



Committee of Adjustment

The following staff reports are current as of October 16th, 2018 at 1:00pm.

Any staff reports received after this time may be obtained by
emailing 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 25, 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)

File	Name of Applicant	Location of Land	Ward
B-070/18 A-395/18 A-396/18	MOHANJIT & JATINDER DHOOT	1654 BIRCHWOOD DR	2
B-071/18 A-404/18 A-405/18	MOHAMMAD SHARIF HASHMANI & ARSALAN HASHMANI	768 MONTBECK CRES	1

NEW APPLICATIONS- (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-393/18	CITY OF MISSISSAUGA	6780 PROFESSIONAL CRT	5
A-394/18	1666426 ONTARIO INC.	36 BEN MACHREE DR	1
A-397/18	THOMAS W. BARRY & NATALIYA HRYSHKO	6497 MELTZER MEWS	9
A-398/18	ARSHDEEP RANA	94 VISTA BLVD	11
A-399/18	VITOR TAVARES	1866 BALSAM AVE	2
A-400/18	1302396 ONTARIO LTD	2199 DUNWIN DR	8
A-401/18 A-402/18	SOLMAR (EDGE) CORP.	24-64 ELM DR W & 3528, 3536 HURONTARIO ST.	7

DEFERRED APPLICATIONS- (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-193/18	CANADIAN SOCIETY OF PEACE AND RELIEF	6680 CAMPOBELLO RD	11

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.)

Date: October 12, 2018

File: C of A – 'B' 70/18, 'A' 395/18 and 'A' 396/18
(Ward 2 – 1654 Birchwood Drive)

Agenda: **October 25, 2018**

New Item

Recommendation

The Planning and Building Department has no objection to the requested consent and the associated minor variance application for lot frontage, however we recommend the minor variance application for gross floor area and awning encroachment be deferred for the dwelling to be redesigned.

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R2-5 (Residential)

Other Applications:

Pre-application Zoning Review 18-2200

Comments

Zoning

The applicant is advised that a full zoning review has not been completed regarding the consent application.

The Building Division is currently processing a building permit application under file PRE APP 18-2200 regarding the proposed dwelling. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Planning

The subject lands are located in the Clarkson – Lorne Park Neighbourhood, near the intersection of Clarkson Road North and Truscott Drive. The application is requesting a consent to sever the subject lands for the purpose of creating an additional residential lot. The subject lands are a corner property. The immediate context has an irregular lotting pattern and a variety of lot sizes. The severed and retained lands would be compatible with the existing lot fabric and entirely appropriate within the context of the immediate and broader neighbourhood.

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 applicant's 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 growth, 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, and to minimize conflicts among abutting landowners.

The immediate context of Birchwood Drive has a variety of lot shapes, lot frontages, and lot sizes. The broader neighbourhood has a wider variety of lot frontages and lot sizes. Lots with approximately 30 m frontages are located immediately abutting the subject lands to the east. Smaller lots zoned R3 are located approximately 225 m to the west of the subject lands. The irregular lotting pattern is a longstanding attribute of the area. Within 120 m of the subject lands, there are lot frontages ranging in width from 19 m to 75 m. In the immediate vicinity, application 'B' 73/99 was granted approval by the Committee for a severance at 1626 Birchwood Drive for the creation of a new residential lot with approximately 30.4 m lot frontage and approximately 1,100 m² lot area.

Regarding the consent application and the minor variance application for lot frontage, it is our opinion that the proposed lots are consistent and compatible with the relevant area character, and represent appropriate development.

Application 'A' 396/18 is requesting a variance for excessive gross floor area and excessive awning encroachment. The general intent of the gross floor area restrictions in the zoning by-law are to ensure that a dwelling is appropriately scaled to the lot on which it is constructed and that it fits in with the general character of the neighbourhood. In the general area, there are larger dwellings, however, they are situated on larger lots. In this instance, the requested gross floor area is not appropriate and out of character. The proposed dwelling has open to above areas that contributes to additional massing. In our opinion, the proposed dwelling contravenes the intent of the zoning by-law.

Based on the preceding, the Planning and Building Department has no objection to the requested consent and the associated minor variance application for lot frontage, however we recommend the minor variance application for gross floor area and awning encroachment be deferred for the dwelling to be redesigned.

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 12, 2018

Re: Applicant: Mohanjit & Jatinder Dhoot
Date of Hearing: October 25, 2018
Location: 1654 Birchwood Drive
Our File: 'B' 70/18 Ward 2(Z-10)

Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. 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.

2. Overall Site Servicing Plan

We request that the applicant submit a Site Servicing Plan prepared by a Consulting Engineer for this department's review/approval. The Site Servicing Plan is to confirm that all the necessary municipal services can be provided for the dwellings to be constructed on the subject lands.

3. Conceptual Site Plan Detailing Proposed Driveway Locations

The applicant will be required to provide for our review/approval a more detailed conceptual site plan which must include the location of all utilities on site as well as the proposed locations of the driveway entrances. We are advising that the proposed driveway location for the "Retained Lands" must be located to be as far

removed from the intersection of Ravine Drive and Birchwood Drive as possible.

GENERAL INFORMATION

1. 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.

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.

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lots on Birchwood Drive. In this regard, we advise that all dwellings to be constructed on the both the severed and retained lands will require a sump pump to discharge the weeping tile to grade. It is the full responsibility of the applicant to advise any prospective purchasers of the properties of this requirement.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5129 or john.salvino@mississauga.ca

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

c: oaklanehome@outlook.com

B 70/18



B 70/18



B 70/18



City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 12, 2018

RE: Takebacks – October 25, 2018
File - C.A. Agendas

Re: C.A. 'A' 395/18 & 'A' 396/18
Mohanjit & Jatinder Dhoot
1654 Birchwood Dr
Ward 2

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed detached dwellings will be addressed through the current Consent Application for this property, B-70/18.

