

Location: COUNCIL CHAMBERS
Hearing: AUGUST 04, 2016 AT 1:30 P.M.

1. CALL TO ORDER
2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST
3. REQUESTS FOR WITHDRAWAL/DEFERRAL

NEW APPLICATIONS- (CONSENT)

File	Name of Applicant	Location of Land	Ward
B-054/16	THE ERIN MILLS DEVELOPMENT CORPORATION	3527 NINTH LINE	8

NEW APPLICATIONS - (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-317/16	DOUG GILBERT & KIM WALLACE	1319 SOUTH ALDO DR	2
A-318/16	LINDA PINIZZOTTO	297 LAKESHORE RD E	1
A-319/16	CLARKSON VILLAGE PLAZA CORP.	1834 LAKESHORE RD W	2
A-320/16	ANDY RAGOONATH	3156 AUGUSTA DR	9
A-321/16	BASEM ABDOU	5451 FRESHWATER DR	10
A-322/16	JAMAL AHMED	3245 ESCADA DR	10
A-323/16	AATEQ NASREEN	6546 SNOW GOOSE LANES	10
A-324/16	BAB UI HAWAIJ ISLAMIC CENTRE	1893 BONHILL RD	5
A-325/16	AERO PORTFOLIO LTD	7615 BATH RD	5
A-326/16	STEPHEN MITCHELL REALTY LIMITED	2555 DIXIE RD	1
A-327/16	HAJUNA INVESTMENTS LIMITED	3663 MAVIS RD	7
A-328/16	CHRISTOS TSIAGKIRIS	235 LAKESHORE RD E	1
A-329/16	MICHAEL & MARIANA TAYLOR	390 REVUS AVE	1
A-330/16	2515878 ONTARIO INC.	2375 LUCKNOW DR	5

DEFERRED APPLICATIONS - (VARIANCE)

NONE

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



COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

File: "B" 54/16
Ward 8

The Committee has set **Thursday August 4, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

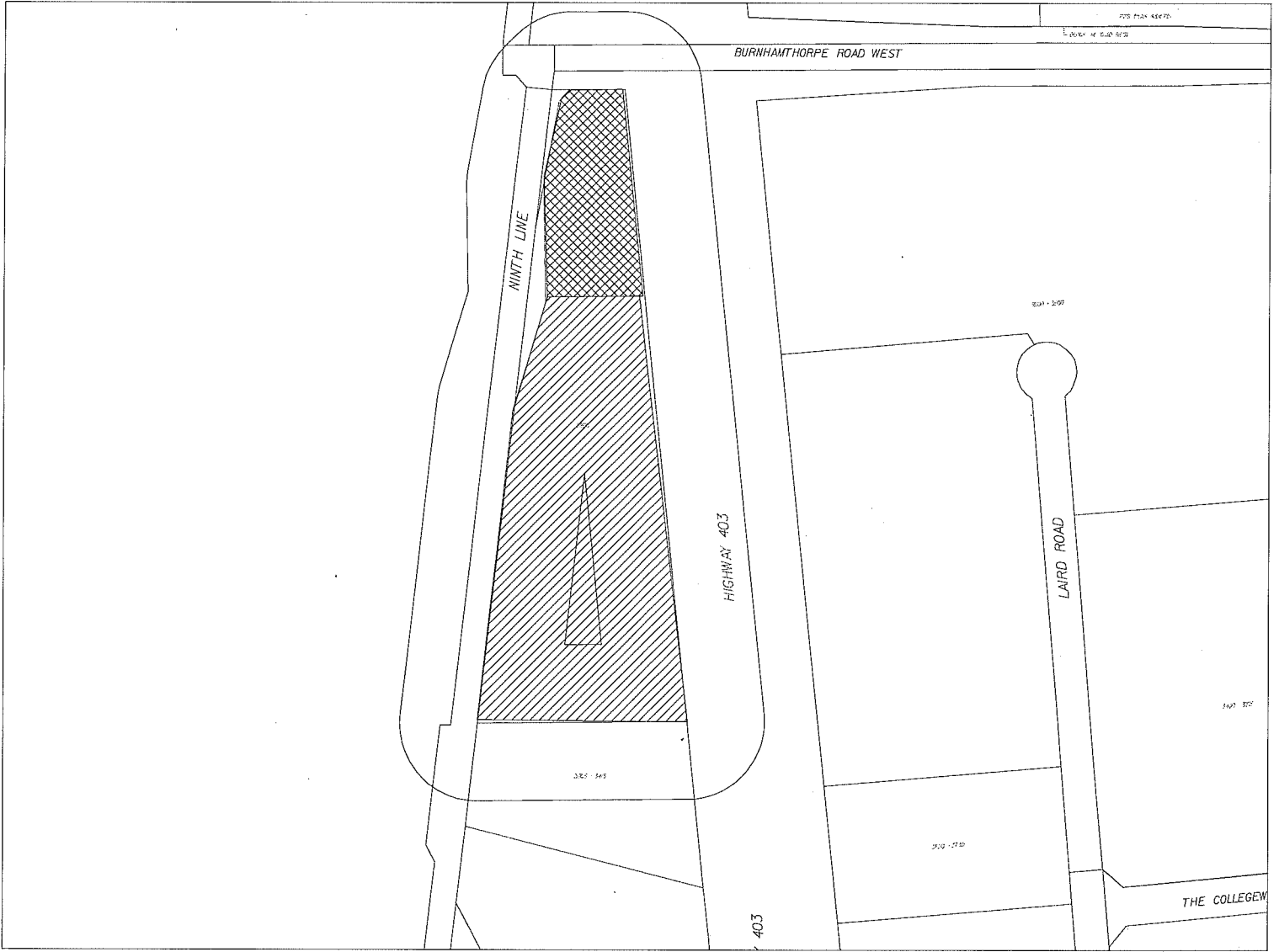
THE ERIN MILLS DEVELOPMENT CORPORATION is the owner of 3527 NINTH LINE being Part of Lot 9, Registered Compiled Plan 1542, zoned E2-93 and E2-114, Employment. The applicant requests the consent of the Committee to the transfer/creation of a new lot, lease, mortgage and/or charge subject to and/or together with easements and reciprocal driveway easements on a parcel of land having a frontage of approximately 168.00m (551.18ft.) and having an area of approximately 1.22 ha (3.01 acres). The effect of the application is to create a new lot for employment purposes.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on.

