



Committee of Adjustment

The following staff reports are current as of December 9th, 2019 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 12, 2019 AT 1:30 P.M.

NEW APPLICATIONS (CONSENT)

File	Name of Applicant	Location of Land	Ward
B-076/19	IQBAL NOOR & SHAHER BANO NOOR	5182 AMANA PL	11
B-077/19 B-078/19	6608 DIXIE ROAD (MISSISSAUGA) INC	1420 MID-WAY BLVD	5

DEFERRED APPLICATIONS (CONSENT)

File	Name of Applicant	Location of Land	Ward
B-040/19 TO B-042/19 A-290/19 TO A-293/19	MIDLEKS INC	3585 DIXIE RD	3
B-061/19 A-392/19	CAMCENTRE HOLDINGS INC	151 CITY CENTRE DR	4
B-062/19	BABTIST CHURCH	1640 CARMEN DR	1

NEW APPLICATIONS (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-457/19	MEMUSHI PERNASKA & MEMUSHI BESJANA	299 LOUIS DR	7
A-466/19	ARMINDO JOAQUIM	1228 CANTERBURY RD	1
A-467/19	ASSER EL SHANAWANY & VENIS NASR	1405 CRESTDALE RD	2
A-468/19	LUSHES DEVELOPMENT INC	1996 LUSHES AVE	2
A-469/19	MOHAMMED SOHEB PARMAR	7602 REDSTONE RD	5
A-470/19	GIUSEPPINA CAPUTO & JULIAN MORA	560 VANESSA CRES	2
A-471/19	2568291 ONTARIO INC	1675 THE CHASE	11
A-472/19	EVA DI IORIO	346 DERRY RD W	11
A-473/19	MUSLIM ASSOCIATION OF CANADA	2380 SPEAKMAN DR	2
A-474/19 A-475/19	BRL REALTY LIMITED	5869-5889 AIRPORT RD	5
A-476/19	ASPE 7861 HOLDINGS INC	3017 OLYMPUS MEWS	9
A-477/19	MEDICAL EXPRESS HOLDINGS INC.	400 DUNDAS ST E	7

DEFERRED APPLICATIONS (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-346/19	JOEL PHILP	257- 261 QUEEN ST S	11
A-379/19	IFTAKAR KALYANI	1804 BALSAM AVE	2
A-396/19	JOHN KAVCIC JR. LTD	6900 MILLCREEK DR	9

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

Date: December 6, 2019

File: C of A – 'B' 76/19
(Ward 5 – 5182 Amana Place)

Agenda: **December 12, 2019**

New Item

Recommendation

The Planning and Building Department has no objections to the requested consent application. However, the applicant may choose to defer the application to verify the lot frontage and lot area.

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R3 (Residential)

Comments

Zoning

This Division notes that no development is proposed through this application. The applicant is advised that a full zoning review has not been completed; however, it appears that the severed/retained parcel will have insufficient lot frontage on a public road. A lot frontage of 15 m and lot area of 550 m² is required.

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 Central Erin Mills Neighbourhood Character Area, north of Mississauga Road and Eglinton Avenue West. The neighbourhood consists of large lots with mature vegetation containing two storey detached dwellings. The subject property contains a basketball court and vegetation along the front and interior side yard.

The application proposes to reconfigure the irregular southerly interior lot line by proposing to sever a portion of the subject property for the purpose of a lot addition. The severed parcels will be added to the abutting property to the south known as 5176 Amana Place. The Zoning Division has noted that a lot frontage of 15 m and lot area of 550 m² is required.

The subject property is designated "Residential Low Density I" in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex dwellings. Pursuant to Section 9.2.2.3 (Non-Intensification Areas), new development in neighbourhoods will respect existing lotting patterns. The proposed lot addition maintains the existing lot fabric of the immediate neighbourhood and reconfigures an existing irregular interior lot line.

Staff is of the opinion that the application conforms to Section 51(24) of the *Planning Act*, more specifically that the dimensions and shapes of the proposed lots are consistent with the lot fabric of the neighbourhood and that the applications conforms to the official Plan.

Based on the preceding information, the Planning and Building Department has no objections to the requested consent application. However, the applicant may choose to defer the application to verify the lot frontage and lot area.

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: **Applicant:** Iqbal Noor & Shaher Bano Noor
 Date of Hearing: December 12, 2019
 Location: 5182 Amana Pl
 Our File: 'B' 76/19, Ward 11 (Z-38W)

This Department has no objections or conditions for the applicant's request to attach the severed lands to the abutting property immediately to the south known as 5176 Amana Place. We note that the unique configuration of the severed lands was a result of a previous Consent Application where the Transportation and Works Department had to make provisions for a possible road connection to Amana Place for the abutting lands to the west which have recently been developed under Plan of Subdivision 43M-2046.

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

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





B 76/19



Public Works

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

peelregion.ca

December 4, 2019

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 12th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 12th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-B-062/19, DEF-A-346/19, DEF-A-379/19, DEF-A-392/19, DEF-A-396/19

Consent Applications: B-076/19, B-077/19, B-078/19

Minor Variance Applications: A-457/19, A-467/19, A-469/19, A-470/19, A-471/19, A-473/19, A-476/19, A-477/19

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

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

Alexander Davies

From: Gordon, Carrie <carrie.gordon@bell.ca>
Sent: 2019/11/12 11:01 AM
To: Committee Adjustment
Subject: B-076/19 - 905-19-424 - 5182 Amana Pl
Attachments: 5182 Amana Pl.pdf

Dear Sir/Madam,

Re File:

- Severance
- B-076/19
- 5182 Amana Pl

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

Date: December 4th, 2019

File: C of A – 'B' 77/19, & 'B' 78/19
(Ward 5 – 1420 Mid-way Boulevard)

Agenda: December 12th, 2019

New Item

Recommendation

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 53 of the Planning Act.

Background

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2 (Employment)

Comments

Zoning

This Department notes that no development is proposed through this application. Therefore Staff has no objection, provided the severed and retained lands comply with the provisions of the Zoning By-law with respect to minimum lot frontage and lot area; setbacks to existing buildings; and parking requirements; or, alternatively that any minor variance is approved, final and binding.

Planning

The Applicant is proposing a lease in excess of 21 years on the subject lands.

Through a detailed review of the application, Staff is of the opinion that the application is appropriate to be handled through the consent process. Further, the application raises no concerns of a planning nature. The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 50(3) of the Planning Act.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/December/Dec 12/RV.Dec.12.docx>

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: **Applicant:** 6608 Dixie Road (Mississauga) INC
 Date of Hearing: December 12, 2019
 Location: 1420 Mid-Way Blvd
 Our File: 'B' 77&78/19, Ward 5 (Z-42W)

Information submitted with these applications indicates that the intent is to permit leases greater than 21 years. In this regard, this department has no objections or requirements for the requested leases.

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

B 77 to 78/19



B 77 to 78/19



B 77 to 78/19



B 77 to 78/19



Public Works

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

peelregion.ca

December 4, 2019

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
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Consent Applications: B-076/19, B-077/19, B-078/19

Minor Variance Applications: A-457/19, A-467/19, A-469/19, A-470/19, A-471/19, A-473/19, A-476/19, A-477/19

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

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

Date: December 4th, 2019

File: C of A – 'B' 40/19 to 'B'42/19, 'A' 290 to 'A' 293/19
(Ward 3 – 3585 Dixie Road)

Agenda: December 12th, 2019

Deferred Item

Recommendation

The Planning and Building Department recommends that both the Consent, and associated Minor Variance applications, be deferred.

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R4-57 (Residential), RM2-48 (Residential)

Comments

Zoning

This Division notes, in the absence of either a Pre-Zoning Review Application or a Building Permit Application, a full zoning review has not been completed.

The Zoning Department advises 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 a vacant parcel, located upon the east side of Dixie Road, south of Burnhamthorpe Road East. To the north, the lands are comprised of townhouse units; and further north is a commercial plaza which dominates this portion of Burnhamthorpe Road East. A fire station, a multi-storey apartment structure, and an open space / wooded area are located directly across from the subject lands on the west side of Dixie Road. To the east, the subject lands back to Jaycee Park; and, the Our Place Peel (Youth Shelter) lies to the south. The subject property has a lot frontage of 14.9m along Dixie Road, and a total lot area of 750.28m².

In 1997, the property was the subject of both an Official Plan Amendment and Zoning By-law Amendment (OZ/42/97); resulting in the permission of a detached dwelling, with frontage along Dixie Road, as well as two semi-detached structures, with frontage along a yet to be extended portion of Gulleden Drive.

The Applicant is proposing to sever the parcel three times; creating four lots, with the following dimensions:

- Part 1 (A/290/19)(Frontage along Dixie Road)
Lot Frontage: 7.45m
Lot Area: 184.97m²
- Part 4 (A/293/19)(Frontage along Dixie Road)
Lot Frontage: 7.45m
Lot Area: 188.79m²
- Part 2 (A/291/19)(No Frontage to Public Right of Way Proposed)
Lot Frontage: 7.45m
Lot Area: 188.63m²
- Part 3 (A/292/19)(No Frontage to Public Right of Way Proposed)
Lot Frontage: 7.45m
Lot Area: 187.71m²

Single detached dwellings are proposed on each lot.

Resultant of the proposed severances, and consequent to the sub-standard lot sizes, each of the detached dwellings requires subsequent variances from multiple portions of the Zoning By-law.

This application was previously brought before Committee on July 25th, 2019, where it was deferred to allow the Applicant the opportunity to meet with Municipal Staff to discuss the proposed access from Gulleden Drive over City-owned land. Planning Staff notes, this meeting has yet to occur and several significant concerns pertaining to the implementation and/or

extension of local infrastructure required in facilitating the creation of the above-noted lots remains outstanding.

In the absence of any in depth review between the Applicant and the Municipality regarding potential access from Gulleden Drive, the Planning and Building Department recommends that both the Consent, and associated Minor Variance applications, be deferred.

[http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/December/Dec 12/RV.Dec.12.docx](http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/December/Dec%2012/RV.Dec.12.docx)

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: **Applicant:** Middleks Inc
 Date of Hearing: December 12, 2019
 Location: 3585 Dixie Road
 Our File: 'B' 40 to 42/19, Ward 3 (Z-19)

Further to our previous comments submitted for the July 25, 2019 Committee meeting, we advise that we have not been contacted by the applicant to advance discussions on how the proposed lots will be accessed or serviced. In addition, this department has not received any additional technical information regarding the proposed consent applications.

