



## Committee of Adjustment

The following staff reports are current as of November 6<sup>th</sup>, 2018 at 3:00pm.

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

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

**Location: COUNCIL CHAMBERS**  
**Hearing: NOVEMBER 15, 2018 AT 1:30 P.M.**

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1. CALL TO ORDER
2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST
3. REQUESTS FOR WITHDRAWAL/DEFERRAL

**NEW APPLICATIONS - (CONSENT)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
B-076/18	CHRIS MORRISON	25 TECUMSETH AVE	1
B-077/18	MGR GROUP INC	1191 EGLINTON AVE E	5

**NEW APPLICATIONS- (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-416/18	DESJARDINS FINANCIAL SECURITY LFE ASSURANCE C/O COLLIERS MACAULAY NICOLLS	6200 DIXIE RD	5
A-417/18	SAIMA TAQVI HUSSAIN/SYED TAJAMUL HUSSAIN TAQVI	5477 TENTH LINE WEST	10
A-418/18	KEVIN HUETHER	1438 HAIG BLVD	1
A-419/18	1026406 ONTARIO INC	6905 MILLCREEK DR	9
A-420/18	GULNAZ MEHBOOB & MASOOD HAMID	220 BURNHAMTHORPE RD W	7
A-421/18	THE ERIN MILLS DEVELOPMENT CORPORATION	3560-3580-3610-3630 ODYSSEY DR	8
A-422/18	RICHARD REN	928 LYNNROD CRT	2

**DEFERRED APPLICATIONS- (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-349/18	SUDERSHAN & KANTA DULAT	472 BRIGGS CRT	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.)

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Date: November 5, 2018

File: C of A – 'B' 76/18  
(Ward 1 – 25 Tecumseth Avenue)

**Agenda: November 15, 2018**

**New Item**

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## **Recommendation**

The Planning and Building Department has no objection to the requested consent application, provided the severed and retained lots comply with the provisions of the zoning by-law, but the applicant may choose to defer the application to verify the accuracy of the requested consent.

## **Background**

### **Mississauga Official Plan**

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

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

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

## **Comments**

### **Zoning**

We note that no building permit is required for a consent application. The RM7-5 zone requires a 12 m lot frontage for a detached dwelling, or 6.8 m lot frontage for a semi-detached dwelling. A minor variance may be required. The Planning and Building Department has completed processing a preliminary zoning review under file 18-665 for the subject property. Insufficient information was provided for zoning staff to complete a comprehensive review.

### **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 East 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 area for semi-detached dwellings.

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, the Planning and Building Department has no objection to the requested consent application, provided the severed and retained lots comply with the provisions of the zoning by-law, but the applicant may choose to defer the application to verify the accuracy of the requested consent.

# City of Mississauga

# Memorandum



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TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: November 2, 2018

RE:           Applicant:           Chris Morrison  
              Location:        25 Tecumseth Avenue  
              Date of Hearing:   November 15, 2018  
              Our File:        'B' 76/18, Ward 1 (Z-7)

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

**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 300mm storm sewer on Tecumseth Avenue.

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

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

c: [vaainc@gmail.com](mailto:vaainc@gmail.com)



B 76/18





# City of Mississauga Memorandum



DATE: November 1<sup>st</sup>, 2018

FILES: "B" 76/18

SUBJECT: CONSENT APPLICATION  
25 Tecumseth Avenue  
Chris Morrison  
WARD 1  
November 15<sup>th</sup>, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

1. The applicant shall provide a cash contribution of \$535.82 for planting of one (1) street tree on Tecumseth 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.

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

- one (1) Columnar Red Maple

Given that a development proposal was not submitted with the proposed lands to be severed, and considering that the property is not subject to site plan control, should the application be approved, Community Services wishes to impose the following condition:

2. The applicant shall provide tree protection securities in the amount of \$1356.46 for the above noted tree.

In addition, Community Services notes the following:

1. Payment of tree preservation securities and 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. Please be advised that securities may be held for up to two years, as determined by City of Mississauga Forestry Staff.
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.



## Public Works

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

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

**November 1<sup>st</sup>, 2018**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 15<sup>th</sup>, 2018**

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Dear Mr. Kenney,

**Comments for Informational Purposes:**

**Consent Application: B-076/18**

**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](mailto:siteplanservicing@peelregion.ca).

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

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

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

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Date: November 5, 2018

File: C of A – 'B' 77/18  
(Ward 5 – 1191 Eglinton Avenue East)

Agenda: **November 15, 2018**

### New Item

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## Recommendation

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

## Background

### Mississauga Official Plan

Character Area: Northeast Employment Area  
Designation: Business Employment, Mixed Use

### Zoning By-law 0225-2007

Zoning: **E2-19** (Employment) & **C3-1** (Commercial)

## Comments

### Zoning

This Division notes that it is unclear if the retained lands include an access along the east of the subject property and onto Eglinton Avenue East, however, if the access of the aforementioned forms part of the retained lands then the following information is required:

Dimension for the Lot Frontage - 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 Character Area, near the intersection of Eglinton Avenue East and Dixie Road.

