



**COMMITTEE
OF
ADJUSTMENT
AGENDA**

**PLEASE TURN OFF ALL CELL
PHONES DURING THE
COMMITTEE HEARING**

Location: COUNCIL CHAMBERS
Hearing: NOVEMBER 29, 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)

NONE

NEW APPLICATIONS- (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-427/18	MINGLU YU	3490 OAKGLADE CRES	6
A-428/18	BARTOSZ HOLLAS	1514 ASGARD DR	1
A-429/18	STEVEN KRESAK & KAREN THRASHER	19 OAKWOOD AVE S	1
A-430/18	ANDRZEJ SKORUPSKI & BOZENA SKORUPSKA	3741 BISHOP STRACHAN CRT	10

DEFERRED APPLICATIONS- (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-348/18	10014087 CANADA CORP	6171 CONIN DR	5
A-369/18	TALAL ISSAWI	844 MEADOW WOOD RD	2

Note: If you wish to receive a copy of the Committee's decision, please complete the form entitled "Request for Written Notice of Decision". This form is located on the table adjacent to the entrance doors to your right. (Please do not remove that form from the table. Thank you.)



Committee of Adjustment

The following staff reports are current as of November 21st, 2018 at 10:00am.

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.

Date: November 16, 2018

File: C of A – 'A' 427/18
(Ward 6 – 3490 Oakglade Crescent)

Agenda: **November 29, 2018**

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Erindale Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: **RM1** (Residential)

Comments

Zoning

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

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

Planning

The subject property is located within the Erindale Neighbourhood Character Area, near the intersection of Erindale Station Road and Central Parkway West. The subject property has a lot area of approximately 375 m² and a frontage of approximately 8.30 m.

The applicant is requesting a minor variance to permit a driveway width of 6.20 m whereas 5.20 m is permitted. The general intent and purpose of the zoning by-law is to only permit two vehicles side by side and have the remainder of the front yard as soft landscaping. The proposed driveway will maintain the intent and purpose of the by-law to only permit two vehicles parked side by side. There is also sufficient soft landscaping provided in the front yard.

Based on the preceding information, the Planning and Building Department has no objection to the requested variance. However, the applicant may choose to defer the application to ensure that the variance requested is correct and that 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 19, 2018

RE: Takebacks - November 29, 2018
File - C.A. Agendas

Re: C.A. 'A' 427/18
Minglu Yu
3490 Oakglade Cres
Ward 6

Enclosed for Committee's information are some photos which depict the existing widened driveway.

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

A 427-18





Public Works

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

peelregion.ca

November 14th, 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 29th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 29th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-348/18

Minor Variance Applications: A-427/18, A-429/18

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 16, 2018

File: C of A – 'A' 428/18
(Ward 1 – 1514 Asgard Drive)

Agenda: November 29, 2018

New 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: BP 18-3858

Comments

Zoning

The Building Department is currently processing a building permit application under file BP 9NEW 18-3858. 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 lands are located in the Lakeview Neighbourhood, near Dixie Road and Queen Elizabeth Way. The subject lands are located on the curve of Asgard Drive, which creates an irregularly shaped lot.

The application proposes a dwelling addition on to an existing one storey dwelling. The application requests variances for front yard, side yard, height, and garage projection. Due to the curvature of the street, the front yards and building streetwall are inconsistent. A deficient side yard is only for the second storey component. The deficient side yard is a common condition in this context. The height is partially attributed to the existing building. The garage projection is an existing condition, and is a common condition in this context. In our opinion the variances are a result of an irregularly shaped lot, and the constraints of building an addition on to an existing dwelling. In our opinion, the requested variances are minor in nature and 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 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 19, 2018

RE: Takebacks - November 29, 2018
File - C.A. Agendas

Re: C.A. 'A' 428/18
Bartosz Hollas
1514 Asgard Dr
Ward 1

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

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

A 428/18



A 429/18



Public Works

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

peelregion.ca

November 14th, 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 29th, 2018**

Comments for Informational Purposes:

Minor Variance Application: A-428/18

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 16, 2018

File: C of A – 'A' 429/18
(Ward 1 – 19 Oakwood Avenue South)

Agenda: November 29, 2018

New Item

Recommendation

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

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R15-8 (Residential)

Other Applications

Building Permit: 17-8952

Comments

Zoning

The Building Department is currently processing a building permit application under file BP 9ALT 17-8952. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Planning

The subject lands are located in the Port Credit Neighbourhood (East) Area. The application proposes a porch encroachment into the front yard.

In the immediate context, and within the Port Credit Neighbourhood, front porches with deficient front yards are a common characteristic. A porch is part of a longstanding existing condition on the subject lands. A building renovation altered the porch, but it is located in the same general area. In our opinion, the general intent and purpose of the zoning by-law is maintained. The Planning and Building Department has no objection to the requested variance.