The Agenda is available at www.mississauga.ca/portal/residents/cofa. General information about the Committee of Adjustment is available in our Citizens Guide to the Minor Variance Process at [Citizens Guide to the Minor Variance Process](#). Information is also available between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Mississauga Civic Centre, Committee of Adjustment Office, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario L5B 3C1; for telephone inquiries call 3-1-1 or (905) 615-4311 (if outside Mississauga) or fax inquiries 905-615-3950.

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary Treasurer of the Committee of Adjustment to receive notification of the Committee's decision. This will also entitle you to be advised of any future Ontario Municipal Board proceedings.

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary Treasurer, Mississauga Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5433.



Committee of Adjustment

Subject Property : 3527 NINTH LINE
 Z Area : 59

File Number : B05416
 Agent : F. GASBARRE





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 317/16
Ward 2

The Committee has set **Thursday August 4, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

DOUG GILBERT & KIM WALLACE are the owners of **1319 SOUTH ALDO DRIVE** being Lot 5, Registered Plan 704, zoned R2-4, Residential. The applicants request the Committee to authorize a minor variance to permit a deck to remain in the rear yard of the subject property proposing:

1. a lot coverage of 51.00% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance,
2. a side yard of 0.00m (0.00ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (2.00ft.) in this instance; and,
3. a rear yard of 0.00m (0.00ft.); whereas By-law 0225-2007, as amended, requires a minimum rear yard of 1.50m (6.56ft.) in this instance.

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Committee of Adjustment

Subject Property : 1319 SOUTH ALDO DR.

File Number : A31716

Z Area : 9

Agent : _____





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 318/16
Ward 1

The Committee has set **Thursday August 4, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

LINDA PINIZZOTTO is the owner of 297 LAKESHORE ROAD EAST being Part of Lot 138, Registered Plan H-21, zoned C4, Commercial. The applicant requests the Committee to authorize a minor variance to permit the establishment of a Real Estate Office on the subject property proposing to provide:

- 1. one (1) parking space on site; whereas By-law 0225-2007, as amended, requires twelve (12) parking spaces to be provided on site in this instance,**
- 2. no driveway aisle on site; whereas By-law 0225-2007, as amended, requires a minimum driveway aisle width of 7.00m (22.96ft.) in this instance.**

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Committee of Adjustment

Subject Property : 297 LAKESHORE RD. E.