The applicant is proposing to sever a parcel of land with an area of approximately 3.42 Ha and a frontage of approximately 222.23 m onto Eglinton Avenue East. The retained lands to the north are currently subject to a site plan application which proposes a corporate office and a warehouse with trucking distribution. Part 4 of the retained lands will have access onto Eglinton Avenue East. The proposed severed lot would require an easement over the site entrance, being Part 4 of the retained lands for access purposes.

The severed parcel requires a storm sewer outlet. As per Transportation and Works comments, a Development Agreement is required to address the construction of a storm sewer outlet.

The Planning and Building Department is of the opinion that the proposed consent application has regard to Section 51(24) of the *Planning Act*, specifically that it conforms to the official plan and is suitable for the purpose of which it is to be subdivided.

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

# City of Mississauga

# Memorandum



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TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: November 2, 2018

RE:           **Applicant:**           MGR Group Inc  
              **Location:**       1191 Eglinton Avenue East  
              **Date of Hearing:** November 15, 2018  
              **Our File:**        'B' 77/18, Ward 5 (Z-35W)

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The intent of this Consent Application is to create a new lot which would also facilitate the development of the retained lands in accordance with Site Plan Application SP 18-37 currently being reviewed by the City. The proposal being reviewed under the Site Plan Application proposes an industrial building to be constructed on the retained lands with an access to Eglinton Avenue East to be located within their lands in the area described as Part 4 on the submitted Draft 43R-Plan.

A Site Servicing & Grading Plan (DWG No. SSG1 Prepared by Schad Engineering) which has been circulated with the site plan application indicates that the storm and sanitary sewers to service the proposed industrial building will also be located within Part 4 of the Draft 43R-Plan. As some external drainage from the abutting lands to the north will have to be accommodated through the residual lands, satisfactory arrangements will have to be made to provide for the required storm drainage servicing easement(s).

Access for both the severed and retained lands to Eglinton Avenue East is to be via a signalized intersection at Eglinton Avenue East and Burgoyne Street. In this regard the appropriate mutual right-of-way easements will have to be established over the retained lands (Part 4, Draft 43R-Plan) in favour of the severed lands (Part 2, Draft 43-Plan).

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

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

**1.     Drainage Study**

A Drainage Study is to be prepared by a Consulting Engineer for our Environmental Engineering Section to review which is to identify and confirm the storm sewer outlet for the severed lands (Part 2 on Draft 43R-Plan). From our review of Site Plan 18-37 currently being reviewed for the residual lands it is our understanding that approximately a 2.8 hectare portion of the site is to drain to the existing 1200 mm storm sewer on Eglinton Avenue East, whereas the storm drainage from the remainder of the lands (severed portion) is to be directed in a westerly direction

requiring the construction of a new storm sewer.

Upon the review of the Drainage Study any required municipal works and servicing easements can be accurately identified and arrangements will have to be made to construct the municipal infrastructure and establish the required easement(s) in support this severance proposal.

Should the applicant require more information with regards to the above, we would request that they contact Ghazwan Yousif from our Environmental Services at 905 615-3200 ext. 3526.

2. Development Agreement including Schedules for Municipal Infrastructure to address the Construction of New Storm Sewer

Further to the review/approval of the Drainage Study requested in Item A.1 to confirm the extent of the storm sewer outlet works to be constructed, satisfactory arrangements will have to be made with regards to the owner entering into a Development Agreement with the City of Mississauga which will include Municipal Infrastructure Schedules to address the construction of the new storm sewer.

The applicant/owner should also acknowledge that the Transportation and Works Department will not issue it's clearance for this Consent Application until such time that the Development Agreement including Schedules for Municipal Infrastructure has been finalized, a By-Law to authorize the execution of the agreement passed by Council and the agreement fully executed by the City.

3. Vehicular Access Easement and Construction of Signalized Intersection

Satisfactory arrangements are to be made with the Traffic Planning Section regarding Details of Vehicular Access Easement and Construction of Signalized Intersections. A conceptual Site Plan/Survey Plan is to be submitted to the Traffic Planning Section for review and approval which addresses the requirement for a vehicular access easement on Part 4 in favour of Part 2, as illustrated on the draft reference plan dated Oct 5, 2018 and prepared by Rodney Geyer - Ontario Land Surveyor. Once the Traffic Planning Section is satisfied with the details of the vehicular access easement, then satisfactory arrangements will have to be made to establish the required private easement(s).

Satisfactory arrangements will also have to be made with the Traffic Planning Section with regards to the design and construction of the site access/signalized Eglinton Avenue/ Burgoyne Street Intersection and it should be noted that the applicant will be responsible for the design, construction and cost of the improvements. Engineering Drawings and cost estimates are to be submitted for review and approval by the City and securities will be required to secure any municipal works.

Should the applicant require more information with regards to the above, we would request that they contact Raniel Pinto from our Traffic Section at 905 615-3200 ext. 3923.



