Committee of Adjustment

The following staff reports are current as of November 28th, 2018 at 9:00am.

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.

MISSISSAUGA

COMMITTEE OF ADJUSTMENT AGENDA

PLEASE TURN OFF ALL CELL PHONES DURING THE COMMITTEE HEARING

Location: COUNCIL CHAMBERS
Hearing: DECEMBER 06, 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**

NEW APPLICATIONS (CONSENT)

File	Name of Applicant	Location of Land	Ward
B-78/18 B-79/18	ESTATE OF MARGARET CUNNINGHAM & LYNN MARIE & TERRANCE PATRICK DOVASTON	47 BROADVIEW AVE 51 BROADVIEW AVE	1
B-80/18 A-440/18 A-441/18	USMAN MUHAMMAD SYED & SHAIESTA MAQBOOZ	7615 NETHERWOOD RD	5

DEFERRED APPLICATIONS (CONSENT)

File	Name of Applicant	Location of Land	Ward
B-71/18 A-404/18 A-405/18	MOHAMMAD SHARIF HASHMANI & ARSALAN HASHMANI	768 MONTBECK CRES	1

NEW APPLICATIONS (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-431/18	SHOAIBUL HAQ SHAH & HINA SHOAIB	1686 VILLAGE VIEW PL	6
A-432/18	GHUFRAN ALABID	4147 INDEPENDENCE AVE	4
A-433/18	HARDESH MARWAHA	168 FAIRVIEW RD W	7
A-434/18	ERIN MILLS COMMERCIAL CENTRE LTD	3600 EGLINTON AVE W	8
A-435/18	CHARLES FREY/ CATHERINE BROW	1063 GREENOAKS DR	2
A-436/18	HURONTARIO CENTRE LTD	5029, 5031, 5033 & 5035 HURONTARIO ST	5
A-437/18	HUSAM GAGO & MUNIA BADI	3415 JOAN DR	7
A-438/18	KINGSMEN (LAKESHORE) INC.	0 LAKESHORE RD E & 1077 ENOLA AVE.	1
A-439/18	DAVID HAMMOND & DEBRANI GHOSH	1525 POINT-O-WOODS RD	1

DEFERRED APPLICATIONS (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-401/18 A-402/18	SOLMAR (EDGE) CORP.	24-64 ELM DR W & 3528/3536 HURONTARIO STREET	7

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.)

City of Mississauga

Planning and Building Department

Date: November 26, 2018

File: C of A – 'B' 78-79/18
(Ward 1 – 47-51 Broadview Avenue)

Agenda: December 6, 2018

New Item

Recommendation

The Planning and Building Department has no objection to the requested Consent and associated Minor Variance applications; however, the applicant may wish to defer the application to apply for a Building Permit to ensure that no additional variances are required.

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: RM7-5 (Residential)

Comments

Zoning

A Building Permit application is required and in the absence of a Building Permit application we are unable to verify the accuracy of the information provided, or determine whether additional variances may be required.

Planning

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

The subject property is located within the Port Credit Local Area Plan of Mississauga Official Plan and Section 3.1.2 states the following:

• The Residential Low Density II designation permits detached, semi-detached, duplex, triplex and street townhouse dwellings.

Section 16.1.2.1 of Mississauga Official Plan states that a Consent application should generally represent the greater of the average lot frontage and area of residential lots within 120 m (393.70 ft.) or the requirements of the Zoning By-law. In this instance, since the RM7 Residential zone provisions permit semi-detached dwellings, and the surrounding properties contain a mix of single detached dwellings and semi-detached dwellings, this comparison is not appropriate.

Since 1961, the Village of Port Credit Zoning By-law No. 1227 has permitted a variety of housing types for the subject lands including detached, duplex, triplex, double duplex, double triplex, fiveplex, converted dwelling and boarding or lodging house. In 1997, City Plan (the Official Plan) was adopted, permitting detached, semi-detached, duplex and other forms of dwellings with individual frontages on a public street. In 2007, the City undertook a zoning by-law conformity and consolidation exercise including public consultation, which adopted the current RM7 zone provisions.

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

The proposed lots maintain the requirement for zoning by-law in terms of lot area and lot frontage. The lots on Broadview Avenue range from approximately 6.7 m to approximately 21 m. The immediate area context includes detached, semi-detached, duplex and triplex buildings. In our opinion, the general intent and purpose of the official plan and zoning by-law are maintained.

Given the preceding information, this Department has no objection to the requested Consent and associated Minor Variance applications; however, the applicant may wish to defer the application to apply for a Building Permit to ensure that no additional variances are required.

City of Mississauga

Memorandum

MISSISSAUGA

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 23, 2018

Re:

Applicant:	**The Estate of Margaret Cunningham**
Date of Hearing:	**December 6, 2018**
Location:	**47 Broadview Avenue**
Our File:	**'B' 78/18 Ward 1 (Z-8)**

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

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

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

2. Overall Site Servicing Plan

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

3. Conceptual Site Plan Detailing Proposed Driveway Locations

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

removed from the intersection of Queen Street West and Broadview Avenue as possible.

GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

   All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

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

4. Storm Sewer Outlet

   The applicant is advised that the storm sewer outlet for the subject lands is the existing 300mm storm sewer located on Broadview Avenue.

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

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

c: williamoughtred@on.aibn.com

B 78/18

B 78/18

STOP

B 78/18

City of Mississauga
Memorandum

MISSISSAUGA

DATE: November 21, 2018

FILES: "B" 78/18

SUBJECT: CONSENT APPLICATION
47 BROADVIEW AVENUE
The ESTATE OF MARGARET CUNNINGHAM
WARD 1
DECEMBER 6, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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

1. The applicant shall provide a cash contribution of $535.82 for planting of one (1) street tree on Broadview Avenue. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment of street tree contributions can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.

2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

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

Region of Peel
working with you

Public Works

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

peelregion.ca

November 23rd, 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
December 6th, 2018

Dear Mr. Kenney,

Consent Application: B-078/18
Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements. For 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

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

Sincerely,

Tracy Tang
Junior Planner
Development Services, Region of Peel

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

City of Mississauga

Memorandum

MISSISSAUGA

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 23, 2018

Re:

Applicant:	**Lynn Marie & Terrance Patrick Dovaston**
Date of Hearing:	**December 6, 2018**
Location:	**47 Broadview Avenue**
Our File:	**'B' 79/18 Ward 1 (Z-8)**

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

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

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

2. Overall Site Servicing Plan

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

3. Conceptual Site Plan Detailing Proposed Driveway Locations

   The applicant will be required to provide for our review/approval a more detailed conceptual site plan which must include the location of all utilities on site as well as the proposed locations of the driveway entrances.

GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

   All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

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

4. Storm Sewer Outlet

   The applicant is advised that the storm sewer outlet for the subject lands is the existing 300mm storm sewer located on Broadview Avenue.

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

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

c: williamoughtred@on.aibn.com

City of Mississauga
Memorandum

DATE: November 21, 2018

FILES: "B" 79/18

SUBJECT: CONSENT APPLICATION
51 BROADVIEW AVENUE
LYNN MARIE & TERRANCE PATRICK DOVASTON
WARD 1
DECEMBER 6, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

1. The applicant shall provide a cash contribution of $535.82 for planting of one (1) street tree on Broadview Avenue. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

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

- two (2) Eastern White Cedars

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

2. The applicant shall provide tree protection securities in the amount of $3260 for the above noted trees.

In addition, Community Services notes the following:

1. Payment of tree preservation securities and street tree contributions can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.

2. Please be advised that securities may be held for up to two years, as determined by City of Mississauga Forestry Staff.

3. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

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

City of Mississauga
Memorandum

MISSISSAUGA

Date: 2018/11/19

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

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

Meeting Date: 2019/01/08

Subject: "B" 079/18 (Ward 1)
Consent Application
51 Broadview Ave
Lynn Marie & Terrance Patrick Dovaston

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

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

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

Region of Peel
working with you

Public Works

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

peelregion.ca

November 23rd, 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
December 6th, 2018

Dear Mr. Kenney,

Comments for Conditions of Approval:

Consent Application: B-079/18
Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements. For 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

Conditions: 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

City of Mississauga

Planning and Building Department

Date: November 26, 2018

File: C of A – 'B' 80/18, 'A' 440/18 & 'A' 441/18
(Ward 5 – 7615 Netherwood Road)

Agenda: December 6, 2018

New Item

Recommendation

The Planning and Building Department recommends the requested consent and associated minor variance applications be refused.

Background

Mississauga Official Plan

Character Area: Malton Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: **R3-69** (Residential)

Comments

Zoning

This Division notes that no development is proposed through this application. Based on review of the information currently available for this building permit, the variances, as requested are correct if the severance application is granted. The applicant is advised that a full zoning review has not been completed

The applicant is advised that Lot Frontage means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line

Planning

The subject property is located within the Malton Neighbourhood Character Area. The subject property is a corner lot, located on Netherwood Road and Priory Crescent. The subject property currently has a frontage of 17 m on Netherwood Road and a lot area of approximately 837.10 m^2. Netherwood Road consists of detached dwellings while Priory Crescent, with the exception of the two lots directly north of the subject property, consists of semi-detached dwellings.

The applicant is requesting to sever the northerly portion of the subject property. As a result, minor variances related to deficient lot frontage and lot area for both the severed and retained parcels are required.