File Number : A318/16

Z Area : 7

Agent : _____





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 319/16
Ward 2

The Committee has set **Thursday August 4, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

CLARKSON VILLAGE PLAZA CORP. is the owner of 1834 LAKESHORE ROAD WEST being Lot 2 & Lot 3, Registered Plan 503, zoned C4-63, Commercial. The applicant requests the Committee to authorize a minor variance to permit the expansion of a restaurant/bakery operation into Unit #3, being located within 60.00 m (196.85 ft.) of a Residential zone, and providing parking at a rate of 5.40 parking spaces per 100.00m² (1,076.42ft.²) gross floor area; whereas Bylaw 0225-2007, as amended, requires a minimum separation distance of 60.00 m (196.85 ft.) from a Residential zone, and requires parking to be provided at a rate of 9.00 parking spaces per 100.00m² (1,076.42ft.²) gross floor area in this instance.

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Committee of Adjustment

Subject Property : 1834 LAKESHORE RD. W.

File Number : A31916

Z Area : 3

Agent : STRICKLAND MATELJAN DESIGN ASSOCIATES





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 320/16
Ward 9

The Committee has set **Thursday August 4, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

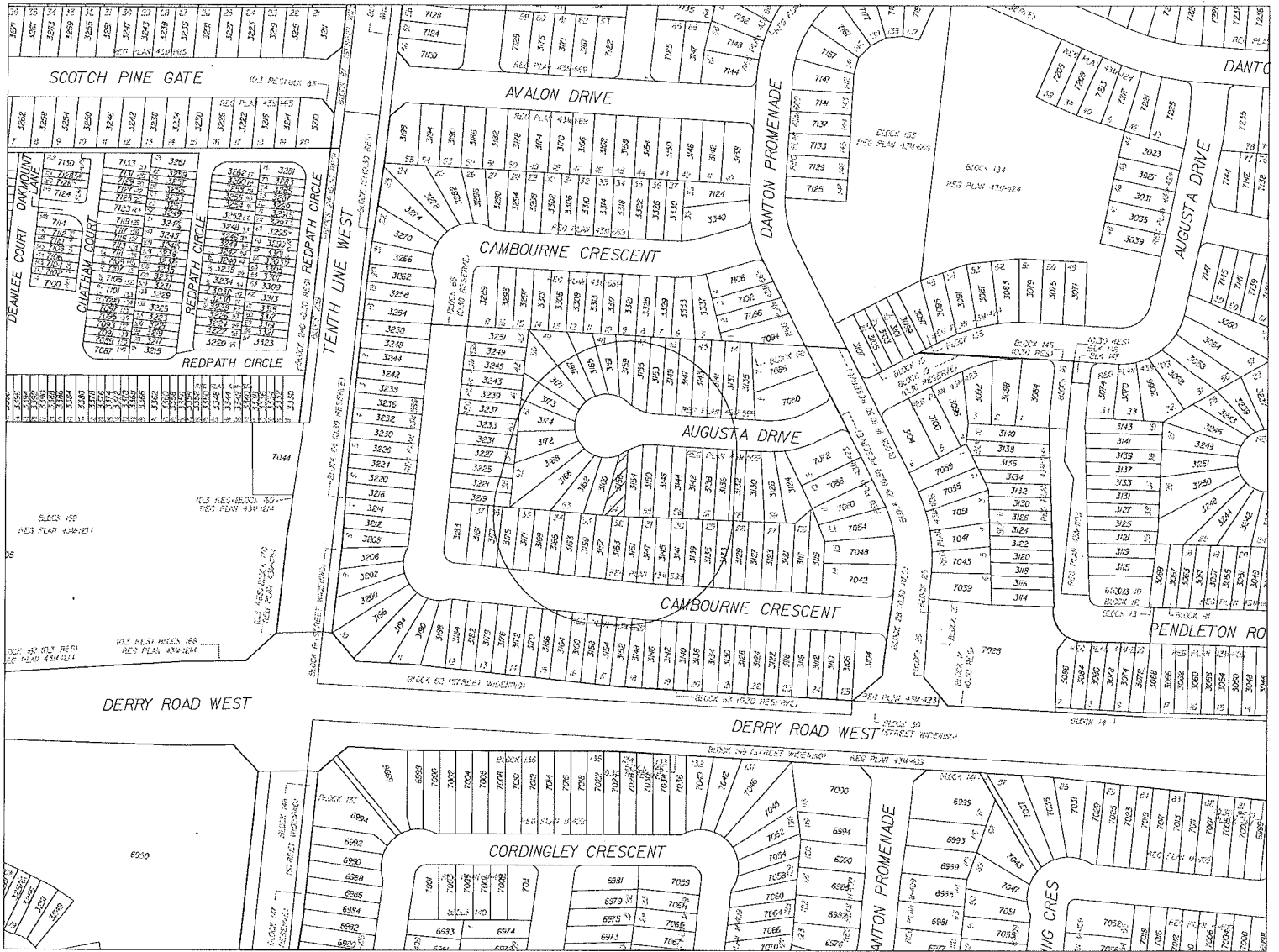
ANDY RAGOONATH is the owner of 3156 AUGUSTA DRIVE being Part of Lot 54, Registered Plan M-599, zoned RM2-4, Residential. The applicant requests the Committee to authorize a minor variance to permit an addition to the existing dwelling proposing a rear yard of 5.32m (17.45ft.); whereas By-law 0225-2007, as amended requires a minimum rear yard of 7.50m (24.60ft.) in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on.

