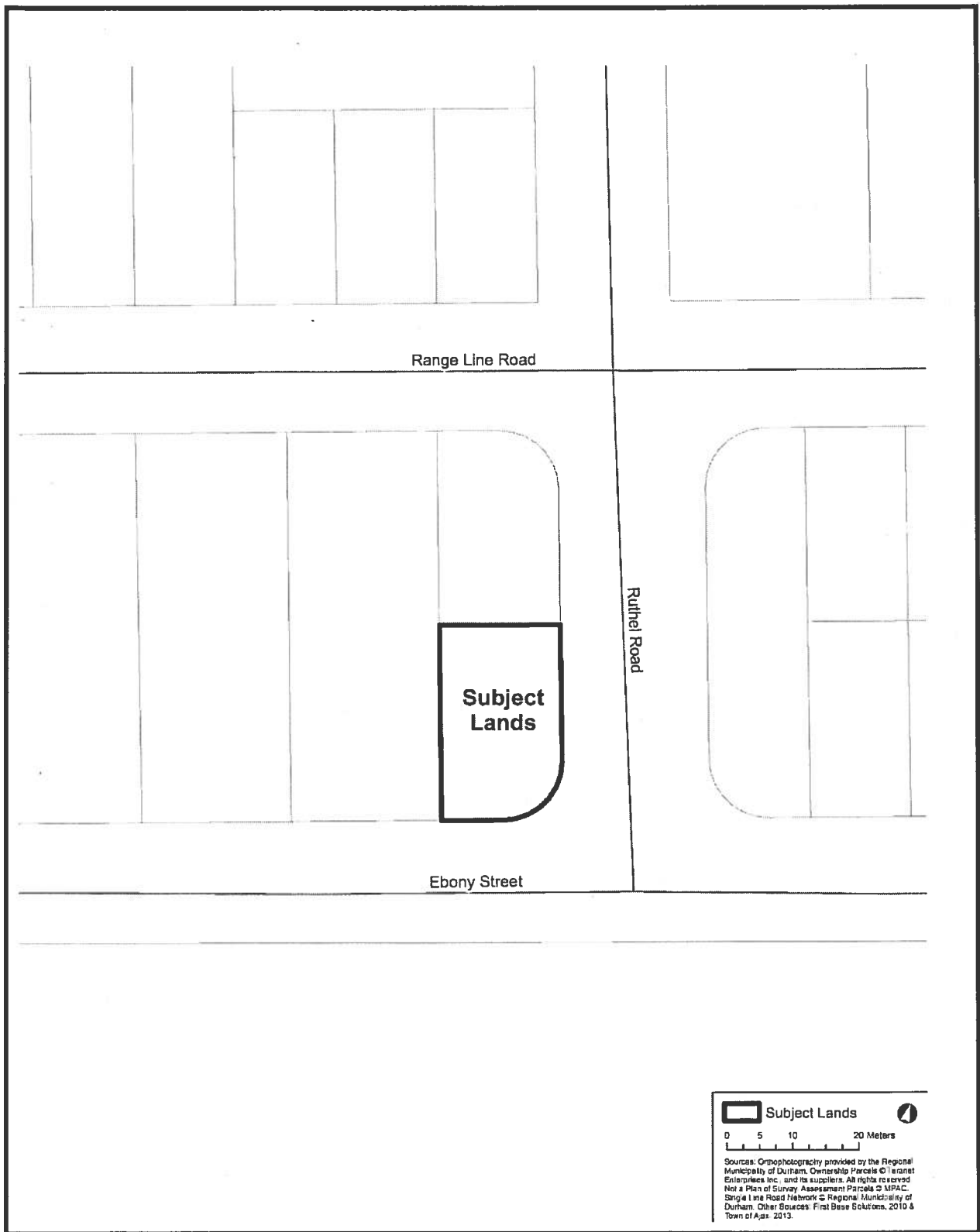
- 1) minor in nature;
- 2) desirable and an appropriate use of the lands; and
- 3) in keeping with the general intent and purpose of the Official Plan and Zoning By-law.



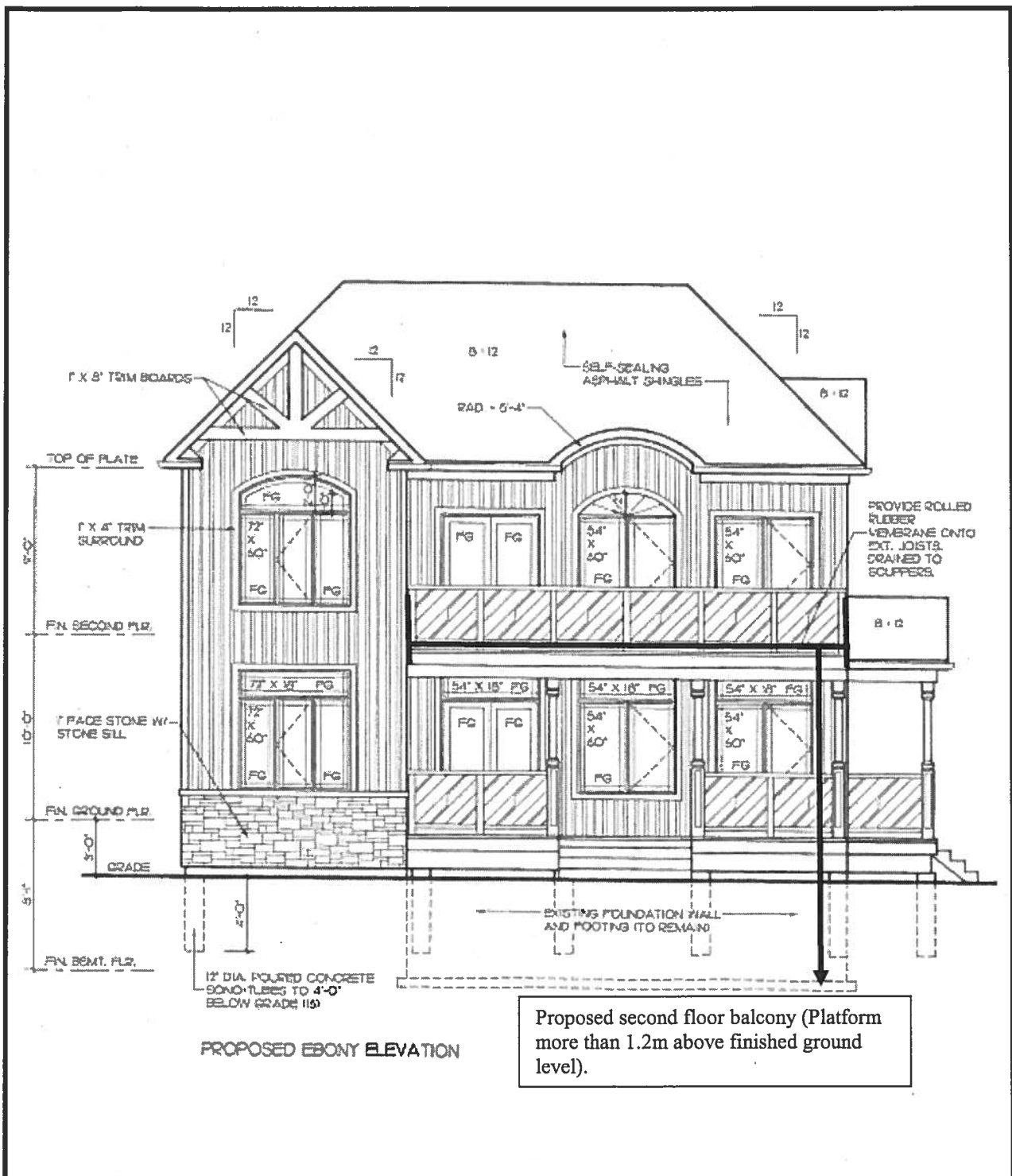
Amanda Dunn, MES
Development Planner



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



<p>Application File No. A8/15</p> <p>Applicant: SHAUN DAVID GALLAGHER</p> <p>Date: April 29, 2015</p>	<p>Figure 1</p> <p>Subject Lands</p> <p>2974 Ebony Street</p>	<p>Town of Ajax <i>By the Lake</i></p> <p>Town of Ajax Planning & Development Services</p>
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Application File No. A8/15

