



Committee of Adjustment

The following staff reports are current as of December 5th, 2018 at 2:00pm.

Any staff reports received after this time may be obtained by
emailing committee.adjustment@mississauga.ca

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

Location: COUNCIL CHAMBERS
Hearing: DECEMBER 13, 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-081/18	NENAD & DANIJELA POKRAJAC	20 TECUMSETH AVE.	1

NEW APPLICATIONS (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-442/18	LIONEL BUDHOO & MARCIA RAMNAUTH	795 SILVERTHORN MILL AVE	11
A-443/18	GIANNONE BOYES CORP	1575 NARVA RD	2
A-444/18	STEVE & SINDY LIU	1499 GLENWATSON DR	1
A-447/18	MOGHEES SHEIKH / SAIMA SHEIKH	1152 INDIAN RD	2

DEFERRED APPLICATIONS (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-387/18	HUNG QUI DUONG, NGA DANG PHUONG NGUYEN	3407 CLAYTON RD	8
A-407/18	MILENA TESIC	3156 BENTLEY DR	10

Date: December 4, 2018

File: C of A – 'B' 81/18
(Ward 1 – 20 Tecumseh Avenue)

Agenda: December 13, 2018

New Item

Recommendation

The Planning and Building Department has no objection to the requested Consent application; 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 (East)
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, directing 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 Tecumseth Avenue range from approximately 7.62 m to approximately 17 m. The immediate area context includes detached, semi-detached, and apartment 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 application; 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



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 30, 2017

RE: Applicant: Nenad & Danijela Pokrajac
 Date of Hearing: December 13, 2018
 Location: 20 Tecumseth Ave
 Our File: 'B' 81/18 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 this property is the existing 300mm Dia. Storm sewer located on Tecumseth Avenue.

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

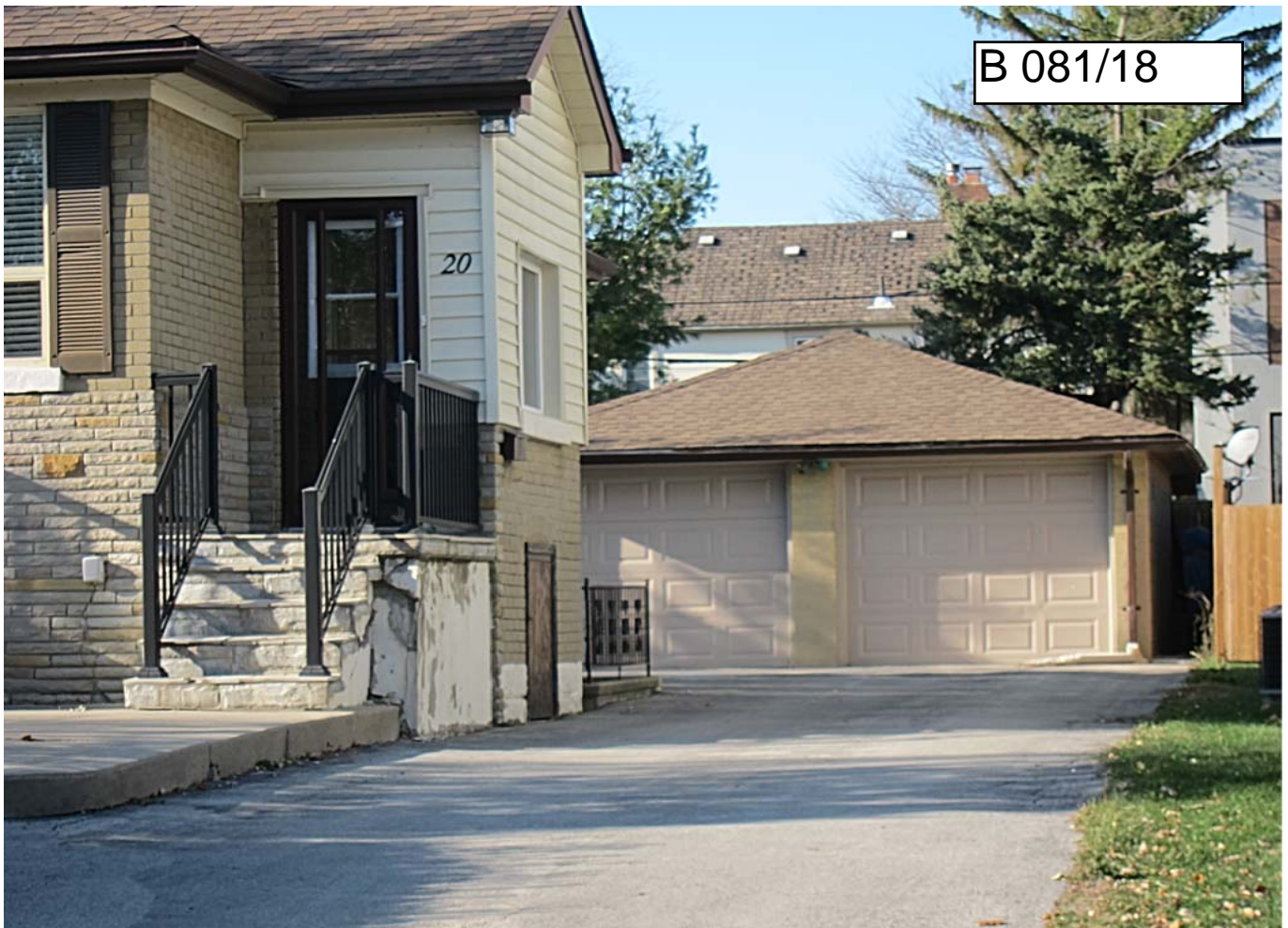
D. Martin
Supervisor, Development Engineering South
905-615-3200, ext. 5833

