



Planning & Development Services

TOWN OF AJAX

Tel. 905-683-4550

65 Harwood Avenue South

Ajax ON L1S 2H9

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AGENDA

COMMITTEE OF ADJUSTMENT

Town Hall
65 Harwood Avenue South, Ajax
Council Chambers

Wednesday, March 25, 2015

Meeting: 6:45 p.m.

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

Open Meeting

1. Call to Order
2. Chair/Vice Chair Election
3. Disclosure of Interest
4. Adoption of [February 25, 2015 Committee of Adjustment meeting minutes](#) and adoption of [March 11, 2015 \(Special Meeting\) Committee of Adjustment meeting minutes](#).
5. General committee discussion of applications and questions for staff.
6. Outline of the General Mandate of the Committee of Adjustment (7:00 p.m.).
7. 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.

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 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

**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 March 11, 2015 @ 7:00 P.M.**

Present: Matthew Milligan, Chair
Carolyn Molinari, Vice-Chair
Wasif Ahmed, Member
Lori Roberts, Member
Sean McCullough, Technical Advisor/Secretary-Treasurer
Geoff Romanowski, Development Approvals Coordinator

Absent: Michael Briand, Member

1. Call to Order – March 11, 2015, Town of Ajax, Committee of Adjustment Meeting

Meeting called to order at 7:00 p.m. on March 11, 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. Committee Discussion and Application Clarification.

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

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 A7/15
Windcorp Grand Harwood Place Ltd.
184 Harwood Avenue South**

To permit:

- a minimum of 1.0 space per unit for exclusive use of the occupants in addition to 0.1 space per unit for the exclusive use of visitors;

- a minimum of 154 parking spaces for all permitted non-residential uses for the proposed development;
- the front wall to be located 4.5 metres and the canopy to be located 2.2 metres from the front lot line (Harwood Ave. S.);
- the north exterior side wall to be located between 8.0 metres (underground parking) and 11.2 metres (aboveground) from the north exterior lot line; and
- the south exterior side wall to be located 3.8 metres (aboveground) from the south exterior side lot line.

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 Tammy Graham, Property Manager for 230 and 240 Harwood Avenue S.

The staff report recommends that the Committee of Adjustment approve Minor Variance Application A7/15, submitted by Windcorp Grand Harwood Place Ltd., subject to the following conditions:

1. **That the applicant obtain approval of Site Plan Application SP2/14 and enter into a site plan agreement with the Town, or this decision shall become null and void;**
2. **That the applicant obtain a building permit for the proposed building, or this decision shall become null and void; and**
3. **That the lands associated with the proposed development, being part of the Harwood Avenue right-of-way, be stopped-up and closed as per the Municipal Act requirements, or this decision shall become null and void.**

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

Laura Starr of Windcorp Grand Harwood Place Ltd. was in attendance to represent the application. Ms. Starr identified that the requested variance was based on due diligence of the required parking for a building of this nature, examining similar sites and markets. She identified that there were lots of public transit available in the vicinity, with a 7 minute bus trip to the Ajax Go Station. Ms. Starr identified that the biggest variance was for parking for the residential units, and that the non-residential was only a slight decrease. She identified that the parking for the retail, office, and visitor parking had differing peak periods. The proposed development would also have one car share space, allowing residents to share a vehicle, if needed.

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

Chair Milligan asked staff to provide clarification on Condition 3.

Mr. Romanowski identified that the location of the proposed building is located on lands part of the municipal right-of-way, he outlined that in order to stop-up and close the lands there was a process outlined in the Municipal Act.

Member Molinari asked if the developer was satisfied with the amount of parking being provided.

Ms. Starr identified that it was expensive to construct underground parking and did not want to have an oversupply of unused parking spaces. Ms. Starr identified that the target market of young first time home buyers or individuals downsizing typically did not have more than one vehicle. Ms. Starr also identified that the Town completed a parking study indicating that there was an abundance of parking within other areas of the plaza.

Mr. Romanowski provided clarification that the parking lot at the northwest corner of Hunt and Harwood was privately owned.

Member Molinari asked how many parking space were located within the development lands.

Mr. Romanowski identified that there were approximately 180-200 parking spaces, and that approximately 43 lay-by parking spaces would be provided around the proposed building along the future streets. He also identified that the applicant was correct, that a parking study was completed for the entire plaza demonstrating that the parking areas were underutilized.

