



## Committee of Adjustment

The following staff reports are current as of November 1<sup>st</sup>, 2019 at 10:30am.

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

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



**COMMITTEE OF  
ADJUSTMENT  
AGENDA**

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

**Location: COUNCIL CHAMBERS**  
**Hearing: NOVEMBER 07, 2019 AT 1:30 P.M.**

**NEW APPLICATIONS (CONSENT)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
B-066/19 A-422/19 A-423/19	2704188 ONTARIO LTD	1035 ALEXANDRA AVE	1
B-067/19	2691034 ONTARIO INC	1135, 1137 & 1145 FEWSTER DR	3

**DEFERRED APPLICATIONS (CONSENT)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
B-043/19 A-303/19 A-304/19	2688616 ONTARIO INC.	376 REVUS AVE	1

**NEW APPLICATIONS (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-419/19	REHANA, ANIS, & SHAZIA ZUBERI	3492 OAKGLADE CRES	6
A-420/19	ANGELINE SHERIFF	486 MEADOW WOOD RD	2
A-421/19	MIROSLAWA KOT & MYKOLA PONOMARENKO	4269 GOLDEN ORCHARD DR	3
A-424/19	HAZELTON DEVELOPMENT CORP	4064, 4070 & 4078 DIXIE RD	3
A-426/19	MORGUARD CORPORATION & MCC ONTARIO LIMITED	55 CITY CENTRE DR	4

**DEFERRED APPLICATIONS (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-301/19	MAYA ASSETS CORP	7315 TORBRAM RD	5
A-369/19	ALFRED SHLLAKU	4108 MARTLEN CRES	8

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

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Date: October 30, 2019

File: C of A – 'B' 66/19, 'A' 422/19 & 'A' 423/19  
(Ward 1 – 1035 Alexandra Avenue)

Agenda: **November 7, 2019**

**New Item**

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## **Recommendation**

The Planning and Building Department has no objections to the requested consent and associated minor variance applications. The applicant may choose to defer the application to verify the accuracy of the requested variances.

## **Background**

### **Mississauga Official Plan**

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

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

**Zoning:** R3-75 (Residential)

## **Comments**

### **Zoning**

This Division notes that no development is proposed through this application and that a zoning review has not been completed. As a result, the Zoning Division cannot confirm the accuracy of the requested variances and if additional variances will be required.

We further advise that the proposed lot frontage is to be calculated in accordance with the following definition;

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 Lakeview Neighbourhood Character Area, east of Lakeshore Road East and Cawthra Road. The immediate area contains residential uses as well as commercial uses along the Lakeshore Road corridor. Currently, the property contains a detached bungalow while the immediate area includes a mix of single and two-storey detached dwellings. The subject property contains little mature vegetation. Lots along Alexandra Avenue have an average frontage of +/-9.75m, however the subject property has a frontage of +/- 19.50m. The application proposes to sever the lot, along the lines of the original plan of subdivision requiring minor variances for lot frontage and lot area.

Both the retained and severed lot propose lot frontages of 9.76 m whereas 15 m is required and a lot areas of 366.80 m<sup>2</sup> whereas 550 m<sup>2</sup> is required.

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.

The subject property is designated "Residential Low Density II" in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached, duplex, triplex and other forms of low rise dwellings with individual frontages. The official plan policies for lands within the Lakeview Neighbourhood Character Area are contained within the Lakeview Local Area Plan and are within the Lakeside boundary of the South Residential Neighbourhood Precinct. Pursuant to Section 6.1.3 (Neighbourhood Character Areas) of the Lakeview Local Area Plan, intensification will be sensitive to the existing character of the residential areas and the planned context. Similarly, 10.1 (Neighbourhoods) plans to ensure that development is sensitive to the existing low rise context and reinforce the planned character of the area. The Registered Plan of Subdivision 'B-21' intended for the subject property to be two separate lots as proposed in the subject application. The proposed lot frontages and areas are consistent with lots on Alexandra Avenue and within the broader neighbourhood.

Staff is of the opinion that the proposed consent application conforms to Section 51(24) of the *Planning Act*, more specifically that the application conforms to the official plan and is suitable for the purpose of residential development.

Regarding minor variance applications "A" 422/19 and "A" 423/19, the applications propose reduced lot frontages and lot areas. The proposed severance is consistent with the original Plan of Subdivision and maintains the existing lot fabric of the neighbourhood. The proposed variances maintain the existing and planned area context and do not negatively impact the character streetscape. Staff is of the opinion that the requested variances maintain the general intent and purpose of the zoning by-law.

The proposed consent and associated minor variance applications propose intensification with the creation of two lots within the Lakeview Neighbourhood Character Area. Intensification within neighbourhoods is to be sensitive to the planned area context and will reinforce the low



rise character of the area. The intent of the severance is to create new lots for the development of detached dwellings which reinforces the low rise context of the area. The proposed lots maintain the existing lot fabric of the area and are consistent with the original Plan of Subdivision.

Based on the preceding information, the Planning and Building Department has no objections to the requested consent and associated minor variance applications. The applicant may choose to defer the application to verify the accuracy of the requested variances.

# City of Mississauga

# Memorandum



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**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** October 25, 2019

**RE:** **Applicant:** 2704188 Ontario Ltd.  
**Date of Hearing:** November 7, 2019  
**Address:** 1035 Alexandra Ave.  
**Our File:** 'B' 66/19 Ward 1 (Z-6)

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

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

1. Overall Grading and Drainage Plan

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

2. Municipal Address Requirement

Prior to the issuance of final consent, satisfactory arrangements are to be made with Corporate Services Department, Information Technology Division, Digital Services & Mobility Section, Geospatial Solutions Group for the creation of new municipal addresses for the severed and retained lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or [susie.tasca@mississauga.ca](mailto:susie.tasca@mississauga.ca)

**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 applicant is advised that the storm sewer outlet for the subject site is the existing 525mm dia. storm sewer on Alexandra Ave.

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

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

c: val@preeminentdevelopments.ca

# City of Mississauga Memorandum



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**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 07, 2019

**RE:** Takebacks – November 07, 2019  
File - C.A. Agendas

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**Re:** C.A. 'A' 422 & 423/19  
2704188 Ontario Ltd.  
1035 Alexandra Ave.  
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' 66/19.

