



Committee of Adjustment

The following staff reports are current as of October 30th, 2018 at 2:00pm.

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: NOVEMBER 08, 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-073/18 B-074/18	THE NEDO GROUP INC	5228 EVEREST DR & 5225-5235 TIMBERLEA BLVD	5
B075/18	SATINDER SINGH KAHLOH	9 BROADVIEW AVE.	1

NEW APPLICATIONS- (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-383/18	HAMED ABDULLAH & AYSHEA RAFIK	6853 LISGAR DR	10
A-411/18	GAGANDEEP AHEER & JAGJIT AHEER	3877 BRANDON GATE DR	5
A-412/18	MAHDI ATTEIA	3283 TACC DR	10
A-413/18	CHIEFTON INVESTMENTS LIMITED	6050 MILLCREEK DR	11
A-414/18	2495558 ONTARIO INC	6355 KENNEDY RD	5
A-415/18	CERTAINTED GYPSUM CANADA INC	2424 LAKESHORE RD W	2

DEFERRED APPLICATIONS- (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-403/18	PATRICIA & MAURO DE SIMONE	1410 FALCONRIDGE CRT	2

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 29, 2018

File: C of A – 'B' 73/18 & 'B' 74/18
(Ward 5 – 5228 Everest Drive & 5225-5235 Timberlea Boulevard)

Agenda: **November 8, 2018**

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: **E2-19** (Employment)

Comments

Zoning

This Division notes that the severed and retained lands should comply with the provisions of Zoning By-law 225-2007, as amended, with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to the existing buildings, on-site parking, etc., or alternatively, that any minor variance is approved, final and binding and/or the demolition of any existing building is complete.

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 subject property is located within the Northeast Employment Area, near the intersection of Matheson Boulevard East and Tomken Road. The applicant is requesting consent to sever two parcels of land for the creation of two new lots. Although the parcels are separate, the three properties have been merged on title and there is no part lot control exempting by-law in force.

Through consent application 'B' 73/18, the applicant is proposing to create a new lot having a frontage of approximately 33.50 m on Everest Drive and an area of approximately 5,260.91 m².

With regards to consent application 'B' 74/18, the applicant is proposing to create a new lot having a frontage of approximately 30.50 m on Timberlea Boulevard and an area of approximately 3,253.67 m².

The proposed severed lots maintain the lot fabric in the immediate area and have regard to Section 51(24) of the *Planning Act*, specifically that the lots conform to the Official Plan and adjacent plans of subdivision.

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

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 26, 2018

RE: **Applicant:** The Nedo Group Inc
 Date of Hearing: November 8, 2018
 Location: 5228 Everest Dr & 5225-5235 Timberlea Blvd
 Our File: 'B' 73 & 74/18, Ward 5 (Z-36E)

This Department has no objections to the applicant's request. As indicated in the information submitted these lots were created pursuant to the part lot control exempting by-law; however, the lots inadvertently merged with the adjoining lands. We also note from our site inspection that the subject properties are currently functioning such that each of the proposed properties has their own access locations which are independent of each other.

In view of the above, we have no objections to the applicant's request. We would recommend that the owner of the subject lands review their records and be satisfied that any underground services to either the severed or retained lands are located such that the services are confined within the limits of their own property. Should it be determined that there are any services which will conflict with the new property limits, the owner would have the option of abandoning that service(s) and arranging for the construction of a new service(s) in the proper location, or alternatively protect it by means of a private easement.

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

B 73 & 74/18



B 73 & 74/18



B 73 & 74/18



Public Works

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

peelregion.ca

October 25th, 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
 November 8th, 2018**

Consent Applications: B-073/18, B-074/18
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.

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

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.

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 29, 2018

File: C of A – 'B' 75/18
(Ward 1 – 9 Broadview Avenue)

Agenda: November 8, 2018

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Port Credit Neighbourhood (West)
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM7-5 (Residential)

Comments

Zoning

A demolition permit will be required in order to remove existing buildings prior to the issuance of a certificate. Zoning is processing a building permit for a semi under 18-3144. More information is being requested.

