



## Committee of Adjustment

The following staff reports are current as of October 10<sup>th</sup>, 2018 at 2:30pm.

Any staff reports received after this time may be obtained by  
emailing [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca)

Please note: resident comments are not posted online and may be obtained by  
emailing the above.

**Location: COUNCIL CHAMBERS**  
**Hearing: OCTOBER 18, 2018 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)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
B-069/18	PEEL DISTRICT SCHOOL BOARD	5490, 5520, 5576 HURONTARIO ST	5

**DEFERRED APPLICATIONS - (CONSENT)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
B-033/17 A-202/17	ROLAND & SYLVIA SMITAS, SIMONE BRADLEY	990 LAKESHORE RD W	2
B-043/18	RICHARD & VALERIE STOVE	1262 QUEEN VICTORIA AVE	2
B-044/18 A-270/18 A-271/18	JOE PINELLI	446 SOUTH SERVICE RD	1
B-047/18 A-288/18 A-289/18	ROLAND SMITAS, SYLVIA SMITAS, SIMONE BRADLEY	990 LAKESHORE RD W	2

**NEW APPLICATIONS- (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-384/18	IHSSAN ALI	3889 STONEHAM WAY	10
A-385/18	ARTHUR GORECKI	510 RICHEY CRES	1
A-386/18	FIRASA TULLAH SIDDIQUI & UROOJ FIRASAT	29 VISTA DR	11
A-387/18	HUNG QUI DUONG, NGUEN NGUYEN	3407 CLAYTON RD	8
A-388/18	GEORGE & CECILIA LING	5625 WATERSFIELD AVE	10
A-389/18	PAULA & WALTER VENTURA	431 ABRUZ BLVD	7
A-390/18	HAIJIN LEE/ LINDSAY WILSON	1426 GOLDTHORPE RD	1
A-391/18	NAHANI RESIDENCES CORPORATION	8 NAHANI WAY	5
A-392/18	ERIN WEN-YU CHOU	3885 DUKE OF YORK BLVD. C207	7
A-409/18	NGALE BUSHI	1047 MEREDITH AVE	1

**DEFERRED APPLICATIONS- (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-269/18	DALJIT JUTLA	452 SOUTH SERVICE RD	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.)

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Date: October 5, 2018

File: C of A – 'B' 069/18  
(Ward 5 – 5490, 5520, 5576 Hurontario Street)

**Agenda: October 18, 2018**

**New Item**

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## Recommendation

The Planning and Building Department has no objection to the requested consent application.

## Background

### Mississauga Official Plan

Character Area: Hurontario Neighbourhood  
Designation: Greenlands, Institutional, Mixed use

### Zoning By-law 0225-2007

**Zoning:** I-1 (Institutional) & G1 Greenlands)

## Comments

### Zoning

This Division notes that the severed and retained lands must comply with the provisions of Zoning By-law 225-2007, as amended, with respect to, and among other things, minimum lot frontage, minimum lot area, setbacks, on-site parking, etc.

We note that the property is zoned I-1 and the only use permitted is development in association with Britannia Farm. The letter received from the Peel District School Board indicates these lands are intended for mixed use.

### Planning

The subject site is located within the Hurontario Neighbourhood Character Area, at the North West quadrant of Hurontario Street and Bristol Road West. Last year the Peel District School Board applied for an Official Plan Amendment (OPA) to redesignate the lands from institutional

to mixed use. The application to redesignate the land was approved. The applicant is now requesting consent to sever a portion of the lands. The severed parcel has approximately 387.6 m of frontage on Hurontario Street, a depth of 460.06 m on Bristol Road West and an area of about 13.15 hectares. The consent application matches previous discussions with the City of Mississauga through the OPA process.

The Planning and Building Department is of the opinion that this consent application to sever a portion of the land is appropriate and has regard to Section 51 (24) of the *Planning Act*, specifically that the plan conforms to the official plan and is suitable for the purposes for which it is to be subdivided.

Based on the preceding information, the Planning and Building Department has no objection to the requested consent application.



# City of Mississauga

# Memorandum



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**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** September 28, 2018

**RE:**           **Applicant:**           Peel District School Board  
                 **Date of Hearing:**   October 18, 2018  
                 **Location:**       5490, 5520, 5576 Hurontario St  
                 **Our File:**         'B' 69/18, Ward 5 (Z-37E)

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This Department has no objections to the applicant's request to create a new lot with an area of approximately 13.15 hectares (32.49 Acres) where the retained parcel will be approximately 68.1 hectares (168.2 Acres). These lands are known as The Britannia Farm, owned by The Peel District School Board and on December 12, 2016 the Board of Trustees for the Peel District School Board in partnership with the City of Mississauga unanimously approved the Britannia Farm Master Plan. The Britannia Farm Master Plan recommended that a 13.15 hectare (32.5 Acre) development parcel be created to generate revenue which would support the student focused environmental programs which would remain in a natural state within the "Retained Parcel" of the Britannia Farm.

An application to amend the Official Plan was approved by City of Mississauga Council on April 11, 2018 which redesignated the development parcel from "Institutional" to "Mixed Use" to allow for a residential mixed use future development.

It's our understanding that the "Severed Lands" will continue to be owned by The Peel District School Board at this time; however, once sold the future developer will be required to adhere to any OPA policies and satisfy any requirements imposed from the municipality under any Development Application. A Development Application may include an Official Plan Amendment, Rezoning, Draft Plan of Subdivision and/or Draft Plan of Condominium or Site Plan Approval Application. Required plans and studies may include a Development Master Plan, Functional Servicing Report, Storm Water Management Report, Noise Feasibility Study, Phase 1 Environmental Site Assessment, detailed Transportation Impact Study, etc. The developer will also be required to enter into a Subdivision/Development Agreement with the City and the Region to address the construction of any underground and aboveground municipal services associated with these lands.

In view of the above, we have no objections to the applicant's request to create a new parcel of land within the Britannia Farm in order that The Peel District School Board can sell and transfer the parcel to be developed in the future as a residential mixed use development.

D. Martin  
Supervisor, Development Engineering South  
905-615-3200, ext. 5833



B 69/18







B 69/18









City of Mississauga  
**Memorandum**



DATE: October 5<sup>th</sup>, 2018

FILES: "B" 69/18

SUBJECT: CONSENT APPLICATION  
5490, 5520, 5576 Hurontario Street  
Peel District School Board  
WARD 5  
October 18<sup>th</sup>, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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Community Services Department has reviewed the above noted consent application and will provide additional comments through the review of the future development application for the subject site.

Should further information be required, please contact Ibrahim Dia, Planner, Community Services Department at 905-615-3200 ext. 3108.

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**October 5<sup>th</sup>, 2018**

Sean Kenney, Secretary Treasurer  
Committee of Adjustment  
City of Mississauga  
2<sup>nd</sup> Floor, Clerk's Office  
Mississauga, ON – L5B 3C1

**Re:                   Region of Peel Consolidated Comments  
City of Mississauga Committee of Adjustment Hearing  
October 18<sup>th</sup>, 2018**

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**Consent Application: B-069/18**  
Development Planning: Tracy Tang (905) 791-7800 x8047

Consistent with the comments provided through associated Region of Peel OZ file OZ-17-008M, please be advised that with any future development proposals on the site, the Region of Peel will require a satisfactory Functional Servicing Report to determine the adequacy of the existing services for the proposed development and if any potential upgrades will be required.

The subject land is located within an area the Regional Official Plan (ROP) designates as a Core Woodland of the Greenlands System in Peel, under Policy 2.3.2. The subject land is also located within the limits of the regulated area of the Credit Valley Conservation (CVC). Within these designations, ROP policies seek to protect environmental resources. The Region relies on the environmental expertise of the CVC for the review of applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel



September 24<sup>th</sup>, 2018

Committee of Adjustment – Office of the City Clerk  
Corporate Services Department  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1

**Attention: Sean Kenney**

Dear Mr. Kenney:

**Re: Municipality File No. B 069/18, CVC File No. B 18/069  
Peel District School Board  
5490, 5520 & 5576 Hurontario Street  
Lot 3, Concession 1 W  
City of Mississauga**

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Staff of Credit Valley Conservation (CVC) has had the opportunity to review the above-noted application and the following comments are provided for your consideration:

**SITE CHARACTERISTICS:**

The subject property is regulated due to the presence of Cooksville Creek. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

**ONTARIO REGULATION 160/06:**

The property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of Credit Valley Conservation (CVC) (i.e. the issuance of a permit).

September 24<sup>th</sup>, 2018

Re: Municipality File No. B 069/18, CVC File No. B 18/069  
Peel District School Board  
5490, 5520 & 5576 Hurontario Street  
Lot 3, Concession 1 W  
City of Mississauga

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**PROPOSAL:**

It is to our understanding that the applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel has a frontage of approximately 387.36m (1270.87ft) and an area of approximately 13.15 hectares (32.49 acres).

**COMMENTS:**

The proposed severed parcel is setback sufficiently from any features of concerns; on this basis CVC has **no objection** to the approval of this application by the Committee at this time.

The applicant is to note that a permit from CVC may be required prior to the issuance of a Building Permit from the City of Mississauga in order to authorize development on the retained and severed parcels.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 220) should you have any further questions or concerns.

Please circulate CVC any future correspondence regarding this application.