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

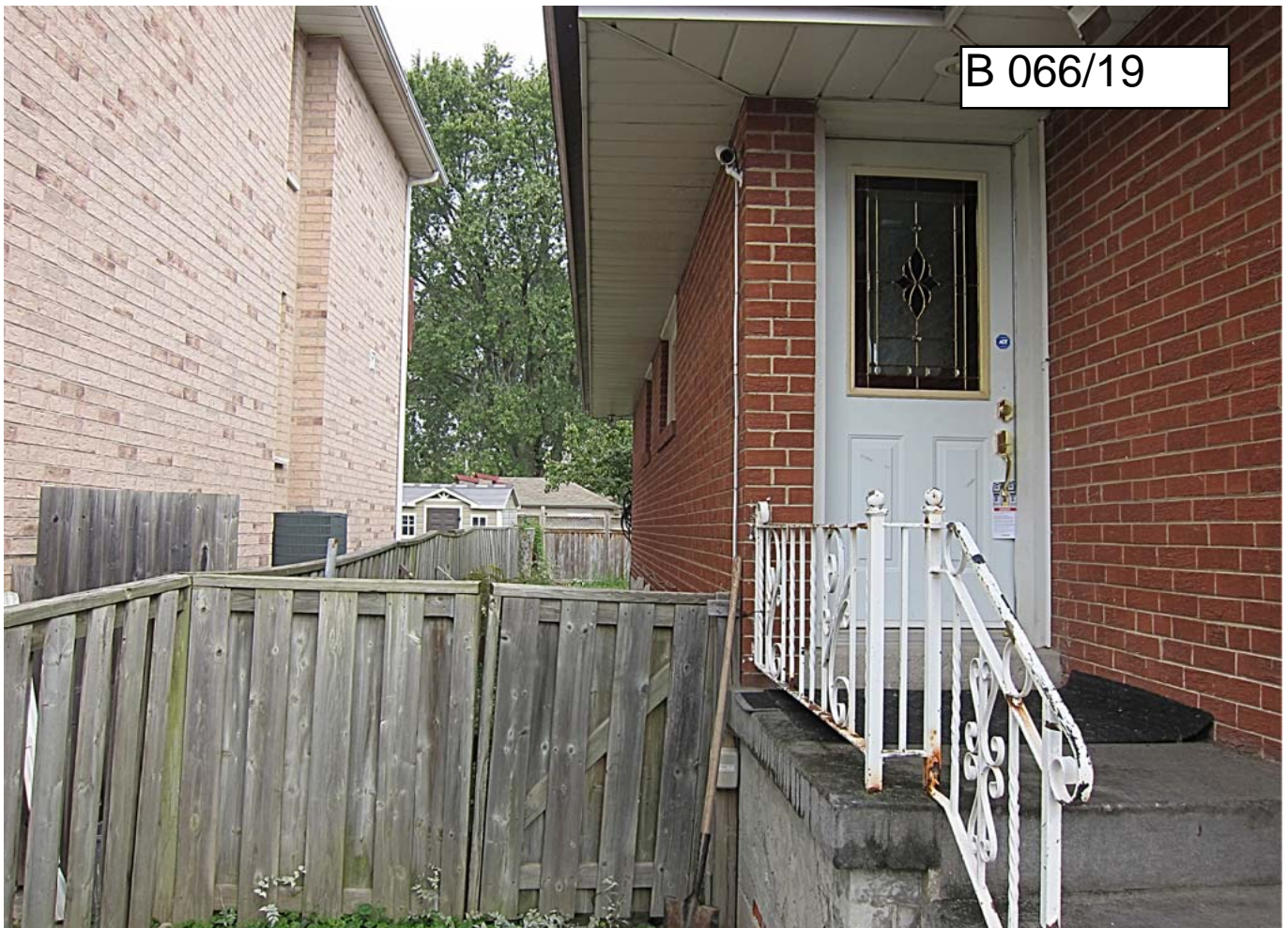


B 066/19





B 066/19





B 066/19



City of Mississauga  
**Memorandum**



DATE: October 25, 2019  
FILE: "B" 66/19  
SUBJECT: CONSENT APPLICATION  
1035 ALEXANDRA AVENUE  
2704188 ONTARIO LTD  
WARD 1  
NOVEMBER 7, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

1. The applicant shall provide a cash contribution of \$1,148.00 for planting of two (2) street trees on Alexandra 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 for 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 may be 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 Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538.



## Public Works

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

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

**October 28, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 7<sup>th</sup>, 2019**

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### **Consent Application: B-066/19**

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. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

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

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.     Marylu Javed, City of Mississauga  
         Umar Mahmood, City of Mississauga  
         Lucas Petricca, City of Mississauga  
         Roberto Vertolli, City of Mississauga

## Public Works

10 Peel Centre Dr.  
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**October 28, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 7<sup>th</sup>, 2019**

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Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 7<sup>th</sup>, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Applications:** DEF-A-301/19, DEF-A-303/19, DEF-A-304/19

**Minor Variance Applications:** A-419/19, A-420/19, A-421/19, A-422/19, A-423/19, A-426/19

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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga

**From:** [Gordon, Carrie](#)  
**To:** [Committee Adjustment](#)  
**Subject:** 1035 Alexandra Ave - 905-19-405 - B-066/19  
**Date:** Tuesday, October 22, 2019 2:29:56 PM  
**Attachments:** [905-14-405.pdf](#)

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Dear Sir/Madam,

Re File:

- Severance
- B-066/19
- 1035 Alexandra Ave

Subsequent to review by our local Engineering Department of the above noted lands, it has been determined that Bell Canada has no concerns or objections with the proposed Severance.

Should you have any questions or concerns regarding this response, please do not hesitate to contact me.

Thank you,

*Carrie Gordon*



External Liaison – Right of Way Control Centre  
140 Bayfield St, Fl 2  
Barrie ON, L4M 3B1  
T: 705-722-2244/844-857-7942  
F :705-726-4600

# City of Mississauga

## Memorandum

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**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** October 25, 2019

**RE:**       **Applicant:**       **2691034 Ontario Inc**  
             **Address:**       **1135, 1137 & 1145 Fewster Dr**  
             **Date of Hearing:**   **November 7, 2019**  
             **Our File:**       **'B' 67/19, Ward 3 (Z-27)**

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This Department has no objections or requirements with regards to the subject application. As indicated in the information submitted the subject properties were separate industrial lots when created in the 1970's, however the titles merged in 2014 when the previous property owner took ownership. We are also noting from our site inspection and enclosed photos that the two properties currently function as two separate parcels. We also note that as a current site plan has not been submitted with the application, we cannot confirm that there are sufficient driveway aisle on site or that easements would be required for access along the proposed common property line between the two buildings. We note this for information purposes only for the applicant and if the applicant is satisfied no reciprocal access easements are required, we are satisfied with the matter proceeding.

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

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







B 67/19





B 67/19



B 67/19





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Date: October 31st, 2019

File: C of A – 'B' 067/19  
(Ward 3 – 1135, 1137, & 145 Fewster Drive)

Agenda: **November 7th, 2019**

**New Item**

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## **Recommendation**

The Planning and Building Department has no objection to the consent application, as requested.

## **Background**

### **Mississauga Official Plan**

Character Area: Northeast Employment Area  
Designation: Business Employment

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

**Zoning:** E2-19 (Employment)

### **Other Applications:**

None

## **Comments**

### **Zoning**

This Division has no objection to the consent application, provided that the severed and retained lands comply with the provisions of By-law 225-2007, as amended, regarding, amongst other regulations: minimum lot frontage, minimum lot area, setbacks, on-site parking, etc.; or alternatively, that any minor variance is approved, final and binding; and/or the demolition of any existing buildings is complete.

We further advise that the proposed lot frontage is to be calculated in accordance with the following definition:

*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 lands are an exterior property located north-east of the Dixie Road and Eglinton Avenue East intersection, and currently house two, two-storey industrial structures. The neighbourhood context is exclusively industrial, with a multitude of employment uses within the immediate area. The properties along this portion of Fewster Drive are situated upon large parcels, with lot frontages ranging from +/- 30m to +/- 135m.

The Applicant is proposing to sever the subject lands, which had become merged as a result of a previous change of ownership. Such a severance will return the lands to their previous configuration. The severed lands will have a lot frontage of 30.62m and lot area of 2,630.46m<sup>2</sup>. The retained lands will have a lot frontage of 30.56m and lot area of 2,670.92m<sup>2</sup>. Neither resulting properties require variances.

No changes of use have been proposed for either parcels, with the existing E2-19 uses to remain.

The Provincial Policy Statement 2014 (PPS 2014) and the Growth Plan for the Greater Golden Horseshoe both promote efficient land use and development; directing focus towards intensification and redevelopment. The proposal is consistent with the general directive of these provincial policies.

The site is located within the Northeast Employment Area, and is designated Business Employment by the Mississauga Official Plan (MOP). Section 5 of MOP promotes development with appropriate urban form and site design, directing that such development is compatible with the surrounding context and the landscape of the character area. To this end, the proposed lots are of a comparable built form and remain in scale with the surrounding development.

As per Zoning By-law 0225-2007, the subject property is zoned E2-19 (Employment). In accordance with Table 8.2.1(3.0) (E1 to E3 Permitted Uses and Zone Regulations), this zone requires a minimum lot frontage of 30.0m; whereas, the Applicant is proposing lots with frontages of 30.62m (severed) and 30.56m (retained), in this instance. This zone does not require a minimum lot area. The proposed lots are appropriately sized for the context of the neighbourhood, and represent the appropriate development of the lands.

Staff is of the opinion that the proposed application has due regard for Section 51(24) of the *Planning Act*, specifically that it conforms to the official plan. The dimensions of the proposed

and existing lots exceed Zoning By-law provisions and are suitable for the purposes for which they are to be subdivided, thus maintaining the character of the area.

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

[http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/November/November 7/nov 7.rv.docx](http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/November/November%207/nov%207.rv.docx)

## Public Works

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

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

**October 28, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 7<sup>th</sup>, 2019**

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**Consent Application: B-067/19**  
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.

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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga

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Date: October 30, 2019

File: C of A – 'B' 43/19, 'A' 303/19 & 'A' 304/19  
(Ward 1 – 376 Revus Avenue)

Agenda: **November 7, 2019**

**Deferred Item**

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## **Recommendation**

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

## **Background**

### **Mississauga Official Plan**

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

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

**Zoning:** R3-75 (Residential)

## **Comments**

### **Zoning**

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

### **Planning**

The subject property is located within the Lakeview Neighbourhood Character Area, northeast of Seneca Avenue and Lakeshore Road East. The residential uses within the immediate area consist of single detached and semi-detached dwellings with lot frontages ranging from 11 m to 15 m and contain little vegetation. The semi-detached dwellings existing on Revus Avenue have lot frontages ranging from approximately 11 m to 12 m. Immediately west of the subject property are two single storey multi-unit employment buildings known as "Revus Business Centre". The

subject property contains a one storey single detached dwelling with mature vegetation in the front yard.

The application proposes to sever the existing lot to create two new lots for the purpose of developing semi-detached dwellings. The consent application proposes lot frontages of approximately 7.62 m and lot areas of approximately 376 m<sup>2</sup>.

