



COMMITTEE OF ADJUSTMENT
AGENDA

PLEASE **TURN OFF**
ALL **CELL PHONES** AND
PAGERS DURING THE
COMMITTEE HEARING

Location: COUNCIL CHAMBERS
Hearing: JULY 09, 2015 AT 1:30 P.M.

1. CALL TO ORDER
2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST
3. REQUESTS FOR WITHDRAWAL/DEFERRAL

NEW APPLICATIONS- (CONSENT)

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	<u>Ward</u>
B-026/15 A-298/15 A-299/15	PATRICIA PERRUZZA	940 THIRD ST	1

NEW APPLICATIONS - (MINOR VARIANCE)

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	<u>Ward</u>
A-294/15	215 BROADWAY HOLDINGS INC	215 BROADWAY ST	11
A-295/15	SITZER GROUP HOLDINGS NO.1 LIMITED & OUTFIELD HOLDINGS LTD	4141 DIXIE RD	3
A-297/15	SHARITU INC. 1891309	199 RIEL DR	7
A-300/15	PROFESSIONAL INGREDIENTS INC	330 QUEEN ST S	11
A-301/15	ROBERTO & ARLENE RAMIREZ	3134 BAYTREE CRT	9
A-302/15	DIBLASIO CORPORATION	121 BRUNEL RD	5
A-303/15	KANIEFF HOMES COMPASS CREEK INC.	202-204 BURNHAMTHORPE RD E	4

DEFERRED APPLICATIONS - (MINOR VARIANCE)

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	<u>Ward</u>
A-134/15	JAN & WIESLAWA KAZULA	1326 KENMUIR AVE	1
A-184/15	2321497 ONTARIO INC	6625 KESTREL RD	5
A-260/15	SHAMIM AKHTAR	7308 DRIFTON CRES	5
A-271/15	GRANITE RIDGE DEVELOPMENT INC	1191 EGLINTON AVE E	5
A-272/15	PANKAJ BHARGAVA	5719 RIVER GROVE AVE	6
A-276/15	JEDIDA HOLDINGS INC	3392 MAVIS RD	6

Note: If you wish to receive a copy of the Committee's decision, please complete the form entitled "Request for Written Notice of Decision". This form is located on the table adjacent to the entrance doors to your right. (Please do not remove that form from the table. Thank you.)

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "B" 26/15

WARD: 1

COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

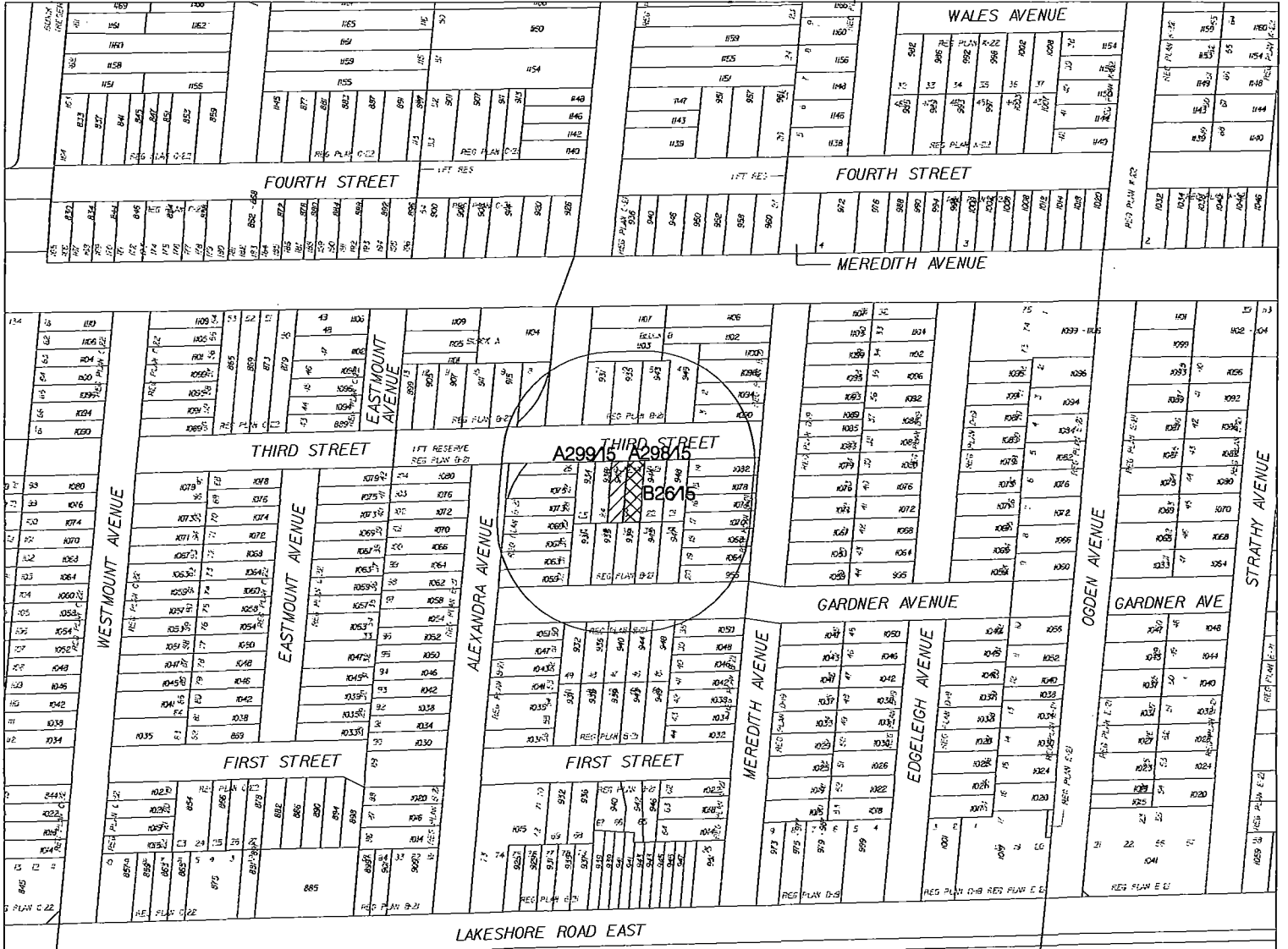
PATRICIA PERRUZZA is the owner of Lot 24 & Part of Lot 23, Registered Plan B-21, located and known as 940 THIRD STREET, zoned R3 – Residential. The applicant requests the consent of the Committee to the conveyance of a parcel of land having a frontage of approximately 9.14 m (29.99 ft) and an area of approximately 310.00 m² (3,336.81 ft²). The effect of the application is to create a new lot for residential purposes.

The lands are also subject to Minor Variance files 'A' 298/15 & 'A' 299/15.

The Committee has set **Thursday July 9, 2015 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing.

This notice is sent to you because you are either the applicant concerned, the assessed owner of one of the neighbouring properties, or a person likely to be interested in this application. Should you desire to express your approval or objection to the application, you may do so at the public hearing. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer prior to or during the hearing and such written submissions shall be available for inspection by any interested person. If you wish to be notified of the decision of the Committee in respect of the proposed consent, you must make a written request to the Committee of Adjustment requesting notification of the Committee's decision or attend the hearing in person or by counsel or you will not be entitled to receive a copy of the Committee's decision or any subsequent correspondence relating to any future Ontario Municipal Board proceedings. If a person or public body that files an appeal of the decision and/or any condition imposed by the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal. Requests for deferment of hearing date, by the applicant or representative, must be for reasonable cause and an alternative hearing date will be at the discretion of the Committee. Failure of the Applicant or their Representative to appear at any hearing may result in the automatic dismissal of the application.

Further information may be obtained between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Mississauga Civic Centre, Committee of Adjustment Office, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario L5B 3C1, Telephone No. 311 or (905) 615-4311 if outside Mississauga and Fax No. 905-615-3950.



