

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

**Location: COUNCIL CHAMBERS**  
**Hearing: NOVEMBER 05, 2015 AT 1:30 P.M.**

CALL TO ORDER  
DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST  
REQUESTS FOR WITHDRAWAL/DEFERRAL

**NEW APPLICATIONS- (CONSENT)**

NONE

**DEFERRED APPLICATIONS - (CONSENT)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
B-021/15	MAGELLAN AEROSPACE LIMITED	3160 DERRY RD E	<u>5</u>

**NEW APPLICATIONS - (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-448/15	DIXIE CROSSINGS INC.	5089 DIXIE RD	5
A-449/15	PCC 311 (DEVELOPING HANDS INC)	3100 RIDGEWAY DR	8
A-450/15	RAHIMA KHAN	1061 GREAVES AVE	1
A-451/15	NASEEM & SHAHIDA KAU KAB (GULBURG INC.)	1130 -1140 CLARKSON RD N	2

**DEFERRED APPLICATIONS - (VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-411/15	DIANA IGNAGNI	1317 KENMUIR AVE	1
A-418/15	BOUTROS & NAWAL AMMAR	4446 WATERFORD CRES	4
A-422/15	HELEN BUTCHER	20 BEN MACHREE DR	1

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.)

# Revised Hearing Date



FILE: "B" 021/15  
WARD: 5

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

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**MAGELLAN AEROSPACE LIMITED** is the owner of Part of Lots 9 and 10, Concession 7, EHS located and known as **3160 DERRY ROAD EAST**, zoned E2 - Employment. The applicant requests the consent of the Committee to the conveyance of a parcel of land having a frontage of approximately 380.66m (1248.88ft.) and an area of approximately 45.10ac (18.25ha). The effect of the application is to create a new lot for employment purposes.

The Committee has set **Thursday November 5, 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 : 3160 DERRY RD. E.

File Number : B02115

Z Area : 40W

Agent : BLAKE, CASSELS & GRAYDON LLP





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 448/15  
Ward 5

The Committee has set **Thursday, November 5, 2015 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

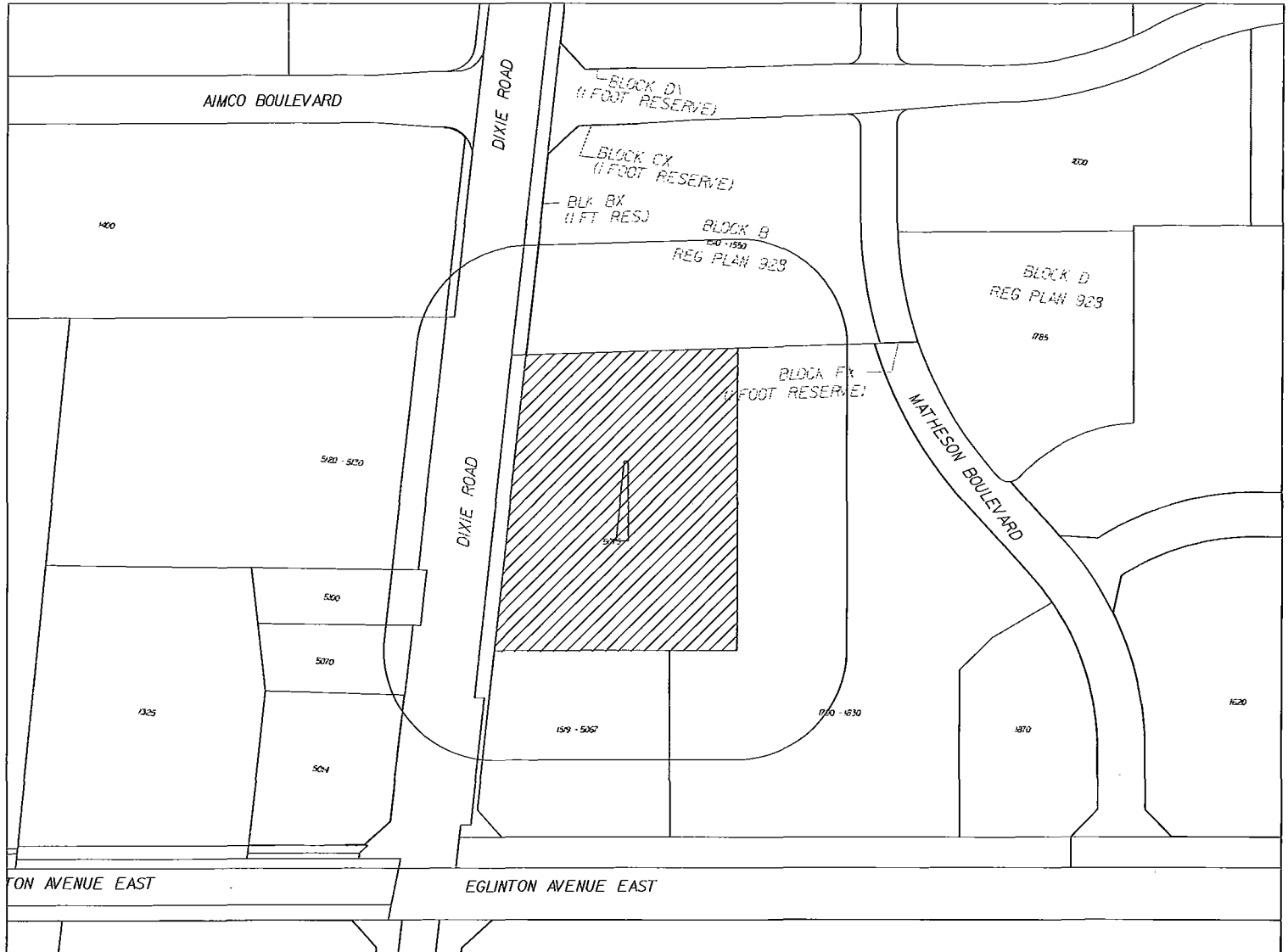
**DIXIE CROSSINGS INC.** is the owner of 5089 DIXIE ROAD being Part of Lot 1, Concession 4, EHS, zoned C3-1, Commercial. The applicant requests the Committee to authorize a minor variance to permit an outdoor patio accessory to the restaurant known as "Sunset Grill" located in Unit B3; whereas By-law 0225-2007, as amended, does not permit an outdoor patio use and requires all commercial activities to be conducted wholly within the building in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca). Please include your name, your address and application number or address of the property you are providing comments on.

