



COMMITTEE OF ADJUSTMENT AGENDA

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

Location: COUNCIL CHAMBERS
Hearing: JUNE 18, 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)

| File | Name of Applicant | Location of Land | Ward |
|-------------|---------------------------|-------------------------|-------------|
| B-24/15 | ESTATE OF BEBEDETTO DEMEO | 12 PINE AVE N | 1 |
| B-25/15 | DIV (MEADOWPINE) LIMITED | 2455 MEADOWPINE BLVD | 9 |

NEW APPLICATIONS - (MINOR VARIANCE)

| File | Name of Applicant | Location of Land | Ward |
|-------------|--|-------------------------|-------------|
| A-275/15 | CHARANJIT AND NARINDER SINGH | 2360 LUCKNOW DR | 5 |
| A-276/15 | JEDIDA HOLDINGS INC | 3392 MAVIS RD | 6 |
| A-277/15 | DOUGLAS & LOUISE VANDERWEES | 1549 TYANDAGA CRT | 2 |
| A-278/15 | ADMIRA & EMIN BUZIMKIC | 1279 MOBRIDGE CRT | 2 |
| A-279/15 | HORNER DEVELOPMENT LIMITED & RIALTO APARTMENTS LTD | 1645 – 1665 QUEENSWAY E | 1 |
| A-280/15 | PINDER REAL ESTATE DEVELOPERS INC | 2290 DOULTON DR | 8 |
| A-281/15 | PINDER REAL ESTATE DEVELOPERS INC | 2270 DOULTON DR | 8 |
| A-282/15 | ORLANDO CORPORATION | 7655 TRANMERE DR | 5 |

DEFERRED APPLICATIONS - (MINOR VARIANCE)

| File | Name of Applicant | Location of Land | Ward |
|-------------|--------------------------|-------------------------|-------------|
| A-348/14 | CITY OF MISSISSAUGA | 0 SHAWANAGA TR | 8 |
| A-349/14 | NORA MICHELL | 2275 SHAWANAGA TR | 8 |
| A-184/15 | 2321497 ONTARIO INC | 6625 KESTREL RD | 5 |
| A-200/15 | KHALID ABU ZAED | 6985 SECOND LINE WEST | 11 |
| A-202/15 | 2070825 ONTARIO INC | 5330 BRADCO BLVD | 5 |

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" 24/15
WARD: 1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

ESTATE OF BENEDETTO DEMEO is the owner of Lot 42, Registered Plan 419, located and known as **12 PINE AVENUE NORTH**, zoned R2-4 - Residential. The applicant requests the consent of the Committee to the conveyance of a parcel of land having a frontage of 7.62 m (25.00 ft.) and an area of approximately 347.47 m² (3740.13 ft²). The effect of the application is to create a new residential lot fronting onto Pine Avenue North.

The Committee has set **Thursday June 18, 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. 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 do not make a written submission requesting notification of the Committee's decision or attend the hearing in person or by counsel 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. 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 : 12 PINE AVE. N.

File Number : B02415

Z Area : 8

Agent : B. CROMIE



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



FILE: "B" 25/15
WARD: 9

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

DIV (MEADOWPINE) LIMITED is the owner of Lots 40-43, Registered Plan M-852, located and known as **2455 MEADOWPINE BOULEVARD**, zoned E2-24 - Employment. The applicant requests the consent of the Committee to the conveyance of a parcel of land having a frontage of 83.24m (273.10 ft.) and an area of approximately 1.457ha (3.60ac). The effect of the application is to create a new lot fronting onto Meadowpine Boulevard for employment purposes.

The Committee has set **Thursday June 18, 2015 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing.