Committee of Adjustment

Subject Property : 940 THIRD ST.
 Z Area : 6

File Number : B02615- A29815- A29915

Agent : GLEN SCHNARR & ASSOCIATES INC.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

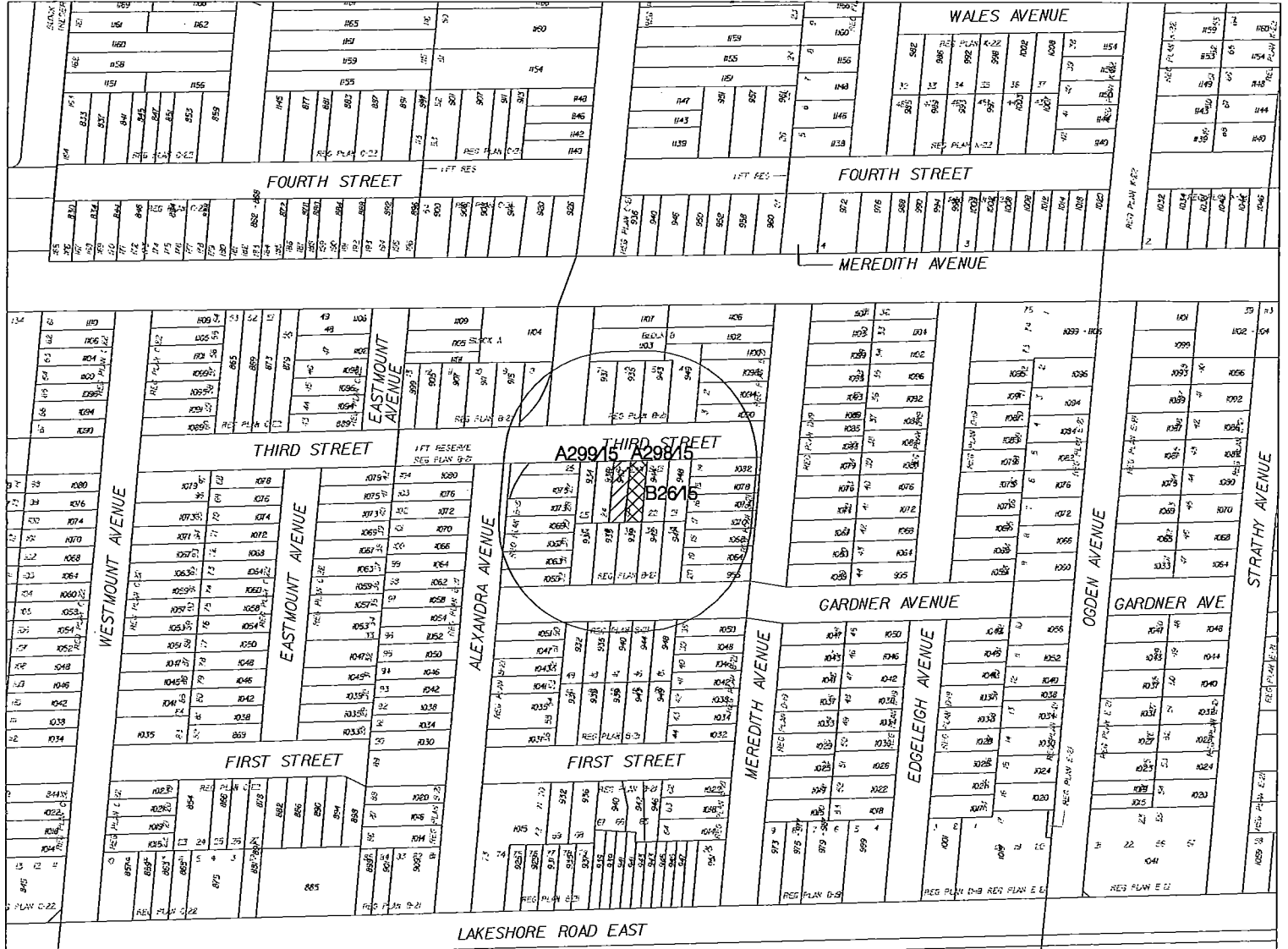
PATRICIA PERRUZZA is the owner of Lot 23 & Part of Lot 24, Registered Plan B-21, located and known as 940 THIRD STREET, zoned R3 – Residential. The applicant requests the Committee to authorize a minor variance to permit the creation of a lot (being the "severed" land of Consent application "B" 026/15) proposing:

1. a lot frontage 9.14 m (29.99 ft.); whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00 m (49.21 ft.) in this instance;
2. a lot area of 310.00 m² (3,336.81 ft²); whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00 m² (5,920.15 ft.²) in this instance; and,
3. a total lot coverage of 40.00% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance.

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LAKESHORE ROAD EAST

Committee of Adjustment

Subject Property : 940 THIRD ST.

File Number : B02615- A29815- A29915

Z Area : 6

Agent : GLEN SCHNARR & ASSOCIATES INC.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

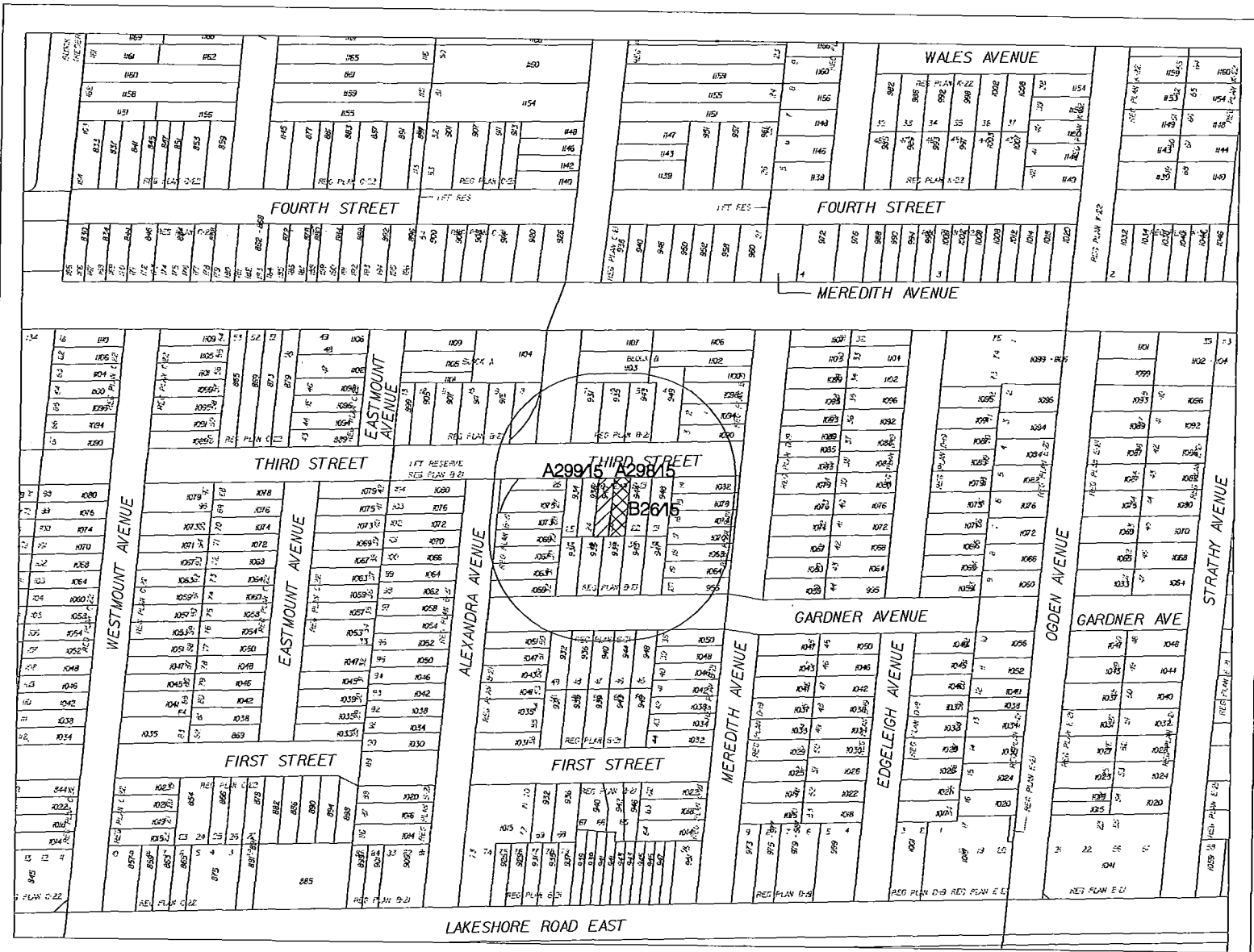
PATRICIA PERRUZZA is the owner of Lot 23 & Part of Lot 24, Registered Plan B-21, located and known as 940 THIRD STREET, zoned R3 – Residential. The applicant requests the Committee to authorize a minor variance to permit the creation of a lot (being the "retained" land of Consent application "B" 026/15) proposing:

1. a lot frontage 9.14 m (29.99 ft.); whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00 m (49.21 ft.) in this instance;
2. a lot area of 310.00 m² (3,336.81 ft.²); whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00 m² (5920.15 ft.²) in this instance; and,
3. a maximum lot coverage of 40.00% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance.

