



Committee of Adjustment

The following staff reports are current as of November 15th, 2018 at 12:30pm.

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 22, 2018 AT 1:30 P.M.

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

DEFERRED APPLICATIONS - (CONSENT)

File	Name of Applicant	Location of Land	Ward
B-068/18 A-425/18	ESSAM & IMAN HARB	1351 BEEMER AVE	8

NEW APPLICATIONS- (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-423/18	CANAHANS COMPANY LIMITED	150 PAISLEY BLVD W	7
A-424/18	ROBERT RAYMOND ,JOHN FLUNEY	1109 SENECA AVE	1
A-426/18	ELENA BELOVA, MAXIM BELOV	5188 AMANA PL	11

DEFERRED APPLICATIONS- (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-302/18	ZAHIDA & SYED RIZVI	1178 OGDEN AVE	1
A-332/18	SARKARI & SOOFIA DINYAR	29 PLAINSMAN RD	11
A-334/18	JOHN CAMPBELL	725 BYNGMOUNT AVE	1
A-357/18	MANJIT & RAJWINDER MULTANI	3060 BONAVENTURE DR	5
A-365/18	CHARANJIT & NARINDER SINGH C/O SINGH IN TRUST	2360 LUCKNOW DR	5
A-366/18	1493658 ONTARIO LTD	2311 ANSON DR	5
A-380/18	1112396 ONTARIO LIMITED	7079 TORBRAM RD	5

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: November 13, 2018

File: C of A – 'B' 68/18 and 'A' 425/18
(Ward 8 – 1351 Beemer Avenue)

Agenda: November 22, 2018

Deferred Item

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 submit a building permit to verify the accuracy of the requested consent.

Background

Mississauga Official Plan

Character Area: Sheridan Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R1 (Residential)

Comments

Zoning

The applicant is advised that a full zoning review has not been completed regarding the consent application. Based on review of the information currently available for this application, the variance, as requested is correct.

Planning

Previously, the application was deferred in order for the applicant to apply for an associated minor variance regarding lot frontage.

The subject lands are located in the Clarkson – Lorne Park Neighbourhood, near North Sheridan Way and Mississauga Road. The subject lands are slightly irregular in shape. The application proposes a severance of the subject lands for the purpose of a new residential lot. The subject lands currently have access from North Sheridan Way and from Beemer Avenue via an easement. The severed and retained lands would be compatible with the existing lot fabric and appropriate within the context of the immediate and broader neighbourhood.

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

The appropriateness of a consent and minor variance application must be evaluated against municipal planning policy after determining conformity with provincial policy. In this instance, it is our opinion that the application confirms with general intent and purpose of the official plan and satisfies the criteria of sections 45(1) and 51(24) of the Planning Act.

The Mississauga Official Plan has a number of policy sections to consider when evaluating the proposal. The general intent and purpose of the official plan policies speak to direct growth, compatible development, and the protection of neighbourhood character. The subject lands represent an anomaly on Beemer Avenue regarding the size, shape, orientation, and access. The proposed severance creates lots which are similar in size to the immediate area.

The revised application proposes lot frontages of 22.50 m for the retained lands measured from North Sheridan Way, and 18.16 m for the severed lands measured from North Sheridan Way. Although the subject lands are currently accessed from Beemer Avenue, and have a Beemer Avenue address, the official lot frontages are measured along North Sheridan Way for both the severed and retained lands. The severed lands are accessed from Beemer Avenue. The effective lot frontage for the severed lands along Beemer Avenue is 22.74 m. The size and shape of the severed and retained lands have not changed since the original application. The zoning by-law requires a minimum lot frontage of 22.50 m.

Based on the preceding, 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 submit a building permit to verify the accuracy of the requested consent.

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 9, 2018

RE: **Applicant:** **Essam & Iman Harb**
 Date of Hearing: **November 22, 2018**
 Location: **1351 Beemer Ave**
 Our File: **'B' 68/18, Ward 8 (Z-17)**

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

A. Items Required Prior to the Issuance of Final Consent

1. Overall Servicing Plan

We request that the applicant submit a Functional Servicing Proposal and Servicing Plan prepared by a Consulting Engineer for this department's review/approval to confirm that all the necessary municipal services can be provided for the proposed lot. It is also to show the location of all existing/proposed services. We note that it appears there is a drainage feature along the easterly side of the subject property along North Sheridan Way and a municipal easement may be required. Please note that the MTO approval may be required for any storm sewer connections to North Sheridan Way.

2. Overall Grading and Drainage Plan

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

3. Conceptual Site Plan Requirement

The applicant shall submit a conceptual site plan for the severed and retained lands depicting the existing and proposed dwellings on site along with driveway details etc.

4. Proposed Access from North Sheridan Way

The applicant is to provide an Operational and Safety Review which assesses geometrics, grading, guiderail modifications, sightlines, and operations. The assessment is to be prepared by a Transportation Engineer, recommend design features, and draw a conclusion on traffic safety and the overall operations to the satisfaction of our Traffic Section.

For further information please contact Raniel Pinto of our Transportation projects Section at (905) 615-3200 ext. 3923.