Applicant: SHAUN DAVID
GALLAGHER

Date: April 29, 2015

Figure 3

Proposed Site Plan Elevations
2974 Ebony Street



Town of Ajax
Planning & Development Services



Subject Property

Application File No. A8/15

**Applicant: SHAUN DAVID
GALLAGHER**

Date: April 29, 2015

Figure 4

**Subject Lands
Existing Street view**



**Town of Ajax
Planning & Development
Services**

TOWN OF AJAX REPORT



Report To: Committee of Adjustment

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

Subject: **Minor Variance Application A9/14**
Karmann Homes 2006 Ltd.
2977 Range Line Road

Ward: 4

Date of Meeting: April 29, 2015

Recommendation:

That the Committee of Adjustment approve Minor Variance Application A9/14, submitted by Karmann Homes 2006 Ltd, to permit a maximum lot coverage of 31%, to accommodate a proposed single detached dwelling, subject to the following conditions:

- 1. That the Owner submit a Pickering Beach Site Plan Application and receive Site Plan Approval from the Town of Ajax; or this decision shall become null and void; and**
- 2. That the Owner obtain a building permit for the proposed single detached dwelling, or this decision shall become null and void.**

Background & Proposal

Land Division Application LD080/2014 proposed to sever the north half (699 m²) of 3050 Ebony Street and was approved by the Land Division Committee on October 20, 2014. The Durham Region Land Division Committee stamped the deed for the proposed lot on February 13, 2015, following the applicant fulfilling the required conditions. The applicant is proposing to construct a new single detached dwelling on the vacant parcel.

The applicant submitted Minor Variance Application A6/15 to permit a maximum lot coverage of 28%, which was approved by the Committee of Adjustment during the February 25, 2015 meeting. The previous application was for a full two storey dwelling with a deck in the rear. The applicant has an interested purchaser seeking to construct a 1 ½ storey dwelling, with more ground floor area replacing the proposed rear yard deck identified in the previous application.

The applicant has submitted a minor variance application to permit an increase in the maximum lot coverage of 31%; whereas, the zoning by-law permits a maximum lot coverage of 25%. The owner is requesting the minor variance to create more purposeful interior living space within the proposed dwelling.

Subject Property & Surrounding Land Uses:

The subject property is located on the south side of Range Line Road in the Pickering Beach Neighbourhood, and is municipally known as 2977 Range Line Road. The subject property is surrounded by low density residential lots consisting of single detached dwellings (See Figure 1 – Subject Property).

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 requested variance conforms to the policies of the Town of Ajax Official Plan.

Zoning By-law 95-2003:

The subject property is zoned Residential One – ‘B’ (R1-B) Zone within Zoning By-law 95-2003, as amended and is subject to Exception 18. The R1-B zone permits single detached dwellings.

Exception 18 permits a maximum lot coverage of 33% or 150.96 m², whichever is less for lots less than 603.85 m² (6,500 ft²); and a maximum lot coverage of 25% for lots equal to or greater than 603.85 m² (6,500 ft²). The subject property is 699 m² and therefore permits a maximum lot coverage of 25%. The requested minor variance is to permit a maximum lot coverage of 31%.

Requested Minor Variance:***Maximum Lot Coverage Variance***

The intent of the maximum lot coverage requirement is to maintain an appropriate amount of amenity space and to regulate the mass of buildings on a lot. Although the application is requesting a further increase in lot coverage greater than the previous application, the proposal includes a larger setbacks from the interior side lot lines. Application A6/15 proposed a 1.22 metre (east) and a 2.44 metre (west) setback from the interior side lot lines; whereas application A9/15 proposes larger 1.83 metre (east) and 4.1 metre (west) setbacks from the interior side lot lines. Further, the setback from the rear lot line has only been reduced slightly from the previously proposed 9.85 metre (A6/15) to 9.15 metres (A9/15), a reduction of 0.7 metres.

The requested 6% increase in lot coverage would not represent an unreasonable imposition on the outdoor amenity space, as the proposed dwelling will have a sizeable amenity space in the rear yard, and maintain adequate amenity space in the front yard. The proposed dwelling will not be of a size that is out of character with the existing neighbourhood and would maintain all required setbacks. Therefore, the request is considered to be minor in nature and desirable for the appropriate development of the land.

Other Comments:

Transportation Services - no comments;

Design Services – no comments;

Building Services – consideration should be given to future accessory buildings;

Operations – no comments;

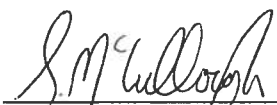
Fire Services – no comments;

Engineering Services - no comments;

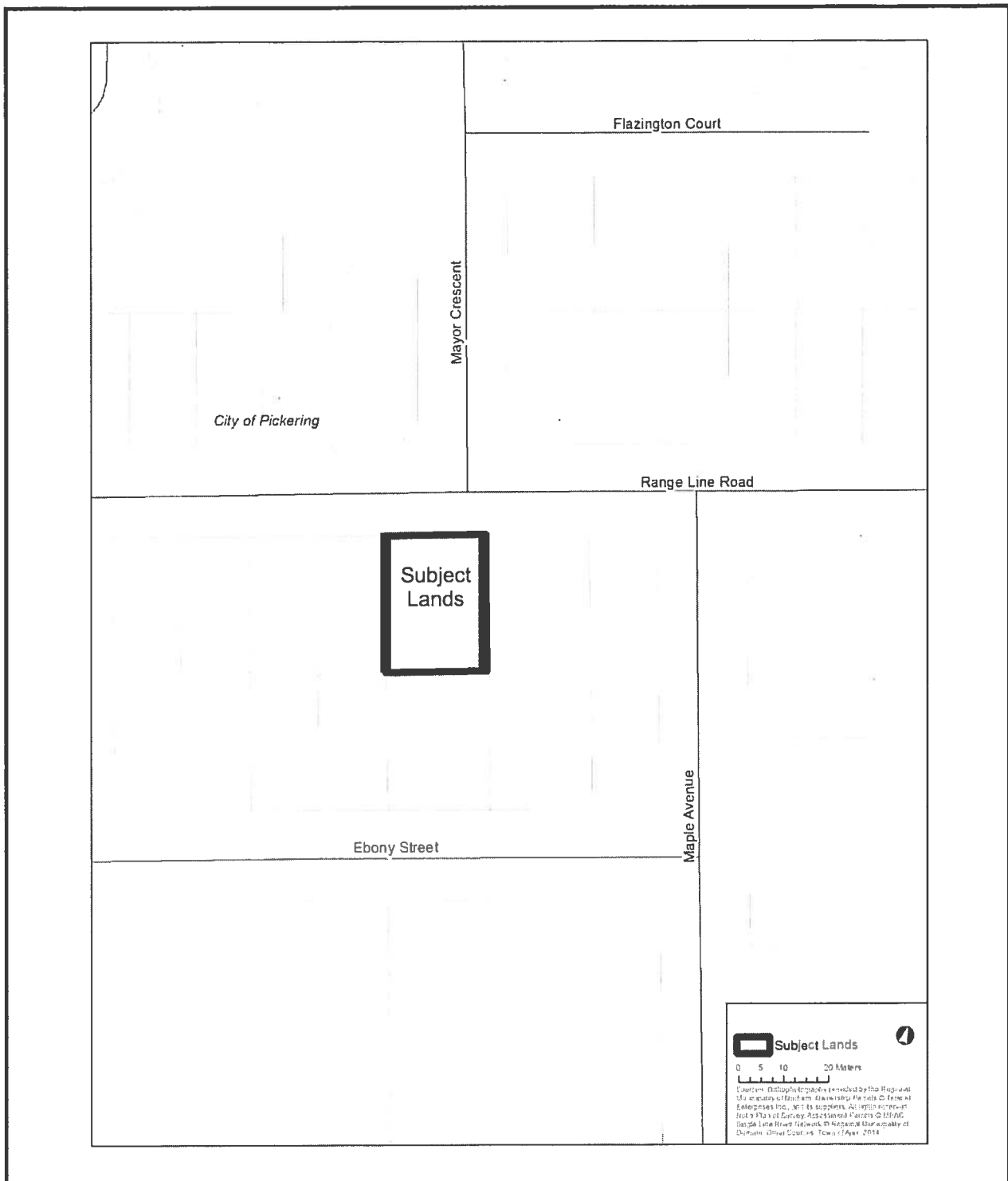
Conclusion:


Based on the discussion above, staff are of the opinion that **Minor Variance Application A9/15**, submitted by Karmann Homes 2006 Ltd., to permit a maximum lot coverage of 31%, to accommodate a proposed single detached dwelling, is:

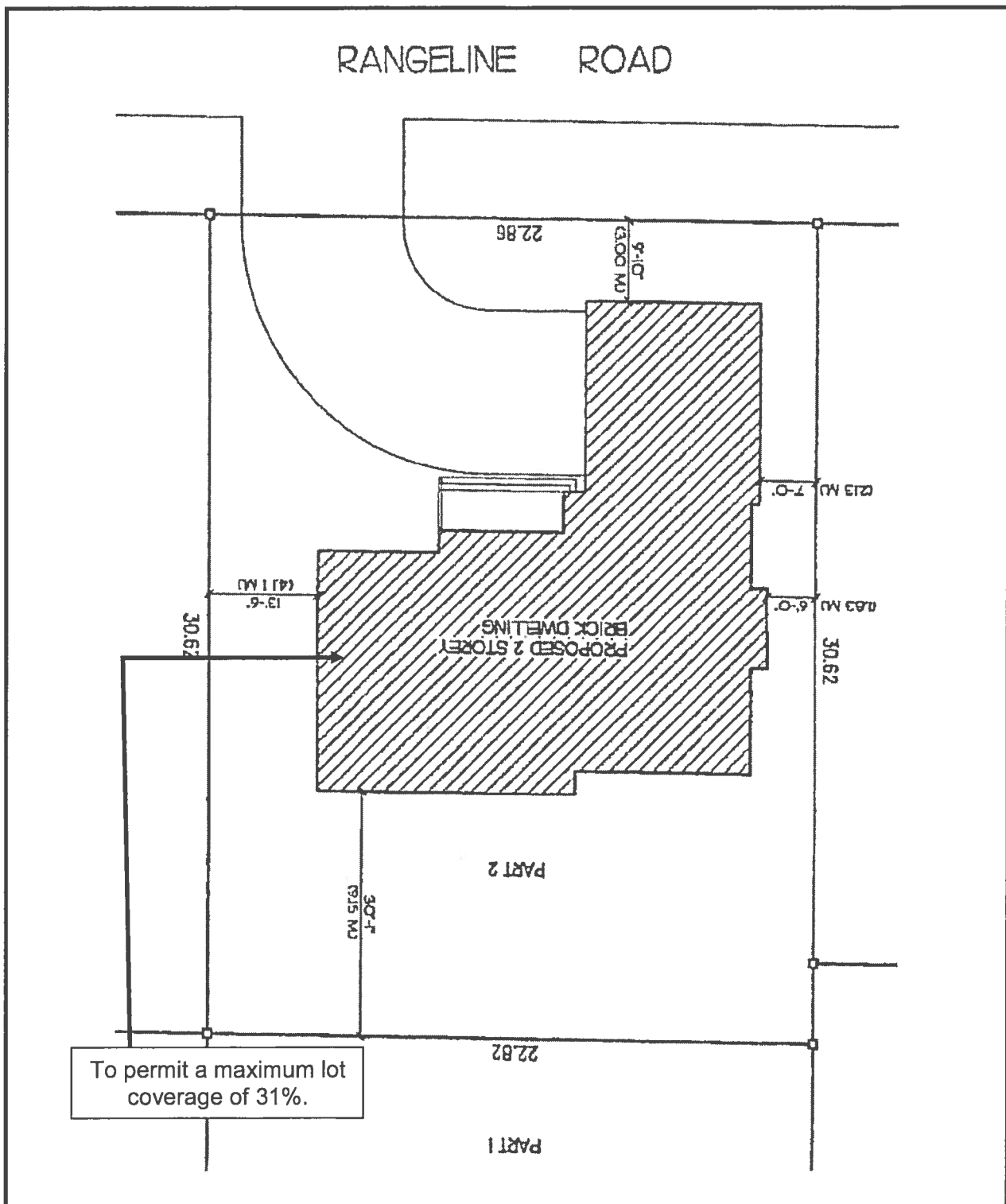
- 1) minor in nature;
- 2) desirable for the appropriate development and use of the lands; and
- 3) in keeping with the general intent and purpose of the Official Plan and Zoning By-law.



Sean McCullough, BES
Development Planner



<p>Application File No. A9/15</p> <p>Applicant: Karmann Homes 2006 Ltd</p> <p>Date: April 29, 2015</p>	<p>Figure 1</p> <p>Subject Property 2977 Range Line Road</p>	 <p>Town of Ajax Planning & Development Services</p>
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Application File No. A9/15

Applicant:
Karmann Homes 2006 Ltd

Date: April 29, 2015

Figure 2

**Submitted Plan
2977 Range Line Road**



**Town of Ajax
Planning & Development Services**



Previous Elevation – A6/15



Proposed Elevation – A9/15

Application File No. A9/15

Applicant:
Karmann Homes 2006 Ltd

Date: April 29, 2015

Figure 3

Conceptual Front Elevation
2977 Range Line RoadTown of Ajax
Planning & Development Services

TOWN OF AJAX REPORT



Report To: Committee of Adjustment

Prepared By: Amanda Dunn
Development Planner

Submitted By: Sean McCullough
Development Planner, Secretary-Treasurer, Committee of Adjustment

Subject: **Minor Variance Application A10/15**
Lifestyle Sunrooms
31 Sheldon Drive

Ward: 2

Date of Meeting: April 29, 2015

Recommendation:

That the Committee of Adjustment approve Minor Variance Application A10/15 submitted by Lifestyle Sunrooms, on behalf of Bruce and Annie Parker, to permit a maximum lot coverage of 35.7% to accommodate a sunroom addition, subject to the following condition:

- 1. That the owner/applicant obtain a building permit for the construction of the sunroom, or this decision shall become null and void.**

Background & Proposal:

The following variance has been requested to accommodate a sunroom addition on an existing deck in the rear yard on the subject property.

A maximum lot coverage of 33% is permitted under Zoning By-law 95-2003, as amended. A request to permit a maximum coverage of 35.7% has been submitted.

Subject Property & Surrounding Land Uses:

The subject property is located on the west side of Sheldon Drive, five lots south of Magill Drive, and is surrounded by single detached dwellings (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 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-B (R1-B) Zone within Zoning By-law 95-2003 as amended. The R1-B zone permits single detached dwellings. The property complies with all provisions of the zoning by-law except for the maximum lot coverage.

Requested Minor Variance:***Maximum Lot Coverage Variance***

The intent of the maximum lot coverage requirement is to maintain an appropriate amount of amenity area on a lot and to regulate the maximum size and mass of buildings on a lot. This zoning provision applies to all buildings and structures on the lot. An increase in lot coverage of 2.7% would not represent an unreasonable imposition on the outdoor amenity area as the proposed sunroom is to be built on top of an elevated existing deck. The proposed sunroom would not project any further into the required rear yard than the existing deck. Since the deck is elevated, there is amenity space underneath the proposed sunroom addition. The proposed sunroom would not negatively impact the neighbors privacy as the subject property has substantial landscape screening along the rear property line (See Figure 3 – Rear Yard Images). Further, the proposed sunroom would not be of a size or massing that will be out of character with the existing neighborhood.