Sincerely,



Maricris Marinas, M.Sc.  
Planner

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**Date:** October 10, 2018

**File:** C of A – 'B' 33/17, 'A' 202/17, 'B' 47/18, 'A' 288/18, and 'A' 289/18  
(Ward 2 – 990-994 Lakeshore Road West)

**Agenda:** **October 18, 2018**

**Deferred Item**

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## **Recommendation**

The Planning and Building Department recommends that the application be deferred.

## **Background**

### **Mississauga Official Plan**

**Character Area:** Clarkson – Lorne Park Neighbourhood  
**Designation:** Residential Low Density I, Greenlands

### **Zoning By-law 0225-2007**

**Zoning:** R2-5, G1 (Residential, Greenlands)

## **Comments**

### **Zoning**

N/A

### **Planning**

Previously, the application was deferred due to environmental and storm sewer issues to be reviewed by the Ministry of the Environment, Conservation and Parks. At this time, no new submissions have been received. The Planning and Building Department recommends that the applications be deferred.

# City of Mississauga

## Memorandum



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TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: October 5, 2018

RE: Applicant: Roland Smitas, Sylvia Smita and Simone Bradley  
Date of Hearing: October 18, 2018  
Our File: 'B' 33 & 47/18, Ward 2 (Z-2)

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We note for the Committees information that previously we had identified that a portion of the subject lands were subject to a City Capital Works Project for the enclosure of a channelized drainage feature across the frontage of a significant portion of the subject lands. This project is currently in the design and approval stage where approval is also required from the Ministry of the Environment, Conservation and Parks (MOECP). As the proposed retained lands would require the enclosure of the drainage feature to create a viable building lot, the timing of the subject applications are premature pending receipt of approval and confirmation that the construction of the storm sewer system will be constructed within the required time frame to clear proposed conditions that would be required for this department's clearance of the applications to issue a Certificate.

Subsequent to the Committee meeting of July 19, 2018, the Capital Works Team re-evaluated the alignment of the proposed storm sewer and is now proposing to discontinue the work within the channel portion of the retained lands and construct the storm sewer within the southerly limits of the municipal right of way in Lakeshore Road West. With the revised alignment of the storm sewer, the drainage channel is not being enclosed and therefore does not provide sufficient table lands to be considered a viable building lot at this time.

We note that through the Class Environmental Assessment (EA), Credit Valley Conservation (CVC) noted concerns with the enclosure of the drainage feature due to ecological and habitat concerns. In order to evaluate the requested consent to create 3 lots, additional technical studies and information is required to determine feasibility of the request including concerns raised by the CVC. Currently, a proposed survey plan outlining the limits of the proposed lots is insufficient information to determine suitability of the request.

For the applicant's information, the following technical studies and plans will be required to properly evaluate the request:

1. Master Drainage and Servicing Plan
2. Conceptual Grading Plan
3. Conceptual Site Plan showing Building Envelopes and Top of Bank limits to determine greenbelt lands dedication

This department considers the current applications to be premature and cannot support the applications proceeding at this time and would request these applications be deferred to allow for review of the above noted technical studies and further information identified by the CVC.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or [john.salvino@mississauga.ca](mailto:john.salvino@mississauga.ca)

D. Martin  
Supervisor, Development Engineering South  
905-615-3200, ext. 5833

c: williamoughtred@on.aibn.com

# City of Mississauga Memorandum



DATE: October 5<sup>th</sup>, 2018

FILES: "B" 33/17

SUBJECT: CONSENT APPLICATION  
990 Lakeshore Road West  
Roland & Sylvia Smitas and Simone Bradley  
WARD 2  
October 18<sup>th</sup>, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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The Park Planning Section of the Community Services Department has reviewed the above noted consent application, and advises as follows:

Should the application be approved, Community Services wishes to impose the following condition:

1. The applicant shall provide a cash contribution of \$1,071.64 for planting of two (2) street tree on Lake Shore Road West. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment of street tree contributions can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Ibrahim Dia, Planner, Community Services Department at 905-615-3200 ext. 3108.

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**October 5<sup>th</sup>, 2018**

Sean Kenney, Secretary Treasurer  
Committee of Adjustment  
City of Mississauga  
2<sup>nd</sup> Floor, Clerk's Office  
Mississauga, ON – L5B 3C1

**Re:                   Region of Peel Consolidated Comments  
City of Mississauga Committee of Adjustment Hearing  
October 18<sup>th</sup>, 2018**

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### Comments for Informational Purposes:

**Deferred Consent and Minor Variance Applications: DEF-B-033/17, DEF-A-202/17, DEF-B-047/18, DEF-A-288/18**

Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

For location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at [PWServiceRequests@peelregion.ca](mailto:PWServiceRequests@peelregion.ca)

Complete Public Works Design, Standards Specification & Procedures Manual  
<http://www.peelregion.ca/pw/other/standards/>

Development Planning: Tracy Tang (905) 791-7800 x8047

As per City File CD.21.LAK heard at the October 11, 2016 City of Mississauga Council Meeting, it was determined that detached homes on the westerly portion of the lands not constrained by hazard lands associated with Moore Creek are appropriate. The above listed Committee of Adjustment applications are proposed on the westerly portion of the lands, and are furthest from the hazard lands.

The subject land is located within an area the Regional Official Plan (ROP) designates as a Core Woodland and Valley Area of the Greenlands System in Peel, under Policy 2.3.2. The subject land is also located within the limits of the regulated area of the Credit Valley Conservation (CVC). Within these designations, ROP policies seek to protect environmental resources. The Region relies on the environmental expertise

## Public Works

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of the CVC for the review of applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

In the event that the Committee of Adjustment approves these applications, the Region of Peel requests that a Site Plan Application and Environmental Impact Report are submitted for each site. This will allow for technical assessments of potential impacts to the Core Greenland System with development on the lands, and the opportunity to explore possible mitigating measures.

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc. Robert Ruggiero, City of Mississauga  
Marylu Javed, City of Mississauga  
Umar Mahmood, City of Mississauga



## Alexander Davies

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**From:** Arlene Howard <Arlene.Howard@enbridge.com>  
**Sent:** 2018/09/20 2:15 PM  
**To:** Committee Adjustment  
**Subject:** File "A" 289/18 Ward 2 and File "A" 289/18  
**Attachments:** 2016.NEB Pipeline DPR Construction Ground Disturbance.pdf; Scanned from SARPRN01.pdf

Hello,

Re: File "A" 289/18 Ward 2 and File "A" 289/18

Please be advised that Enbridge Pipelines Inc. owns and operates a high pressure 20" pipeline through the subject lands to be "retained" 289/28.

Enbridge Pipelines Inc. are regulated under strict guidelines mandated by the National Energy Board (NEB).

We do not oppose the severance; however we must maintain **no construction within our pipeline easement area**. This will impact the proposed dwelling on the remnant lands.

The Pipeline easement area is 30 meters on either side of the pipeline as set out in the attached NEB guidelines.

Please see the attached NEB document that specifically set out the guidelines of living and working near our pipelines.

I have enclosed an "in house sketch" showing a more detailed view of the lands in question and how it is impacted by our pipeline. If you have any further questions feel free to contact Enbridge by calling 1-800-668-2951.