The Agenda is available at [www.mississauga.ca/portal/residents/cofa](http://www.mississauga.ca/portal/residents/cofa). General information about the Committee of Adjustment is available in our Citizens Guide to the Minor Variance Process at [Citizens Guide to the Minor Variance Process](#). Information is also available 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; for telephone inquiries call 3-1-1 or (905) 615-4311 (if outside Mississauga) or fax inquiries 905-615-3950.

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## Committee of Adjustment

Subject Property : 5089 DIXIE RD. UNIT B3

File Number : A448/15

Z Area : 35E

Agent : TAHA & SAL INC.





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 449/15  
Ward 8

The Committee has set **Thursday, November 5, 2015 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

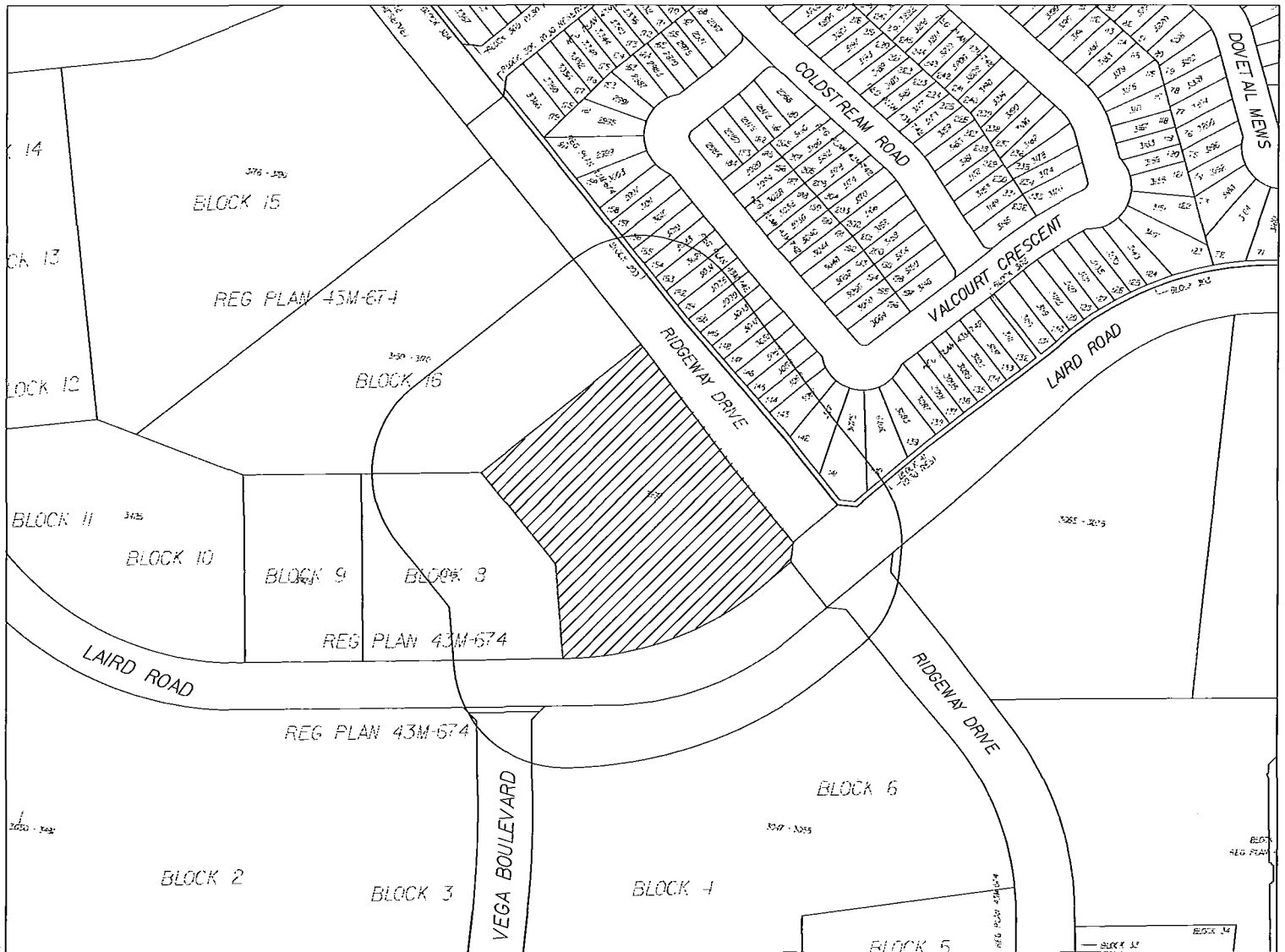
**PCC 311 (DEVELOPING HANDS INC)** is the owner of **3100 RIDGEWAY DRIVE** being **PEEL CONDO PLAN 311 LEVEL 1 UNIT 22**, zoned **E2-24, Employment**. The applicant requests the Committee to authorize a minor variance to permit the establishment of a medical office/clinic within Unit 22 providing a total of 175 parking spaces for all uses on the site; whereas By-law 0225-2007, as amended, requires a total of 224 parking spaces for all uses on site in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca). Please include your name, your address and application number or address of the property you are providing comments on.

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## Committee of Adjustment

Subject Property : 3100 RIDGEWAY DR. UNIT 22

File Number : A449/15

Z Area : 59

Agent : L. & A SHENOUDA





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 450/15  
Ward 1

The Committee has set **Thursday, November 5, 2015 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

**RAHIMA KHAN** is the owner of **1061 GREAVES AVENUE** being Part of Lot 39, Plan C-23, zoned R3, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new two storey detached dwelling on the subject property proposing:

1. a lot area of 387.50m<sup>2</sup> (4,171.15sq.ft.); whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00m<sup>2</sup> (5,920.03sq.ft.) in this instance;
2. a lot frontage of 10.06m (33.00ft.); whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (49.21ft.) in this instance;
3. side yards of 1.07m (3.51ft.) to the first and second storey of the dwelling; whereas By-law 0225-2007, as amended, requires minimum side yards of 1.20m (3.93ft.) to the first storey and 1.81m (5.93ft.) to the second storey in this instance.