Planning

The applicant is proposing to sever the subject property for the purpose of constructing a new semi-detached dwelling in the Port Credit Neighbourhood West character area. The zoning and official plan designation on the subject property permits a semi-detached dwelling and the applicant's lot configuration meets the zoning by-law requirements for lot frontage and lot

Under the RM7 Zone provisions, a semi-detached dwelling is permitted in compliance with the RM2 zone regulations.

The proposal is consistent with the context and planned character of the neighbourhood. Similar semi-detached dwellings are located in the immediate area. The department is of the opinion that the proposal has due regard for Section 51(24) of the *Planning Act* and as a result have no objection to the application.

Given the preceding information, this Department has no objection to the Consent application, provided that the severed and retained lands comply with provisions of Zoning By-law 0225-2007, as amended.

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 26, 2018

RE: **Applicant:** **Satinder Singh Kahlon**
 Location: **9 Broadview Avenue**
 Date of Hearing: **November 8, 2018**
 Our File: **'B' 75/18 Ward 1 (Z-8)**

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.

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 this property is the existing 525mm Dia. Storm sewer located on Broadview Avenue.

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: williamoughtred@on.aibn.com

City of Mississauga
Memorandum



DATE: October 26th, 2018
FILES: "B" 75/18
SUBJECT: CONSENT APPLICATION
9 Broadview Avenue
Satinder Singh Kahlon
WARD 1
November 8, 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 Broadview 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. 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

October 25th, 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
November 8th, 2018**

Consent Application: B-075/18
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. An upgrade of your existing service may be required. 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

Date: October 29, 2018

File: C of A – 'A' 383/18
(Ward 10 – 6853 Lisgar Drive)

Agenda: November 8, 2018

New Item

Recommendation

The Planning and Building Department recommend the application be refused.

Background

Mississauga Official Plan

Character Area: Lisgar 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 for a driveway widening. 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.

Based on information provided with this application, we note the following.

It appears a minor variance application for increased driveway width at this location was previously refused however the driveway appears to have been widened already. There is insufficient information provided to confirm compliance with driveway setback, front yard landscaping area and to determine the actual width of the driveway as conflicting dimensions have been provided. We are therefore unable to confirm the accuracy of the requested variance or determine whether additional variances may be required.

Notwithstanding the above it appears that the reason this variance is requested is to accommodate operations of a construction company which the applicant owns. Information provided indicates that the garage cannot be used for parking as it is used for the purpose of warehousing construction tools and materials and that construction related vehicle(s) require space to park in the driveway. The zoning by-law does not permit uses associated with a business operation in the R4 zone.

Planning

The subject site is located within the Lisgar Neighbourhood Character Area, near the intersection of Derry Road West and Ninth Line. The applicant is requesting a variance for an increased driveway width of 7.50 m whereas 6 m is permitted.

There was a previous minor variance application in August 2016, under file 'A' 366/18, in which the applicant was proposing a driveway width of 8.50 m whereas 6 m was permitted. The minor variance application was refused.

The applicant has decreased the width of the driveway by 1 m from the previous application. Zoning has noted that more information is required regarding the driveway setback and front yard landscaping area. It is also noted that the information provided indicates that construction vehicles may be parking on the driveway and that the garage will be used for the purpose of warehousing construction tools and materials. In an R4 zone, the zoning by-law does not permit uses associated with a business operation.

In regards to the width of the driveway, the plans submitted show an increase of approximately 7.60 m whereas 7.50 m is being proposed. The driveway width is also approximately more than half of the lot frontage. The application indicated the width is necessary to park three vehicles. The zoning by-law intends the width of the driveway be limited for two vehicles parked side by side. Staff is of the opinion that the requested driveway width provides excessive hard surface and does not maintain the general intent and purpose of the zoning by-law.

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 26, 2018

RE: Takebacks - November 8, 2018
File - C.A. Agendas

Re: C.A. 'A' 383/18
Hamed Abdullah & Ayshea Rafik
6853 Lisgar Dr
Ward 10

We note that the previous variance (File 'A' 366/16) for this property requested a driveway width of 8.5M which was refused and is now proposing a driveway width of 7.5M. As illustrated in the attached photos, the applicant has previously constructed concrete sidewalks adjacent to the asphalt driveway within the municipal boulevard. We note that previously, a municipal street tree was located within the boulevard between the subject driveway and the driveway for the property to the north of the subject property. In order to provide adequate setback to ensure that a replacement municipal tree can survive within this location of the municipal boulevard, we would request that the concrete sidewalk currently constructed along the northerly side of the driveway within the municipal boulevard be removed and reinstated with sod. This would allow the replanting of a municipal tree which has sufficient soil volume and setback to a driveway to survive and thrive in this location. We would request that should Committee approve the request, a condition of approval should be included that the applicant make satisfactory arrangements with this department for the satisfactory reinstatement of the municipal boulevard in the location noted above.