*Thank You,*

*Arlene*

**Arlene Howard** BA, SR/WA

Land Analyst II, Eastern Region

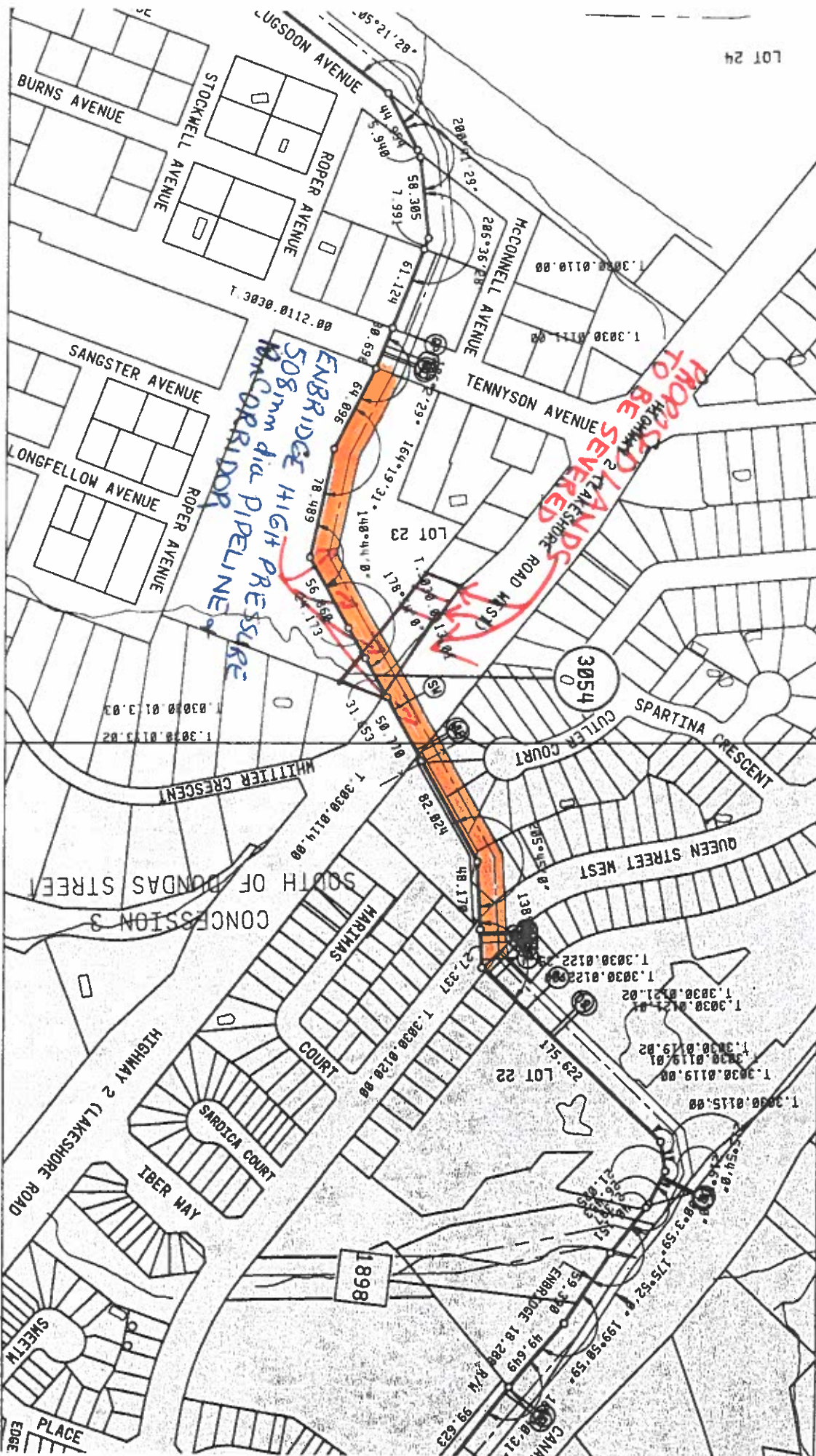
**ENBRIDGE PIPELINES INC.**

TEL: 519-339-0080 | FAX: 519-339-0510

Western Research Park, 1086 Modeland Rd Bldg. 1050 1<sup>st</sup> Floor, Sarnia, Ontario, N7S 6L2

enbridge.com

**Integrity. Safety. Respect**



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Date: October 10, 2018

File: C of A – 'B' 43/18  
(Ward 2 – 1262 Queen Victoria Avenue)

**Agenda: October 18, 2018**

**Deferred Item**

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## **Recommendation**

The Planning and Building Department recommends that the application be deferred.

## **Background**

### **Mississauga Official Plan**

Character Area: Clarkson – Lorne Park Neighbourhood  
Designation: Residential Low Density I

### **Zoning By-law 0225-2007**

**Zoning:** R2-4 (Residential)

## **Comments**

### **Zoning**

A building permit is not required in this instance. The application has not been subject to a full zoning review and the request cannot be confirmed.

We further advise that the proposed lot frontage is to be calculated in accordance with the following definition:

The applicant is advised that Lot Frontage means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line.

### **Planning**

The application was deferred at the July 12<sup>th</sup>, 2018 agenda. No new submissions or information have been received.

The application is proposing to sever the subject property to create a new lot for residential purposes. The subject property is a through lot with frontage on Queen Victoria Avenue and rear frontage, subject to a 0.3 m reserve, on Ambleside Drive.

The surrounding neighbourhood contains a variety of lot sizes and irregular shapes along Queen Victoria Avenue, and more regular lots on Ambleside Drive. The proposal would result in severed and retained lands that are consistent or exceeding the average frontage of lands in the immediate area. The severed lands would be consistent in size and shape with the lots on Ambleside Drive. Both the severed and retained lands significantly exceed the zoning by-law requirements for both lot frontage and area. The application is not requesting any minor variances.

In our opinion, the application has regard for the Planning Act, provincial policies, and the official plan, however, the Transportation and Works Department has identified concerns regarding, but not limited to, drainage. The Transportation and Works Department has requested a drainage study in order to determine the extent and location of the overland flow.

Based on the preceding information, the Planning and Building Department recommends that the application be deferred.

# City of Mississauga

## Memorandum

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TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: October 5, 2018

RE:       Applicant:       Richard and Valerie Stove  
          Date of Hearing:   October 18, 2018  
          Location:       1262 Queen Victoria Ave  
          Our File:        'B' 43/18, Ward 1 (Z-9)

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We note for Committee's information that the subject property was subject to two previous consent application requests under Files 'B' 243/79 and 'B' 21/84. Under file 'B' 243/79, the Engineering department identified concerns with respect to the potential for a driveway access to Ambleside Drive impacting the City's ability to adequately undertake snow removal or sufficient area for snow storage as the terminus of Ambleside Drive is currently a substandard existing design. The Committee agreed with the comments of the Engineering Department at that time along with resident concerns and refused the request. Under file 'B' 21/84, the applicant again requested the identical application. The decision advised that the applicant wished to withdraw the application but the Committee decided to proceed with the application citing that residents had attended and the matter should be dealt with on that day. The Committee again proceeded to deny the request on the same reasons as the previous request under file 'B' 243/79. I have attached a copy of the previous decisions for the Committee's information.

Under the current request, this department continues to have **concerns and does not support** the introduction of a new lot and driveway at this location at the terminus of Ambleside Drive. Introduction of a new driveway would provide no area within the municipal boulevard to provide snow storage. In addition, there is a barricade structure and 0.3m reserve restricting access and frontage for the proposed lot. The 0.3m reserve is a tool that the City uses to restrict access and we would not be supportive of lifting the reserve in this location to provide access to a proposed new lot.

In addition, the proposed severed lot is mostly within a CVC regulated area as noted in the attached document which highlights the regulated area in brown. It further appears that as there are no storm sewers on Ambleside Drive and Queen Victoria Avenue, a significant portion of overland flow from lots to the north of Ambleside Drive and the road ditches from Ambleside Drive drain through the proposed severed lot to the south to the property at 1220 Queen Victoria Avenue. This is further confirmed by an easement granted to the City through the rear of the adjacent lands to the north of 1220 Queen Victoria Avenue at 1230 Queen Victoria Avenue.

Should Committee see merit in the subject application we would request that the subject application be **deferred** to determine if the proposed lot is feasible to have an appropriate building envelope to develop a dwelling on the proposed severed lands. The applicant has submitted no information, other than a draft reference plan, regarding the proposed dwelling to be constructed, access location and driveway configuration or grading information to determine feasibility of the proposal. In addition, a drainage study will be required to determine the extent and location of the overland flow through the subject property. Once determined, an overland flow route easement will be required. In this regard, we find that the application is premature pending submission of this additional information to evaluate the requested consent application.

D. Martin  
Supervisor, Development Engineering South  
905-615-3200, ext. 5833

c: [williamoughtred@on.aibn.com](mailto:williamoughtred@on.aibn.com)

# City of Mississauga Memorandum



FILES: "B" 43/18

SUBJECT: CONSENT APPLICATION  
1262 Queen Victoria Avenue  
Richard & Valerie Stove  
WARD 2  
October 18<sup>th</sup>, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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The Park Planning Section of the Community Services Department has reviewed the above noted consent application, and advises as follows:

Should the application be approved, Community Services wishes to impose the following condition:

1. The applicant shall provide a cash contribution of \$1,607.46 for planting of three (3) street tree on Queen Victoria Avenue. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Securities for Municipal tree protection will be addressed during the Site Plan stage.
2. Payment of street tree contributions can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
3. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Ibrahim Dia, Planner, Community Services Department at 905-615-3200 ext. 3108.



## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**October 5<sup>th</sup>, 2018**

Sean Kenney, Secretary Treasurer  
Committee of Adjustment  
City of Mississauga  
2<sup>nd</sup> Floor, Clerk's Office  
Mississauga, ON – L5B 3C1

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         October 18<sup>th</sup>, 2018**

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**Deferred Consent Application: DEF-B-043/18**  
Development Engineering: Iwona Frandsen (905) 791-7800 x7920

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

For location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at [PWServiceRequests@peelregion.ca](mailto:PWServiceRequests@peelregion.ca)

Complete Public Works Design, Standards Specification & Procedures Manual  
<http://www.peelregion.ca/pw/other/standards/>

Development Planning: Tracy Tang (905) 791-7800 x8047

The subject land is located within the limits of the regulated area of the Credit Valley Conservation (CVC). The Region relies on the environmental expertise of the CVC for the review of development applications located within or adjacent to this regulated area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Sincerely,

Tracy Tang  
Junior Planner  
Development Services, Region of Peel



---

Date: October 10, 2018

File: C of A – 'B' 44/18, 'A' 270/18, and 'A' 271/18  
(Ward 1 – 446 South Service Road)

Agenda: **October 18, 2018**

**Deferred Item**

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## **Recommendation**

The Planning and Building Department has no objection to the requested variance, but the applicant may choose to defer the application in order to verify the accuracy of the requested variance.

## **Background**

### **Mississauga Official Plan**

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density II

### **Zoning By-law 0225-2007**

Zoning: R3-1 (Residential)

## **Comments**

### **Zoning**

The proposal has not been subject to a full zoning review and the requests cannot be confirmed. In the absence of a building permit application we are unable to confirm the accuracy of the information provided, or determine whether additional variances may be required.