c: rk@newagedesign.ca

B 081/18



B 081/18



City of Mississauga
Memorandum



DATE: November 28, 2018

FILES: "B" 81/18

SUBJECT: CONSENT APPLICATION
20 TECUMSETH AVENUE
NENAD & DANIJELA POKRAJAC
WARD 1
DECEMBER 13, 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 Tecumseth Avenue. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

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

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

Public Works

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

peelregion.ca

November 29th, 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 13th, 2018**

Consent Application: B-081/18
Development Engineering: Camila Marczuk (905) 791-7800 x8230

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

For location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at PWServiceRequests@peelregion.ca

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

Bell Canada
Right of Way
Floor 2, 140 Bayfield Street
Barrie, Ontario
L4M 3B1

Tel: 705-722-2264
Fax: 705-726-4600
E-mail: charleyne.hall@bell.ca



December 4, 2018

Mississauga Committee of Adjustment
300 City Center Drive
Mississauga, Ontario
L5B 3C1

E-mail only:

committee.adjustment@mississauga.ca

Subject: Application for Consent B81/18
20 Tecumseth Avenue
Bell File: 905-18-458

We acknowledge receipt and thank you for your correspondence November 9, 2018.

Subsequent to review by our local engineering department, Bell Canada has identified that we require protection for existing rear-lot facilities.

Bell Canada requests a 3m wide strip measuring 1.5m on either side of the aerial installation to extend from the pole to a minimum of 1.5m past the anchor installation, measuring 0.5m on either side of the guywire installation, as reasonably permitted.

Since the easement is required in order to protect the integrity of the existing facilities and preserve service, all cost associated with the transaction is the responsibility of the landowner. Compensation should be set to the nominal amount of \$2.00 for the acquisition of these rights. Additionally, Bell Canada requires separate, registered postponements for any mortgages and certification of title.

We hope this proposal meets with your approval and request a copy of the decision. We look forward to the owner's solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Charleyne Hall".

Charleyne Hall
Right of Way Associate



Date: November 30, 2018

File: C of A – 'A' 442/18
(Ward 11 – 795 Silverthorn Mill Avenue)

Agenda: December 13, 2018

New Item

Recommendation

The Planning and Building Department recommends the application be deferred.

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R10-1 (Residential)

Comments

Zoning

This Division notes that a building permit is not required in this instance. It should be noted that the variance, as requested, has been reviewed based on information provided, however a full zoning review has not been completed. Based on information provided with this application, we are unable to confirm the accuracy of the requested variance or determine whether additional variances may be required.

Planning

The subject property is located within the Meadowvale Village Neighbourhood Character Area, near the intersection of Mavis Road and Derry Road West. The subject property has a lot frontage of approximately 12 m. The applicant is requesting Committee to permit a driveway width of 8.128 m whereas 6 m is required.