5. Acoustical Report

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

We are also noting for the owner's information that securities may be required to ensure that any noise attenuation measures such as air conditioning units and/or acoustical fencing are installed for the proposed dwellings to be constructed.

6. Development Agreement

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

In view of the above and depending on the findings of Item 4 noted above, the applicant may be required to contact the Planning Department, Development Services Section, with regard to obtaining a sample copy of a Development Agreement - Consent. If an Agreement is required, our department will identify the appropriate warning clauses to be incorporated into the Agreement.

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

As per the City of Mississauga's Fees and Charges By-law there will be fees required to be paid to the Legal Services Department for their services, in

particular for the preparation of documents required for items pertaining to a Development Agreement and/or road widening. The fee amounts payable will be in accordance with the current fees and charges bylaw.

B. General Information

1. Site Plan Approval

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

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement. We advise that the storm sewer outlet for these lands is the existing 1500mm diameter storm sewer within North Sheridan Way.

3. Lot Grading and Drainage

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

4. 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.

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. graham@barrettmunicipal.com

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 09, 2018

RE: Takebacks - November 22, 2018
File - C.A. Agendas

Re: C.A. 'A' 425/18
Essam & Iman Harb
1351 Beemer Ave
Ward 8

We are noting for information purposes that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 68/18.

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

City of Mississauga
Memorandum



DATE: November 9, 2018

FILES: "B" 68/18

SUBJECT: CONSENT APPLICATION
1351 Beemer Avenue
Essam and Iman Harb
WARD 8
November 22th, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

Please refer to Community Services comments submitted for the October 4th, 2018 Committee of Adjustment Hearing as those comments are still applicable.

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

November 9th, 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 22nd, 2018**

Dear Mr. Kenney,

Comments for Conditions of Approval:

Consent Application: B-068/18

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

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

Public Works

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

peelregion.ca

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

Date: November 13, 2018

File: C of A – 'A' 423/18
(Ward 7 – 150 Paisley Boulevard West)

Agenda: **November 22, 2018**

New Item

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: Downtown Hospital
Designation: Residential High Density

Zoning By-law 0225-2007

Zoning: **RA4-20** (Residential)

Other Applications

Pre-zoning Application: 18-3355
Site Plan Application: 17-128

Comments

Zoning

The Planning and Building Department is currently processing a site plan application under SP 17-128 and a preliminary zoning review application under file 18-3355. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Planning

The subject site is located within the Downtown Hospital Character Area, near the intersection of Paisley Boulevard West and Confederation Parkway. The immediate area consists of high rise apartment buildings east of Confederation Parkway and a mix of detached and semi-detached dwellings west of the subject site. The subject property contains a high rise apartment building. The applicant is proposing to construct 28 horizontal multiple dwellings south of the existing apartment building on the subject site. For lands designated "Residential High Density", the Official Plan states that "Residential Medium Density" uses are permitted in addition to existing development, provided the proposed development can demonstrate that the site can meet landscaping requirements.

Although the development will be located on the southerly portion of the subject site, the site in its entirety will be upgraded. Planning staff have reviewed the site design in conjunction with the landscape requirements and have determined that the variances being sought are appropriate.

In regards to the variances regarding resident and visitor parking, the applicant is proposing a total of 142 resident parking spaces whereas 159 parking spaces are required. The applicant is also proposing 14 visitor parking spaces whereas 38 visitor parking spaces are required. Staff is of the opinion that the application should be deferred pending the submission of a parking utilization study. It is also noted that the applicant should consider providing a minimum of 0.15 visitor parking spaces per unit which would equate to 23 total visitor parking spaces.

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 09, 2018

RE: Takebacks - November 22, 2018
File - C.A. Agendas

Re: C.A. 'A' 423/18
Canahahns Company Ltd
150 Paisley Blvd W
Ward 7

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 and Site Plan Application SP 17-128 currently being processed.

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

A 423/18



A 432/18



City of Mississauga
Memorandum



DATE: November 9, 2018

FILES: "A" 423/18

SUBJECT: MINOR VARIANCE APPLICATION
150 Paisley Boulevard West
Canahahns Company Limited
WARD 7
November 22th, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

The Park Planning Section of the Community Services Department has reviewed the above noted minor variance application and has no objections.

In addition, Community Services notes the following:

1. Comments have been provided via the active Site Plan application (SP 17-128).

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

November 9th, 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 22nd, 2018**

Dear Mr. Kenney,

Minor Variance Application: A-423/18
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 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 18/423
Municipality File No. A 423/18
Canahahns Company Limited
150 Paisley Boulevard West
Part Lots 16 & 17, Concession 1 SDS, Range 2 SDS
City of Mississauga**

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

SITE CHARACTERISTICS:

The subject property is located adjacent to Mary Fix Creek and its associated floodplain. Any alteration to a watercourse (i.e: culverts, bridges, ponds etc.) requires a permit issued by CVC. Our concerns for new construction would include maintaining setbacks to address channel bank erosion, sediment control during construction, and to ensure no degradation to water quality.

