



Location: COUNCIL CHAMBERS
Hearing: DECEMBER 08, 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)

B-083/16 A-486/16	IFTAKAR KALYANI	1798 BALSAM AVE	2
B-084/16 A-490/16 A-491/16	JUAN FERNANDO GAVIRIA	35 BROADVIEW AVE	1

NEW APPLICATIONS - (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-481/16	JOHN ZIVANOVIC	30 TOPFLIGHT DR	5
A-482/16	MAURICIO MIRANDA	362-A QUEEN ST S	11
A-483/16	VICTOR FERNANDES	2056 BREEZY BRAE DR	1
A-484/16	TASLEEM ARSHAD	90 CEREMONIAL DR	5
A-485/16	JIM BEST	90 VISTA BLVD	11
A-487/16 A-488/16 A-489/16	PATTY SOOKHAI	4768, 4820 LIGHTHOUSE CRT & 4281 GUILDWOOD WAY	4
A-492/16	SHAILESH PODDAR	840 QUEENSWAY W	7

DEFERRED APPLICATIONS - (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-340/16	MISSISSAUGA MUSLIM COMMUNITY CENTRE	2505 DIXIE RD	1

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" 83/16
Ward 2

The Committee has set **Thursday December 8, 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:

IFTAKAR KALYANI is the owner of **1798 BALSAM AVENUE** being Lot 65, Registered Plan G-13, zoned R3-2, Residential. The applicant requests the consent of the Committee to the conveyance of a parcel of land having a frontage of approximately 3.37m (11.05 ft.) and an area of approximately 132.94 m² (1430.95 sq.ft.) for the purposes of a lot addition in favour of the lands to the west (1804 Balsam Avenue).

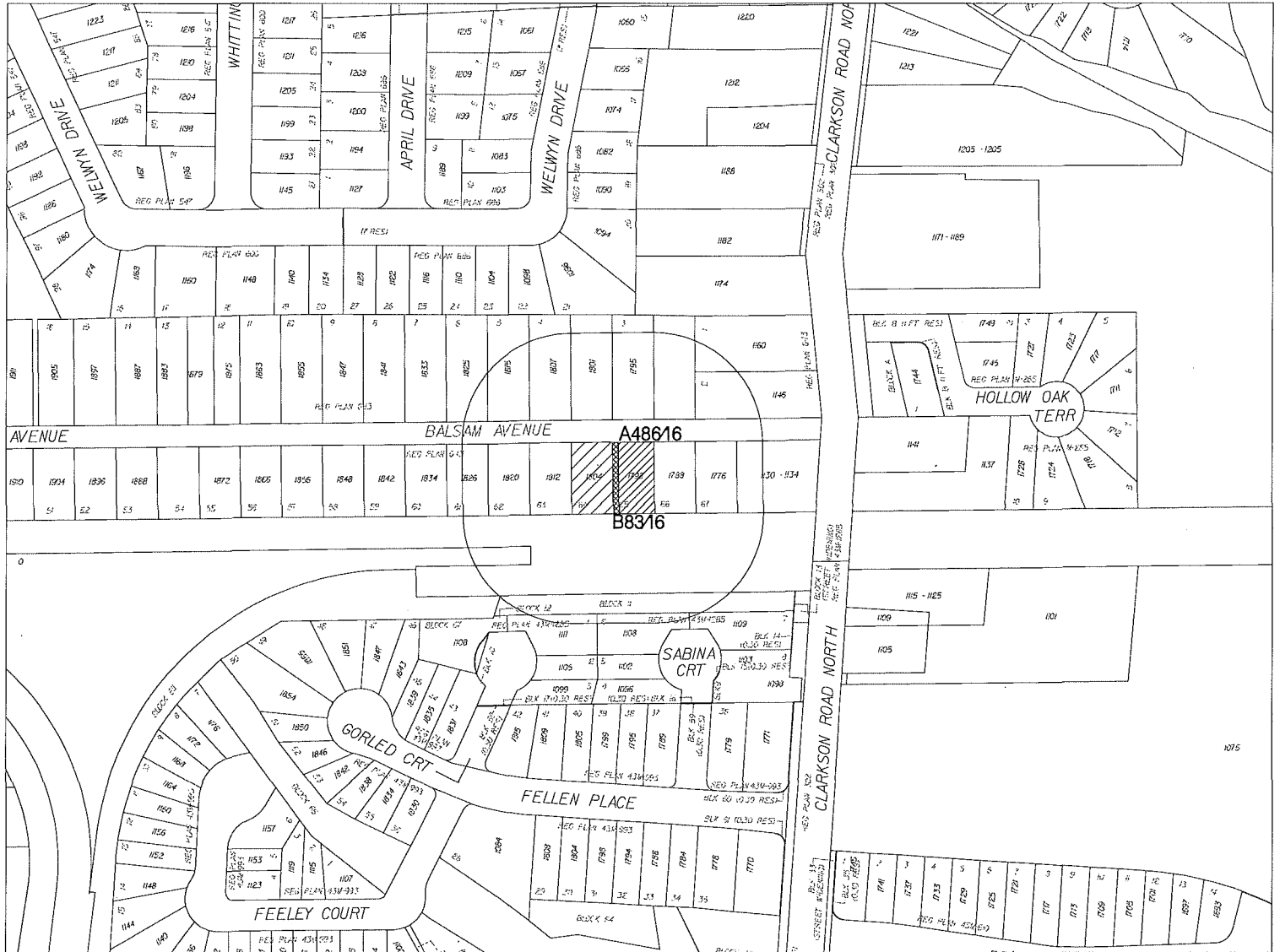
The application is being considered concurrently with associated with Minor Variance File 'A' 486/16.