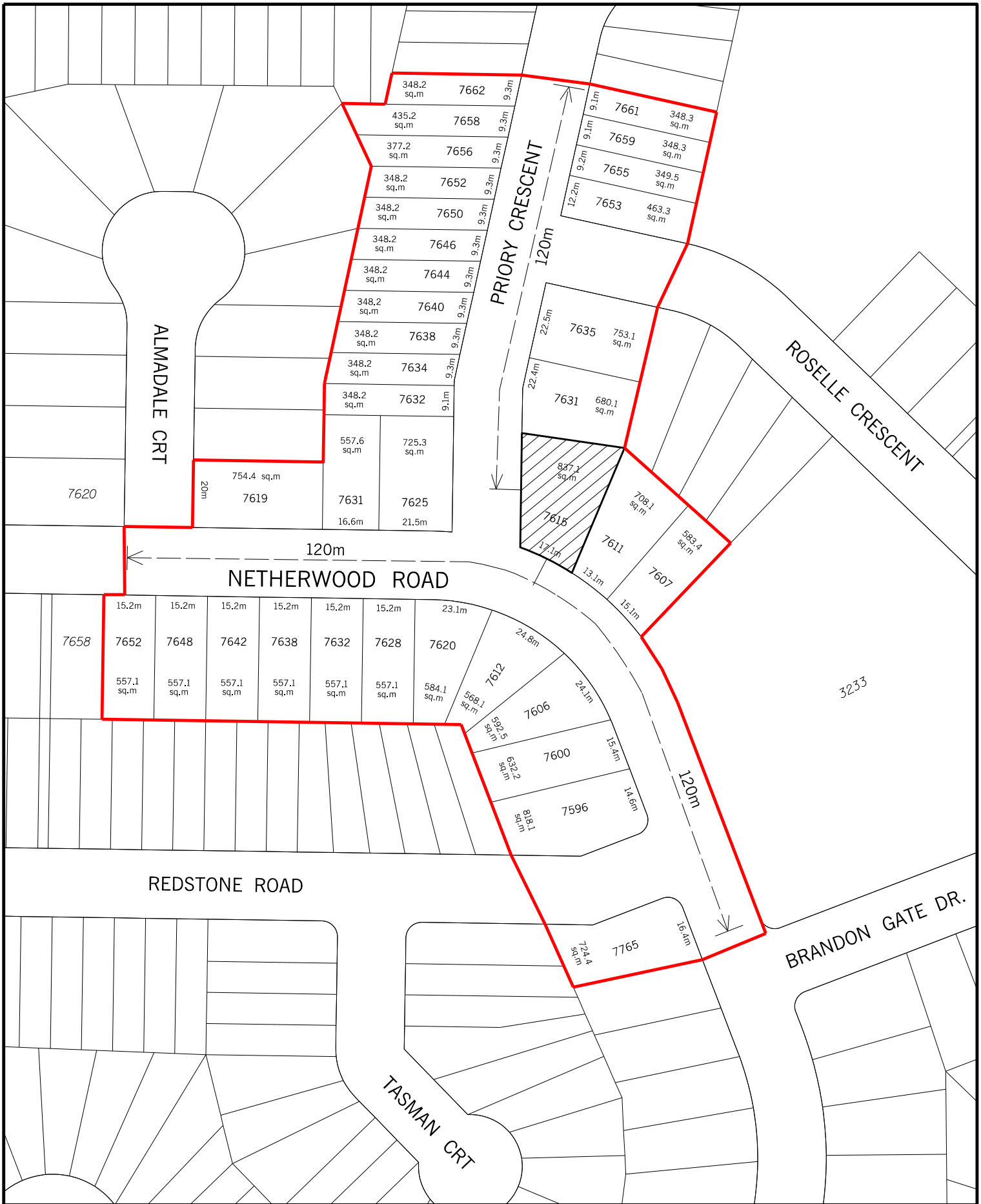
The proposed severed parcel would have a lot frontage of 9.14 m whereas 15 m is required and a lot area of 262.2 m^2 whereas 550 m^2 is required. The retained parcel will have a lot frontage of 17 m whereas 19.5 m is required and a lot area of 575.80 m^2 whereas 720 m^2 is required.

The purpose of the severance would be to develop a detached dwelling on the severed parcel. One dwelling will have a frontage on Netherwood Road, the other will have a frontage on Priory Crescent. As per section 16.1.2.1 of the *Mississauga Official Plan*, a 120 m test was conducted. The results of the analysis are as follows:

	Average	Proposed Severed Lot	Proposed Retained Lot	R3 Zoning Regulation (Corner Lot)	R3 Zoning Regulation (Interior Lot)
Frontage (m)	14.19	9.14	17	19.50	15
Lot Area (m^2)	514.11	262.20	575.80	720	550

The analysis for the 120 m test included dwellings along Netherwood Road and Priory Crescent. While Priory Crescent predominantly consists of semi-detached dwellings under 12 m, the severed portion of the lot is still significantly deficient from the average lot frontage and lot area. The Planning and Building Department is of the opinion that the general intent and purpose of the zoning by-law is not maintained in this instance.

Based on the preceding information, the Planning and Building Department recommends the requested consent and associated minor variance applications be refused.



7615 NETHERWOOD ROAD - 120m TEST

DRAFT

MISSISSAUGA

Produced by Corporate Services, Geospatial Solutions

PB-ReportMap.tbl

2018/11/14

Betsy

I:\cadd\Projects\ReportMaps\186185 120m Test -7615 Netherwood Rd_RPT\Vector\7615 Netherwood Rd. - 120m test.dgn

Address	Street	Area(m2)	Frontage(m)
7765	Redstone Road	724.4	16.4
7596	Netherwood Road	818.1	14.6
7600	Netherwood Road	632.2	15.4
7606	Netherwood Road	592.5	24.1
7607	Netherwood Road	583.4	15.1
7611	Netherwood Road	708.1	13.1
7612	Netherwood Road	568.1	24.8
7615	**Netherwood Road**	**837.1**	**17.1**
7620	Netherwood Road	584.1	23.1
7625	Netherwood Road	725.3	21.5
7628	Netherwood Road	557.1	15.2
7631	Netherwood Road	557.6	16.6
7632	Netherwood Road	557.1	15.2
7638	Netherwood Road	557.1	15.2
7642	Netherwood Road	557.1	15.2
7648	Netherwood Road	557.1	15.2
7652	Netherwood Road	557.1	15.2
7619	Almadale court	754.4	20
7631	Priory Cresccent	680.1	22.4
7632	Priory Cresccent	348.2	9.1
7634	Priory Cresccent	348.2	9.3
7635	Priory Cresccent	753.1	22.5
7638	Priory Cresccent	348.2	9.3
7640	Priory Cresccent	348.2	9.3
7644	Priory Cresccent	348.2	9.3
7646	Priory Cresccent	348.2	9.3
7650	Priory Cresccent	348.2	9.3
7652	Priory Cresccent	348.2	9.3
7653	Priory Cresccent	463.3	12.2
7655	Priory Cresccent	349.5	9.2
7656	Priory Cresccent	377.2	9.3
7658	Priory Cresccent	435.2	9.3
7659	Priory Cresccent	348.3	9.1
7661	Priory Cresccent	348.3	9.1
7662	Priory Cresccent	348.2	9.3

120m Test combining Netherwood Rd and Priory Cres

	Average	Proposed Severed Lot	Proposed Retained Lot
Frontage (m)	14.19117647	9.14	17
Lot Area (m2)	514.1058824	262.2	575.8

120m test (Without Priory Cres)

	Average	Proposed Severed Lot	Proposed Retained Lot
Frontage (m)	17.40588235	9.14	17
Lot Area (m2)	622.9882353	262.2	575.8

City of Mississauga

Memorandum

MISSISSAUGA

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 23, 2018

RE:

Applicant:	**Usman Muhammad Syed and Shaiesta Maqbooz**
Date of Hearing:	**December 6, 2018**
Location:	**7615 Netherwood Rd**
Our File:	**'B' 80/18, Ward 5 (Z-48W)**

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

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

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

B. General Information

1. Lot Grading and Drainage

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

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

We advise the applicant that any costs incurred in providing any modifications/reinstatement to the existing driveway entrances on the severed and retained lands 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 Tony Iacobucci at (905) 615-3200 ext. 5129 or tony.iacobucci@mississauga.ca

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

c: williamoughtred@on.aibn.com

City of Mississauga

Memorandum

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2018

RE: Takebacks – December 6, 2018
File - C.A. Agendas

Re: C.A. 'A' 440/18 & 'A' 441/18
Ushman Muhammad Syed & Shaiesta Maqbooz
7615 Netherwood Rd
Ward 5

We are noting for information purposes that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 80/18.

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

B 80/18

B 80/18

B 80/18

City of Mississauga
Memorandum

MISSISSAUGA

DATE: November 21, 2018

FILES: "B" 80/18

SUBJECT: CONSENT APPLICATION
7615 NETHERWOOD ROAD
USMAN MUHAMMAD SYED & SHAIESTA MAQBOOZ
WARD 5
DECEMBER 6, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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

1. The applicant shall provide a cash contribution of $535.82 for planting of one (1) street tree on Netherwood Road. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Tree protection securities in the amount of $5100 were collected via a previously approved and now expired Consent Application ("B" 16/17). Community Services does not require any tree protection securities given that the new proposed severance no longer impacts any boulevard trees.

2. Payment of street tree contributions can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.

3. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

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

Region of Peel
working with you

Public Works

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

peelregion.ca

November 23rd, 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
December 6th, 2018

Dear Mr. Kenney,

Consent Application: B-080/18
Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements. For 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

Conditions: 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

Alexander Davies

From: Hall, Charleyne <charleyne.hall@bell.ca>
Sent: 2018/11/05 3:22 PM
To: Committee Adjustment
Subject: 905-18-456 - Consent Application B80/18 - 7615 Netherwood Road

Good afternoon,

Bell Canada has no concerns with Application for Consent B80/18 regarding 7615 Netherwood Road.

Thank you,

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

Bell
140 Bayfield St. Floor 2
Barrie Ontario
L4M 3B1

City of Mississauga

Planning and Building Department

Date: November 26, 2018

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

Agenda: December 6, 2018

Deferred Item

Recommendation

The Planning and Building Department is of the opinion that the applications have due regard or the criteria in Section 51(24) of the *Planning Act* and that the four tests of a minor variance in Section 45(1) are met. The Department has no objection to the application; however, the applicant may choose to defer the application in order to verify that the requested variances are correct.