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

City of Mississauga Memorandum



DATE: October 12th, 2018

FILES: "B" 70/18

SUBJECT: CONSENT APPLICATION
1654 Birchwood Drive
Mohanjit & Jatinder Dhoot
WARD 2
October 25th, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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 trees on Birchwood Drive. 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

October 15th, 2018

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 October 25th, 2018**

Dear Mr. Kenney,
Comments for Conditions of Approval:

Consent Application: B-070/18
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. The applicant may require the creation of private water / sanitary sewer servicing easements. 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

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.

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

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

Sincerely,



Tracy Tang

Public Works

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

peelregion.ca

October 15th, 2018

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 October 25th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 25th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-193/18

Minor Variance Applications: A-394/18, A-395/18, A-396/18, A-397/18, A-400/18, A-402/18

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

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

From: Hall, Charleyne <charleyne.hall@bell.ca>
Sent: 2018/09/25 9:48 AM
To: Committee Adjustment
Subject: 905-18-400 - Consent Application B70/18 - 1654 Birchwood Drive

Good afternoon,

Bell Canada has no concerns with Application for Consent B70/18 regarding 1654 Birchwood Drive.

Thank you,

Char Hall
External Liaison
Bell Canada Right of Way
P: 705-722-2264
F: 705-726-4600
1-888-646-4817
charleyne.hall@bell.ca



140 Bayfield St. Floor 2
Barrie Ontario
L4M 3B1

Date: October 12, 2018

File: C of A – 'B' 71/18, 'A' 404/18, and 'A' 405/18
(Ward 1 – 768 Montbeck Crescent)

Agenda: October 25, 2018

New Item

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: Lakeview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-75 (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 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 applications propose equal sized severed and retained lands.

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 immediate context of Montbeck Crescent is eclectic in terms of lot shapes, lot frontages, and lot sizes. The broader neighbourhood is similarly eclectic. Lot frontages range from approximately 10 m to 20 m. The variety of lot sizes is part is a longstanding attribute of the area. Similar development was granted approval by the Committee of Adjustment at 751 and 749 Montbeck Crescent. No variances are requested for gross floor area, lot coverage, dwelling depth, or height. In our opinion, the proposed lots are consistent and 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



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 12, 2018

RE: Applicant: Mohammad Sharif Hashmani & Arsalan Hashmani
Date of Hearing: October 25, 2018
Our File: 'B' 71/18, Ward 1 (Z-7)

Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. 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.

Upon the review of an Overall Grading and Drainage Plan it may be determined that a catch basin may be required and satisfactory arrangements will have to be made for the construction of any required catch basin.

B. General Information

1. 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.

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.

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The storm sewer outlet for the subject lands is the existing 600mm storm sewer on Montbeck Crescent.

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

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

c: arsalanhashmani@gmail.com

B 71/18



B 71/18



B 71/18



City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 12, 2018

RE: Takebacks – October 25, 2018
File – C.A. Agendas

Re: C.A. 'A' 404/18 & 'A' 405/18
Mohammad Sharif & Arsalan Hashmani
768 Montbeck Cres
Ward 1

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed detached dwellings will be addressed through the current Consent Application for this property, B-71/18.

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

City of Mississauga Memorandum



DATE: October 12th, 2018
FILES: "B" 71/18
SUBJECT: CONSENT APPLICATION
768 Montbeck Crescent
Mohammad Sharif Hashmani & Arsalan Hashmani
WARD 1
October 25th, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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 Montbeck Crescent. 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.

City of Mississauga
Memorandum



Date: 2018/10/12

To: Chair, Committee of Adjustment
S. Kenney, Secretary-Treasurer, Committee of Adjustment

From: Brooke Herczeg, Heritage Analyst
Culture Division, Community Services

Meeting Date: 2018/10/25

Subject: "B" 071/18 (Ward 2)
Consent Application
768 Montbeck Cres.
Mohammad Sharif Hashmani & Arsalan Hashmani

The property has archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Tourism, Culture and Sport confirming that all archaeological resource concerns have met licensing and resource conservation requirements. Letters to this effect from said Ministry corresponding to each archaeological assessment report and activity are required to be submitted to the Culture Division for review.

Heritage Planning recommends that the owner complete the archaeological assessment, with Ministry letters as a condition of approval of the consents.

Brooke Herczeg, Heritage Analyst
T: 905-615-3200 x 4061
Brooke.herczeg@mississauga.ca

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
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peelregion.ca

October 15th, 2018

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

**Re: Region of Peel Consolidated Comments
City of Mississauga Committee of Adjustment Hearing
October 25th, 2018**

Dear Mr. Kenney,

Comments for Informational Purposes:

Consent and Minor Variance Applications: B-071/18, A-404/18, A-405/18
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. The applicant may require the creation of private water / sanitary sewer servicing easements. 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

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

Public Works

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

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

Planning and Building Department



Date: October 12, 2018
File: C of A – 'A' 393/18
(Ward 5 – 6780 Professional Court)

Agenda: October 25, 2018

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-39 (Employment)

Other Applications:

Certificate of Occupancy: 18-2856

Comments

Zoning

The Planning and Building Department is currently processing a certificate of occupancy permit application under file 18-2856. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Planning

The subject property is located within the Northeast Employment Area Character Area, near the intersection of Derry Road East and Professional Court. The applicant is requesting Committee

to approve a minor variance for a deficient exterior side yard of 5.20 m whereas 7.50 m is required.

The deficient setback is due to the location of the concrete pad for the proposed generator. The proposed setback would not have a negative impact on the neighbouring property. Sufficient access would still be preserved in the exterior side yard. The Planning and Building Department is of the opinion that the general intent and purpose of the zoning by-law is maintained.