[http://teamsites.mississauga.ca/sites/18/CofA/Comments/2018/November/Nov 29/Nov29.rr.docx](http://teamsites.mississauga.ca/sites/18/CofA/Comments/2018/November/Nov%2029/Nov29.rr.docx)

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 19, 2018

RE: Takebacks - November 29, 2018
File - C.A. Agendas

Re: C.A. 'A' 429/18
Steven Kresak & Karen Thrasher
19 Oakwood Ave S
Ward 1

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed porch 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 14th, 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 29th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 29th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-348/18

Minor Variance Applications: A-427/18, A-429/18

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 16, 2018

File: C of A – 'A' 430/18
(Ward 10 – 3741 Bishop Strachan Court)

Agenda: November 29, 2018

New Item

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 the requested variances are correct and that no further variances are required.

Background

Mississauga Official Plan

Character Area: Lisgar Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R12-2 (Residential)

Comments

Zoning

The Planning and Building Department is currently processing a pool permit application under file 18-110. Based on review of the information currently available for this pool permit, we advise that the following variance should be added as follows:

" 3. A setback from a G1 - Greenlands zone measured to the stone patio of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended, requires a minimum setback from a G1 - Greenlands zone measured to any hard surface landscaping material of 5.00m (approx. 16.40ft) in this instance."

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

Planning

The subject property is located within the Lisgar Neighbourhood Character Area, near the intersection of Tenth Line West and Derry Road West. The subject property has a lot area of approximately 650 m² and a frontage of approximately 15.40 m. The subject property is adjacent to a significant natural area, known as 'Lisgar Meadow Brook'. Lisgar Meadow Brook is zoned G1 (Greenlands) and is regulated by Halton Conservation.

The applicant is requesting approval from the Committee to permit a pool setback 3 m from a G1 zone whereas a 5 m setback is required, as well as a pool deck having a setback of 2 m from a G1 zone whereas a 5 m setback is required.

The general area consists of similar lot sizes and irregular shaped lots. There are many examples in the immediate and general area of pools being within the required 5 m setback. Typically this Department does not support structures within the required setback to greenlands and relies on Conservation Halton's expertise in these matters. In this instance, Conservation Halton has indicated that they have no objections to the application provided that a permit be obtained from Conservation Halton prior to initiation of the works.

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 the requested variances 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 19, 2018

RE: Takebacks - November 29, 2018
File - C.A. Agendas

Re: C.A. 'A' 430/18
Andrzej Skorupski & Bozena Skorupska
3741 Bishop Strachan Crt
Ward 10

Further to our site inspection, our review of the request and in particular acknowledging the unique lot configuration, we are advising that we have no objections to the applicant's request.

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



A 430/18



A 430/18





A 430/18



City of Mississauga
Memorandum



DATE: November 15, 2018

FILES: "A" 430/18

SUBJECT: MINOR VARIANCE APPLICATION
3741 Bishop Strachan Court
Andrzej Skorupski & Bozena Skorupska
WARD 10
November 29, 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 do not have any objections.

Should the application be approved, Community Services wishes to note that Lisgar Meadow Brook Park, (P-334), zoned (G1) and identified as Significant Natural Area in the Natural Area Survey (NAS), abuts the rear of the applicant's property and as such the applicant is advised as follows:

- Construction access from the park rear of the property is not permitted.
- Stockpiling of construction materials in the adjacent park is not permitted.
- Additional comments and/or conditions related to the protection of the adjacent park may be required via the Pool Permit process.

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 14th, 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 29th, 2018**

Comments for Informational Purposes:

Minor Variance Application: A-430/18

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 (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



905.336.1158
Fax: 905.336.7014
2596 Britannia Road West
Burlington, Ontario L7P 0G3
conservationhalton.ca

Protecting the Natural
Environment from
Lake to Escarpment

November 15, 2018

Sean Kenney, Secretary-Treasurer, Committee of Adjustment
City of Mississauga, Planning & Development Department
300 City Centre Drive
Mississauga, ON L5B 3C1

BY MAIL & EMAIL (committee.adjustment@mississauga.ca)

Dear Mr. Kenney:

Re: Minor Variance Application
File Number: A-430/18
3741 Bishop Strachan Court, City of Mississauga
Skorupska (Owner)

Conservation Halton (CH) staff has reviewed the above-noted application as per our responsibilities under Ontario Regulation 162/06; the Provincial Policy Statement (PPS) (delegated responsibility for comments relating to provincial interests under Sections 3.1.1-3.1.7 inclusive); the Memorandum of Understanding (MOU, 1999) with Halton Region; and as a public body under the *Planning Act*. These responsibilities are not mutually exclusive. Comments that pertain to items contained in the MOU may also apply to areas regulated under Ontario Regulation 162/06. The following comments relate to the items marked as "applicable" for this specific application. Comments under Ontario Regulation 162/06 are clearly identified and are requirements. Other comments are advisory.