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



FILE: "A" 275/15

WARD: 5

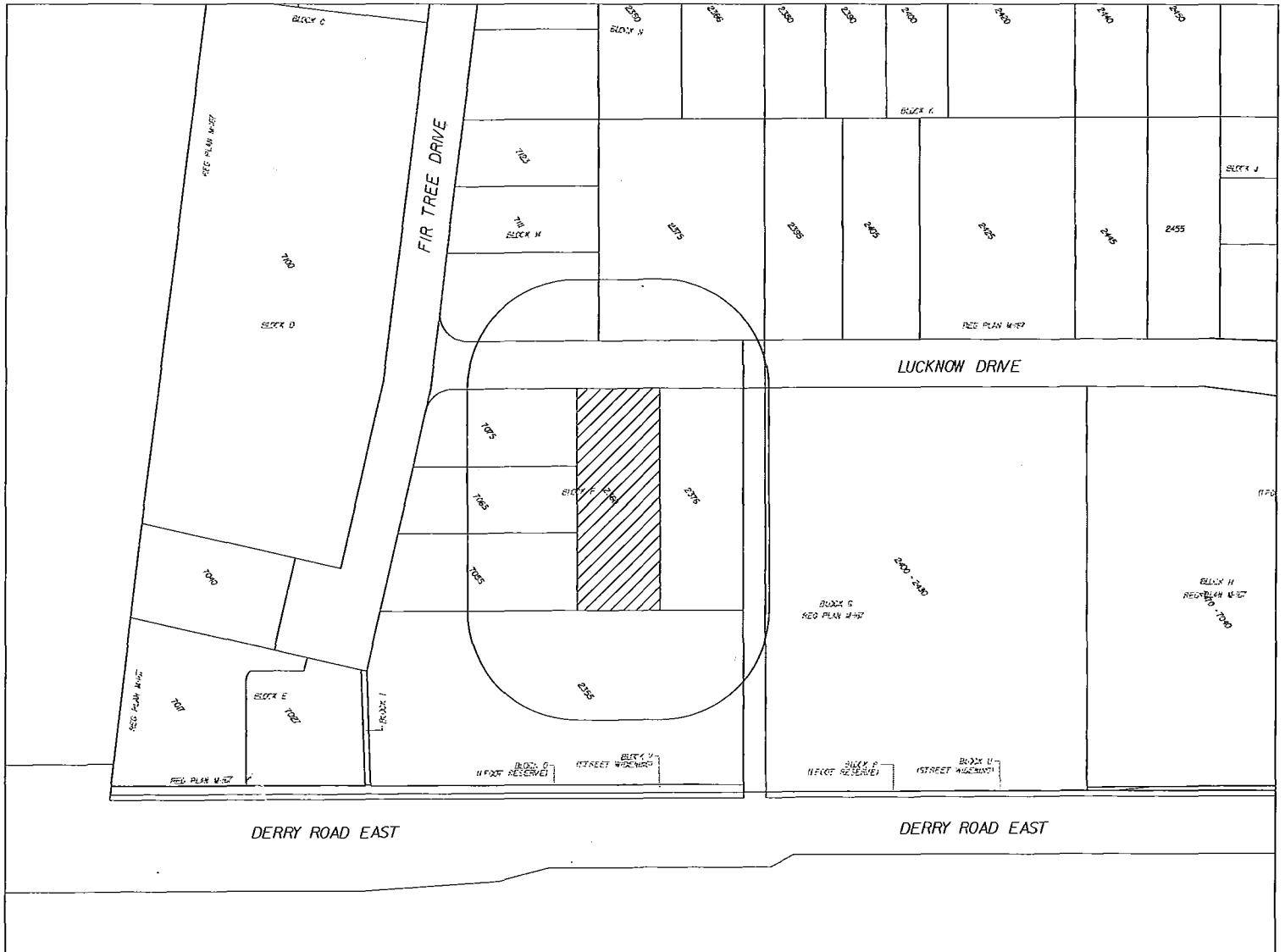
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

CHARANJIT AND NARINDER SINGH are the owners of Part of Block F, Registered Plan M-167, located and known as **2360 LUCKNOW DRIVE**, zoned E2 - Employment. The applicant requests the Committee to authorize a minor variance to permit the continued operation of a banquet hall on the subject property providing 115 parking spaces on-site (including 30 tandem spaces) and 30 parking spaces off-site on the abutting lands located at 2373 Lucknow Drive for a total of 145 parking spaces as previously approved pursuant to Committee of Adjustment File 'A' 199/13; whereas By-law 0225-2007, as amended, requires a minimum of 152 parking spaces contained wholly on site for the banquet hall use in this instance.

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Committee of Adjustment

Subject Property : 2360 LUCKNOW DR.