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

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 12, 2018

RE: Takebacks – October 25, 2018
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT- October 25, 2018 - 1:30pm

This Department has no objections, comments or requirements with respect to C.A 'A'393/18.

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

A 393/18



Public Works

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

peelregion.ca

October 15th, 2018

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 October 25th, 2018**

Dear Mr. Kenney,

Comments for Informational Purposes:

Minor Variance Application: A-393/18

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

There is a Regional easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title.

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

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 12, 2018

File: C of A – 'A' 394/18
(Ward 1 – 36 Ben Machree Drive)

Agenda: October 25, 2018

New Item

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: Port Credit Neighbourhood (West)
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R15-2 (Residential)

Comments

Zoning

We note that a building permit application (deck) and pool enclosure permit (hot tub) 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 variance may be required. It should be noted a full zoning review has not been completed.

Planning

The subject lands are located in the Port Credit Neighbourhood (West), south of Lakeshore Road West. The subject lands are a through lot with dual frontage; fronting on to Ben Machree

Drive and Godfreys Lane. The zoning by-law interprets the subject lands to have two front yards.

The application proposes a hot tub in the front yard. In this context, the relevant front yards are on Ben Machree Drive, whereas Godfreys Lane appears as a rear yard condition. The yards off Godfreys Lane have accessory structures, decks, and other amenities typically found within rear yards. In our opinion and in this context, the requested variance maintains the general intent and purpose of the zoning by-law.

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.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 12, 2018

RE: Takebacks – October 25, 2018
File - C.A. Agendas

Re: C.A. 'A' 394/18
1666426 Ontario Inc.
36 Ben Machree Dr
Ward 1

Enclosed for Committees information, please find pictures depicting the existing deck and hot tub.