3. Required Easement(s)

Upon the review of Item's A1 and A3 and the confirmation of any required easement(s), the applicant/owner will be required to provide a 43R-Plan and letter/schedule prepared by the applicant's Solicitor which would specifically describe the new private easement(s) to be established. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

4. Road Widening on Eglinton Avenue East

The applicant is to gratuitously dedicate to the City of Mississauga a road allowance widening towards the ultimate 45 meter right-of-way of Eglinton Avenue as identified in the Official Plan. The dimensions related to right-of-way width and required widening are to be verified by the City's O.L.S., Al Jeraj at 905-615-3200 ext. 5789.

The applicant's surveyor is to prepare and submit two draft reference plans (detailing the required lands) to this section for review and approval. Following this approval, the applicant's surveyor should deposit the accepted draft reference plan and forward a copy of the registered plan to the City's Legal Services Section to finalize the process. This condition will be cleared upon receipt of confirmation from Legal Services identifying that the transfer has taken place and associated fees have been paid.

Should the applicant require more information with regards to the above, we would request that they contact Raniel Pinto from our Traffic Section at 905 615-3200 ext. 3923.

5. Environmental Site Assessment (ESA) for Road Widening on Eglinton Avenue East

As indicated in item A.4, the applicant will be required to deed gratuitously to the City a road widening across the Eglinton Avenue East frontage. Therefore, in accordance with Corporate Policy 09-08-02, a Phase 1 Environmental Site Assessment (ESA) will be required. The report should be prepared in accordance with O. Reg 153/04 (as amended), signed and dated by a Qualified Person as defined in O. Reg 153/04 (as amended) and include a clause or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report.

If the Phase One ESA indicates potential for contamination, a Phase Two Environmental Site Assessment will be required. If contamination is confirmed, a Remedial Action Plan that appropriately addresses the contamination will be required. Recommendations contained within the plan will be implemented by way of conditions to the development approval.

Should additional clarification be required with regard to the Environmental Site Assessment (ESA), please contact Valeriya Danylova, P.Eng., Environmental Technologist at 905 615-3200 ext. 5930 or [valeriya.danylova@mississauga.ca](mailto:valeriya.danylova@mississauga.ca) should you require further information.

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

As per the City of Mississauga's Fees and Charges By-law there will be a fee required to be paid to the Legal Services Department for their services, in particular for the preparation of documents required for items pertaining to a road widening. The fee amount payable to in accordance with the current Fees and Charges By-Law and be submitted to the Transportation and Works Department in the form of a certified cheque.

7. Draft Reference Plan

A draft 43R-Plan is to be submitted for our review/approval which indicates any required easements/road widenings illustrated as parts on the proposed 43R-Plan.

8. Record of Site Condition (RSC)

We note that a Notice of Receipt of a Record of Site Condition (RSC) has been received for the subject lands; the RSC has not been posted to the EBR website (Ministry of the Environment, Conservation and Parks (MECP). Please note that the RSC must be posted to the EBR prior to the approval to sever a parcel of land for the creation of a new lot.

Please contact Valeriya Danylova, P.Eng., Environmental Technologist at 905 615-3200 ext. 5930 or [valeriya.danylova@mississauga.ca](mailto:valeriya.danylova@mississauga.ca) should you require further information.

9. Section 118 Restriction on Transfer to be Registered on Title

Prior to issuance of final consent, satisfactory arrangements shall be made with the City's Legal Services Section for the registration of an Application to Annex Restrictive Covenants S.118 on title to the subject lands that no Transfer shall be made or Charge created, with respect to the land herein described without the written consent of City of Mississauga, Commissioner of Transportation and Works Department. The S.118 Restrictive Covenant described herein shall remain on title to the subject lands until such time as the required municipal storm sewer outlet extension works have been completed along Eglinton Avenue East.

**B. General Information**

**1. Site Plan Approval**

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

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

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

B 77/18



B 77/18





B 77/18



B 77/18





B 77/18







City of Mississauga  
**Memorandum**



DATE: November 1<sup>st</sup>, 2018

FILES: "B" 77/18

SUBJECT: CONSENT APPLICATION  
1191 Eglinton Avenue East  
MGR Group INC  
WARD 5  
November 15<sup>th</sup>, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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

1. The applicant shall provide a cash contribution of \$11,788.04 for planting of twenty two (22) street trees on Eglinton Ave East. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

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

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



## Public Works

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

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

**November 1<sup>st</sup>, 2018**

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

**Re:                   Region of Peel Consolidated Comments  
City of Mississauga Committee of Adjustment Hearing  
November 15<sup>th</sup>, 2018**

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Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 15<sup>th</sup>, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Applications:** DEF-A-349/18

**Consent Application:** B-077/18

**Minor Variance Applications:** A-416/18, A-417/18, A-420/18

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

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

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

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Date: November 5, 2018

File: C of A – 'A' 416/18  
(Ward 5 – 6200 Dixie Road)

**Agenda: November 15, 2018**

**New Item**

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## Recommendation

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

## Background

### Mississauga Official Plan

Character Area: Northeast Employment Area  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning: E2 (Employment)**

## Comments

### Zoning

This Division notes that a certificate of occupancy permit application is required. This requirement was also noted at the time of the previous minor variance request for this use six years ago. To date no application has been made and we remain unsure as to whether a parking variance 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. It should be noted that a full zoning review has not been completed.