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:

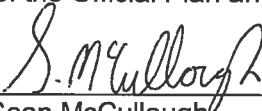
In accordance with the *Planning Act* this application has been circulated to property/business owners within 60 metres of the subject property. Notice of Application for Minor Variance was posted in a visible location along or near the property lines of the subject property.

Conclusion:

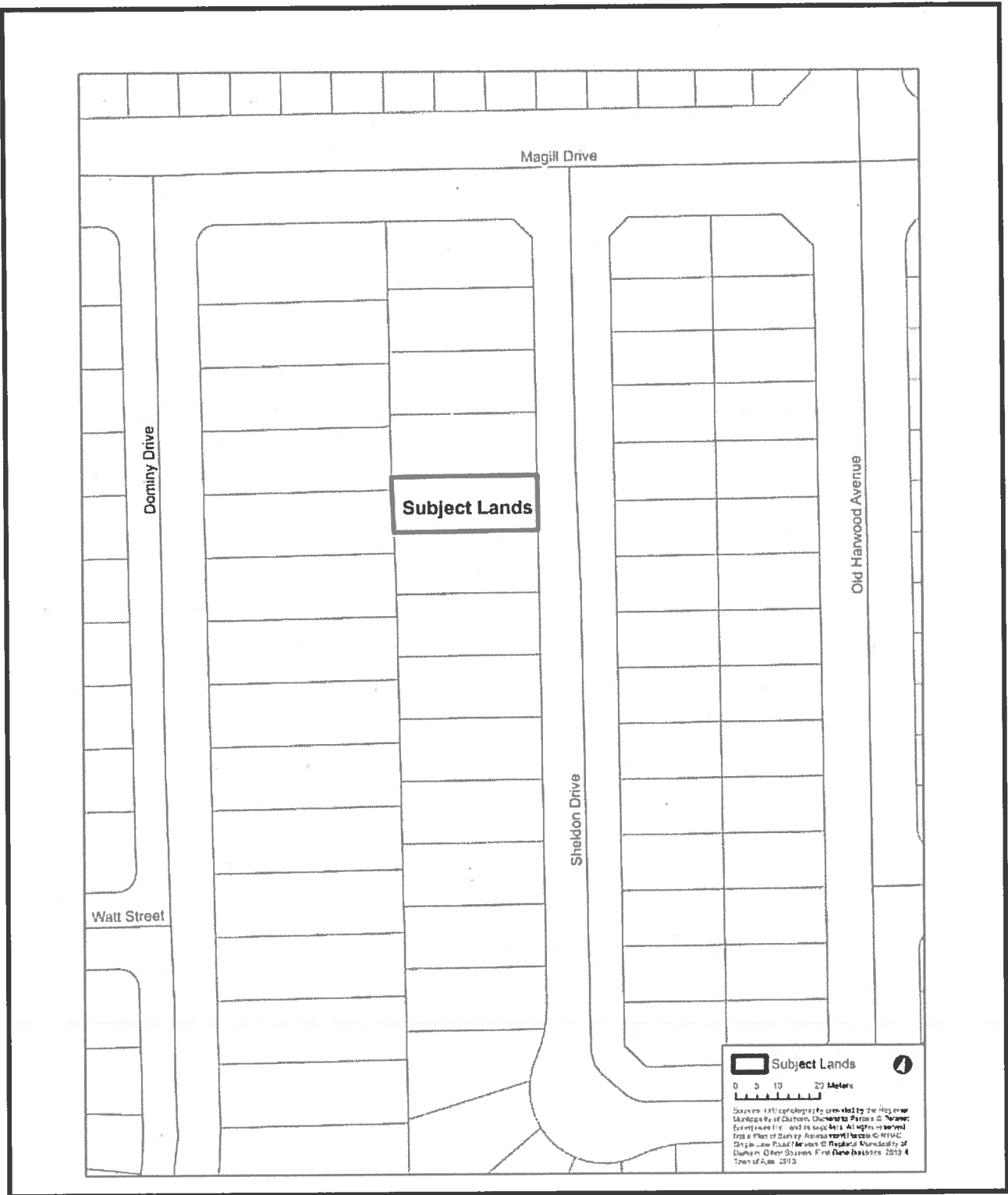
Based on the discussion above, staff support Minor Variance Application A10/15 submitted by Lifestyle Sunrooms on behalf of Bruce and Annie Parker to permit a maximum lot coverage of 35.7% for a sunroom, as the requests are:

- 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.



Amanda Dunn
Development Planner

Sean McCullough
Development Planner



Application File No. A10/15

**Applicant: Bruce and Annie
Parker**

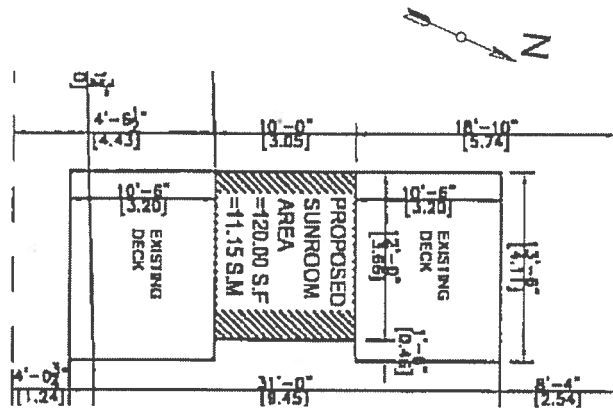
Date: April 29, 2015

Figure 1

**Subject Lands
31 Sheldon Drive**



**Town of Ajax
Planning & Development Services**



**Town of Ajax
Planning & Development Services**



Application File No. A10/15

Applicant: Bruce & Annie Parker

Date: April 29, 2015

Figure 3

**Rear Images
31 Sheldon Drive**



**Town of Ajax
Planning & Development Services**

TOWN OF AJAX REPORT



Report To: Committee of Adjustment

Prepared and Submitted By: Sean McCullough, BES
Development Planner, Secretary-Treasurer Committee of Adjustment

Subject: Minor Variance Application A11/15
Medallion Developments (Castlefields) Ltd.
72A Snowling Drive
Plan 40M-2449 Block 140 and Plan 40M-2386 Block 191

Ward: 2

Date of Meeting: April 29, 2015

Recommendation:

That the Committee of Adjustment approve Minor Variance Application A11/15, submitted by GHD Inc., on behalf of Medallion Developments (Castlefields) Ltd., to request that Section 2.4 vi) of Zoning By-law 95-2003, as amended not apply to the subject lands, to permit a minimum lot frontage of 9.0 metres and a maximum lot coverage of 46%, to accommodate a proposed detached dwelling, subject to the following conditions:

1. That Block 140, 40M-2449 and Block 191, 40M-2386, merge together to create one conveyable parcel of land, or this decision shall become null and void; and
2. That the Owner obtain a building permit for the proposed single detached dwelling, or this decision shall become null and void.

Background & Proposal

The subject lands consist of two remnant blocks from draft plans of Subdivision 18T-98014 (Castlefields Phase 4) and S-A-2003-02 (Castlefields Phase 5). Both plans received draft approval on August 1, 2002 and November 4, 2004, respectively.

The initial draft approval of the plans oriented the lots towards Snowling Drive (easterly direction) and Arfield Avenue (westerly direction), with the dividing subdivision line acting as the communal rear lot line. The lots fronting onto to Snowling Drive were zoned R1-F and the lots fronting onto Arfield Avenue were zoned R1-E. The draft plans were later revised to have all the lots face in a northerly direction which created two remnant blocks that would be required to be merged to create a single lot, however the two blocks were zoned differently.