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

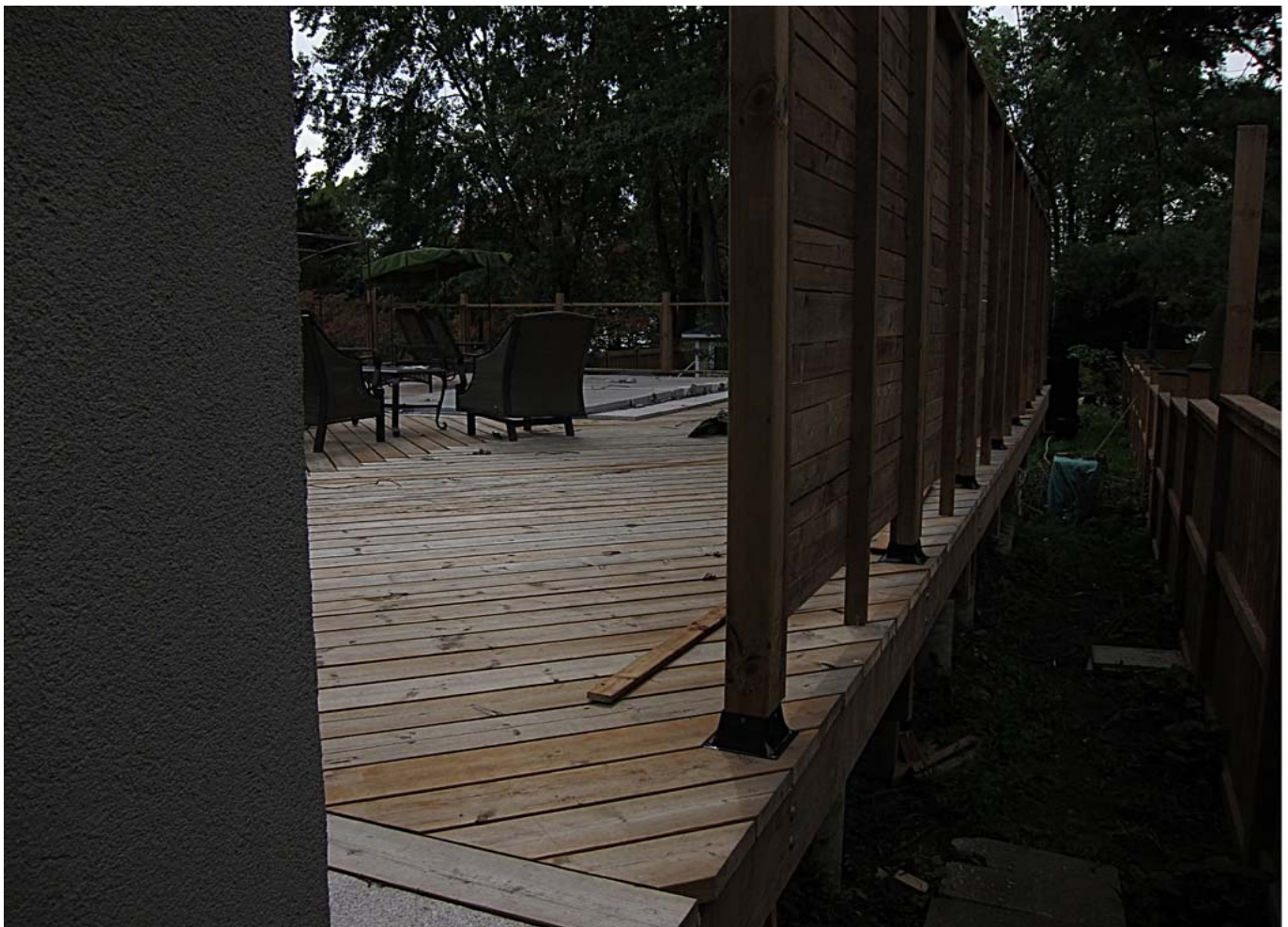
A 394/18



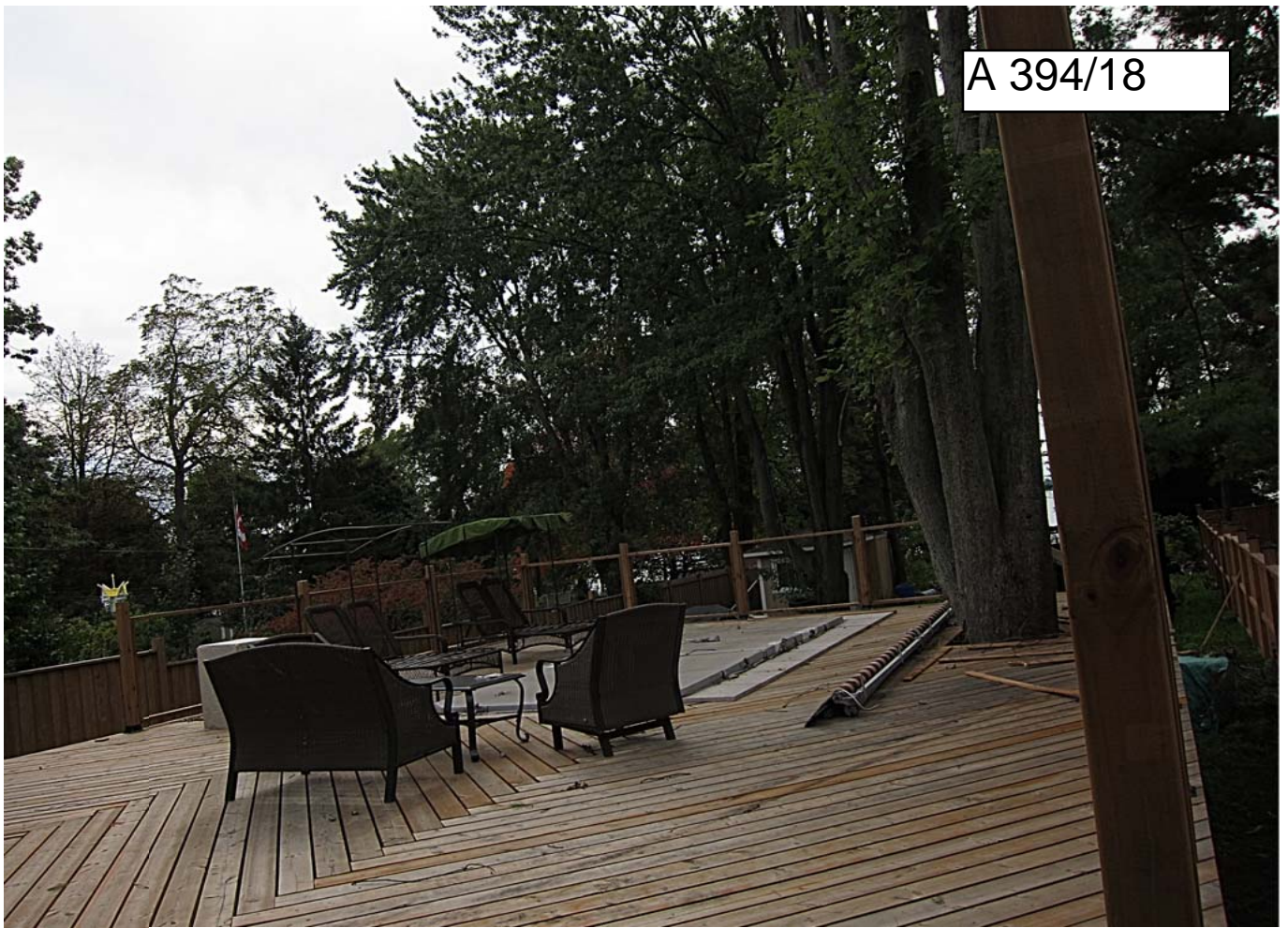
A 394/18



A 394/18



A 394/18



Public Works

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

peelregion.ca

October 15th, 2018

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 October 25th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 25th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-193/18

Minor Variance Applications: A-394/18, A-395/18, A-396/18, A-397/18, A-400/18, A-402/18

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

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 12, 2018

File: C of A – 'A' 397/18
(Ward 9 – 6497 Meltzer Mews)

Agenda: October 25, 2018

New Item

Recommendation

The Planning and Building Department recommends the application be deferred to verify the width of the driveway.

Background

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM2-2 (Residential)

Comments

Zoning

This Division notes that a building permit is not required in this instance. The applicant is advised that a full zoning review has not been completed; however, in reviewing the variance as outlined in this application, it was apparent that the following variance should be amended as follows:

"The applicants request Committee to approve a minor variance to allow a widened driveway on the subject property proposing a driveway width of 5.95 m (approx. 19.60 ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20 m in this instance."

Planning

The subject property is located within the Meadowvale Neighbourhood Character Area, near the intersection of Battleford Road and Winston Churchill Boulevard. The applicant is requesting Committee to approve an increased driveway width, proposing 5.95 m whereas 5.20 m is permitted.

During a site visit, staff noted that the works have already been completed. However, the plans submitted do not reflect the current existing conditions. The Planning and Building Department are of the opinion that a 0.75 m increase in the driveway width is minor in nature and would not have a negative impact on the character of the neighbourhood. However, it appears that the existing driveway width is greater than what is being proposed.

It is also noted that a walkway attachment of 1.5 m is permitted. Anything greater will result in an additional variance.

Based on the preceding information, the Planning and Building Department recommends the application be deferred to verify the width of the driveway.