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Committee of Adjustment

Subject Property : 3156 AUGUSTA DR.

File Number : A32016

Z Area : 55

Agent : A. ALZOOZ





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 321/16
Ward 10

The Committee has set **Thursday August 4, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

BASEM ABDOU is the owner of 5451 FRESHWATER DRIVE being Lot 167, Registered Plan M-1734, zoned R6-1, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a one storey addition to the existing dwelling proposing a rear yard of 5.90m (19.36ft.); whereas By-law 0225-2007, as amended requires a minimum rear yard of 7.50m (24.60ft.) in this instance.

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Committee of Adjustment

Subject Property : 5451 FRESHWATER DR.

File Number : A32116

Z Area : 57

Agent : PURE BUILDING GROUP





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 322/16
Ward 10

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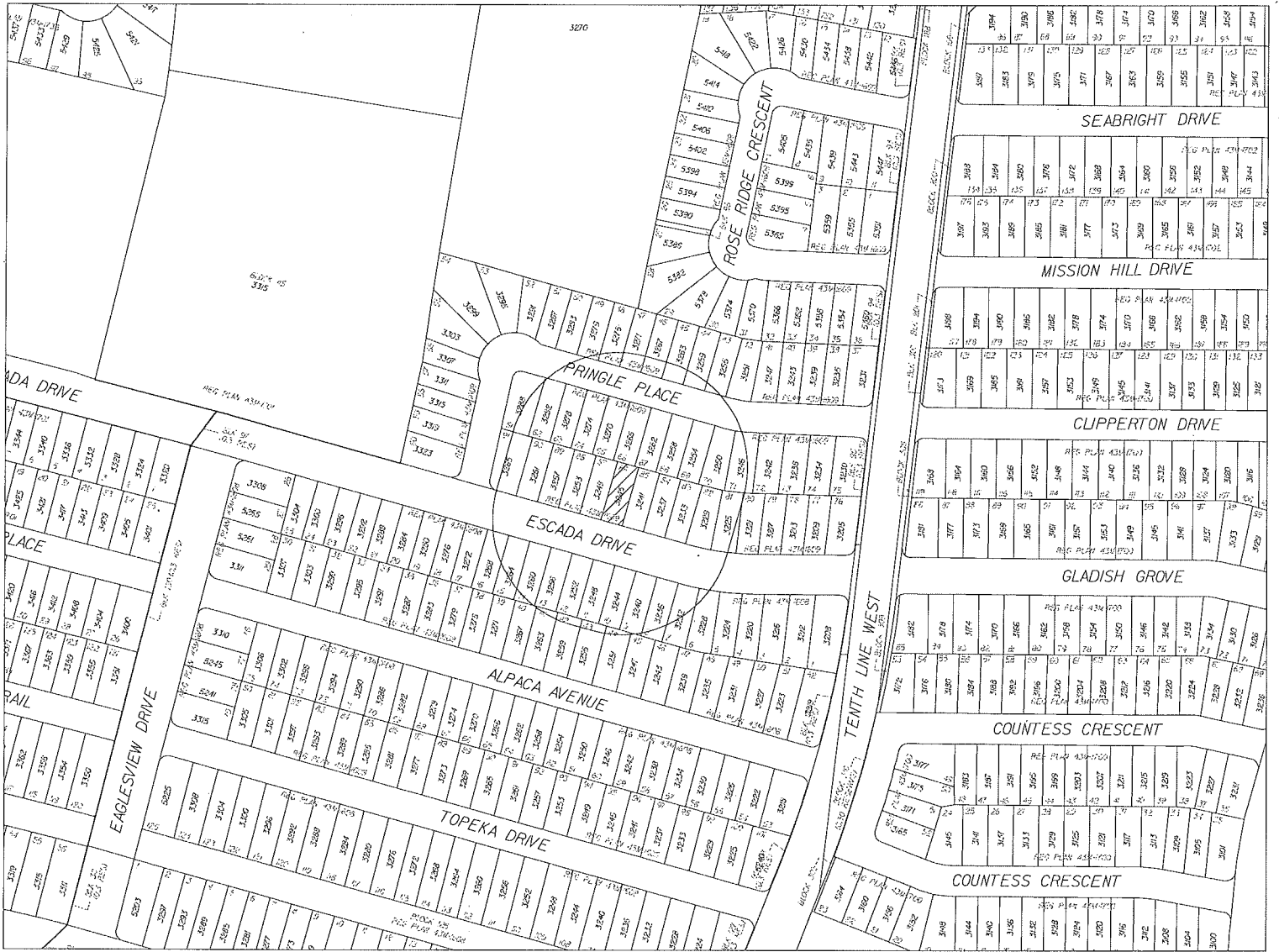
JAMAL AHMED is the owner of 3245 ESCADA DRIVE being Lot 86, Registered Plan M-1609, zoned R6-1, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing driveway to remain having a driveway width of 10.38m (34.05ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.10m (20.01ft.) in this instance.