### **Planning**

The revised consent application is proposing to sever the subject property to create a new lot for residential purposes. Associated applications request minor variances for deficient lot area and deficient lot frontage. The revised applications propose relatively equal sized severed and retained lands. The proposal indicates that the existing dwelling is to be removed. The

previously requested variances for excessive lot coverage, deficient side yards, deficient rear yards, and excessive driveway have been removed. The proposed retained lot is 359.28 m<sup>2</sup> in area and lot frontage of 11.91 m; the proposed severed lot is 349.26 m<sup>2</sup> in lot area and 11.32 m in lot frontage.

The Provincial Policy Statement 2014 (PPS 2014) and Growth Plan for the Greater Golden Horseshoe promote efficient development and land use and direct the focus towards intensification and redevelopment. The proposal is consistent with the general directive in provincial policy and represents mild intensification, with the creation of one lot.

The appropriateness of a consent and minor variance application must also be evaluated against municipal planning policy after determining conformity with provincial policy. In this instance, staff is of the opinion that the applicant's proposal conforms with the general intent of the official plan and satisfies the criteria of sections 45(1) and 51(24) of the *Planning Act* in relations to the respective applications.

The Mississauga Official Plan has a number of policy sections to consider when evaluating the proposal. The general intent and purpose of the official plan policies speak to compatible development and the protection of neighbourhood character. The general intent of the zoning by-law, in this instance, is to guide development in an orderly and appropriate fashion.

The subject property is located on South Service Road. South Service Road is classified as a Major Collector in the Mississauga Official Plan. The immediate area context includes residential and commercial uses. South Service Road is eclectic in terms of lot shapes, and dwelling styles. The subject lot is larger than the area context. South Service Road is a different context than the Mineola Neighbourhood to the south. The subject lands are on the periphery of the defined neighbourhood boundary. No variances are requested for gross floor area, lot coverage, dwelling depth, or height. In our opinion, the proposed lots are compatible with the relevant area character, and represent appropriate development.

Based on the preceding information, the Planning and Building Department is of the opinion that the applications have due regard or the criteria in Section 51(24) of the *Planning Act* and that the four tests of a minor variance in Section 45(1) are met. The Department has no objection to the application; however, the applicant may choose to defer the application in order to verify that the requested variances are correct.

# City of Mississauga

# Memorandum



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TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: October 5, 2018

RE:           **Applicant:**           Joe Pinelli  
              **Date of Hearing:**   October 18, 2018  
              **Location:**        446 South Service Road  
              **Our File:**         'B' 44/18, Ward 1 (Z-7)

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Should Committee see merit in the applicant's request we are providing the following conditions/requirements to be imposed as conditions of approval:

**A.     Items Required Prior to the Issuance of Final Consent**

1.     Overall Servicing Plan

We request that the applicant submit a Functional Servicing Proposal and Servicing Plan prepared by a Consulting Engineer for this department's review/approval to confirm that all the necessary municipal services can be provided for the proposed lot. It is also to show the location of all existing/proposed services.

2.     Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

3.     Acoustical Report

Due to the proximity and noise emanating from South Service Road and The Queen Elizabeth Way, the owner will be required to retain the services of an Acoustical Consultant to prepare a detailed Acoustical Report for the subject lands and make comments/recommendations in support of this severance application. This report is to determine the need for the implementation of any noise attenuation measures that are to be incorporated into the construction of the site works to achieve the City's and the M.O.E.'s current noise level objectives. The scope of this report is to

define the minimum noise attenuation requirements for the control of outdoor and indoor environmental sound levels.

We are also noting for the owner's information that securities will be required to ensure that any noise attenuation measures such as air conditioning units are installed for the dwellings to be constructed.

4. Development Agreement

Upon the review of the Acoustical Report which would contain the appropriate Warning Clauses, the owner may be required to enter into a Development Agreement which is to be registered against title of the subject lands. The said agreement is to advise any prospective purchasers that, despite the inclusion of noise control features, noise levels emanating from South Service Road and The Queen Elizabeth Way may continue to be of concern, occasionally interfering with some of the activities of the dwelling occupants as the noise exposure level may exceed the noise criteria of the municipality and the Ministry of the Environment and Climate Change.

In view of the above, the applicant should contact this Department with regard to obtaining a sample copy of a Development Agreement to determine which clauses are to be incorporated.

5. Fee Requirements as Per Fees and Charges By-Law

As per the City of Mississauga's Fees and Charges By-law there will be fees required to be paid to the Legal Services Department for their services, in particular for the preparation of documents required for items pertaining to a Development Agreement and/or road widening. The fee amounts payable will be in accordance with the current fees and charges bylaw.

6. Required Easements

We note that it appears that a water and sanitary sewer connection has been constructed through the subject property providing those services to the easterly property known as 452 South Service Road without the benefit of an easement for access and maintenance. Should the application be approved, required easements will be necessary across the severed and retained lands in favour of 452 South Service Road. The applicant will need to provide the appropriate documentation indicating that all the necessary easements required for both sanitary and water services to the existing lot to the east of the applicant's lands (452 South Service Road) have been reviewed and approved to the satisfaction of The Region of Peel.

Should any required easements be necessary for storm sewer connections resulting from a review of documents submitted for condition #1, the applicant/owner will be required to provide a letter or schedule prepared by the applicant's Solicitor

which would specifically describe the any new easements to be established through this Consent Application. It should also be noted that any documentation received will be forwarded as an attachment to our clearance memo to the Committee of Adjustment so that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

## **B. General Information**

### **1. Site Plan Approval**

Any re-development of the subject lands will require the owner obtaining Site Plan Approval where any site specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. will be addressed.

### **2. Servicing**

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement. We advise that the storm sewer outlet for these lands is the existing 1050mm diameter storm sewer within South Service Road.

### **3. Lot Grading and Drainage**

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

### **4. Road Widening on South Service Road**

We advise that this portion of South Service Road is under the ownership of the Ministry of Transportation Ontario (MTO) and a road allowance widening on the South Service Road may be required. It is our understanding that the Ministry of Transportation is presently undertaking an assessment for future improvements along the Queen Elizabeth Way. We understand they have been circulated the application as such their comments will identify any road widening or access restrictions/requirements.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or [john.salvino@mississauga.ca](mailto:john.salvino@mississauga.ca).

D. Martin  
Supervisor, Development Engineering South  
905-615-3200, ext. 5833

c; [joepine10@gmail.com](mailto:joepine10@gmail.com)

City of Mississauga  
**Memorandum**



DATE: October 5<sup>th</sup>, 2018

FILES: "B" 44/18

SUBJECT: CONSENT APPLICATION  
446 South Service Road  
Joe Pinelli  
WARD 1  
October 18<sup>th</sup>, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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The Park Planning Section of the Community Services Department has reviewed the above noted consent application, and advises as follows:

Should the application be approved, Community Services wishes to impose the following condition:

1. The applicant shall provide a cash contribution of \$535.82 for planting of one (1) street tree on South Service Road. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment of street tree contributions can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Ibrahim Dia, Planner, Community Services Department at 905-615-3200 ext. 3108.

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**October 5<sup>th</sup>, 2018**

Sean Kenney, Secretary Treasurer  
Committee of Adjustment  
City of Mississauga  
2<sup>nd</sup> Floor, Clerk's Office  
Mississauga, ON – L5B 3C1

**Re:                   Region of Peel Consolidated Comments  
City of Mississauga Committee of Adjustment Hearing  
October 18<sup>th</sup>, 2018**

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### **Comments for Conditions of Approval:**

**Deferred Consent and Minor Variance Applications: DEF-B-044/18, DEF-A-270/17, DEF-A-271/18**

**Development Engineering: Iwona Frandsen (905) 791-7800 x7920**

Note that no municipal sanitary sewer is available for servicing of the subject site.

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements.

Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.

Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973. Please note that site servicing approvals will be required prior to building permit.

**Condition:** Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

Sincerely,  
Tracy Tang  
Junior Planner  
Development Services, Region of Peel



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Date: October 5, 2018

File: C of A – 'A' 384/18  
(Ward 10 – 3889 Stoneham Way)

**Agenda: October 18, 2018**

**New Item**

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## Recommendation

The Planning and Building Department recommends the application be refused.

## Background

### Mississauga Official Plan

Character Area: Lisgar Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R5 (Residential)

## Comments

### Zoning

No site plan drawing has been submitted. It should be noted that the variance, as requested has not been reviewed in any form.

Based on information provided with this application, we are unable to confirm the accuracy of the requested variance or determine whether additional variances may be required.

### Planning

The subject property is located within the Lisgar Neighbourhood Character Area, near the intersection of Derry Road West and Ninth Line. The applicant is requesting relief from the zoning by-law, proposing a driveway width of 8.23 m whereas 6 m is permitted.

Staff visited the subject property to observe the width of the existing driveway. The proposed width of the driveway is more than half the lot frontage. The general intent of the zoning by-law is that the width of the driveway be limited to provide space for two vehicles parked side by side, with the remainder as soft landscaping. The proposal allows for three vehicles to be parked next each other.

Based on the preceding information, the Planning and Building Department recommends the application be refused.