In view of the above, we strongly request that this application be **deferred** in order that the applicant can meet with City staff and Region of Peel staff to review how servicing and access through Gulleden Drive will be addressed with the proposed new lot configuration.

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

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



B 40 to 42/19







B 40 to 42/19



City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 290/19 to 293/19
Midleks Inc
3585 Dixie Rd
Ward 3

We are noting for Committee's information that Transportation and Works Department concerns/requirements for the proposed minor variances will be addressed through Consent Applications 'B' 40-42/19.

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

City of Mississauga
Memorandum



DATE: November 29, 2019

FILE: "B" 40/19
"B" 41/19
"B" 42/19

SUBJECT: CONSENT APPLICATION
3585 DIXIE ROAD
MIDLEKS INC.
WARD 3
DECEMBER 12, 2019 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:

- Park Planning Staff recommend a deferral of the application to conduct a comprehensive review with the City's Transportation and Works department and the proponent, and to explore infrastructure solutions to servicing and access.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538.

Date: December 4th, 2019

File: C of A – 'B' 61/19, 'A' 392/19
(Ward 4 – 151 City Centre Drive)

Agenda: December 12th, 2019

Deferred Item

Recommendation

The Planning and Building Department has no objections to the requested consent or associated minor variance applications, subject to the conditions outlined below being imposed by Committee.

Background

Mississauga Official Plan

Character Area: Downtown Core
Designation: Mixed Use

Zoning By-law 0225-2007

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

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.

The Building Department is currently processing a Pre-Zoning permit application under file 19-6973. Based upon review of this Application, Staff notes that the Application should be amended as follows, permitting:

4. An on-site drive aisle of 4.80m; whereas, By-law 0225-2007, as amended, requires all drive aisles to have a minimum width of 7.0m, in this instance.

Planning

The subject lands associated with the above applications are located north-west of the Burnhamthorpe Road West and Hurontario Street intersection, and house a nine-storey Office building with associative surface parking. The area context along this portion of Burnhamthorpe Road West is comprised mainly of multi-storey, office condominium structures. Planning Staff note, commercial uses, in the form of the Square One Shopping Centre located directly North, is also present.

The Applicant is proposing to sever the subject lands to create two individual properties. The retained lands will combine the existing office structure with a portion of the surface parking area. The severed lands will operate purely as surface parking.

The severed lands will have a lot frontage of 66m, and a lot area of 6,352.7m². The retained lands will have a lot frontage of 71m, and a lot area of 6,738.9m². Neither resulting properties require variances as it pertains to lot creation; however, the proposed lot configuration will result in both properties being deficient in providing necessary parking spaces and drive aisle widths.

As a result of the proposed consent application, the Applicant is requesting the following relief from By-law 0225-2007, as amended, permitting:

1. All lands zoned H-CC2(2) and subject to land division application B61/19 to be considered one lot for the purposes of parking, driveways and aisles; whereas, By-law 0225-2007, as amended, does not permit lands zoned H-CC2(2) to be treated as one lot, in this instance;
2. 285 parking spaces on the entire lands; whereas, By-law 0225-2007, as amended, requires a minimum of 302 parking spaces, in this instance
3. 4 accessible parking spaces; whereas, By-law 0225-2007, as amended, requires a minimum of 9 accessible parking spaces, in this instance; and,
4. An on-site drive aisle of 4.80m; whereas, By-law 0225-2007, as amended, requires all drive aisles to have a minimum width of 7.0m, in this instance.

Application 'A' 392/19

The site is located within the Main Street District of the Downtown Core Character Area, and is designated Mixed Use by the Mississauga Official Plan (MOP). Pursuant to Section 12.1.3.1(a) (Mixed Use), this designation shall permit major office uses. Planning Staff note, no development has been proposed through this application at this time. The Applicant's request proposing the continued utilization of the existing office structure meets the general purpose and intent of the Official Plan.

Variance 1 (Property Fragmentation)

Pursuant to Section 1.2 (Definitions), a “lot” is viewed as a singular parcel of land, with all applicable zoning standards and regulations either measured to, or contained within, the associative lot lines.

Resultant of the proposed consent application, the subject lands have been divided in two; resulting in deficiencies of a technical nature on both sites. Consequently, the Applicant is requesting to view the proposed contiguous parcels as a single lot for the purposes of reviewing the associative parking, driveway, and aisle width standards. Planning Staff note, these aforementioned regulations attempt to foster suitable internal on-site traffic circulation and should always be viewed holistically and in conjunction with neighbouring sites, simply as a matter of best practice. Further, Planning Staff note, in the absence of any proposed development, both sites will continue to function entirely in a similar manner as they do currently; with the proposed land division simply resulting in an “invisible line” through the middle of the property. It is the opinion of Planning Staff that Variance 1, as requested, meets all criteria established by Section 45(1) of the Planning Act.

Variances 2 and 3 (Parking)

In accordance with Table 3.1.2.2 (Required Number of Parking Spaces for Non-Residential Uses) and Table 3.1.3.1 (Accessible Parking Regulations), this zone regulates the required number of parking spaces, and accessible parking spaces, for a site. The intent in quantifying both of these components is to ensure that each structure is self-sufficient in providing adequate parking accommodations, based upon its intended use. As per Zoning By-law 0225-2007, 302 parking spaces are required; whereas, the Applicant is providing 285. Additionally, 9 accessible parking spaces are required; whereas, the Applicant is providing 4.

City Planning Strategies has identified no concerns with the proposed relief; noting the requested variances are required in addressing current and existing on-site conditions. It is the opinion of Planning Staff that Variance 2, as requested, meets all criteria established by Section 45(1) of the Planning Act.

Variance 4 (Drive Aisle)

Pursuant to Table 3.1.1.5 (Aisles), the Zoning By-law requires a minimum aisle width of 7.0m; whereas, the Applicant has proposed 4.80m. The intent of this portion of the By-law is to ensure that a sufficient turning radius is maintained for adequate internal circulation. While 4.80m remains numerically deficient from a Zoning By-law perspective; Planning Staff note, the prescribed distance is measured perpendicularly from the existing parking spaces to the newly created property line, and not to a physical structure that would inherently prohibit traffic circulation. Further, any future development responsible for potentially restricting motor vehicular access will require additional approval, which in turn would necessitate subsequent review. It is the opinion of Planning Staff that Variance 4, as amended, meets all criteria established by Section 45(1) of the Planning Act.

Application 'B' 61/19

As noted, the proposed severed lands will have a lot frontage of 66m, and a lot area of 6,352.7m²; while the retained lands will have a lot frontage of 71m, and a lot area of 6,738.9m². Neither resulting properties require variances as it pertains to lot creation.

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

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.

Planning Staff note, as per Section 51(24) of the Planning Act, all consent applications must have regard for both a municipality's Official Plan(c), as well as serve to be in the public's interest(b).

Pursuant to Schedule 2 (Downtown Core: Long Term Road Network and Classification) of the Downtown Core Local Area Plan, the lands associated with the proposed consent application have been identified as hosting a future public "minor collector road", responsible for connecting City Centre Drive to Burnhamthorpe Road West, since 2001. To this end, Planning Staff note, the utilization of this public road has been envisioned, and subsequently has received continual Council support, through: City Plan (2001); Mississauga Plan (2003); the Downtown21 Master Plan (2010); Mississauga Official Plan (2012); and, Mississauga Official Plan Amendment 8 (2015).

By serving as both the Downtown Core's "Main Street", as well as in anchoring the heart of Mississauga's downtown community; the civic importance, and overall general intent, of this planned connection is to serve as a mechanism to achieve City Building and placemaking objectives. Further, and as a means to realize such overarching goals, Section 2.1.e of the current Mississauga Official Plan (and Section 8.2.1 of MOPA 8) clearly identifies both: the location of this planned road; and, that it is to be public. Planning Staff note, this inherent importance; coupled with the forecasted intensity of use; as well as the external nature of the eventual users, is not suitably handled through a private condominium road. As such, it is the opinion of Planning Staff, any proposal utilizing a private or condominium road would not have sufficient regard for the Mississauga Official Plan, in this instance.

In addition to the road's civic importance, this connection is also a key feature in both linking the downtown road network, as well as in providing significant connectivity for both pedestrian and vehicular access to the various amenities and attractions of the downtown core; ultimately serving a substantially larger and broader population than simply the residents and tenants of the Applicant's development. Such connectivity, especially in light of the aforementioned diverse user-base, is not suitably achieved through a private condominium road, and, in the

opinion of Planning Staff, any proposal utilizing a private or condominium road would not serve the public's interest.

Based upon the preceding information, Staff is of the opinion that the proposed consent application conforms to Section 51(24) of the Planning Act, provided the following conditions, outlined below, are imposed by Committee:

- The proposed road is gratuitously dedicated to the Municipality; and,
- A letter shall be received from the Planning and Building Department indicating that satisfactory arrangements have been made for a clause to be registered on title of the properties, to the satisfaction of the City Solicitors Office, for the blocks resulting out of the severed lots 'Part 1' and 'Part 2', stating that they will be treated as one property for parking purposes.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/December/Dec 12/RV.Dec.12.docx>

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 392/19
Camcentre Holdings Inc
151 City Centre Dr
Ward 4

We are noting for Committee's information that Transportation and Works Department concerns/requirements for the proposed minor variances will be addressed through Consent Application 'B' 61/19.

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

December 4, 2019

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 12th, 2019**

Comments for Informational Purposes:

Deferred Consent Application: DEF-B-061/19

Development Engineering: Bernadette Sniatenchuk (905) 791-7800 x8589

The private servicing installed in the underground parking structure must be protected by private servicing easements. In that regard, the private servicing easements must be properly represented and labeled on strata plans which will be required for review prior to registration of the condominium. There private servicing easements will be registered through the condominium declaration and description.

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

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

Date: December 6, 2019

File: C of A – 'B' 62/19
(Ward 1 – 1640 Carmen Drive)

Agenda: **December 12, 2019**

Deferred Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R1-2 (Residential)

Comments

Zoning

The applicant is advised that a full zoning review has not been completed. As such, this division cannot confirm if any variances will be required in result of the proposed consent application.

Planning

The subject property is located within the Mineola Neighbourhood Character Area, west of Cawthra Road and South Service Road. The neighbourhood consists of one and two storey detached dwellings with significant mature vegetation. The subject site contains a Place of Religious Assembly known as Kenmuir Baptist Church with mature vegetation mostly along Carmen Drive.

The application proposes to sever the southern portion of the subject property for the purpose of a lot addition and standardizing the lot fabric. The severed parcel has a width of approximately

30.43 m and an area of approximately 551.50 m². The severed parcel will be added to the rear of the abutting property (1624 Carmen Drive), established in the original Plan of Subdivision.