File Number : A27515

Z Area : 49W

Agent : GREG DELL & ASSOCIATES



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



FILE: "A" 276/15

WARD: 5

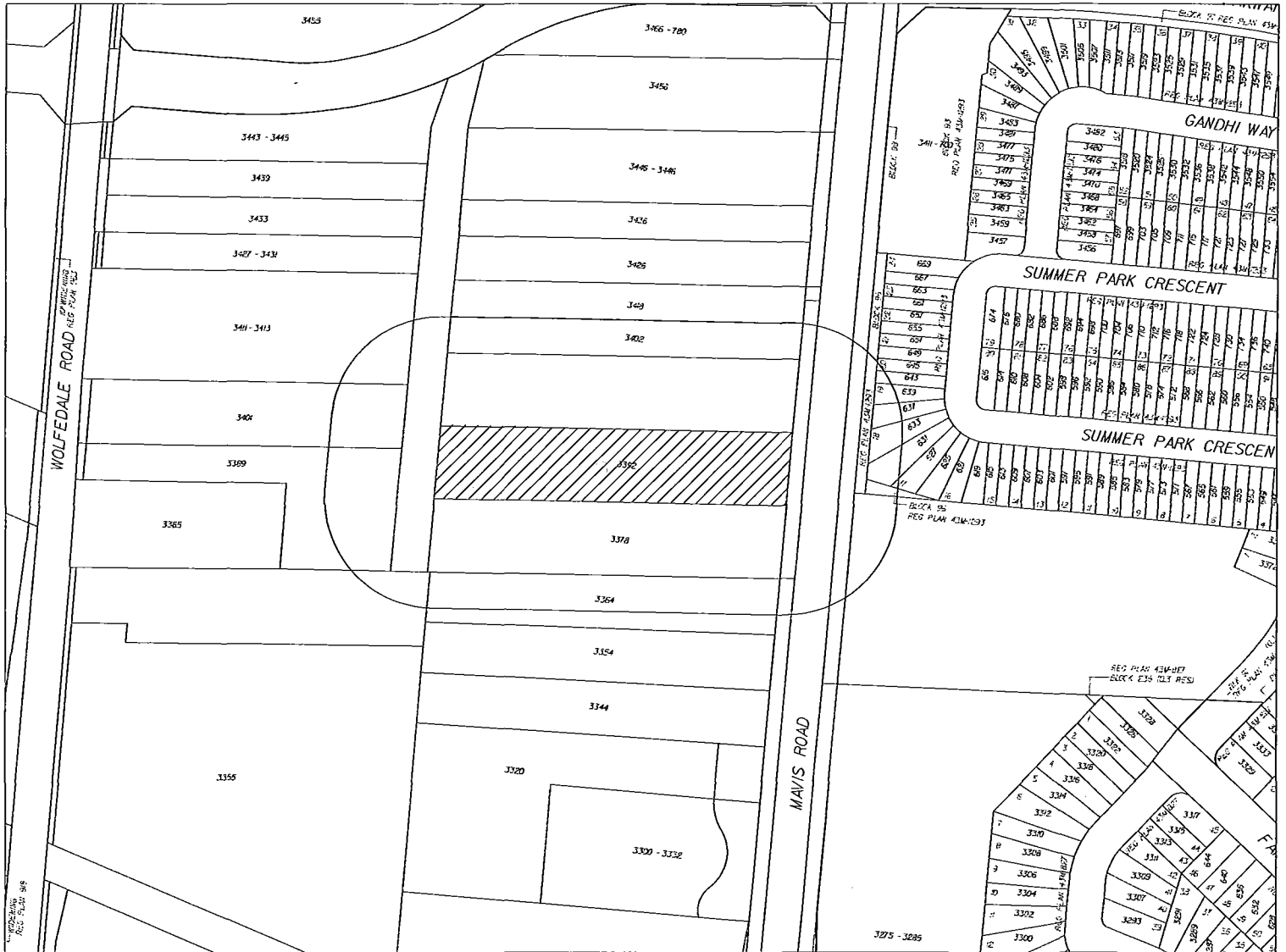
**COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

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



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



FILE: "A" 277/15

WARD: 2

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

DOUGLAS & LOUISE VANDERWEES are the owners of Lot 7, Registered Plan 847 & Part of Lot 5, Registered Plan 408, located and known as **1549 TYANDAGA COURT**, zoned R2-1 - Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a second story addition to the existing dwelling proposing:

1. a southerly side yard of 1.41m (4.63 ft.), whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (5.94 ft.) for a two storey dwelling in this instance; and
2. a combined width of side yards of 3.87m (12.70 ft.), whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 5.04m (16.54 ft.) in this instance.

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Committee of Adjustment

Subject Property : 1549 TYANDAGA COURT

File Number : A27715

Z Area : 10

Agent : DAVID SMALL DESIGNS



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



FILE: "A" 278/15

WARD: 2

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

ADMIRA & EMIN VANDERWEES are the owners of Lot 6, Registered Plan 623, located and known as **1279 MOBRIDGE COURT**, zoned R2-4 - Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a new two storey dwelling on the subject property proposing:

1. a combined width of side yards of 5.28m (17.32 ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.60m (21.65 ft.) in this instance;
2. a gross floor area – infill residential of 425.95m² (4584.89 sq. ft.); whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 415.52m² (4472.62 sq. ft.) in this instance; and,
3. a driveway width of 6.79m (22.27 ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (19.68 ft.) in this instance.