The submitted variances are to request that Section 2.4 vi) of Zoning By-law 95-2003, as amended not apply to the subject lands, to permit a minimum lot frontage of 9.0 metres and a maximum lot coverage of 46% to accommodate a proposed detached dwelling.

Subject Lands & Surrounding Land Uses:

The subject lands are located on the south side of Snowling Drive within the Medallion Castlefields Subdivision, and is municipally known as 72A Snowling Drive. The subject property is surrounded to the north, across Snowling Drive, by the CP Rail Line. Abutting the lands to the east, south and west are single detached dwellings (See Figure 1 – Subject Property).

Town of Ajax Official Plan

The subject lands are 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 requested variances maintain the general intent of the policies of the Town of Ajax Official Plan.

Zoning By-law 95-2003:

Block 191, Plan 40M-2386 (west block) is zoned Residential One – 'E' (R1-E) Zone and Block 140, Plan 40M-2449 (east block) is zoned Residential One – 'F' (R1-F) within Zoning By-law 95-2003, as amended. Both blocks are subject to Exception 76 and permit detached dwellings.

The R1-E and R1-F Zones require and permit the same setbacks to all lot lines, heights, driveway and garage widths. The R1-E Zone requires a minimum lot frontage of 10.4 metres; whereas the R1-F Zone requires a minimum lot frontage of 9.0 metres. The proposed lot has a lot frontage of 9.15 metres; therefore the applicant is requesting relief from the R1-E Zone.

Typically, the R1-E and R1-F Zones permit a maximum lot coverage of 45%; however Exception 76 permits a maximum lot coverage of 46% in the R1-E Zone. Therefore, the request is to permit a maximum lot coverage of 46% in the R1-F Zone.

Finally, Section 2.4 vi) of Zoning By-law 95-2003, as amended, states that where a lot is divided into two or more zones the zone boundary shall be deemed to be a lot line for the purposes of calculating required setbacks and coverage, and each portion of the lot shall be in accordance with the provisions of this By-law for the applicable zone. The owner has submitted a minor variance application to request that Section 2.4 vi) of the Zoning By-law not apply to the subject lands to allow the lands to be developed as a single parcel.

Requested Minor Variance:***Section 2.4 vi) Variance***

The intent of Section 2.4 vi) is to provide clarification on how to interpret the by-law in situations where a single property is affected by multiple zones. Through the review of the subdivision applications it was intended that the lot would be developed in accordance with the R1-F Zone. Given that the R1-E and R1-F Zones require the same setbacks, staff consider it appropriate to develop the lot in accordance with the R1-F Zone.

Minimum Lot Frontage Variance

The intent of the lot frontage provision is to create a consistent streetscape, and informs the by-law as to appropriate types of housing and setbacks for a neighbourhood. The requested variance would be to permit a minimum lot frontage of 9.0 metres in the R1-E Zone.

Surrounding properties to the east of the subject lands, along Snowling Drive, are zoned R1-F and have similar lot frontages. Lots fronting onto Snowling Drive to the west of the subject property are zoned R2-B, and have lot frontages of approximately 8.5 metres, which are similar to the requested variance. Further, through the detailed design of the subdivision appropriate space has been provided to accommodate street trees and utility installations. Staff consider the requested variance to be minor in nature and appropriate for the desirable development of the lands.

Maximum Lot Coverage Variance

The intent of the maximum lot coverage requirement is to maintain an appropriate amount of amenity space and to regulate the mass of buildings on a lot. Typically in both the R1-F and R1-E Zones a maximum lot coverage of 45% is permitted. Through By-law 50-2003 a maximum lot coverage of 46% was permitted in the R1-E Zone.

The proposed dwelling has a proposed lot coverage of 38.3%; however in order to ensure consistency through the review of any future development applications, staff have recommended that a maximum lot coverage of 46% in the R1-F Zone be requested. Staff consider the 1% increase in lot coverage to be minor, and would not represent an unreasonable imposition on the outdoor amenity space.

Other Comments:

Transportation Services - no comments;

Design Services – no comments;

Building Services – no comments;

Operations – no comments;

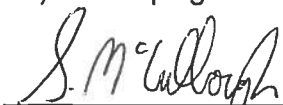
Fire Services – no comments;

Engineering Services - no comments;

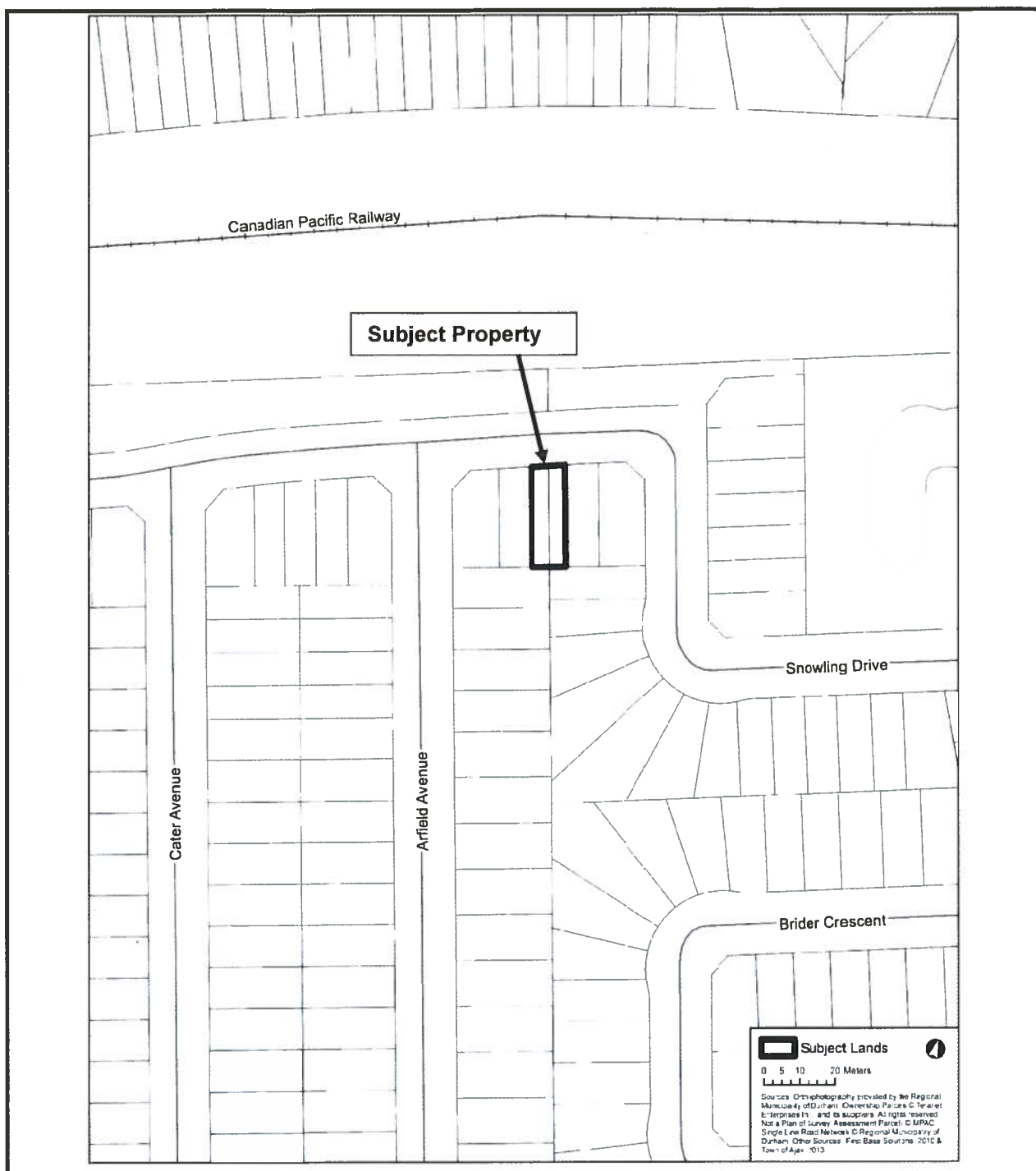
Conclusion:

Based on the discussion above, staff are of the opinion that **Minor Variance Application A11/15**, submitted by GHD Inc. on behalf of Medallion Developments (Castlefields) Ltd., to request that Section 2.4 vi) of Zoning By-law 95-2003, as amended not apply to the subject lands, and to permit a minimum lot frontage of 9.0 metres and a maximum lot coverage of 46% to accommodate a proposed detached dwelling, 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
Development Planner



Application File No. A11/15

Applicant: Medallion
Developments (Castlefields)
Ltd.