Background

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-75 (Residential)

Comments

Zoning

The proposal has not been subject to a full zoning review and the requests cannot be confirmed. In the absence of a building permit application we are unable to confirm the accuracy of the information provided, or determine whether additional variances may be required.

Planning

The consent application is proposing to sever the subject property to create a new lot for residential purposes. Associated applications request minor variances for deficient lot area and

deficient lot frontage, and internal side yards. The applications propose equal sized severed and retained lands.

Previously, 'B' 48/17 requested to sever the subject lands. The application was approved, but later lapsed.

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

The appropriateness of a consent and minor variance application must also be evaluated against municipal planning policy after determining conformity with provincial policy. In this instance, staff is of the opinion that the applicant's proposal conforms with the general intent of the official plan and satisfies the criteria of sections 45(1) and 51(24) of the *Planning Act* in relations to the respective applications.

The Mississauga Official Plan has a number of policy sections to consider when evaluating the proposal. The general intent and purpose of the official plan policies speak to compatible development and the protection of neighbourhood character. The general intent of the zoning by-law, in this instance, is to guide development in an orderly and appropriate fashion.

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

The revised plans dated October 31, 2018 request a minor variance for setbacks to the second storey. In this context, deficient side yards are a common condition, and are part of the local character.

Based on the preceding information, the Planning and Building Department is of the opinion that the applications have due regard or the criteria in Section 51(24) of the *Planning Act* and that the four tests of a minor variance in Section 45(1) are met. The Department has no objection to the application; however, the applicant may choose to defer the application in order to verify that the requested variances are correct.

City of Mississauga

Memorandum

MISSISSAUGA

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 23, 2018

RE:

Applicant:	Mohammad Sharif Hashmani & Arsalan Hashmani
Date of Hearing:	December 6, 2018
Location:	768 Montbeck Cres
Our File:	'B' 71/18, Ward 1 (Z-7)

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

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

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

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

B. General Information

1. Lot Grading and Drainage

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

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

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

4. Storm Sewer Outlet

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

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

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

c: arsalanhashmani@gmail.com

City of Mississauga

Memorandum

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2018

RE: Takebacks – December 6, 2018
File - C.A. Agendas

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

We are noting for information purposes that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 71/18.

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

City of Mississauga
Memorandum

DATE: November 21, 2018

FILES: "B" 71/18

SUBJECT: CONSENT APPLICATION
768 MONTBECK CRESCENT
MOHAMMAD SHARIF HASHMANI & ARSALAN HASHMANI
WARD 1
DECEMBER 6, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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.

Region of Peel
working with you

Public Works

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

peelregion.ca

November 23rd, 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
December 6th, 2018

Dear Mr. Kenney,

Comments for Informational Purposes:

Deferred Consent and Minor Variance Applications: DEF-B-071/18, DEF-A-404/18, DEF-A-405/18
Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements. Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. All works associated with the servicing of this site will be at the applicant's expense. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca

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

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

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

City of Mississauga

Planning and Building Department

Date: November 26, 2018

File: C of A – 'A' 431/18
(Ward 6 – 1686 Village View Place)

Agenda: December 6, 2018

New Item

Recommendation

The Planning and Building Department recommends the application be deferred.

Background

Mississauga Official Plan

Character Area: East Credit Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: **R4-20** (Residential)

Comments

Zoning

This Division notes that a building permit is not required in this instance. It should be noted that the variances, as requested, 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. Notwithstanding the above, it appears that the proposed driveway width is not measured to the widest point and may be incorrect. Insufficient information has been provided to confirm the compliance of the walkway attachment width.

Planning

The subject property is located within the East Credit Neighbourhood Character Area, near the intersection of Bristol Road West and Creditview Road. The subject property has a lot frontage of approximately 11.84 m. The applicant is requesting Committee to permit a driveway width of 7 m whereas 6 m is permitted.

The plans submitted do not accurately represent existing conditions related to the walkway attachment. The driveway may be measured incorrectly and not to the widest point. Insufficient information has also been provided to confirm the width of the walkway attachment.

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 29, 2018

RE: Takebacks – December 6, 2018
File - C.A. Agendas

Re: C.A. 'A' 431/18
Shoaibul Haq Shah & Hina Shoaib
1686 Village View Place
Ward 6

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

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

A 431/18

A 431/18

A 431/18

Region of Peel
working with you

Public Works

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

peelregion.ca

November 23rd, 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
December 6th, 2018

Dear Mr. Kenney,

Minor Variance Application: A-431/18
Development Engineering: Camila Marczuk (905) 791-7800 x8230

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

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

Sincerely,

Tracy Tang
Junior Planner
Development Services, Region of Peel

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

City of Mississauga

Planning and Building Department

Date: November 26, 2018

File: C of A – 'A' 432/18
(Ward 4 – 4147 Independence Avenue)

Agenda: December 6, 2018

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Rathwood Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: **RM2-2** (Residential)

Other Applications

Building Permit: 18-2947

Comments

Zoning

The Planning and Building Department is currently processing a building permit application under file 18-2947. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Planning

The subject property is located within the Rathwood Neighbourhood Character Area, near the intersection of Central Parkway East and Burnhamthorpe Road East. The immediate

neighbourhood consists of detached dwellings. The applicant is requested Committee to approve a minor variance to allow a garage with an unobstructed area for parking of 2.75 m x 4.60 m x 2 m whereas 2.75 m x 5.20 m x 2 m is required.

Within the garage is a below grade staircase. As a result, the length of the parking space within the garage does not meet the 5.20 m requirement within the zoning by-law. Despite the encroachment of the below grade entrance, parking can still be accommodated within the garage. Staff is of the opinion that the general purpose and intent of the zoning by-law is maintained.

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

City of Mississauga

Memorandum

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2018

RE: Takebacks – December 6, 2018
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT- December 6, 2018

This Department has no objections, comments or requirements with respect to C.A. 'A' 432/18.

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

A 432-18

Region of Peel
working with you

Public Works

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

peelregion.ca

November 23rd, 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
December 6th, 2018

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 6th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-402/18

Minor Variance Applications: A-432/18, A-433/18, A-436/18, A-437/18, A-439/18, A-440/18, A-441/18

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 26, 2018

File: C of A – 'A' 433/18
(Ward 7 – 168 Fairview Road West)

Agenda: December 6, 2018

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Fairview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: **R3** (Residential)

Other Applications

Building Permit: 18-1455

Comments

Zoning

The Planning and Building Department is currently processing a building permit application under file BP 18-1455. 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 property is located within the Fairview Neighbourhood Character Area, near the intersection of Confederation Parkway and Central Parkway West. The subject property has a lot frontage of 19.46 m and a lot area of approximately 1,114.22 m^2.

The applicant is requesting Committee to permit a circular driveway on a lot with a frontage of 19.46 m whereas 22.50 m is required, a driveway width of 8.50 m whereas 6 m is permitted, a circular driveway coverage of 55.31% whereas 50% is permitted and two walkway attachments whereas only one walkway attachment is permitted.

The immediate area consists of detached dwellings with similar lot sizes and frontages. There are examples of circular driveways on comparable lot frontages in the immediate area and more east of the subject property on Joan Drive. The applicant is proposing a combined width of access points of 8.50 m which is a requirement of the zoning by-law when a circular driveway is permitted. The top portion of the driveway will remain at the required 6 m. Although the applicant is proposing a circular driveway to cover 55% of the front yard, the applicant is proposing 45% soft landscaping in the front yard which is 5% more than what is required in the zoning by-law. Staff is of the opinion that a circular driveway can be accommodated on the subject property and would not have a negative impact on the neighbourhood.

In regards to the walkway attachments, one walkway entrance will be provided at the top portion of the driveway that is 6 m, the other will be located in front of the stairs which leads to the top portion of the circular driveway. In this instance, due to the layout of the circular driveway, having a second walkway attachment is suitable as it would create an appropriate entrance from the circular driveway.

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 applicant to ensure the variances requested are correct and that no further variances are required.

City of Mississauga

Memorandum

MISSISSAUGA

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2018

RE: Takebacks – December 6, 2018
File - C.A. Agendas

Re: C.A. 'A' 433/18
Hardesh Marwaha
168 Fairview Road W
Ward 7

This department has no objections to the applicant's request to allow for a circular driveway on the subject property. We note that one of the criteria used by the Transportation and Works Department when reviewing circular driveways is to ensure that at least a 5.2M separation area is provided between the driveway entrances in order that an on-street parking space can adequately be provided on the roadway. We note that the Site Plan circulated with the application did not dimension the width between the driveways; however, after contacting the authorized agent, a revised Site Plan (Revision Date Nov 21/18, copy enclosed) was received which shows the required 5.2m minimum setback between the driveways is being provided. Should Committee see merit in the request, we would request that the driveway be constructed in accordance with the revised plan which indicates the minimum parking space width at the municipal curb of 5.2m.

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

A 433-18

NOTES

ANY LANDSCAPING WITHIN THE MUNICIPAL BOULEVARD WILL BE SUBJECT TO PRIOR APPROVAL BY THE PUBLIC UTILITIES CO-ORDINATING COMMITTEE.

THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY THE SITE PLAN.

ON SITE WASTE COLLECTION WILL BE REQUIRED THROUGH A PRIVATE WASTE HAULER.

AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINOUS THROUGH THE DRIVEWAY AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.

ALL PROPOSED CURBING (IF ANY) AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.

ANY EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE.

ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.

ALL EXISTING TREES OVER 0.15 m TRUNK DIAMETER WILL NOT BE REMOVED UNLESS OTHERWISE SHOWN.

GRADING AT THE BASE OF EXISTING TREES MUST BE PRESERVED ADJACENT THE CONSTRUCTION ZONE.

ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

PROPOSED GRADES AND DRAINAGE PATTERNS SHALL NOT HAVE NEGATIVE IMPACT ON THE ADJACENT PROPERTIES.
- DIRECT DOWN SPOUTS TO THE FRONT OR REAR.
- DRAINAGE SWALE INVERTS SHALL BE MIN. 0.15 m BELOW THE ADJACENT GRADE ELEVATION.

THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.

PRIOR TO CONSTRUCTION TAKING PLACE FOR ANY HOARDING WITHIN THE MUNICIPAL RIGHT-OF-WAY, P.U.C.C. APPROVAL AND A ROAD OCCUPANCY PERMIT SHALL HAVE BEEN ISSUED.

PRIOR TO ANY CONSTRUCTION TAKING PLACE, STRUCTURALLY CERTIFIED OVERHEAD HOARDING WAY PROTECTION IN ACCORDANCE WITH O.REG. 213/91, SECTION 64 LOCATED WITHIN THE RIGHT-OF-WAY AND/OR PUBLIC LANDS, HOARDING ADJACENT TO EXISTING PROPERTIES TO PROTECT FROM CONSTRUCTION ACTIVITY, AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED, INSPECTED AND CERTIFIED BY A PROFESSIONAL ENGINEER AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.

PRIOR TO ANY CONSTRUCTION TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTIES TO PROTECT FROM CONSTRUCTION ACTIVITY AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.

WORKS IN THE MUNICIPAL RIGHT-OF-WAY BEING PERFORMED BY THE CITY'S CONTRACTOR WILL REQUIRE 4 TO 6 WEEKS NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION AFTER ALL DRAWINGS HAVE BEEN APPROVED AND SECURITIES HAVE BEEN RECEIVED.

EASEMENTS

THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THE PROPERTY.

EXTERIOR LIGHTING

ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.

EXISTING GRADES

ALL EXISTING GRADES AROUND THE PERIMETER AND THE EXISITING GRADING PATTERN OF THE SITE SHALL BE MAINTAINED.

THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.

GRADING

GRADES WILL BE MET WITHIN 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.

DRIVEWAY

THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.

WATERMAINS AND WATER SERVICE

ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

WATERMAIN AND/OR WATER SERVICE MATERIALS 100 mm (4") DIA. AND LARGER MUST BE P.V.C. DR 18 (AWWA C900-16 FOR HYDRANT) AND COPPER TYPE 'K' ASTM B88-49 FOR 50 mm (2") DIA. AND SMALLER.

WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 m (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 m (4') FROM THEMSELVES AND ALL OTHER UTILITIES.

PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 mm (2") OUTLET ON A 100 mm (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 mm (4") DIAMETER MINIMUM ON A HYDRANT.

ALL CURB STOPS TO BE 3.0 m (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.

HYDRANT AND VALVE SET TO REGION STANDARD 1-6-1 DIMENSION A AND B, 0.7 m (2') AND 0.9 m (3') AND TO HAVE PUMPER NOZZLE.

WATERMAINS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.

WATERMAINS MUST HAVE A MINIMUM CLEARANCE OF 0.3 m (12") OVER / 0.5 m (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.

ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.

ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION.

LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.

THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK. WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.

THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH UTILITIES, FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.

ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 OR 1-7-8.

PLAN OF SURVEY WITH TOPOGRAPHY OF LOT 5 REGISTERED PLAN 386 CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 150

5 0 5 10 metres

UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION. TARASICK McMILLAN KUBICKI LIMITED OR NEW AGE DESIGN ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 367, HAVING A PUBLISHED ELEVATION OF 141.958 metres.

SURVEY INFORMATION

SURVEY INFORMATION IS TAKEN FROM PLAN PREPARED BY TARASICK McMILLAN KUBICKI LIMITED, ONTARIO LAND SURVEYORS, DATED OCTOBER 23, 2017, FILE 7720-T

EXISTING WELLS/ SEPTIC SYSTEMS

IF A WELL IS DISCOVERED, IT WILL BE DECOMMISSIONED IN ACCORDANCE WITH THE ONTARIO WATER RESOURCES ACT REGULATION 903 (FORMERLY 612/84) AND ANY OTHER APPLICABLE REGULATIONS AND GUIDELINES.

ANY SEPTIC SYSTEM ON SITE WILL BE DECOMMISSIONED AND REMOVED ACCORDING TO ALL APPLICABLE GUIDELINES AND REGULATIONS.ORDANCE WITH THE ONTARIO WATER RESOURCES ACT REGULATION 903 (FORMERLY 612/84) AND ANY OTHER APPLICABLE REGULATIONS AND GUIDELINES.

ANY SEPTIC SYSTEM ON SITE WILL BE DECOMMISSIONED AND REMOVED.

DEMOLITION NOTE

ALL EXISTING STRUCTURES CURRENTLY LOCATED ON THE SUBJECT LANDS ARE TO BE DEMOLISHED PRIOR TO ISSUANCE OF BUILDING PERMIT.

RAIN WATER

ALL DOWNSPOUTS SHALL DISCHARGE ONTO SPLASH PADS AT GROUND LEVEL AT THE LOCATIONS INDICATED ON THIS PLAN.

PROPOSED SWALES TO HAVE MAXIMUM 1:3 SIDE SLOPES.

SUMP PUMP

SUMP PUMP SHALL DISCHARGE ONTO SPLASH PAD AT GROUND LEVEL AT THE LOCATION INDICATED ON THIS PLAN - AS REQUIRED.

REPORT SUMMARY

PROPERTY DESCRIPTION: 168 FAIRVIEW ROAD WEST, BEING LOT 5, REGISTERED PLAN 386, CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

SUBJECT TO: THERE ARE NO EASEMENTS APPARENT ON TITLE.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF FAIRVIEW ROAD WEST AS SHOWN ON PLAN 386, HAVING A BEARING OF N24°01'00"E.

CERTIFICATION FOR PROPOSED GRADING

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A HOUSE LOCATED AT 168 FAIRVIEW ROAD WEST AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE DRAINAGE AND PROPER FACILITY OF MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

MAY 17, 2018
DATE

BORYS KUBICKI
ONTARIO LAND SURVEYOR

FILE No. 7720

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS
4181 SLADEVIEW CRESCENT, UNIT 42
MISSISSAUGA ON L5L 5R2
TEL: (905) 569-8849
FAX: (905) 569-3160

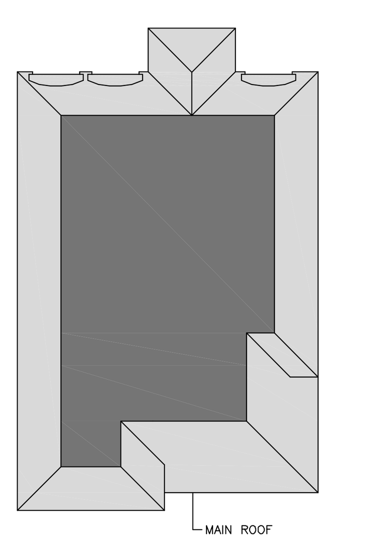
UTILITIES CONNECTION

1. SANITARY:
   (A) MUNICIPAL SANITARY SEWER IS AVAILABLE ON THE SITE.
   (B) PROPOSED 125mm PVC, SDR-28 LATERAL TO BE CONSTRUCTED AS PER REGIONAL STANDARDS.
2. STORM:
   (A) MUNICIPAL STORM SEWER IS AVAILABLE ON THE SITE.
3. WATER:
   (A) SERVICE CONNECTION TO BE 25mm DIA. TYPE 'K' SOFT COPPER TUBING UNLESS OTHERWISE NOTED AND AS PER R.P. STD. 1-7-1 AND C.M. STDS. 2115.01 TO 2115.04.

AVERAGE GRADE CALCULATION

GR.1	CENTER LINE OF ROAD	141.32
GR.2	INTERSECTION OF FRONT AND SIDE LOT LINES	141.28
GR.3	FRONT YARD SETBACK	141.27
GR.4	15m BACK FROM GR.3	141.22
GR.5	CENTER LINE OF ROAD	141.49
GR.6	INTERSECTION OF FRONT AND SIDE LOT LINES	141.30
GR.7	FRONT YARD SETBACK	141.30
GR.8	15m BACK FROM GR.7	141.19
	SUM OF GRADES	1130.37
	AVERAGE GRADE =	141.30

168 FAIRVIEW ROAD WEST
MISSISSAUGA, ONTARIO



ROOF AREAS

MAIN ROOF:

TOTAL ROOF AREA	355.23 m2
FLAT ROOF AREA	174.80 m2
SLOPPED ROOF AREA	180.43 m2

FLAT ROOF
SLOPED ROOF 53°

LEGEND:

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
IP	DENOTES	IRON PIPE
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
CCT	DENOTES	CURB CUT
MH	DENOTES	MANHOLE
CB	DENOTES	CATCH BASIN
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
P1	DENOTES	REGISTERED PLAN 386
P2	DENOTES	D.D. JAMES O.L.S., JUL. 19, 1950
P3	DENOTES	REGISTERED PLAN 433

DWELLING ENTRANCE

GARAGE ENTRANCE O/H DOORS and MAN DOORS

DOWNSPOUT - DISCHARGE ONTO SPLASH PADS

SUMP PUMP

AD AREA DRAIN

WW. WINDOW WELL

CONSTRUCTION ACCESS AND PATCH OF TRAVEL

SOLID HOARDING - 12.5mm PLYWOOD (4'x8') SUPPORTED BY METAL T-BARS AT 2400mm O/C. WITH 50x100mm MIN. TOP AND BOTTOM WOODEN RAILS.

FRAMED HOARDING - TO BE SNOW FENCING OR PLASTIC SAFETY FENCE. SUPPORTED BY METAL T-BARS AT 2000mm O/C. WITH 25x75mm MIN. TOP AND BOTTOM WOODEN RAILS.

ATTACHED SILT FABRIC TO HOARDING. (SEDIMENT AND EROSION CONTROL FENCING)

100.00 EXISTING GRADE ELEVATION.

(100.00) PROPOSED GRADE ELEVATION.

GR.1 100.00 DENOTES GRADE MARKING FOR AVERAGE GRADE BY-LAW 225-2007

DIRECTION OF DRAINAGE

DIRECTION OF SWALE

0.20⌀D EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER. TREE CANOPIES ARE DRAWN TO SCALE.