The general intent of the zoning by-law is that the width of the driveway be limited to provide space for two vehicles parked side by side with the remainder as soft landscaping. The proposed driveway width would allow for three vehicles to be parked next to each other. Staff is of the opinion that the driveway should be redesigned to a more appropriate width.

It is also noted that there may be an error in the calculation of the proposed driveway width. The plans indicate that there is a 6.95 m width from the western portion of the driveway to the stairs with a 1.06 m extension of the eastern portion of the driveway. This would bring the driveway width to a total of 8.01 m.

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 30, 2018

RE: Takebacks - December 13, 2018
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT- December 13, 2018

Re: C.A. 'A' 442/18
Lionel Budhoo & Marcia Ramnauth
795 Silverthorn Mill Ave
Ward 11

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

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

A 442/18







A 442/18

City of Mississauga
Memorandum



DATE: November 27, 2018
FILES: "A" 442/18
SUBJECT: MINOR VARIANCE APPLICATION
795 SILVERTHORN MILL AVENUE
LIONEL BUDHOO & MARCIA RAMNAUTH
WARD 11
DECEMBER 13, 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 identified the following City owned trees within the municipal boulevard:

- one (1) Norway Maple – good condition

Due to the close proximity of the identified tree in relation to the widened driveway, Community Services would like to hold securities for up to two years to monitor any signs or symptoms of root loss/damage which do not appear immediately. Should the application be approved, Community Services wishes to impose the following condition:

1. The applicant shall provide tree protection securities in the amount of \$620 for the above noted tree.

In addition, Community Services notes the following:

1. Payment of tree preservation securities can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
2. Please be advised that securities may be held for up to two years, as determined by City of Mississauga Forestry Staff.

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

Public Works

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

peelregion.ca

November 29th, 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 13th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 13th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-387/18, DEF-A-407/18

Consent to Sever Applications: B-081/18

Minor Variance Applications: A-442/18, A-444/18, A-447/18

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
Lucas Petricca, City of Mississauga

Date: December 4, 2018

File: C of A – 'A' 443/18
(Ward 2 – 1575 Narva Road)

Agenda: December 13, 2018

New Item

Recommendation

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

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R2-4 (Residential)

Additional Applications

Site Plan file: 18-67

Comments

Zoning

The Building Division is currently processing a site plan approval application under file SPI 18-67. 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 variance(s) or determine whether additional variances will be required. Zoning staff notes that the Committee of Adjustment plans and Site Plan Application plans do not match.

We note that Variance 4 is not required as the "low feature wall" is a part of the porch and benefits from a minimum 7.4m setback from the front lot line.

More information is required to verify height and gross floor area.

Planning

The subject lands are located in the Clarkson – Lorne Park Neighbourhood, near the intersection of Indian Road and Lorne Park Road. The application proposes a replacement dwelling, and requests variances for gross floor area, height, and garage projection.

The proposed gross floor area is consistent with newer replacement dwellings within 250 m of the subject lands. The proposed massing is similar to newer replacement dwellings. The second storey is partially recessed. The broader neighbourhood has a mix of smaller older dwellings and larger newer dwellings. No variances are being requested for lot coverage, side yards, front yard, or rear yard.

The height variances are attributed to the grading of the lands. The average grade is lower than the established grade. The proposed design is a sloped roof. The peak of the roof is in the centre of the dwellings. The roof design has a varied roof line which help mitigate the massing.

Zoning has indicated that the variance for a reduction in front yard is not required.

The garage projection is 0.61 m. The proposed porch projects beyond the garage projection. The proposed façade, materials, and articulation mitigate the garage projection.

Based on the preceding, it is our opinion that the requested variances maintain the general intent and purpose of the zoning by-law, and are minor in nature. The Planning and Building Department has no objection to the application, 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 30, 2018

RE: Takebacks - December 13, 2018
File - C.A. Agendas

Re: C.A. 'A' 443/18
Giannone Boyes Corp
1575 Narva Rd
Ward 2

We are noting for Committee's information that The City is currently processing a Site Plan application for this property reference SPM-18/067. Transportation and Works conditions will be addressed through the Site Plan process.