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Committee of Adjustment

Subject Property : 940 THIRD ST.

File Number : B02615- A29815- A29915

Z Area : 6

Agent : GLEN SCHNARR & ASSOCIATES INC.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

215 BROADWAY HOLDINGS INC. is the owner of Part of Lot 16, Registered Plan STR-1, located and known as 215 BROADWAY STREET, zoned C4 – Commercial. The applicant requests the Committee to authorize a minor variance to permit the development of a three-storey condominium building with 14 one-bedroom units and 2 two-bedroom units with a 440.00m² (4736.12 sq.ft.) non-residential parking component at grade on the subject property proposing:

1. residential parking at the rate of 0.90 spaces per dwelling unit and visitor parking at the rate of 0.15 spaces per dwelling unit on the entire subject property; whereas By-law 0225-2007, as amended, requires residential parking at the rate of 1.25 spaces per one-bedroom dwelling unit, residential parking at the rate of 1.40 spaces per two-bedroom dwelling unit, and visitor parking at a rate of 0.20 spaces per dwelling unit; and,
2. parking for all non-residential uses at a rate of 2.59 spaces per 100.00m² (1076.42sq.ft.) non-residential space; whereas By-law 0225-2007, as amended, requires parking for non-residential uses based on individual rates contained in Part 3 of Zoning By-law 0225-2007 in this instance.

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Committee of Adjustment

Subject Property : 215 BROADWAY AVE.

File Number : A29415

Z Area : 39E

Agent : GLEN SCHNARR & ASSOCIATES INC



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 295/15

WARD: 3

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

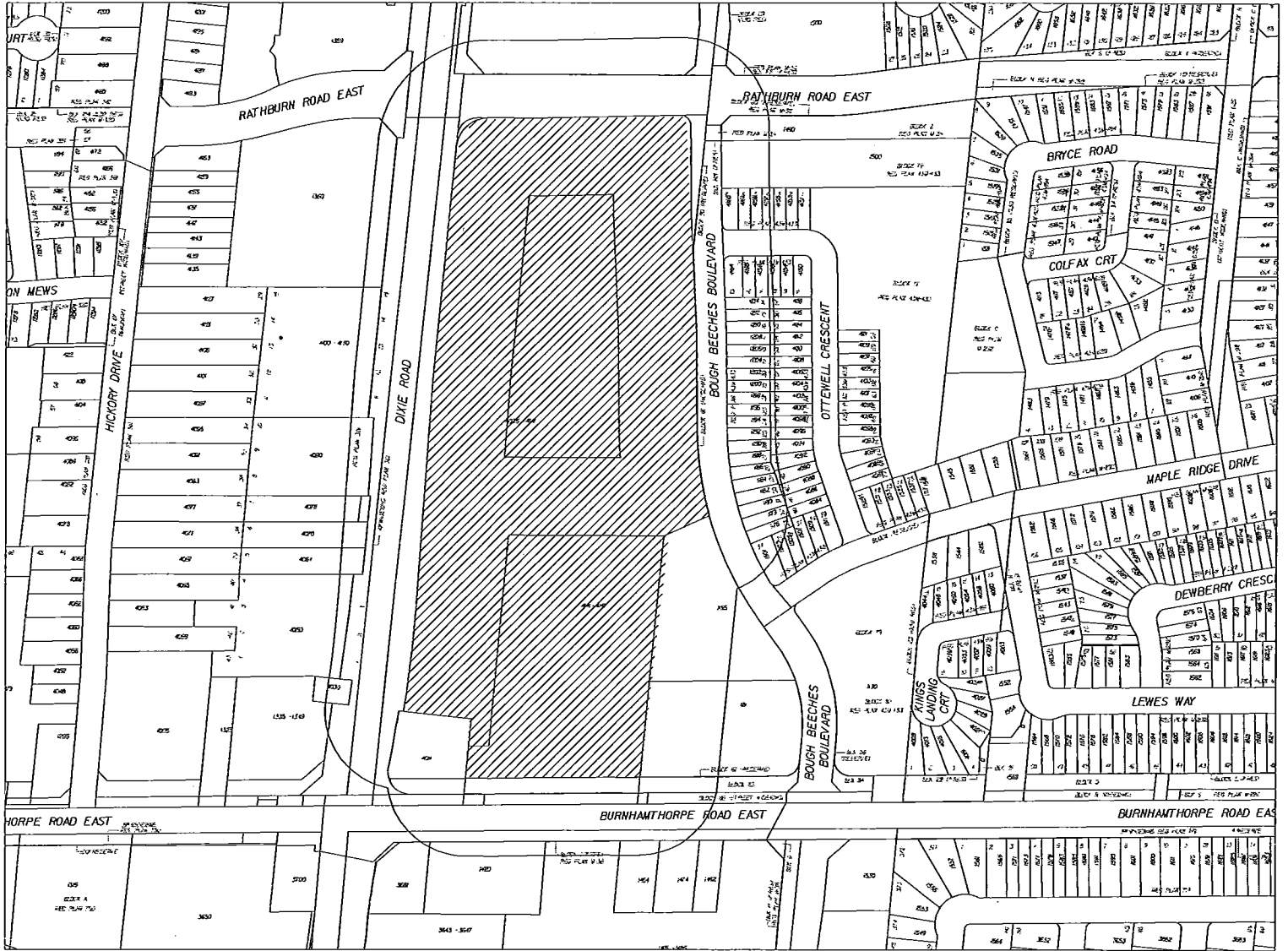
SITZER GROUP HOLDINGS NO.1 LIMITED & OUTFIELD HOLDINGS LTD are the owners of Part of Lot 5, Concession 2 NDS, located and known as 4141 DIXIE ROAD, zoned C3-56 - Commercial. The applicants request the Committee to authorize a minor variance to permit the establishment of a garden centre with a temporary tent accessory within the parking lot of the subject commercial development proposing:

1. to permit the temporary tent on the subject property for 92 consecutive days; whereas By-law 0225-2007, as amended, permits a temporary tent accessory to a permitted use for a maximum of 14 consecutive days in this instance; and,
2. a temporary tent on the subject property for a maximum of 92 days within one calendar year; whereas By-law 0225-2007, as amended, permits a temporary tent for a maximum of 28 days within one calendar year on the subject property in this instance.

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Committee of Adjustment

Subject Property : 4141 DIXIE RD.