### Planning

The subject property is located within the Northeast Employment Area Character Area, near the intersection of Dixie Road and Britannia Road East. The applicant is requesting to continue a retail use of fish and aquarium sales and service facility and also to provide no additional on-site parking whereas 12 spaces would be required.

The application was previously approved by Committee in 2012, subject to a temporary period of five years. It is noted that the Planning and Building Department previously recommended refusal.

The Business Employment policies of Mississauga's Official Plan allows for an integrated mix of employment activities, inclusive of manufacturing, assembling, research and development, etc. Retail is not a permitted use in the Business Employment designated. Lands designated Business Employment are intended to be utilized for a higher order industry and employment uses. The subject lands are zoned E2, which does not permit a standalone retail use. The official plan and zoning by-law only allows a retail use to be considered as an accessory use and not as a primary use. Staff's opinion is that the general intent and purpose of the zoning by-law and official plan are not maintained.

Zoning has noted that a certificate of occupancy permit is required. During the previous minor variance application, zoning stated that the applicant would need to obtain a certificate of occupancy permit. To date, a certificate of occupancy permit has not been submitted.

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

City of Mississauga  
**Memorandum**



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TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: November 2, 2018

RE: Takebacks - November 15, 2018  
File - C.A. Agendas

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Re: COMMITTEE OF ADJUSTMENT- November 15, 2018

This Department has no objections, comments or requirements with respect to C.A. 'A' 416/18, 'A' 419/18 and 'A' 420/18

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

A 416/18





## Public Works

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

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

**November 1<sup>st</sup>, 2018**

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

**Re:                   Region of Peel Consolidated Comments  
City of Mississauga Committee of Adjustment Hearing  
November 15<sup>th</sup>, 2018**

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Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 15<sup>th</sup>, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Applications:** DEF-A-349/18

**Consent Application:** B-077/18

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

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

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

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Date: November 5, 2018

File: C of A – 'A' 417/18  
(Ward 10 – 5477 Tenth Line West)

Agenda: **November 15, 2018**

### New Item

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## Recommendation

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

## Background

### Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood  
Designation: Residential Medium Density

### Zoning By-law 0225-2007

Zoning: **RM2-56** (Residential)

## Comments

### Zoning

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

### Planning

The subject property is located within the Churchill Meadows Neighbourhood Character Area, near the intersection of Tenth Line West and Thomas Street.

The area context consists of semi-detached dwellings with the garage located in the rear yard. The applicant is proposing to construct a below grade entrance with a side yard of 0.99 m whereas 1.20 m is required, as well as providing no parking space for a secondary unit whereas 1 parking space is required.

The proposed below grade entrance will be located in the rear yard and setback 0.99 m from the southerly side yard adjacent to the neighbouring property. The northerly side yard will maintain the required 1.2 m setback. The below grade entrance is sufficiently setback from the neighbouring property and would not pose a negative impact.

In regards to variance #2, staff recommends that the requested variance be amended as follows:

"2. One (1) parking space for the existing semi-detached dwelling, whereas By-law 0225-2007, as amended, requires two (2) parking spaces in this instance."

This would result in a surplus of one parking space, which can accommodate the requirement of one parking space for the proposed secondary unit.

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

City of Mississauga  
**Memorandum**



---

TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: November 2, 2018

RE: Takebacks - November 15, 2018  
File - C.A. Agendas

---

Re: C.A. 'A' 417/18  
Saima Taqvi  
Hussain/Syed Tajamul  
5477 Tenth Line West  
Ward 10

Enclosed for Committee's information are some photos which depict the subject property.

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

A 417/18





A 417/18





A 417/18





A 417/18



## Public Works

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

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

**November 1<sup>st</sup>, 2018**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 15<sup>th</sup>, 2018**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 15<sup>th</sup>, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Applications:** DEF-A-349/18

**Consent Application:** B-077/18

**Minor Variance Applications:** A-416/18, A-417/18, A-420/18

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

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

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

# City of Mississauga

## Planning and Building Department



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Date: November 5, 2018

File: C of A – 'A' 418/18  
(Ward 1 – 1438 Haig Boulevard)

Agenda: **November 15, 2018**

### New Item

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## Recommendation

The Planning and Building Department recommends that the application be deferred in order for the dwelling to be redesigned.

## Background

### Mississauga Official Plan

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

Zoning: R3-75 (Residential)

### Other Applications

Preliminary Zoning Review file: 18-2011

## Comments

### Zoning

The Building Department is currently processing a preliminary zoning review application under file 18-2011. 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(s) or determine whether additional variances will be required.

The following variances should be amended:

7. A driveway width of 10.51 m that is beyond 6m of the front garage face of the grade level garage and carport; whereas By-law 0225-2007, as amended, permits a maximum width of 8.5 m for the portion of the driveway that is beyond 6m of the front garage face and which is providing direct vehicular access to the garage.