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

A 383/18



A 383/18



A 383/18



Public Works

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

peelregion.ca

October 25th, 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
 November 8th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 8th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-164/18, DEF-A-403/18

Minor Variance Applications: A-383/18, A-411/18, A-412/18, A-414/18

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 29, 2018

File: C of A – 'A' 411/18
(Ward 5 – 3877 Brandon Gate Drive)

Agenda: November 8, 2018

New Item

Recommendation

The Planning and Building Department recommends the application be refused.

Background

Mississauga Official Plan

Character Area: Malton Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-69 (Residential)

Comments

Zoning

This Division notes that a building permit is not required in this instance. 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. Insufficient information has been provided to confirm compliance with minimum front yard landscaped area.

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

Planning

The subject property is located within the Malton Neighbourhood Character Area. The applicant is requesting Committee to approve a driveway width of 8.50 m whereas 6 m is required and a driveway setback of 0.30 m whereas 0.60 m is required.

The subject property has a lot frontage of approximately 15 m. The proposed driveway of 8.50 m would be more than half of the lot frontage. The general intent and purpose 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



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 26, 2018

RE: Takebacks - November 8, 2018
File - C.A. Agendas

Re: C.A. 'A' 411/18
Gagandeep Aheer & Jagjit Aheer
3877 Brandon Gate Dr
Ward 5

This department notes that with regard 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 should the application be modified to reflect a smaller driveway width within the subject property or if the application is not supported by the Committee.

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 411-18



A 411-18



A 411-18



City of Mississauga Memorandum



DATE: October 26th, 2018

FILES: "A" 411/18

SUBJECT: MINOR VARIANCE APPLICATION
3877 Brandon Gate Drive
Gagandeep Aheer & Jagit Aheer
WARD 5
November 8, 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:

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

- one (1) Red Maple

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 \$1356 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.
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tel: 905-791-7800

peelregion.ca

October 25th, 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
 November 8th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 8th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-164/18, DEF-A-403/18

Minor Variance Applications: A-383/18, A-411/18, A-412/18, A-414/18

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 29, 2018

File: C of A – 'A' 412/18
(Ward 10 – 3283 Tacc Drive)

Agenda: November 8, 2018

New Item

Recommendation

The Planning and Building Department recommends the application be refused.

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R6-1 (Residential)

Other Applications

Building Permit: 18-3023

Comments

Zoning

The Planning and Building Department is currently processing a building permit application under file 18-3023. 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 requested variances or determine whether additional variances will be required.

The interior side yard setback dimension from the below grade entrance has not been provided as requested and therefore the variance cannot be verified.

Planning

The subject property is located within the Churchill Meadows Neighbourhood Character Area, near the intersection of Winston Churchill Boulevard and Erin Centre Boulevard. The applicant is proposing a side yard of 0.076 m to facilitate a below grade entrance for a second unit whereas 1.20 m is required.

The below grade entrance is in the process of being completed. The below grade entrance is located on the easterly side yard behind the fence. Although it is hidden, the entrance is enclosed and due to the side yard being significantly deficient, access to the rear yard is removed.

On the westerly side yard, there is an AC unit, which encroaches into the side yard removing a portion of access to the rear yard. To access the rear yard, the neighbouring property would be affected as there isn't a sufficient amount of space to maneuver around the AC unit without encroaching onto the neighbouring property. Staff is of the 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 that application be refused.