File Number : A29515

Z Area : 5

Agent : R. ROUBOS



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 297/15

WARD: 7

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

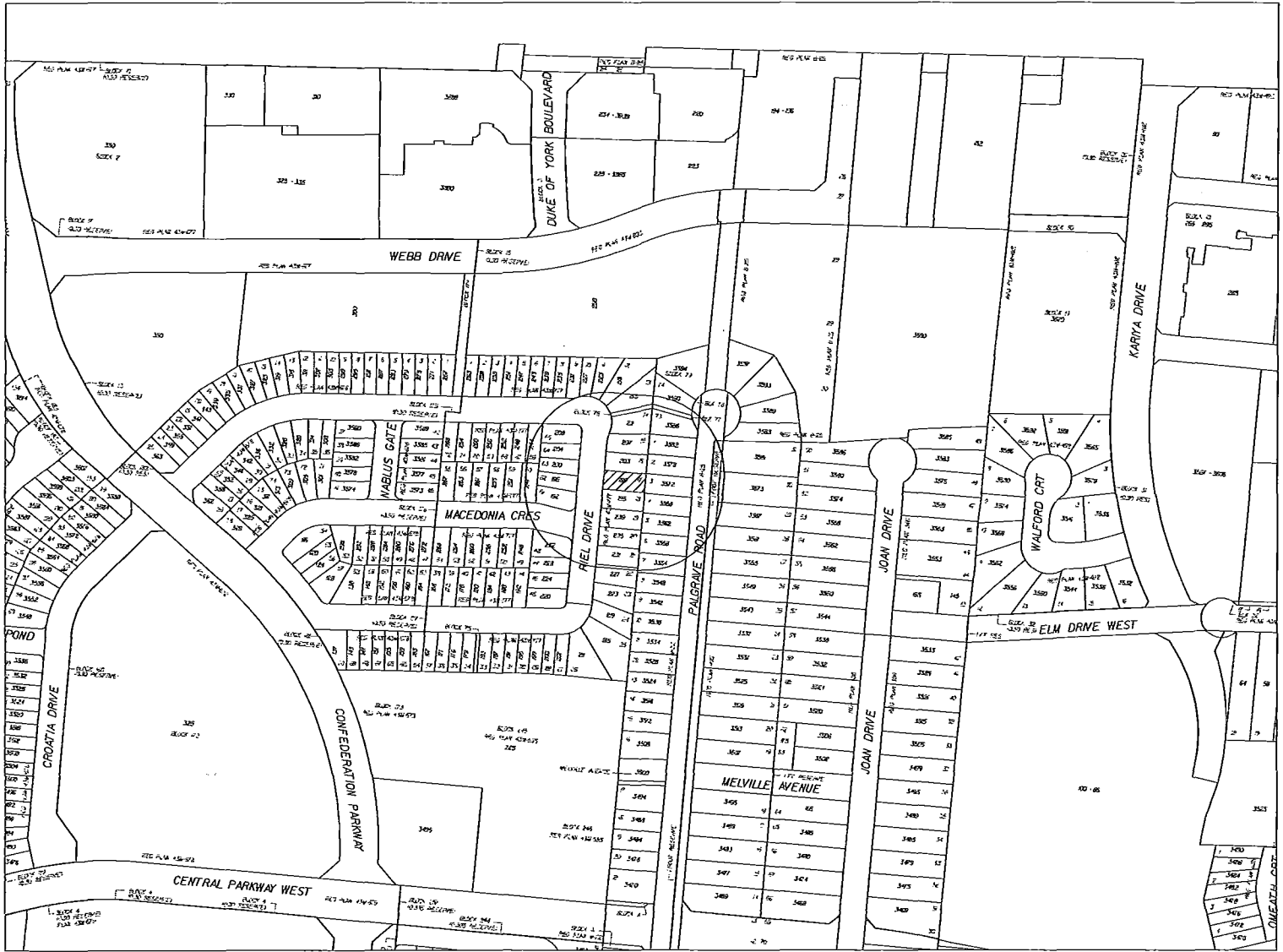
SHARITU INC. 1891309 is the owner of Lot 17, Registered Plan M-777, located and known as 199 RIEL DRIVE, zoned R4-14 – Residential. The applicant requests the Committee authorize a minor variance to permit the existing driveway to remain on the subject property proposing:

1. a driveway width of 8.80m (28.87ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (19.69ft.) in this instance;
2. a setback of 0.00m (0.00ft.) to the side lot line; whereas By-law 0225-2007, as amended, requires a minimum setback of 0.60m (1.97ft.) to the side lot line in this instance; and,
3. a front yard landscaped soft area coverage of 39.00%; whereas By-law 0225-2007, as amended, requires a front yard landscaped soft area coverage of 40.00% in this instance.

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Committee of Adjustment

Subject Property : 199 RIEL DR.

File Number : A29715

Z Area : 22

Agent : F. ROMANO



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 300/15

WARD: 11

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

PROFESSIONAL INGREDIENTS INC. is the owner of Part of Lot 3, Concession 5, WHS, located and known as 330 QUEEN STREET SOUTH, zoned R3-73 - Residential. The applicant requests the Committee to authorize a minor variance to permit a business, professional or administrative office with no Type "A" accessible parking space, whereas By-law 0225-2007, as amended, requires a minimum of one Type "A" accessible parking spaces on the subject property in this instance.

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Committee of Adjustment

Subject Property : 330 QUEEN ST. S.
 Z Area : 39E

File Number : A30015

Agent : GLEN SCHNARR & ASSOCIATES INC.



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 301/15

WARD: 9

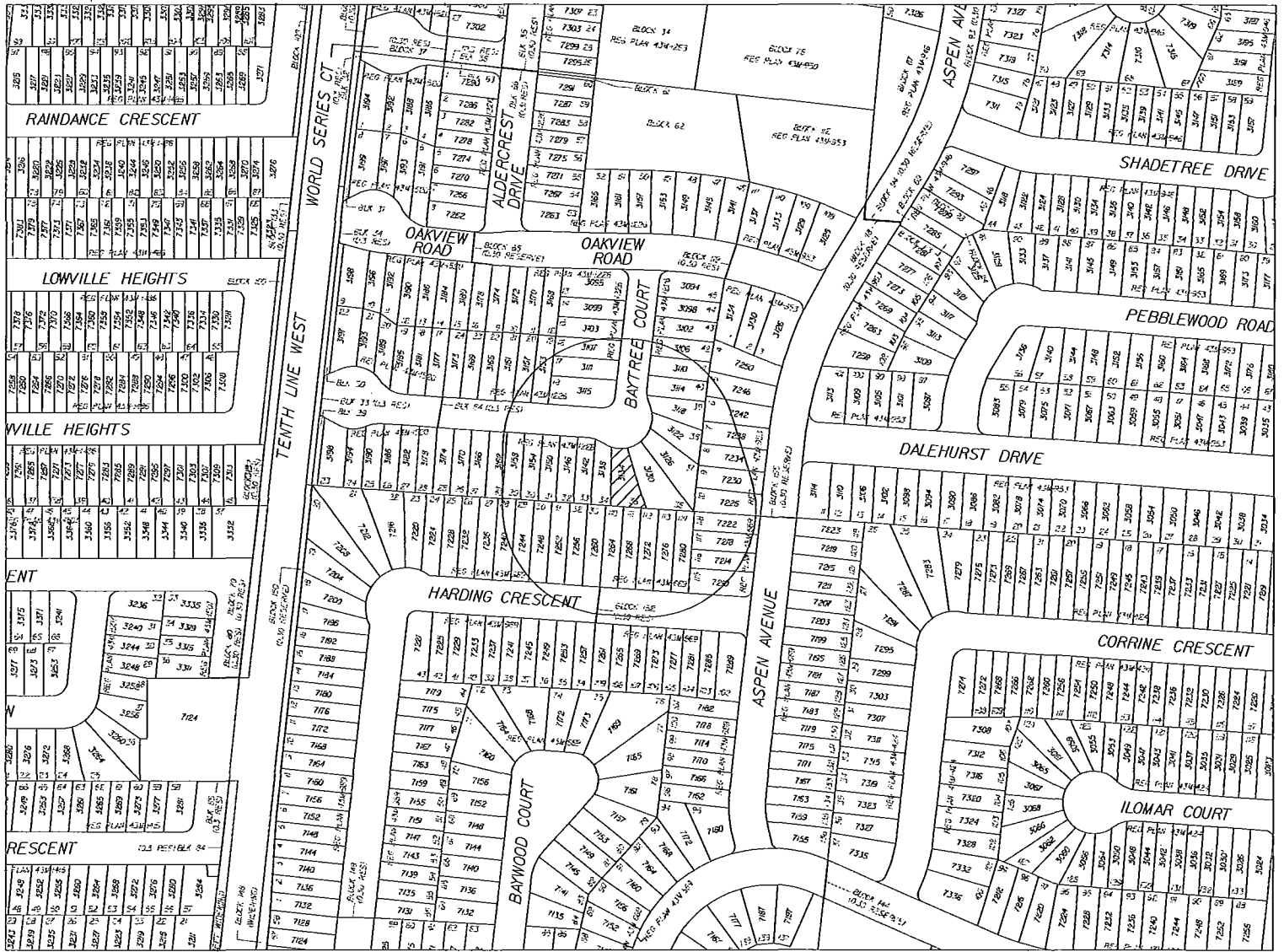
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

ROBERTO & ARLENE RAMIREZ are the owners of Lot 35, Registered Plan M-1226, located and known as 3134 BAYTREE COURT, zoned R5-5 - Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a one storey sunroom addition to the rear of the existing dwelling proposing a rear yard of 5.87m (19.26ft.); whereas By-law 0225-2007, as amended requires a minimum rear yard of 7.50m (24.60ft.) in this instance.