Member Molinari asked if the transit provided was along Station Street.

Ms. Starr identified that that was correct.

Member Roberts asked if the parking would be allocated to the purchasers of the development.

Ms. Starr identified that some purchasers would opt not to purchase a parking space, and that spaces could be allocated to other units who wanted two. Ms. Starr identified that a similar project in Pickering saw a number of purchasers opting not to purchase parking spots.

Member Roberts asked how on-street parking would be managed.

Ms. Starr identified that if there was a problem with lay-by spaces, options to ticket spaces could be explored. Ms. Starr identified that the parking provided in the proposed building could accommodate parking for other retail uses surrounding the project with some administration.

Member Roberts asked how the non-residential parking would be restricted.

Ms. Starr identified that that discussion would occur later to determine how the parking would be monitored within the building. Ms. Starr clarified that there would be 43 surface lay-by parking spaces.

Chair Milligan asked if condos within Durham Region typically only required one parking space.

Ms. Starr identified that this project would be the first mixed-use building of this nature within Durham Region. She identified that parking demand in condos within Durham Region typically require 1 parking space or less. She identified that residents purchasing condo units typically are new purchasers or individuals downsizing who only require one parking space or less.

Chair Milligan asked how many flex spaces there were.

Ms. Starr identified that there were 24 extra parking spaces that could accommodate other units looking to purchase an additional parking space.

Chair Milligan asked if parking spaces were included in the purchase of the unit.

Ms. Starr identified that every unit would be provided one parking space.

Member Ahmed asked if the 24 flex spaces were included in the 1.0 space per unit.

Ms. Starr identified that spaces would be shared with visitors.

Member Ahmed identified that it appeared that the request represented 1.0 space per unit, plus 0.1 per unit for visitors with no flex spaces.

Member Ahmed asked if the San Francisco by the Bay project was already built.

Ms. Starr identified that one building had been constructed and a second phase had been sold out. She identified that that particular project would accommodate 1.06 spaces per unit.

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

Ms. Tammy Graham was in attendance, she also provided a letter. She identified that her management group was worried about the mixed use nature of the project. She identified that it would impact parking on 230 and 240 Harwood Avenue.

Chair Milligan asked for landmarks where Ms. Graham's client owned.

Ms. Graham identified that the Pharma Plus, Bun King, Cross Country Donuts, Eco health, Master Mechanic, and a roofing company at the rear.

Ms. Graham identified that the project would open a new road way, and would push over flow parking onto her client's property and would require tenants to increase costs to monitor parking. She identified that tenants have been in this location for approximately 20 years.

Mr. Romanowski identified that Ms. Graham was correct that the three units north of the Bun King would be removed. This was to accommodate services for the proposed building. He also identified that the road was part of the future downtown road network identified in the Town's Official Plan. He identified that parking on the private land would need to be managed by the individual properties. However, that a construction and parking management plan would be prepared as part of the project. He also

identified that pedestrian walk ways would be preserved during and after construction.

Ms. Graham identified that the project would still push parking onto the adjacent property.

Member Roberts asked if there were separate parking for the individual units.

Ms. Graham identified that the new sidewalk would be dangerous if it were to be changed to a public road.

Mr. Romanowski identified that these would be new municipal roads with full sidewalks with a downtown feel. He identified that the roads would be local roads similar to Kings Crescent and Commercial Avenue.

Member Roberts asked if the parking would be separated by individual units.

Mr. Romanowski identified that the property was privately owned and would have to be managed by the individual land owners.

Member Ahmed asked if the property manager had private security.

Ms. Graham identified that they had night security, and in the future if the security were to visit to ticket it would be on an hourly rate costs the tenants additional money.

Member Ahmed asked if the tenants were aware of the potential business that would be brought forward from a project of this magnitude.

Ms. Graham identified that she has made her management group aware of the benefits of a project of this nature, however her management group were concerned with the short term disruption.

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

Member Roberts identified that she was aware of San Francisco by the Bay Project and was concerned about the amount of parking provided at that project.

Ms. Starr identified that San Francisco by the Bay had no visitor parking, and Grand Harwood would accommodate visitor parking. Ms. Starr also identified that 43 surface spaces would be provided.