8. A driveway width of 10.51 m for the portion that is within 6 m of the front garage face and providing direct vehicular access to the grade level garage and carport; whereas By-law 0225-2007, as amended, permits a maximum width of 10.5 m for the portion of the driveway that is within 6 m of the front garage face and which is providing direct vehicular access to a garage.

The following variances should be added to the application:

11. A driveway width of 9.5m for the portion of the driveway providing separate driveway access to the below grade garage and the grade level garage and carport; whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.5m.

12. Two accessory structures (1 cabana and 1 storage room within garage); whereas By-law 0225-2007, as amended, permits a maximum of 1 accessory structure.

Zoning staff cannot verify the accuracy of variances 4 & 6 as additional information has been requested. In addition, further information is required with respect to the proposed second dwelling unit and kitchen within the basement. A detached dwelling may only contain one dwelling unit and one kitchen. A second dwelling unit application would be required for the second dwelling unit and kitchen within the basement. Additional information is required for average grade calculation, height to the roof, height to the underside of the eaves, and balcony setback.

## **Planning**

The subject lands are located in the Lakeview Neighbourhood, near the intersection of Dixie Road and the Queen Elizabeth Way. The application proposes a new dwelling; requesting variances for garages, accessory structures, height, dwelling depth, rooftop balcony, and driveway. The zoning review identified amendments to the driveway variances, and additional variances for driveway width and multiple accessory structures.

On September 6, 2016 Council adopted new regulations for the R3-75 zone. The new regulations introduced revised maximum heights, and a maximum dwelling depth. In the immediate area, replacement dwellings were constructed prior to the adoption of the current R3-75 zone.

The requested variances for dwelling depth, setback to rooftop balcony, and number of garages are atypical for the immediate and broader context. Some relief of the by-law may be appropriate given the depth of lots on Haig Boulevard; however, cumulatively the proposed variances are excessive and contravene the intent.

Based on the preceding, the Planning and Building Department recommends that the application be deferred in order 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: November 2, 2018

RE: Takebacks - November 15, 2018  
File - C.A. Agendas

---

Re: C.A. 'A' 418/18  
Kevin Huether  
1438 Haig Blvd  
Ward 1

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

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



A 418/18





## Public Works

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

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

**November 1<sup>st</sup>, 2018**

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

**Re:                   Region of Peel Consolidated Comments  
City of Mississauga Committee of Adjustment Hearing  
November 15<sup>th</sup>, 2018**

---

Dear Mr. Kenney,

### **Comments for Informational Purposes:**

#### **Minor Variance Application: A-418/18**

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](mailto: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](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

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

---

Date: November 5, 2018

File: C of A – 'A' 419/18  
(Ward 9 – 6905 Millcreek Drive)

**Agenda: November 15, 2018**

**New Item**

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## Recommendation

The Planning and Building Department recommends the application be deferred to allow the applicant to submit a parking utilization study.

## Background

### Mississauga Official Plan

Character Area: Meadowvale Business Park Corporate Centre  
Designation: Mixed Use

### Zoning By-law 0225-2007

**Zoning: C3-1 (Commercial)**

### Other Applications

Building Permit: 18-3382

## Comments

### Zoning

The Planning and Building Department is currently processing a certificate of occupancy permit application under file 18-3382. 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 Meadowvale Business Park Corporate Centre Character Area, near the intersection of Derry Road West and Millcreek Drive. With a change in

the retail uses entering the commercial plaza, the required amount of parking spaces has increased to 388 parking spaces. The applicant is requesting a minor variance to permit 302 parking spaces.

Two minor variance applications requesting parking reductions have been applied for in the past and were approved by Committee. The most recent application was in April 2017, the applicant requested Committee to permit 302 parking spaces whereas 345 parking spaces were required. Staff previously recommended the application be deferred as the most recent parking utilization study completed was in 2007. Staff is of the opinion that an updated parking utilization study should be submitted to justify the reduction in parking.

Based on the preceding information, the Planning and Building Department recommends the application be deferred to allow the applicant to submit a parking utilization study.

City of Mississauga  
**Memorandum**



---

TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: November 2, 2018

RE: Takebacks - November 15, 2018  
File - C.A. Agendas

---

Re: COMMITTEE OF ADJUSTMENT- November 15, 2018

This Department has no objections, comments or requirements with respect to C.A. 'A' 416/18, 'A' 419/18 and 'A' 420/18

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

A 419-18



A 419-18



## Public Works

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

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

**November 1<sup>st</sup>, 2018**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 15<sup>th</sup>, 2018**

---

Dear Mr. Kenney,

### **Comments for Informational Purposes:**

#### **Minor Variance Application: A-419/18**

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

There are Regional water & sanitary easements 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](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

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



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Date: November 5, 2018

File: C of A – 'A' 420/18  
(Ward 7 – 220 Burnhamthorpe Road West)