This lot addition was previously approved on August 23rd, 2018 through consent application 'B' 54/18. However, the application lapsed as conditions were not satisfied, resulting in the current application being submitted.

The subject property is designated "Residential Low Density I" in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex dwellings. Pursuant to Section 9.2.2.3 (Non-Intensification Areas), new development in neighbourhoods will respect existing lotting patterns. The proposed lot addition maintains the lot fabric of the neighbourhood and re-establishes the intended lot size of 1624 Carmen Drive, through Registered Plan 321.

Staff is of the opinion that the application conforms to Section 51(24) of the *Planning Act*, more specifically that the dimensions and shapes of the proposed lots are consistent with the lot fabric of the neighbourhood and that the applications conforms to the official Plan.

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

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Land Division Committee

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: **Applicant:** Kenmuir Baptist Church
 Address: 1640 Carmen Dr
 Date of Hearing: December 12, 2019
 Our File: 'B' 62/19, Ward 1 (Z-7)

This Department has reviewed the application where the intent is to sever a parcel of land at the rear of the existing church (1640 Carmen Drive) to be merged with the abutting property to the south known as 1624 Carmen Drive in order to facilitate a lot addition.

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

A. Items Required Prior to the Issuance of Final Consent

1. Record of Site Condition (RSC)

As the proposed land use is changing from a less sensitive (church) use to a more sensitive use (residential) the applicant is required to submit a complete Record of Site Condition (RSC), including all supporting documents to the Transportation and Works Department for review.

The RSC must be posted to the Ministry of the Environment, Conservation and Parks Environmental Site Registry (ESR).

All supporting documents must include a clause or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the reports to the same extent as to the property owner. The wording of the reliance must meet the City's sole and unfettered satisfaction. The template is provided on the City's website under Terms of Reference: <http://www.mississauga.ca/portal/residents/terms-of-reference>

For further information regarding the above noted comment, please contact Valeriya Danylova at (905) 615-3200 ext. 5930 or valeriya.danylova@mississauga.ca.

B. General Information

2. Site Plan Approval

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

3. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement. We advise that the storm sewer outlet for these lands is the existing 1050mm diameter storm sewer within South Service Road.

4. 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.

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

Public Works

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

peelregion.ca

December 4, 2019

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 12th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 12th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-B-062/19, DEF-A-346/19, DEF-A-379/19, DEF-A-392/19, DEF-A-396/19

Consent Applications: B-076/19, B-077/19, B-078/19

Minor Variance Applications: A-457/19, A-467/19, A-469/19, A-470/19, A-471/19, A-473/19, A-476/19, A-477/19

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

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

Planning and Building Department

Date: December 4th, 2019

File: C of A – 'A' 457/19
(Ward 7 – 299 Louis Drive)

Agenda: December 12th, 2019

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Cooksville Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3 (Residential)

Other Applications:

Building Permit: 19-7385

Comments

Zoning

The Building Department is currently processing a Building Permit application under file 19-8552, and a Zoning Certificate application under file 19-7385. Based upon review of this application, Staff notes the variances appear to be consistent with comments provided.

Planning

The subject property is located north-west of the Hurontario Street and the Queensway West intersection, and currently houses a single-storey, detached dwelling, with an attached front-loaded garage. The immediate area consists primarily of detached dwellings; however, semi-detached structures are also present within the immediate contextual neighbourhood. Architecturally, the area is comprised mainly of single-storey detached dwellings with a shared 1960's subdivision design. The subject property is an interior parcel, with a lot area of approximately 550m², and a frontage of 15m.

The Applicant is proposing to legalize several non-complaint existing conditions: including two canopy structures (covered patios); a widened driveway; and, a non-compliant accessory structure (shed). As a result of such construction, the Applicant is required to seek the following relief from By-law 0225-2007, as amended, permitting:

1. A lot coverage of 40.5% of the lot area; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 35.0% of the lot area, in this instance;
2. A driveway width of 7.0m; whereas, By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m, in this instance;
3. A gross floor area of a shed of 10.4m²; whereas, By-law 0225-2007, as amended, permits a maximum gross floor area for an accessory structure of 10.0m², in this instance;
4. A shed height of 3.4m; whereas, By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.0m, in this instance, and,
5. A side yard measured to a shed of 0.32m; whereas, By-law 0225-2007, as amended, requires a minimum side yard measured to a shed of 0.61m, in this instance.

Planning Staff note, as per discussions with the Transportation and Works Department, the submitted drawings do not accurately reflect current on-site conditions as it pertains to the existing driveway width. In view of this, Planning Staff's analysis of this application is based solely upon the suitability of the variances, as requested, in conjunction with the submitted drawings in support of this application.

The site is located within the Cooksville 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. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions; the surrounding context; and, the landscape of the character area. The lands will continue to be used for residential purposes, with both the existing canopies (covered patios), as well as the detached shed, being accessory to the residential dwelling. Further, despite the required variances, the existing structures' configuration has regard for the overall distribution of massing on the property, as a whole. Variances 1, 3, 4, and 5, as requested, meet the purpose and general intent of the Official Plan.

Further, as per Section 9.1 (Introduction) of MOP, driveway widths should respect the identity and character of the surrounding context. From a streetscape perspective, the proposed larger driveway, as identified in the drawings, will be undecipherable from complying lots and will

remain in context with the existing neighbourhood. Variance 2, as requested, is both in line with the general intent and purpose of the Official Plan.

Variance 1 (Lot Coverage)

As per Zoning By-law 0225-2007, the subject property is zoned R3 (Residential). Pursuant to Table 4.2.1(5) (R1 to R5 Permitted Uses and Zone Regulations), the Zoning By-law permits a maximum lot coverage of 35.0%; whereas, the Applicant has proposed 40.5%. The general intent of this portion of the By-law is to ensure that individual lots are not visibly and disproportionally developed, as it pertains to the overall size of the property. Staff note, were the area associated with the open-faced canopies (covered patios) (29.8m²) – structural features that do not lend themselves to “true massing” – removed from this calculation, the proposed lot coverage (34.2%) would be in compliance with the Zoning By-law. Variance 1, as requested, maintains the purpose and general intent of the Zoning By-law.

Planning Staff note, no subsequent variances are required as it pertains to either building height or in regards to the associative setback regulations for either canopy structure, with the property appropriately sized to accommodate the proposal. As such, it is the opinion of Planning Staff that no additional undue impact is created as a result of Variance 1, as requested; and that such relief represents both the orderly development of the lands, and whose impacts are minor in nature.

Variance 2 (Driveway)

Pursuant to Table 4.2.1(12), the maximum driveway width for a detached dwelling is 6.0m; whereas the Applicant is proposing 7.0m. 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 7.0m is larger than the permissible 6.0m 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. Variance 2, as requested, is both in line with the general intent and purpose of the Zoning By-law.

While the relief sought represents a deviation from what is contemplated through the Zoning By-law; Staff note, the proposed driveway represents less than half the lot's frontage (47%); is suitably setback from the neighbouring property (0.73m); and maintains ample soft-landscaping in the front yard. Variance 2, as requested, results in both the orderly development of the lands, and whose impacts will be minor in nature.

Variances 3, 4, and 5 (Accessory Structure)

Planning Staff note, while the existing shed appears to be appropriately sized and located, in the absence of elevation and floor plan drawings specific to the structure, Planning Staff are unable to determine whether the amended variances meet 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 pertaining to the accessory structure.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/December/Dec 12/RV.Dec.12.docx>

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 457/19
Memushi Pernaska & Memushi Besjana
299 Louis Dr
Ward 7

The Existing Site Plan (DWG No A01) submitted with the application does not accurately depict the driveway as it exists as a concrete walkway is depicted; however, this concrete walkway is actually part of the driveway which may require an amendment to Variance #2. We are enclosing for Committee's reference some 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 sidewalk 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.

With regards to the variances for the shed and additions we would request that the roof structures be equipped with an eaves trough and the downspout(s) be located such that roof drainage is directed internal to the lot so as not to impact on the abutting properties. We acknowledge from our site inspection that the construction of these structures is not totally complete and assume that the owner will be installing the eaves trough and downspout(s) upon the approval of the requested variances.

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

A 457/19



A 457/19







A 457/19



A 457/19



Public Works

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

peelregion.ca

December 4, 2019

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 12th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 12th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-B-062/19, DEF-A-346/19, DEF-A-379/19, DEF-A-392/19, DEF-A-396/19

Consent Applications: B-076/19, B-077/19, B-078/19

Minor Variance Applications: A-457/19, A-467/19, A-469/19, A-470/19, A-471/19, A-473/19, A-476/19, A-477/19

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

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

Date: December 6, 2019

File: C of A – 'A' 466/19
(Ward 1 – 1228 Canterbury Road)

Agenda: **December 12, 2019**

New Item

Recommendation

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

Background

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-1 (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 the variances, as requested, have been reviewed based on information provided however a full zoning review has not been completed.

Planning

The subject property is located within the Mineola Neighbourhood Character Area, west of Cawthra Road and Atwater Avenue. The neighbourhood consists of older one storey and newer two storey detached dwellings with mature vegetation on the residential properties. The subject property is a corner lot and contains a newly built two storey dwelling with mature vegetation

along Atwater Avenue. The application proposes a reduced interior side and rear yard measured to an accessory structure.

Through a review of the application, the variances should be amended as follows:

The applicant requests the Committee to approve a minor variance to allow the existing shed and concrete pad to remain proposing:

1. A side yard measured to a shed of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) in this instance; and
2. A rear yard measured to the concrete pad of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 0.61m (approx. 2.00ft) in this instance.

The subject property is designated "Residential Low Density II" in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex, triplex and other forms of low rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with existing site conditions, surrounding context and landscape of the character area. The subject property will continue to be used for residential purposes, with the proposed structure being accessory to the residential use, consistent with the residential land use designation. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

The application proposes a side yard of 0.30 m and rear yard of 0.20 m measured to the accessory structure whereas 0.60 m is required. In this instance, the rear yard is measured to the concrete pad rather than the wall of the accessory structure. The accessory structure maintains a rear yard setback of 1.20 m, greater than the required 0.60 m within the by-law. The accessory structure has a height less than what the by-law permits and is sufficiently setback from abutting property lines, mitigating any potential massing concerns. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The deficient side yard is a minor deviation from the zoning by-law and will not have any additional undue impact to the neighbouring property. The rear yard setback is measured to the concrete pad which does not pose any massing concerns. The structure itself has a setback of 1.20 m from the rear lot line, greater than what the by-law requires. 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 verify the accuracy of the requested variances and if additional variances are required.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 466-19
Armando Joaquim
1228 Canterbury Rd
Ward 1

Enclosed for Committee's easy reference are photos depicting the existing shed. We have no concerns with the requested variance provided that the shed be equipped with an eaves trough across the rear portion of the roof and a down spout directed so as not to impact any adjacent properties.