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 12, 2018

RE: Takebacks – October 25, 2018
File - C.A. Agendas

Re: C.A. 'A' 397/18
Thomas W. Barry & Nataliya Hryshko
6497 Melzer Mews
Ward 9

Acknowledging that this department would have no objections to a requested variance to permit a driveway width of 5.95 M, whereas 5.18M is permitted on this particular property, the measurements provided do not appear to reflect the on-site conditions and submitted sketch Site Plan. From our recent site inspection and enclosed photos it appears that the driveway width which has currently been formed on site appears to be closer to a 7.0M width as opposed to the requested 5.95M. From our review of the information provided we believe that the miscalculation may be on the submitted sketch Site Plan where a 2.57M Garden Area is depicted, from a site inspection the existing width of this Garden Area appears to be less than 2.57M.

In view of the above, we would recommend that this application be deferred until such time that the applicant has provided a revised Site 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 municipal boulevard 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

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

A 397-18



A 397-18



Public Works

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

peelregion.ca

October 15th, 2018

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 October 25th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 25th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-193/18

Minor Variance Applications: A-394/18, A-395/18, A-396/18, A-397/18, A-400/18, A-402/18

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

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 12, 2018

File: C of A – 'A' 398/18
(Ward 11 – 94 Vista Boulevard)

Agenda: October 25, 2018

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Streetsville Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-50 (Residential)

Other Applications

Building Permit: 18-2437

Comments

Zoning

The Planning and Building Department is currently processing a building permit application under file 18-2437. Based on review of the information currently available for this building permit, we advise that the following variance should be amended as follows:

1. "A gross floor area - infill residential of 344.49 m²; whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 297.80 m² in this instance."

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 zoning by-law requirements. 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 approximately 48 m². The total gross floor area and lot coverage is a minor deviation from the zoning by-law and would not have a negative impact to neighbouring properties.

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 12, 2018

RE: Takebacks – October 25, 2018
File - C.A. Agendas

Re: C.A. 'A' 398/18
Arshdeep Rana
94 Vista Blvd
Ward 11

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 ext. 5833

A398/18



A 398/18



Public Works

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

peelregion.ca

October 15th, 2018

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 October 25th, 2018**

Dear Mr. Kenney,

Comments for Informational Purposes:

Minor Variance Application: A-398/18

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

Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. 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

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

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 12, 2018

RE: Takebacks – October 25, 2018
File - C.A. Agendas

Re: C.A. 'A' 399/18
Vitor Tavares
1866 Balsam Ave
Ward 2

We are noting for Committee's information that the City is currently processing a Site Plan Application, File SP-16/004. This Department has significant concerns with proposed variance #6 "living space above a garage". We would require that a noise and vibration report be prepared by an Acoustical Consultant that would show any noise and vibration mitigation measures that would be required for the living space above the garage due to the rail line (GO/Metrolinx) at the rear of the property. As this is a new residential living area being proposed on the subject property, adherence to the Ministry of Environment Conservation and Parks (MOECP) and City's Official Plan for noise and vibration requirements must be adhered to permit additional living area within this structure.

In this regard, we request that the application be **deferred** until such time that the required acoustical report is provided and reviewed to determine if the proposed living space area above the garage can be **feasible** from a noise and vibration perspective.