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Committee of Adjustment

Subject Property : 3134 BAYTREE CRT
 Z Area : 55

File Number : A30115
 Agent : K. FABER



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 302/15

WARD: 5

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

DIBLASIO CORPORATION is the owner of Part of Block 3 & 4, Registered Plan M-425, located and known as 121 BRUNEL ROAD, zoned E2 – Employment. The applicant requests the Committee authorize a minor variance to permit the establishment of a commercial school on the subject property proposing:

1. a total 43 parking spaces on site; whereas By-law 0225-2007, as amended, requires a minimum of 55 parking spaces on site in this instance; and,
2. 2 parking spaces for persons with disabilities; whereas By-law 0225-2007, as amended, requires a minimum of 3 parking spaces for persons with disabilities in this instance.

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Committee of Adjustment

Subject Property : 121 BRUNEL RD.
 Z Area : 36W

File Number : A30215
 Agent : H. GUSSMANN



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 303/15

WARD: 4

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

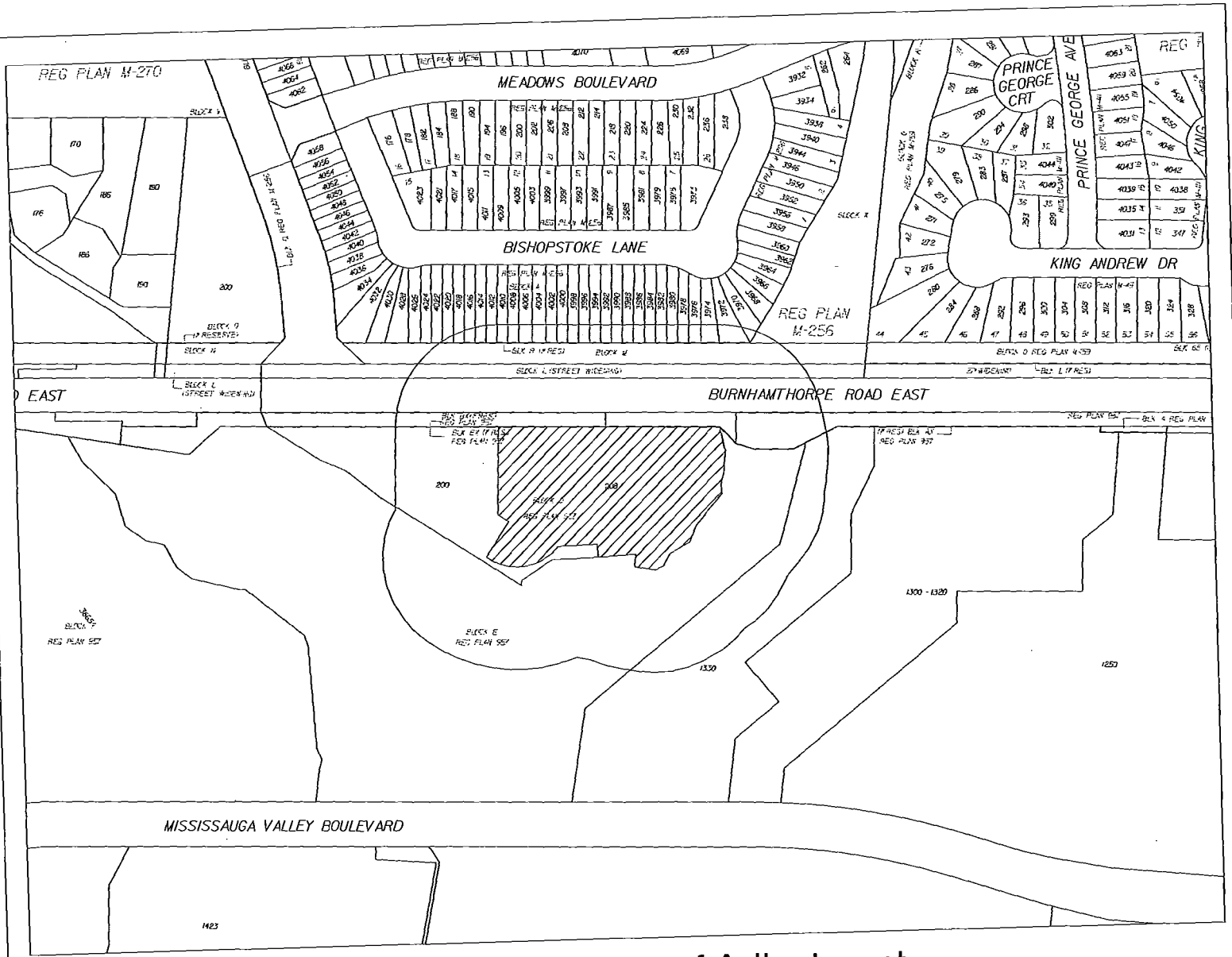
KANEFF HOMES COMPASS CREEK INC. is the owner of Part of Lot 14, Concession 1, NDS, Part of Parts 1 & 2, Part of Parts 1, 7 & 8 & Part of Lot 1 & 10, located and known as 202-204 BURNHAMTHORPE ROAD EAST, zoned G2-4(15) – Greenbelt, G1 – Greenbelt & RA4-12 – Residential. The applicant requests the Committee to authorize a minor variance to permit the development of the subject property with two residential apartment buildings on the subject property proposing:

1. resident parking at a rate of 1.15 parking spaces per unit (467 spaces), including tandem parking spaces, and visitor parking at a rate of 0.15 parking spaces per unit (61 spaces), for a total of proposed 528 parking spaces; whereas By-law 0225-2007, as amended, requires resident parking at a rate of 1.25 parking spaces per one-bedroom unit, 1.4 parking spaces per one-bedroom unit, and visitor parking at a rate of 0.20 parking spaces per unit, for a total of 627 required parking spaces on the subject property in this instance;
2. a depth of a landscaped buffer abutting a lot line of 2.50m (8.20ft.); whereas By-law 0225-2007, as amended, requires a minimum depth of a landscaped buffer abutting a lot line of 4.50m (14.80ft.), in this instance;
3. 555 dwelling units on the subject property; whereas By-law 0225-2007, as amended, permits a maximum of 450 dwelling units on the subject property;
4. a landscape area including at grade and above grade outdoor amenity areas in the required 60.00% of lot area; whereas By-law 0225-2007, as amended, allows a landscape area to include outdoor amenity areas which are at grade only; and,
5. two 20 & 23 storey apartment buildings and a 4 storey podium building element above an underground and aboveground parking structure to not be in accordance with Schedule RA4-12, whereas By-law 0225-2007, as amended, requires the development on the subject property to be in accordance with Schedule RA4-12, which depicts a maximum of two 16 & 14 storey apartment buildings all on top of an underground and aboveground parking structure in this instance.

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Committee of Adjustment

Subject Property : 202-204 BURNHAMTHORPE RD. E.