Member Ahmed identified that on a net basis approximately 130 parking spaces would be lost within the existing surface parking lot, after constructing the 43 surface parking spaces.

Mr. Romanowski identified that the 180 parking spaces would not be able to be achieved. However, an additional 20 spaces had been constructed by the sales pavilion on the north side of the plaza. Also, a parking study that was completed for the plaza identified that parking spaces at the rear of the plaza were underutilized.

Ms. Starr identified that temporary parking would be constructed to accommodate demand during construction.

Member Roberts asked if the proposed commercial space would be greater than the existing commercial space that is in the plaza, or if future phases would increase the amount of commercial space.

Ms. Starr identified that existing tenants had interest in relocating into the new building.

Chair Milligan asked if Ms. Graham had anything further to add to her earlier comments based on the discussion.

Ms. Graham had no further comments.

Chair Milligan identified that the overall planning objectives of the Town is to provide the amount of parking required to accommodate any proposed development. He asked if staff had any concerns based on the amount of parking being provided the proposed development.

Mr. Romanowski identified that staff had no concerns.

Chair Milligan asked staff to elaborate on a Build With-in Zone.

Mr. Romanowski identified that a build within zone requires a building to be located within a specified distance to the street to create an urban edge along the street contributing to a walkable environment.

Chair Milligan asked if OPA 41 directed development to be located within urban growth areas, with the goal of intensifying urban areas.

Mr. Romanowski identified that Chair Milligan was correct, that this was the way planning was going, with all types of development, creating more intense neighbourhoods within urban settlement areas.

Chair Milligan asked for a motion from the Committee.

Member Molinari made a motion to approve the application subject to the three 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 A7/15, submitted by Windcorp Grand Harwood Place Ltd., subject to the following conditions:

- 1. That the applicant obtain approval of Site Plan Application SP2/14 and enter into a site plan agreement with the Town, or this decision shall become null and void;**

- 2. That the applicant obtain a building permit for the proposed building, or this decision shall become null and void; and**
- 3. That the lands associated with the proposed development, being part of the Harwood Avenue right-of-way, be stopped-up and closed as per the Municipal Act requirements, 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 Ahmed

All in favour

Carried

6. Adjournment

Proposed by: Member Ahmed

Seconded by: Member Roberts

All in favour

Carried

Meeting adjourned at 8:08: p.m.

Matthew Milligan
Chair

Sean McCullough, BES
Secretary-Treasurer

TOWN OF AJAX REPORT



Report To: Committee of Adjustment

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

Prepared By: Amanda Dunn, MES
Development Planner

Subject: **Minor Variance Application A8/15**
Shaun Gallagher
2974 Ebony Street
Lot 97, Plan 285

Ward: 4

Date of Meeting: March 25, 2015

Recommendation:

That the Committee of Adjustment defer Minor Variance Application A8/15, submitted by Shaun Gallagher, to permit an addition to a dwelling that is setback a minimum 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, to the April 29th, 2015 Committee of Adjustment meeting to allow staff to receive comments from the Toronto and Region Conservation Authority (TRCA), as the subject property falls within the TRCA's regulated area; and prepare a staff recommendation report which accurately addresses all components of this application.

Background & Proposal:

The owner has submitted Site Plan Application SP5/15 to permit the construction of a 37.4 m² (403.2 ft²) ground floor addition and second floor addition. The proposal also includes 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, the applicant has submitted a minor variance application requesting to permit a minimum 6.0 metre setback to the front lot line and 5.4 metre setback from the front and exterior side lot lines to a platform greater than 1.2 metre above finished ground level.

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. The subject property is surrounded to the north, east, and west by single detached dwellings. To the south, across Ebony Street, is Paradise Park (See Figure 1-Subject Lands).

Planning Policy and Zoning Information:

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.

Development on this property is subject to screening requirements of the Toronto and Region Conservation Authority (TRCA), as such, this application was circulated to the TRCA for comments.

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 Neighborhood. This policy is intended to preclude development within the floodplain.

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 front yard setback provision within Exception 18 and the front and exterior side yard setback to platforms outlined in Section 4.3 Platforms.