# City of Mississauga

# Memorandum



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TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: October 11, 2018

RE: Takebacks - October 18, 2018 - 1:30pm  
File - C.A. Agendas

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Re: C.A. 'A' 384/18  
Ihssan Ali  
3889 Stoneham Way  
Ward 10

This department is not supportive of the existing driveway as widened and would recommend that modifications be made which would discourage three vehicles from being parked side by side on the driveway. With regards to the widened driveway within the municipal boulevard (the area between the municipal curb and property line) we would request that this area be reinstated with topsoil and sod.

In view of the above, we would recommend that this application be deferred until such time that the applicant has provided a revised plan acceptable to both the Planning and Building and Transportation and Works Department staff which would specifically highlight the details of any modifications required to the existing driveway and be supported by City staff.

For further information regarding the above noted comments, please contact Tony Iacobucci at (905) 615-3200 ext. 5129 or [tony.iacobucci@mississauga.ca](mailto:tony.iacobucci@mississauga.ca)

D. Martin  
Supervisor Development Engineering South  
905-615-3200 e 5833

A 384/18





A 384/18





A 384/18



## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**October 5<sup>th</sup>, 2018**

Sean Kenney, Secretary Treasurer  
Committee of Adjustment  
City of Mississauga  
2<sup>nd</sup> Floor, Clerk's Office  
Mississauga, ON – L5B 3C1

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         October 18<sup>th</sup>, 2018**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 18<sup>th</sup>, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

### **Deferred Applications:**

**Minor Variance Applications:** A-384/18, A-386/18, A-387/18, A-388/18, A-389/18, A-390/18, A-391/18, A-392/18

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Robert Ruggiero, City of Mississauga  
             Marylu Javed, City of Mississauga  
             Umar Mahmood, City of Mississauga

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Date: October 5, 2018

File: C of A – 'A' 385/18  
(Ward 1 – 510 Richey Crescent)

Agenda: **October 18, 2018**

### New Item

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## Recommendation

The Planning and Building Department has no objections to the requested variances. However, the applicant may choose to defer the application to verify the accuracy of the requested variances and if further variances are required.

## Background

### Mississauga Official Plan

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

Zoning: **R3** (Residential), **G1** (Greenlands)

## Comments

### Zoning

This Division notes that a building permit application is required. In the absence of a building permit application we are unable to confirm the accuracy of the information provided, or determine whether additional variances may be required. It should be noted that a zoning review has not been completed.

### Planning

The subject property is located within the Lakeview Neighbourhood Character Area, near the intersection of Lakeshore Road East and Beechwood Avenue. The applicant is proposing to construct an addition on the existing dwellings and is requesting variances related to a deficient



front yard, front yard landscaped area, easterly and westerly side yards, and an increased garage projection.

The immediate area along the south side of Richey Crescent consists of compact mature dwellings with a lot of hard landscaping in the front yard. The variances the applicant is requesting are due to existing conditions. Dwellings in the area have similar deficiencies from the zoning by-law and would require similar variances if an addition was proposed. The zoning by-law does allow for an addition in this neighbourhood.

The variances requested would not have a negative impact on the neighbourhood as neighbouring properties have a similar context. The addition wouldn't have an impact on the side and front yard setbacks and would still maintain the character of the neighbourhood. The applicant is proposing a garage projection of 1.80 m. Since it is an existing below grade garage, the projection wouldn't be noticeable from the street. There are small and larger lots in the area which provides a mix of dwelling designs. The proposed addition and related minor variances would maintain the character of the immediate area.

Based on the preceding information, the Planning and Building Department has no objections to the requested variances. However, the applicant may choose to defer the application to verify the accuracy of the requested variances and if further variances are required.

City of Mississauga  
**Memorandum**



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TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: October 11, 2018

RE: Takebacks - October 18, 2018 - 1:30pm  
File - C.A. Agendas

---

Re: C.A. 'A' 385/18  
Arthur Gorecki  
510 Richley Cres  
Ward 1

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed through the Building Permit process.

D. Martin  
Supervisor Development Engineering South  
905-615-3200 e 5833



A 385/18





## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**October 5<sup>th</sup>, 2018**

Sean Kenney, Secretary Treasurer  
Committee of Adjustment  
City of Mississauga  
2<sup>nd</sup> Floor, Clerk's Office  
Mississauga, ON – L5B 3C1

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         October 18<sup>th</sup>, 2018**

---

**Minor Variance Application: A-385/18**  
Development Planning: Tracy Tang (905) 791-7800 x8047

The subject land is located within the limits of the regulated area of the Credit Valley Conservation Authority (CVC). The Region relies on the environmental expertise of the CVC for the review of development applications located within or adjacent to this regulated area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Robert Ruggiero, City of Mississauga  
            Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga

---

Date: October 5, 2018

File: C of A – 'A' 386/18  
(Ward 11 – 29 Vista Drive)

**Agenda: October 18, 2018**

**New Item**

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## Recommendation

The Planning and Building Department has no objections to the requested variances. However, the applicant may choose to defer the application to ensure that all variances requested are correct and that no other variances are required.

## Background

### Mississauga Official Plan

Character Area: Streetsville Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R2-50 (Residential)

## Comments

### Zoning

This Division notes that a building permit application is required. In the absence of a building permit application we are unable to confirm the accuracy of the information provided, or determine whether additional variances may be required. It should be noted that a zoning review has not been completed.

### Planning

The subject property is located within the Streetsville Neighbourhood Character Area. The applicant is proposing to construct a new two storey dwelling and requires variances related to an increase in gross floor area and lot coverage.

Vista Drive contains a mix of bungalows and two storey dwellings. The zoning by-law allows for the creation of a two storey dwelling in this neighbourhood. The proposed dwelling maintains all other requirements of the zoning by-law and maintains a greater rear and side yard than what is required. There have been previous applications on Vista Drive that have requested similar increases in lot coverage and gross floor area which were approved and still maintained the character of the neighbourhood.

The attached garage makes up for most of the additional gross floor area, as the garage has an area of 39.25 m<sup>2</sup>. The total gross floor area is a minor deviation from the zoning by-law and would not have a negative impact to neighbouring properties or the general character of the neighbourhood. The increase in lot coverage in part, is due to the extended study room in the front face of the dwelling and the drawing room in the rear.

The Planning and Building Department is of the opinion that the proposed dwelling maintains the character of the existing neighbourhood and the general intent and purpose of the zoning by-law.

Based on the preceding information, the Planning and Building Department has no objections to the requested variances. However, the applicant may choose to defer the application to ensure that all variances requested are correct and that no other variances are required.

City of Mississauga  
**Memorandum**



---

TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: October 11, 2018

RE: Takebacks - October 18, 2018 - 1:30pm  
File - C.A. Agendas

---

Re: C.A. 'A' 386/18  
Firasa Tullah Siddiqui & Urooj Firasat  
29 Vista Dr  
Ward 11

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed new dwelling will be addressed through the Building Permit Process.

D. Martin  
Supervisor Development Engineering South  
905-615-3200 e 5833

A 386-18





A 386/18



## Public Works

10 Peel Centre Dr.  
Suite A  
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**October 5<sup>th</sup>, 2018**

Sean Kenney, Secretary Treasurer  
Committee of Adjustment  
City of Mississauga  
2<sup>nd</sup> Floor, Clerk's Office  
Mississauga, ON – L5B 3C1

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         October 18<sup>th</sup>, 2018**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 18<sup>th</sup>, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

### **Deferred Applications:**

**Minor Variance Applications:** A-384/18, A-386/18, A-387/18, A-388/18, A-389/18, A-390/18, A-391/18, A-392/18

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Robert Ruggiero, City of Mississauga  
             Marylu Javed, City of Mississauga  
             Umar Mahmood, City of Mississauga

---

Date: October 5, 2018

File: C of A – 'A' 387/18  
(Ward 8 – 3407 Clayton Road)

**Agenda: October 18, 2018**

**New Item**

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## Recommendation

The Planning and Building Department recommends the application be refused.

## Background

### Mississauga Official Plan

Character Area: Erin Mills Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R4 (Residential)

## Comments

### Zoning

This Division notes that a building permit is not required in this instance. It should be noted that the variance, as requested, has been reviewed based on information provided, however a full zoning review has not been completed. Insufficient information has been provided to confirm the width of the walkway attachment.

Based on information provided with this application, we are unable to confirm the accuracy of the requested variance or determine whether additional variances may be required.

### Planning

The subject property is located within the Erin Mills Neighbourhood Character Area, near the intersection of Winston Churchill Boulevard and The Collegeway. The applicant is requesting

Committee to permit the existing driveway having a width of 9.70 m whereas 6.00 m is permitted.

Although the submitted plans show the existing widening as a walkway with a width of 3.45 m, any hard surface that can be used for the purpose of parking is included when calculating the driveway width. The general intent of the zoning by-law is that the width of the driveway be limited to provide space for two vehicles parked side by side with the remainder as soft landscaping. The proposal allows for three vehicles to be parked next to each other. It is our opinion that the general intent and purpose of the zoning by-law is not maintained.

Based on the preceding information, the Planning and Building Department recommends the application be refused.

City of Mississauga  
**Memorandum**



---

TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: October 11, 2018

RE: Takebacks - October 18, 2018 - 1:30pm  
File - C.A. Agendas

---

Re: C.A. 'A' 387/18  
Hung Qui Duong, Nga Dang Phuong  
3407 Clayton Rd  
Ward 8

Enclosed for Committee's information are photos depicting the existing driveway on site.