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Committee of Adjustment

Subject Property : 3245 ESCADA DR.

File Number : A32216

Z Area : 57

Agent : _____





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 323/16
Ward 10

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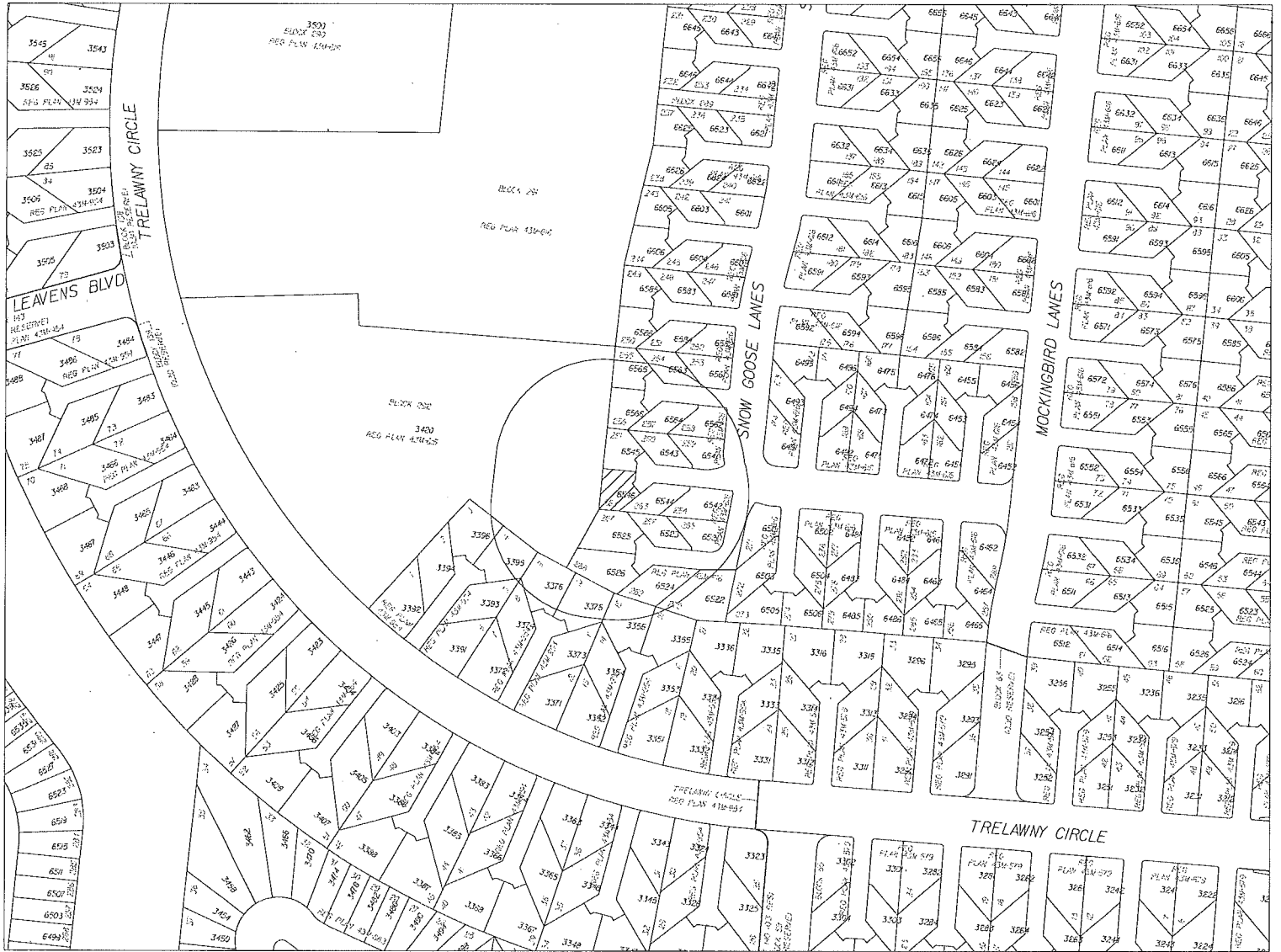
AATEQ NASREEN is the owner of 6546 SNOW GOOSE LANES being Lot 262, Registered Plan M-616, zoned R14, Residential. The applicant requests the Committee to authorize a minor variance to permit a basement entrance stairwell, facilitating a second dwelling unit, to be constructed outside the buildable area and in an area designated as landscaped area as per Figure 4.5.1; whereas By-law 0225-2007, as amended, requires development in accordance with Figure 4.5.1 and does not permit the basement entrance stairwell to be constructed in a landscaped area in this instance.