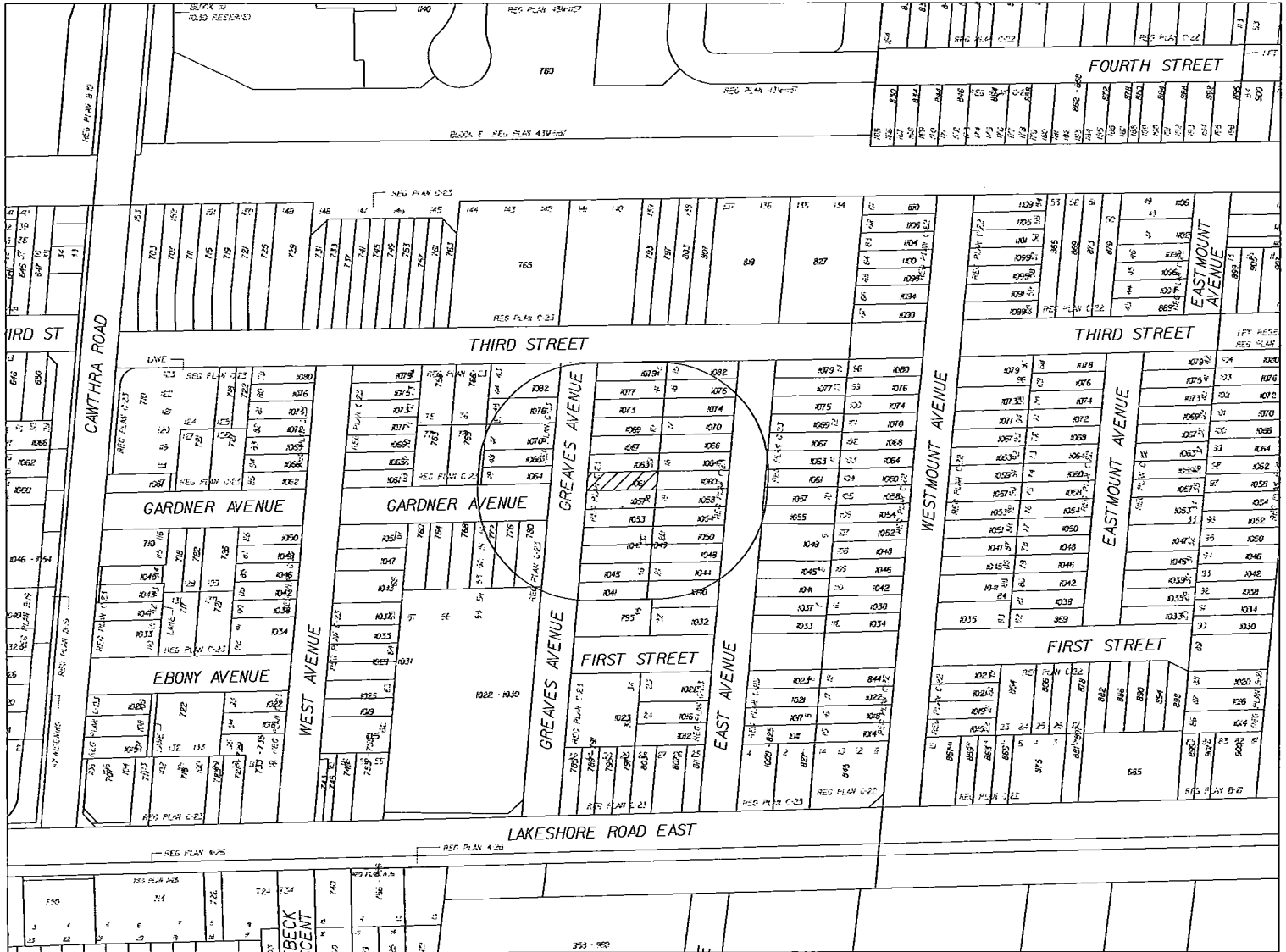
This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) Please include your name, your address and application number or address of the property you are providing comments on.

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## Committee of Adjustment

Subject Property : 1061 GREAVES AVE

File Number : A45015

Z Area : 6

Agent : NI, NI





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 451/15  
Ward 2

The Committee has set **Thursday, November 5, 2015 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

**NASEEM & SHAHIDA KAU KAB (GULBURG INC.)** are the owners of **1130-1140 CLARKSON ROAD NORTH** being Part of Lot 67, Plan G-13, zoned D, Development. The applicants request the Committee to authorize a minor variance to permit the reconstruction of 1134 Clarkson Road North proposing:

1. office, retail and personal service establishment uses as permitted in the C4 Commercial zone of By-law 0225-2007; whereas By-law 0225-2007, as amended, does not permit these uses in a D, Development Zone;
2. an increase in the building volume as part of the re-construction of the building on the subject lands where the use had been previously abandoned; whereas By-law 0225-2007, as amended, re-construction is not permitted for an increase in volume or for a previously abandoned use; and,
3. the enlargement of the existing building; whereas By-law 0225-2007, as amended, does not permit the enlargement of the existing buildings in the D, Development Zone.