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

A 466/19



A 466/19



Public Works

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

peelregion.ca

December 4, 2019

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 12th, 2019**

Comments for Informational Purposes:

Minor Variance Application: A-466/19

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

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

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



November 29, 2019

Committee of Adjustment – Office of the City Clerk
Corporate Services Department
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Attention: Sean Kenney

Dear Mr. Kenney:

**Re: CVC File No. A 19/466
Municipality File No. A 466/19
Armando Joaquim
1228 Canterbury Road
Part of Lot 12, Concession 2 SDS
City of Mississauga**

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Watershed Based Resource Management Agency and Public (commenting) Body under the Planning Act - providing comments based on CVC's Board approved policies;
2. Planning Advisory Services - providing environmental planning and technical advice/comments based on service agreements or memorandum of understanding;
3. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the Provincial Policy Statement (2014);
4. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the Conservation Authorities Act Section 28 regulation, to eliminate unnecessary delay or duplication in process;
5. Source Protection Agency – providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the Clean Water Act, as applicable.

November 29, 2019

Re: CVC File No. A 19/466
Municipality File No. A 466/19
Armino Joaquin
1228 Canterbury Road
Part of Lot 12, Concession 2 SDS
City of Mississauga

SITE CHARACTERISTICS:

The subject property is regulated because of a floodplain associated with Cooksville Creek. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

ONTARIO REGULATION 160/06:

The property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

PROPOSAL:

It is our understanding that the applicant requests the Committee to approve a minor variance to allow the existing shed to remain proposing:

1. A side yard of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) in this instance; and
2. A rear yard of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 0.61m (approx. 2.00ft) in this instance.

COMMENTS:

Based on the review of the information, CVC staff have **no concerns** and **no objection** to the approval of this minor variance by the Committee at this time.

It should be noted that CVC staff issued a clearance for the shed on October 11, 2019.

Please circulate CVC any future correspondence regarding this application.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 296) should you have any further questions or concerns.

November 29, 2019

Re: CVC File No. A 19/466
Municipality File No. A 466/19
Armindo Joaquim
1228 Canterbury Road
Part of Lot 12, Concession 2 SDS
City of Mississauga

Sincerely,

A handwritten signature in black ink, appearing to read 'Iftexhar Ahmad', with a stylized flourish at the end.

Iftexhar Ahmad
Junior Planner

Cc:

Armindo Joaquim
artyjoaquim@rogers.com (via email)

Date: December 6, 2019

File: C of A – 'A' 467/19
(Ward 2 – 1405 Crestdale Road)

Agenda: December 12, 2019

New Item

Recommendation

The Planning and Building Department has no objections to the requested variances. However, the application should be deferred to address the variances regarding the walkway attachment widths.

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R2-4 (Residential)

Comments

Zoning

This Division notes that a site plan approval application is required for the shed. In the absence of a permit application we are unable to confirm the accuracy of the requested variances or determine whether additional variances may be required. It should be noted that a full zoning review has not been completed.

Notwithstanding the above, no permit is required for a driveway widening. Variances 1 and 2 are correct.

It should also be noted that additional variances may be required for walkway attachment.

Planning

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, south of Indian Road and South Sheridan Way. The neighbourhood consists of one and two storey detached dwellings with significant mature vegetation. The subject property contains a two storey detached dwelling with mature vegetation. The application proposes an increased driveway width, reduced driveway setback and side and rear yards measured to an accessory structure.

The subject property is designated "Residential Low Density I" in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with existing site conditions, surrounding context and landscape of the character area. The subject property will continue to be used for residential purposes, with the proposed structure being accessory to the residential use, maintaining the residential designation. The proposed driveway width does not negatively impact the soft landscaped area, therefore maintaining an appropriate amount of hardscaping within the front yard. However, a driveway setback provides a buffer to neighbouring lots and mitigates any drainage concerns. The proposed driveway setback of 0 m negates the purpose of this setback. Staff is of the opinion that variances #1, 3 and 4 maintain the general intent and purpose of the official plan.

The application proposes a driveway width of 8.65 m whereas 8.50 m is permitted. It should be noted that a driveway width of 10.50 m is permitted within 6 m of the front garage face. The variance applies to the portion of the driveway that is beyond 6 m of the front garage face. The intent of this provision of the by-law is to give larger lots permission for increased driveway widths, recognizing that these lots can accommodate an increase in hard landscaping while still maintaining a sufficient soft landscaped area. In this instance, a majority of the driveway width maintains by-law requirements. Only a portion of the driveway that is beyond 6 m of the front garage face extends further than what the by-law contemplates. However, the remaining portion of the driveway narrows down to 5.78 m, less than the permitted 8.50 m. The site plan proposes a soft landscaped area greater than the provision contained within the zoning by-law, maintaining an appropriate amount of hard surfacing within the front yard. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Variance #2 proposes a driveway setback of 0 m whereas 0.60 m is permitted. The intent of this portion of the by-law is to ensure that an adequate visual buffer exists between properties and that it is large enough to mitigate any potential drainage concerns. The proposed 0 m setback is insufficient in providing this buffer, as a width of 0.30 m would be required to accommodate a swale should one be required in the future. Staff is of the opinion that the general intent and purpose of the zoning by-law is not maintained.

Variances #3 and 4 proposes deficient setbacks measured to the accessory structure. The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot and dwelling and clearly accessory while not presenting any massing concerns to neighbouring lots. In this instance, the accessory structure makes up less than 1% of the lot coverage, resulting in the accessory structures being proportional to the

lot and accessory to the dwelling. The deficient side yards are minor deviations from the zoning by-law and will not cause additional undue impact to the neighbouring property from what is permitted. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The proposed increased driveway width is only for a portion of driveway and does not continue throughout the bottom length of the driveway. The driveway narrows to 5.78 m, less than the permitted 8.50 m. The front yard still maintains a generous soft landscaped area, resulting in an appropriate amount of hardscaping. The proposed variances related to the accessory structure are a minor deviation of the zoning by-law regulations and will not cause additional undue impact to abutting properties. However, the driveway setback cannot be supported as a 0 m setback is inadequate in accommodating a visual buffer and mitigating any sheet drainage onto neighbouring lots. Staff is of the opinion that variances #1, 3 and 4 application represents orderly development of the lands and is minor in nature.

It should be noted that through a review of the site plan, variances appear to be required for increased walkway attachments width on both sides of the driveway. A maximum walkway attachment width of 1.50 m is required.

Based on the preceding information, the Planning and Building Department has no objections to the requested variances. However, the application should be deferred to address the variances regarding the walkway attachment widths.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 467-19
Asser El Shanawany & Venis Nasr
1405 Crestdale Rd
Ward 2

Enclosed for Committee's easy reference are photos depicting the existing driveway configuration and also the existing shed on site. We have no concerns with the requested variances provided that the shed be equipped with an eaves trough and a down spout directed so as not to impact any adjacent properties.

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





A 467/19



Public Works

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

peelregion.ca

December 4, 2019

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 12th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 12th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-B-062/19, DEF-A-346/19, DEF-A-379/19, DEF-A-392/19, DEF-A-396/19

Consent Applications: B-076/19, B-077/19, B-078/19

Minor Variance Applications: A-457/19, A-467/19, A-469/19, A-470/19, A-471/19, A-473/19, A-476/19, A-477/19

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

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

Date: December 6, 2019

File: C of A – 'A' 468/19
(Ward 2 – 1996 Lushes Avenue)

Agenda: **December 12, 2019**

New Item

Recommendation

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act.

Background

Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood
Designation: Residential Medium Density

Zoning By-law 0225-2007

Zoning: RM5-56 & RM6-20 (Residential)

Other Applications

Building Permit: 19-7643

Comments

Zoning

Site plan approval was granted for this development under site plan application 18-50. A condominium application has been received under application number CDM 19-8. We are in receipt of building permit 19-7643. Requested variances appear to be consistent with comments provided through the building permit.

Planning

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southeast of Lakeshore Road West and Southdown Road. The neighbourhood consists of townhouse and high rise apartment dwellings with mature vegetation. The subject property is currently vacant; however, a rezoning application which proposed six townhouse units was approved by Council on July 4th, 2018. The application proposes reduced side yard setbacks measured balconies, lots, and visitor parking. The proposed variances are consistent with the Zoning By-law Amendment concept plans that were approved by Council.

Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Based on the preceding information, the Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 468/19
Lushes Development Inc
1996 Lushes Ave
Ward 2

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed property have been addressed through a Rezoning application (File OZ-15/007, a Site Plan application (File SP-18/050) and also a current Condominium Registration application (File CDM-19/008).

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

A 468/19



Public Works

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

peelregion.ca

December 4, 2019

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 12th, 2019**

Comments for Informational Purposes:

Minor Variance Application: A-468/19

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

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

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

Date: December 4th, 2019

File: C of A – 'A' 469/19
(Ward 5 – 7602 Redstone Road)

Agenda: December 12th, 2019

New Item

Recommendation

The Planning and Building Department has no objection to the variances, 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: Malton Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-69 (Residential)

Other Applications:

Building Permit: 19-8161

Comments

Zoning

The Building Department is currently processing a Building Permit application under file 19-8239. Based upon review of this application, Staff notes that more information is required to verify the accuracy of the requested variances, as well as to determine whether additional variance(s) will be required.

Planning

The property is located north-east of the Airport Road and Thamesgate Drive intersection. The immediate neighbourhood is primarily detached dwellings; however, semi-detached dwellings are also present. Architecturally, the area is comprised mainly of post-war, 1 and 1.5 storey bungalows; however, this area of Malton has seen recent residential development, with new construction prevalent on both Redstone Road, as well as within the surrounding neighbourhood as a whole. The properties within the immediate area possess lot frontages of +/-15.7m. The Applicant is proposing to demolish the existing structure and replace it with a larger detached dwelling.

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

1. A gross floor area of 378.9m²; whereas, By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 304.4m², in this instance;
2. An exterior side yard setback of 5.41m; whereas, By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.0m, in this instance; and,
3. A height of 8.23m to a flat roof; whereas, By-law 0225-2007, as amended, permits a maximum height of 7.5m to a flat roof, in this instance.