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Committee of Adjustment

Subject Property : 6546 SNOW GOOSE LANES

File Number : A323/16

Z Area : 56

Agent : ANTRIX ARCHITECTS INC.





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 324/16
Ward 5

The Committee has set **Thursday August 4, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

BAB UI HAWAIJ ISLAMIC CENTRE is the owner of **1893 BONHILL ROAD** being Lot 7, Concession 4 E.H.S., zoned E3, Employment. The applicant requests the Committee to authorize a minor variance to permit the establishment of a place of religious assembly proposing to provide:

1. a total of 41 parking spaces on site; whereas By-law 0225-2007, as amended, requires a total of 129 parking spaces to be provided on site in this instance; and,
2. a total of two (2) accessible parking spaces on site; whereas By-law 0225-2007, as amended, requires a minimum of five (5) accessible parking spaces to be provided on site in this instance.

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If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary Treasurer of the Committee of Adjustment to receive notification of the Committee's decision. This will also entitle you to be advised of any future Ontario Municipal Board proceedings.

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Committee of Adjustment

Subject Property : 1893 BONHILL RD.

File Number : A32416

Z Area : 42E

Agent : MACKNAUGHTON HERMSON
BRITTON CLARKSON PLANNING LIMITED





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 325/16
Ward 5

The Committee has set **Thursday August 4, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

AERO PORTFOLIO LTD is the owner of 7615 BATH RD being Part of Block D, Registered Plan 841, zoned E2, Employment. The applicant requests the Committee to authorize a minor variance to permit the establishment of a Waste Processing Station (mattress recycling) proposing a separation distance of 265.00m (869.42ft.) from the use to the closest lot line of a Residential zone; whereas By-law 0225-2007, as amended, requires a minimum separation distance of 800.00m (2624.67ft.) measured in a straight line, from the nearest part of the building or structure or portion of the building or structure containing the use to the closest lot line of a Residential zone in this instance.

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Committee of Adjustment

Subject Property : 7615 BATH RD.