File Number : A30315

Z Area : 21

Agent : GLEN SCHNARR & ASSOCIATES INC



Revised Hearing Date



FILE: "A" 134/15

WARD: 1

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

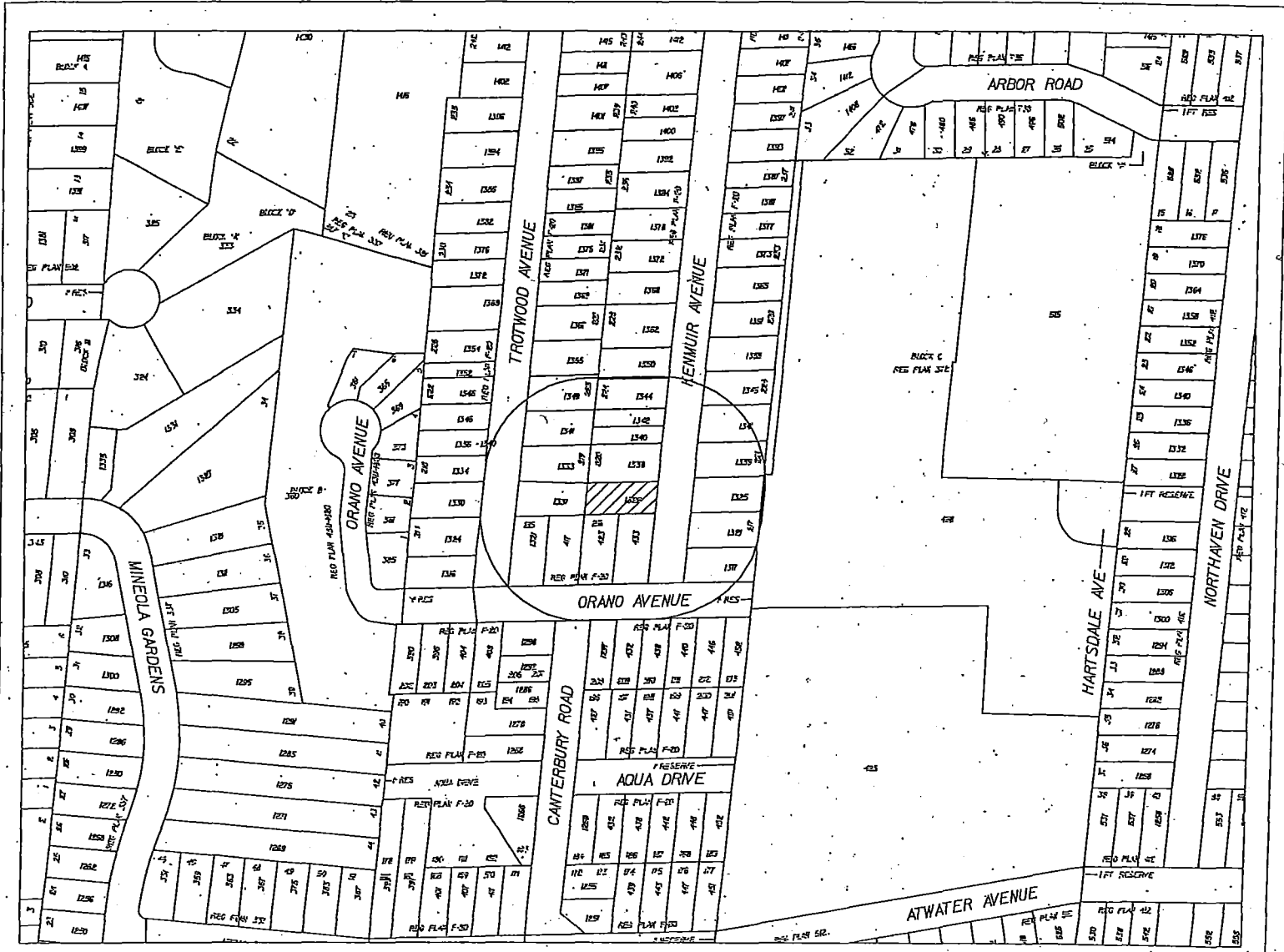
JAN & WIESLAWA KAZULA are the owners of part of Lot 220, Registered Plan F-20, located and known as **1326 KENMUIR AVENUE**, zoned R3-1 - Residential. The applicants request the Committee to authorize a minor variance to permit the construction of additions to the existing dwelling on the subject property proposing:

1. a front yard of 5.64 m (18.50 ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50 m (24.60 ft.) in this instance;
2. a northerly side yard of 1.03 m (3.37 ft.) and a southerly side yard of 1.06 m (3.47 ft.); whereas By-law 0225-2007, as amended, requires a minimum northerly and southerly side yards of 1.81 m (5.93 ft.) in this instance;
3. a combined width of the side yards of 2.09 m (6.85 ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of the side yards of 4.99 m (16.37 ft.) in this instance; and,
4. a height of 9.04 m (29.65 ft.) for the proposed altered dwelling; whereas By-law 0225-2007, as amended, permits a maximum height of 9.00 m (29.52 ft.) in this instance.

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Committee of Adjustment

Subject Property : 1326 KENMUIR DR.

File Number : A13415

Z Area : 7

Agent : J. PINKNEY



Revised Notice & Hearing Date



FILE: "A" 184/15

WARD: 5

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

2321497 ONTARIO INC is the owner of park of Block 16, Registered Plan M-449, located and known as 6625 KESTREL ROAD, zoned E2 - Employment. The applicant requests the Committee to authorize a minor variance to permit the operation of a Motor Vehicle Repair Facility - Commercial Motor Vehicle on the subject property proposing:

1. a Motor Vehicle Repair Facility - Commercial Motor Vehicle use on the subject property; whereas By-law 0225-2007, as amended, does not permit a Motor Vehicle Repair Facility - Commercial Motor Vehicle use on the subject property in this instance;
2. a total of 61 parking spaces on site; whereas By-law 0225-2007, as amended, requires a minimum of 207 parking spaces on site in this instance;
3. 3 parking spaces for persons with disabilities on site; whereas By-law 0225-2007, as amended, requires a minimum of 7 parking spaces for persons with disabilities on site in this instance; and,
4. a drive aisle of 6.60 m (21.65 ft.) to access the parking spaces for persons with disabilities; whereas By-Law 0225-2007, as amended, requires a minimum drive aisle of 7.00 m (22.96 ft.) in this instance.

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Revised Hearing Date



FILE: "A" 260/15

WARD: 5

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR

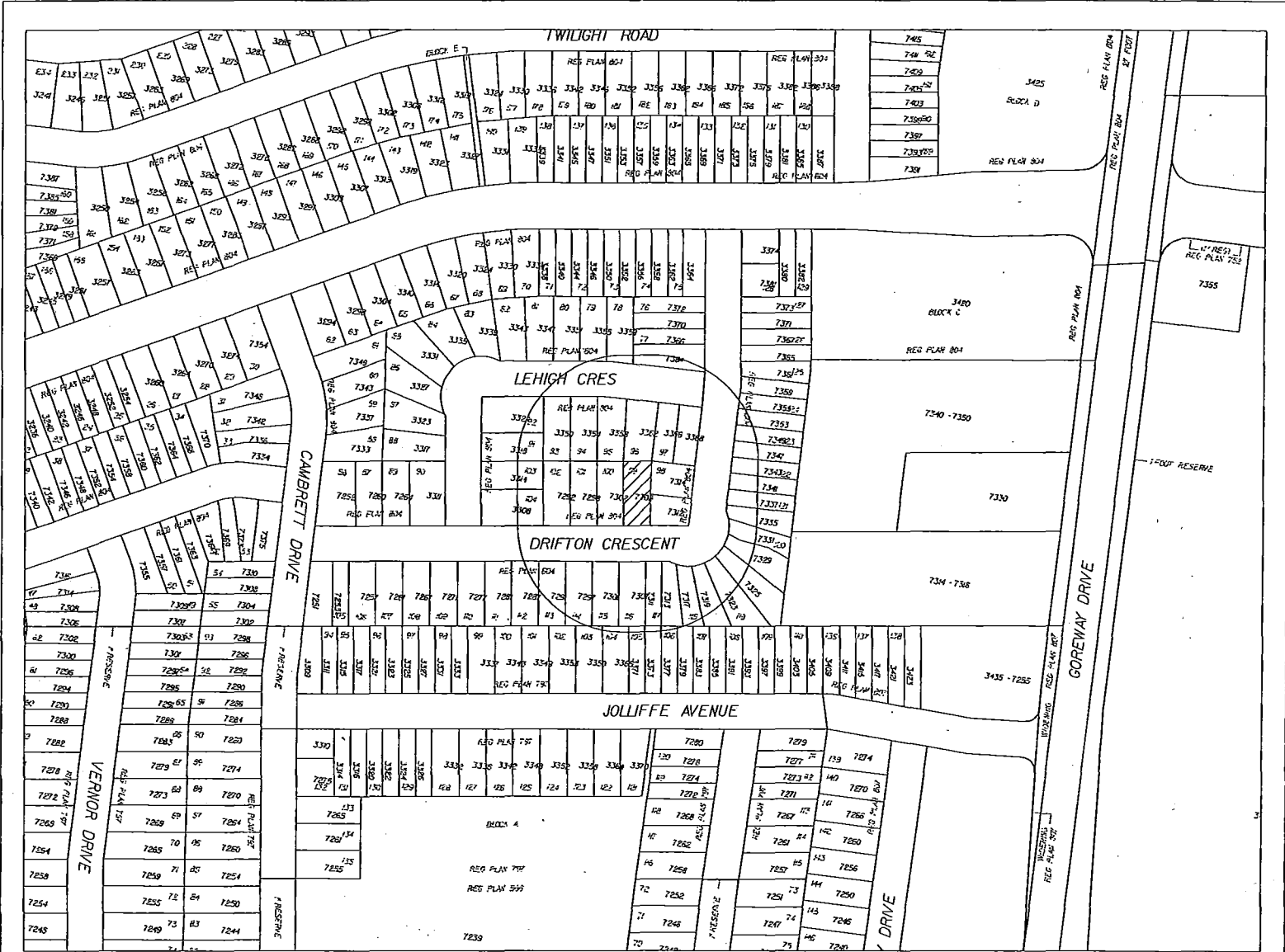
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