The application was previously deferred from the August 15<sup>th</sup>, 2019 Committee of Adjustment hearing to allow the applicant to address concerns from the Transportation and Works Department regarding the proposed location of the driveway. Through discussions with the Transportation and Works Department, the proposed location of the driveway can only be supported if the boulevard of the abutting commercial property is reconfigured, which requires confirmation of the abutting property owner. As this confirmation has not been obtained, the Transportation and Works Department is recommending the application be deferred until confirmation has been received.

The subject property is designated "Low Density II" in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached, duplex, triplex and other forms of low rise dwellings with individual frontages. The official plan policies for lands within the Lakeview Neighbourhood Character Area are contained within the Lakeview Local Area Plan and are within the Lakeview West boundary of the South Residential Precinct. Infill and redevelopment in Neighbourhoods will be encouraged to be consistent with existing land uses within the surrounding area. The intent of the severance and proposed minor variance applications are consistent with the uses permitted in the designation and are consistent with the general area. However, the zoning by-law contains regulations for different zoning categories to regulate development. In the R3-75 (Residential) zone, the zoning by-law did not contemplate the lot frontages and lot areas proposed in the application. Development within the R3-75 zone was intended for detached dwellings having lot frontages of 19.50 m for corner lots and 15 m for interior lots with lot areas of 720 m<sup>2</sup> for a corner lot and 550 m<sup>2</sup> for an interior lot. Given the significant reduction in lot size, staff is of the opinion that the application does not have regard to Section 51(24) of the *Planning Act*, specifically the dimensions and shapes of the proposed lots.

The minor variance applications propose semi-detached dwellings whereas detached dwellings are permitted, along with a number of additional variances due to the size of the lots being reduced. The R3-75 zone only permits detached dwellings with lot frontages of 15 m and 19.50 m and lot areas of 550 m<sup>2</sup> and 720 m<sup>2</sup>, which are significantly greater than the proposed lots. Furthermore, the application proposes a use not contemplated in the zoning category. Therefore, staff is of the opinion that the proposal does not maintain the general intent and purpose of the zoning by-law and would be more appropriately considered through a rezoning application.

The immediate neighbourhood includes Shaw Drive and Enola Avenue has the same R3-75 zoning category as the subject property. This area of Lakeview contains a mix of detached and semi-detached dwellings. The existing semi-detached dwellings on Shaw Drive are consistent with the lot sizes being proposed. The area east of Seneca Avenue contains an RM7

(Residential) zone category which permits detached, semi-detached, duplex and triplex dwellings. Within the broader Lakeview Neighbourhood, the proposal would be consistent with newer developments that have occurred in the area and represents orderly development of the lands and is minor in nature.

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

# City of Mississauga

# Memorandum



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**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** October 25, 2019

**RE:**           **Applicant:**           **2688616 Ontario Inc.**  
                  **Date of Hearing:**   **November 7, 2019**  
                  **Location:**       **376 Revus Avenue**  
                  **Our File:**       **'B' 43/19, Ward 1 (Z-7)**

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This Department has reviewed the revised application and advise that in order for it to proceed we would need documentation from the adjacent Condominium Board agreeing to the modifications required to their existing entrance to accommodate the driveway entrances on the concept plan submitted with the application. We understand that the applicant has contacted and been in discussions with the Condominium Board but this Department has not yet received any formal acceptance at the time of preparation of these comments. This department would request that the application be deferred until confirmation can be obtained from the adjacent Condominium Board that they agree to the modifications of their existing access in the municipal boulevard to accommodate site access for the subject application.

Should the applicant provide confirmation of the access acceptance from the Condominium Board prior to the hearing, and 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.     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 and proposed building footprints. The site plan is to illustrate all proposed changes to the access for the adjacent industrial condominium development.



3. Municipal Address Requirement

Prior to the issuance of final consent, satisfactory arrangements are to be made with Corporate Services Department, Information Technology Division, Digital Services & Mobility Section, Geospatial Solutions Group for the creation of new municipal addresses for the severed and retained lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or [susie.tasca@mississauga.ca](mailto:susie.tasca@mississauga.ca)

4. Access Modification Permit

The applicant is required to apply for and obtain an Access Modification permit at our 3185 Mavis Road location. This permit will cover the cost for modifications that are required within the Municipal boulevard area for the new access proposals to be constructed and function for both the new lots and the adjacent Condominium Board. This condition can be cleared once confirmation has been received that the modification permit and all required securities are in place.

## **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 proposed lots is the 375mm dia. storm sewer located on Revus Ave.

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

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

c: david@sajeckiplanning.com

# City of Mississauga Memorandum



DATE: October 25, 2019

FILE: "B" 43/19

SUBJECT: CONSENT APPLICATION  
376 REVUS AVE  
2688616 ONTARIO INC.  
WARD 1  
NOVEMBER 7, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

1. The applicant shall provide a cash contribution of \$574.50 for planting of one (1) street tree on Revus Ave. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

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

- One (1) Silver Maple - 150cm DBH - Good Condition

Given that the subject lands are not subject to site plan control, should the application be approved, Community Services wishes to impose the following conditions:

1. The applicant shall ensure that the future driveway does not impact or require the removal of the above noted tree.
2. The applicant shall provide tree protection securities in the amount of \$33,798.00 for the above noted tree.
3. The applicant shall provide horizontal tree hoarding to the dripline of the above noted trees to the satisfaction of City of Mississauga Forestry Staff. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.

In addition, Community Services notes the following:

1. Payment of street tree contributions and tree preservation securities can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West.
2. Please be advised that upon the completion of the works, 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 may be 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 Jim Greenfield, Parks Planner, Community Services Department at 905-615-3200 ext. 8538.

## Public Works

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

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

**October 28, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 7<sup>th</sup>, 2019**

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### Comments for Informational Purposes:

#### **Deferred Consent Application: DEF-B-043/19**

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. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

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

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

# City of Mississauga

## Memorandum



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**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 07, 2019

**RE:** Takebacks – November 07, 2019  
File - C.A. Agendas

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**Re:** **C.A. 'A' 419/19**  
**Rehana, Anis, & Shazia Zuberi**  
**3492 Oakglade Crescent**  
**Ward 6**

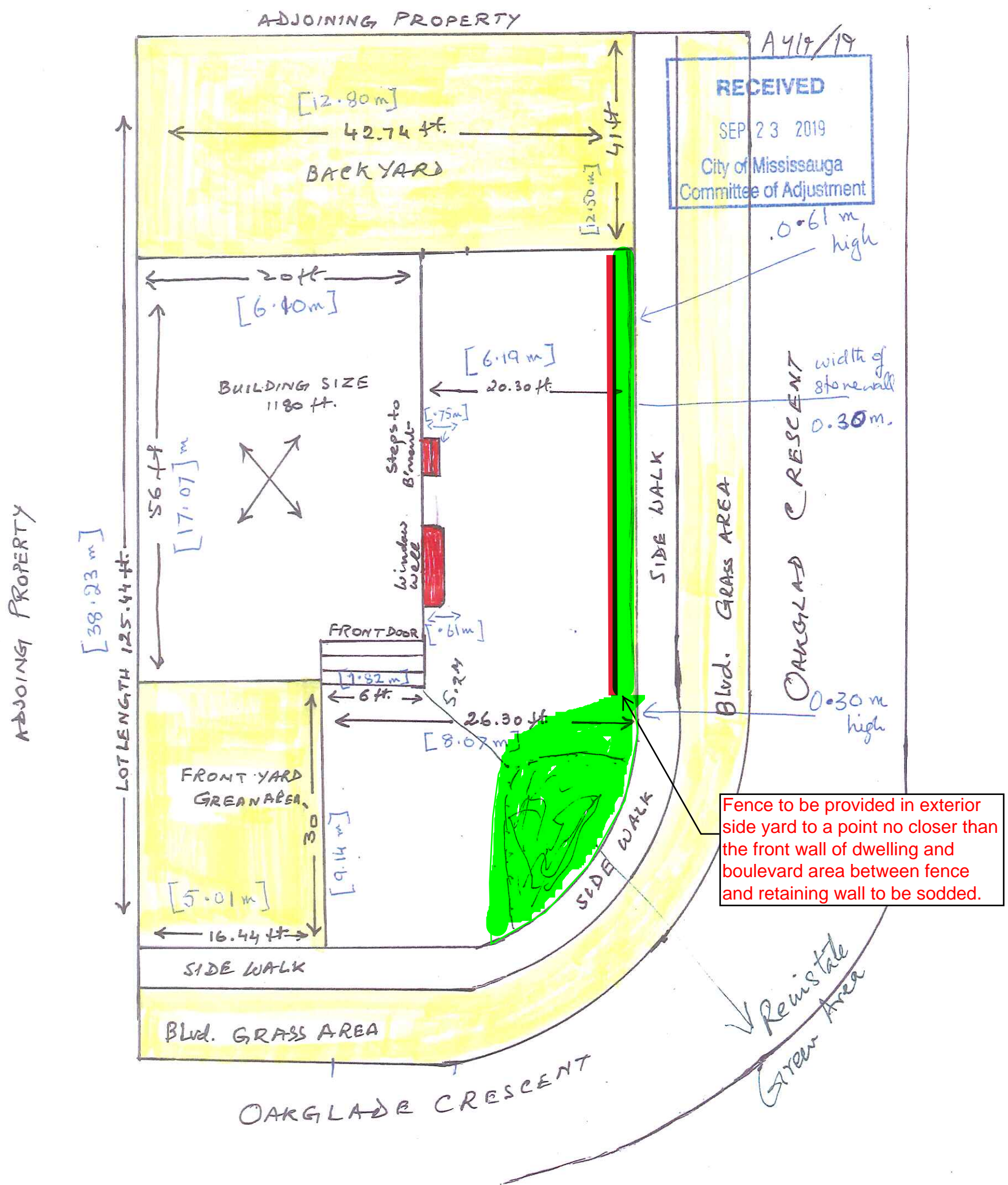
Enclosed for Committee's reference are a number of photos which depict the subject property, in particular the widened driveway area. From our site inspection and enclosed photos it is clearly evident that there is a safety concern with regards to the portion of the driveway which abuts the 0.61M high retaining wall abutting the municipal sidewalk. The as constructed driveway poses a risk of vehicle driving over (or even person exiting a vehicle stumbling over the retaining wall) onto the municipal sidewalk. In order to alleviate and rectify our concerns the applicant can simply construct a fence which can be installed in the exterior side yard from the existing fence to a point no closer than the front wall of the dwelling and reinstate the boulevard area between the fence and retaining wall with sod. With regards to the height and material (wood or chain link) of the fence we have no preference.