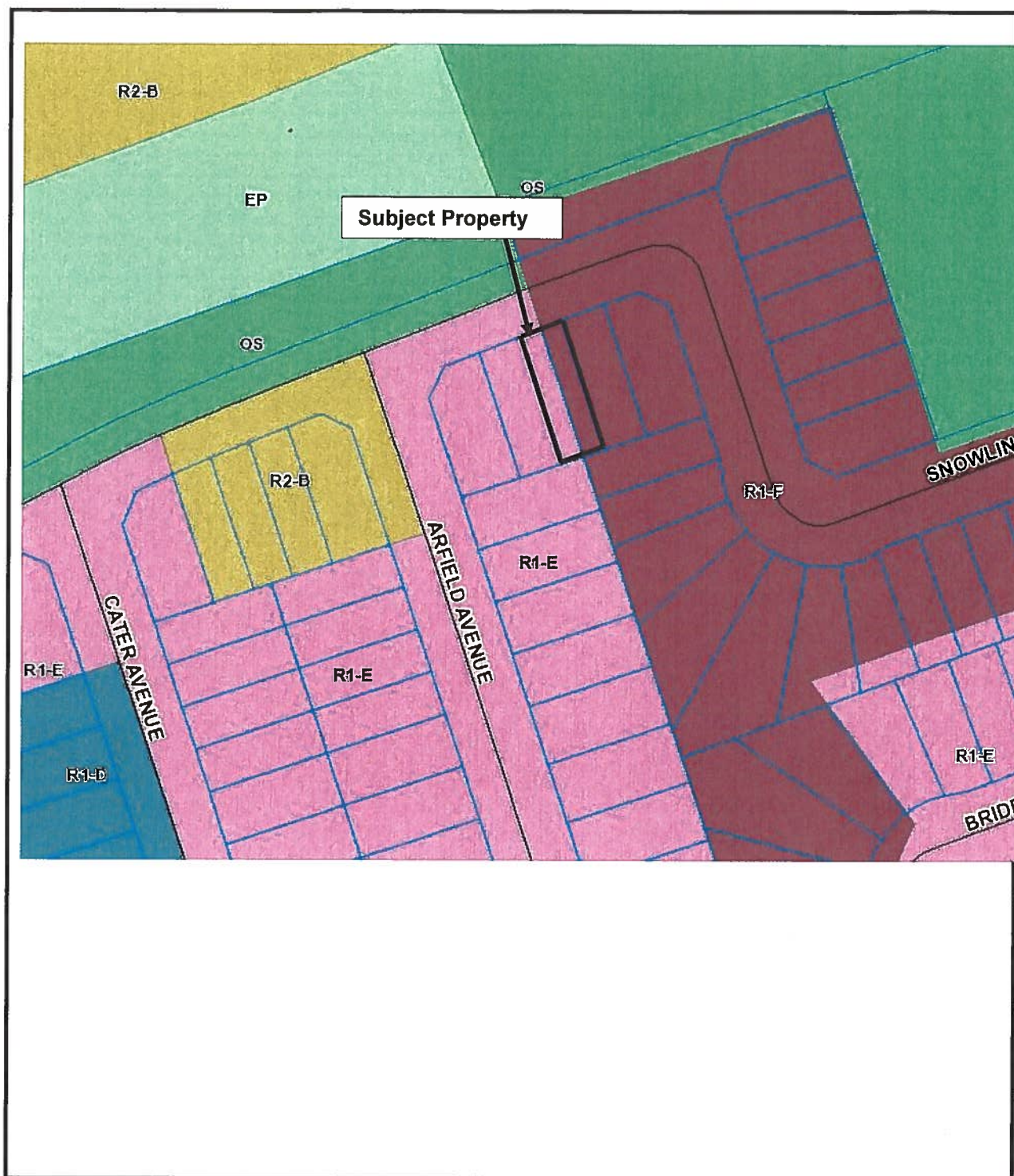
Date: April 29, 2015

Figure 1

Subject Property
72A Snowling Drive



Town of Ajax
Planning & Development Services



Application File No. A11/15

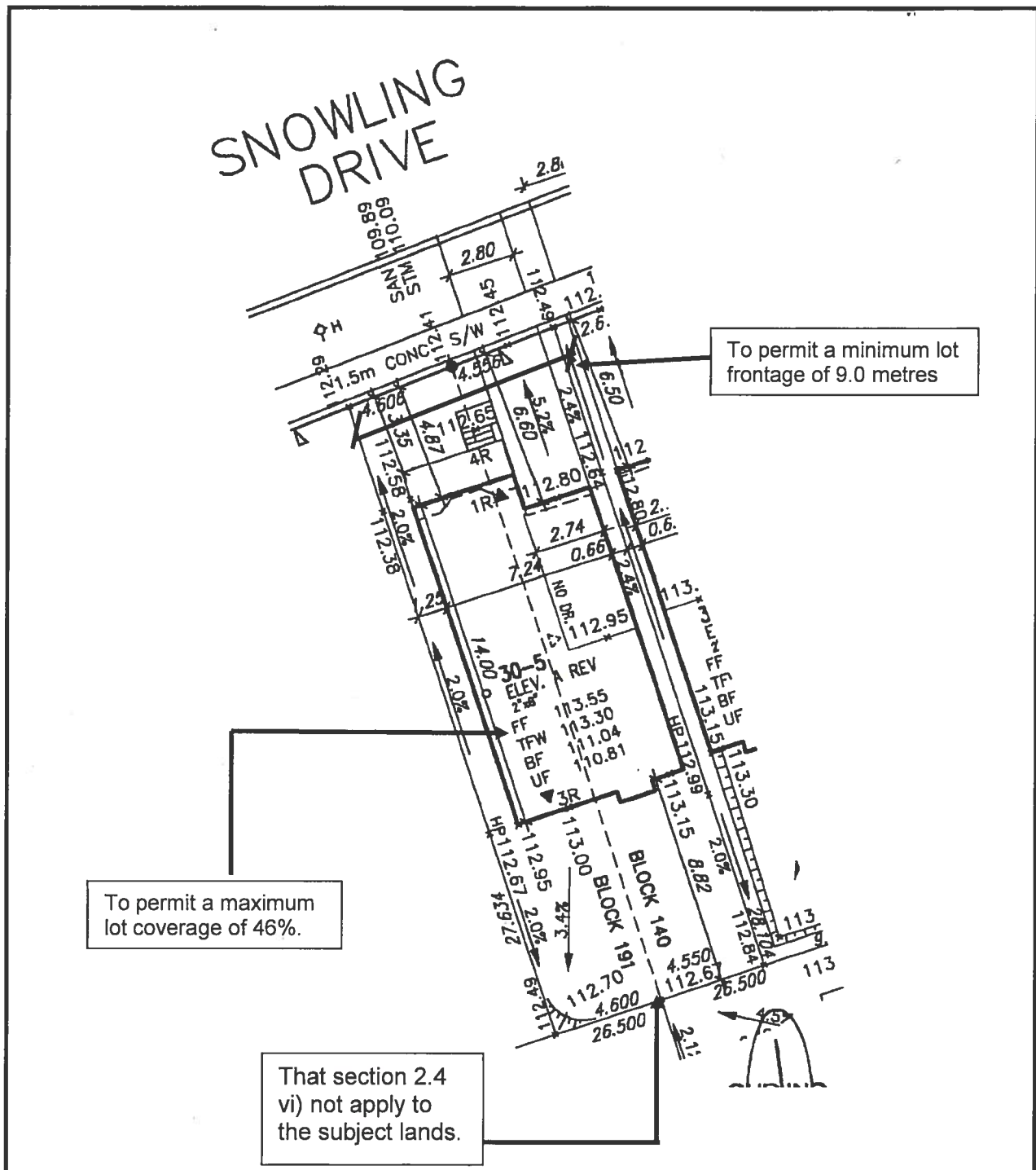
Applicant: Medallion
Developments (Castlefields)
Ltd.