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## Committee of Adjustment

Subject Property : 1134 CLARKSON RD. N.

File Number : A451/15

Z Area : 10

Agent : GLEN SCHNARR & ASSOCIATES INC.



## Revised Hearing Date



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 411/15  
Ward 1

The Committee has set **Thursday November 5, 2015 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario** for the public hearing on the following matter:

DIANA IGNAGNI is the owner of 1317 KENMUIR AVENUE being Part of Lot 217, Registered Plan F-20, zoned R3-1, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new 2 storey detached dwelling on the subject property proposing:

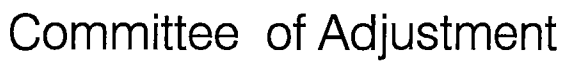
1. a total gross floor area - infill residential of 399.12m<sup>2</sup> (4296.23sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 346.48m<sup>2</sup> (3729.60sq.ft.) in this instance,
2. an interior side yard to the eaves of 1.65m (5.41ft.); whereas By-law 0225-2007, as amended, requires a minimum 1.81m (5.93ft.) to the eaves in this instance,
3. an exterior side yard to the eaves of 5.789m (18.99ft.); whereas By-law 0225-2007, as amended, requires a minimum 6.00m (19.68ft.) to the eaves in this instance; and,
4. a total lot coverage of 42.02% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance.

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# Revised Hearing Date



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 418/15  
Ward 4

The Committee has set **Thursday, November 5, 2015 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

BOUTROS & NAWAL AMMAR is the owner of 4446 WATERFORD CRESCENT being Lot 34, Registered Plan M-729, zoned R5-4, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing structure to remain proposing:

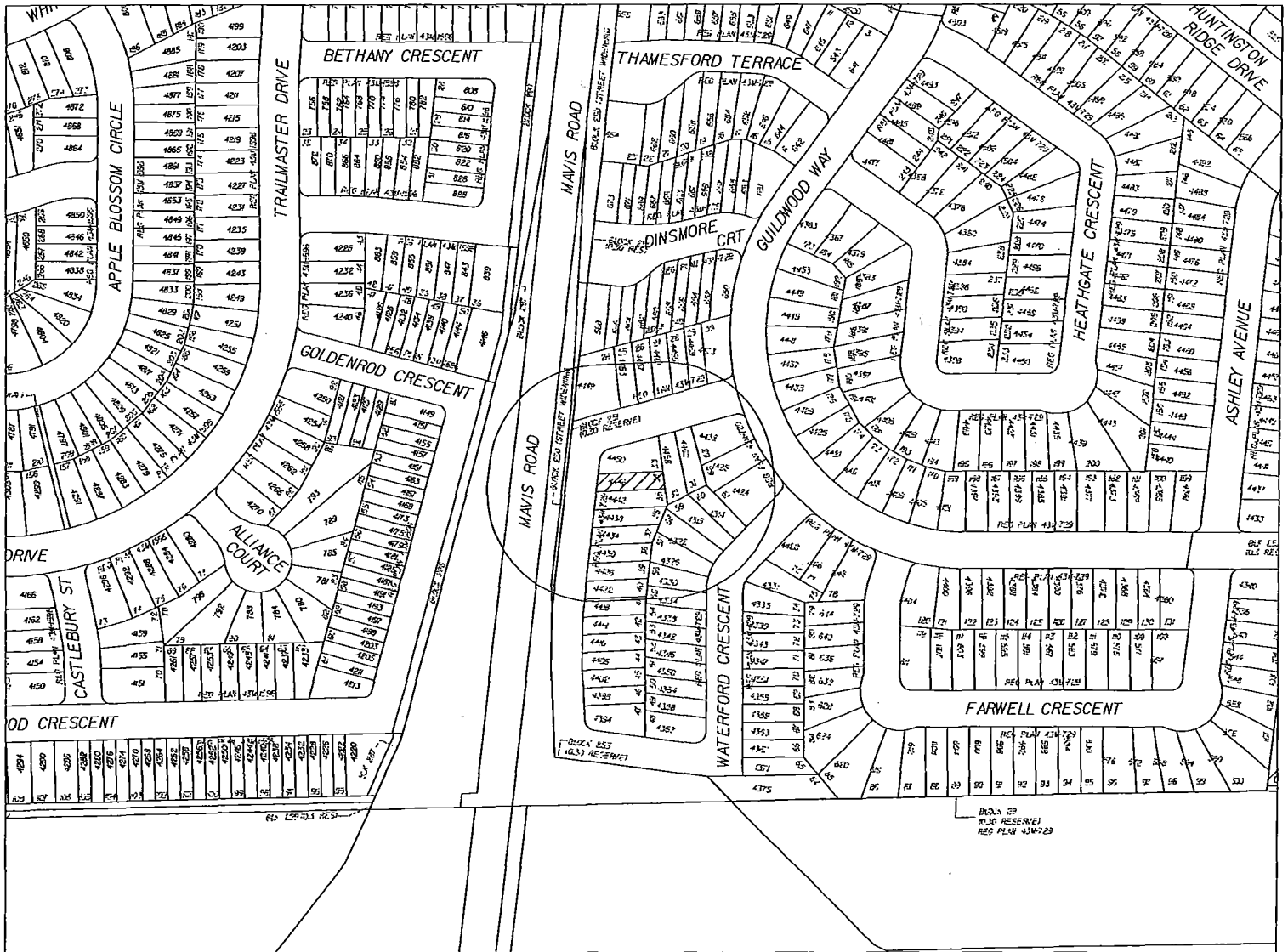
1. a lot coverage of 46.32% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% of the lot area in this instance;
2. a side yard of 0.63m (2.06ft.) to the basement walk-out; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) in this instance;
3. a driveway width of 9.07m (29.75ft.); whereas By-law 0225-2007, as amended, permits a maximum width of 6.00m (19.68ft.) in this instance;
4. a westerly setback of 0.30m (0.98ft.) to the driveway and an easterly setback of 0.40m (1.31ft.) to the driveway; whereas By-law 0225-2007, as amended, requires a minimum setback of the driveway to the side property line of 0.60m (2.00ft.) in this instance; and,
5. a landscaped soft area of 7.60% of the front yard containing the driveway; whereas By-law 0225-2007, as amended, requires a minimum landscaped soft area of 30.00% of the front yard containing the driveway in this instance.

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## Committee of Adjustment

Subject Property : 4446 WATERFORD CRES.

File Number : A41815

Z Area : 29

Agent: ULTIMATE BUILDING DESIGN CONSULTANTS INC



## Revised Hearing Date



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 422/15  
Ward 1

The Committee has set Thursday, November 5, 2015 at 1:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

HELEN BUTCHER is the owner of 20 BEN MACHREE DRIVE being Part of Block X, Registered Plan I-22, zoned R15, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a detached garage proposing:

1. a second floor storage area within the garage; whereas By-law 0225-2007, as amended, does not permit floor area above the garage floor and does not permit the garage to be utilized for anything other than the parking of motor vehicles;
2. a garage floor area of 89.04m<sup>2</sup> (958.44sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum garage floor area of 75.00m<sup>2</sup> (807.31sq.ft.) in this instance;
3. a driveway width of 11.43m (37.5ft.) at the garage entrance; whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (27.88ft.) or 50.00% of the lot frontage, whichever is less, in this instance;
4. a height to the top of the sloped roof of 6.43m (21.09ft.); whereas By-law 0225-2007, as amended, permits a maximum height of 4.60m (15.09ft.) in this instance; and,
5. a height of 3.63m (11.90ft.) to the underside of the eaves; whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (9.84ft.) to the underside of the eaves in this instance.