Ontario Regulation 162/06

Lake Ontario/Burlington Bay/Hamilton Harbour Shoreline Hazards &/or allowances
River and Stream Valley Hazards (flooding/erosion) &/or allowances
Wetlands &/or Other Areas*
Hazardous Lands (Unstable Soil/Unstable Bedrock)
CH Permit Requirements

Applicable

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>

One Window Delegated Authority under PPS

Natural Hazards (Sections 3.1.1-3.1.7 inclusive)

<input checked="" type="checkbox"/>

CA/MOU

Impacts on Lakes and Rivers
Wildlife Habitat
Endangered & Threatened Species
Fish Habitat
Stormwater Management (as per Schedule I)
Sub-watershed Planning/Master Drainage Planning

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Other Comments (as a Public Body)

Niagara Escarpment Plan
Watershed Plan
Greenbelt Plan
Source Protection Plan
Hamilton Harbour Remedial Action Plan

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

*Other areas are areas where development could interfere with the hydrologic function of a wetland, including areas within 120 m of all provincially significant wetlands and wetlands greater than or equal to 2 ha in size, and areas within 30 m of wetlands less than 2 ha in size.

Member of Conservation Ontario

Proposal

To authorize a minor variance to allow the construction of an inground pool and associated landscaping on the subject property proposing:

1. A setback from a G1-Greenlands zone measured to the inside face of the swimming pool of 3.0m (approx. 9.84 ft) whereas By-law 0225-2007, as amended, requires a minimum setback from a G1-Greenlands zone measured to the inside face of the swimming pool of 5.0m (approx. 16.40 ft) in this instance; and
2. A setback from a G1-Greenlands zone measured to a pool deck of 2.0m (approx. 6.56 ft) whereas By-law 0225-2007, as amended, requires a minimum setback from a G1-Greenlands zone measured to a pool deck of 5.0m (approx. 16.40 ft) in this instance.

Ontario Regulation 162/06

Based on Conservation Halton's (CH's) approximate regulation limit mapping, the subject property is adjacent to a tributary of Sixteen Mile Creek (East Branch Lisgar), and the associated flooding and erosion hazards. CH regulates a distance of 15 metres from the limit of the greatest hazard associated with this watercourse. As such, a portion of the property is regulated by CH, pursuant to Ontario Regulation 162/06. Development within the regulated area may be restricted or not permitted in accordance with CH Policies and requires a CH Permit.

From review of available information for this area, staff note that the proposed development can be supported by CH, but will require a CH Permit as the works will be within the regulated area.

One Window Delegated Authority under PPS

As per CH Policy 4.2.3, staff work with the applicant and municipality to ensure no new development is permitted within the flooding and erosion hazard limits that would be contrary to the Provincial Policy Statement 2014 (PPS) and/or CH policies. Policy 3.1.1 of the PPS states, "development shall generally be directed to areas outside of... b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards."

Staff note that the development associated with the requested variances is set back from the creek hazards in accordance with the direction of the PPS and CH Policies.

Recommendation

In light of the above, staff have **no objection** to this Minor Variance application subject to the following conditions:

1. That, prior to the initiation of works, a Permit be obtained from Conservation Halton for development within the area regulated pursuant to Ontario Regulation 162/06.
2. That the applicable Minor Variance review fee of \$300 be provided to Conservation Halton.

It is understood that the applicable fee has been mailed to CH. Once received, CH staff will contact the City to clear the related condition.

Please note that CH has not circulated these comments to the applicant and we trust that you will provide them as part of your report.

Staff trust the above is of assistance. Please contact the undersigned at extension 2335 with any questions.

Yours truly,



Emma DeFields
Environmental Planner

Cc: Lucas Petricca, Lucas.Petricca@mississauga.ca (By Email)

Date: November 16, 2018

File: C of A – 'A' 348/18
(Ward 5 – 6171 Conin Drive)

Agenda: November 29, 2018

Deferred Item

Recommendation

The Planning and Building Department recommends the application be deferred.

Background

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-24 (Employment)

Other Applications

Building Permit: 18-918

Comments

Zoning

The Planning and Building Department is currently processing a building permit application under file 18-918. Based on review of the information currently available for this building permit, we advise that the following variances should be amended as follows:

1. To provide no Loading space whereas By-law 0225-2007, as amended, requires a minimum of one (1) Loading space to be provided on site in this instance

2. To permit Angled parking spaces whereas By-law 0225-2007, as amended, does not permit Angled parking spaces in this instance.