SHAMIM AKHTAR is the owner of part of Lot 99, Registered Plan M-804, located and known as **7308 DRIFTON CRESCENT**, zoned R3 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a second storey addition over the existing dwelling on the subject property proposing a easterly side yard of 1.22 m (4.00 ft.) and a westerly side yard of 1.32 m (4.33 ft.); whereas By-law 0225-2007, as amended, requires side yards of 1.81 m (5.93 ft.) measured to the second storey addition in this instance.

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Committee of Adjustment

Subject Property : 7308 DRIFTON CRES.

File Number : A26015

Z Area : 48W

Agent : J. GREY



Revised Hearing Date



FILE: "A" 271/15

WARD: 5

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR

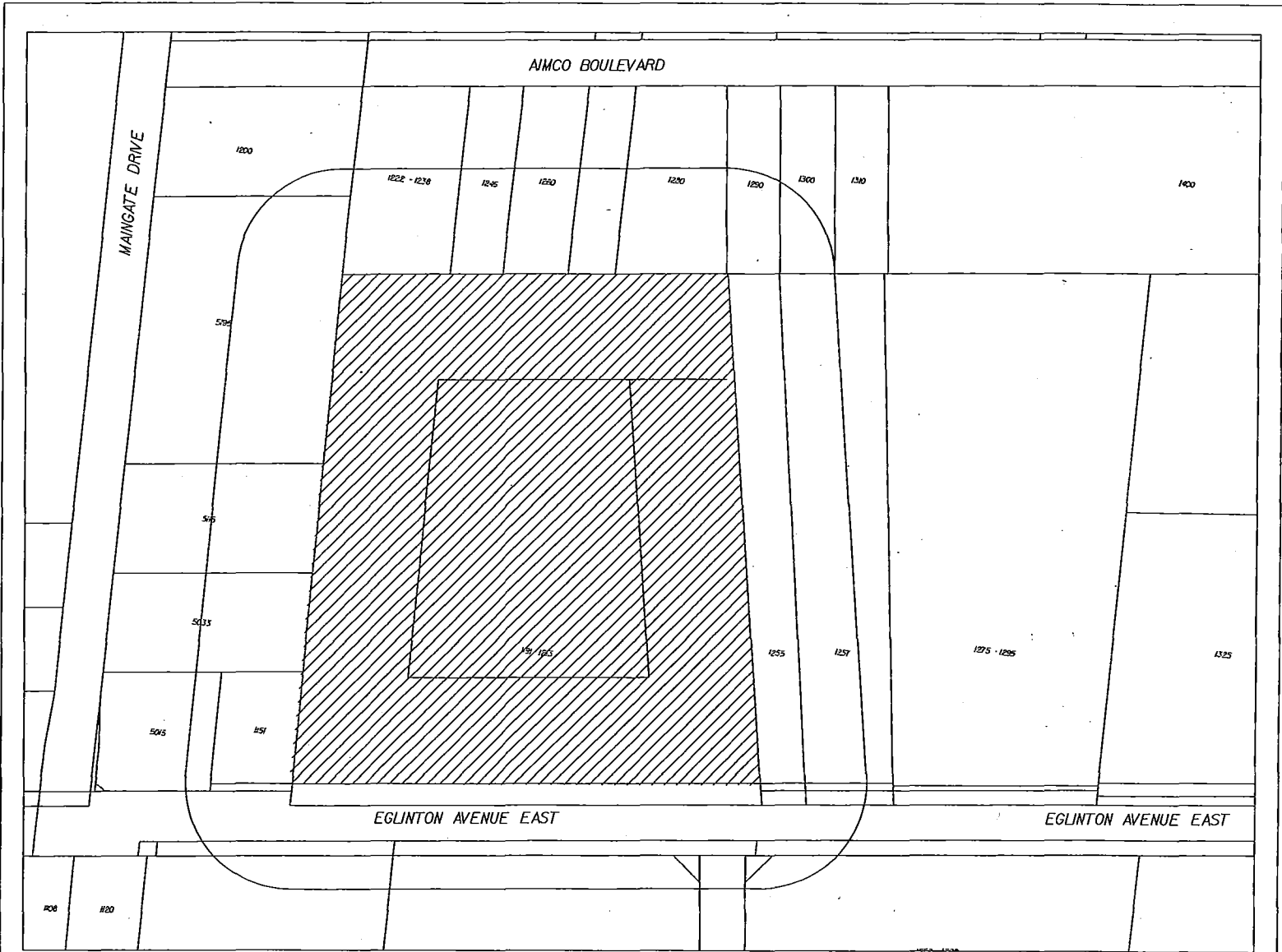
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

GRANITE RIDGE DEVELOPMENT INC is the owner of part of Lot 1, Concession 3, EHS, located and known as **1191 - 1213 EGLINTON AVENUE EAST**, zoned C3-1 – Commercial & E2-19 - Employment. The applicant requests the Committee to authorize a minor variance to permit the operation of a Transportation Facility on the subject property; whereas By-law 0225-2007, as amended, does not permit a Transportation Facility within the lands zoned C3-1 Commercial in this instance.

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Committee of Adjustment

Subject Property : 11911213 EGLINTON AVE. E.