The applicant has indicated on the sketch site plan submitted that the portion of the driveway area abutting the sidewalk at the corner is to be re-instated which we support. The drawing submitted depicts a 5.2M setback to the re-instatement area; however, we would suggest that this area be slightly increased to allow for better vehicle manoeuvring when exiting the driveway and extend the reinstated area to at least the area where the fence which we are requesting ends.

In view of the above we would have no objections to the applicant's request provided that our recommendation with regards to the construction of a fence and reinstatement of the boulevard areas (both abutting the requested fence and abutting the sidewalk at the corner) would be taken into consideration. For the owners information we have attached a modified submitted plan which depicts the area where the fence should be constructed.

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

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





A 419/19









A 419/19





A 419/19



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Date: October 31st, 2019

File: C of A – 'A' 419/19  
(Ward 6 – 3492 Oakglade Crescent)

Agenda: **November 7th, 2019**

**New Item**

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## **Recommendation**

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

## **Background**

### **Mississauga Official Plan**

Character Area: Erindale Neighbourhood  
Designation: Residential Low Density II

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

**Zoning:** RM1 (Residential)

### **Other Applications:**

None

## **Comments**

### **Zoning**

This Department notes that a Building Permit application is not required. In the absence of a Building Permit application, this Department is unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a full zoning review has not been completed.

## Planning

The property is located south-east of the Central Parkway West and Erindale Station Road intersection and houses a semi-detached dwelling with an individual/non-shared driveway. Planning Staff note the absence of either an attached or detached garage in this instance. The immediate neighbourhood is residential in nature, comprised entirely of semi-detached dwellings. The properties within the immediate area possess a lot frontage of +/-9.6m. The subject property is an exterior parcel, with a lot area of approximately 485.0m<sup>2</sup>, and a frontage of +/-13.0m.

The Applicant is requesting the following relief from By-law 0225-2007, as amended, to legalize the existing driveway, permitting:

1. A driveway width of 8.1m; whereas, By-law 0225-2007, as amended, requires a maximum driveway of 5.2m, in this instance.

As per discussions with the Applicant, permanent landscaping will be reinstated on the exterior corner of the subject lands.

As per discussions with the Zoning Department, Planning Staff note, insufficient information has been provided regarding walkway attachment compliance.

The site is situated within the Erindale Neighbourhood Character Area, and designated Residential Low Density II by the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached dwellings; semi-detached dwellings; duplex dwellings; and, triplexes, street townhouses, and other forms of low-rise dwellings with individual frontages. As per Section 9.1 (Introduction), individual driveway widths should respect the identity and character of the surrounding context. From a streetscape perspective, the proposed larger driveway with reinstated soft-landscaping will be undecipherable from complying lots and will remain in context with the existing neighbourhood; the majority of which possess driveways that legally extend to the rear yard/fence line. The proposal meets the general intent of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned RM1 (Residential). Pursuant to Table 4.8.1 (RM1 and RM2 Permitted Uses and Zone Regulations), the maximum driveway width for a semi-detached dwelling is 5.2m; whereas, the Applicant is proposing 8.1m. Staff note, due to the interpretation of the By-law, the driveway's width is measured at its widest point; which, in this case, due to the proposed layout and configuration is not reflective of the actual serviceable parking area – which is much narrower. From both a streetscape and practical perspective, the driveway is in fact 5.2m wide.

The intent of the Zoning By-law is to permit a driveway large enough to provide the necessary space for two vehicles parked side-by-side, with the remainder of lands being soft landscaping (front yard). While 8.1m is larger than the permissible 5.2m regulated through the By-law; the proposed configuration does not permit a third vehicle, and is proportional to the property and

the lot fabric of the surrounding neighbourhood. The variance, as requested, is both in line with the general intent and purpose of the Zoning By-law.

Planning Staff note, all semi-detached dwellings along this portion of Oakglade Crescent, with the exception of the subject lands, share a driveway with their unattached neighbour that traverses directly to the rear yard/fence lines to accommodate the absence of a garage. However, due to the property's corner location, the dwelling's placement on the lot, and maintenance to appropriate sight-triangle requirements, this is not possible on the subject lands – resulting in a meandering driveway. Planning Staff note, the proposed 8.1m is taken at the driveway's widest point, and does not take into account the "S" configuration of the driveway; which, from a streetscape perspective, is 5.2m, as per discussions with the Applicant. While the relief sought represents a deviation from what is contemplated through the Zoning By-law; Staff notes, as per the submitted drawings, both portions of the proposed driveway represents less than half the lot's frontage (40.0%); prohibit three vehicles parked side-by-side; and, the application requires no further variances for either soft-landscaping requirements (absent from the RM1 zone), or setbacks to lot-lines. Further, the Applicant is amending the most egregious existing condition by reinstating soft-landscaping on the corner portion of the property. As such, the variance, as requested, results in both the orderly development of the lands, and whose impacts are minor in nature.

Based upon the preceding information, it is the opinion of Staff that the application, as requested, meets the general intent and purpose of both MOP and the Zoning By-law; is minor in nature; and, is desirable for the orderly development of the lands. To this end, the Planning and Building Department has no objection to the variance, as requested; however, the Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Public Works

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

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

**October 28, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 7<sup>th</sup>, 2019**

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Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 7<sup>th</sup>, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Applications:** DEF-A-301/19, DEF-A-303/19, DEF-A-304/19

**Minor Variance Applications:** A-419/19, A-420/19, A-421/19, A-422/19, A-423/19, A-426/19

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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga



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Date: October 30, 2019

File: C of A – 'A' 420/19  
(Ward 2 – 486 Meadow Wood Road)

Agenda: **November 7, 2019**

**New Item**

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## **Recommendation**

The Planning and Building Department has no objections to the requested variances. However, the applicant may choose to defer the application to submit a building permit application to verify the accuracy of the requested variances and ensure no additional variances are required.

## **Background**

### **Mississauga Official Plan**

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

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

**Zoning:** R2-5 (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 zoning review has not been completed.

### **Planning**

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southeast of Southdown Road and Orr Road. The neighbourhood consists of large lots with mature vegetation containing one and two storey dwellings. The subject property contains a two storey dwelling with little mature vegetation. The application proposes a second storey addition

in the rear yard and requires variances related to an increased gross floor area (GFA) and dwelling depth.