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



A 399/18

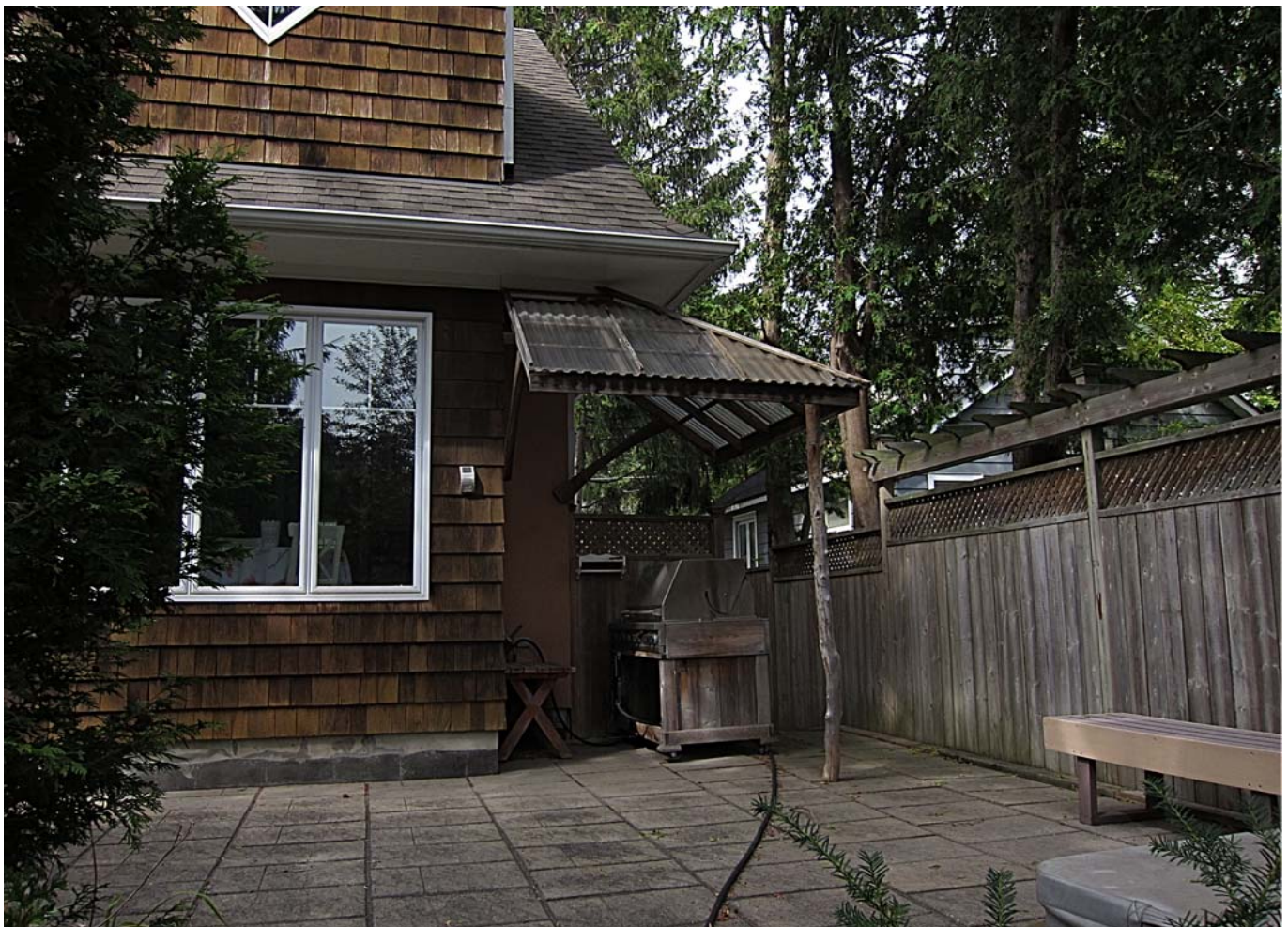


A 399/18

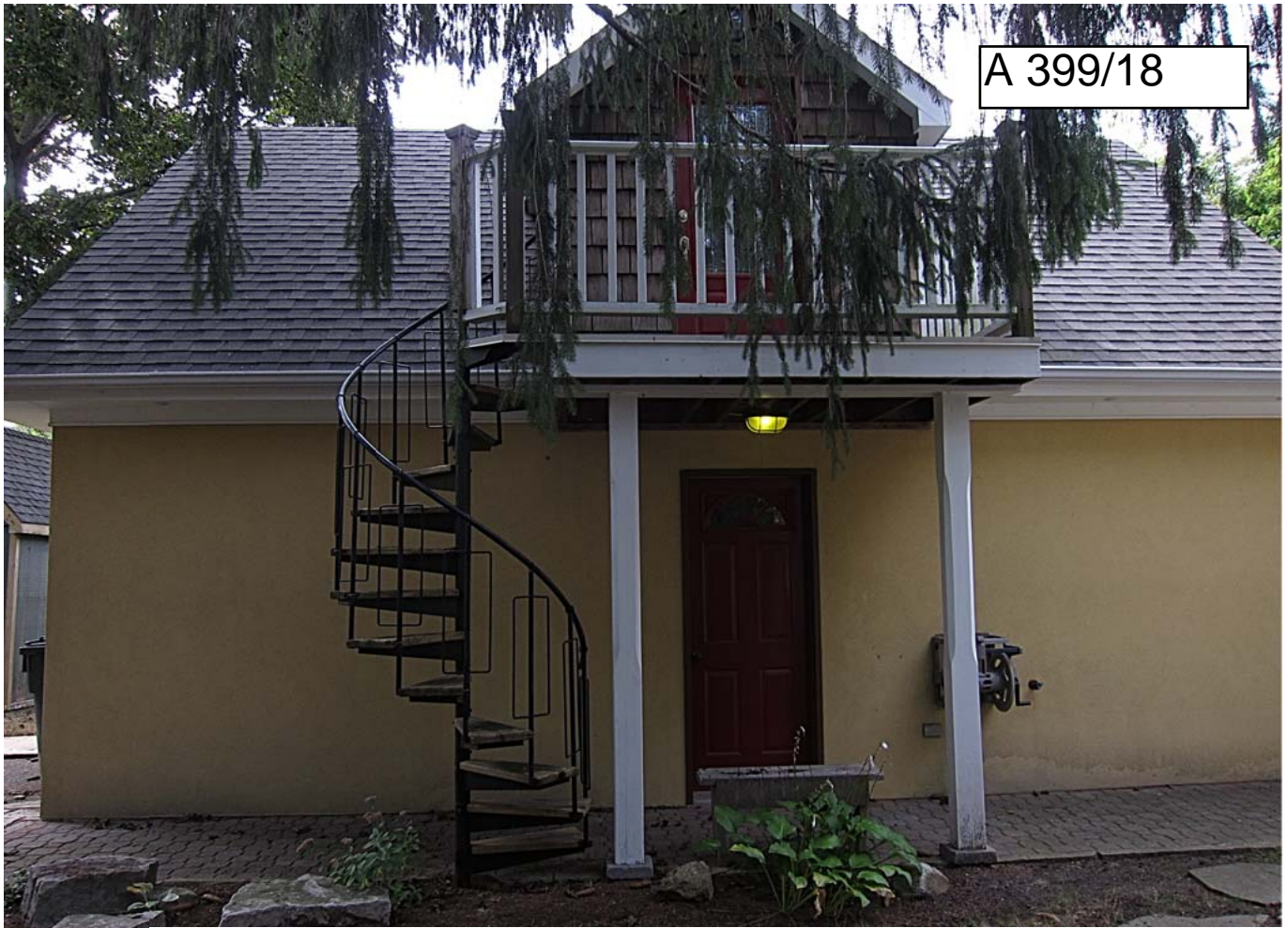




A 399/18



A 399/18



Public Works

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

peelregion.ca

October 15th, 2018

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 October 25th, 2018**

Dear Mr. Kenney,

Comments for Informational Purposes:

Minor Variance Application: A-399/18
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

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

October 11, 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: CVC File No. A 18/399
Municipality File No. A 399/18
Vitor Tavares
1866 Balsam Avenue
Part of Lot 29, Concession 2 SDS
City of Mississauga**

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

SITE CHARACTERISTICS:

The subject property is located within a floodplain associated with Turtle 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 CVC (i.e. the issuance of a permit).