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Committee of Adjustment

Subject Property : 1279 MOBRIDGE COURT

File Number : A27815

Z Area : 9

Agent : DAVID SMALL DESIGNS



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



FILE: "A" 279/15

WARD: 1

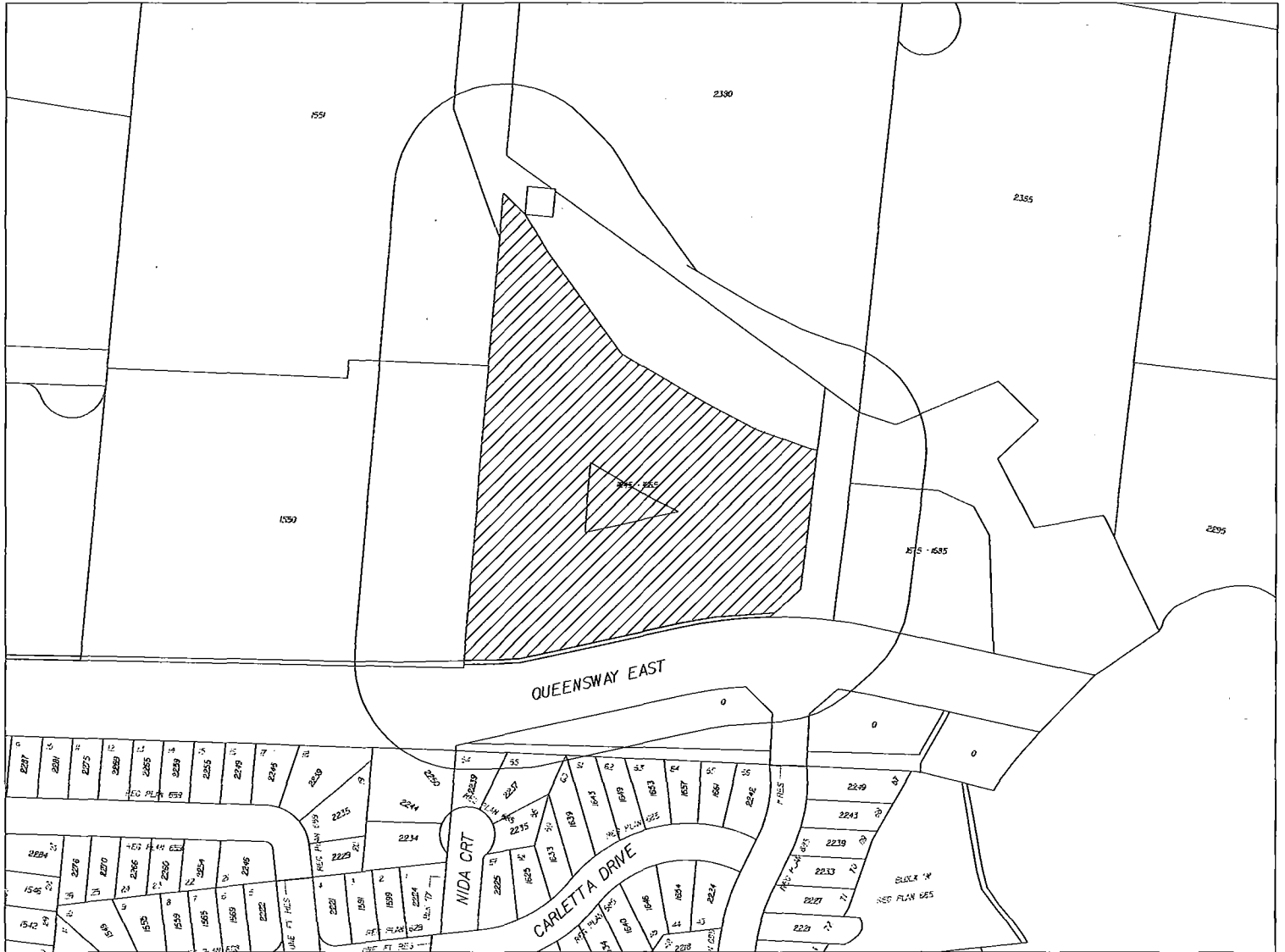
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HORNER DEVELOPMENTS LIMITED AND RIALTO APARTMENTS LTD. are the owners of Part of Lots 3 and 4, Concession 1, South of Dundas Street located and known as **1645-1665 QUEENSWAY EAST**, zoned E2 -16 – Employment & G1 – Greenbelt. The applicants request the Committee to authorize a minor variance to permit the the construction of a two storey office building on the subject property proposing a landscape buffer of 1.45m (4.76 ft.) along Queensway East; whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (14.76 ft.) in this instance.

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Committee of Adjustment

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



FILE: "A" 280/15

WARD: 8

**COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

PINDER REAL ESTATE DEVELOPERS INC. is the owner of Part of Lot 2, Registered Plan 331, located and known as **2290 DOULTON DRIVE**, zoned R1-5 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new two storey dwelling on the subject property proposing:

1. two attached garages on the subject property; whereas By-law 0225-2007, as amended, only permits one attached or one detached garage on the subject property in this instance,
2. a total garage floor area of 117.05m² (1259.91 sq. ft.); whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00m² (807.29 sq. ft.) in this instance,
3. a maximum driveway width of 29.26m (95.99 ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (27.88 ft.) in this instance,
4. an accessory structure (pool cabana) with a floor area of 76.55m² (823.98 sq. ft.); whereas By-law 0225-2007, as amended, permits an accessory structure with a maximum floor area of 10.00m² (107.64 sq. ft.) in this instance; and,
5. an accessory structure (pool cabana) height of 6.43m (21.10 ft.); whereas By-law 0225-2007, as amended, permits an accessory structure height of 3.00m (9.84 ft.) in this instance.

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Committee of Adjustment

Subject Property : 2290 DOULTON DR.

