

Appendix: D Summary of Minor Variances 7, 11 and 15 Sun Pac Boulevard

Minor Variances		Recommendations	Conditions
File #	A-2020-0142	<ol style="list-style-type: none"> 1. That the extent of the variance be limited to that shown on the sketch attached to the Public Notice; 2. That the mezzanine shall be used for storage purposes only; 3. That the requirement for parking for any combination of uses permitted in the "M4-1548" zone, or permitted by way of Minor Variance be calculated at the applicable parking rate in accordance with the Zoning By-law and shall not exceed 98 parking spaces; and 4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void. 	<ol style="list-style-type: none"> 1. That the extent of the variance be limited to that shown on the sketch attached to the Public Notice; 2. That the mezzanine shall be used for storage purposes only; 3. That the requirement for parking for any combination of uses permitted in the "M4-1548" zone, or permitted by way of Minor Variance be calculated at the applicable parking rate in accordance with the Zoning By-law and shall not exceed 98 parking spaces; and 4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
Date Received	11/25/2020		
Status	Approved		
Planner	Shelby Swinfield		
Application Title	A-2020-0142 2389112 Ontario Inc.		
PCP 1046	Registered Plan of Condominium UNIT 25 & 26		
Proposal Description	1. To permit the construction of a 123.3 square metre mezzanine in Units 12 & 13 and to allow 30% of the unit to be used for accessory retail use while <u>providing 81 parking spaces</u> on site, whereas the by-law <u>requires a minimum of 98 parking spaces</u> .		
File #	A-2020-0080	<ol style="list-style-type: none"> 1. That the extent of the variance be limited to that shown on the sketch attached to the Public Notice; 2. That the requirement for parking for any combination of uses permitted in the "M4-1548" zone, or permitted by way of Minor Variance be calculated at the applicable parking rate in accordance with the Zoning By-law and shall not exceed 98 parking spaces; and 3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void. 	<ol style="list-style-type: none"> 1. That the extent of the variance be limited to that shown on the sketch attached to the Public Notice; 2. That the requirement for parking for any combination of uses permitted in the "M4-1548" zone, or permitted by way of Minor Variance be calculated at the applicable parking rate in accordance with the Zoning By-law and shall not exceed 98 parking spaces; 2. The additional floor area on the mezzanine shall be used for storage purposes only; and 4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
Date Received	09/02/2020		
Status	Approved		
Planner	Shelby Swinfield		
Application Title	A-2020-0080 Bharj Inc.		
PCP 1046	Registered Plan of Condominium UNIT 6 & 7		
Proposal Description	1. To permit the construction of a 112 square metre mezzanine in Units 6 & 7 while <u>providing 81 parking spaces</u> whereas the by-law <u>requires a minimum of 98 parking spaces</u> .		

Minor Variances		Recommendations	Conditions
File #	A-2020-0042	<p>1. That the extent of the variance be limited to that shown on the sketch attached to the Public Notice;</p> <p>2. That the requirement for parking for any combination of uses permitted in the "M4-1548" zone, or permitted by way of Minor Variance be calculated at the applicable parking rate in accordance with the Zoning By-law and shall not exceed 92 parking spaces; and,</p> <p>3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.</p>	<p>1. That the extent of the variance be limited to that shown on the sketch attached to the Public Notice;</p> <p>2. That the requirement for parking for any combination of uses permitted in the "M4-1548" zone, or permitted by way of Minor Variance be calculated at the applicable parking rate in accordance with the Zoning By-law and shall not exceed 92 parking spaces; and,</p> <p>3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.</p>
Date Received	07/14/2020		
Status	Closed		
Planner	Shelby Swinfield		
Application Title	A-2020-0042 GN Systems Inc.		
PCP 1046	Registered Plan of Condominium UNIT 14		
Proposal Description	<p>1. To permit the construction of an 81.45 square metre mezzanine in Unit 1 while <u>providing 81 parking spaces</u> on site whereas the by-law <u>requires 92 parking spaces</u>.</p>		
File #	A-2019-0025	<p>1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;</p> <p>2. That the requirement for parking for any combination of uses permitted in the "Industrial Four - Section 1548 (M4-1548)" zone be calculated at the applicable parking rate in accordance with the Zoning By-law and shall not exceed 84 parking spaces;</p> <p>3. That a clause be included within the Agreement of Purchase and Sale or Tenancy for the units advising of the variances affecting the property. In the event the property has been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchaser acknowledges and accepts the variances; and</p> <p>4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.</p>	<p>1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;</p> <p>2. That the requirement for parking for any combination of uses permitted in the "Industrial Four - Section 1548 (M4-1548)" zone be calculated at the applicable parking rate in accordance with the Zoning By-law and shall not exceed 84 parking spaces; and,</p> <p>3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.</p>
Date Received	09/04/2019		
Status	Approved		
Planner	Bindu Shah		
Application Title	A19-167 Unique Builders Inc.		
PCP 1046	Registered Plan of Condominium UNIT 21		
Proposal Description	<p>To <u>permit 81 parking spaces</u> on site whereas the by-law requires a minimum of <u>84 parking spaces</u>.</p> <p>The parking supply of the site is also proposed to be increased by <u>four additional parallel spaces</u> located near the south edge of the building. The total parking supply is to increase from <u>77 spaces to 81 spaces</u>.</p>		