PROPOSAL:

It is our understanding that the applicant requests the Committee to approve a minor variance to permit the existing structures proposing:

1. Three (3) accessory structures whereas By-law 0225-2007, as amended, permits one (1) accessory structure in this instance;
2. An area of an accessory structure (wood shelter) of 11.70sq.m (approx. 125.94sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 10.00sq.m (approx. 107.64sq.ft) in this instance;
3. A walkway width of 3.37m (approx. 11.06ft) whereas By-law 0225-2007, as amended, permits maximum driveway width of 1.50m (approx. 4.92ft) in this instance;
4. A setback to a railway of 19.31m (approx. 63.35ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a railway of 30.00m (approx. 98.42ft) in this instance;
5. A front yard of 1.72m (approx. 5.64ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) in this instance;
6. A living space above a garage whereas By-law 0225-2007, as amended, does not permit living space above a garage in this instance;
7. A height of an accessory structure (garage) of 5.73m (approx. 18.80ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure (garage) of 4.60m (approx. 15.10ft) in this instance;
8. A side yard (where overhang is greater than 0.45m) of 1.94m (approx. 6.36ft) whereas By-law 0225-2007, as amended, requires a minimum side yard (where overhang is greater than 0.45m) of 2.41m (approx. 7.91ft) in this instance;
9. A height of an accessory structure (shed) of 3.66m (approx. 12.00ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure (shed) of 3.00m (approx. 9.84ft) in this instance;
10. A driveway width of 13.79m (approx. 45.24ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
11. A driveway setback of 0.00m (approx. 0.00ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.97ft) in this instance;
12. A side yard measured to an accessory structure of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to an accessory structure of 1.20m (approx. 3.94ft) in this instance; and
13. A setback from a railway measured to a garage of 8.98m (approx. 29.46ft) whereas By-law 0225-2007, as amended, requires a minimum setback of a railway measured to a garage of 30.00m (approx. 98.42ft) in this instance.

COMMENTS:

CVC staff have reviewed the information and determined that the requested minor variances 1 through 5 and 7 through 13 do not impact the Authority's interests and as such, we have **no objection** to these variances. CVC staff however have concerns with respect to variance 6.

In 2016, CVC staff received an application (SP 16/004) to recognize works that were undertaken without a permit from the City of Mississauga and CVC. These works included a two storey addition, basement addition, garage addition and a habitable addition above the garage. Since that time, CVC staff have been working with the applicant to bring the property into compliance. This also included the removal of the constructed habitable area above the garage. In July 2018, CVC provided final clearance for the application SP 16/004 based on drawings indicating that the habitable space above the garage had been removed. The drawings provided in support of this minor variance application are inconsistent with those approved under SP 16/004.

As indicated above, the entire property is within the floodplain of Turtle Creek. In order for CVC to support a habitable addition above a garage, the garage must be dry floodproofed. At this time, the garage is not dry floodproofed nor does it appear feasible to do so.

If variance 6 is approved, CVC staff would not be able to support the issuance of a permit for the creation of habitable space above the garage. On this basis, CVC does not recommend approval of variance 6 however there is no objection to the approval of the other requests.

Please note that a CVC permit is required for the unpermitted works on the property prior to getting a building permit from the City of Mississauga.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 296) should you have any further questions or concerns.

Please circulate CVC any future correspondence regarding this application.

October 11, 2018
Re: CVC File No. A 18/399
Municipality File No. A 399/18
Vitor Tavares
1866 Balsam Avenue
Part of Lot 29, Concession 2 SDS
City of Mississauga

Sincerely,



Iftekhar Ahmad
Junior Planner

Cc: Julion Campos
Via email: julian@rocmar.ca

Vitor Tavares
Via email: taoltaconstruction@gmail.com

Alexander Davies

From: Ivan Cheung <Ivan.Cheung@metrolinx.com>
Sent: 2018/10/04 11:26 AM
To: Committee Adjustment
Cc: Brandon Gaffoor
Subject: 1866 Balsam Avenue, Mississauga (A 399/18) - Metrolinx Comments

To whom it may concern,

Further to the Committee of Adjustment hearing to be held on October 25, 2018, to discuss a minor variance application for 1866 Balsam Avenue, I note the subject site is located immediately adjacent to GO Transit's Lakeshore West corridor. My comments are set out below;

*Metrolinx's setback requirement for residential uses is 30-metres to be measured from the edge of the rail corridor to the building face. The existing municipal zoning requires a 30-metre 'rear yard' setback that is consistent with Metrolinx's requirements. The applicant is proposing a 19.31-metre setback to the rail corridor, which is located at the rear of the subject site. The proposed setback does not meet both Metrolinx and City requirements. Given the circumstances, we do not support the requested variance.

*It is suggested that the applicant redesign the dwelling to meet existing and established requirements.

Should the Committee of Adjustment and/or the Applicant have any questions or concerns, please feel free to contact myself.

IVAN CHEUNG, M.Sc, B.URPI

Intern
Metrolinx
Pre-Construction Services | Capital Projects Group
20 Bay Street, Suite 600 | Toronto | Ontario | M5J 2E3
T: 416-202-5920



This e-mail is intended only for the person or entity to which it is addressed. If you received this in error, please contact the sender and delete all copies of the e-mail together with any attachments.

City of Mississauga

Planning and Building Department



Date: October 12, 2018

File: C of A – 'A' 400/18
(Ward 8 – 2199 Dunwin Drive)

Agenda: October 25, 2018

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Western Business Park
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-1 (Employment)

Comments

Zoning

It appears that the applicant may be proposing a new use within an existing building. If this is the case we note that a certificate of occupancy permit application is required. In the absence of a certificate of occupancy permit application we are unable to confirm the accuracy of the requested variances or determine whether additional variances may be required.