The subject property is designated "Residential Low Density I" in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached and duplex dwellings. As per the Clarkson-Lorne Park Character Area policies, new housing is encouraged to fit the scale and character of the surrounding area. The application maintains the Residential Low Density I designation and has regard for the massing distribution on the property as a whole, maintaining the context of the existing neighbourhood. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

The application proposes a GFA of 468.93 m<sup>2</sup> whereas a maximum of 441.40 m<sup>2</sup> is permitted. The intent of the zoning by-law is to maintain compatibility between existing and new dwellings and ensure the existing and planned character of a neighbourhood is preserved. In this instance, the proposed addition is wholly within the rear yard and is setback further from the side yard than the remaining portion of the dwelling. The dwelling maintains an overall rear yard setback of 18.59 m, significantly greater than the minimum required rear yard of 7.50 m within the by-law. The addition will not cause any additional massing impact on the streetscape of the neighbourhood. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Regarding variance #2, the application proposes a dwelling depth of 21.84 m whereas a maximum of 20 m is permitted. The intent of the zoning provisions for dwelling depth are to minimize impacts of long walls on neighbouring lots as a direct result of the building massing. The existing covered porch extends further into the rear yard than the proposed addition; however the zoning by-law does not include this portion of the dwelling in the calculation for dwelling depth. The proposed addition is generally in line with the existing balcony and is setback further from the interior side yard than the remaining portion of the dwelling. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The proposed application maintains the existing and planned context of the area. The addition is located in the rear yard of the dwelling and provides for a greater side yard setback than the remaining portion of the existing dwelling. The dwelling has an existing covered porch which extends further into the rear yard than the proposed addition. The proposed addition preserves the neighbourhood streetscape and will not cause any additional undue impacts to neighbouring properties. Staff is of the opinion that the application represents orderly development of the lands and is minor in nature.

Based on the preceding information, the Planning and Building Department has no objections to the requested variances. However, the applicant may choose to defer the application to submit a building permit application to verify the accuracy of the requested variances and ensure no additional variances are required.



# City of Mississauga Memorandum



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**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 07, 2019

**RE:** Takebacks – November 07, 2019  
File - C.A. Agendas

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**Re:** C.A. 'A' 420/19  
Angeline Sheriff  
486 Meadow Wood Rd  
Ward 2

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling are being addressed through the future Site Plan Application/Building Permit process.

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

A 420/19





A 420/19





A 420/19





## Public Works

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

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

**October 28, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 7<sup>th</sup>, 2019**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 7<sup>th</sup>, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Applications:** DEF-A-301/19, DEF-A-303/19, DEF-A-304/19

**Minor Variance Applications:** A-419/19, A-420/19, A-421/19, A-422/19, A-423/19, A-426/19

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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga

# City of Mississauga

# Memorandum



---

**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 07, 2019

**RE:** Takebacks – November 07, 2019  
File - C.A. Agendas

---

**Re:** C.A. 'A' 421/19  
Miroslawa Kot & Mykola Ponomareko  
4269 Golden Orchard Dr  
Ward 3

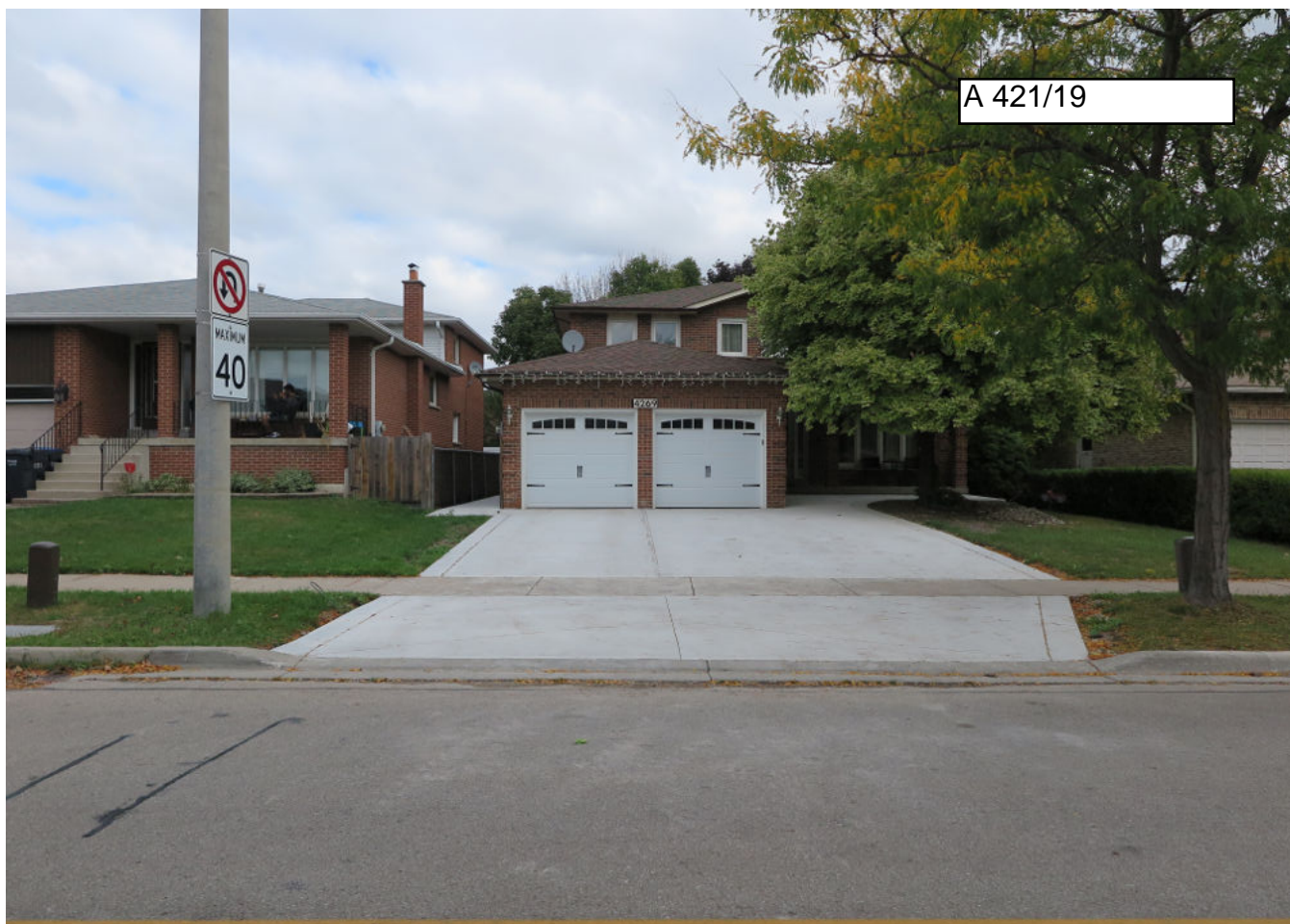
Enclosed for Committee's reference are photos which depict the existing driveway as widened. This department notes that with regard to the widened driveway within the municipal boulevard (the area between the municipal curb and property line) we would request that this area be reinstated with topsoil and sod should the application be modified to reflect a smaller driveway width within the subject property or if the application is not supported by the Committee.

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

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











---

Date: October 31st, 2019

File: C of A – 'A' 421/19  
(Ward 3 – 4269 Golden Orchard Drive)

Agenda: November 7th, 2019

New Item

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## **Recommendation**

The Planning and Building Department recommends that the variance, as requested, be refused.

## **Background**

### **Mississauga Official Plan**

Character Area: Rathwood Neighbourhood  
Designation: Residential Low Density I

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

Zoning: R3 (Residential)

### **Other Applications:**

None

## **Comments**

### **Zoning**

This Department notes that a Building Permit application is not required. In the absence of a Building Permit application, this Department is unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a full zoning review has not been completed.

## Planning

The property is located south-west of the Dixie Road and Eastgate Parkway intersection and houses a detached dwelling with a double car garage. The immediate neighbourhood consists primarily of detached dwellings; however, semi-detached structures are also present. The properties within the immediate area possess a lot frontage of +/-15.6m. The subject property is an interior parcel, with a lot area of approximately 580m<sup>2</sup>, and a frontage of 16.9m.

Based upon the proposed design of the driveway, the Applicant is required to seek the following relief from By-law 0225-2007, as amended, permitting:

- A driveway width of 8.2m; whereas, By-law 0225-2007, as amended, requires a maximum driveway of 6.0m, in this instance.

As per discussions with the Zoning Department, Planning Staff note, no information has been provided pertaining to the size of the walkway attachment, which may necessitate future variances.

The site is situated within the Rathwood Neighbourhood Character Area, and designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings; semi-detached dwellings; and, duplex dwellings. As per Section 9.1 (Introduction), driveway widths should respect the identity and character of the surrounding context. The planned context of this neighbourhood is that of detached dwellings serviced by appropriately sized driveways, with the remainder of lot frontage serving to form a soft-landscaped area. From a streetscape perspective, the proposed driveway, at its widest point, represents a significant amount of hardscaping, which is not reflective of the planned context. The proposal does not meet the general intent or purpose of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned R3 (Residential). Pursuant to Table 4.2.1 (R1 to R5 Permitted Uses and Zone Regulations), the maximum driveway width for a detached dwelling is 6.0m; whereas the Applicant is proposing 8.2m. The intent of the Zoning By-law is to permit a driveway wide enough to provide the necessary space for two vehicles parked side-by-side, with the remainder of lands being soft landscaping (front yard). The Applicant's proposal results in a driveway large enough to accommodate three vehicles parked side-by-side. The variance, as requested, does not meet the purpose or general intent of the Zoning By-law.