0.20⌀C EXISTING CONIFEROUS TREE WITH TRUNK DIAMETER. TREE CANOPIES ARE DRAWN TO SCALE.

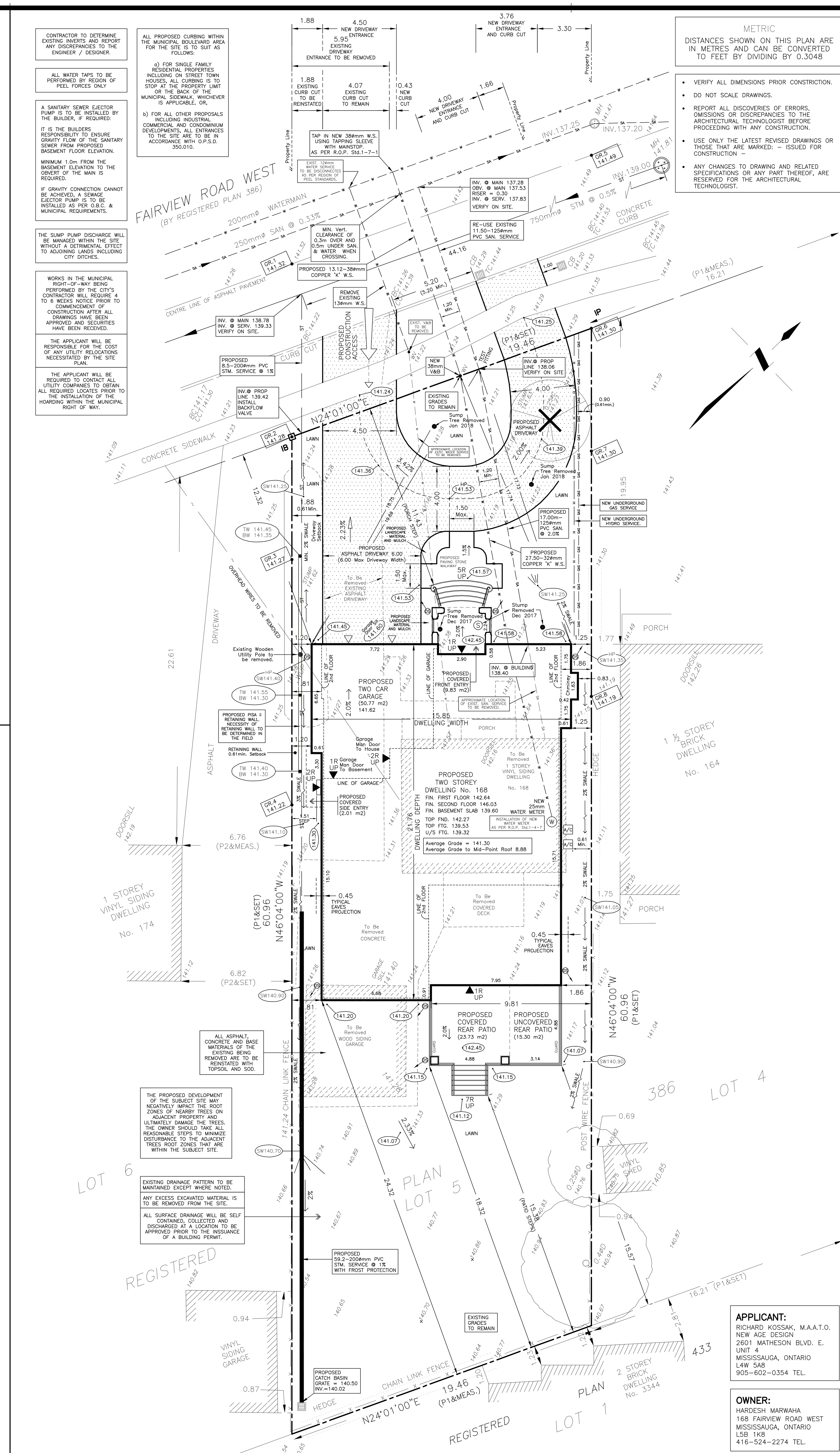
EXISTING TREES TO BE REMOVED PERMIT or PERMISSION REQUIRED TREES INDICATED ARE GREATER THAN 15cm Dia.

EXISTING TREES TO BE REMOVED. NO PERMIT or PERMISSION REQUIRED. TREES INDICATED ARE 15cm Dia. OR LESS. -OR- WITH-IN THE TWO TREES ALLOWED TO BE REMOVED, PER CALENDAR YEAR.

ZONING

R3

STATISTICS:	
LOT AREA:	1114.22 m2 0.1114 ha.
DWELLING	
PERMITTED COVERAGE:	
35% MAX. of LOT AREA	389.97 m2
PROPOSED COVERAGE:	
1st FLOOR	261.70 m2
TWO CAR GARAGE EXTERIOR SIZE	55.40 m2
COVERED FRONT ENTRY	9.83 m2
COVERED SIDE ENTRY	2.01 m2
COVERED REAR PATIO	23.81 m2
UNCOVERED REAR PATIO	15.32 m2
TOTAL COVERAGE (33.03%)	368.07 m2
PROPOSED G.F.A.:	
1st FLOOR	261.70 m2
2nd FLOOR	255.18 m2
TWO CAR GARAGE EXTERIOR SIZE	55.40 m2
TOTAL G.F.A.	572.28 m2
TWO CAR GARAGE INTERIOR SIZE	50.77 m2
PERMITTED SETBACKS:	
NORTH FRONT YARD	7.50 m
NORTH (INCLUSIVE OF PORCH STEP)	5.90 m
EAST ONE STOREY PORTION	1.20 m
EAST TWO STOREY PORTION	1.81 m
SOUTH REAR YARD	7.50 m
WEST ONE STOREY PORTION	1.20 m
WEST TWO STOREY PORTION	1.81 m
PROPOSED SETBACKS:	
NORTH FRONT YARD	12.32 m
NORTH (INCLUSIVE OF PORCH STEP)	11.43 m
EAST ONE STOREY PORTION	1.25 m
EAST TWO STOREY PORTION	1.86 m
SOUTH REAR YARD	15.57 m
WEST ONE STOREY PORTION	1.20 m
WEST TWO STOREY PORTION	1.81 m
PERMITTED HEIGHT:	
MID POINT SLOPED ROOF	10.70 m
PROPOSED HEIGHT:	
MID POINT SLOPED ROOF	8.88 m
AVERAGE GRADE:	141.30
FRONT YARD AREA	279.34 m2
40% MIN. LANDSCAPE SOFT AREA: - IN FRONT YARD	111.74 m2
PROPOSED LANDSCAPE SOFT AREA: - IN FRONT YARD (45.53%)	127.21 m2



METRIC

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

- VERIFY ALL DIMENSIONS PRIOR CONSTRICTION.
- DO NOT SCALE DRAWINGS.
- REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECTURAL TECHNOLOGIST BEFORE PROCEEDING WITH ANY CONSTRUCTION.
- USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED: - ISSUED FOR CONSTRUCTION -
- ANY CHANGES TO DRAWING AND RELATED SPECIFICATIONS OR ANY PART THEREOF, ARE RESERVED FOR THE ARCHITECTURAL TECHNOLOGIST.

APPLICANT:

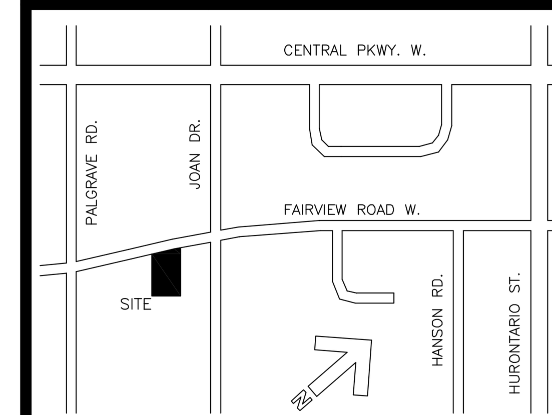
RICHARD KOSSAK, M.A.A.T.O.
NEW AGE DESIGN
2601 MATHESON BLVD. E.
UNIT 4
MISSISSAUGA, ONTARIO
L4W 5A8
905-602-0354 TEL.

OWNER:

HARDESH MARWAHA
168 FAIRVIEW ROAD WEST
MISSISSAUGA, ONTARIO
L5B 1K8
416-524-2274 TEL.

PROJECT NORTH

DETAIL REFERENCE
DETAIL NO.
SHEET NO.