In terms of the floodplain, permit may be required from CVC for any construction activity in this area. Our primary concern is the protection of life and property from the flood hazard. We have specific criteria and requirements for construction in the flood plain.

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 28 horizontal multiple dwellings on the subject property proposing:

1. 28 Horizontal Multiple Dwellings; whereas By-law 0225-2007, as amended, does not permit Horizontal Multiple Dwellings in an RA4-20 zone.
2. 6 dwelling units to be located below the first storey and 8 dwelling units to be located partially below the first storey of the Horizontal Multiple Dwelling building; whereas By-law 0225-2007, as amended, does not permit dwelling units to be located below the first storey of the Horizontal Multiple Dwelling building.
3. A setback of 16.95m measured to the centerline of Confederation Parkway; whereas By-law 0225-2007, as amended, requires a setback of 20.5m measured to the centerline of Confederation Parkway.
4. An exterior side yard (abutting Confederation Parkway) setback of 5.45m measured to the below grade mechanical room; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 7.5m.
5. An exterior side yard (abutting Confederation Parkway) setback of 5.45m measured to the balconies on the first storey; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 5.7m for balconies on the first storey.
6. To permit porches, balconies located on the first storey, and landings all being wider than 6m to encroach into the required exterior side yard; whereas By-law 0225-2007, as amended, does not permit porches, balconies located on the first storey, staircases, landings and awnings all wider than 6m to encroach into required yards.
7. An exterior side yard (abutting Confederation Parkway) setback of 3.96m measured to the porch stairs accessing the first storey; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 5.7m for porch stairs accessing the first storey.
8. An exterior side yard (abutting Confederation Parkway) setback of 5.45m measured to the balconies above the first storey; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.5m for balconies above the first storey.
9. An exterior side yard (abutting Confederation Parkway) setback of 4.35m measured to the stairs and stairwell accessing the below grade mechanical room; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 5.7m for stairs and stairwell accessing the below grade mechanical room.
10. A balcony projection of 1.951m from the second storey and 2.015m from the third storey outermost face wall of the building; whereas By-law 0225-2007, as amended,

October 31, 2018
Re: CVC File No. A 18/423
Municipality File No. A 423/18
Canahahns Company Limited
150 Paisley Boulevard West
Part Lots 16 & 17, Concession 1 SDS, Range 2 SDS
City of Mississauga

permits a maximum balcony projection of 1m from the outermost face wall of a building.

11. Stairs to be located within the exterior side yard (abutting Confederation Parkway); whereas By-law 0225-2007, as amended, does not permit stairs within an exterior side yard in this instance.
12. A setback of 4.74m measured from the garage enclosure structure to the westerly abutting G1 – Greenlands zone; whereas By-law 0225-2007, as amended, requires a minimum setback of 5m to a G1 – Greenlands zone.
13. A total of 142 resident parking spaces for the existing rental Apartment building and proposed rental Horizontal Multiple Dwellings; whereas By-law 0225-2007, as amended, requires a total of 159 resident parking spaces for the existing rental Apartment building and proposed rental Horizontal Multiple Dwellings.
14. A total of 14 visitor parking spaces for the existing rental Apartment building and proposed rental Horizontal Multiple Dwellings; whereas By-law 0225-2007, as amended, requires a total of 38 visitor parking spaces for the existing rental Apartment building and proposed rental Horizontal Multiple Dwellings.
15. A setback of 3.66m to the visitor parallel parking spaces and 2.72m to the parking spaces along Paisley Boulevard West; whereas By-law 0225-2007, as amended, requires a minimum setback of 4.5m to parking spaces along a lot line that is a street line.
16. A setback of 2.7m to the aisle along Paisley Boulevard West; whereas By-law 0225-2007, as amended, requires a minimum setback of 4.5m to an aisle along a lot line that is a street line.
17. A setback of 1.48m to parking spaces along the rear lot line; whereas By-law 0225-2007, as amended, requires a minimum setback of 3m to parking spaces along a rear lot line.
18. A setback of 4.5m measured from the parking to the westerly abutting G1 – Greenlands zone; whereas By-law 0225-2007, as amended, requires a minimum setback of 5m to a G1 – Greenlands zone.
19. One resident parking space partially obstructed on one side by the garbage enclosure with a width of 2.6m and a length of 5.2m; whereas By-law 0225-2007, as amended, requires a parking space partially obstructed on one side to have a width of 2.75m and a length of 5.2m.
20. Two parallel visitor parking spaces having a width of 2.75m and a length of 5.2m; whereas By-law 0225-2007, as amended, requires parallel parking spaces to have a width of 2.6m and a length of 6.7m.
21. Two parallel visitor parking spaces being accessed by an aisle with a width of 3.517m; whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7m.
22. A width of 6m for the portion of an aisle accessing resident parking and the garbage enclosure; whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7m.