Discussion:

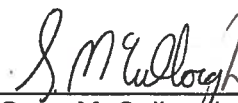
The subject property has been identified as a core constraint area within the 2012 TRCA Spillway Policy for Pickering Beach Neighborhood Flood Plain Management (Please refer to Figure 5). Major activities, including expansion to existing buildings greater than 50% of the existing floor area are discouraged. However, expansions to existing buildings may be permitted subject to satisfactory technical analysis by TRCA. TRCA staff have advised that in reviewing the materials submitted, the existing ground elevations on the survey provided are higher than the ground elevations on TRCA's Floodplain mapping. Thus, TRCA is requesting that this application be deferred until the April 29th, 2015 Committee of Adjustment Meeting in order to update the Storm Flood Analysis and provide comments on all applicable technical aspects of the proposed development for the subject property.

Conclusion:

Based on the discussion above, staff request that **Minor Variance Application A8/15**, submitted by Shaun Gallagher be deferred until comments from the Toronto and Region Conservation Authority have been received and reviewed.



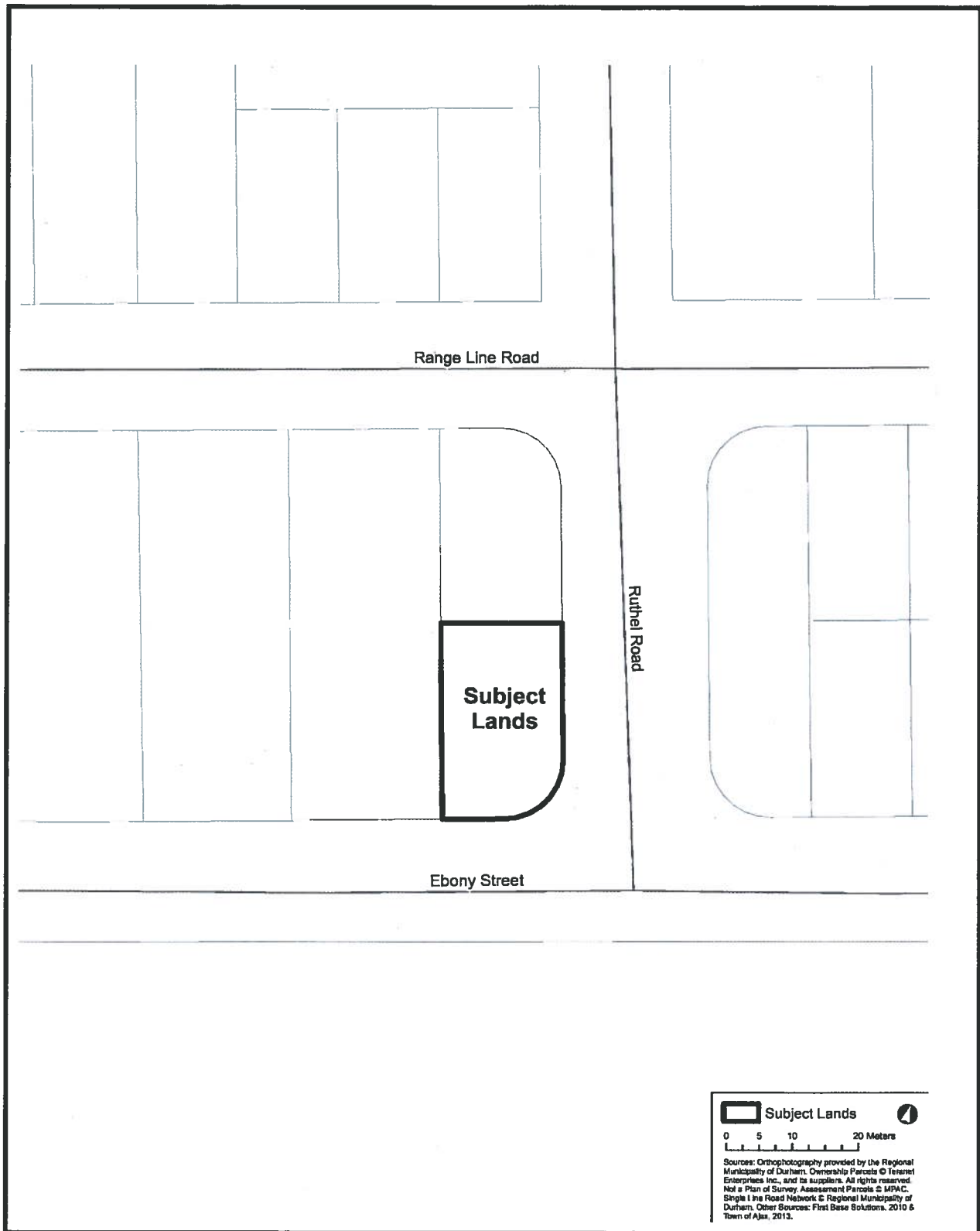
Amanda Dunn, MES
Development Planner



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

ATT- 1: Correspondence from Resident at 2972 Ebony Street

ATT- 2: Correspondence from Resident at 2941 Ebony Street



Application File No. A8/15

**Applicant: SHAUN DAVID
GALLAGHER**

Date: March 25, 2015

Figure 1

**Subject Lands
2974 Ebony Street**



**Town of Ajax
Planning & Development
Services**



Existing Subject Property

Application File No. A8/15

**Applicant: SHAUN DAVID
GALLAGHER**

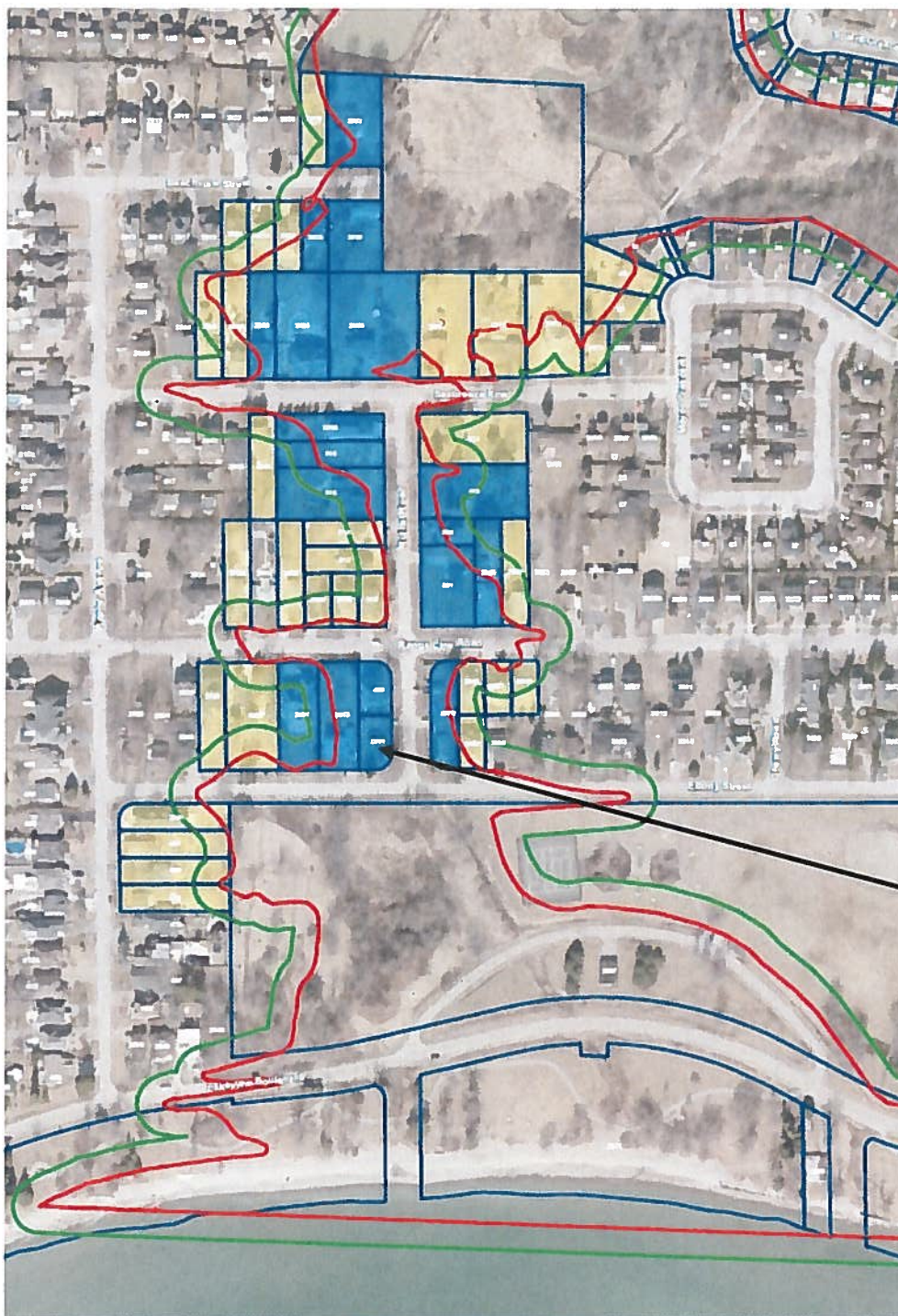
Date: March 25, 2015

Figure 4

**Subject Lands
Existing Street view**