Agenda: **November 15, 2018**

### New Item

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## Recommendation

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

## Background

### Mississauga Official Plan

Character Area: Downtown Core  
Designation: Mixed Use

### Zoning By-law 0225-2007

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

### Other Applications

Certificate of Occupancy: 15-6396

## Comments

### Zoning

The Planning and Building Department is currently processing a certificate of occupancy application under file 15-6396. Based on review of the information currently available for this application, we advise that the following variances should be amended as follows:

The applicants request the Committee to approve a minor variance

1. A personal service establishment within unit 103; whereas Interim Control By-law 0046-2011, as amended, states that no land, building or structure shall be used for any purpose except the continued use of a building or structure lawfully existing on the date that this By-law is enacted, provided such use is a permitted use in that building or structure under Zoning By-law 0225-2007, as amended.
2. A unit depth of 8.45 m (approx. 27.72 ft); whereas appealed amending By-law 0050-2013 requires a minimum unit depth of 10.00 m (approx. 32.80 ft) in this instance.

Furthermore, we advise that more information is required to determine whether additional variances will be required.

## **Planning**

The subject property is located within the Downtown Core Character Area, located in the south west quadrant of Burnhamthorpe Road West and Duke of York Boulevard. The applicant is requesting a minor variance to permit a "Personal Service Establishment" and is proposing a unit depth of 8.45 m whereas 10 m is required.

The "Personal Service Establishment" the applicant is proposing is a hair and beauty salon that will be two floors. A "Personal Service Establishment" is permitted as an accessory use to an apartment building. Currently, there is a mix of uses contained within the building, including retail.

Interim Control By-law 0046-2011 was intended to restrict new standalone development in the downtown core temporarily while new policy was put in place. Since the Interim Control By-law is currently related to an Ontario Municipal Board appeal, the provisions of the Interim Control By-law remain in place. The proposed use of a "Personal Service Establishment" does not undermine the intent of the Interim Control By-law as it would not have a negative impact on the existing uses within the condominium building. The Planning and Building Department is of the opinion that the request maintains the intent of the By-law and is minor in nature.

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

City of Mississauga  
**Memorandum**



---

TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: November 2, 2018

RE: Takebacks - November 15, 2018  
File - C.A. Agendas

---

Re: COMMITTEE OF ADJUSTMENT- November 15, 2018

This Department has no objections, comments or requirements with respect to C.A. 'A' 416/18, 'A' 419/18 and 'A' 420/18

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](http://peelregion.ca)

**November 1<sup>st</sup>, 2018**

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

**Re:                   Region of Peel Consolidated Comments  
City of Mississauga Committee of Adjustment Hearing  
November 15<sup>th</sup>, 2018**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 15<sup>th</sup>, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Applications:** DEF-A-349/18

**Consent Application:** B-077/18

**Minor Variance Applications:** A-416/18, A-417/18, A-420/18

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

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

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

---

Date: November 5, 2018

File: C of A – 'A' 421/18  
(Ward 8 – 3560, 3580, 3610, 3630 Odyssey Drive)

**Agenda: November 15, 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: Churchill Meadows Employment Area  
Designation: Business Employment

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

**Zoning:** E2 (Employment)

### **Other Applications**

Site Plan file: 18-61

## **Comments**

### **Zoning**

The Building Department is currently processing a site plan approval application under file 18-61 and building permit application under file 18-3564. Based on review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variances or determine whether additional variances will be required.



The plans do not correspond with the associated building permit and site plan applications.

## **Planning**

The subject lands are located in the Churchill Meadows Employment Area, near the intersection of Eglinton Avenue West and Ridgeway Drive. The application proposes new industrial buildings requesting a variance for a deficient landscape buffer.

The subject lands are approximately 6.149 hectares (15.195 acres). The lands have frontage on Odyssey Drive and abut Parkway Belt lands in the rear. The lands have a grade change of approximately 2.5 m along the rear property line. Due to the change in elevation, a retaining wall up to 3.66 m in height will be required. The retaining wall is permitted within the landscape buffer.

The Parkway Belt lands are approximately 155 m in width. Transmission lines and oil and gas pipelines are located within the Parkway Belt lands. The proposed deficient landscape buffer is set back approximately 218 m from the travelled portion of Highway 403. Lands abutting Parkway Belt lands require a 3 m buffer, whereas lands abutting employment lands do not require a 3 m buffer.

In this instance, due to the location, grading, and limited visibility, it is our opinion that the requested variances maintain the general intent and purpose of the zoning by-law. 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 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: November 2, 2018