File Number : A27115

Z Area : 35W

Agent : WESTON CONSULTING



Revised Hearing Date



FILE: "A" 272/15

WARD: 6

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR

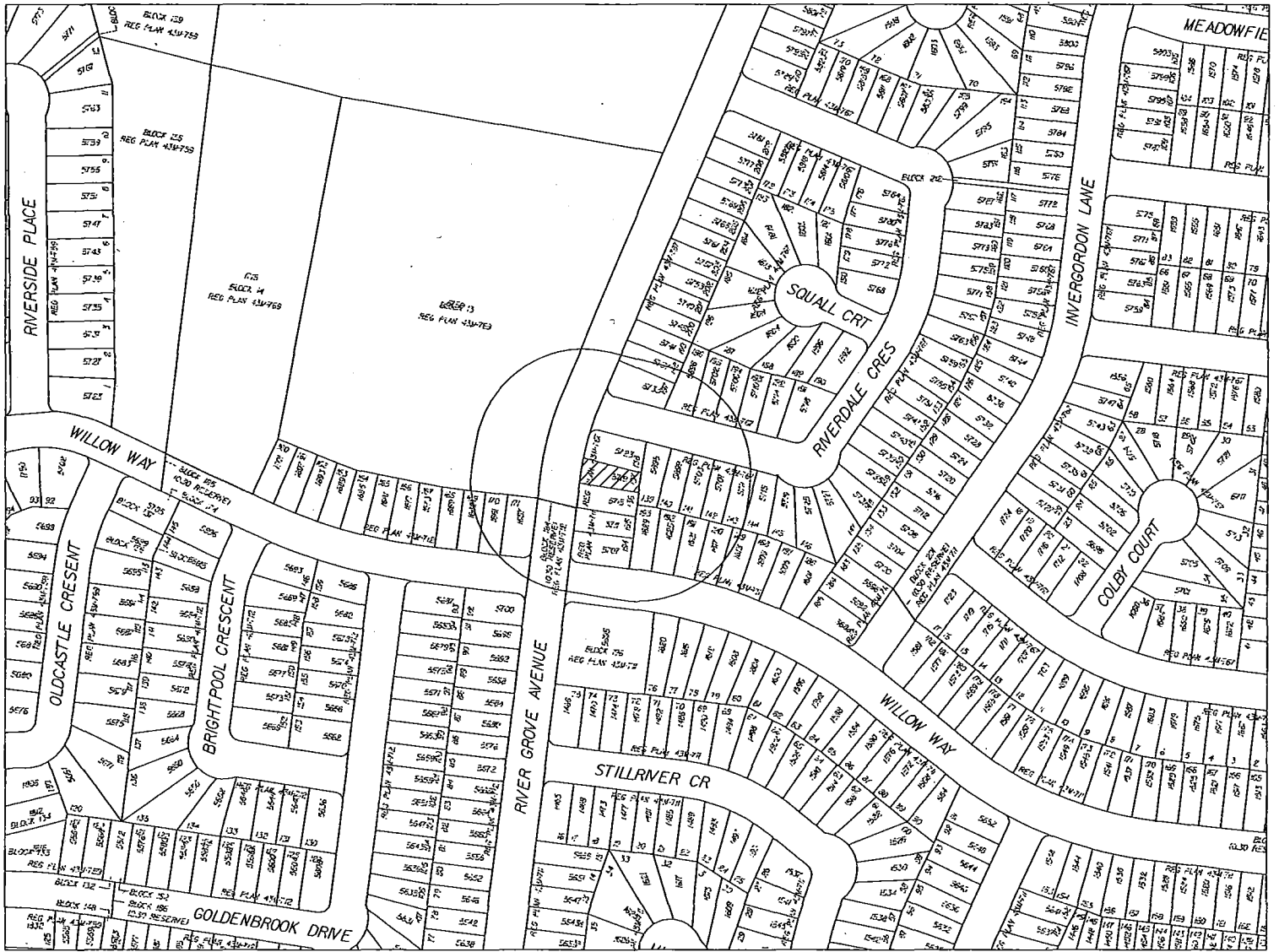
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

PANKAJ BHARGAVA is the owner of Lot 137, Registered Plan M-767, located and known as **5719 RIVER GROVE AVENUE**, zoned R4-20 - Residential. The applicant requests the Committee to authorize a minor variance to permit the existing driveway to remain on the subject property proposing a width of 9.50 m (31.16 ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.80 m (22.30 ft.) in this instance.

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Committee of Adjustment

Subject Property : 5719 RIVER GROVE

File Number : A27215

Z Area : 39W

Agent : D. CHHANIYARA



Revised Hearing Date



FILE: "A" 276/15

WARD: 5

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR

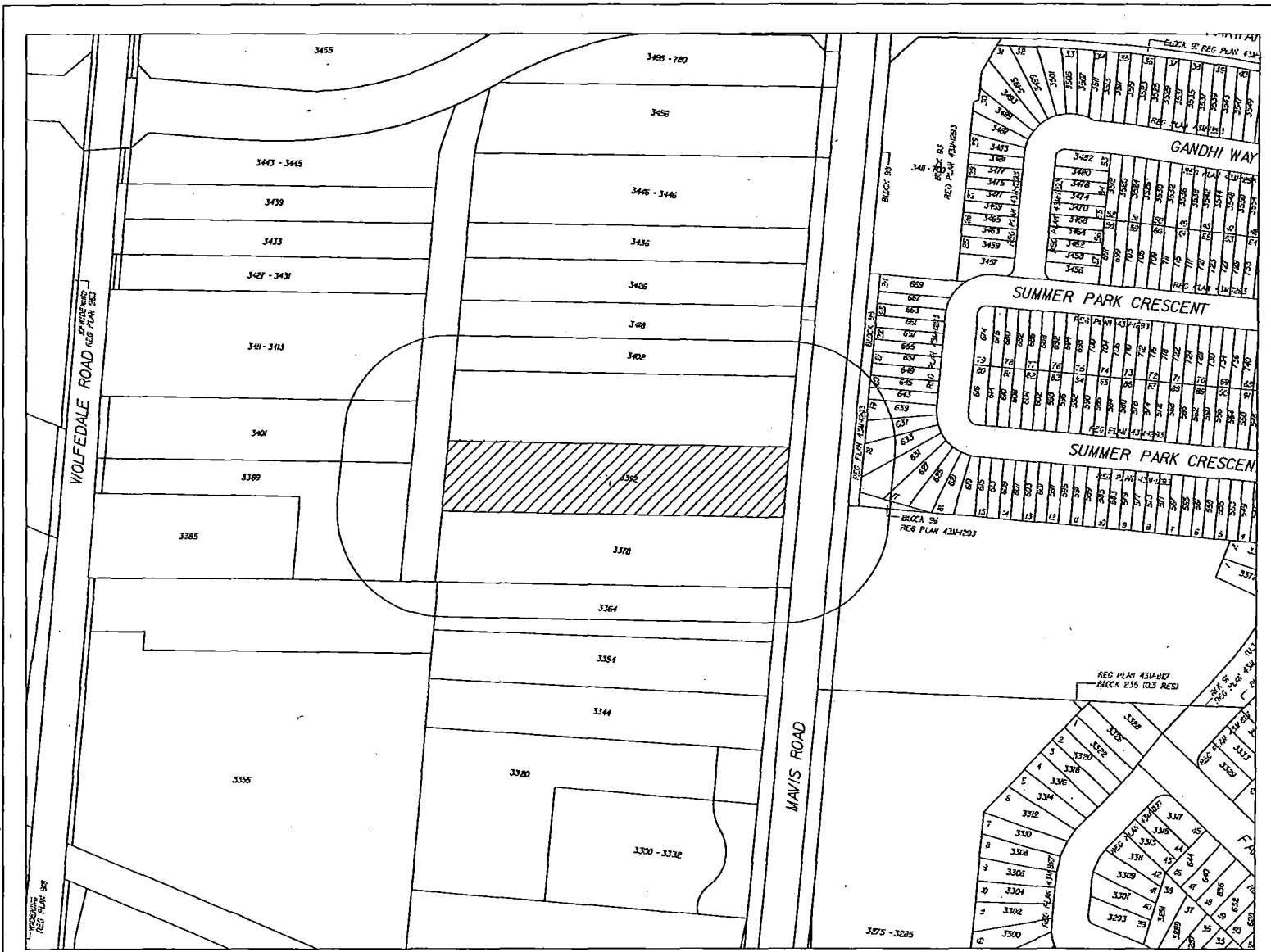
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

JEDIDA HOLDINGS INC is the owner of Part of Lot 21, Concession 1, NDS, located and known as **3392 MAVIS ROAD**, zoned E2-8 - Employment. The applicant requests the Committee to authorize a minor variance to permit the establishment of a Motor Vehicle Sales, Leasing, and/or Rental Facility – Restricted within a portion of the subject building; whereas By-law 0225-2007, as amended, does not permit a Motor Vehicle Sales, Leasing, and/or Rental Facility – Restricted use in this instance.

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Committee of Adjustment

Subject Property : 3392 MAVIS RD.

File Number : A27615

Z Area : 23

Agent : W.E. OUGHTRED & ASSOCIATES INC