A proposal for this property was previously brought before Committee on July 11th, 2019, under Application 'A' 256/19. At this time, the application was refused due to its overall extravagance (excessive gross floor area, height, lot coverage, etc.). Planning Staff note, as per the provided revisions, that the Applicant has removed the more egregious aspects of this prior proposal and has resubmitted a much more modest design.

The site is located within the Malton 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. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions; the surrounding context; and, the landscape of the character area. The subject lands are to be used for residential purposes. The proposed dwelling respects the designated residential land use, and, despite the variances, has regard for the distribution of massing on the property as a whole. The variances, as requested, meet the purpose and general intent of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned R3-69 (Residential). Pursuant to Table 4.2.4.69(2) (R3 Exception Zones), this zone regulates a detached dwelling's maximum gross floor area. The general intent of this portion of the By-law, as it pertains to infill development, is to ensure that individual properties are not overdeveloped, and that additional massing resultant of construction will not negatively impact the character of the neighbourhood. Despite requiring relief to permit the proposed increase in gross floor area; the detached dwelling remains modest in size and whose massing is well-hidden by multiple defined façade and rooflines sections, as well as the overall contemporary architectural design. Variance 1, as requested, maintains the purpose and general intent of the Zoning By-law.

Pursuant to Table 4.2.1(7) (R1 to R5 Permitted Uses and Zone Regulations), the proposed structure is required to maintain an exterior side yard setback of 6.0m; whereas, the Applicant

has requested 5.41m. The general intent of this portion of the By-law is to ensure that an adequate buffer exists between a structure's massings and, in this case, the public realm. Planning Staff note that the requested relief occurs along a small portion of the exterior side, with the majority of the wall setback greater than +/-5.7m. Further, the marginal relief sought (5.41m vs. 6.0m) does not impinge in either the creation or utilization of the exterior side-yard amenity area. Variance 2, as requested, maintains the purpose and general intent of the Zoning By-law.

Pursuant to Table 4.2.4.69(1) (R3 Exception Zones), this zone regulates a detached dwelling's maximum height, measured to a flat roof, of 7.5m; whereas the Applicant has proposed 8.23m, in this instance. The intent in restricting the overall height to a flat roof is to lessen the visual massing of a dwelling, where, in the absence of such regulations, such a design can become over-bearing from a streetscape perspective. The front elevation of the dwelling contains multiple undulating features that help to break up the roof line, as well as varied wall-sections that help mitigate massing. Planning Staff further note, despite the relief sought, the detached dwelling clearly remains a two-storey structure and will not result in any undue height discrepancies between neighbouring structures. Variances 3, as requested, maintains the purpose and general intent of the Zoning By-law.

While the resident design of this neighbourhood has historically been single storey, or storey and a half structures, the proposed dwelling is in scale with the overall property as a whole, and, does not result in the over massing of the site. Staff further note, while infill zoning regulations were enacted to restrict over-massing of dwellings within this community, the presence of larger developments within the immediate contextual area, especially as it pertains directly to the neighboring properties, predate these regulations and support the proposal of a larger structure in this instance. The variances, as requested, 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 requested, meet the general intent and purpose of both the MOP and 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; however, the Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/December/Dec 12/RV.Dec.12.docx>

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 469/19
Mohammed Soheb Parmar
7602 Redstone Rd
Ward 5

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

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

A 469/19



A 469/19



A 469/19



City of Mississauga Memorandum



DATE: November 29, 2019

FILE: "A" 469/19

SUBJECT: MINOR VARIANCE APPLICATION
7602 REDSTONE ROAD
MOHAMMED SOHEB PARMAR
WARD 5
DECEMBER 12, 2019 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 City owned tree within the municipal boulevard.

- Flowering Crab Apple (38cm DBH) – good condition

Due to the close proximity of the municipal street tree in relation to the proposed redevelopment with an increase in gross floor area of 378.9 sq.m whereas the by-law permits a lot coverage of 304.37 sq.m, given the high risk of root damage to the healthy City owned tree and the property is not subject to site plan control, should the application be approved, Community Services would like to impose the following conditions:

1. The applicant shall provide tree protection securities in the amount of \$2,550.00 for the preservation of the municipal street tree.
2. The applicant shall provide framed tree hoarding at the dripline of the above noted tree 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. Any soil disturbance within the Tree Protection Zone of the tree is to be supervised by an ISA Certified Private Arborist.
2. No digging or trenching with the use of machinery within the Tree Protection Zone of the tree; hydrovacing (with a low PSI) is to be performed instead.
3. 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, letter of credit, bank draft, or money order. Any damage to the above noted City trees will result in the full or partial loss of street protection securities, as determined by City of Mississauga Forestry Staff.
4. 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.

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

December 4, 2019

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 12th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 12th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-B-062/19, DEF-A-346/19, DEF-A-379/19, DEF-A-392/19, DEF-A-396/19

Consent Applications: B-076/19, B-077/19, B-078/19

Minor Variance Applications: A-457/19, A-467/19, A-469/19, A-470/19, A-471/19, A-473/19, A-476/19, A-477/19

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

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

November 26, 2019

CFN 60813.14

BY EMAIL: committee.adjustment@mississauga.ca

Mr. Sean Kenney
Committee of Adjustments
City of Mississauga
300 City Centre Drive, 2nd Floor
Mississauga, ON L5B 3C1

Dear Mr. Kenney:

**Re: Committee of Adjustment Minor Variance Application A 469/19
7602 Redstone Road
City of Mississauga
Mohammed Soheb Parmar (Agent: Raman Sandhu)**

This letter will acknowledge receipt of the above noted application, received on March 29, 2019. Toronto and Region Conservation Authority (TRCA) staff has reviewed the above noted application, and as per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), provides the following comments as part of TRCA's commenting role under the *Planning Act*, the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2014 (PPS)*; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memoranda of Understanding (MOU) with the City of Mississauga and the Region of Peel wherein we provide technical environmental advice.

Purpose of the Application

It is our understanding that the purpose of this Minor Variance Application A 469/19 is to request the following variances:

1. A gross floor area of 378.90 sq.m. (approx. 4078.44 sq.ft.), whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 304.37 sq.m. (approx. 3276.21 sq.ft.) in this instance;
2. An exterior side yard of 5.41 m. (approx. 17.75 ft.) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00 m (approx. 19.68 ft.) in this instance; and
3. A height of 8.23 m (approx. 27.00 ft.), whereas By-law 0225-2007, as amended, permits a maximum height of 7.50 m. (approx. 24.61 ft.) in this instance.

It is our understanding that the purpose of the requested minor variances is to facilitate the replacement of a 100.1 sq.m. 1-storey single family residential dwelling with a 378.9 sq.m. 2-storey single family residential dwelling at the subject property.

Recommendation

Based on the comments noted below, TRCA staff recommend **deferral** of the above noted application in order to provide an opportunity for the applicant to revise the size of the proposed replacement dwelling and address the floodproofing concerns to the satisfaction of TRCA.

Should the Committee not grant deferral of the application at the December 12, 2019 meeting, TRCA staff recommend denial of the application at this time.

Application Specific Comments

Ontario Regulation 166/06:

The subject property is located within TRCA's Regulated Area of the Mimico Creek Watershed, as it is located within a spill area of the Regional Storm Floodplain. In accordance with Ontario Regulation 166/06, as amended (Development, Interference with Wetlands and Alteration to Shorelines and Watercourses), a permit is required from the TRCA prior to any of the following works taking place:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b) development, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

Development is defined as:

- i. the construction, reconstruction, erection or placing of a building or structure of any kind;
- ii. any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- iii. site grading, including the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere.

As of date of this letter, TRCA staff has not received a permit application for the subject works.

1. Once the below comments have been addressed, please advise the applicant to submit a TRCA permit application (Application for Development, Interference with Wetlands & Alterations to Shorelines and Watercourse – Ontario Regulation 166/06) and the associated fee of \$875 (Works on Private Residential Property – Standard) to initiate the TRCA permitting process.

Floodplain Management:

The PPS provides direction on all planning applications. According to subsection 3(5) and (6) of the *Planning Act*, all decision made by a municipality and comments provided by the TRCA shall be consistent with the PPS. Through our MOU between Conservation Ontario, the Ministry of Municipal Affairs and Housing (MMAH) and the Ministry of Natural Resources and Forestry (MNRF), the responsibility to uphold the natural hazards section of the PPS (Section 3.1) has been delegated to the Conservation Authorities. In this delegated role, TRCA is responsible for representing the Provincial interest on natural hazard matters where the Province is not involved.

As part of our delegated role, the TRCA develops, implements and manages floodplain mapping and modelling within our jurisdiction. Please note that TRCA's current floodplain mapping and modeling data does not cover the flood spill area at the subject property. However, it appears that a tributary of the Mimico Creek is located west of the subject property, and that a spill upstream of the subject property from the tributary to the Airport Road will flood the property significantly.

As such, and in accordance with Section 8.5.1 Valley and Stream Corridors of the TRCA's Living City Policy, TRCA does not support an increase in the size and footprint of a replacement or reconstruction of an existing building or structure within the flood hazards where the addition

is more than 50% of the original habitable ground floor area. Additionally, TRCA requires that the addition does not include a basement, if one did not previously, and that replacements of an existing basement be no larger than the original. At this time, it has not been demonstrated that an existing basement is present through the submitted documents. Therefore, it is premature to comment on the appropriateness of a basement as part of this development.

Additionally, please note that TRCA also requires that the proposed replacement of the existing dwelling be properly flood proofed according to TRCA policies and standards, including any potential basement windows. Given the above, TRCA has concerns with the size of the replacement dwelling and floodproofing of the proposed works in this minor variance application, as submitted.

TRCA requests that the applicant contacts the undersigned in order to initiate discussions regarding TRCA's concerns.

Fees

In addition to regulatory responsibilities, TRCA has a role as a commenting agency for Planning Act applications circulated by member municipalities to assess whether a proposed development may be impacted by the TRCA.

By copy of this letter, the applicant is advised that the TRCA has implemented a fee scheduled for our planning application review services. This application is subject to a \$580 (Variance – Residential – Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Conclusion

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Lina Alhabash
Planner I
Planning and Development
Tel: (416) 661-6600, Ext.5657
Lina.alhabash@trca.ca

LA/as

Cc (by email): Alexander Davies, City of Mississauga
Umar Mahmood, City of Mississauga

Date: December 6, 2019

File: C of A – 'A' 470/19
(Ward 2 – 560 Vanessa Crescent)

Agenda: **December 12, 2019**

New Item

Recommendation

The Planning and Building Department has no objections to the requested variances, as amended. However, the applicant may choose to defer the application to verify the accuracy of the requested variances and if 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: R2-4 (Residential)

Other Applications

Site Plan: 19-113

Comments

Zoning

The Planning and Building Department is currently processing a site plan approval application under file 19-113. We also advise that more information is required to verify the accuracy of the requested variances or determine whether additional variances will be required. It should be noted that the site plan application does not include a garage projection. Further information is also required to verify the combined side yard width.