RE: Takebacks - November 15, 2018  
File - C.A. Agendas

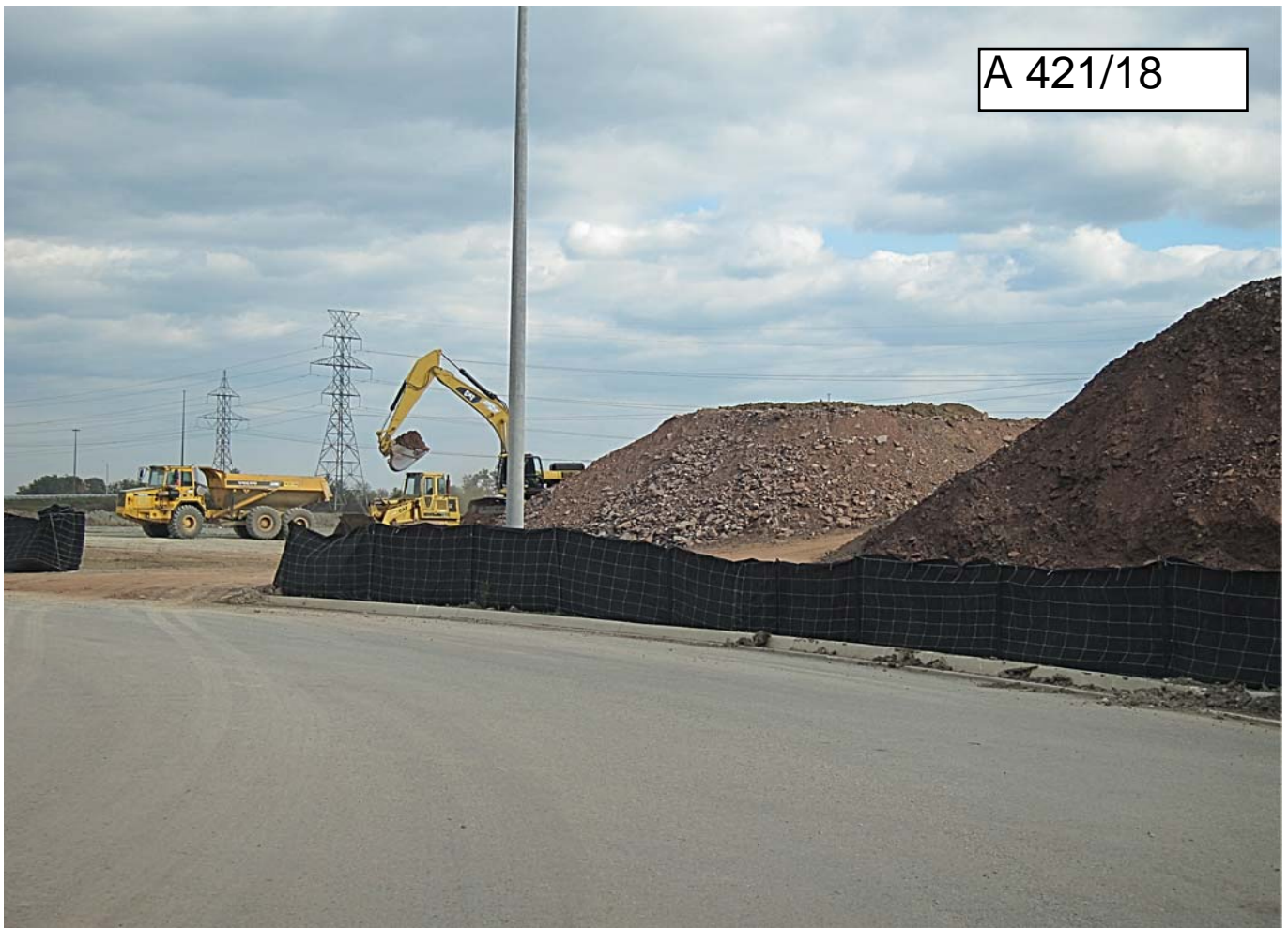
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Re: C.A. 'A' 421/18  
The Erin Mills Development Corporation  
3560-3580-3610-3630 Odyssey Dr  
Ward 8

We are noting for Committee's information that any Transportation and Works Department requirements for the proposed development are being addressed through the Site Plan Application process, File SP-18/061.

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

A 421/18



## Public Works

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

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

**November 1<sup>st</sup>, 2018**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 15<sup>th</sup>, 2018**

---

Dear Mr. Kenney,

### **Comments for Informational Purposes:**

**Minor Variance Application: A-421/18**  
**Development Planning: Tracy Tang (905) 791-7800 x8047**

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

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

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

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

---

Date: November 5, 2018

File: C of A – 'A' 422/18  
(Ward 2 – 928 Lynnrod Court)

Agenda: **November 15, 2018**

**New Item**

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## Recommendation

The Planning and Building Department has no objection to the requested variance, but the applicant may choose to defer the application 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: R1-2 (Residential)

### Other Applications

Site Plan file: 16-166

## Comments

### Zoning

The Building Department is currently processing a site plan approval application under file SPI 16-166. Based on review of the information currently available for this application, we advise that more information is required to verify whether additional variances will be required.

### Planning



The subject lands are an irregular shape that abuts Lake Ontario. The application proposes a new dwelling and requests a variance for height to the underside of the eaves.

The average grade is an average of eight grade elevations, six of which are taken along the side lot lines. The lot size is 12, 253.35 m<sup>2</sup> in area, and includes part of Lake Ontario. Due to the large and irregular nature of the property, the average grade is lower than the established grade at the front elevation. In this instance, due to the irregular nature of the property, it is our opinion that the requested variance is minor in nature, and maintains the general intent and purpose of the zoning by-law.