October 31, 2018

Re: CVC File No. A 18/423
Municipality File No. A 423/18
Canahahns Company Limited
150 Paisley Boulevard West
Part Lots 16 & 17, Concession 1 SDS, Range 2 SDS
City of Mississauga

23. 0 loading spaces for the existing Apartment building; whereas By-law 0225-2007, as amended, requires a minimum of 1 loading spaces for the existing Apartment building.
24. A landscaped area of 27.25% (2,680.2m²) of the lot area; whereas By-law 0225-2007, as amended, requires a minimum landscaped area of 40% (3,933.6m²) of the lot area.
25. A landscape buffer depth of 3.15m along Confederation Parkway; whereas By-law 0225-2007, as amended, requires a minimum landscape buffer depth of 4.5m along a lot line that is a street line.
26. A landscape buffer depth of 3.66m and 2.70m along Paisley Boulevard West; whereas By-law 0225-2007, as amended, requires a minimum landscape buffer depth of 4.5m along a lot line that is a street line.
27. A landscape buffer depth of 1.48m along the rear lot line; whereas By-law 0225-2007, as amended, requires a minimum landscape buffer depth of 3m along the rear lot line abutting an Apartment zone.

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 the Site Plan application (SP 17/128) and provided our final clearance 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.

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

Please circulate CVC any future correspondence regarding this application.

Sincerely,



Maricris Marinas
Planner

Date: November 13, 2018

File: C of A – 'A' 424/18
(Ward 1 – 1109 Seneca Avenue)

Agenda: **November 22, 2018**

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Business Employment, Special Site #4

Zoning By-law 0225-2007

Zoning: E2-57 (Employment)

Comments

Zoning

N/A

Planning

The requested uses have been approved multiple times since 1988 on a temporary basis throughout the past; however in our opinion, the requested permissions should be addressed through an Official Plan Amendment and Rezoning application. The application was before the Committee previously in 2016 and subsequently appealed to the Ontario Municipal Board by abutting landowners at 360 Revus Avenue. The appeal was later withdrawn.

Previously, the City of Mississauga appealed a similar minor variance decision, but withdrew the appeal when the applicant agreed to the filing of an Official Plan Amendment and Rezoning

Application (OZ/OPA). Through the comments provided throughout the OZ/OPA process many factors to address were identified including, but not limited to, storm water concerns associated with contamination and the requirement for a Phase 1 Environmental Site Assessment. The OZ/OPA applications became inactive and were eventually cancelled after a 2008 Minor Variance approval.

The Planning and Building Department cannot support the requested variances. The subject property is zoned E2-57, which does not permit any of the requested uses and specifically identifies 26 uses which are not permitted, including all motor vehicle related uses and both Outdoor Storage and accessory Outdoor Storage.

The Mississauga Official Plan also does not permit Motor Vehicle Sales or Outdoor Storage as per the specifically considered Special Site #4, which covers the subject property.

The requested variances do not maintain the general intent of either the official plan or the zoning by-law. It is not minor in nature or desirable for the appropriate development of the lands to allow for multiple uses which are specifically prohibited from an area through a minor variance application. The applicant should reapply for an OZ/OPA and complete the process to ensure that the site is developed in a comprehensive manner beyond the level of depth that a minor variance application provides. Despite the length of time the uses have been operating on the property, the application must be considered as a new application and the Planning and Building Department is of the opinion that the application fails to meet all four tests for a minor variance.

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

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 09, 2018

RE: Takebacks - November 22, 2018
File - C.A. Agendas

Re: C.A. 'A' 424/18
Robert Raymond John Fluney
1109 Seneca Ave
Ward 1

Enclosed for Committee's information are photos depicting the existing body repair garage on the subject property.

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

A 424/18



A 424-18



Public Works

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

peelregion.ca

November 9th, 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 22nd, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 22nd, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-365/18, DEF-A-366/18, DEF-A-380/18

Minor Variance Applications: A-424/18, A-425/18, A-426/18

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: November 13, 2018

File: C of A – 'A' 426/18
(Ward 11 – 5188 Amana Place)

Agenda: November 22, 2018

New Item

Recommendation

The Planning and Building Department recommends the application be refused.

Background

Mississauga Official Plan

Character Area: Central Erin Mills Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3 (Residential)

Comments

Zoning

This Division notes that insufficient information has been provided with respect to the site and drawings. We are unable to confirm the accuracy of the requested variances. The applicant is advised that a full zoning review has not been completed however it appears that additional variances may be required in order to address maximum driveway width, front yard landscaping etc.

Planning

The subject site is located within the Central Erin Mills Neighbourhood Character Area, near the intersection of Mississauga Road and Eglinton Avenue West. The applicant is requesting variances for a deficient front yard of 3m whereas 6 m is required and a side yard of 0.50 m whereas 1.20 m is required, to allow the existing accessory structure to remain on site.

The subject property is considered a through lot as it is bordered by two streets. As a result, the front and rear yards are both considered front yards as per Zoning By-law 0225-2007.