**Town of Ajax
Planning & Development
Services**



Subject
Property

Application File No. A8/15

**Applicant: SHAUN DAVID
GALLAGHER**

Date: March 25, 2015

Figure 5

**Subject Lands
Toronto and Region
Conservation Authority 2012
Flood Line**



**Town of Ajax
Planning & Development
Services**

Amanda Dunn - Objection to Minor variance A18/15

From: R Camargo <camargor9@gmail.com>
To: <amanda.dunn@ajax.ca>
Date: 3/19/2015 7:18 PM
Subject: Objection to Minor variance A18/15
Attachments: 201503190957 (1).pdf; fotos varianve.docx

Ajax, March 18,2015

To Town of Ajax By the Lake

Planning and Development Services

65 Harwood Av. South, Ajax, ON

Attn: Amanda Dunn

Objecting to Minor Variance #A8/15

Dear Ms. Dunn ,

We are residents and owners of 2972 Ebony Street, Ajax, L1S 1B5 and we would like to raise our concerns and objection to the Minor Variance process A8/15 as follow:

- 1) 1) The Minor Variance requested will affect the amount of the sun that my property (bedroom) receives during the morning hours. See picture 1 and location drawing attached.
- 2) 2) The Minor Variance requested will interfere with the setback line of all the neighbors on the same block. We have left that setback on our houses to maintain a clear lawn and trees facing the marsh area. The Minor Variance is incompatible with the established built forms and character of the neighborhood and it erodes the aesthetics of the street escape. See pictures attached.
- 3) 3) The Minor Variance does not follow the town of Ajax Zoning Bylaw 95-2003 Zoning map 58 – R1-B regarding to the minimum set back (7.62m).
- 4) 4) The Minor Variance requested will reduce the viewing angle from my house to the marsh area. See picture 1 and location drawing attached.
- 5) 5) Please take in consideration:
 - a) Pickering Beach, especially Ebony Street, is an area facing south to the Marsh Area (beside Paradise Park) where the front yard opening and the sun exposure are the more important feature to our properties. All the new houses built in this neighborhood have been done within the same character and style, preserving the environment and enhancing the Town quality and value.

b) An approximate increase in the side wall of 1.6m x 5.8m (9.6m² - 103.33sqf) above the bylaw limits beside my bedroom window will affect my quality of life, because I will have a big wall close to my window blocking part of the sun and view.

c) We are not objecting to the project to build inside the envelope prescribed by the bylaw (front set-back 7.62m and lateral set-back 1.2m). Our objection is to the building set-back becoming 5.4m.

d) The package received does not show the affected neighboring properties.

Thank you for your time and consideration,

Regards

Solange and Roberto Camargo

2972 Ebony Street, Ajax, L1S 1B5 Phone: 905 239- 8145

PS see attached "Part1 Plan of part of lot 95 and 96 registered Plan 285 Town Ajax" showing the situation in question.

Amanda Dunn - Objection to Minor variance A18/15

From: MCLELLAN Jim -SUPPCHAIN <jim.mclellan@opg.com>
To: "amanda.dunn@ajax.ca" <amanda.dunn@ajax.ca>
Date: 3/20/2015 8:22 AM
Subject: Objection to Minor variance A18/15
CC: MCLELLAN Jim -SUPPCHAIN <jim.mclellan@opg.com>
Attachments: Survey for Variance - March 20th, 2015.pdf; pics of variance - March 20th, 2015.docx

Jim McLellan
2941 Ebony Street
Ajax, Ontario L1S 7T2

March 20th, 2015

Amanda Dunn
Planning and Development Services
The Corporation of the Town of Ajax
65 Harwood Avenue South
Ajax, Ontario

ATTN: AMANDA DUNN

SUBJECT: OBJECTION TO MINOR VARIANCE #A8/15

Dear Ms. Dunn:

Please accept this as objection to minor variance #A8/15.