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 : 1798-1804 BALSAM AVE.

File Number : B08316- A48616

Z Area : 10

Agent : M. CHAUHAN





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 486/16
Ward 2

The Committee has set **Thursday December 8, 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:

IFTAKAR KALYANI is the owner of 1798 BALSAM AVENUE being Lot 65, Registered Plan G-13, zoned R3-2, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a detached dwelling for the subject lot, being the 'retained' lands of associated Consent File 'B' 83/16 having a lot frontage of 19.49m (63.94 ft.); whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (73.81 ft.) in this instance.

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COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

File: "B" 84/16
Ward 1

The Committee has set **Thursday December 8, 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:

JUAN FERNANDO GAVIRIA is the owner of **35 BROADVIEW AVENUE** being Part of Lot 12, Registered Plan #303, zoned RM7-5, Residential. The applicant requests the consent of the Committee to sever a parcel of land having a frontage of approximately 6.70m (21.98 ft.) and an area of approximately 410.90m² (4,422.89 sq.ft.). The effect of the application is to create a new lot for residential purposes.

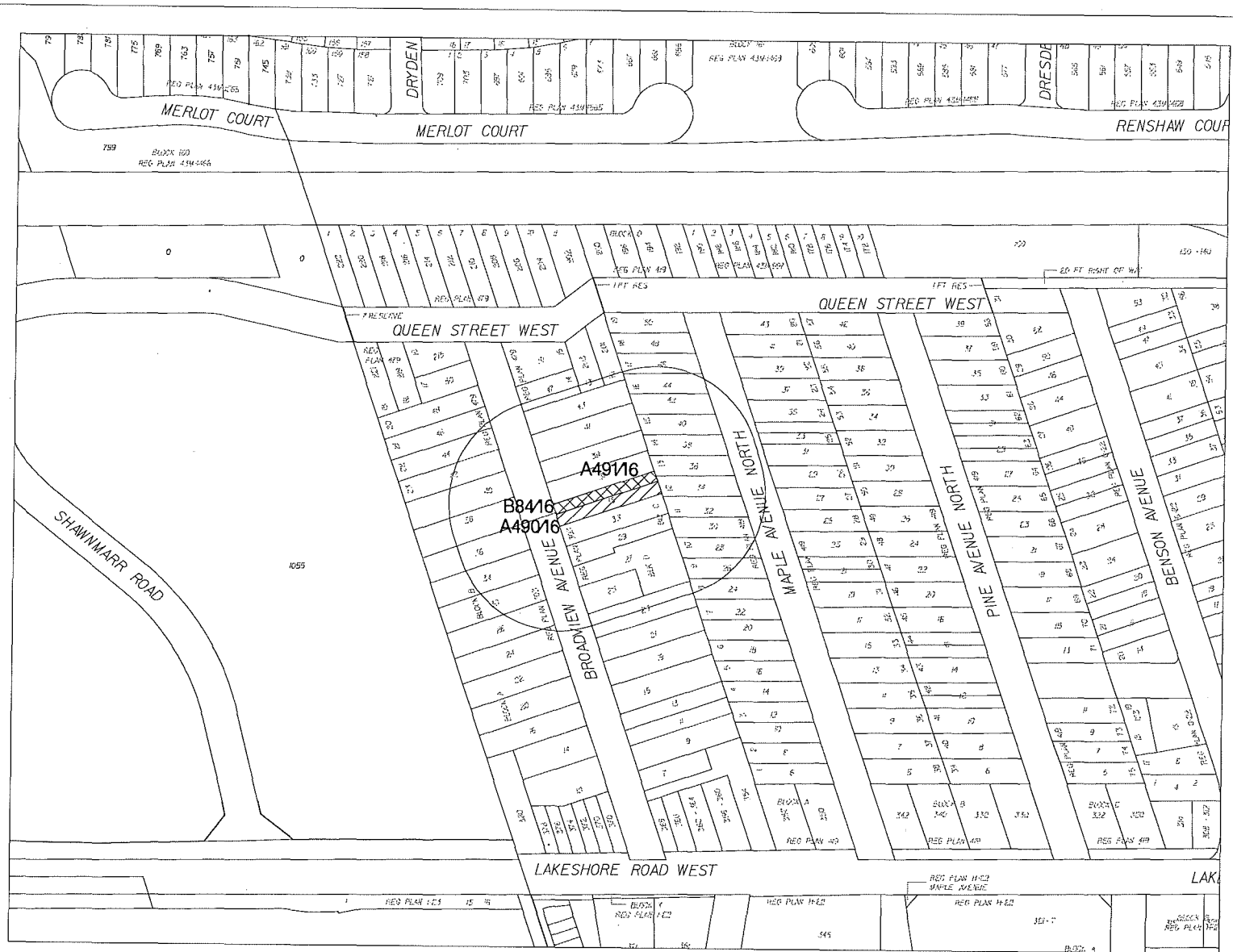
This application is being considered concurrently with Minor Variance Application Files 'A' 490/16 and 491/16.

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Committee of Adjustment

Subject Property : 35 BROADVIEW AVE.

File Number : B08416- A49016- A49116

Z Area : 8

Agent : W.E. OUGHTRED & ASSOCIATES INC.





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 490/16
Ward 1

The Committee has set **Thursday December 8, 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:

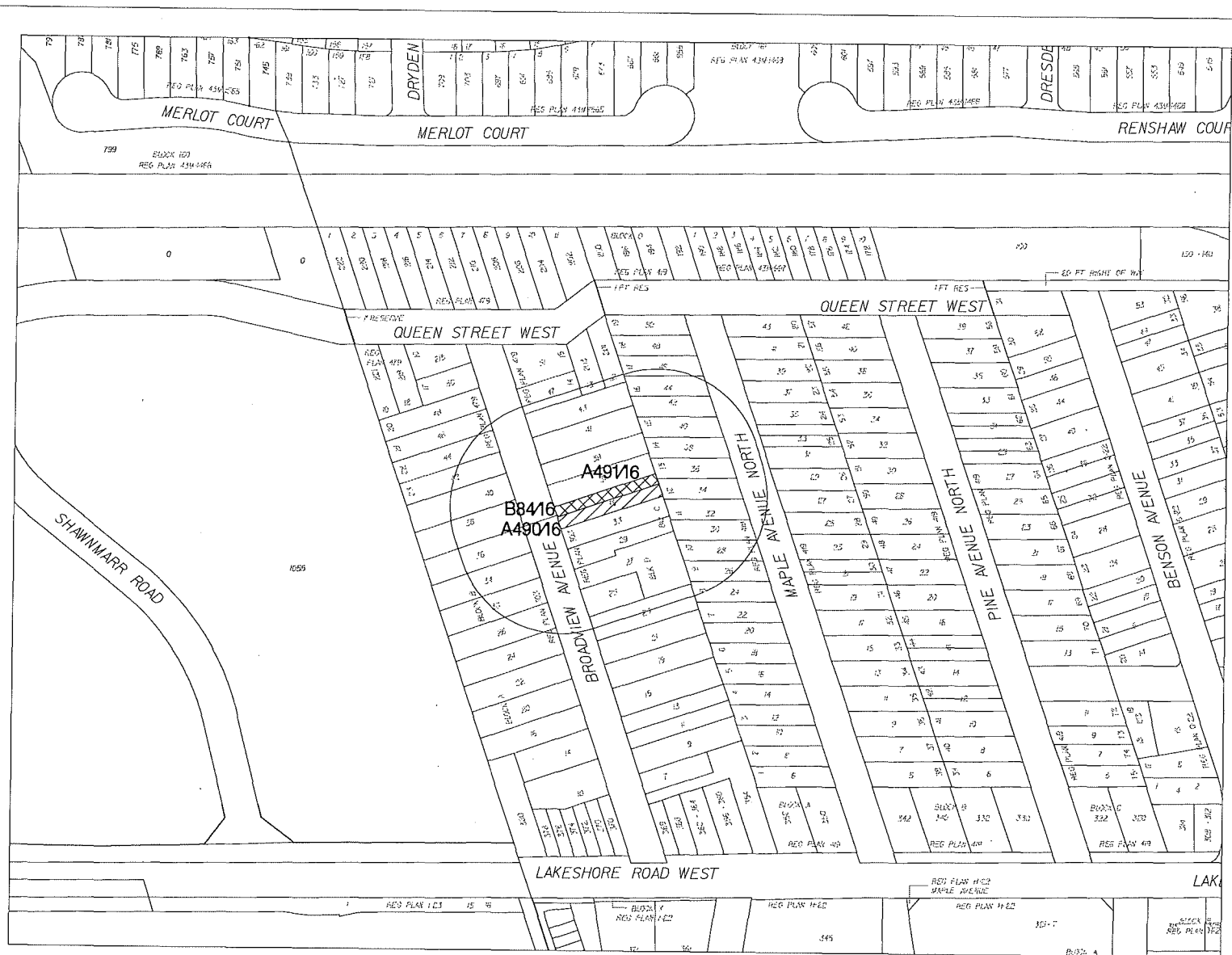
JUAN FERNANDO GAVIRIA is the owner of 35 BROADVIEW AVENUE being Part of Lot 12, Registered Plan 303, zoned RM7-5, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a semi detached dwelling on the lot, being the 'retained' lands of associated Consent File 'B' 84/16 having a lot frontage of 6.71m (22.01 ft.); whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m (22.31 ft.) 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 : 35 BROADVIEW AVE.

File Number : B08416- A49016- A49116

Z Area : 8

Agent : W.E. OUGHTRED & ASSOCIATES INC.