D. Martin  
Supervisor Development Engineering South  
905-615-3200 e 5833



A387/18



# City of Mississauga Memorandum



DATE: October 5<sup>th</sup>, 2018

FILES: "A" 387/18

SUBJECT: MINOR VARIANCE APPLICATION  
3407 Clayton Road  
Hung Qui Duong, Nga Dang Phuong Nguyen  
WARD 8  
October 18<sup>th</sup>, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

---

The Park Planning Section of the Community Services Department has reviewed the above noted minor variance application, and advises as follows:

Should the application be approved, Community Services wishes to impose the following conditions:

City of Mississauga Forestry Staff have attended the site and identified the following City owned trees within the municipal boulevard:

- one (1) Honey Locust (37.5 cm) – good condition

Due to the close proximity of the identified tree in relation to the widened driveway, Community Services would like to hold securities for up to two years to monitor any signs or symptoms of root loss/damage which do not appear immediately. Should the application be approved, Community Services wishes to impose the following condition:

1. The applicant shall provide tree protection securities in the amount of \$2507 for the above noted tree.

In addition, Community Services notes the following:

1. Payment of tree preservation securities can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
2. Please be advised that securities may be held for up to two years, as determined by City of Mississauga Forestry Staff.

Should further information be required, please contact Ibrahim Dia, Planner, Community Services Department at 905-615-3200 ext. 3108.

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**October 5<sup>th</sup>, 2018**

Sean Kenney, Secretary Treasurer  
Committee of Adjustment  
City of Mississauga  
2<sup>nd</sup> Floor, Clerk's Office  
Mississauga, ON – L5B 3C1

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         October 18<sup>th</sup>, 2018**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 18<sup>th</sup>, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

### **Deferred Applications:**

**Minor Variance Applications:** A-384/18, A-386/18, A-387/18, A-388/18, A-389/18, A-390/18, A-391/18, A-392/18

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Robert Ruggiero, City of Mississauga  
             Marylu Javed, City of Mississauga  
             Umar Mahmood, City of Mississauga



---

Date: October 5, 2018

File: C of A – 'A' 388/18  
(Ward 10 – 5625 Watersfield Avenue)

**Agenda: October 18, 2018**

**New Item**

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## Recommendation

The Planning and Building Department has no objection to the requested variance. However, the applicant may choose to defer the application to ensure that the variance requested is correct and that additional variances are not required.

## Background

### Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R7-1 (Residential)

## Comments

### Zoning

This Division notes that a building permit application is required. In the absence of a building permit application we are unable to confirm the accuracy of the information provided, or determine whether additional variances may be required. It should be noted that a zoning review has not been completed.

### Planning

The subject property is located within the Churchill Meadows Neighbourhood Character Area, near the intersection of Tenth Line West and Thomas Street. The applicant is requesting relief from the zoning by-law for a reduced side yard of 0.173 m whereas 1.20 m is required. A

reduction in the side yard is being proposed as the applicant is constructing entry stairs to facilitate a second unit.

Although the minor variance requested is a significant decrease in the side yard setback, a majority of the side yard still maintains the required setback. The applicant is only proposing a staircase of three steps for a side entry to facilitate a second unit. Access can still be maintained by using the stairs to get to the rear yard of the property. It is our opinion that the general intent of the zoning by-law is maintained.

It is noted that a building permit is required for the creation of a second unit.

Based on the preceding information, the Planning and Building Department has no objection to the requested variance. However, the applicant may choose to defer the application to ensure that the variance requested is correct and that additional variances are not required.

# City of Mississauga

# Memorandum



---

TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: October 11, 2018

RE: Takebacks - October 18, 2018 - 1:30pm  
File - C.A. Agendas

---

Re: C.A. 'A' 388/18  
George & Cecilia Ling  
5625 Watersfield Ave  
Ward 10

Enclosed for Committee's information are some photos which depict the existing basement entrance. The Grading Plan approved for this property under Registered Plan 43M-1495 (Plan C-38948, copy attached) depicts a split drainage pattern; however, the high point is approximately at the rear of the dwelling. Acknowledging that the basement entrance stairwell has been constructed approximately in the middle of the dwelling, from our site inspection and in accordance with the approved Grading Plan, there is some drainage from behind the stairwell which will be impacted. A reduction in side yard setback to 0.173M (approx. 0.57 ft.) whereas 1.20M is required is a significant reduction and in this instance the reduced setback would not allow for a functional drainage swale between the properties and some drainage would be directed onto the adjacent lot.

We also question how access to the rear yard, in particular for maintenance purposes (i.e. a lawnmower) can be achieved with a 0.173M setback as access to the rear yard is restricted from the other side of the dwelling. Having such a reduced setback may require a maintenance easement onto the abutting lands for access to the rear yard and possibly drainage purposes.

D. Martin  
Supervisor Development Engineering South  
905-615-3200 e 5833

A 388/18





A 388/18



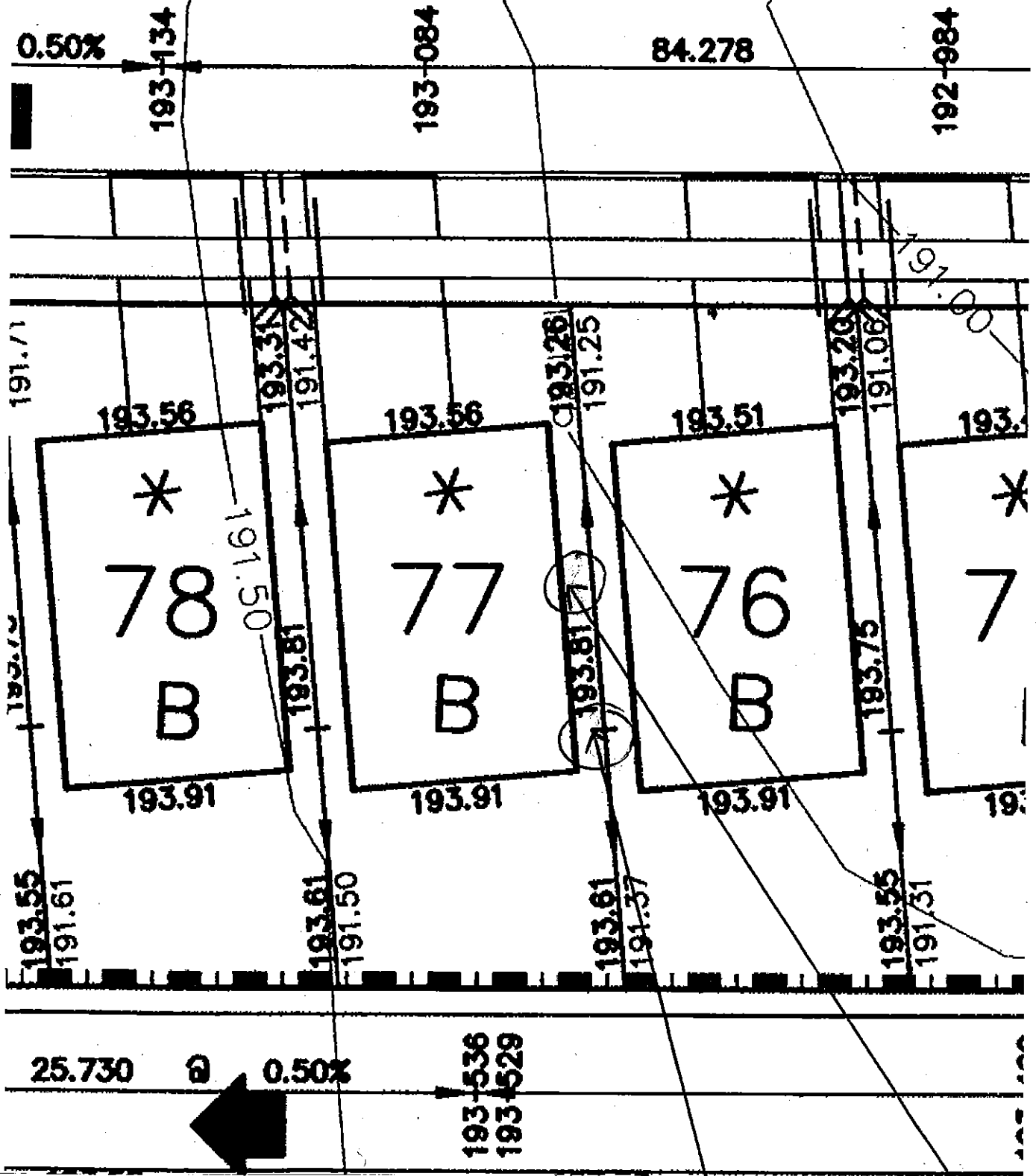


A 388/18



# WATERSFI

ATTACH TO: 388/18



\* GRADING PLAN C-38948 TAKEN FROM 43M-1495

HIGH POINT AS PER GRADING PLAN

LOCATION OF BASEMENT STRUCTURE



## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**October 5<sup>th</sup>, 2018**

Sean Kenney, Secretary Treasurer  
Committee of Adjustment  
City of Mississauga  
2<sup>nd</sup> Floor, Clerk's Office  
Mississauga, ON – L5B 3C1

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         October 18<sup>th</sup>, 2018**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 18<sup>th</sup>, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

### **Deferred Applications:**

**Minor Variance Applications:** A-384/18, A-386/18, A-387/18, A-388/18, A-389/18, A-390/18, A-391/18, A-392/18

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Robert Ruggiero, City of Mississauga  
             Marylu Javed, City of Mississauga  
             Umar Mahmood, City of Mississauga

---

Date: October 5, 2018

File: C of A – 'A' 389/18  
(Ward 7 – 431 Abruzz Boulevard)

**Agenda: October 18, 2018**

**New Item**

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## Recommendation

The Planning and Building Department has no objection in principle to the requested variances, however, we recommend the application be deferred to confirm the area of the shed and if additional variances are required.