The existing accessory structure is located within the front yard of the dwelling on Amana Place. The general intent and purpose of the zoning by-law is to only permit an accessory structure in the rear yard. The existing accessory structure is visible from the street and has a negative effect on streetscape within the neighbourhood. There are no other examples of accessory structures located in the front yard within the neighbourhood. The zoning by-law requires that 40% of the front yard consist of soft landscaping. Based on existing conditions, the front yard of the subject property is almost all paved with little soft landscaping. Neighbouring properties in the community have maintained a considerable amount of soft landscaping compared to the subject property. The soft landscaping has created a green buffer zone between dwellings, reduces storm water runoff and ultimately a more desirable landscape environment within a neighbourhood.

It is also noted that additional variances may be required in regards to driveway width, soft landscaped area, pool setback, etc.

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: November 09, 2018

RE: Takebacks - November 22, 2018
File - C.A. Agendas

C.A. 'A' 426/18
Elena Belova, Maxim Belov
5188 Amana Pl
Ward 11

Enclosed for Committee's reference are a number of photos which depict the accessory structure currently under construction. For clarification purposes, we note that a portion of the shed has been partially constructed on lands which are described as Part 2 on Plan 43R-27941 (Plan Enclosed) which were owned by Cachet Estate Homes (Symphony) Inc. and transferred to the owner of 5188 Amana Place in December 2017. These lands (Part 2, Plan 43R-27941) have an irregular configuration because at the time of the consent application to create the subject lot, the future road configuration of Symphony Court, Amana Place and Sara Street was not known and this department requested the corner rounding to ensure compatibility with any future road configuration.

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



A 426/18





A 426/18



MISSISSAUGA ROAD

WEST OF HURONTARIO STREET

CONCESSION

LOT

PART 5

PART 4

PART 3

PART 1

PART 2

SARA STREET

(BY REGISTERED PLAN 43M-437)
PIN 13196-0806(LT)

AMANA PLACE
(BY REGISTERED PLAN 43M-437)
PIN 13196-0863(LT)
REGISTERED PLAN 43M-437

Z-38W

I require this plan to be deposited
under the Land Titles Act

Date JANUARY 20th, 2003

DAVID B. SEARLES - O.L.S.

PLAN 43 R-27941

Received and deposited

Date Mar 14, 2003

J. MODDISON
ASST. DEP. LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF
PEEL, 046, 430

SCHEDULE

PART	PART OF	CONCESSION/REGISTERED PLAN	PART OF PIN
1	LOT 1	CONCESSION 4 WEST OF HURONTARIO STREET	PIN 13196-0859(LT)
2			PIN 13196-0742(LT)
3			
4			
5	BLOCK 42	43M-437	PIN 13196-0861(LT)
6			

PLAN OF SURVEY OF
PART OF BLOCK 42 (0.30 RESERVE)
REGISTERED PLAN 43M-437 AND
PART OF LOT 1, CONCESSION 4
WEST OF HURONTARIO STREET
(FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL)
NOW IN THE CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1: 250



David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF
BLOCK 42 (0.30 RESERVE) AS SHOWN ON REGISTERED PLAN 43M-437,
HAVING A BEARING OF N47°26'30"W.

LEGEND

■	DENOTES	MONUMENT FOUND
□ SB	DENOTES	STANDARD IRON BAR SET
□ SB	DENOTES	IRON BAR SET
SB	DENOTES	STANDARD IRON BAR
SSB	DENOTES	SHORT STANDARD IRON BAR
B	DENOTES	IRON BAR
WIT	DENOTES	WITNESS
1225	DENOTES	DAVID B. SEARLES SURVEYING LTD.
P1	DENOTES	REGISTERED PLAN 43M-437
P	DENOTES	PLAN 43R-22340
D	DENOTES	INST. No. VS116982

NO FENCES ON LIMITS OF PARTS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE
UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 6th DAY OF JANUARY, 2003

JANUARY 8th, 2003
DATE

DAVID B. SEARLES - ONTARIO LAND SURVEYOR

David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS
4284 VILLAGE CENTRE COURT, MISSISSAUGA, ONTARIO L4Z 1S2
(905) 273-6840 FAX: (905) 896-4410
E MAIL: DBSOLS@ON.ABN.COM

Drawn
Checked
File No
139-0-02

Computer Storage File No. Operator Disk Plan Storage No. 139-0-02.DWG Plan Index No. G 10

Public Works

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

peelregion.ca

November 9th, 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 22nd, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 22nd, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-365/18, DEF-A-366/18, DEF-A-380/18

Minor Variance Applications: A-424/18, A-425/18, A-426/18

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: November 13, 2018

File: C of A – 'A' 302/18
(Ward 1 – 1178 Ogden Avenue)

Agenda: **November 22, 2018**

Deferred Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-75 (Residential)

Other Applications

Building Permit file: 18-3557

Comments

Zoning

The Building Department is currently processing a building permit application under file 18-3557. 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.

Outstanding information is required for the following items: average grade, established grade, air conditioning unit setback, number of kitchens, eave height, and dwelling height.

Planning

The subject lands are located in the Lakeview Neighbourhood, near Cawthra Road and Atwater Avenue. The application proposes a rear addition to the existing dwelling; requiring variances for lot coverage, and deficient front and side yards. Previously, the application was deferred for the applicant to submit a building permit application.