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 491/16
Ward 1

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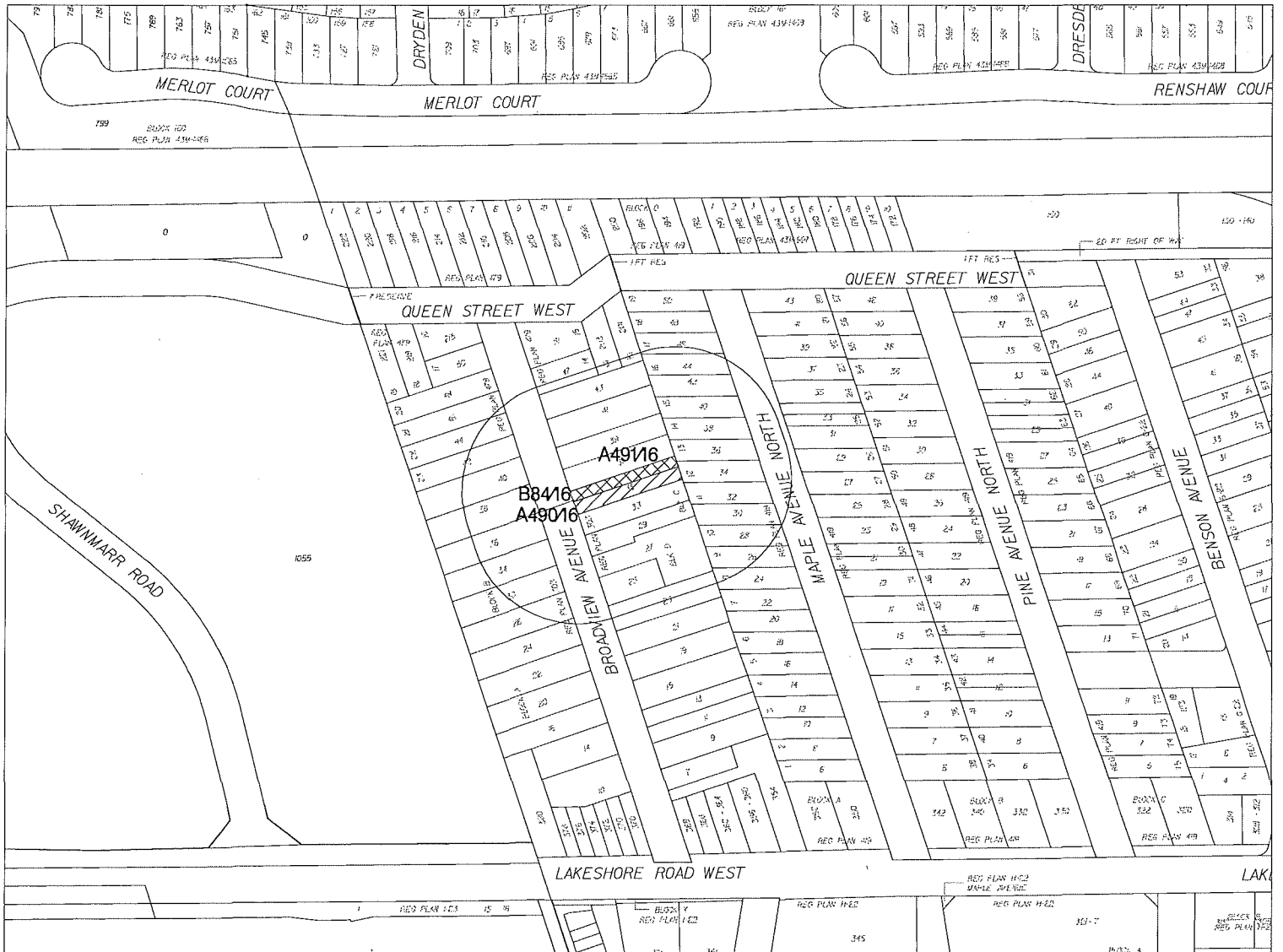
JUAN FERNANDO GAVIRIA is the owner of 35 BROADVIEW AVENUE being Part of Lot 12, Registered Plan 303, zoned RM7-5, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a semi detached dwelling on the lot, being the 'severed' lands of associated Consent File 'B' 84/16 having a lot frontage of 6.70m (21.98 ft.); whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m (22.31 ft.) in this instance.

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Committee of Adjustment

Subject Property : 35 BROADVIEW AVE.

File Number : B08416- A49016- A49116

Z Area : 8

Agent : W.E. OUGHTRED & ASSOCIATES INC.