File Number : A28015

Z Area : 17

Agent : HICKS PARTNERSHIP INC.



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



FILE: "A" 281/15

WARD: 8

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

PINDER REAL ESTATE DEVELOPERS INC. is the owner of Part of Lot 2, Registered Plan 331, located and known as **2270 DOULTON DRIVE**, zoned R1-5 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new two storey dwelling on the subject property proposing:

1. a maximum garage area of 85.00m² (914.93 sq. ft.) on the subject property; whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00m² (807.29 sq. ft.) on the subject property in this instance,
2. a maximum driveway width of 16.33m (53.58 ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (27.88 ft.) in this instance,
3. two accessory structures (pool cabana and outdoor fireplace) on the subject property; whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure on the subject property in this instance,
4. an accessory structure (pool cabana) with a floor area of 50.50m² (543.59 sq. ft.); whereas By-law 0225-2007, as amended, permits an accessory structure with a maximum floor area of 10.00m² (107.64 sq. ft.) in this instance; and,
5. an accessory structure (pool cabana) height of 6.20m (20.34ft.); whereas By-law 0225-2007, as amended, permits an accessory structure height of 3.00m (9.84 ft.) in this instance.

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Committee of Adjustment

Subject Property : 2270 DOULTON DR.

File Number : A281/15

Z Area : 17

Agent : HICKS PARTNERSHIP INC.



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



FILE: "A" 282/15

WARD: 5

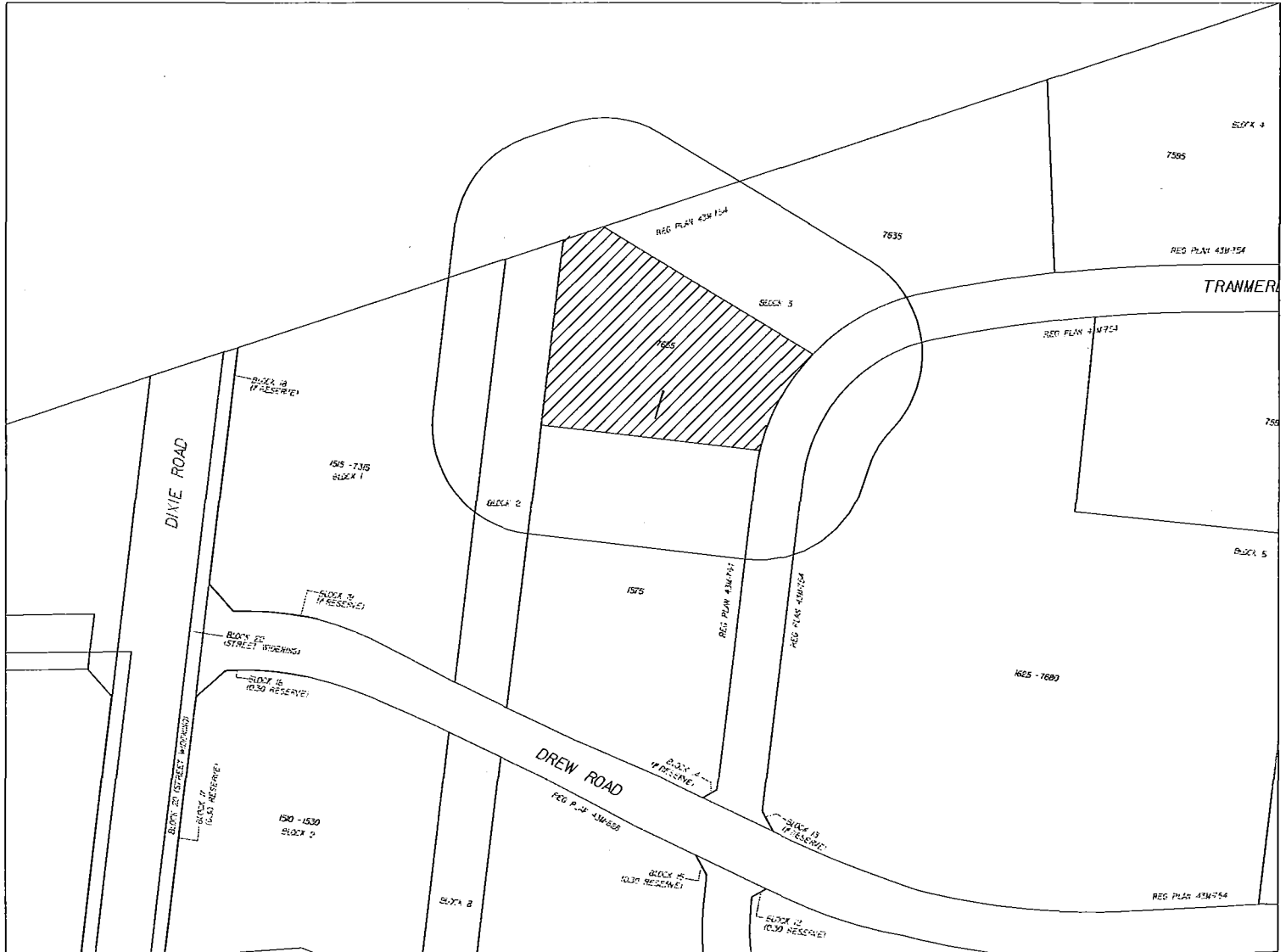
**COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