KEY PLAN
NOT TO SCALE

NO.	DESCRIPTION	DATE	BY
	ISSUED TO T&W.	NOV 21/18	RK
	ISSUED FOR COA.	OCT 18/18	RK
	ISSUED FOR CLIENT REVIEW.	OCT 17/18	RK
	ISSUED FOR BUILDING PERMIT APPLICATION.	APR 05/18	RK
	ISSUED FOR GRADING DESIGN/REVIEW.	MAR 09/18	RK
	ISSUED TO T&W - ACCESS PERMIT.	MAR 09/18	RK
	ISSUED TO R.O.P - WATER & SAN.	MAR 09/18	RK
	ISSUED FOR CLIENT REVIEW.	DEC 13/17	RK
	ISSUED FOR CLIENT REVIEW.	DEC 11/17	RK
	ISSUED FOR CLIENT REVIEW.	NOV 23/17	RK

REVISIONS 1

NEW AGE DESIGN
ARCHITECTURAL TECHNOLOGISTS

2601 MATHESON BLVD. E.
UNIT FOUR
MISSISSAUGA, ONTARIO, L4W 5A8

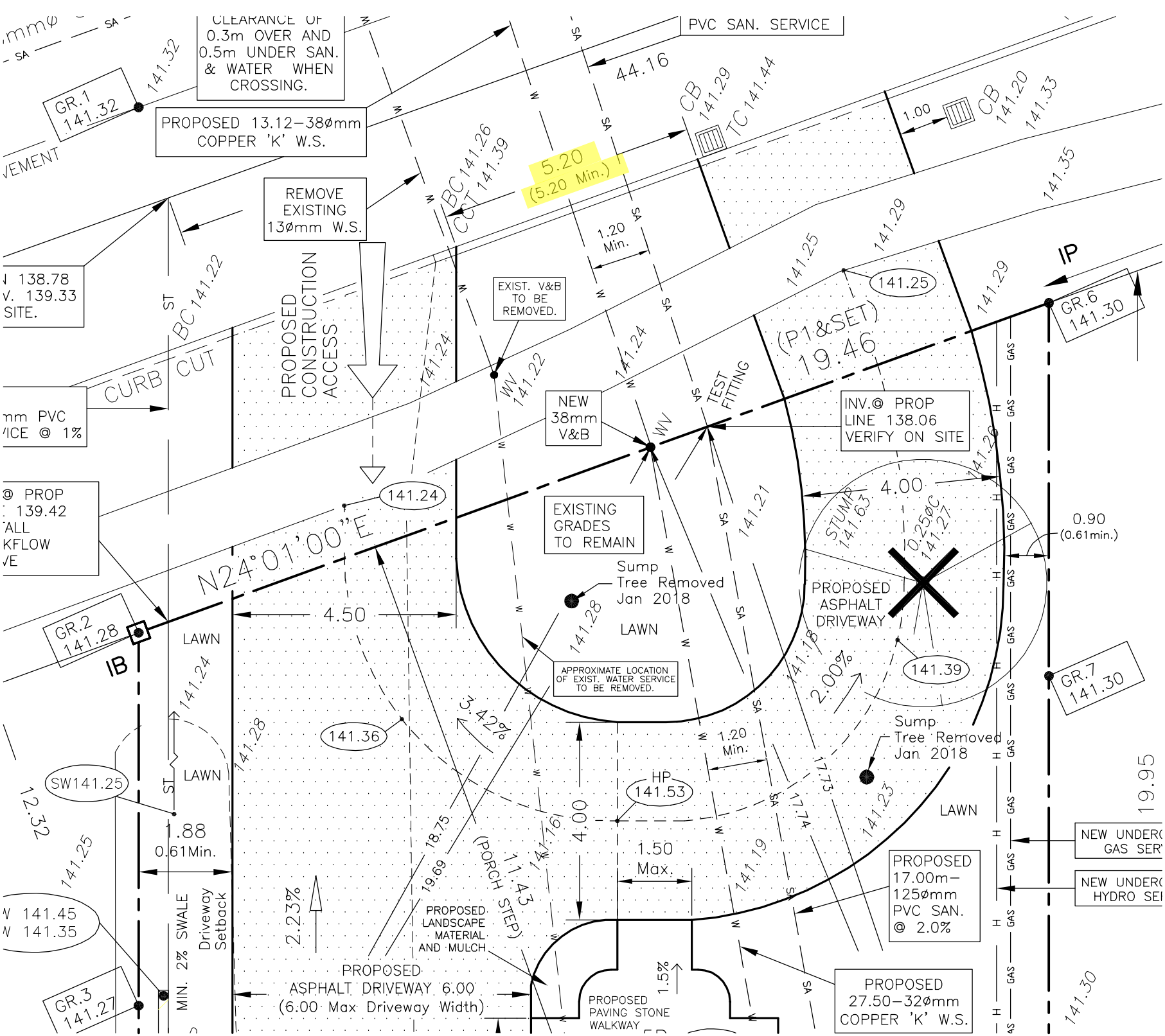
Tel: 905-602-0354
info@newagedesign.ca
www.newagedesign.ca

CLIENT
MARWAHA RESIDENCE

PROJECT
CUSTOM DWELLING
168 FAIRVIEW ROAD WEST
MISSISSAUGA, ONTARIO
L5B 1K8

DRAWING TITLE
SITE PLAN

DRAWN	R.K.
CHECKED	
SCALE	1:150
DATE	NOVEMBER, 2017
PROJECT NUMBER	1724
REVISION NUMBER / DATE	
DRAWING NUMBER	SP001



CLEARANCE OF 0.3m OVER AND 0.5m UNDER SAN. & WATER WHEN CROSSING.
PVC SAN. SERVICE
44.16
GR.1 141.32
141.32
PROPOSED 13.12–38ømm COPPER 'K' W.S.
CB 141.29
TC 141.44
1.00
CB 141.20
141.33
141.35
5.20 (5.20 Min.)
BC 141.26
CCT 141.39
REMOVE EXISTING 13ømm W.S.
1.20 Min.
N 138.78
V. 139.33
SITE.
BC 141.22
PROPOSED CONSTRUCTION ACCESS
EXIST. V&B TO BE REMOVED.
141.25
141.29
IP
GR.6 141.30
(P1&SET) 19.46
CURB CUT
141.24
WV 141.22
TEST FITTING
NEW 38mm V&B
INV.@ PROP LINE 138.06 VERIFY ON SITE
mm PVC
VICE @ 1%
@ PROP
139.42
ALL
KFLOW
VE
141.24
EXISTING GRADES TO REMAIN
141.21
4.00
STUMP 141.63
0.25øC 141.27
0.90 (0.61min.)
N24°01'00"E
Sump Tree Removed Jan 2018
PROPOSED ASPHALT DRIVEWAY
GR.2 141.28
IB
4.50
LAWN
141.28
APPROXIMATE LOCATION OF EXIST. WATER SERVICE TO BE REMOVED.
141.18
2.00%
141.39
GR.7 141.30
141.36
3.42%
1.20 Min.
Sump Tree Removed Jan 2018
SW141.25
LAWN
HP 141.53
17.73
17.74
141.23
19.95
12.32
1.88
0.61Min.
18.75
19.69
141.16
4.00
1.50 Max.
141.19
NEW UNDERG GAS SER
NEW UNDERG HYDRO SE
141.25
141.45
141.35
MIN. 2% SWALE
Driveway Setback
2.23%
11.43 (PORCH STEP)
PROPOSED LANDSCAPE MATERIAL AND MULCH
PROPOSED 17.00m–125ømm PVC SAN. @ 2.0%
GR.3 141.27
PROPOSED ASPHALT DRIVEWAY 6.00 (6.00 Max Driveway Width)
1.5%
PROPOSED PAVING STONE WALKWAY
PROPOSED 27.50–32ømm COPPER 'K' W.S.
141.30

Region of Peel
working with you

Public Works

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

peelregion.ca

November 23rd, 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
December 6th, 2018

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 6th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-402/18

Minor Variance Applications: A-432/18, A-433/18, A-436/18, A-437/18, A-439/18, A-440/18, A-441/18

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 26, 2018

File: C of A – 'A' 434/18
(Ward 8 – 3600 Eglinton Avenue West)

Agenda: December 6, 2018

New Item

Recommendation

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

Condition

Medical office, restaurant/take out/convenience restaurant, banquet hall/convention centre/conference centre, funeral establishment, and nightclub uses shall not exceed a maximum total gross floor area of 9,738 m^2 (or 50% of the total GFA for the site).

Background

Mississauga Official Plan

Character Area: Churchill Meadows Employment Area
Designation: Business Employment, Mixed Use

Zoning By-law 0225-2007

Zoning: C3 (Commercial)

Other Applications

Site Plan file: SP 18-80

Comments

Zoning

The Building Department is currently processing a site plan approval application under file SP 18-80 W8. Based on review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variances or determine whether additional variances will be required.

We note that this minor variance application has been made under the address known as 3600 Eglinton Ave West. The site plan application address is 4650 Ridgeway Drive. The applicant should ensure that addresses are correct.

Planning

The subject lands are located in the Churchill Meadows Employment Area, at the southwesterly intersection of Eglinton Avenue West and Ridgeway Drive. The application requests an overall reduction in parking at a proposed retail centre. The retail centre has a second storey office component. The immediate context includes medium density, high density, and low density residential uses, as well as future development land. The lands are served by two transit routes.

A parking letter of justification was submitted with the application and reviewed by staff. The proposed reduction is 9.2%. The application indicates that there will be a mix of office and retail uses on site, and that these would exhibit peak demands at different times of the day as well as on different days.

Information provided by the applicant's agent to Planning staff on November 21, 2018 indicates that approximately 16% of the gross floor area will be occupied by Restaurant uses and an additional 11% will be occupied by Medical Office uses. Restaurant and Medical Offices uses require a higher parking rate.

Given that the requested variance only represents a 9.2% reduction in parking rates, and there is multi-modal access to the site, the parking variance can be supported subject to the following condition:

- Medical office, restaurant/take out/convenience restaurant, banquet hall/convention centre/conference centre, funeral establishment, and nightclub uses shall not exceed a maximum total gross floor area of 9,738 m^2 (or 50% of the total GFA for the site).

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

City of Mississauga

Memorandum

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2018

RE: Takebacks – December 6, 2018
File - C.A. Agendas

Re: C.A. 'A' 434/18
Erin Mills Commercial Centre Ltd
3600 Eglinton Ave W
Ward 8

We are noting for Committee's information that any Transportation and Works Department requirements for the proposed development are being addressed through the Site Plan Application process, File SP-18/080.

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

A 434/18

Region of Peel
working with you

Public Works

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

peelregion.ca

November 23rd, 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
December 6th, 2018

Dear Mr. Kenney,

Minor Variance Application: A-434/18
Development Engineering: Camila Marczuk (905) 791-7800 x8230

We have no objection to the Minor Variance. The Region of Peel is presently reviewing a site plan for this application (SP-18-080M) for the site. Region of Peel was not aware this site will proceed as a condominium. Servicing for the proposed development must comply with the Local Municipality's Requirements for the Ontario Building Code and most current Region of Peel standards.

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 26, 2018

File: C of A – 'A' 435/18
(Ward 2 – 1063 Greenoaks Drive)

Agenda: December 6, 2018

New Item

Recommendation

The Planning and Building Department recommends that the application be deferred in order for the applicant to accurately request additional variances.