The variance, as amended, creates a significant amount hardscaping and results in the driveway being the predominant feature of the front yard. This is an undesirable development of the land, and one whose effects are not minor in nature.

Based upon the preceding information, it is the opinion of Staff that the variance, as requested, does not meet the criteria established by Section 45(1) of the *Planning Act*. To this end, the Planning and Building Department recommends that the application be refused.

## Public Works

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

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

**October 28, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 7<sup>th</sup>, 2019**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 7<sup>th</sup>, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Applications:** DEF-A-301/19, DEF-A-303/19, DEF-A-304/19

**Minor Variance Applications:** A-419/19, A-420/19, A-421/19, A-422/19, A-423/19, A-426/19

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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga



# City of Mississauga Memorandum



---

**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 07, 2019

**RE:** Takebacks – November 07, 2019  
File - C.A. Agendas

---

**Re:** C.A. 'A' 424/19  
Hazelton Development Corp  
4064, 4070 & 4078 Dixie Rd  
Ward 3

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed condominium are currently being addressed through the Site Plan Application Process, File SP-18-20. The City has also processed a rezoning application for the subject lands, File OZ/17/003.

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

---

Date: October 31st, 2019

File: C of A – 'A' 424/19  
(Ward 3 – 4064, 4070, & 4078 Dixie Road)

Agenda: **November 7th, 2019**

**New Item**

---

## **Recommendation**

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

## **Background**

### **Mississauga Official Plan**

Character Area: Rathwood-Applewood Community Node  
Designation: Residential High Density

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

**Zoning:** H-RA5-50 (Residential)

### **Other Applications:**

Site Plan Approval: 18-20

## **Comments**

### **Zoning**

The Building Department is currently processing a Site Plan Approval application under file 18-20. Based upon review of this Application, Staff notes that the Application be amended as follows, permitting:

1. A Minimum depth of a landscape buffer abutting a residential zone (south lot line) of 1.0m; whereas, By-law 0225-2207, as amended, requires a minimum landscape buffer of 3.0m, in this instance;

3. A minimum outdoor amenity area at grade of 218m<sup>2</sup>; whereas, By-law 0225-2207, as amended, requires a minimum outdoor amenity area at grade of 220m<sup>2</sup>; and,
5. Ground floor units with lofts not exceeding a maximum of 92% of a unit's individual GFA to be considered one storey; whereas, By-law 0225-2207, as amended, does not permit ground floor units, in this instance.

## Planning

The property is located north-west of the Burnhamthorpe Road East and Dixie Road intersection. The immediate neighbourhood is comprised of several multi-storey, residential structures. This property was subject to both an Official Plan (MOPA 88) and Zoning By-law Amendment (By-law 0173-2018) application to permit a 14 Storey Apartment and Townhouse building.

At the Applicant's insistence, both of these aforementioned amendments were brought before Council prior to the summer recess / election shutdown period, receiving approval on July 4, 2018. As a result of this expedited process, both the municipality and the Applicant were aware that slight deficiencies would exist within the subsequent Zoning By-law, and that such issues would be corrected through a Minor Variance application. To this end, as part of Staff's recommendation, as well as Council's ultimate approval, Council waived the policies of Section 45.1.3 of the *Planning Act*, which normally prohibit site-specific Minor Variance amendments within a 2 year "black out" period for properties having undergone Official Plan Amendments and / or Zoning By-law Amendments.

To this end, the Applicant is required to seek the following relief from By-law 0225-2007, as amended, permitting:

1. A Minimum depth of a landscape buffer abutting a residential zone (south lot line) of 1.0m; whereas, By-law 0225-2207, as amended, requires a minimum landscape buffer of 3.0m, in this instance;
2. A landscaped area at grade of 32% of the lot area; whereas, By-law 0225-2007, as amended, requires a minimum landscaped area at grade of 35% of the lot area, in this instance;
3. A minimum outdoor amenity area at grade of 218m<sup>2</sup>; whereas, By-law 0225-2207, as amended, requires a minimum outdoor amenity area at grade of 220m<sup>2</sup>;
4. Amenity space provided at a rate of 4.4m<sup>2</sup> per unit; whereas, By-law 0225-2207, as amended, requires amenity space to be provided a minimum rate of 5.6m<sup>2</sup> per unit, in this instance; and,
5. Ground floor units with lofts not exceeding a maximum of 92% of a unit's individual GFA to be considered one storey; whereas, By-law 0225-2207, as amended, does not permit ground floor units, in this instance.

The subject lands are identified as Special Site 2 of the Rathwood-Applewood Community Node Character Area, and designated Residential High Density by the Mississauga Official Plan (MOP). Pursuant to Section 14.7.2.2.3 (Site 2), the subject lands will permit both a maximum height of 14 storeys, as well as the incorporation of Townhouse dwellings. As the Applicant is



proposing a 14 storey tower and associative townhouse units, the variances, as amended, maintain the general intent and purpose of the Official Plan.

While the Applicant is proposing several amendments, the nature of each variance is simply to correct minor deficiencies that will ultimately allow for the design of the structure that was previously proposed to Council, and approved in principle, as part of the Rezoning and Official Plan Amendment applications. To this end, the requested variances represent prescribed changes that were identified and discussed in consultation with Planning and Zoning Staff, and do not fundamentally change the approved proposal. The variances, as amended, maintain the general intent and purpose of the Zoning By-law.

To reiterate, the purposes of the design-related variances are not to fundamentally change the approved proposal in any significant manner, but rather to legalize the prescribed design approved in principal during both the formal Official Plan and Zoning By-law amendment application process. As such, it is the opinion of Staff that amended variances result in both the orderly development of the lands, and whose impacts are minor in nature.

Based upon the preceding information, it is the opinion of Staff that the variances, as amended, meet the general intent and purpose of both MOP and the Zoning By-law; are minor in nature; and, are desirable for the orderly development of the lands. To this end, the Planning and Building Department has no objection to the variances, as requested.

## Public Works

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

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

**October 28, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 7<sup>th</sup>, 2019**

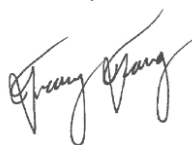
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**Minor Variance Application: A-424/19**  
Traffic Development: Rani Kol (905) 791-7800 x7858

Please be advised that all traffic related matters are being addressed through the on-going SP-18-020M application.

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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
          Umar Mahmood, City of Mississauga  
          Lucas Petricca, City of Mississauga  
          Roberto Vertolli, City of Mississauga

# City of Mississauga Memorandum



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**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 07, 2019