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

A 443/18



Public Works

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

peelregion.ca

November 29th, 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 13th, 2018**

Minor Variance Application: A-443/18

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

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

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

Date: December 4, 2018

File: C of A – 'A' 444/18
(Ward 1 – 1499 Glenwatson Drive)

Agenda: December 13, 2018

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3-75 (Residential)

Other Applications

Pre-application zoning review: 18-3573

Comments

Zoning

The Building Division is currently processing a building permit application under file 18-3573. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Planning

The subject lands are located in the Lakeview Neighbourhood, near the intersection of Dixie Road and South Service Road. The application proposes an addition, requesting variances for

coverage, front yard, side yard, dwelling depth and accessory structure size. The subject lands are a corner lot. The zoning by-law interprets Park Royal Boulevard as the frontage, whereas the front door is accessed via Glenwatson Drive.

The dwelling is primarily one storey in design. The lot coverage includes an accessory structure attached to the rear, front porch and stairs. The accessory structure attached to the rear is a former sun room. The accessory structure appears to be part of the dwelling. The lot coverage is similar in scale and character to the immediate context.

In the subject context, the corner lots are not larger than interior lots. The corner lot is slightly deficient in lot area. Deficient exterior side yards and front yards are appropriate in a context where the corner lots are deficient in size. The dwelling depth is due to the corner condition.

Based on the preceding, it is our opinion that the requested variances maintain the general intent and purpose of the zoning by-law, and are minor in nature. The Planning and Building Department has no objection to the application.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 30, 2018

RE: Takebacks - December 13, 2018
File - C.A. Agendas

Re: C.A. 'A' 444/18
Steve & Cindy Liu
1499 Glenwatson Dr
Ward 1

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

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

A 444/18



Public Works

10 Peel Centre Dr.
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peelregion.ca

November 29th, 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 13th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 13th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-387/18, DEF-A-407/18

Consent to Sever Applications: B-081/18

Minor Variance Applications: A-442/18, A-444/18, A-447/18

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
 Lucas Petricca, City of Mississauga

Date: December 4, 2018

File: C of A – 'A' 447/18
(Ward 2 – 1152 Indian Road)

Agenda: December 13, 2018

New Item

Recommendation

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

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R2-4 (Residential)

Other Applications

Site Plan file: 18-48

Comments

Zoning

The Building Department is currently processing a building permit application under file SP/18-48. Based on review of the information currently available for this building permit, we advise that the following variances should be amended as follows:

To allow an exterior side yard setback of 2.20 m to the proposed addition, whereas 7.5 m is required.

We note that if the applicant chooses to legalize the existing dwelling setback of 1.77 m that would be a separate variance. Please be advised, that the submitted site plan indicates a setback as close as 1.38 m.

Planning

The subject lands are located in the Clarkson – Lorne Park Neighbourhood, near the intersection of Indian Road and Lorne Park Road. The application proposes a front addition, requesting a variance for an exterior side yard. The subject lands are a corner lot. The dwelling is a one and half storey side-split design.

The proposed addition aligns and maintains the existing built form. The subject lot is a corner lot that is similar in frontage as the area interior lots. The existing two storey dwelling has an exterior side yard of 1.38 m to 1.77 m. The municipal boulevard along the flankage condition is generous in width and landscaped. The proposed height is 7.30 m.

Based on the preceding, it is our opinion that the requested variances maintain the general intent and purpose of the zoning by-law, and are minor in nature. The Planning and Building Department has no objection to the application, 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 30, 2018

RE: Takebacks - December 13, 2018
File - C.A. Agendas

Re: C.A. 'A' 447/18
Moghees Sheikh/Saima Sheikh
1152 Indian Rd
Ward 2

We are noting for Committee's information that The City is currently processing a Site Plan application for this property reference SPM-18/048. Transportation and Works conditions will be addressed through the Site Plan process.

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

A 447/18



Public Works

10 Peel Centre Dr.
Suite A
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peelregion.ca

November 29th, 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 13th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 13th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

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Consent to Sever Applications: B-081/18

Minor Variance Applications: A-442/18, A-444/18, A-447/18

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
 Lucas Petricca, City of Mississauga

Date: November 30, 2018

File: C of A – 'A' 387/18
(Ward 8 – 3407 Clayton Drive)

Agenda: December 13, 2018

Deferred Item

Recommendation

The Planning and Building Department recommends the application be refused.