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R2-4 (Residential)

Comments

Zoning

We note that a building permit application and a site plan approval application are required. 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. It should be noted that the variances, as requested, have been reviewed based on information provided however a full zoning review has not been completed.

Planning

The subject lands are a pie-shaped lot located in the Clarkson – Lorne Park Neighbourhood. The application is proposing a new accessory structure in the rear yard. Upon review of the plans, it appears that the proposed structure includes an enclosed portion, an option portion,

and an outdoor fireplace. The proposed structure is identified as 4.17 m (13' 8") to the height of the peaked roof. Additional variances are required for height of the structure, and height of the outdoor fireplace structure, which is not identified. The site plan also indicates a second accessory structure. Additional variances may be required for two accessory structures.

The subject lands are 1936.99 m^2. The zoning by-law requires a lot area of 695 m^2. A larger accessory structure may be appropriate given the subject lands are significantly larger than the requirements of the zoning by-law.

A building permit and site plan application are required.

Based on the preceding, the Planning and Building Department recommends that the application be deferred in order for the applicant to accurately request additional variances.

City of Mississauga

Memorandum

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2018

RE: Takebacks – December 6, 2018
File - C.A. Agendas

Re: C.A. 'A' 435/18
Charles Frey/ Catherine Brow
1063 Greenoaks Dr
Ward 2

Enclosed for Committee's easy reference are photos depicting the area where the cabana is being proposed.

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

A 435/18

Region of Peel
working with you

Public Works

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

peelregion.ca

November 23rd, 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
December 6th, 2018

Dear Mr. Kenney,

Minor Variance Application: A-435/18
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 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 26, 2018

File: C of A – 'A' 436/18
(Ward 5 – 5029,5031,5033,5035 Hurontario Street)

Agenda: December 6, 2018

New Item

Recommendation

The Planning and Building Department has no objections in principle to the requested variances. However, we recommend the application be deferred to accurately identify all variances required.

Background

Mississauga Official Plan

Character Area: Uptown Major Node
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: **C2-7** (Commercial)

Other Applications

Site Plan Application: 18-82

Comments

Zoning

The Planning and Building Department is currently processing a site plan approval application under file SPM 18-82. Based on review of the information currently available for this application, we advise that the following variances should be amended as follows:

1. A front yard of 1.0m (approx. 3.3ft) along Hurontario St. for the proposed building whereas By-law 0225-2007, as amended, requires a minimum front yard of 4.5m (approx. 14.8ft) in this instance; and,
2. A landscaped buffer of 0m whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer of 4.5m (approx. 14.8ft) in this instance.

We advise that more information is required to verify the accuracy of the requested variances or determine whether additional variances will be required related to front yard setback to the nearest part of a building, centreline setback, deficient aisle width dimensions, etc.

Planning

The subject property is located within the Uptown Major Node Character Area, located on the North East quadrant of Hurontario Street and Eglinton Avenue East. The subject property is located on the North West corner within the existing commercial plaza. There is an active site plan application to convert the existing restaurant building to a multi-tenant commercial building. The proposed multi-tenant commercial building will have an area of approximately 870 m^2.

Due to an irregular lot line along Hurontario Street where the proposed multi-tenant commercial building is located, the applicant is proposing a front yard of 1 m whereas 4.5 m is required and a landscape buffer of 0 m whereas 4.5 m is required. A portion of the front lot line extends further into the site. As a result, the required front yard and landscape buffer cannot be accommodated. However, there is a sufficient buffer from the remaining portion of the proposed building to the lot line which can accommodate the planting of vegetation. Furthermore, through the site plan process, a cash contribution to upgrade the streetscape along this portion of Hurontario Street will required by the applicant which would provide for a greater buffer.

Zoning has noted that in review of the site plan application, additional variances may be required related to the front and centreline setback, deficient parking space aisles, etc.

Based on the preceding information, the Planning and Building Department has no objections in principle to the requested variances. However, we recommend the application be deferred to accurately identify all variances required.

City of Mississauga

Memorandum

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2018

RE: Takebacks – December 6, 2018
File - C.A. Agendas

Re: **C.A. 'A' 436/18**
Hurontario Centre Ltd
5031 Hurontario St
Ward 5

We are noting that any Transportation and Works Department concerns/requirements for the proposed commercial building will be addressed through the Building Permit Process and Site Plan Application SP 18/82 currently being processed.

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

Region of Peel
working with you

Public Works

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

peelregion.ca

November 23rd, 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
December 6th, 2018

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 6th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-402/18

Minor Variance Applications: A-432/18, A-433/18, A-436/18, A-437/18, A-439/18, A-440/18, A-441/18

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 26, 2018

File: C of A – 'A' 437/18
(Ward 7 – 3415 Joan Drive)

Agenda: December 6, 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 the variance requested is correct and that no further variances are required.

Background

Mississauga Official Plan

Character Area: Fairview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: **R3** (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 the variance, as requested, have been reviewed based on information provided however a full zoning review has not been completed.

Planning

The subject property is located within the Fairview Neighbourhood Character Area, near the intersection of Central Parkway West and Hurontario Street. The subject property has a lot

frontage of 18.29 m and lot area of 1,015.57 m^2. The neighbourhood consists of large detached dwellings with similar lot sizes.

The applicant is requesting Committee to permit a circular driveway on a lot with a frontage of 18.29 m whereas a minimum lot frontage of 22.50 m is required for a circular driveway. There are examples of many dwellings with similar lot frontages on Joan Drive that have circular driveways. The only requested variance is for the circular driveway. A sufficient amount of soft landscaping will remain in the front yard. Staff is of the opinion that a circular driveway can be accommodated on the subject property and would still maintain the character of the neighbourhood as well as the general intent and purpose 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 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 29, 2018

RE: Takebacks – December 6, 2018
File - C.A. Agendas

Re: **C.A. 'A' 437/18**
Husam Gago & Munia Badi
3415 Joan Dr
Ward 7

This department has no objections to the applicant's request to allow for a circular driveway on the subject property.

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

A 437-18
EASTON

EASTON

City of Mississauga
Memorandum

DATE: November 21, 2018

FILES: "A" 437/18

SUBJECT: CONSENT APPLICATION
3415 JOAN DRIVE
HUSAM GAGO MUNIA BADI
WARD 7
DECEMBER 6, 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 advises as follows:

City of Mississauga Forestry Staff have attended the site and have noted the unauthorized removal of a Municipally owned Globe Maple tree.

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

1. The applicant shall provide a cash contribution of $535.82 for planting of one (1) street tree on Joan Drive. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment of street tree cash contributions can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.

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

Region of Peel
working with you

Public Works

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

peelregion.ca

November 23rd, 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
December 6th, 2018

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 6th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-402/18

Minor Variance Applications: A-432/18, A-433/18, A-436/18, A-437/18, A-439/18, A-440/18, A-441/18

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

Memorandum

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2018

RE: Takebacks – December 6, 2018
File - C.A. Agendas

Re: C.A. 'A' 438/18
Kingsmen (Lakeshore) Inc.
0 Lakeshore Rd E
Ward 1

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling are being addressed through the Site Plan Application process, File SP-17/081.

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

A 438/18

Region of Peel
working with you

Public Works

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

peelregion.ca

November 23rd, 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
December 6th, 2018

Dear Mr. Kenney,

Minor Variance Application: A-438/18
Development Engineering: Camila Marczuk (905) 791-7800 x8230

There are multiple variances to allow certain features to project into the non-buildable area and there are Regional easements on the subject site. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title

Condition: Existing easements dedicated to the Region of Peel shall be maintained to the satisfaction to the Region of Peel. The applicant shall notify the Region of any proposed encroachments on the easements. Please revise the submitted plan dated Oct 26, 2018 to show the Region's easements so that proposed encroachments (if any) can be verified.

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

Credit Valley Conservation
inspired by nature

November 9, 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 18/438
Municipality File No. A 438/18
Kingsmen (Lakeshore) Inc.
0 Lakeshore Road East
Part Lot 12, Concession 2 SDS
City of Mississauga

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

SITE CHARACTERISTICS:
The subject property is located adjacent to the valleylands and floodplain associated with Cooksville Creek. 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.

CVC does not support construction on a valley slope, and requires setbacks from the top of slope for new construction or lot grading. This includes any overhangs or cantilevered structures and is to ensure that new development is protected from potential slope instability or erosion and to protect the environmental integrity of the valley system.

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 floodplain.

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 residential buildings on the subject property proposing:

1. 359 resident parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 380 resident parking spaces in this instance.
2. Stairs projecting 2.10m (approx. 6.89ft) into the non-buildable area whereas By-law 0225-2007, as amended, does not permit any structures in the non-buildable area in this instance.
3. Multiple canopies projecting 0.80m (approx. 2.62ft) into the non-buildable area whereas By-law 0225-2007, as amended, does not permit any structures in the non-buildable area in this instance.
4. An electrical room projecting 2.60m (approx. 8.53ft) into the non-buildable area whereas By-law 0225-2007, as amended, does not permit any structures in the non-buildable area in this instance.
5. Entry feature structures located outside the buildable area whereas By-law 0225-2007, as amended, does not permit any structures in the non-buildable area in this instance.
6. A setback of 0.0m from all exterior edges of a building to a rooftop balcony or terrace whereas By-law 0225-2007, as amended, requires rooftop balconies to be setback a minimum of 1.20m (approx. 3.93ft) from the exterior edge of any building or structure.
7. To permit an acoustic barrier and sidewalk in a landscaped buffer area whereas By-law 0225-2007, as amended, does not permit an acoustic barrier and a sidewalk in a landscaped buffer area in this instance.
8. Three pergolas whereas By-law 0225-2007, as amended, permits a maximum of one pergola in this instance;
9. Two shade structures whereas By-law 0225-2007, as amended, permits a maximum of one shade structure in this instance.
10. An occupied area of 20.00sq.m (approx. 215.27sq.ft) for a pergola whereas By-law 0225-2007, as amended, permits a maximum occupied area of 10.00sq.m (approx. 107.64sq.ft) for a pergola in this instance.