Notwithstanding the above, variance number 1 is incorrect and should be removed. An office use is permitted within this zone. A full zoning review has not been completed. We cannot verify the requested parking variance.

Planning

The subject lands are located near the intersection of Dundas Street West and Erin Mills Parkway. The lands are part of a commercial condominium corporation. The application

requests a change of use and a parking reduction. The E2-1 zone permits office. Variance #1 appears to be unnecessary.

In order to justify a reduction in required parking spaces, the application should be deferred pending the submission and review of a satisfactory parking utilization study.

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

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 12, 2018

RE: Takebacks – October 25, 2018
File – C.A. Agendas

Re: C.A. 'A' 400/18
1302396 Ontario Ltd
2199 Dunwin Dr
Ward 8

Enclosed for Committee's information, please find attached photos depicting the existing property.

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

A 400/18



A 400/18



Public Works

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

peelregion.ca

October 15th, 2018

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 October 25th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 25th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-193/18

Minor Variance Applications: A-394/18, A-395/18, A-396/18, A-397/18, A-400/18, A-402/18

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

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

Public Works

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

peelregion.ca

October 15th, 2018

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

**Re: Region of Peel Consolidated Comments
City of Mississauga Committee of Adjustment Hearing
October 25th, 2018**

Dear Mr. Kenney,

Comments for Informational Purposes:

Minor Variance Application: A-401/18
Development Engineering: Camila Marczuk (905) 791-7800 x8230

Consistent with the comments provided through associated Region of Peel DARC file DI-18-253, please note that should the Committee find merit in approving this application, the Region of Peel will require the consultant to complete and submit a satisfactory Multi-Use Demand Table to determine if the increase in number of storeys and building height impacts the capacity of the system servicing the site. This demand table will be required prior to RZ/OP Approval.

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

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

Public Works

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

peelregion.ca

October 15th, 2018

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 October 25th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 25th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-193/18

Minor Variance Applications: A-394/18, A-395/18, A-396/18, A-397/18, A-400/18, A-402/18

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

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 12, 2018

File: C of A – 'A' 193/18
(Ward 11 – 6680 Campobello Road)

Agenda: **October 25, 2018**

Deferred Item

Recommendation

The Planning and Building Department recommends that the application be deferred to allow the applicant to secure lease/parking agreements

Background

Mississauga Official Plan

Character Area: Meadowvale Business Park Corporate Centre
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: **E2-1** (Employment)

Other Applications

Building Permit: 15-7547

Comments

Zoning

The Planning and Building Department is currently processing a building permit application under file 15-7547. Based on review of the information currently available for this building permit, we advise that more information is required to verify the accuracy of the amended notices requested variances or determine whether additional variances will be required.

Planning

The subject site is located within the Meadowvale Business Park Corporate Centre Character Area, near the intersection of Creditview Road and Argentia Road. The applicant is requesting variances for a parking reduction and to permit a funeral establishment as an accessory use.

The application was previously deferred to address staff concerns related to the parking study that was submitted. The variance for the parking reduction has remained the same proposing 117 parking spaces whereas a minimum of 132 parking spaces are required.

The applicant's agent submitted an updated Parking Study, dated August 21st, 2018, and staff received the updated Parking Study via email on October 10, 2018. Based on the draft site plan submitted in the updated Parking Study, it appears that the subject site provides a total of 107 parking spaces which is less than what is being proposed. The parking study, dated August 21st, 2018, surveyed the site one additional day on Friday, August 17, 2018 between 2:30-3:30pm in five minute intervals. In total, the subject site was surveyed two days on Friday afternoons, which was identified as the peak time. The observed peak parking demand was on Friday August 17, 2018 at 3:00pm for a total of 157 parking spaces utilized (total of 91 parking spaces on site and total of 66 parking spaces on street). The parking study indicated that activity on Campobello Road is minimal for the rest of the week.

Based on staff's preliminary calculations and the gross floor area provided in the study, it appears that the zoning by-law for the Places of Religious Assembly (PRA) would require a minimum of 212 parking spaces. The observed peak of 157 spaces is greater than the 107 spaces provided on site, thus there is a deficiency of 50 parking spaces.

The applicant has made aware to staff that they are in the process of trying to secure off site lease and parking agreements which would help with the overflow of parking on-street. There is also an option to apply for Payment in Lieu (PIL) for the amount of deficient parking spaces.

With respect to variance #2, the funeral establishment will include a preparation and viewing area. The subject lands are zoned E2-1. In an E2 zone, a funeral establishment is a permitted use, however, it is not permitted as an accessory use to a PRA. 'ISNA' which is located at 2200 South Sheridan Way is an example of a PRA that includes a funeral establishment as an accessory use which is also zoned E2. The Planning and Building Department is of the opinion that a funeral establishment as an accessory use to a PRA is appropriate and is minor in nature as both uses are permitted in an E2 zone.

Based on the preceding information, the Planning and Building Department recommends that the application be deferred to allow the applicant to secure lease/parking agreements

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 12, 2018

RE: Takebacks – October 25, 2018
File – C.A. Agendas

Re: C.A. 'A' 193/18
Canadian Society of Peace and Relief
6680 Campobello Rd
Ward 11

Enclosed for Committees information are some recent photos of the subject property.

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

A 193/18



A 193/18





Public Works

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

peelregion.ca

October 15th, 2018

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 October 25th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the October 25th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-193/18

Minor Variance Applications: A-394/18, A-395/18, A-396/18, A-397/18, A-400/18, A-402/18

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

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