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 26, 2018

RE: Takebacks - November 8, 2018
File - C.A. Agendas

Re: C.A. 'A' 412/18
Mahdi Atteia
3283 Tacc Dr
Ward 10

Enclosed for Committee's information are some photos which depict the existing below grade entrance (with a covered roof). The Grading Plan approved for this property under Registered Plan 43M-1736, Plan C-45479 depicts a split drainage pattern. Acknowledging that the below grade entrance has been constructed approximately at the high point of the side yard, some drainage from behind the stairwell and the constructed roof covering may be directed onto the adjacent property as a result of the construction of the stairwell. A reduction in side yard setback to 0.076M (approx. 0.25 ft.) whereas 1.20M is required is a significant reduction and the reduced setback does not allow for a functional drainage swale between the properties which could result in some drainage being directed onto the adjacent lot.

We also note from the site plan submitted that an air conditioning unit is located within the westerly side yard which may further restrict any access to the rear yard.

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

A 412/18



A 412/18



Public Works

10 Peel Centre Dr.
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October 25th, 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
 November 8th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 8th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-164/18, DEF-A-403/18

Minor Variance Applications: A-383/18, A-411/18, A-412/18, A-414/18

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

City of Mississauga

Planning and Building Department



Date: October 29, 2018

File: C of A – 'A' 413/18
(Ward 11 – 6050 Millcreek Drive)

Agenda: **November 8, 2018**

New Item

Recommendation

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

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: **E2-98** (Employment)

Other Applications

Site Plan: 18-17
Building Permit: 18-870

Comments

Zoning

The Planning and Building Department is currently processing a building permit application under file SP 18-17 & BP 18-870. 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 requested variance 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 Britannia Road West and Erin Mills Parkway. The applicant is requesting relief from the zoning by-law to permit a fire truck turnaround within a landscape buffer.

The submitted site plan indicates that the proposed turnaround will be located on the south side facing Britannia Road West. The previous fire route was intended to go around the building in the submitted site plan application. During the site plan process, in consultation with staff, the sound barrier wall was relocated to align with the south wall of the proposed industrial building. As a result, a fire truck turnaround was proposed to be located within a portion of the landscape buffer.

Staff is of the opinion that this application is minor in nature and maintains the general intent and purpose of the zoning by-law. Only a small portion of the landscape buffer will be used for this turnaround, the buffer is maintained in all other areas.

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

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 26, 2018

RE: Takebacks - November 8, 2018
File - C.A. Agendas

Re: C.A. 'A' 413/18
Chiefton Investments Ltd
6050 Millcreek Dr
Ward 11

We note for Committee's information that the City is currently processing a Site Plan Application for this property, Reference SP 18-17. 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 ext. 5833

Public Works

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

peelregion.ca

October 25th, 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
 November 8th, 2018**

Minor Variance Application: A-413/18

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

As per Region of Peel Storm Sewer Design Criteria 2.0, No additional storm drainage shall be conveyed to the Region of Peel's Right of Way.

As per Region of Peel Storm Sewer Design Criteria 2.0 "No grading will be permitted within any Region of Peel Right-of-Way to support adjacent development"

As per Region of Peel Storm Sewer Design Criteria 3.0 "Post-Development flows must be equal to or less than Pre-Development levels"

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

City of Mississauga

Planning and Building Department



Date: October 29, 2018

File: C of A – 'A' 414/18
(Ward 5 – 6355 Kennedy Road)

Agenda: November 8, 2018

New Item

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 no further variances are required.

Background

Mississauga Official Plan

Character Area: Gateway Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2 (Employment)

Other Applications

Certificate of Occupancy: 18-2675

Comments

Zoning

The Planning and Building Department is currently processing a certificate of occupancy permit application under file 18-2675. Based on review of the information currently available for this application additional information is required.

Information submitted through this minor variance application indicates that the business may operate with a licensed medical professional (registered nurse). This information was not

offered through the original application. We are therefore unclear at this time whether the proposed use would be considered a medical office, a personal service establishment or a combination of both. We advise that more information is required to verify the accuracy of the requested variance or determine whether additional variances will be required. Depending on the business operations, this variance may not be required or may require an amendment.

Planning

The subject property is located within Gateway Employment Area Character Area, near the intersection of Courtney Park Drive East and Kennedy Road. The applicant is requesting Committee to permit a personal service establishment whereas it is not permitted.