Planning

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, northwest of Indian Road and Mississauga Road. The neighbourhood consists of one and two storey detached dwellings with mature vegetation. The subject property contains a one storey detached dwelling with little mature vegetation in the front yard. The application proposes an addition, requiring variances related to a deficient combined side yard width and garage projection.

It should be noted that the site plan application does not propose a garage projection. However, through discussions with the applicant, the site plan drawings will be revised to match the site plan submitted to the Committee of Adjustment. Regarding the combined side yard width, through discussions with the applicant's agent, the variance should be amended as follows:

1. A combined side yard of 5.80 m (approx. 19.03ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 6.59 m (approx. 21.62ft) in this instance;

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. Pursuant to Section 9.5.1.1 of MOP, buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area. The proposed addition and new garage maintain the existing combined side yard and do not encroach further into the side yard, mitigating any potential massing concerns to abutting properties thereby preserving the context of the area. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

The application proposes a combined side yard width of 5.80 m whereas 6.59 m is required. The general intent of this provision is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties, and that access to the rear yard ultimately remains unencumbered. In this instance, the majority of the dwelling maintains a combined side yard width of 6 m which represents an existing condition, however, there is a small projection on the easterly side of the dwelling to which the side yard is measured to. The projection encroaches 0.20 m into the side yard which does not impact rear yard access. The proposal maintains a sufficient buffer to neighbouring properties. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Variance #2 proposes a garage projection of 1.20 m whereas 0 m is permitted. The intent of this provision of the by-law is to ensure that the garage is not the main feature of the dwelling and is in line with the main face of the dwelling to create a consistent streetscape. In this instance, the proposed covered porch projects further out than the garage, creating a staggered front façade, mitigating any impact of the proposed garage projection. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The proposed addition and new garage maintains the existing combined side yard width with the exception of a minor projection on the easterly side of the dwelling. The remaining portion of the dwelling does not encroach further into the side yards, maintaining an appropriate setback to abutting properties and preserving access to the rear yard. The proposed dwelling creates a

staggered front façade which mitigates the projection of the garage as the covered porch projects further into the front yard. 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, as amended. However, the applicant may choose to defer the application to verify the accuracy of the requested variances and if additional variances are required.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 470/19
Giuseppina Caputo & Julian Mora
560 Vanessa Cres
Ward 2

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition are being addressed through the Site Plan Application process, File SPI-19/113.

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

A 470/19



Public Works

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

peelregion.ca

December 4, 2019

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 12th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 12th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-B-062/19, DEF-A-346/19, DEF-A-379/19, DEF-A-392/19, DEF-A-396/19

Consent Applications: B-076/19, B-077/19, B-078/19

Minor Variance Applications: A-457/19, A-467/19, A-469/19, A-470/19, A-471/19, A-473/19, A-476/19, A-477/19

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

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

Date: December 4th, 2019

File: C of A – 'A' 471/19
(Ward 11 – 1675 The Chase)

Agenda: December 12th, 2019

New Item

Recommendation

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45(1) of the Planning Act.

Background

Mississauga Official Plan

Character Area: Central Erin Mills Neighbourhood
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C2-2 (Commercial)

Other Applications:

Building Permit: 19-8552
Zoning Certificate: 19-8446

Comments

Zoning

The Building Department is currently processing a Building Permit application under file 19-8552, and a Zoning Certificate application under file 19-8446. Based upon review of this application, Staff notes that the variance, as requested, is correct.

Planning

The subject property is a single-storey commercial strip mall complex located north-west of the Eglinton Avenue West and Mississauga Road intersection. With the exception of the subject lands, the neighbourhood context is comprised primarily of residential uses, with housing types ranging from detached dwellings to townhouse units. Planning Staff note the existing and current operation of two restaurants within the multi-tenant commercial structure.

By amalgamating three existing units, the Applicant is proposing the operation of an additional restaurant use within the commercial structure. As a result of the proposed conversion, the Applicant is required to seek the following relief, permitting:

1. A restaurant within 60.0m of a residential zone; whereas, By-law 0225-2007, as amended, requires a minimum separation distance of 60.0m, in this instance.

Through a detailed review of the application, Staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature. The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45(1) of the Planning Act.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/December/Dec 12/RV.Dec.12.docx>

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT- December 12, 2019

This Department has no objections, comments or requirements with respect to C.A. 'A' 396, 471, 473 & 477/19.

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

December 4, 2019

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 12th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 12th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-B-062/19, DEF-A-346/19, DEF-A-379/19, DEF-A-392/19, DEF-A-396/19

Consent Applications: B-076/19, B-077/19, B-078/19

Minor Variance Applications: A-457/19, A-467/19, A-469/19, A-470/19, A-471/19, A-473/19, A-476/19, A-477/19

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

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

Date: December 4th, 2019

File: C of A – 'A' 472/19
(Ward 11– 346 Derry Road West)

Agenda: December 12th, 2019

New Item

Recommendation

The Planning and Building Department has no objections to the variances, as amended, subject to the conditions outlined below being imposed by Committee.

Background

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Business Employment, Residential Low Density II

Zoning By-law 0225-2007

Zoning: D (Development)

Other Applications:

None

Comments

Zoning

This Department notes that both a Certificate of Occupancy application as well as a Site Plan Approval application is required. In the absence of either of these applications, 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 site is located at Derry Road West and McLaughlin Road. This section of Derry Road West is an area under transition; with abutting lands to the east having recently received planning approval with: business employment uses will front Derry Road West and residential development (37 detached dwellings, 8 semi-detached dwellings) in the rear proposed. Lands to the west are also zoned "D" and have historically participated in preliminary meetings with Staff.

We note for the Committee's information that the subject outdoor storage of fencing material and accessory retail sales was previously granted under files 'A' 372/11, 'A' 461/06, 'A' 465/04 and 'A'753/02.

The subject lands are designated "Business Employment" and "Residential Low Density II" in the Mississauga Official Plan Policies for the Meadowvale Village Neighbourhood. The continuation of this use is not in conformity with the Official Plan.

We advise that the subject property was previously zoned "A" (Agricultural) when the variance was granted under file 'A' 461/06, and was changed to a "D", development zone when Zoning By-law 0225-2007 was approved by Council. Given that the use legally existed by way of variance approval, prior to the date By-law 0225-2007 was passed, we have no objection to the continuation of the requested uses, subject to the following conditions:

1. A temporary period less than five years to ensure compatibility with the abutting residential development
2. Condition #2 under file 'A' 461/06 is imposed: There shall be no advertising of the retail business and no showroom at the premises

Planning Staff note, the intent of the D Zone is to both recognize, and give legal rights to, an existing previously permitted land use which the municipality acknowledges is ultimately not in line with the future vision of the City in the interim while the area transitions. While historically, Planning Staff have supported the on-going operations as proposed on the subject lands; the recent redevelopment of the property to the east (with site works recently commencing), has, and will continue to, change the contextual lot fabric and character of the neighbourhood within the immediate area. As such, the Applicant should be made aware that the requested outdoor storage of fencing material and accessory retail sale uses will no longer be compatible with the neighbouring uses. The Applicant should therefore use any interim permission granted through Committee approval to locate to a more suitable site for the proposed uses.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/December/Dec 12/RV.Dec.12.docx>

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 472/19
Eva Di Iorio
346 Derry Rd W
Ward 11

Should Committee see merit in the applicant's request we would suggest that approval be for a temporary period of time so as not to impede on any future redevelopment of the subject and adjacent properties.

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

A 472/19



A 472/19



Public Works

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

peelregion.ca

December 4, 2019

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 12th, 2019**

Comments for Conditions of Approval:

Minor Variance Application: A-472/19

Traffic Development: Catherine Barnes (905) 791-7800 x7999

The Traffic Engineering section has reviewed the above noted minor variance application and respectfully requests that the application enter into an Access Agreement with the Region; as the continued operation of the requested use may pose major impacts to the surrounding road network as traffic volumes on Regional Road 5 (Derry Road West) increase and the access to the property continue to operate as full moves. We note that, as a condition of approval for A-11-372M & A-16-503M requesting the same minor variance, the applicant was required to enter into an agreement with the Region of Peel not to oppose or claim damages arising from the construction of a centre median on Derry Road and that this condition has not been satisfied to date.

Should the Committee of Adjustment find merit in this application, we offer the following conditions of approval:

Condition: An access agreement shall be entered into and registered on title to waive and release the Region of Peel from any claims from compensation, injurious affection or other damages, claims, demands, losses, costs, suits or other proceedings by anyone, arising or which may arise as a result of such access restrictions. The owner and/or tenants agree not to claim any damages arising from the future construction of a centre median on Regional Road 5 (Derry Road), restricting the Derry Road accesses to right-in/right-out movements only, should Regional Council determine that such construction is required in the interest of public safety.

Public Works

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

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

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

Date: December 6, 2019

File: C of A – 'A' 473/19
(Ward 2 – 2380 Speakman Drive)

Agenda: **December 12, 2019**

New Item

Recommendation

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act.

Background

Mississauga Official Plan

Character Area: Sheridan Park Corporate Centre
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-55 (Employment)

Comments

Zoning

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

Planning

The subject site is located within the Sheridan Park Corporate Centre, southeast of Winston Churchill Boulevard and Speakman Drive. The immediate area consists of research and development facilities, office, manufacturing and institutional use with little vegetation. The subject property contains a two storey building used as an educational and training facility. The

application proposes the expansion of the day care use to 20.70% whereas a maximum of 15% is permitted.

Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Based on the preceding information, the Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT- December 12, 2019

This Department has no objections, comments or requirements with respect to C.A. 'A' 396, 471, 473 & 477/19.

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

Public Works

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December 4, 2019

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 12th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 12th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-B-062/19, DEF-A-346/19, DEF-A-379/19, DEF-A-392/19, DEF-A-396/19

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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. 7190 or by email at 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

Date: December 4th, 2019

File: C of A – 'A' 474/19 and 'A' 475/19
(Ward 5 – 5869 – 5889 Airport Road)

Agenda: December 12th, 2019

New Item

Recommendation

'A' 474/19

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

'A' 475/19

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45(1) of the Planning Act.