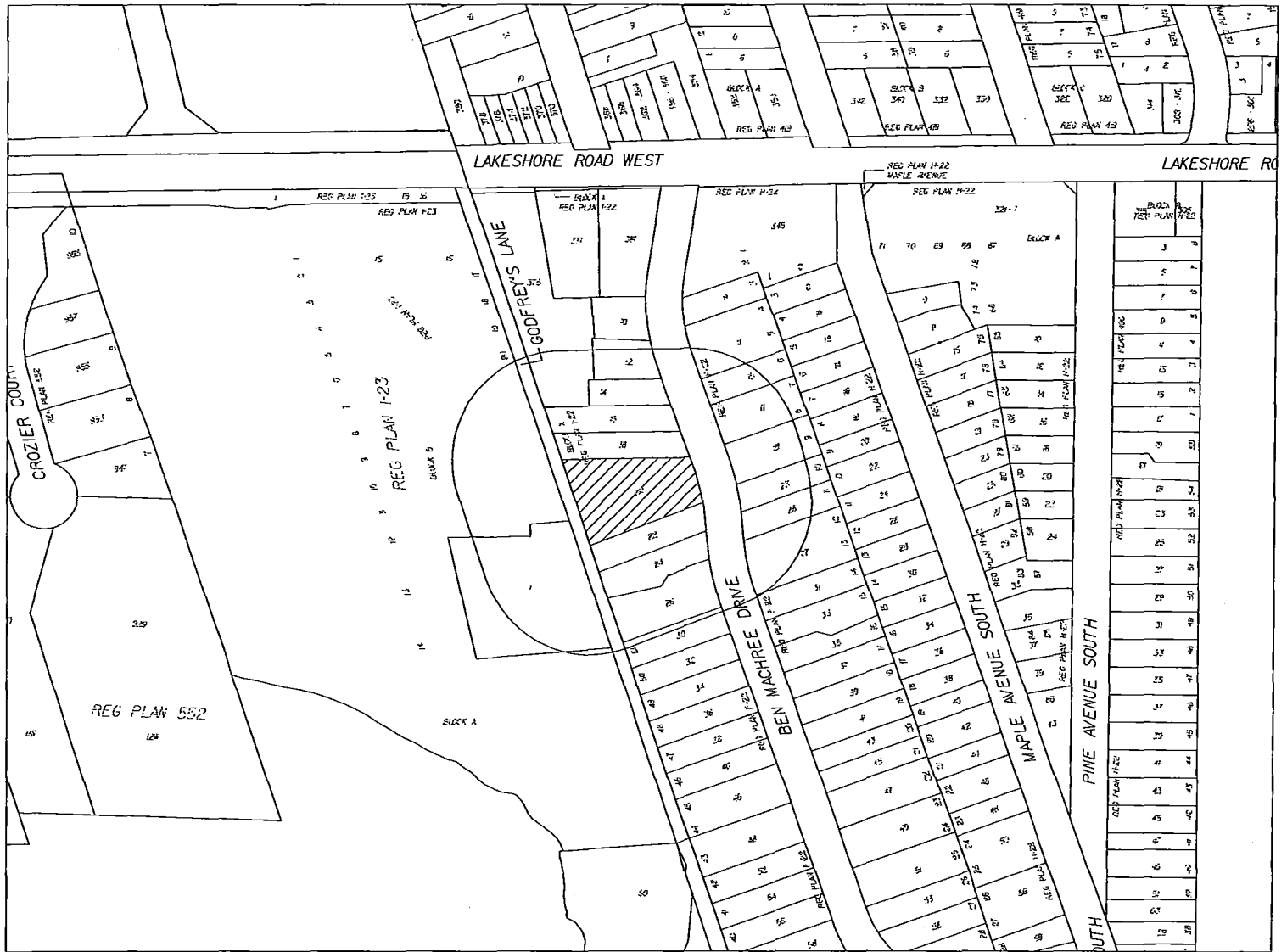
This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca). Please include your name, your address and application number or address of the property you are providing comments on.

The Agenda is available at [www.mississauga.ca/portal/residents/cofa](http://www.mississauga.ca/portal/residents/cofa). General information about the Committee of Adjustment is available in our Citizens Guide to the Minor Variance Process at [Citizens Guide to the Minor Variance Process](#). Information is also available 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; for telephone inquiries call 3-1-1 or (905) 615-4311 (if outside Mississauga) or fax inquiries 905-615-3950.

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary Treasurer of the Committee of Adjustment to receive notification of the Committee's decision. This will also entitle you to be advised of any future Ontario Municipal Board proceedings.

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary Treasurer, Mississauga Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5433.





## Committee of Adjustment

Subject Property : 20 BEN MACHREE DR.

File Number : A422/15

Z Area : 8

Agent : MIN & ASSOCIATE INC ARCHITECT