The variance is requesting permission to build a structure/dwelling closer to the roadway, on a corner lot. Not only will this cause some aesthetic dissonance in a beautiful neighbourhood of larger homes on large lots that are comfortably set back from the roadway creating a priceless and picturesque view and feel for all residents, visitors, and passers-by, but building closer to the roadway on a corner lot would also impede lines of sight between Ebony Street and Ruthel Road, which could cause substantial safety concerns for drivers, pedestrians, and children playing in the neighbourhood.

Please also consider the following:

1. The community of Pickering Beach in Ajax, particularly Ebony Street, is an area facing south to the Marsh Area beside Paradise Park, where the front yard opening and the sun exposure are brilliant and priceless features of our properties.
2. All of the new houses built in this neighborhood have been done so within the same character and style, preserving the environment and enhancing the neighbourhood and Town's quality and value. An approximate increase in the side wall of 1.6m x 5.8m (9.6m² - 103.33sqf) above the bylaw limits will take away from that quality and value.
3. My objection is not to the project to build inside the envelope prescribed by the bylaw (front set-back 7.62m and lateral set-back 1.2m), my objection is to the building set-back being reduced 5.4m.
4. The package received does not show the affected neighbouring properties, so I have attached a pdf file showing the neighbouring properties, the adverse impact of allowing the variance to build a structure/dwelling impeding on those neighbours, and the increased safety risk of allowing said structure/dwelling to be built so close to the roadway.

Thank you very much for your time and consideration.

Sincerely,

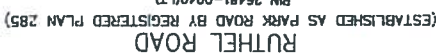
Jim McLellan

Jim McLellan

Proud owner and resident in Pickering Beach for nearly a decade, and proud resident of South Ajax since 1978

Attachment

THIS MESSAGE IS ONLY INTENDED FOR THE USE OF THE INTENDED RECIPIENT(S) AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, PROPRIETARY AND/OR CONFIDENTIAL. If you are not the intended recipient, you are hereby notified that any review, retransmission, dissemination, distribution, copying, conversion to hard copy or other use of this communication is strictly prohibited. If you are not the intended recipient and have received this message in error, please notify me by return e-mail and delete this message from your system. Ontario Power Generation Inc.



SCALE 1 : 300

0 1 2 3 4 5 10 15 Metres

© OMARI MINNY SURVEYING LTD., 2014.

HOUSE NO. 480 AND 2929 TIES WERE TAKEN TO BRICK WALLS.
HOUSE NO. 2974 TIES WERE TAKEN TO FRAME WALLS.
HOUSE NO. 2972 TIES WERE TAKEN TO CONCRETE FOUNDATION WALLS.

THIS REPORT WAS PREPARED FOR ROBERTO BARROS DE, CAMARGO AND SOLANGE FREITAS DE CAMARGO AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

■ DENOTES SURVEY MONUMENT FOUND
IB DENOTES IRON BAR
CLF DENOTES CHAIN LINK FENCE

DF	DENOTES DENEVAN & FLEISCHMANN CO. LTD., O.L.S.
HMD	DENOTES HORTON, WALLACE & DAVIES LTD., O.L.S.
THN	DENOTES TOPO OF FOUNDATION WALL.
08A	DENOTES DARI MAMNY SURFACING LTD., O.L.S.
P2	DENOTES PLAN 404-18443
P1	DENOTES PLAN 404-2327
P	DENOTES REGISTERED PLAN 285
RIB	DENOTES ROUND IRON BAR
BF	DENOTES BOARD FENCE

BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF EBOHY STREET, HAVING A BEARING OF N73°19'00"E AS SHOWN ON REGISTERED PLAN 285.

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 29TH DAY OF MAY, 2014.

June 4, 2014

THE

**1905 PINEGROVE AVENUE
PICKERING ON, L1V 6T1
Ph. (905) 831 5485
Fax: (905) 492 5485**

PROJECT		PROJECT No.
2972 EBONY STREET		12-015-S
DRAFTSPERSON	CALCULATIONS	CHECKED BY
SJG	E:\0492\12-015\12-015	O.M.

**ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1895079**



Image 2 - Provided by residents at 2972 and 2941 Ebony St.