The applicant indicates that the owner is establishing their own laser and skin care clinic and that it would operate on an appointment only basis. The application states that a registered nurse would also be hired. Zoning has noted that this application differs from the submitted Certificate of Occupancy application. The Certificate of Occupancy indicates that the personal service establishment would be used for waxing. The application does not mention a medical professional being hired or that the unit will be utilized as a laser and skin care clinic.

After speaking with the applicant's agent, the unit would be utilized for a combination of both waxing and as a laser and skin care clinic. Initially a part time nurse could be hired for a few hours by appointment only. As the use establishes, the applicant is intending to have a full time nurse on staff.

We note that a new Certificate of Occupancy permit would need to be submitted or the applicant can amend the current certificate being processed by zoning. Prior to adding the medical office use, a copy of the licensed medical practitioner's license will need to be provided to zoning. It is also noted that a minor variance application to permit the use would not be required, however, as a medical office has a higher parking rate than a personal service establishment, a variance for parking deficiency may be required.

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 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 26, 2018

RE: Takebacks - November 8, 2018
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT- November 8, 2018

This Department has no objections, comments or requirements with respect to C.A. 'A' 414/18.

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

Committee of Adjustment

File: "A" 414/18

Hearing: November 08, 2018

Applicant: 2495558 ONTARIO INC.

Address: 6355 Kennedy Road, unit# 11A

Comments: Allow Personal Service in unit # 11A

On April 03, 2018, (M.L.E.O.) Officer observed business called Faces Medical Spa at 6355 Kennedy Road, unit# 11A, operating a business without a Personal Service License. Officer performed several inspections and mail out notices requesting the Business Owner to obtain a license for the use. As of October 04, 2018, the business is still operating illegally on the property.

An application was submitted to Committee of Adjustment Office for approval.

Compliance and Licensing bring this information to Committee's attention for their consideration.

Public Works

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

peelregion.ca

October 25th, 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
 November 8th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 8th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-164/18, DEF-A-403/18

Minor Variance Applications: A-383/18, A-411/18, A-412/18, A-414/18

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 29, 2018

File: C of A – 'A' 415/18
(Ward 2 – 2424 Lakeshore Road West)

Agenda: **November 8, 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 determine if additional variances are required.

Background

Mississauga Official Plan

Character Area: Southdown Employment Area
Designation: Industrial, Greenlands

Zoning By-law 0225-2007

Zoning: E3-14, G1-16 (Employment, Greenlands)

Other Applications

Site Plan file: 18-89

Comments

Zoning

The Building Department is currently processing a site plan approval application under file 18-89. Based on review of the information currently available for this application, we advise that more information regarding parking and gross floor area is required to verify the accuracy of the requested variance or determine whether additional variances will be required.

Planning

The subject lands are located in the Southdown Employment Area on Lakeshore Road West. The subject lands are approximately 8.07 hectares (9.95 acres) in area. A new addition is proposed to the rear of an existing building.

The existing buildings on site encroach into the greenlands zone. The proposed building addition has a setback of 2.64 m to the greenlands zone. The proposed addition is not for the entire width of the property. The greenlands zone is irregular in shape due to Lake Ontario.

Typically this Department relies on the Credit Valley Conservation Authority's expertise in these matters. In this instance, Credit Valley Conservation Authority has noted no objection and no concern with the application.

Based on the preceding, the Planning and Building Department has no objection to the requested variance, but the applicant may choose to defer the application in order to determine 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 26, 2018

RE: Takebacks - November 8, 2018
File - C.A. Agendas

Re: C.A. 'A' 415/18
Certainteed Gypsum Canada Inc
2424 Lakeshore Rd W
Ward 2

We are noting for Committee's information that The City is currently processing a Site Plan application for this property reference SPM-18/089. Transportation and Works conditions will be addressed through the Site Plan process.

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

Public Works

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

peelregion.ca

October 25th, 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
 November 8th, 2018**

Minor Variance Application: A-415/18
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 26, 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 18/415
Municipality File No. A 415/18
Certainteed Gypsum Canada Inc.
2424 Lakeshore Road West
Part of Lots 33 & 34, Concession 4 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 adjacent to Lake Ontario, and is therefore subject to the Lake Ontario Shoreline flooding and erosion hazards. In this regard, our primary concerns are related to ensuring that all new development is located outside of the hazards associated with the lake, including the 100 year erosion limit, the 100 year flood limit, wave uprush and stability hazards associated with the slope.