ORLANDO CORPORATION is the owner of Part of Block 3, Registered Plan M-754, located and known as **7655 TRANMERE DRIVE**, zoned E3 - Employment. The applicant requests the Committee to authorize a minor variance to permit the establishment of a new business operation on the subject property including warehousing and distribution of bus parts, bus repair and bus sales and rentals, proposing 163 parking spaces on site for the subject operation; whereas By-law 0225-2007, as amended, requires a minimum of 197 parking spaces for the subject business operation on the subject property in this instance.

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Committee of Adjustment

Subject Property : 7655 TRANMERE DR.

File Number : A282/15

Z Area : 50E

Agent : ORLANDO CORP.





Revised Hearing Date

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

FILE: "A" 348/14

WARD: 8

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

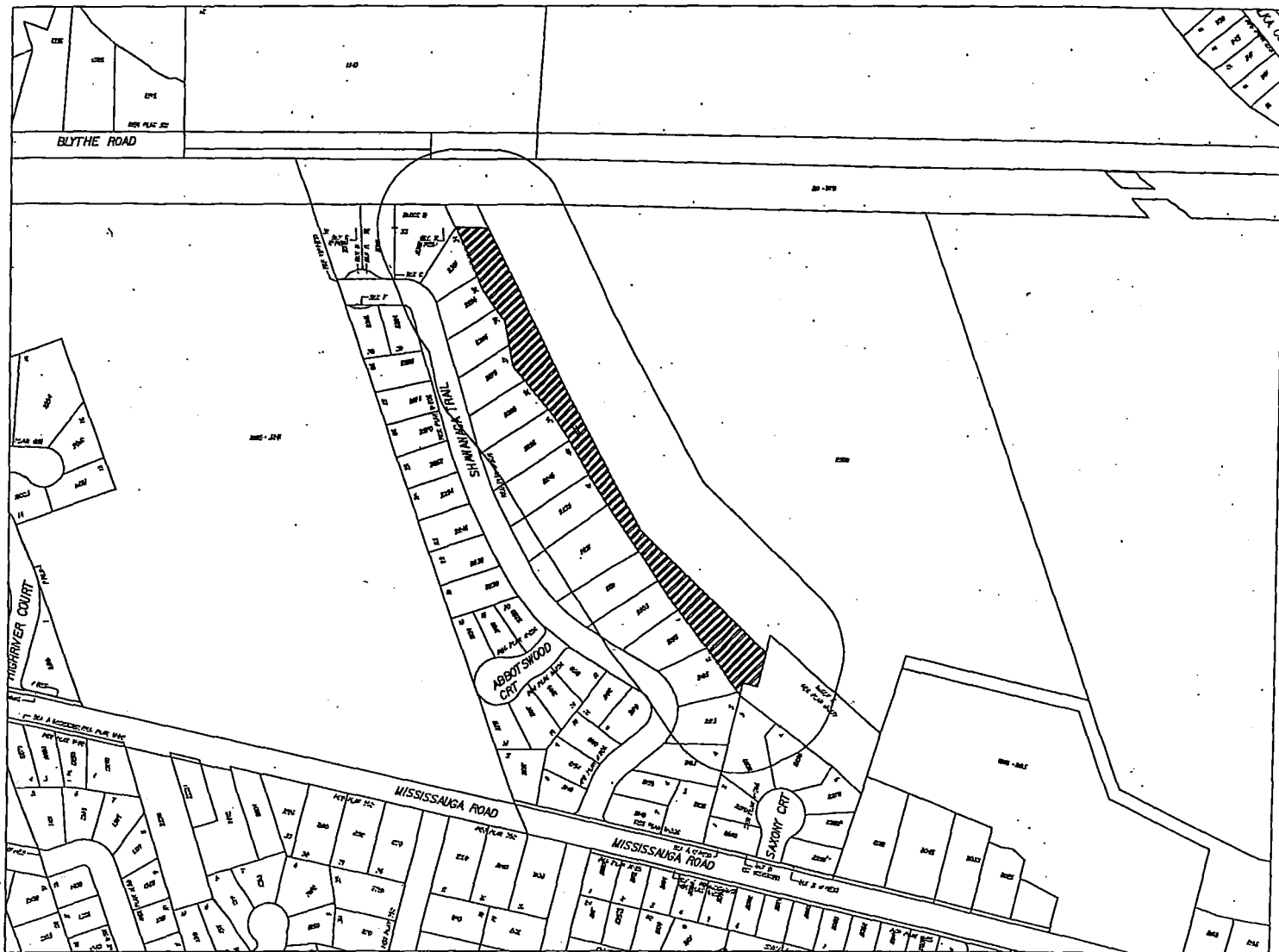
CITY OF MISSISSAUGA is the owner of Block A, Registered Plan M-206, located and known as **0 SHAWANAGA TRAIL**, zoned G1 - Greenbelt. The applicant requests the Committee to authorize a minor variance to permit:

1. 115.00 m² (1237.89 sq. ft.) of residential amenity space within a portion of the G1 - Greenbelt zone adjacent to the rear lot line of the property located at 2275 Shawanaga Trail; whereas By-law 0225-2007, as amended, does not permit residential amenity space within G1- Greenbelt lands in this instance; and,
2. a deck, fence, retaining wall and walkway within the G1 – Greenbelt zone adjacent to the rear lot line of the property located at 2275 Shawanaga Trail; whereas By-law 0225-2007, as amended, does not permit decks, fences, retaining walls and walkways within G1 – Greenbelt lands in this instance.

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Committee of Adjustment

Subject Property : 0 SHAWANAGA TRAIL

File Number : A348/14

Z Area : 16

Agent : GLEN SCHNARR & ASSOCIATES INC.



Revised Hearing Date



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

FILE: "A" 349/14

WARD: 8

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

NORA MICHELL is the owner of Lot 37, Registered Plan M-206, located and known as **2275 SHAWANAGA TRAIL**, zoned R1 – Residential. The applicant requests the Committee to authorize a minor variance to permit:

1. the existing deck and walkway to remain located within the rear yard of the subject property proposing a setback of 0.00 m (0.00 ft.) to lands zoned G1- Greenbelt; whereas By-law 0225-2007, as amended, required a minimum setback of 5.00 m (16.40 ft.) to lands zoned G1 – Greenbelt in this instance;
2. to permit a freestanding uncovered deck to remain within the rear yard proposing a setback of 0.00 m (0.00 ft.) to the rear lot line; whereas By-law 0225-2007, as amended, requires a minimum setback of 1.20 m (3.93 ft.) to the rear lot line in this instance;
3. the existing pool to remain located within the rear yard of the subject property proposing a setback of 0.70 m (2.29 ft.) measured from the interior wall of the pool to the rear lot line; whereas By-law 0225-2007, as amended, requires a minimum setback of 1.50 m (4.92 ft.) measured from the interior wall of the pool to the rear lot line in this instance;
4. the existing pool to remain located within the rear yard of the subject property proposing a setback of 0.70 m (2.29 ft.) measured from the interior wall of the pool to lands zoned G1- Greenbelt; whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00 m (16.40 ft.) measured from the interior wall of the pool to lands zoned G1- Greenbelt in this instance; and,
5. the existing dwelling to remain on the subject property proposing an easterly side yard of 3.60 m (11.81 ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.20 m (13.77 ft.) in this instance.

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Revised Hearing Date



FILE: "A" 184/15

WARD: 5

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, 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 providing a total of 56 parking spaces on site; whereas By-law 0225-2007, as amended, does not permit a Motor Vehicle Repair Facility - Commercial Motor Vehicle use on the subject property and requires a minimum of 65 parking spaces on site in this instance.

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Committee of Adjustment

Subject Property : 6625 KESTREL RD.