11. An occupied area of 25.00sq.m (approx. 269.10sq.ft) for a pergola whereas By-law 0225-2007, as amended, permits a maximum occupied area of 10.00sq.m (approx. 107.64sq.ft) for a pergola in this instance.
12. An occupied area of 14.00sq.m (approx. 150.69sq.ft) for a pergola whereas By-law 0225-2007, as amended, permits a maximum occupied area of 10.00sq.m (approx. 107.64sq.ft) for a pergola in this instance.
13. An occupied area of 40.00 sq.m (approx. 430.56sq.ft) for a shade structure whereas By-law 0225-2007, as amended, permits a maximum occupied area of 10.00sq.m (approx. 107.64sq.ft) for a shade structure in this instance.
14. An occupied area of 30.00sq.m (approx. 322.92sq.ft) for a shade structure whereas By-law 0225-2007, as amended, permits a maximum occupied area of 10.00sq.m (approx. 107.64sq.ft) for a shade structure in this instance.
15. A height of 5.00m (approx. 16.40ft) for two shade structures whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84sq.ft) for a shade structure in this instance.

COMMENTS:

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

CVC staff are currently reviewing the proposed development on the subject property through the Site Plan application (SP 18/071) via the City of Mississauga eplans system. Any outstanding concerns with respect to the proposed development will be addressed through the Site Plan process. 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,

M. Marinas

Maricris Marinas
Planner

City of Mississauga

Planning and Building Department

Date: November 26, 2018

File: C of A – 'A' 439/18
(Ward 1 – 1525 Point-o-Woods Road)

Agenda: December 6, 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, or to determine if additional variances are required.

Background

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-4 (Residential)

Comments

Zoning

We note that a building permit application and a site plan approval application are required. 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. It should be noted that the variances, as requested, have been reviewed based on information provided however a full zoning review has not been completed.

Planning

The applicant is proposing the construction of a gazebo/accessory structure in the rear yard of their property and requires variances for deficient setbacks. Previously, application 'A' 78/18 requested variances for a gazebo for a gross floor area of 22.75 m, and for a height of 3.30 m.

The lot is larger than the requirements of the zoning by-law. A larger lot can comfortably accommodate larger accessory structures. The rear yard of the subject property has mature coniferous trees.

Due to the landscaping, wood privacy fence, and design of the structure, it is our opinion that the requested side yard and rear yard is appropriate in this instance, and maintains 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, or to determine if additional variances are required.

City of Mississauga

Memorandum

MISSISSAUGA

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2018

RE: Takebacks – December 6, 2018
File - C.A. Agendas

Re: C.A. 'A' 439/18
David Hammond & Debrani Ghosh
1525 Point-O-Woods Rd
Ward 1

This Department has no objection to the construction of an accessory structure provided that it is equipped with an eaves trough and downspout which are directed so as not to affect the neighbouring lands.

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

A 439/19

Region of Peel
working with you

Public Works

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

peelregion.ca

November 23rd, 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
December 6th, 2018

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 6th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-402/18

Minor Variance Applications: A-432/18, A-433/18, A-436/18, A-437/18, A-439/18, A-440/18, A-441/18

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 26, 2018

File: C of A – 'A' 401/18 & 'A' 402/18
(Ward 7 – 24-64 Elm Drive West & 3528, 3536 Hurontario Street)

Agenda: December 6, 2018

Deferred Item

Recommendation

The Planning and Building Department recommends that both minor variance applications be refused.

Background

Mississauga Official Plan

Character Area: Downtown Fairview
Designation: Residential High Density

Zoning By-law 0225-2007

Zoning: **RA5-46** (Residential)

Comments

Zoning

This Division notes that a building permit application and a site plan approval application are required. 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. It should be noted that a full zoning review has not been completed.

Planning

The subject property is located within the Downtown Fairview Character Area, in the South West quadrant of Hurontario Street and Elm Drive West.

The application was previously deferred to allow the applicant to meet with staff and submit supporting documents to justify the requested variances. Since the previous hearing, the applicant has not met with staff to discuss the application and has yet to submit any information to justify the requested variances.

Through minor variance file ‘A’ 401/18, the applicant has amended their application to include additional variances related to an increase in unit count and gross floor area. The applicant is requesting to permit a condominium apartment building with a height of 179.50 m and 55 storeys, whereas the zoning by-law permits a maximum height of 176.40 m and 50 storeys, to increase the number of dwelling units within buildable area 'C1' and 'C2' to 652 dwelling units whereas 522 dwelling units are permitted and to increase the gross floor area to 39,750 m^2 whereas 36,000 m^2 is permitted.

The developable area consists of four parcels with two zones being RA5-46 and D-1. The minor variance applications are subject to the RA5-46 zoning provisions. It is noted that an official plan amendment and rezoning application will be required for the property currently zoned D-1.

The subject site is identified under the 'Special Site Policies' in *Mississauga's Official Plan* as 'Site 1'. The subject site in *Mississauga's Official Plan Consolidation Version 3* dated March 14, 2013 previously only permitted a maximum height of 25 storeys. Consideration was given to an increase in height through a rezoning application in 2013, which resulted in the special site policies of the official plan being amended to increase the maximum height to 50 storeys. The general intent and purpose of the official plan was to only allow for a maximum height of 50 storeys. An additional increase in height was not contemplated. As a result, the requested variances fail to meet the intent of the official plan.

In regards to the zoning by-law, the intent and purpose was to only permit 50 storeys with set limits on unit count and gross floor area. There have been no plans submitted to staff to verify any of requested variances as well as no justification. Staff is of the opinion that the requested variances fail to meet the general intent and purpose of the zoning by-law.

While staff acknowledges that the applicant is requesting an additional 5 storeys that will ultimately increase the overall height of the apartment building by 3.10 m above what is permitted in the zoning by-law as well as increase the unit count and gross floor area, the requested variances would be more appropriately considered through a rezoning application.

With respect to minor variance file 'A' 401/18, the applicant has amended their application and is requesting a reduction in the required parking rate to 0.80 parking spaces per one bedroom dwelling unit (within 'Buildable Area B') and a rate of 0.50 parking spaces per studio and one bedroom dwelling unit (within 'Buildable Area C1 or C2'), whereas the zoning by-law requires a rate of 0.90 parking spaces per one bedroom unit and 0.8 parking spaces per studio dwelling unit. Since the previous hearing, there has been no parking analysis conducted and no justification has been submitted.

During the time the subject site was rezoned as RA5-46 through By-Law 0155-2016, an extensive study was undertaken to determine appropriate parking rates given the planned Hurontario LRT line adjacent to the site. A Transportation Impact Assessment, including a parking justification report was prepared by Polous and Chung Limited, in March 2015. The report considered a parking supply rate of 0.7 spaces per unit for all residential units (bachelor, 1 bedroom, 2 bedroom, 3 bedroom) as initially proposed by the applicant, with a further reduction to 0.5 spaces per unit once the Hurontario LRT is available.

The report by Polous and Chung referenced parking studies completed by the Town of Richmond Hill, City of Vaughan and Toronto, in order to determine if the parking rates of 0.7 and 0.5 spaces per unit were appropriate. The report found that the City of Vaughan's 'Higher-Order Transit Hub' and the Town of Richmond Hill's 'Downtown Local Centre' were reasonable and appropriate for the development proposal on the subject site. Staff did not agree with referencing other municipalities downtown centres and as a direct comparable, and undertook an analysis of the parking typologies and parking rates identified in the report by Polous and Chung. Staff concluded that the municipalities the report referenced as a comparable were inappropriate in this instance. The City of Vaughan's 'Higher-Order Transit Hub' parking standards were reflective of the presence of the planned TTC subway stops and not a surface LRT. The Town of Richmond Hill's 'Downtown Local Centre' is primarily a heritage district, with a greater abundance of on-street parking and public parking. The subject site is not on an existing or planned subway, but rather in close proximity to a planned LRT stop. The City's analysis resulted in the following recommended parking rates that were approved by City Council:

- Bachelor – 0.8/unit
- 1-bedroom – 0.9/unit
- 2-bedroom – 1.0/unit
- 3-bedroom – 1.3/unit

As the rates were reached through extensive research and analysis, staff has continued to rely and support these rates for other residential developments along the Hurontario LRT.

Based on the preceding information, the Planning and Building Department recommends that both minor variance applications be refused.

City of Mississauga

Memorandum

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2018

RE: Takebacks – December 6, 2018
File - C.A. Agendas

Re: **C.A. 'A' 401/18 & 'A' 402/18**
Solmar (Edge) Corp
24-64 Elm Dr W & 3258/3536 Hurontario St
Ward 7

As indicated in our comments for the October 25, 2018 hearing, the City is currently processing an OPA/Rezoning Application (OZ/OPA 13 22) to permit 3 residential condominium apartment buildings and a City Park for the subject lands. A Development Application Review Committee application (DARC 18-253) for a proposed Rezoning and Official Plan Amendment was recently reviewed proposing to permit Tower 'C' to construct a 55 storey building; whereas, under the current RA5-46 Exception Zone and Official Plan indicate that the maximum number of storeys permitted is 50 storeys.

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

Region of Peel
working with you

Public Works

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

peelregion.ca

November 23rd, 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
December 6th, 2018

Dear Mr. Kenney,

Comments for Informational Purposes:

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

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

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

Sincerely,

Tracy Tang
Junior Planner
Development Services, Region of Peel

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

Region of Peel
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Public Works

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November 23rd, 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
December 6th, 2018

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Regional Planning staff have reviewed the applications listed on the December 6th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-402/18

Minor Variance Applications: A-432/18, A-433/18, A-436/18, A-437/18, A-439/18, A-440/18, A-441/18

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
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cc. Robert Ruggiero, City of Mississauga
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