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).

October 26, 2018
Re: CVC File No. A 18/415
Municipality File No. A 415/18
Certainteed Gypsum Canada Inc.
2424 Lakeshore Road West
Part of Lots 33 & 34, Concession 4 SDS
City of Mississauga

PROPOSAL:

It is our understanding that the applicant requests the Committee to approve a minor variance to allow the construction of an addition on the subject property proposing a setback to lands zoned G1-16 of 2.60m (approx. 8.53ft) whereas By-law 0225-2007, as amended, requires a minimum setback to lands zoned G1-16 of 5.00m (approx. 16.40ft) in this instance.

COMMENTS:

CVC staff have reviewed the information and determined that the proposed addition is located outside of the hazards of CVC interest. As such, CVC staff have **no concerns** and **no objection** to the approval of this minor variance by the Committee at this time.

Please note that CVC staff are currently reviewing the Site Plan application (SP 18/089) for the proposed addition. Any outstanding concerns with respect to the proposed development will be addressed during the Site Plan process. A CVC permit is required as the proposed development is located within the Authority's Regulated Area.

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.

Sincerely,



Iftekhar Ahmad
Junior Planner

Cc: David Sajecki
Via email: david@sajeckiplanning.com

Stefano Martinez
Via email: stefano.v.martineze@saint-gobain.com

Date: October 26, 2018

File: C of A – 'A' 403/18
(Ward 2 – 1410 Falconridge Court)

Agenda: November 8, 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 or to determine if additional variances are required.

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R2-4 (Residential)

Other Applications

Building Permit file: 18-3531

Comments

Zoning

The Building Division is currently processing a building permit application under file 18-3531.

Based on review of the information currently available for this building permit, we advise that more information is required regarding:

Height of Accessory Structure: A variance has been proposed for the building height, however the dimension cannot be verified as the building height proposed is based on the distance between the sub-floor to the top of structure, not from the established grade to the top of the structure. A variance is required but the height of the structure cannot be verified at this time.

Lot Frontage / Combined Width of Side Yards: Lot frontage is required to be determined to calculate the combined width of side yards. For a dwelling having more than one (1) storey, 27% of the lot frontage (taken 7.5 m back from front lot line) is required.

Planning

The subject lands are located in the Clarkson – Lorne Park Neighbourhood, near the intersection of Lorne Park Road and Truscott Drive. The application requests variances related to an accessory structure (shed) in a side yard. The application was removed from the October 25, 2018 agenda; a revised application added a variance for combined width of side yards.

The subject lands are pie-shaped. The subject dwelling is two storeys in height, and is typical of the immediate area. Falconridge Court has five pie-shaped lots. Dwellings and accessory structures sited on pie-shaped lots are not parallel to the side lot lines.

The subject lands are 1027.47 m² in lot area. The subject lands are larger than the requirements of the zoning by-law. The subject dwelling and the proposed shed are modest in size. The setback requirement for an accessory structure in a side yard is greater than if the accessory structure was in the rear yard. The deficient side yard is only for a portion of the side yard. The side yard on the abutting lands is approximately 7 m. The subject lands and the abutting lands have mature landscaping. Part of the general intent and purpose for the provisions for accessory structures is to ensure that they are proportionate in scale to the lot, and subordinate in size to the dwelling. In our opinion and in this instance, a larger accessory structure is appropriate and maintains the general intent and purpose of the zoning by-law.

Zoning is seeking additional information regarding the height of the accessory structure measured to established grade, and the width of the lot frontage in order to calculate the required combined width of side yards.

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 or to determine 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 26, 2018

RE: Takebacks - November 8, 2018
File - C.A. Agendas

Re: C.A. 'A' 403/18
Patricia & Mauro De Simone
1410 Falconridge Crt
Ward 2

This Department has no objection to the proposed shed provided that it is equipped with an eaves trough and down spout directed such that it will not impact the adjacent lot. For committee's information, we have enclosed pictures depicting the shed which is under construction.

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

Public Works

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

peelregion.ca

October 25th, 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
 November 8th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 8th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-164/18, DEF-A-403/18

Minor Variance Applications: A-383/18, A-411/18, A-412/18, A-414/18

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