Minor Variances		Recommendations	Conditions
File #	A14-038		
Status	COA - Approved with conditions		
Planner	Dana Jenkins		
Application Title	494518 ONTARIO LIMITED -		
Proposal Description	<p>The applicant is seeking permission for the following variances:</p> <p>1.To expand the permitted uses to include the following uses: (a) An Office; (b) A Commercial, Technical or Recreational School; (c) A Personal Service Shop; (d) A Take-Out Restaurant; (e) manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods, or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop and a motor vehicle body shop as a principal or accessory use; (f) A Printing Establishment</p> <p>2.To <u>provide 79 parking spaces</u> whereas the by-law requires a <u>minimum of 88 parking spaces</u> and does not permit the proposed uses.</p>	<p>1. That the office use shall be permitted with the exception of medical, dental, and drugless practitioner offices, which shall not be permitted; and</p> <p>2. That the requested uses shall be allowed only to the degree that all of the collective uses on the site yield a parking requirement of no more than 88 parking spaces at any given time; and</p> <p>3. That the property shall be maintained as an industrial mall, having at least five (5) separate industrial users at any given time.</p>	<p>1. That the office use shall be permitted with the <u>exception of medical, dental, and drugless practitioner offices</u>, which shall not be permitted; and</p> <p>2. That the requested uses shall be allowed only to the degree that all of the collective uses on the site yield a parking requirement of no more than 88 parking spaces at any given time;</p> <p>3. That the property shall be maintained as an industrial mall, having at least five (5) separate industrial users at any given time; and,</p> <p>4. That a <u>body rub parlour or a massage parlour</u> shall not be permitted</p>

Minor Variances		Recommendations	Conditions
File #	A08-094		
Location	7, 11, 15 Sun Pac Boulevard		
Status	COA - Approved with conditions		
Planner	Paul Aldunate		
Application Title	494518 Ontario Ltd.		
Proposal Description	<p>1. To allow a front yard setback of 5.37m whereas the by-law requires a minimum front yard setback of 20.0m.</p> <p>2. To allow a rear yard setback of 12.0m whereas the by-law requires a minimum rear yard setback of 20.0m.</p> <p>3. To allow an interior side yard setback of 7.0m whereas the by-law requires a minimum interior side yard setback of 14.0m.</p> <p>4. To allow an exterior side yard setback of 5.69m whereas the by-law requires a minimum exterior side yard setback of 14.0m.</p> <p>5. To allow a hydro transformer having a front yard setback of 5.37m whereas the by-law requires a minimum setback of 20.0m</p> <p>6. To allow a minimum 5.96m wide landscape strip in the exterior side yard (abutting Williams Parkway) whereas the by-law requires a minimum 12.0m wide landscape strip.</p> <p>7. To allow a minimum 4.5m wide landscape strip in the front yard whereas the by-law requires a minimum 10.0m wide landscape strip.</p> <p>8. To allow a minimum 0.15m wide landscape strip in the interior side yard whereas the by-law requires a minimum 7.0m wide landscape strip.</p>	<p>1. That the lands are designed to the satisfaction of the City, which shall include appropriate facade treatments and landscaping and in particular a minimum 50 percent of the building facades facing Williams Parkway to consist of glazing.</p>	<p>1. That the lands are designed to the satisfaction of the City, which shall include appropriate facade treatments and landscaping and in particular a minimum 50 percent of the building facades facing Williams Parkway to consist of glazing.</p>