## Background

### Mississauga Official Plan

Character Area: Cooksville Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R3 (Residential)

## Comments

### Zoning

This Division notes that a building permit application is required. In the absence of a building permit application we are unable to confirm the accuracy of the information provided, or determine whether additional variances may be required. It should be noted that a zoning review has not been completed.

Variance number 4 and 5 are incorrect as the by-law does not stipulate maximum length and width. By-law requirements are based on gross floor area. A maximum of 10 m<sup>2</sup> is permitted.

### Planning

The subject property is located within the Cooksville Neighbourhood Character Area, near the intersection of Queensway East and Cawthra Road. The applicant is requesting relief from the zoning by-law to permit the existing shed to remain, having a reduced rear and side yard, and increase in height.

The dwelling has two exterior side yards, one facing the court of Abruz Boulevard and the other on Old Pheasant Road. The shed is located on the exterior side yard facing Old Pheasant Road. Although the shed is located less than 1.00 m from the rear and side yard, it has a minimal impact from the street and dwelling to the rear of the subject property. There is a privacy fence which minimizes the impact of the shed and vegetation is planted behind the shed which keeps it from being seen by the dwelling to the rear. The height is a slight deviation from the zoning by-law and still maintains the general intent and purpose.

Variances #4 and 5 are not required as the zoning by-law does not specify a maximum length and width of an accessory building and structure. Instead, a fourth variance will be required for an increase in area, as the zoning by-law permits a maximum area of 10 m<sup>2</sup>.

Based on the preceding information, the Planning and Building Department has no objection in principle to the requested variances, however, we recommend the application be deferred to confirm the area of the shed and if additional variances are required.

City of Mississauga  
**Memorandum**



---

TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: October 11, 2018

RE: Takebacks - October 18, 2018 - 1:30pm  
File - C.A. Agendas

---

Re: COMMITTEE OF ADJUSTMENT- October 18, 2018

This Department has no objections, comments or requirements with respect to C.A. 'A' 392/18 and 'A' 389/18.

D. Martin  
Supervisor Development Engineering South  
905-615-3200 e 5833

A 389-18





A 389-18



## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**October 5<sup>th</sup>, 2018**

Sean Kenney, Secretary Treasurer  
Committee of Adjustment  
City of Mississauga  
2<sup>nd</sup> Floor, Clerk's Office  
Mississauga, ON – L5B 3C1

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         October 18<sup>th</sup>, 2018**

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Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 18<sup>th</sup>, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

### **Deferred Applications:**

**Minor Variance Applications:** A-384/18, A-386/18, A-387/18, A-388/18, A-389/18, A-390/18, A-391/18, A-392/18

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Robert Ruggiero, City of Mississauga  
             Marylu Javed, City of Mississauga  
             Umar Mahmood, City of Mississauga

---

Date: October 5, 2018

File: C of A – 'A' 390/18  
(Ward 1 – 1426 Goldthorpe Road)

Agenda: **October 18, 2018**

### New Item

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## Recommendation

The Planning and Building Department has no objections to the requested variances. However, the applicant may choose to defer the application to ensure that the variances requested are correct and that no further variances are required.

## Background

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

Zoning: **R1-1 (Residential)**

## Comments

### Zoning

This Division notes that insufficient information is provided to determine whether a building permit application and a site plan approval application are required. Therefore we are unable to confirm the accuracy of the requested variances or determine whether additional variances may be required. It should be noted that a full zoning review has not been completed.

### Planning

The subject property is located within the Mineola Neighbourhood Character Area. The subject property is one of the larger lots on Goldthorpe Road and is deeper than those in the immediate area, having a depth of approximately 98 m and a total lot area of 2,834.99 m<sup>2</sup>. The lot size can accommodate three accessory structures without having a negative impact on neighbouring properties.

The three accessory structures are located within different sections of the rear yard and are all sufficiently setback from neighbouring properties. The shed is located in the North West corner of the rear yard and maintains the required setbacks.

Due to the locations of the fireplace and shed, the increased area for the shed and heights of both structures would not have a negative impact on neighbouring properties. The height and area of the shed is a slight deviation from the zoning by-law. All setbacks are maintained which minimizes the impact of the shed. Although the proposed fireplace exceeds the zoning bylaw requirements by approximately 4.54 m, the fireplace is sufficiently setback from the interior side yard. There is also a significant tree canopy which provides cover from the neighbouring property and would not have a negative impact on the character of the neighbourhood.

It is noted that a building permit will be required in this instance.

Based on the preceding information, the Planning and Building Department has no objections to the requested variances. However, the applicant may choose to defer the application to ensure that the variances requested are correct and that no further variances are required.

City of Mississauga  
**Memorandum**



---

TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: October 11, 2018

RE: Takebacks - October 18, 2018 - 1:30pm  
File - C.A. Agendas

---

Re: C.A. 'A' 390/18  
Haijin Lee/Lindsay Wilson  
1426 Goldthorpe Rd  
Ward 1

Enclosed please find pictures showing one existing structure on site (swing/playhouse). This Department does not have a concern to the proposed variances provided that each of the other proposed structures are equipped with an eaves trough and downspout to collect the roof drainage and discharged in such a manor to not impact the adjacent lands.

D. Martin  
Supervisor Development Engineering South  
905-615-3200 e 5833



A390/18









## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**October 5<sup>th</sup>, 2018**

Sean Kenney, Secretary Treasurer  
Committee of Adjustment  
City of Mississauga  
2<sup>nd</sup> Floor, Clerk's Office  
Mississauga, ON – L5B 3C1

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         October 18<sup>th</sup>, 2018**

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Dear Mr. Kenney,

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### **Deferred Applications:**

**Minor Variance Applications:** A-384/18, A-386/18, A-387/18, A-388/18, A-389/18, A-390/18, A-391/18, A-392/18

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Robert Ruggiero, City of Mississauga  
             Marylu Javed, City of Mississauga  
             Umar Mahmood, City of Mississauga

City of Mississauga  
**Memorandum**



---

TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: October 11, 2018

RE: Takebacks - October 18, 2018 - 1:30pm  
File - C.A. Agendas

---

Re: C.A. 'A' 391/18  
Nahani Residences Corporation  
8 Nahani Way  
Ward 5

We note for Committee's information that the City is currently processing a Site Plan Application for this property, Reference SP-17/144. Transportation and Works Department concerns/requirements for this property will be addressed through the Site Plan Process.

D. Martin  
Supervisor Development Engineering South  
905-615-3200 e 5833

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**October 5<sup>th</sup>, 2018**

Sean Kenney, Secretary Treasurer  
Committee of Adjustment  
City of Mississauga  
2<sup>nd</sup> Floor, Clerk's Office  
Mississauga, ON – L5B 3C1

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         October 18<sup>th</sup>, 2018**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 18<sup>th</sup>, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

### **Deferred Applications:**

**Minor Variance Applications:** A-384/18, A-386/18, A-387/18, A-388/18, A-389/18, A-390/18, A-391/18, A-392/18

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Robert Ruggiero, City of Mississauga  
             Marylu Javed, City of Mississauga  
             Umar Mahmood, City of Mississauga



---

Date: October 5, 2018

File: C of A – 'A' 392/18  
(Ward 7 – 3885 Duke of York Boulevard)

**Agenda: October 18, 2018**

**New Item**

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## Recommendation

The Planning and Building Department has no objections to the requested variances, as amended, subject to the condition. However, the applicant may choose to defer the application to ensure that all variances requested are correct and that no other variances are required.

## Background

### Mississauga Official Plan

Character Area: Downtown Core  
Designation: Mixed Use

### Zoning By-law 0225-2007

**Zoning:** CC2-2 (City Centre)

### Other Applications

**Certificate of Occupancy:** 18-1861

## Comments

### Zoning

The Planning and Building Department is currently processing a certificate of occupancy permit application under file C18-1861. Based on review of the information currently available for this application, we advise that the following variances should be amended as follows:

The applicant requests the Committee to approve a minor variance to allow:

1. A Personal Service Establishment; whereas By-law 0225-2007, as amended, does not permit a Personal Service Establishment in this instance;
2. 46 parking spaces; whereas By-law 0225-2007, as amended, requires a minimum of 63 parking spaces in this instance; and
3. A Personal Service Establishment; whereas Interim Control By-law 0046-2011, as amended, does not permit a Personal Service Establishment in this instance.

We advise that more information is required to verify the accuracy of the requested variances or determine whether additional variances will be required.

## **Planning**

The subject property is located within the Downtown Core Character Area, near the intersection of Burnhamthorpe Road West and Duke of York Boulevard. The applicant is requesting minor variances to permit a personal service establishment and to reduce the amount of parking spaces proposing 46 parking spaces whereas 63 are required.