File Number : A32516

Z Area : 49E

Agent : E. THEODORE & L. LA CIVITA





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 326/16
Ward 1

The Committee has set **Thursday August 4, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

STEPHEN MITCHELL REALTY LIMITED is the owner of 2555 DIXIE ROAD being Part of Lot 5, Concession 1 S.D.S., zoned C3-1, Commercial. The applicant requests the Committee to authorize a minor variance to permit the classification of the subject property as a Retail Centre proposing a parking rate of 3.33 parking spaces per 100.00m² (1076.39sq.ft.) Gross Floor Area; whereas By-law 0225-2007, as amended, requires a minimum parking rate of 5.40 parking spaces per 100.00m² (1076.39sq.ft.) Gross Floor Area for a Retail Centre in this instance.

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Committee of Adjustment

Subject Property : 2555 DIXIE RD.

File Number : A32616

Z Area : 12

Agent : SMARTREIT





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 327/16
Ward 7

The Committee has set **Thursday August 4, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

HAJUNA INVESTMENTS LIMITED is the owner of 3663 MAVIS ROAD being Part of Lot 20, Concession 1 N.D.S., zoned D-10, Development. The applicant requests the Committee to authorize a minor variance to permit the continuation of a restaurant use on the subject property as previously approved per application 'A' 214/09 providing zero (0) parking spaces; whereas By-law 0225-2007, as amended, only permits a building or structure legally existing on the date of passing of this By-law and the existing legal use of such building or structure and requires parking to be provided at a rate of 16 parking spaces per 100.00m² (1067.39sq.ft.) Gross Floor Area - Restaurant in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on.

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 328/16
Ward 1

The Committee has set **Thursday, August 4, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

CHRISTOS TSIAGKIRIS is the owner of 235 LAKESHORE ROAD EAST being Part of Lot 122, Plan H-21, zoned C4, Commercial. The applicant requests the Committee to authorize a minor variance to continue to permit the operation of a take-out restaurant within the subject property, as previously approved pursuant to Committee of Adjustment Decision File 'A' 125/12, proposing:

1. a take-out restaurant being located within 60.00 m (196.85 ft.) from a Residential zone; whereas By-law 0225-2007, as amended, requires a minimum 60.00 m (196.85 ft.) separation distance from a take-out restaurant to a Residential zone in this instance;
2. no additional parking spaces for the take-out restaurant use; whereas By-law 0225-2007, as amended, requires a minimum of six (6) parking spaces for the take-out restaurant use in this instance; and,
3. to permit three (3) existing parking spaces to remain for the three Residential units on the second floor having a width of 2.54 m (8.33 ft.) and length of 4.37 m (14.33 ft.) with no aisle provided; whereas By-law 0225-2007, as amended, requires a parking space to have a minimum width of 2.60 m (8.50 ft.) and length of 5.20 m (17.06 ft.) and requires a minimum aisle of 7.00 m (22.96 ft.) in this instance.

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Committee of Adjustment

Subject Property : 235 LAKESHORE RD. E.

File Number : A32816

Z Area : 7

Agent : W.E. OUGHTRED & ASSOCIATES INC.





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 329/16
Ward 1

The Committee has set **Thursday, August 4, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

MICHAEL & MARIANA TAYLOR are the owners of **390 REVUS AVENUE** being Part of Lot 70, Plan F-20, zoned R3-75, Residential. The applicants request the Committee to authorize a minor variance to permit the construction of an addition to the existing dwelling proposing a front yard of 1.02m (3.34ft.) to the porch/stairs; whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.90m (19.35ft.) to the porch/stairs in this instance.

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Committee of Adjustment

Subject Property : 390 REVUS AVE.

File Number : A32916

Z Area : 7

Agent : W.E. OUGHTRED & ASSOCIATES INC.





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 330/16
Ward 5

The Committee has set **Thursday, August 4, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

2515878 ONTARIO INC. is the owner of 2375 LUCKNOW DRIVE being Part of Lot 11, Concession 5, E.H.S., zoned E2, Employment. The applicant requests the Committee to authorize a minor variance to permit a Motor Vehicle Repair & Body Repair Facility - Commercial, accessory to the existing Transportation Facility; whereas By-law 0225-2007, as amended, makes no provision for a Motor Vehicle Repair Facility - Commercial or a Motor Vehicle Body Repair Facility - Commercial in this instance.

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Committee of Adjustment

Subject Property : 2375 LUCKNOW DR.

File Number : A33016

Z Area : 49W

Agent : W.E. OUGHTRED & ASSOCIATES INC.