**RE:** Takebacks – November 07, 2019  
File - C.A. Agendas

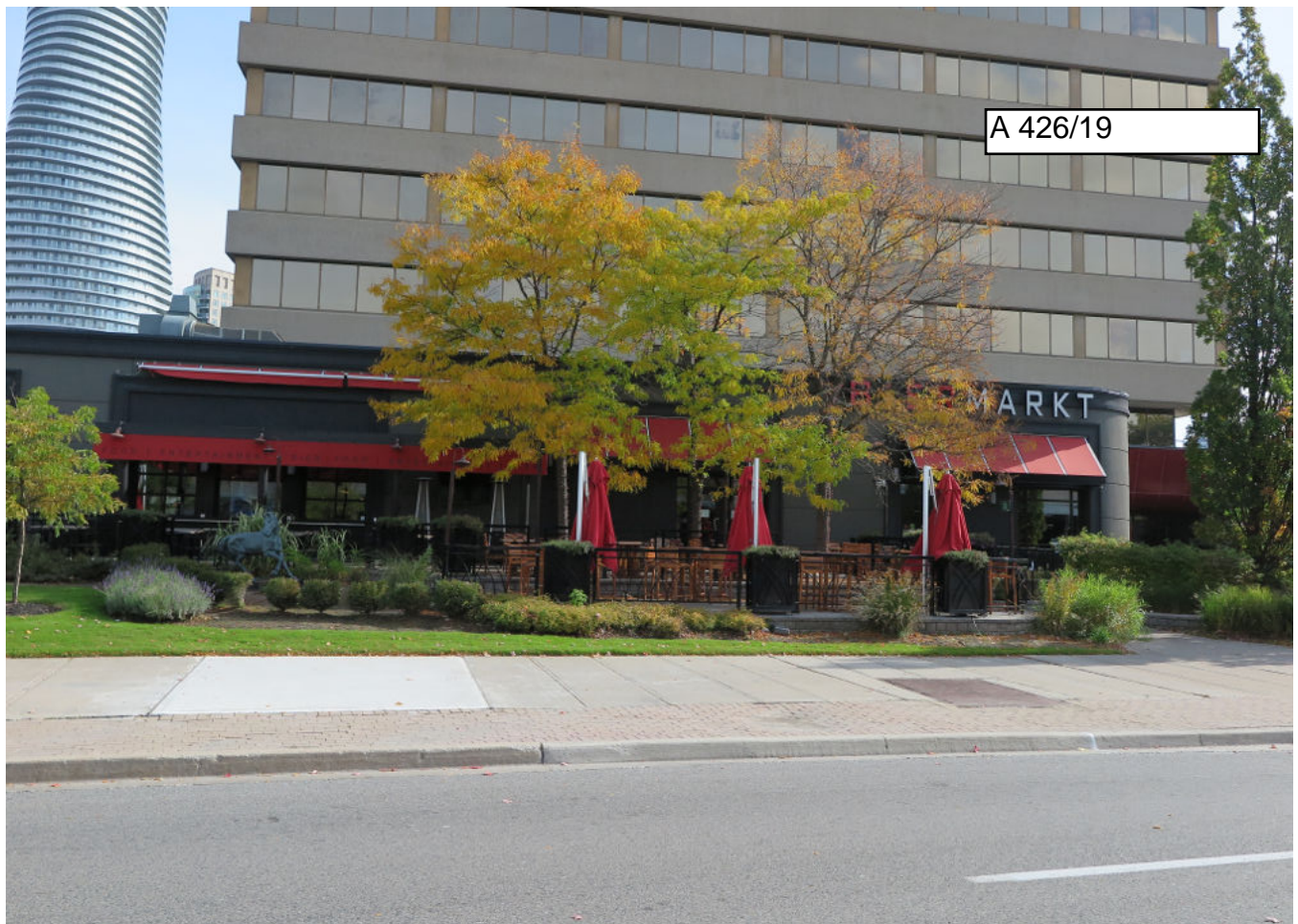
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**Re: COMMITTEE OF ADJUSTMENT- November 07, 2019 – 1:30pm**

This Department has no objections, comments or requirements with respect to C.A. 'A' 301, 369 & 426 /19.

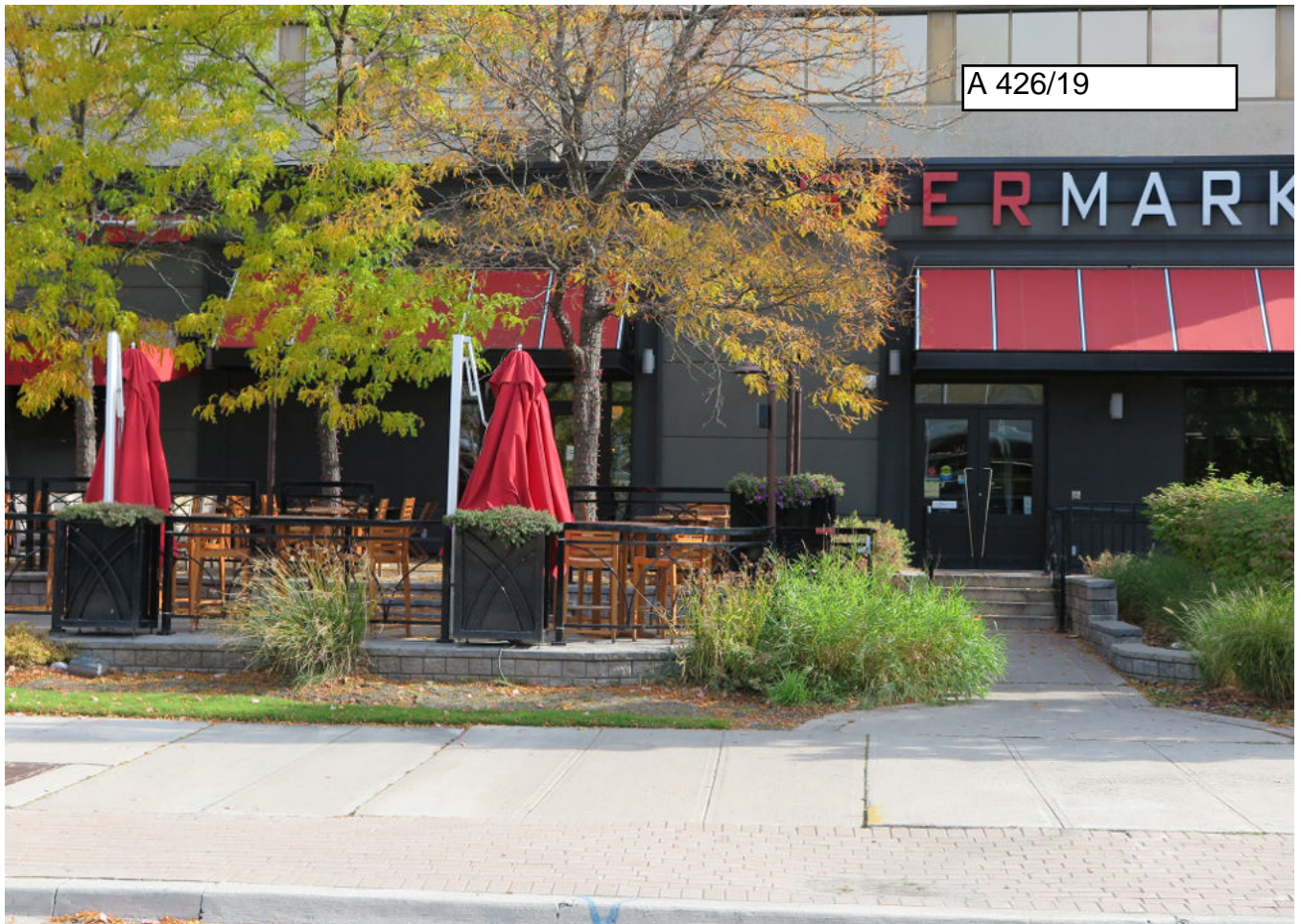
D. Martin  
Supervisor Development Engineering South  
905-615-3200 ext. 5833







A 426/19



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Date: October 31st, 2019

File: C of A – 'A' 426/19  
(Ward 4 – 55 City Centre Drive)

Agenda: **November 7th, 2019**

**New Item**

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## **Recommendation**

The Planning and Building Department recommends that the application be deferred to allow the Applicant the opportunity to submit the requested information.

## **Background**

### **Mississauga Official Plan**

Character Area: Downtown Core  
Designation: Mixed Use

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

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

### **Other Applications:**

None

## **Comments**

### **Zoning**

This Department notes that a Building Permit application is required. In the absence of a Building Permit application, this Department is unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a full zoning review has not been completed.

## Planning

The subject property is located north-west of the Burnhamthorpe Road West and Hurontario Street intersection and currently houses a multi-storey office tower, with a restaurant and associative patio located upon the ground floor. The immediate neighbourhood is comprised of several office condominium structures, with the Square One shopping centre located directly west of the subject lands. The Applicant is proposing to convert / reconfigure the existing restaurant and associative patio to reflect a change of ownership.

As a result of this aforementioned redesign, the Applicant is required to seek the following relief from By-law 0225-2007, as amended, permitting:

1. The expansion of the existing canopy, and the addition of a new canopy above the restaurant entrance; whereas, By-law 0225-2007, as amended, does not permit exterior alterations to an existing building when an "H" Holding zone provision is established on the property, in this instance.

The site is located within the Hurontario District of the Downtown Core Character Area, and designated Mixed Use by the Mississauga Official Plan (MOP). Pursuant to Sect. 11.2.6.1(k) (Mixed Use), the Mixed Use designation permits restaurant uses. The Applicant's proposal continuing the existing restaurant use, and accessory outdoor patio, meets the general intent and purpose of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned H-CC2(2) (City Centre). The intent of this holding provision is to ensure that any comprehensive development proposed within the down-town core will incorporate necessary streetscape elements / improvements to the satisfaction of Development Planning Staff. As the proposed alterations to the existing accessory patio does not constitute comprehensive development, the Planning and Building Department are of the opinion that the variance, as requested, meets the purpose and general intent of the Zoning By-law.

Planning Staff note, as part of the initial submission, no supplemental information was provided pertaining to the removal or future installation of exterior elements, including but not limited to: existing tree and soft-landscaping elements; proposed fencing locations; and, hard-surfacing distribution. As the Applicant will be required to undergo future Site Plan Approval (SPAX), and with the proposed alterations directly impacting the public realm; Planning Staff have requested a Landscape Architecture Plan to determine the ultimate suitability and impact resultant of the proposal.

As the requested supplemental information has yet to be provided, Planning Staff cannot determine whether the requested variance truly represents the orderly development of the lands, or whether the resulting impacts are in fact minor in nature.