Background

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2 (Employment)

Other Applications:

Site Plan: 19-10

Comments

Zoning

The Building Department is currently processing a Site Plan Approval application under file 19-10. Based upon review of this application, Staff notes that more information is required to verify the accuracy of the requested variances, as well as to determine whether additional variance(s) will be required.

Planning

The subject properties associated with applications 'A' 474/19 and 'A' 475/19, are contiguous parcels located upon the north-west corner of the Airport Road and Tomken Road intersection. The lands of 5869 Airport Road currently house a single-storey automotive service station; a gas bar; and, an ancillary convenience store. The lands of 5889 Airport Road currently sit vacant. The neighbourhood context is comprised exclusively of office uses; with the predominant building type within the immediate area consisting of multi-storey office structures.

The Applicant is proposing to reconfigure the lands of 5869 Airport Road; converting the existing service station to a convenience store, and subsequently construct a 97m² carwash to the rear of the property ('A' 475/19). Additionally, the Applicant has proposed the erection of a restaurant, with associated outdoor patio, on the lands of 5889 Airport Road ('A' 474/19).

As a result of such a proposal, the Applicant is requesting the following relief from By-law 0225-2007, as amended, permitting:

'A' 474/19

1. The operation of a patio accessory to a restaurant on the subject property; whereas, By-law 0225-2007, as amended, does not permit a patio accessory to a restaurant, in this instance; and,
2. 36 parking spaces; whereas, By-law 0225-2007, as amended, requires a minimum of 40 parking spaces, in this instance.

'A' 475/19

1. An interior side yard of 3.0m; whereas, By-law 0225-2007, as amended, requires a minimum interior side yard of 5.89m, in this instance; and,
2. 8 stacking spaces; whereas, By-law 0225-2007, as amended, requires a minimum of 10 stacking spaces, in this instance.

Application: 'A' 474/19 (Restaurant)

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(s) and (z) (Business Employment), this designation shall permit both restaurant and accessory uses.

The Applicant's proposal of a restaurant, with an accessory outdoor patio, maintains the general intent and purpose of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned E2 (Employment). Pursuant to Table 8.2.1 (E1 to E3 Permitted Uses and Zone Regulations), this zone permits restaurant uses; but, unlike restaurants in commercial zones, does not permit accessory patios. The intent of this portion of the By-law in excluding accessory patios is to ensure that there are no negative impacts to any nearby residential zones, or sensitive employment uses, as it pertains to either noise or hours of operation. Staff note, the subject site is significantly isolated, being completely surrounded by parking areas, where the proposed patio will in no way negatively impact such day-to-day operations. Further, there are no residential uses within the immediate or surrounding area. Variance 1, as requested, maintains the purpose and general intent of the Zoning By-law.

Planning Staff note, the proposed patio does not pose any inherent conflict with the surrounding land uses, and its location is directed away from both the neighbouring structures such that any resultant negative externalities associated with its use are minimized. Further, the proposed patio is located internally to the site, and poses no negative impact to the surrounding streetscape. Variance 1, as requested, results in both the orderly development of the lands, and whose impacts are minor in nature.

In accordance with Table 3.1.2.2 (Required Number of Parking Spaces for Non-Residential Uses), this zone regulates the required number of parking spaces. The intent in quantifying the required number of parking spaces is to ensure that each structure is self-sufficient in providing adequate parking accommodations based upon its intended use. As per Zoning By-law 0225-2007, 40 parking spaces are required; whereas, the Applicant is providing 36.

As per the Parking Justification Letter (WSP Canada Group Ltd., Nov/2019) submitted by the Applicant, the proposed parking rates, as amended, are suitable to adequately accommodate peak parking demands. Variance 2, as requested, maintains the purpose and general intent of the Official Plan and Zoning By-law.

As per the Parking Utilization Letter provided, the subject property has ample room to accommodate the proposed parking and internal traffic circulation. As such, the proposed reduction serves to pose no significant negative impact on the surrounding neighbourhood. Variance 2, as amended, results in both the orderly development of the lands, and whose impacts are minor in nature.

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

Application: 'A' 475/19 (Gas Bar)

Due to the location of the proposed elevated canopy associated with the gas bar, the Applicant is requesting an interior side yard setback of 3.0m; whereas, 5.89m is required, in this instance. Additionally, due to the proposed location of the carwash to the rear of the site (itself a mitigating measure to lessen the visual impact of such a use), the Applicant is requesting 8 stacking spaces; whereas 10 are required, in this instance.

Through a detailed review of the application, Staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature. The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45(1) of the Planning Act.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/December/Dec 12/RV.Dec.12.docx>

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 474/19
C.A. 'A' 475/19
BRL Realty Limited
5869-5889 Airport Rd
Ward 5

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed development will be addressed through the Site Plan Application process, File SP-19/10.

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

A 474 to 475/19



A 474 to 475/19



A 474 to 475/19





December 3, 2019

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

RE: Application for Minor Variance
BRL Realty Limited
Application No: A-474/19 and A-475/19
TNPI File Ref.: TA03/RW8 Adj.

Thank you for providing Trans-Northern Pipelines Inc. (TNPIS) with notice of the above captioned applications. Trans-Northern operates a high-pressure petroleum products transmission pipeline located on the east side of Bresler Drive within the road allowance.

Trans-Northern would have no objection to the proposed minor variances. We do however take this time to remind the applicant that section 335 (1) and section 335(2) of the Canadian Energy Regulator Act (formerly the National Energy Board Act) requires that prior to any vehicle crossing of the pipeline, ground disturbance or construction within 30 metres on either side of the pipeline center be authorized by the pipeline operator (Trans-Northern). This applicant would be required to contact Trans-Northern through Ontario One Call (1-800-400-2255) to initiate this authorization process. A Trans-Northern representative would then attend on site to mark the pipeline location, confirm safe work practices, and advise of any permit requirements.

As always, Trans-Northern appreciates being notified of the above captioned application and we look forward to working with the applicant and the City in the future. Should the applicant have any questions or concerns, please do not hesitate to contact the undersigned.

Included for the applicant's reference is information related to living and working near a pipeline.

Yours truly,

Alyssa Rhynold
Land and Right-of-Way Administrator
arhynold@tnip.ca

Planning and Building Department

Date: December 4th, 2019

File: C of A – 'A' 476/19
(Ward 9 – 3017 Olympus Mews)

Agenda: December 12th, 2019

New Item

Recommendation

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45(1) of the Planning Act.

Background

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM2-2 (Residential)

Other Applications:

Building Permit: 19-5807

Comments

Zoning

The Building Department is currently processing a Building Permit application under file 19-5807. Based upon review of this application, Staff notes that the variance, as requested, is correct.

Planning

The Applicant is proposing to construct a side-entrance to the existing structure to facilitate a below-grade second unit. Due to the combination of both the existing grade, as well as the interior configuration of the dwelling, the Applicant is required to construct a minor landing comprising of 3 risers along a small portion of the exterior wall.

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

1. A “deck” with a southerly side yard setback of 0.0m; whereas, By-law 0225-2007, as amended, requires a minimum side yard setback of 1.2m, in this instance.

Through a detailed review of the application, Staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature. The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45(1) of the Planning Act.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/December/Dec 12/RV.Dec.12.docx>

City of Mississauga

Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 476/19
ASPE 1861 Holdings Inc
3017 Olympus Mews
Ward 9

Information submitted with this application is somewhat confusing as a variance to allow a deck with a south-easterly side yard setback of 0.00M is being requested. Information and plans submitted with the application does not appear to reflect the proposed setback. Acknowledging that the proposed deck would typically not have much impact on grading or drainage of the lot, this department would have no objections to the request provided that the existing drainage pattern of the subject property be maintained.

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

December 4, 2019

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 12th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 12th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-B-062/19, DEF-A-346/19, DEF-A-379/19, DEF-A-392/19, DEF-A-396/19

Consent Applications: B-076/19, B-077/19, B-078/19

Minor Variance Applications: A-457/19, A-467/19, A-469/19, A-470/19, A-471/19, A-473/19, A-476/19, A-477/19

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

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

Date: December 4th, 2019

File: C of A – 'A' 477/19
(Ward 7 – 400 Dundas Street East)

Agenda: December 12th, 2019

New Item

Recommendation

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45(1) of the Planning Act.

Background

Mississauga Official Plan

Character Area: Cooksville Neighbourhood
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C3-25 (Commercial)

Other Applications:

Occupancy Permit: 19-7778

Comments

Zoning

The Building Department is currently processing a Certificate of Occupancy Permit application under file 19-7778. Based upon review of this application, Staff notes that the variance, as requested, is correct.

Planning

The subject property is a single-storey commercial strip mall complex located south-west of the Cawthra Road and Dundas Street East intersection. With the exception of properties

possessing frontage along this portion of Dundas Street East, the neighbourhood context is comprised primarily of residential uses, with detached dwellings being the prominent housing-type. Planning Staff note the existing and current operation of two restaurants within the multi-tenant commercial structure.

The Applicant proposing operating a restaurant use within one of the existing units of the commercial structure. As a result of the proposed conversion, the Applicant is required to seek the following relief, permitting:

1. A restaurant within 60.0m of a residential zone; whereas, By-law 0225-2007, as amended, requires a minimum separation distance of 60.0m, in this instance.

Through a detailed review of the application, Staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature. The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45(1) of the Planning Act.

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City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT- December 12, 2019

This Department has no objections, comments or requirements with respect to C.A. 'A' 396, 471, 473 & 477/19.

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

A 477/19



A 477/19



Public Works

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Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

December 4, 2019

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 12th, 2019**

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Regional Planning staff have reviewed the applications listed on the December 12th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

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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

File: C of A – 'A' 346/19
(Ward 11 – 257 – 261 Queen Street South)

Agenda: December 12th, 2019

Deferred Item

Recommendation

The Planning and Building Department has no objections to the variances, as amended, subject to the conditions outlined below being imposed by Committee.

Background

Mississauga Official Plan

Character Area: Streetsville Community Node
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C4 (Commercial)

Other Applications:

Occupancy Permit: 19-6097

Comments

Zoning

The Building Department is currently processing a Certificate of Occupancy Permit application under file 19-6097. Based upon review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

The applicant requests the Committee to approve a minor variance to allow the operation of a RECREATIONAL ESTABLISHMENT proposing:

1. An aisle width of 2.30m FOR 4 PARKING SPACES; whereas, By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m, in this instance;
2. 15 parking spaces; whereas, By-law 0225-2007, as amended, requires a minimum of 45 parking spaces for all uses, in this instance; and,

3. 1 accessible parking spaces; whereas, By-law 0225-2007, as amended, requires a minimum of 2 accessible parking spaces, in this instance.