File Number : A18415

Z Area : 43E

Agent : N. H. DELL



AMENDED NOTICE & REVISED HEARING DATE

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR



FILE: "A" 200/15

WARD: 11

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

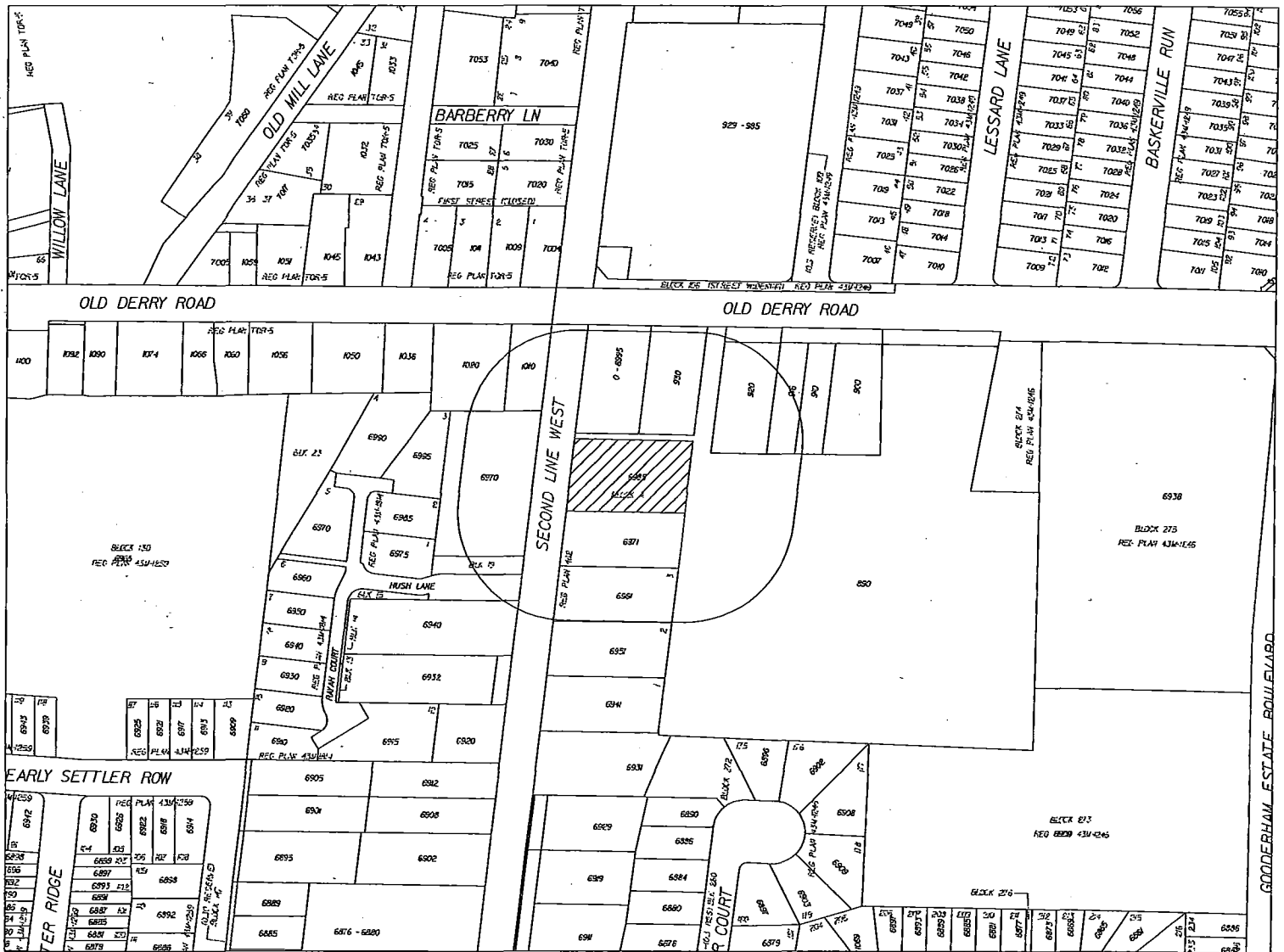
KHALID ABU ZAED is the owner of part of Block A, Registered Plan M-462, located and known as **6985 SECOND LINE WEST**, zoned R1-32 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new dwelling, detached three (3) car garage, and cabana (accessory structure and gazebo) on the subject proposing:

1. a combined width of side yards of 6.77 m (22.21 ft.), measured to the eaves; whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 7.97 m (26.14 ft.) in this instance;
2. a dwelling height of 7.91 m (25.95 ft.) measured to the highest ridge of the roof; whereas By-law 0225-2007, as amended, permits a maximum dwelling height of 7.50 m (24.60 ft.) in this instance;
3. a dwelling with a flat roof; whereas By-law 0225-2007, as amended, does not permit a dwelling with a flat roof in this instance;
4. a floor area of 72.61 m² (781.59 sq. ft.) for the proposed detached garage; whereas By-law 0225-2007, as amended, permits a maximum floor area of 50.00 m² (538.21 sq. ft.) for a detached garage in this instance;
5. a garage projection of 4.06 m (13.32 ft.) beyond any point of the front wall of the proposed dwelling; whereas By-law 0225-2007, as amended, permits a projection of 0.00 m (0.00 ft.) beyond any point of the front wall of the dwelling in this instance;
6. a driveway width of 9.53 m (31.27 ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 3.00 m (9.84 ft.) in this instance; and,
7. a floor area of 10.43 m² (112.27 sq. ft.) for the proposed gazebo; whereas By-law 0225-2007, as amended permits a maximum floor area of 10.00 m² (107.64 sq. ft.) for a gazebo in this instance.

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Committee of Adjustment

Subject Property : 6985 SECOND LINE WEST

File Number : A20015

Z Area : 44W

Agent : EPIC DESIGNS INC.



Revised Hearing Date



FILE: "A" 202/15

WARD: 5

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

2070825 ONTARIO INC is the owner of part of Lot 2, Concession 3, EHS, located and known as **5330 BRADCO BOULEVARD**, zoned E2-19 - Employment. The applicant requests the Committee to authorize a minor variance to continue to permit the outdoor display of trucks between the building and the street line on the subject property as previously approved by the Committee pursuant to Minor Variance application "A"452/08; whereas By-law 0225-2007, as amended, does not permit the outdoor display of trucks on the subject property and requires that the display area not be located any closer to the street line than any portion of the building in this instance.

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