Date: April 29, 2015

Figure 2

Zoning Information
72A Snowling Drive


Town of Ajax
Planning & Development Services



Application File No. A11/15

**Applicant: Medallion
Developments (Castlefields)
Ltd.**

Date: April 29, 2015

Figure 3

Site Plan

72A Snowling Drive



**Town of Ajax
Planning & Development Services**

TOWN OF AJAX REPORT



REPORT TO: Committee of Adjustment

SUBMITTED BY: Sean McCullough, BES
Development Planner

PREPARED BY: Philip Yeung, BLA, OALA, CLSA, MCIP, RPP
Development Landscape Architect

SUBJECT: **Minor Variance Application A12/15**
Green Storage Ajax Inc.
180 Station Street

WARD: 3

DATE OF MEETING: April 29, 2015

REFERENCE: Site Plan Amendment SPA8/13

RECOMMENDATION:

That the Committee of Adjustment defer Minor Variance Application A12/15, submitted by Green Storage Ajax Inc., until Site Plan Amendment SPA8/13 is further reviewed.

Background & Proposal:

The applicant submitted Site Plan Amendment Application SPA8/13 on November 6, 2013 to add new office space and storage units along the south side of the existing building (Building A) located at 180 Station Street. A conditional building permit for Building A was issued on May 8, 2014.

On January 9, 2015, the applicant requested to expand the scope of the application. The revised application proposed to develop 5 additional buildings. In total, the site would consist of 6 buildings with a total gross floor area of 8,810 m² (94,836 ft²). The revised site plan was circulated for review to internal departments and external agencies on February 5, 2015, and comments were received and forwarded back to the applicant on February 26, 2015. Planning Services is currently waiting for a revised submission.

Subject Lands and Surrounding Land Uses:

The subject property (180 Station Street) is located on the north side of Old Station Street and Station Street (See Figure 1 – Subject Lands). Abutting the lands to the north is the CN rail line. To the south, across Old Station Street are vacant employment lands owned by the Town, to the west are active employment businesses and to the east is an existing woodlot.

Town of Ajax Official Plan

The subject lands are designated “Prestige Employment” within the Town of Ajax Official Plan. It is intended that development within this designation exhibit a high standard of building design and landscaping.

All new development or redevelopment within the Prestige Employment designation shall be consistent with the Town of Ajax Employment Areas Urban Design Guidelines. The Prestige Employment designation is located along major transportation corridors (Highway 401) and does not permit outside storage. The Built Environment policies of the Official Plan require an improved visual appearance of the Town along Highway 401. The proposed building elevations and landscape buffers that face on Highway 401 and Station Street are currently under design review.

Town of Ajax Zoning By-law 95-2003

The subject lands are zoned Prestige Employment (PE) Zone within Zoning By-law 95-2003, as amended. The PE zone permits uses such as, but not limited to, day care facility, financial institution, light manufacturing, medical clinic, offices, personal service shop, public storage facility, recreation facility, restaurant, veterinary clinic and warehouse/distribution centre. The proposed use is permitted under the Zoning By-law.

Requested Minor Variances:

The following minor variances have been requested:

- a minimum of 40 parking spaces,
- a minimum setback of 3.0 metre to the west interior side lot line, and
- a 16.6 metre setback from the CN railway right-of-way.

In addition to the above noted variances, an additional review of the requests identified after circulation of the notice that a minimum 15.0 metre landscape buffer along Highway 401 is required, which the proposed new buildings do not achieve.

Discussion:

A proper and thorough review of the development proposal has to be completed. Planning Services will review the proposed landscape buffer through the next submission of the site plan application. Based on this information, the notice which was sent out was inaccurate and re-circulation of the notice is required.

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;

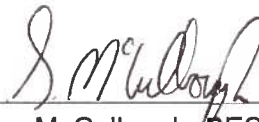
Fire Services: no comments;

Conclusion:

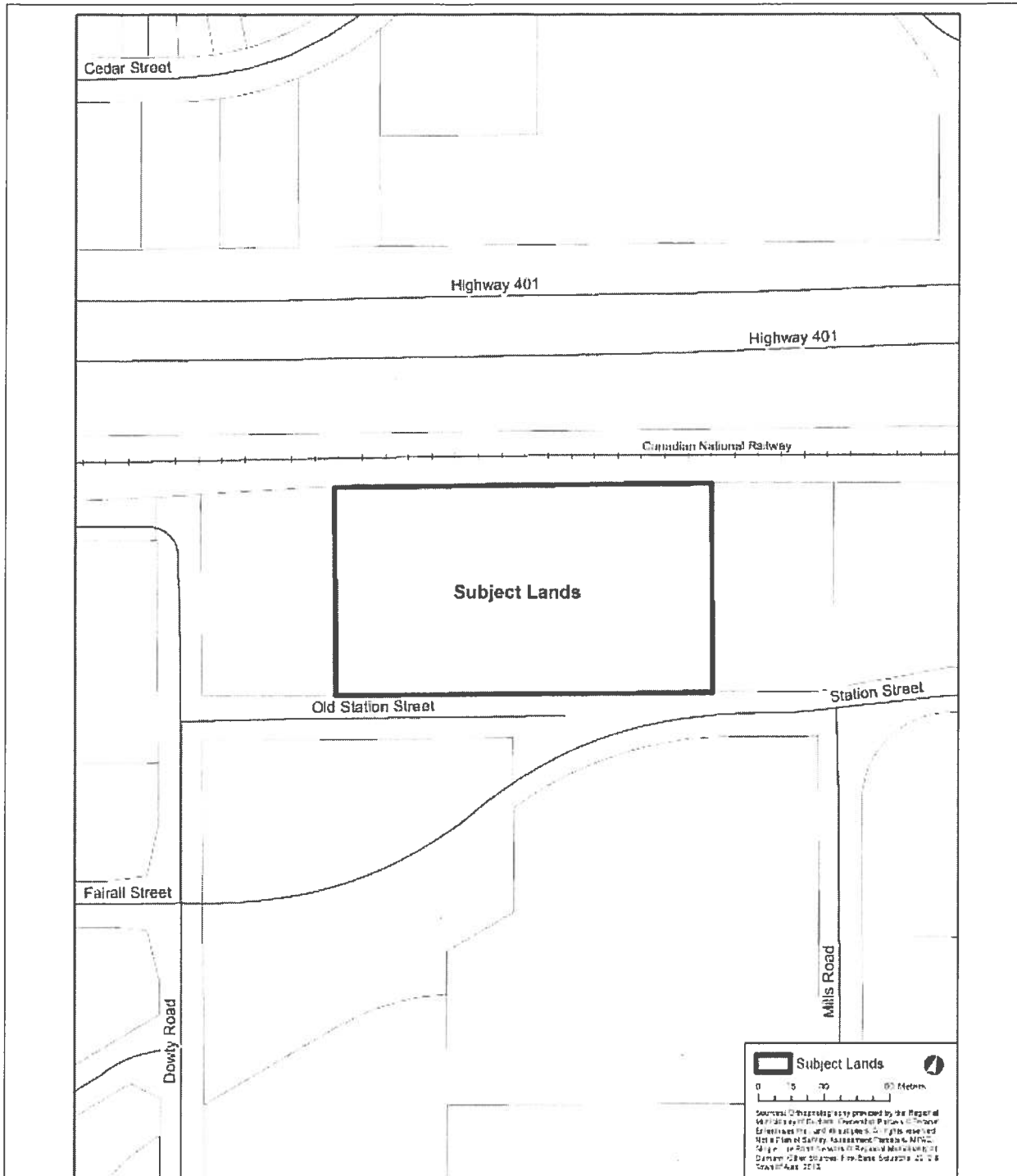
Based on the discussion above, staff request that **Minor Variance Application A12/15**, submitted by Green Storage Ajax Inc., be deferred until SPA8/13 is further reviewed.