The existing dwelling is one and a half storeys in height. The proposed addition is located in the rear of the property. The existing front elevation remains unchanged. The deficient front yard is an existing condition, and is a common condition in the immediate area. The proposed addition maintains the existing side yard setbacks. The R3-75 zone requires 1.2 m side yard + 0.61 m for each additional storey. The proposed dwelling is side split, with a total height of one and a half storeys. The application indicates an overall building height of 7.68 m for the existing dwelling and the proposed addition. The existing access to the rear yard is maintained. In our opinion the side yards are appropriate in this context. The lot coverage is similar to properties in the immediate area.

Through the building permit application, additional information is requested. The plans indicate a second kitchen in the basement. Additional minor variances may be required.

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

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 09, 2018

RE: Takebacks - November 22, 2018
File - C.A. Agendas

Re: C.A. 'A' 302/18
Zahida & Syed Rizvi
1178 Ogden Ave
Ward 1

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

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

Public Works

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

peelregion.ca

November 9th, 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 22nd, 2018**

Dear Mr. Kenney,

Comments for Informational Purposes:

Deferred Minor Variance Application: DEF-A-302/18
Development Engineering: Camila Marczuk (905) 791-7800 x8230

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

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

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

Date: November 13, 2018

File: C of A – 'A' 332/18
(Ward 11 – 29 Plainsman Road)

Agenda: **November 22, 2018**

Deferred Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Streetsville Neighbourhood
Designation: Greenlands & Residential Low Density I

Zoning By-law 0225-2007

Zoning: **R2-50** (Residential) & **G1** (Greenlands)

Other Applications

Building Permit: 18-2014

Comments

Zoning

The Building Department is currently processing a building permit application under file BP 18-2014. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Planning

The subject site is located within the Streetsville Neighbourhood Character Area, near the intersection of Britannia Road West and Queen Street North. The subject property has a

frontage of approximately 22.50 m on Plainsman Road and an area of approximately 2,578 m². The subject property has a dual zoning being R2-50 (Residential) for the developable portion of the site and G1 (Greenlands) which is the undevelopable portion of the site.

The original application proposed a gross floor area of 537.80 m² whereas 391.80 m² is permitted. The Committee deferred the application to allow the applicant time to address the neighbourhoods concerns. The applicant has amended their application and is now requesting a gross floor area of 469.80 m². The applicant has reduced the gross floor area by approximately 18% compared to the original request. The proposed dwelling maintains the required height and setbacks and is similar to the newer builds in the immediate area. The two storey dwelling will be developed within the R2-50 zone and is sufficiently setback from the G1 zone. Credit Valley Conservation (CVC) has stated that the rear addition is located outside of the natural hazards and does not pose a concern to the G1 zone.

The Planning and Building Department is of the opinion that the general intent and purpose of the zoning by-law is maintained, the character of the neighbourhood will be preserved and that the proposed dwelling is sensitive to the Greenlands designation.

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

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 09, 2018

RE: Takebacks - November 22, 2018
File - C.A. Agendas

Re: C.A. 'A' 332/18
Sarkari & Soofia Dinyar
29 Plainsman Rd
Ward 11

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

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

Public Works

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

peelregion.ca

November 9th, 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 22nd, 2018**

Dear Mr. Kenney,

Deferred Minor Variance Application: DEF-A-332/18
Development Planning: Tracy Tang (905) 791-7800 x8047

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

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

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: November 13, 2018

File: C of A – 'A' 334/18
(Ward 1 – 725 Byngmount Avenue)

Agenda: **November 22, 2018**

Deferred Item

Recommendation

The Planning and Building Department has no objection to the requested variances, as amended; however, the applicant may wish to defer the application to submit additional information to ensure that all required variances have been accurately identified.

Background

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-75 (Residential)

Other Applications

Pre-application zoning review: 18-3652

Comments

Zoning

The Building Department is currently processing a building permit application under file PREAPP18-3652. 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 following variances should be amended and added:

2. A northeasterly side yard (right side) of 1.65 m to the second storey whereas By-law 0225-2007, as amended requires a minimum side yard of 1.81 m to the second storey in this instance.

3. A southwesterly side yard (left side) of 1.67 m to the second storey whereas By-law 0225-2007, as amended requires a minimum side yard of 1.81 m to the second storey in this instance.

5. A front yard setback to the front garage face of 7.32 m, whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the front garage face of 7.5 m in this instance.

Additional information is required regarding: lot coverage, roof pitch, flat roof area, eave overhang, porch stair encroachment, air conditioning unit setback, and walkway attachment.

Planning

Previously, the application for a front yard addition was deferred at the September 6, 2018 hearing. The application was revised, and currently proposes a new dwelling. A new pre-application zoning review was submitted on October 3, and comments were released on October 26. Additional information is required in order to verify the accuracy of the requested variances.

The subject lands are located in the Lakeview Neighbourhood, near Lakeshore Road East and Cawthra Road. The application proposes a new replacement dwelling. The area context includes original dwellings and replacement dwellings. The subject lands abut a townhouse development to the rear.