Planning

The subject property is located south-east of the Queen Street South and Thomas Street intersection, and houses an existing commercial retail use (Salvation Army Thrift Store). This portion of Queen Street South is entirely low density commercial. The Applicant is proposing to repurpose the existing commercial retail use to a recreational establishment (martial arts facility). No additions or alterations have been proposed to the building's footprint.

As a result of the proposed conversion, the Applicant is requesting the above-noted relief, as amended.

The site is located within Special Site 5 of the Streetsville Community Node Character Area, and designated Mixed Use by the Mississauga Official Plan (MOP). Special Site 5 enacts developmental polices not applicable to this application. Pursuant to Section 11.2.6.1(h) (Mixed Use), this designation shall permit personal service establishments, which serves to include both martial arts facilities as well as and fitness centres, within the context of the Official Plan. This application meets the general intent and purpose of the Official Plan.

Variance 1 (Aisle Width)

As per Zoning By-law 0225-2007, the subject property is zoned C4 (Commercial). Pursuant to Table 3.1.1.5 (Aisles), the Zoning By-law requires a minimum aisle width of 7.0m; whereas, the Applicant has proposed 2.3m. The intent of this portion of the By-law is to ensure that a sufficient turning radius is maintained for internal circulation. While 2.3m remains numerically deficient from a Zoning By-law perspective; Planning Staff note, the prescribed distance is measured perpendicularity from the parking spaces to the exterior property line, which has direct access to Old Pine Street. Due to such configuration, motor vehicles have free access in and out of the site and therefore do not in any way contribute to internal traffic circulation. Variance 1, as amended, maintains the purpose and general intent of the Zoning By-law.

The proposed layout is appropriate to suitably accommodate internal circulation. Staff note, the variance in-question is more technical in nature as the deficient aisle width is measured to an exterior property line and does not prohibit vehicle maneuvering. Variance 2, as amended, results in both the orderly development of the lands, and whose impacts are minor in nature.

Variance 2 (Parking)

In accordance with Table 3.1.2.2 (Required Number of Parking Spaces for Non-Residential Uses), this zone regulates the required number of parking spaces. The intent in quantifying the

required number of parking spaces is to ensure that each structure is self-sufficient in providing adequate parking accommodations based upon its intended use. As per Zoning By-law 0225-2007, 45 parking spaces are required; whereas, the Applicant is providing 15.

A Parking Utilization Study, dated October 29th, 2019, was prepared by NexTrans Consulting and submitted in support of this application. The results of the surveys showed that the peak utilization of off-site parking spaces for the recreational establishment was 10 spaces (including the employees' parking).

City Planning Strategies Staff note, the Payment in lieu (PIL) program allows for grandfathering of existing legal parking space deficiencies pertaining to both the existing residential dwelling units and the retail store. As an Occupancy Permit was never obtained for the karate facility, grandfathering of the recreational establishment use cannot be applied in this instance, and therefore any subsequent parking deficiency (10 Spaces) should be provided through PIL.

Staff therefore advises that the Applicant apply for a PIL application for 10 spaces of the parking deficiency, as the Parking Utilization Study showed a peak utilization of 10 off-site parking spaces. Through the PIL application process the proponent contribution will be calculated for the requested parking deficiency.

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 objections to the variances, as amended, subject to the conditions outlined below being imposed by Committee:

- That the Applicant apply for a PIL application for 10 spaces of the parking deficiency.

<http://teamsites.mississauga.ca/sites/18/CofA/Comments/2019/December/Dec 12/RV.Dec.12.docx>

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: C.A. 'A' A-346/19
Joel Philip
157 – 261 Queen St S
Ward 11

Enclosed for Committees easy reference are some recent photos which depict the subject property.

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

A 346/19



A 346/19



A 346/19



Public Works

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

peelregion.ca

December 4, 2019

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 12th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 12th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

Deferred Applications: DEF-B-062/19, DEF-A-346/19, DEF-A-379/19, DEF-A-392/19, DEF-A-396/19

Consent Applications: B-076/19, B-077/19, B-078/19

Minor Variance Applications: A-457/19, A-467/19, A-469/19, A-470/19, A-471/19, A-473/19, A-476/19, A-477/19

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

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

Date: December 6, 2019

File: C of A – 'A' 379/19
(Ward 2 – 1804 Balsam Avenue)

Agenda: **December 12, 2019**

Deferred Item

Recommendation

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

Background

Mississauga Official Plan

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

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, northwest of Clarkson Road North and the railway corridor. The neighbourhood consists of one and two storey detached dwellings with mature vegetation. The subject property contains a one and a half storey detached dwelling with a detached garage in the rear yard and has mature vegetation along the interior property lines.

The application was previously deferred from the September 26th, 2019 Committee of Adjustment hearing to allow the applicant to meet with staff and submit a revised proposal. The plans have been revised; however, the resubmitted plans dated October 23, 2019 do not match the notice that was circulated. From the proposed plans, the following variances are required:

1. A gross floor area of 427.82 m² whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 376.30 m².
2. A setback to a railway right-of-way of 10.60 m whereas By-law 0225-2007, as amended, requires a minimum setback to a railway right-of-way of 30 m
3. A front yard of 7 m whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50 m
4. A building height of 9.70 m whereas By-law 0225-2007, as amended, permits a maximum building height of 9.50 m
5. A building height of the lower edge of eaves (soffit) measured from the average grade of 6.70 m whereas By-law 0225-2007, as amended, permits a maximum building height of the lower edge of eaves measured from average grade of 6.40 m

The subject property is designated "Residential Low Density II" in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex, triplex and other forms of low rise dwellings with individual frontages. The Clarkson-Lorne Park Neighbourhood Character Area policies refer to infill housing and encourage new housing to fit the scale and character of the surrounding area and also states that the building mass, side yards and rear yards should respect and relate to those of adjacent lots. The proposed detached dwelling respects the designated land use, and has regard for the distribution of massing on the property as a whole. The requested variances maintain the general intent and purpose of the official plan.

Regarding the increased gross floor area and dwelling height, the intent of the infill regulations is to maintain compatibility between existing and new dwellings while also lessening the visual massing of the dwelling and bringing the edge of the roof closer to the ground, giving the dwelling a more human scale. The difference between average grade and established grade is approximately 0.20 m. From a streetscape perspective, the overall height will not cause any additional undue impact to the character of the neighbourhood as the overall height maintains the permitted height of 9.50 m measured from established grade. The proposed dwelling contains a staggered front façade as the roofline is broken up, mitigating the overall massing of the dwelling. The proposal is consistent with newer two storey dwellings within the immediate area and does not pose a negative impact to the streetscape character. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The application proposes a front yard of 7 m whereas 7.50 m is required. The intent of a front yard setback is to ensure that a consistent character is maintained along the streetscape and that a sufficient front yard space is incorporated into the design of neighbourhoods. In this instance, the neighbourhood contains an eclectic streetscape with dwellings situated closer to the front lot line within the required 7.50 m setback and dwellings situated further away from the

front lot line. As a result, the proposed setback maintains the character of the surrounding streetscape and maintains the general intent and purpose of the zoning by-law.

The application proposes a setback to the railway right-of-way of 10.60 m whereas 30 m is required. The south side of Balsam Avenue consists of dwellings within the required 30 m setback ranging from approximately 13 m to 20 m. The subject property currently contains a dwelling with a railway setback of approximately 20 m, however, has a front yard setback of approximately 2 m. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The proposed dwelling maintains compatibility with the surrounding character of the neighbourhood and is similar to newer two storey dwellings. The roofline of the proposed dwelling is broken up into different portions, presenting a staggered front façade thereby mitigating the overall impact of the dwelling. The proposed variances are based on the future road widening that will be taken during the Site Plan application process which affects the location of the dwelling and lot area. The neighbourhood contains an inconsistent streetscape with dwellings situated closer to and further from the front lot line, resulting in a dwelling that maintains the character streetscape. 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 verify the accuracy of the requested variances and if additional variances are required.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: C.A. 'A' 379/19
Iftakar Kalyani
1804 Balsam Ave
Ward 2

We are noting for Committee's information that Transportation and Works Department concerns/requirements for the proposed addition will be addressed through the future Site Plan Application 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

December 4, 2019

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 12th, 2019**

Dear Mr. Kenney,

Regional Planning staff have reviewed the applications listed on the December 12th, 2019 Committee of Adjustment Agenda. We have no comments or objections to the following applications:

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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. 7190 or by email at 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

Date: December 4th, 2019

File: C of A – 'A' 396/19
(Ward 9 – 6900 Millcreek)

Agenda: December 12th, 2019

New Item

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: Meadowvale Neighbourhood
Designation: Convenience Commercial

Zoning By-law 0225-2007

Zoning: C1-10 (Commercial)

Other Applications:

Building Permit: 19-6662

Comments

Zoning

The Building Department is currently processing a Certificate of Occupancy Permit application under file 19-6662. Based upon review of this application, Staff notes that the variances, as requested, are correct.

Planning

The subject property is located south-west of the Derry Road and Millcreek Drive intersection, and currently houses a multi-tenant commercial plaza. The immediate area context is primarily

commercial, with multiple shopping areas located both to the north and south of this portion of Millcreek Drive. Planning Staff further note, residential uses, predominantly in the form of detached dwellings, are present to both the north and west; however, their lot configuration and orientation, results in their presence not directly influencing the area context, as it pertains to the subject lands.

The Applicant is proposing to operate a restaurant within one of the existing commercial units.

As a result of this proposal, the Applicant is requesting the following relief from By-law 0225-2007, as amended, permitting:

1. A restaurant use within 60.0m of a residential zone, whereas By-law 0225-2007, as amended, requires a minimum separation distance of 60.0m, in this instance; and,
2. 61 parking spaces on site; whereas, By-law 0225-2007, as amended, requires a minimum of 72 parking spaces, in this instance.

This application was brought before the Committee on October 10th, 2019; where it was deferred, in part, to allow the Applicant the opportunity to submit a satisfactory Parking Utilization Study. This requested supplementary information remains outstanding.

Based upon the preceding information, the Planning and Building Department recommends that the application be deferred to allow the applicant the opportunity to submit the requested information.

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 29, 2019

RE: Takebacks – December 12, 2019 – 1:30pm
File - C.A. Agendas

Re: COMMITTEE OF ADJUSTMENT- December 12, 2019

This Department has no objections, comments or requirements with respect to C.A. 'A' 396, 471, 473 & 477/19.

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

Public Works

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

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December 4, 2019

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