The applicant is proposing to change one unit within the condominium building from office to a personal service establishment. The personal service establishment will have an approximate gross floor area of 40.32 m<sup>2</sup>. A personal service establishment is permitted as an accessory use to an apartment building. The unit will be used for providing massage therapy. Currently, there are similar uses within the building. The proposed use would complement the existing uses and would not have a negative impact.

A parking utilization study was submitted by LEA Consulting, dated August 24<sup>th</sup>, 2018, in support of the application. The submitted parking study states that commercial parking is provided in a two-level underground structure with a total of 46 parking spaces. Additionally, there is on street municipal parking with a total of 10 spaces. Based on the zoning by-law, the CC2 zone is subject to a personal service establishment parking rate of 4.3 spaces per 100m<sup>2</sup> and Unit C207 (total GFA of 40.3m<sup>2</sup>) requires two parking spaces. The peak demand for the commercial underground parking reached 45 parking spaces on multiple days. The peak demand for the on street parking reached a maximum of 10 parking spaces, whereas 10 parking spaces are provided. This leaves a parking shortfall of one parking space.

As there is no additional capacity for on street parking, should the application be approved, the Planning and Building Department requests Committee to consider the following condition:

1. The applicant applies for Payment in Lieu of one (1) parking space to accommodate the deficient parking space identified within the parking utilization study.

In regards to variance #3, Interim Control By-law 0046-2011 was intended to restrict new standalone development in the downtown core temporarily while new policy was put in place. Since the Interim Control By-law is currently related to an Ontario Municipal Board appeal, the

provisions remain in place. The proposed change in use from office to personal service establishment does not undermine the intent of the Interim Control By-law. The Planning and Building Department is of the opinion that the request maintains the intent of the By-law and is minor in nature.

The Planning and Building Department has no objections to the requested variances, as amended, subject to the condition. However, the applicant may choose to defer the application to ensure that all variances requested are correct and that no other variances are required.

City of Mississauga  
**Memorandum**



---

**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** October 11, 2018

**RE:** Takebacks - October 18, 2018 - 1:30pm  
File - C.A. Agendas

---

**Re:** COMMITTEE OF ADJUSTMENT- October 18, 2018

This Department has no objections, comments or requirements with respect to C.A. 'A' 392/18 and 'A' 389/18.

D. Martin  
Supervisor Development Engineering South  
905-615-3200 e 5833

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**October 5<sup>th</sup>, 2018**

Sean Kenney, Secretary Treasurer  
Committee of Adjustment  
City of Mississauga  
2<sup>nd</sup> Floor, Clerk's Office  
Mississauga, ON – L5B 3C1

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         October 18<sup>th</sup>, 2018**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 18<sup>th</sup>, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

### **Deferred Applications:**

**Minor Variance Applications:** A-384/18, A-386/18, A-387/18, A-388/18, A-389/18, A-390/18, A-391/18, A-392/18

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Robert Ruggiero, City of Mississauga  
             Marylu Javed, City of Mississauga  
             Umar Mahmood, City of Mississauga



---

Date: October 5, 2018

File: C of A – 'A' 409/18  
(Ward 1 – 1047 Meredith Avenue)

**Agenda: October 18, 2018**

**New Item**

---

## Recommendation

The Planning and Building Department has no objections to the requested variances.

## Background

### Mississauga Official Plan

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning: RM7-5 (Residential)**

### Other Applications:

**Preliminary Zoning Review File: 18-3107**

## Comments

### Zoning

The Building Department is currently processing a building permit application under file 18-3107. Based on review of the information currently available for this building permit, the variances, as requested are correct.

### Planning

The subject property was previously before the Committee under minor application 'A' 198/18 on May 24<sup>th</sup>. The application was previously approved, as amended. The applicant has made some revisions to the previous approved variances and has also added variances relating to the

exterior side yard. The applicant is proposing a deficient exterior side yard measured to the dwelling, basement entrance stairwell, and measured to the roof of the porch.

The subject property is located within the Lakeview Neighbourhood Character Area, near the intersection of Lakeshore Road East and Meredith Avenue. Planning was in support of the previous requested variances, but recommended deferral due to the location of the detached garage.

The applicant is proposing to construct a second storey addition over the existing dwelling, a two storey addition along the side and rear of the dwelling, and a new detached garage in the rear yard. The subject property is a tight lot for a corner lot and the majority of setback deficiencies are related to the existing portions of the dwelling which are being maintained. The neighbourhood has similar existing conditions due to the tight nature of the dwellings and lots. Additions in this neighbourhood could warrant similar variances. Given the context of the immediate area, in this instance, the variances requested would maintain the character of the neighbourhood.

Based on the preceding information, the Planning and Building Department has no objections to the requested variances.

# City of Mississauga

## Memorandum



---

**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** October 11, 2018

**RE:** Takebacks - October 18, 2018 - 1:30pm  
File - C.A. Agendas

---

**Re:** C.A. 'A' 409/18  
Ngale Bushi  
1047 Meredith Ave  
Ward 1

Information submitted with this application indicates a 4.84m setback from the face of the garage to the property limit of Gardener Avenue. As Committee is aware, this Department typically is not in support of a less than 5.2m setback to any right of way to allow for a parked vehicle without overhang onto the Municipal right of way. However, in this particular instance there is no Municipal sidewalk and we feel that there will be sufficient space within the driveway area to accommodate a vehicle without impeding any pedestrians or other vehicular traffic on Gardener Avenue. This Department does however have concerns with the existing fencing along Gardener Avenue. The location of the fence appears to within the City of Mississauga boulevard area and must be removed in its entirety.

The configuration of the fence as it exists today poses "sight visibility" issues with vehicles exiting the property and vehicular traffic on Gardener Avenue. The existing fencing does not comply with the City's Fence By-law. Enclosed you will find photos depicting the property and location of the existing fencing. Should Committee see merit in the applicant's request, we would request a condition of the subject minor variance application be that satisfactory arrangements be made with this department for the removal/relocation of the fence located along the exterior side yard in order to eliminate the current sight visibility issues which exist today.

D. Martin  
Supervisor Development Engineering South  
905-615-3200 e 5833

A409/18











---

Date: October 10, 2018

File: C of A – 'A' 269/18  
(Ward 1 – 452 South Service Road)

**Agenda: October 18, 2018**

**Deferred Item**

---

## **Recommendation**

The Planning and Building Department has no objection to the requested variances but the applicant may choose to defer the application in order to verify the accuracy of the requested variances.

## **Background**

### **Mississauga Official Plan**

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density II

### **Zoning By-law 0225-2007**

**Zoning:** R3-1 (Residential)

## **Comments**

### **Zoning**

We note that a building permit application and a site plan approval application are required. In the absence of one of these permit applications we are unable to confirm the accuracy of the requested variances or determine whether additional variances may be required. It should be noted that the variances, as requested, have been reviewed based on information provided however a full zoning review has not been completed.

We note the lands are subject to the site plan control by-law.

### **Planning**

The application is proposing a new dwelling; requesting variances for existing lot deficiencies, as well as for deficient rear yard, and side yards. Variances #1 and #2 are existing deficiencies.

The revised application removes a variance for a deficient rear yard, and increases the easterly side yard. The proposed dwelling has shifted 0.48 m to the west.

The subject lot has existing constraints. The requested variances are for side yards and combined width of side yards. The revised side yards increases the separation between the existing dwelling on the abutting lands at 1634 Ewald Road. The westerly side yard abuts a proposed development. South Service Road is classified as a Major Collector in the Mississauga Official Plan. The immediate area context includes residential and commercial uses. The immediate and relevant context along South Service Road is eclectic. No variances are requested for gross floor area, lot coverage, dwelling depth, or height. The plans indicate a modest dwelling of 178.5 m<sup>2</sup> in gross floor area, and a height of 7.85 m to the highest ridge.

Based on the preceding, and in this context, it is our opinion that the requested variances maintain the general intent and purpose of the zoning by-law. The Planning and Building Department has no objection to the requested variances but the applicant may choose to defer the application in order to verify the accuracy of the requested variances.

City of Mississauga  
**Memorandum**



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TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: October 11, 2018

RE: Takebacks - October 18, 2018 - 1:30pm  
File - C.A. Agendas

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Re: C.A. 'A' 269/18  
Daljit Jutla  
452 South Service Rd  
Ward 1

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed through the Building Permit process.

D. Martin  
Supervisor Development Engineering South  
905-615-3200 e 5833

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**October 5<sup>th</sup>, 2018**

Sean Kenney, Secretary Treasurer  
Committee of Adjustment  
City of Mississauga  
2<sup>nd</sup> Floor, Clerk's Office  
Mississauga, ON – L5B 3C1

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         October 18<sup>th</sup>, 2018**

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**Deferred Minor Variance Application: DEF-A-269/18**  
Development Engineering: Iwona Frandsen (905) 791-7800 x7920

Note that no municipal sanitary sewer is available for servicing of the subject site.

Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.

Regional Site Servicing approvals are required prior to the local municipality issuing building permit.

Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. All works associated with the servicing of this site will be at the applicant's expense. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

For location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at [PWServiceRequests@peelregion.ca](mailto:PWServiceRequests@peelregion.ca)

Complete Public Works Design, Standards Specification & Procedures Manual  
<http://www.peelregion.ca/pw/other/standards/>

Sincerely,

Tracy Tang  
Junior Planner  
Development Services, Region of Peel