The Planning and Building Department is of the opinion that the proposed dwelling is in scale and character with the immediate context, the larger context of lands abutting Lakeshore Road, and the greater neighbourhood. The immediately abutting lands are replacement dwellings. The deficient side yard setbacks are only for the second storey, and are appropriately massed. The lot coverage includes a covered porch in the front and rear yards, which contribute to lot coverage, but do not have the same impact to the lands as habitable dwelling space. The overall height complies with the by-law. The front façade has varied heights and architectural elements which help mitigate the height to the eaves. The deficient front yard is typical of the area.

Based on the preceding information, the Planning and Building Department has no objection to the requested variances, as amended; however, the applicant may wish to defer the application to submit additional information to ensure that all required variances have been accurately identified.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 09, 2018

RE: Takebacks - November 22, 2018
File - C.A. Agendas

Re: C.A. 'A' 334/18
John Campbell
725 Byngmount Ave
Ward 1

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

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

Public Works

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

peelregion.ca

November 9th, 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 22nd, 2018**

Dear Mr. Kenney,

Deferred Minor Variance Application: DEF-A-334/18
Development Engineering: Camila Marczuk (905) 791-7800 x8230

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

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

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

Date: November 13, 2018

File: C of A – 'A' 357/18
(Ward 5 – 3060 Bonaventure Drive)

Agenda: **November 22, 2018**

Deferred Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: 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 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 site is located within the Malton Neighbourhood Character Area. Bonaventure Drive has a variety of original dwellings and replacement dwellings. The subject property has a

frontage of approximately 18 m and a lot area of approximately 680 m². The majority of dwellings on Bonaventure Drive are original dwellings with alterations and additions.

The original application requested a gross floor area of 411.56 m², an increase in lot coverage and an increase in height. The Committee deferred the application to allow the applicant to address the concerns regarding the gross floor area. In discussion with staff, the applicant has amended their application and has reduced the amount of gross floor area by approximately 10% from the original application. In doing so, the previous variance regarding an increase in lot coverage is not required.

The applicant is also requesting a maximum height of 9.99 m and height measured to the underside of eaves of 6.96 m. Most of the height from the roof will be directed towards the rear of the dwelling. In this instance, the dwelling can accommodate the proposed increases in height without having a negative impact on the neighbouring properties and overall character of the neighbourhood.

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

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 09, 2018

RE: Takebacks - November 22, 2018
File - C.A. Agendas

Re: C.A. 'A' 357/18
Manjit & Rajwinder Multani
3060 Bonaventure Dr
Ward 5

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

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

Public Works

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

peelregion.ca

November 9th, 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 22nd, 2018**

Dear Mr. Kenney,

Minor Variance Application: A-357/18
Development Engineering: Camila Marczuk (905) 791-7800 x8230

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

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

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

Date: November 13, 2018

File: C of A – 'A' 365/18
(Ward 5 – 2360 Lucknow Drive)

Agenda: November 22, 2018

Deferred Item

Recommendation

The Planning and Building Department has no objections to requested variances, provided that the applicant provides 5 accessible parking spaces which maintains the same rate as the overall parking reduction. The applicant may also 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: Northeast Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2 (Employment)

Other Applications

Pre-zoning application: 16-981

Comments

Zoning

The Planning and Building Department is currently processing a pre-zoning application under file 16-981. 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.

Planning

The subject site is located within the Northeast Employment Area Character Area, near the intersection of Drew Road and Torbram Road. The subject site has a lot area of approximately 5,570.93 m² and a frontage of approximately 46 m. The site is currently being used as a banquet hall. The applicant is requesting variances related to a parking reduction, off-site parking, tandem parking and deficient accessibility spaces.

The Committee deferred the previous application to allow the applicant to verify the requested variances and to obtain a new copy of the signed lease agreement as variance #1 and #2 were approved based on the lease agreement. The applicant has also added an additional variance proposing 4 accessible parking spaces whereas 6 accessible parking spaces are required.

The applicant's agent has obtained and submitted an executed lease agreement for a period of 10 years, in which case, staff can support variances #1 - #3. Additional information has also been submitted to staff verifying the requested variances.

In regards to variance #4, 6 accessibility parking spaces are required for 152 parking spaces. If we take into account the proposed parking reduction, based on 115 parking spaces, only 5 accessibility parking spaces would be required. Staff is of the opinion that accessible parking should be reduced at the same rate of the overall parking reduction, requiring 5 accessible parking spaces.

Based on the preceding information, the Planning and Building Department has no objections to requested variances, provided that the applicant provides 5 accessible parking spaces which maintains the same rate as the overall parking reduction. The applicant may also 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 09, 2018

RE: Takebacks - November 22, 2018
File - C.A. Agendas

Re: C.A. 'A' 365/18
Charanjit & Narinder Singh C/O Singh In Trust
2360 Lucknow Dr
Ward 5

For the previous September 20, 2018 hearing, we provided a number of photos which depicted the subject property. We have no comments or requirements for the subject application.