Background

Mississauga Official Plan

Character Area: Erin Mills Neighbourhood Character Area
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R4 (Residential)

Comments

Zoning

This Division notes that a building permit is not required in this instance. It should be noted that the variance, as requested, has been reviewed based on information provided, however a full zoning review has not been completed. Insufficient information has been provided to confirm the width of the walkway attachment. Based on information provided with this application, we are unable to confirm the accuracy of the requested variance or determine whether additional variances may be required.

Planning

The subject property is located within the Erin Mills Neighbourhood Character Area, near the intersection of Winston Churchill Boulevard and The Collegeway. The subject property has a lot frontage of approximately 14.5 m. The applicant is requesting Committee to permit the existing driveway having a width of 8.23 m whereas 6.00 m is permitted.

The application was previously deferred to redesign the walkway to show that a third vehicle cannot be parked on the walkway attachment. As a result, the driveway width was reduced from 9.70 m to 8.23 m. Although the width has decreased by 1.47 m, Planning and Building's previous comments remain applicable.

The general intent of the zoning by-law is that the width of the driveway be limited to provide space for two vehicles parked side by side with the remainder as soft landscaping. The revised proposal would still allow for three vehicles to be parked next to each other. It is also noted that insufficient information has been provided to confirm the width of the walkway attachment.

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

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 30, 2018

RE: Takebacks - December 13, 2018
File - C.A. Agendas

Re: C.A. 'A' 387/18
Hung Qui Duong, Nga. Dang Phuong
3407 Clayton Rd
Ward 8

Enclosed for Committee's information are photos depicting the existing driveway on site.

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

City of Mississauga
Memorandum



DATE: November 27, 2018

FILES: "A" 387/18

SUBJECT: MINOR VARIANCE APPLICATION
3407 Clayton Road
Hung Qui Duong, Nga Dang Phuong Nguyen
WARD 8
December 13, 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 18th, 2018 Committee of Adjustment Hearing as those comments are still applicable.

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

Public Works

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

peelregion.ca

November 29th, 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 13th, 2018**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 13th, 2018 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-A-387/18, DEF-A-407/18

Consent to Sever Applications: B-081/18

Minor Variance Applications: A-442/18, A-444/18, A-447/18

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
 Lucas Petricca, City of Mississauga

City of Mississauga

Planning and Building Department



Date: November 30, 2018

File: C of A – 'A' 407/18
(Ward 10 – 3156 Bentley Drive)

Agenda: **December 13, 2018**

Deferred Item

Recommendation

The Planning and Building Department recommends the application be deferred to verify the accuracy of the proposed front yard.

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: **RM1-1** (Residential)

Other Applications

Building Permit: 18-2294

Comments

Zoning

The Planning and Building Department is currently processing a building permit application under file 18-2294. 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. No new information has been submitted to the Building Permit application since the initial submission and the November 1st hearing.

Planning

The subject property is located within the Churchill Meadows Neighbourhood Character Area, near the intersection of Tenth Line West and Thomas Street. The subject property has a lot frontage of approximately 9.75 m.

The application was previously deferred to accurately confirm the measurement of the front yard from the narrowest point to the dwelling. Since the previous hearing, the applicant has amended their application to include an additional variance, requesting a setback to a porch of 1.97 m whereas 2.50 m is required.

The variance regarding the front yard has not changed. The applicant is still requesting a front yard of 3.29 m whereas 4.50 m is required. The front yard is likely measured incorrectly and not from the narrowest point. The measurement of the front yard must be from the narrowest point of the lot line to the dwelling or proposed addition, rather than the porch as indicated on the plans submitted.

Based on the preceding information, the Planning and Building Department recommends the application be deferred to verify the accuracy of the proposed front yard.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 30, 2018

RE: Takebacks - December 13, 2018
File - C.A. Agendas

Re: C.A. 'A' 407/18
Milena Tesic
3156 Bentley Dr
Ward 10

As indicated in our previous comments, it's our understanding that the proposed addition will enclose the existing front porch area and this should not impact on the existing grading and drainage pattern for the property. In view of the above, we have no objections to the request and note that any Transportation and Works Department requirements will be addressed through the Building Permit Process.

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

Public Works

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

peelregion.ca

November 29th, 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 13th, 2018**

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

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
 Lucas Petricca, City of Mississauga