A site plan application is currently under review.

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 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: November 2, 2018

RE: Takebacks - November 15, 2018  
File - C.A. Agendas

---

Re: C.A. 'A' 422/18  
Richard Ren  
928 Lynnrod Crt  
Ward 2

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling are being addressed through the Site Plan Application process, File SPI-16/166.

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



A 422/18





## Public Works

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

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

**November 1<sup>st</sup>, 2018**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 15<sup>th</sup>, 2018**

---

Dear Mr. Kenney,

### **Comments for Informational Purposes:**

#### **Minor Variance Application: A-422/18**

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

As per Peel Water Design Criteria Standard 4.3, "Hydrants near driveways shall be located a minimum of 1.25 m clear from the projected garage (or edge of driveway, whichever is greater) in residential applications..."

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

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

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

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

October 31, 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 18/422  
Municipality File No. A 422/18  
Richard Ren  
928 Lynnrod Court  
Part of Lot 21, Concession 3 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).



**PROPOSAL:**

It is our understanding that the applicant requests the Committee to approve a minor variance to allow the construction of a new house on the subject property proposing a height measured to the eaves of 6.96m (approx. 22.83ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

**COMMENTS:**

CVC staff have reviewed the information and determined that the requested minor variance does not impact the Authority's interests. As such, CVC staff have **no objection** to the approval of this minor variance by the Committee at this time.

CVC staff have previously reviewed the proposed development on the subject property through a Site Plan application (SP 16/166) and provided our final clearance on January 3, 2017 via the City of Mississauga eplans system. Please be advised that a CVC permit is required for the proposed development as it is located within the Authority's Regulated Area.

Please also note that CVC minor variance application review fee (\$300) is yet outstanding. Please pay the required fee at your earliest.

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: Macroplan Limited  
Via email: [macroplanlimited1@gmail.com](mailto:macroplanlimited1@gmail.com)

---

Date: November 5, 2018

File: C of A – 'A' 349/18  
(Ward 11 – 472 Briggs Court)

**Agenda: November 15, 2018**

**Deferred Item**

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## Recommendation

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

## Background

### Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning: R10 (Residential)**

### Other Applications

Building Permit: 18-3699

## Comments

### Zoning

The Planning and Building Department is currently processing a building permit application under file BP 9ALT 18-3699. Variances #1 – 3 are not required. Based on review of the information currently available for this building permit, we advise that the application should be amended as follows:

1. A proposed rear yard setback of 2.24m whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m in this instance;

2. A deck encroachment of 5.26m into the required rear yard, where as By-law 0225-2007, as amended, permits a maximum deck encroachment of 5.0m in this instance;

Further, based on review of the information currently available for this building permit, we advise that more information is required to determine whether additional variances will be required.

## **Planning**

The subject property is located within the Meadowvale Village Neighbourhood Character Area. The applicant is requesting relief from the zoning by-law regarding an increase in height for an accessory structure, an increase in area for a deck and a sunroom.

The application was previously deferred on September 13, 2018 to allow the applicant to meet with staff regarding any concerns, to clarify the variances and to help determine if additional variances were required. Since the previous hearing, the applicant has submitted a building permit application.

With the existing sunroom being attached to the dwelling, it is not considered an accessory structure and would be subject to the provisions within the R10 zone. As a result, variance #1 and #3 would not be required as the R10 zoning requirements would be met. However, the R10 zoning provision requires a rear yard of 7.50 m whereas the applicant is proposing a rear yard of 2.24 m.

The proposed rear yard is a significant deviation than what the zoning by-law permits. Staff is of the opinion that the proposed rear yard does not maintain the general intent and purpose of the zoning by-law and does not maintain the character of the immediate neighbourhood.

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

# City of Mississauga

# Memorandum



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TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: November 2, 2018

RE: Takebacks - November 15, 2018  
File - C.A. Agendas

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Re: C.A. 'A' 349/18  
Sudershan & Kanta Dulat  
472 Briggs Crt  
Ward 11

For the September 15, 2018 Hearing we provided a number of photos which depicted the deck and sunroom addition as constructed. We also attached a copy of the Grading Plan approved for this property under Registered Plan M-1759 which indicated that the drainage from the midpoint area of the side yard and also rear yard was designed to drain towards the rear and then via swale be directed in a north-easterly direction towards Comiskey Crescent. From our site inspection, we observed that the approved drainage pattern was not entirely reflected on site as there is a low point at the corner of the property in the area of the addition and that this would likely cause some ponding in this area. Should Committee see merit in the request we would recommend that the owner do some minor regrading of rear yard and install a drainage swale to ensure that any drainage from the rear yard (including any structures) be directed towards Comiskey Crescent in order to be in compliance with the approved Grading Plan for this property.

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](http://peelregion.ca)

**November 1<sup>st</sup>, 2018**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 15<sup>th</sup>, 2018**

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Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 15<sup>th</sup>, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Applications:** DEF-A-349/18

**Consent Application:** B-077/18

**Minor Variance Applications:** A-416/18, A-417/18, A-420/18

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

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

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