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

November 9th, 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 22nd, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 22nd, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-365/18, DEF-A-366/18, DEF-A-380/18

Minor Variance Applications: A-424/18, A-425/18, A-426/18

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: November 13, 2018

File: C of A – 'A' 366/18
(Ward 5 – 2311 Anson Drive)

Agenda: **November 22, 2018**

Deferred Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: **E2** (Employment)

Other Applications

Building Permit: 16-2935

Comments

Zoning

The Planning and Building Department is currently processing a building permit application under file 16-2935. Based on review of the information currently available for this building permit, we advise that the following variance should be amended as follows:

The applicant requests the Committee to approve a minor variance for a motor vehicle repair - restricted use proposing:

1. 32 parking spaces (including 24 tandem spaces) whereas by-law 0225-2007, as amended requires a minimum of 57 parking spaces;

Variances 2 & 3 appear to be correct.

Planning

The subject site is located within the Northeast Employment Area Character Area, near the intersection of Derry Road East and Torbram Road. The subject site is used as a mechanical repair and manufacturing facility. The immediate area consists of heavy industrial uses and similar motor vehicle services. The applicant is requesting variances related to a parking reduction, deficient drive aisle width and a reduction in accessibility spaces. The application was previously deferred to address staff concerns regarding the parking study and on-site conditions relating to the parking demand being greater than the amount of parking spaces proposed.

The applicant is proposing 32 parking spaces whereas 57 parking spaces are required. The parking study included a survey over three days measured at 30 minute intervals. Over the course of three days, the survey noted that the peak demand was 29 parking spaces and that the proposed parking reduction is sufficient. Regular photographic evidence has been provided to staff showing that on-site conditions have improved and that the proposed parking reduction is sufficient.

Variance #2 relates to existing site conditions and proposes a drive aisle width of 3 m whereas 7 m is permitted. The reduced drive aisle width operates as a one way driveway around the building. Access into the rear yard is provided on the easterly side yard while the westerly side yard acts as a one way exit. Similar drive aisle widths are seen in the immediate area. The proposed reduction would still provide a sufficient entry and exit point and would not have a negative impact on neighbouring properties.

The third variance is in regards to a reduction of accessibility spaces. The applicant is proposing 2 accessibility spaces whereas 3 accessibility spaces are required. Three accessibility spaces are required for 57 parking spaces. If we take into account the proposed parking reduction, based on 32 parking spaces, only 2 accessibility parking spaces would be required. It is also noted that the analysis completed in the parking study indicated that there were additional empty parking spaces during peak times. Staff is of the opinion that variance #3 maintains the general intent and purpose of the zoning by-law.

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

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 09, 2018

RE: Takebacks - November 22, 2018
File - C.A. Agendas

Re: C.A. 'A'366/18
1493658 Ontario Ltd
2311 Anson Dr
Ward 5

Further to our comments submitted for the September 20, 2018 hearing it is our understanding that the applicant is working with the Planning and Building Department to address the parking shortfall and in this regard we have no further requirements with the request.

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

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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
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Minor Variance Applications: A-424/18, A-425/18, A-426/18

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: November 13, 2018

File: C of A – 'A' 380/18
(Ward 5 – 7079, 7089, 7093 Torbram Road)

Agenda: November 22, 2018

Deferred 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 additional variances are not required.

Background

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2 (Employment)

Other Applications

Certificate of Occupancy: 18-3888

Comments

Zoning

The Planning and Building Department is currently processing a certificate of occupancy permit under file 18-3888. Based on review of the information currently available for this permit, we advise that more information is required to verify the accuracy of the requested variances or determine whether additional variances will be required.

Planning

The subject lands are located within the Northeast Employment Area Character Area, near the intersection of Torbram Road and Derry Road East. The subject site consists of multi-unit industrial buildings which include motor vehicle uses, a banquet hall and restaurant. The property has been subject to previous minor variance applications to allow for a motor vehicle repair shop and motor vehicle sale facilities on the subject property.

The applicant is requesting a minor variance to allow the operation of a vehicle pound facility on the subject property, whereas this use is not permitted. The application was previously deferred to allow the applicant to apply for a certificate of occupancy permit. An occupancy permit was applied for on October 24th which includes motor vehicle sales, repair garage, and a vehicle pound facility. Zoning is currently reviewing the occupancy permit to determine if additional variances are required.

The general intent of the E2 zone was to permit higher order employment uses, but also includes motor vehicle facility uses. Although a vehicle pound facility is not permitted in this zone, staff is of the opinion that a vehicle pound facility is consistent with the uses permitted on the subject site and would not have a negative impact on the character of the area.

The proposed vehicle pound facility would be located on the south east portion of the subject site. The submitted plans illustrate that the vehicle pound facility will be secured by a privacy fence which is a requirement of the zoning by-law.

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 additional variances are not required.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 09, 2018

RE: Takebacks - November 22, 2018
File - C.A. Agendas

Re: C.A. 'A' 380/18
1112396 Ontario Ltd
7079 Torbram Rd
Ward 5

For the previous October 4, 2018 hearing, we provided a number of photos which depicted the subject property. We have no comments or requirements for the subject application.

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

Public Works

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

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