Philip Yeung, BLA, OALA, CLSA, MCIP, RPP
Development Landscape Architect



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



Application File No. A12/15

Applicant:
Green Storage Ajax Inc

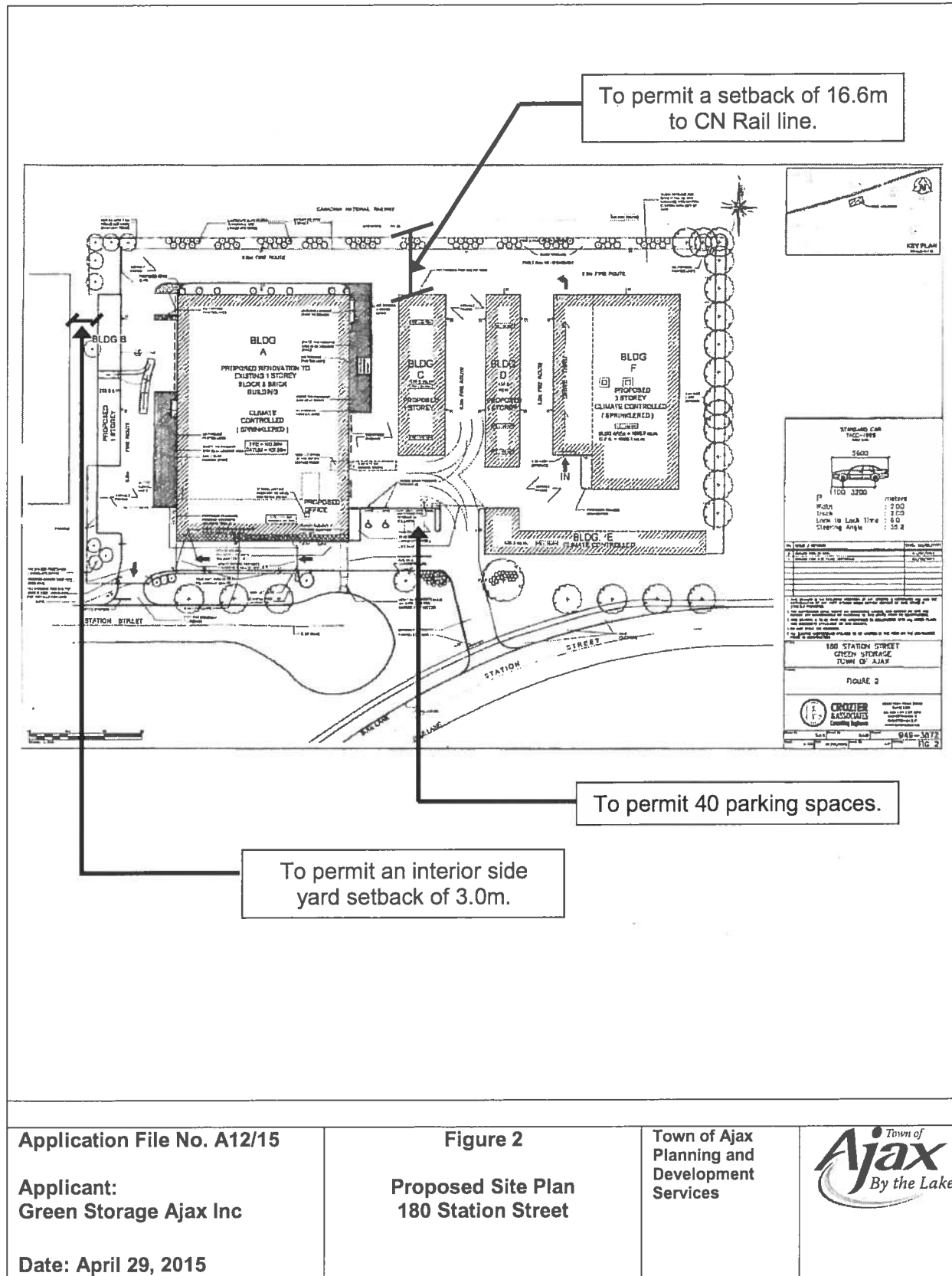
Date: April 29, 2015

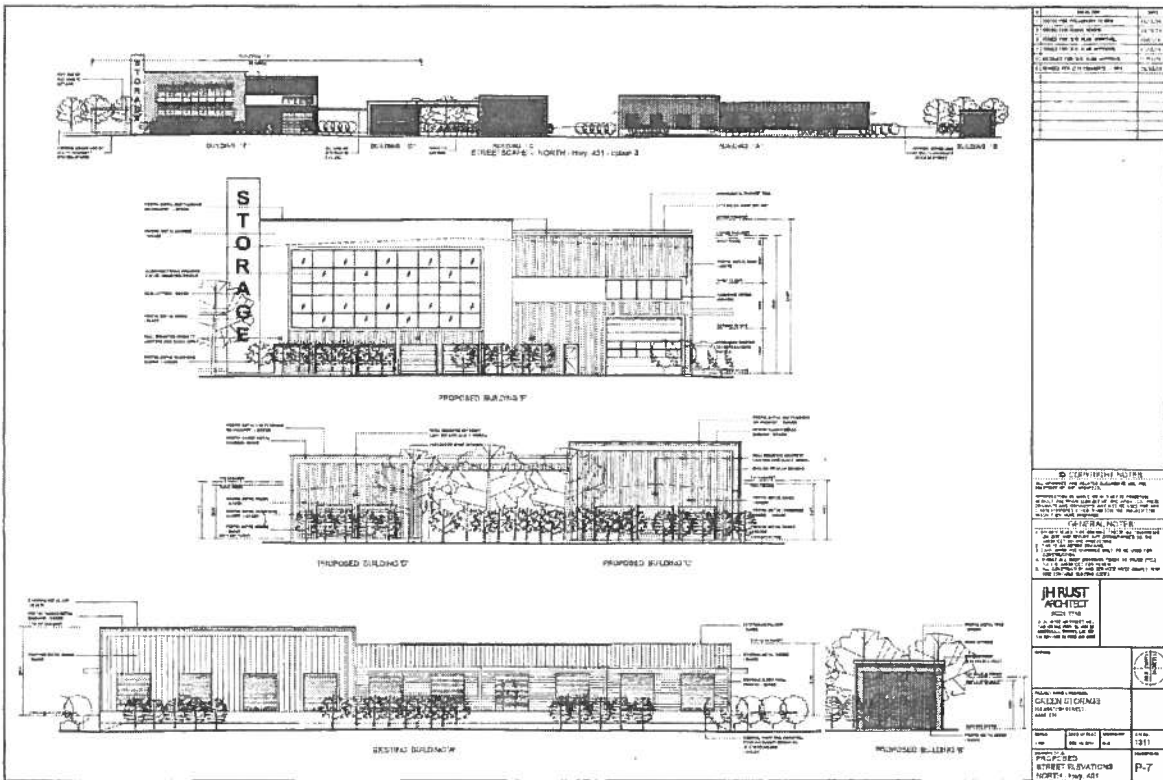
Figure 1

Subject Lands
180 Station Street

**Town of Ajax
Planning and
Development
Services**







Application File No. A12/15

Applicant:
Green Storage Ajax Inc

Date: April 29, 2015

Figure 3

Proposed North Elevations
(Facing Highway 401)Town of Ajax
Planning and
Development
Services