3. To provide one Type 'B' Accessible parking space whereas one Type 'A' Accessible parking space is required in this instance.

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

Planning

The subject site is located within the Northeast Employment Area Character Area. The subject site has a lot area of approximately 1,485 m² and a frontage of approximately 32 m. The immediate area consists of industrial and motor vehicle uses. The subject site is being used as a storage facility. The applicant proposes to change the use on the property to an overnight accommodation, which is a permitted use in an E2 zone.

The application was previously deferred to allow the applicant to provide additional information to Zoning accurately identifying the variances required. The applicant has submitted revised plans in their building permit application. As a result, zoning has identified three required variances relating to the loading space, angled parking, and one Type B accessible parking space whereas one Type A accessible parking space is required. Staff has reached out to the applicant and have requested more information regarding gross floor area, measurements of the aisle widths, and the amount of parking spaces provided. It is likely that a variance related to a parking deficiency will be required. Zoning has also noted that a zoning certificate is required to change the use of the subject site.

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

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 19, 2018

RE: Takebacks - November 29, 2018
File - C.A. Agendas

Re: C.A. 'A' 348/18
10014087 Canada Corp.
6171 Conin Dr
Ward 5

Further to our comments submitted for the September 13, 2018 Hearing we are advising that we have not been circulated any new information with regards to the requested variances. We had previously questioned what arrangements were made with the abutting owner (6100 Conin Drive) with regards to any shared mutual access/right-of-way requirements and also questioned the portion of the off-site parking and shared drive aisle which was located on the abutting property. It is our understanding that the applicant will be making amendments to the requested variances and in this regard we would suggest that the application be deferred at this time and once the Amended Notice of Public Hearing is circulated this department can comment accordingly.

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 14th, 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 29th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 29th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-348/18

Minor Variance Applications: A-427/18, A-429/18

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 16, 2018

File: C of A – 'A' 369/18
(Ward 2 – 844 Meadow Wood Road)

Agenda: November 29, 2018

Deferred Item

Recommendation

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

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R2-5 (Residential)

Comments

Zoning

Our previous comments remain applicable:

A Building Permit application and a Site Plan Approval application are required and in the absence of one of these permit applications we are unable to confirm the accuracy of the requested variances or determine whether additional variances may be required.

Additional variances may be required for height of the structure.

Planning

Our previous comments remain applicable:

The subject lands are located in the Clarkson – Lorne Park Neighbourhood. The subject lands are 1.54 hectares and include a portion of Sheridan Creek. The application is requesting one minor variance for floor area of an accessory structure. The location of the proposed accessory structure is within a City storm easement.

Previously, application 'A' 347/17 requested variances for floor area and height of an accessory structure. The location of the proposed accessory structure at the time was located on unencumbered lands outside of a City storm easement; the existing accessory structure located within the easement was indicated to be removed. The application was approved by the Committee at the August 17, 2017 hearing. Site Plan 17-93 was approved on October 6, 2017. A revised Site Plan 18-4 was approved on January 18, 2018.

Prior to 'A' 347/17, application 'A' 133/14 requested variances relating to a replacement dwelling and for floor area of 20.87 m² and height of 6.20 m of an existing accessory structure. The application was approved by the Committee and upheld at the Ontario Municipal Board.

Credit Valley Conservation Authority staked out the top of bank on the subject lands on February 3, 2014. Lands below the top of bank were conveyed to the City of Mississauga through an easement.

It appears that the previously approved minor variances and site plan applications are not being pursued at this time. The current application requests one variance for floor area of an accessory structure. The location of the proposed accessory structure is in the general area of the previous accessory structure which was to be demolished and foundation removed. The location of the proposed accessory structure is within the City easement and is below the top of bank staked out in 2014. The top of bank easement has not been revised.

A larger accessory structure may be appropriate on a larger lot; however, the proposed location below the top of bank is undesirable and inappropriate development.

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

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 19, 2018

RE: Takebacks - November 29, 2018
File - C.A. Agendas

Re: C.A. 'A' 369/18
Talal Issawi
844 Meadow wood Rd
Ward 2

This Department advises that we have received no new information regarding the subject application; therefore, our previous comments for the September 27, 2018 agenda remain applicable. We cannot support the existing accessory structure in its current location within the City Top of Bank Easement and therefore recommend refusal.

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 14th, 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 29th, 2018**

Comments for Informational Purposes:

Deferred Minor Variance Application: DEF-A-369/18
Development Planning: Tracy Tang (905) 791-7800 x8047

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