As such, Planning Staff are unable to determine whether the requested variance meets the criteria established by Section 45 of the Planning Act. To this end, the Planning and Building



Department recommends that the application be deferred to allow the Applicant the opportunity to submit the requested information

[http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/November/November 7/nov 7.rv.docx](http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/November/November%207/nov%207.rv.docx)

## Public Works

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

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

**October 28, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 7<sup>th</sup>, 2019**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 7<sup>th</sup>, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Applications:** DEF-A-301/19, DEF-A-303/19, DEF-A-304/19

**Minor Variance Applications:** A-419/19, A-420/19, A-421/19, A-422/19, A-423/19, A-426/19

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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga

# City of Mississauga Memorandum



---

**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 07, 2019

**RE:** Takebacks – November 07, 2019  
File - C.A. Agendas

---

**Re: COMMITTEE OF ADJUSTMENT- November 07, 2019 – 1:30pm**

This Department has no objections, comments or requirements with respect to C.A. 'A' 301, 369 & 426 /19.

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



A301/17



A301/19





A 301/19



A 301/19





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Date: October 31st, 2019

File: C of A – 'A' 301/19  
(Ward 5 – 7315 Torbram Road)

Agenda: **November 7th, 2019**

**Deferred Item**

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## **Recommendation**

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

## **Background**

### **Mississauga Official Plan**

Character Area: Northeast Employment Area  
Designation: Business Employment

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

**Zoning:** E2 (Employment)

### **Other Applications:**

Site Plan Approval: 17-7803

## **Comments**

### **Zoning**

The Building Department is currently processing a Site Plan Approval application under file 17-7803. Based upon review of this application, Staff notes that the variance, as requested, is correct.

## Planning

The subject property is located north-east of the Bramalea Road and Derry Road East intersection, and currently houses a single-storey, +/-1,066.43m<sup>2</sup> industrial structure. The neighbourhood context is comprised of a variety of uses, including: small scale commercial / strip mall units, banquet halls, and, industrial uses. The properties along Drew Road, south of Torbram Road, are of a motor vehicle nature with a truck rental and repair facilities located in close proximity. As per the application, the structure currently operates as a commercial motor vehicles sales, leasing and/or rental facility.

The Applicant is proposing to supplement the above-noted use by operating a commercial motor vehicle repair facility. Due to current zoning regulations, the Applicant is requesting the following relief from By-law 0225-2007, as amended:

1. To permit a motor vehicle repair facility - commercial motor vehicle, motor vehicle body repair facility – commercial and motor vehicle body repair facility; whereas, By-law 0225-2007, as amended, does not permit such a use, in this instance.

The site is located within the Northeast Employment Area Character Area, and designated Business Employment by the Mississauga Official Plan (MOP). Pursuant to Section 11.2.11 (Business Employment), this designation permits Motor Vehicle Commercial Uses. The Applicant's proposal of a commercial motor vehicle repair facility meets the general intent of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned E2 (Employment). In accordance with Table 8.2.1 (E1 to E3 Permitted Uses and Zone Regulations), "Motor Vehicle Repair Facility - Commercial Motor Vehicle" is not a permitted use within the E2 (Employment) Zone, being only permitted within the E3 (Industrial) zone. The intent of the Zoning By-law is to restrict more intense commercial motor vehicle uses, such as vehicle repair, to the E3 (Industrial) zone; with the E2 (Employment) zone encouraging the less severe retail and leasing uses. It is the opinion of Staff that the requested variance does not meet the general intent and purpose of the Zoning By-law.

The subject property is located within a collection of uses, which include both motor vehicle repair, and commercial motor vehicle sales and leasing. The proposed use will be contained wholly on the site, and no additional variances have been requested as it pertains to the structure. As such, the variance represents both the orderly development of the lands, and whose impacts are minor in nature.

Based upon the preceding information, it is the opinion of Staff that the requested variance does not meet the general intent of the Zoning By-law. Therefore the Planning and Building Department recommends that the application be refused.

## Public Works

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

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

**October 28, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 7<sup>th</sup>, 2019**

---

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the November 7<sup>th</sup>, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

**Deferred Applications:** DEF-A-301/19, DEF-A-303/19, DEF-A-304/19

**Minor Variance Applications:** A-419/19, A-420/19, A-421/19, A-422/19, A-423/19, A-426/19

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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga



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Date: October 30, 2019

File: C of A – 'A' 369/19  
(Ward 8 – 4108 Martlen Crescent)

Agenda: **November 7, 2019**

Deferred Item

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## Recommendation

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

## Background

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

**Zoning:** RM1 (Residential)

### Other Applications:

Building Permit: 19-7194

## Comments

### Zoning

The Planning and Building Department is currently processing a building permit application under file 19-7194. Based on review of the information currently available for this building permit, we advise that the following variances should be amended as follows:

1. A rectangular area for parking measured from the inside face/walls of 2.83m x4.83m (approx. 9.28ft x 15.84ft) whereas By-law 0225-2207, as amended, requires a minimum rectangular area for parking measured from the inside face/walls of 2.75m x 6.0m (approx. 9.02ft x 19.69ft) in this instance; and

2. A minimum unobstructed area for parking of 2.83m x 4.83m x 3.10m (approx. 9.28ft x 15.84ft x 10.17ft) whereas By-law 0225-2007, as amended, requires a minimum unobstructed area for parking of 2.75m x 5.20m x 2.00m (approx. 9.02ft x 17.06ft x 6.56ft) in this instance.

## Planning

The subject site is located within the Erin Mills Neighbourhood Character Area, southeast of Winston Churchill Boulevard and Highway 403. The neighbourhood consists of a mix of semi-detached and detached dwellings with mature vegetation within the front yard. The subject property contains a two storey detached dwelling with little vegetation. The application proposes deficiencies in rectangular area for parking and minimum unobstructed area for parking in a garage.

The subject site is designated "Residential Low Density II" in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached, duplex, triplex dwellings, street townhouses, and other forms of low-rise dwellings within individual frontages. As per Chapter 9 of MOP, sites will be developed to respect the experience, identity and character of the surrounding context. The proposed interior entrance and subsequent smaller garage area, has regard for the residential designation function, as identified by MOP. Further, from a streetscape perspective, the structure will remain exactly the same and continue to be in line with the existing context of the neighbourhood. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

Pursuant to Table 4.1.12.1(2.2) (2.3) (Attached Garage Regulations), the minimum garage area is 2.75m x 6.0m (width x length), and the required minimum unobstructed area for a parking space is 2.75m x 5.2m (width x length). The intent of this portion of the zoning by-law is to ensure that each structure is self-sufficient in providing adequate parking accommodations. By regulating the size of the individual space to a length of 5.2 m, the zoning by-law ensures that even atypical vehicles can park unobstructed within the structure. Despite the proposed reduced size, the garage still maintains the ability to provide one parking space for vehicles of average length; with the driveway being both wide and long enough, to accommodate two large vehicles parked side-by-side, as per the site plan provided. Staff is of the opinion that the requested variances maintain the purpose and general intent of the zoning by-law.

The entrance, and reduced parking area, are entirely contained within the detached dwelling and represents a nominal reduction to the by-law regulations. The size of the proposed structure remains self-sufficient to provide adequate space to park a vehicle, thereby posing no discernible impact on the surrounding neighbourhood. As such, proposed application represents orderly development of the lands and is minor in nature.

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

# City of Mississauga Memorandum



---

**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** November 07, 2019

**RE:** Takebacks – November 07, 2019  
File - C.A. Agendas

---

**Re: COMMITTEE OF ADJUSTMENT- November 07, 2019 – 1:30pm**

This Department has no objections, comments or requirements with respect to C.A. 'A' 301, 369 & 426 /19.

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



A 369/19





## Public Works

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

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

**October 28, 2019**

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

**Re:                    Region of Peel Consolidated Comments  
                         City of Mississauga Committee of Adjustment Hearing  
                         November 7<sup>th</sup>, 2019**

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**Deferred Minor Variance Application: DEF-A-369/19**

Development Planning: Tracy Tang (905) 791-7800 x7190

The subject land is located within an area the Regional Official Plan (ROP) designates as a Natural Areas and Corridors (NAC) Woodland of the Greenlands System in Peel, under Policy 2.3.2. The Region relies on the environmental expertise of the Credit Valley Conservation (CVC) for the review of development applications located within or adjacent to Woodland 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. 7190 or by email at [tracy.tang@peelregion.ca](mailto:tracy.tang@peelregion.ca)

Sincerely,



Tracy Tang  
Junior Planner  
Development Services, Region of Peel

cc.        Marylu Javed, City of Mississauga  
            Umar Mahmood, City of Mississauga  
            Lucas Petricca, City of Mississauga  
            Roberto Vertolli, City of Mississauga