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 481/16
Ward 5

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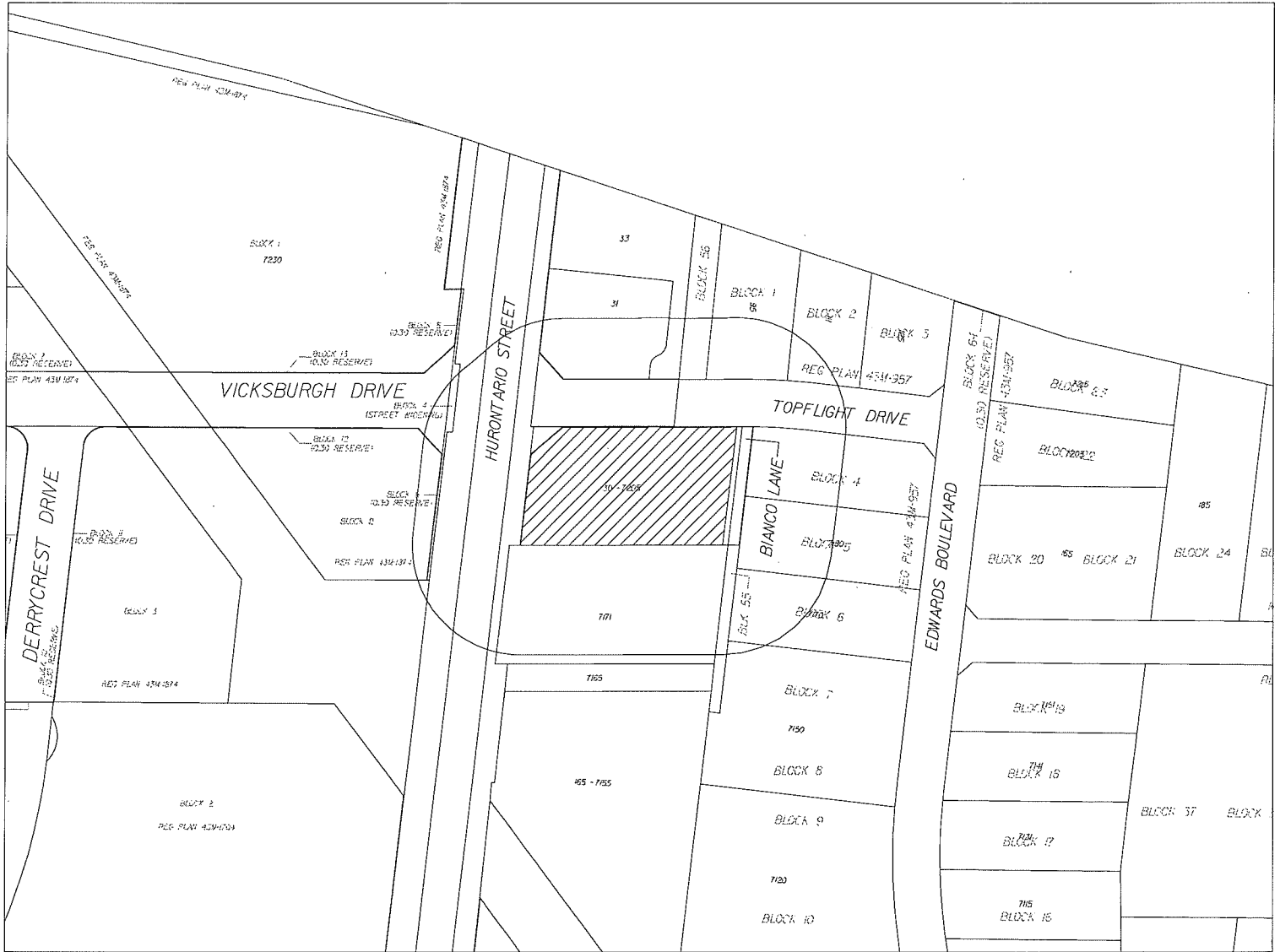
JOHN ZIVANOVIC is the owner of 30 TOPFLIGHT DRIVE being Part of Lot 11, Concession 1, E.H.S., zoned E2-107, Employment. The applicant requests the Committee to authorize a minor variance to permit business, medical, and/or real estate offices within Units 2, 4, 8 and 10 in the subject development providing a total of 117 parking spaces for all uses on site; whereas By-law 0225-2007, as amended, requires a minimum of 129 parking space to be provided for all uses on site in this instance.

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Committee of Adjustment

Subject Property : 30 TOPFLIGHT DR.

File Number : A481/16

Z Area : 51W

Agent : J. ZIVANOVIC





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 482/16
Ward 11

The Committee has set **Thursday, December 8, 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:

MAURICIO MIRANDA is the owner of **362-A QUEEN STREET SOUTH** being Part of Lot 2, Concession 5, W.H.S., zoned **R3, Residential**. The applicant requests the Committee to authorize a minor variance to permit the construction of an addition to the existing dwelling and to permit the existing accessory structure to remain proposing:

1. a height of 3.08m (10.10ft.) for the accessory structure; whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (9.84ft.) for an accessory structure in this instance,
2. a floor area of 19.88m² (213.99sq.ft.) for the accessory structure; whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00m² (107.64sq.ft.) for an accessory structure in this instance,
3. a setback of 0.00m (0.00ft.) to the rear property line and 0.39m (1.27ft.) to the side property line for the accessory structure; whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (2.00ft.) to the rear property line and 1.20m (3.93ft.) to the side property line for an accessory structure in this instance,
4. a setback from the proposed addition to the railway right-of-way of 6.05m (19.84ft.); whereas By-law 0225-2007, as amended, requires a minimum setback of 30.00m (98.42ft.) to a railway right-of-way in this instance,
5. a rear yard of 3.62m (11.87ft.) to the proposed addition; whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (24.68ft.) in this instance; and,
6. a side yard of 0.00m (0.00ft.) to the proposed deck; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) in this instance.

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Committee of Adjustment

Subject Property : 362A QUEEN ST. S.

File Number : A48216

Z Area : 39E

Agent : U. D'ACOSTA





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 483/16
Ward 1

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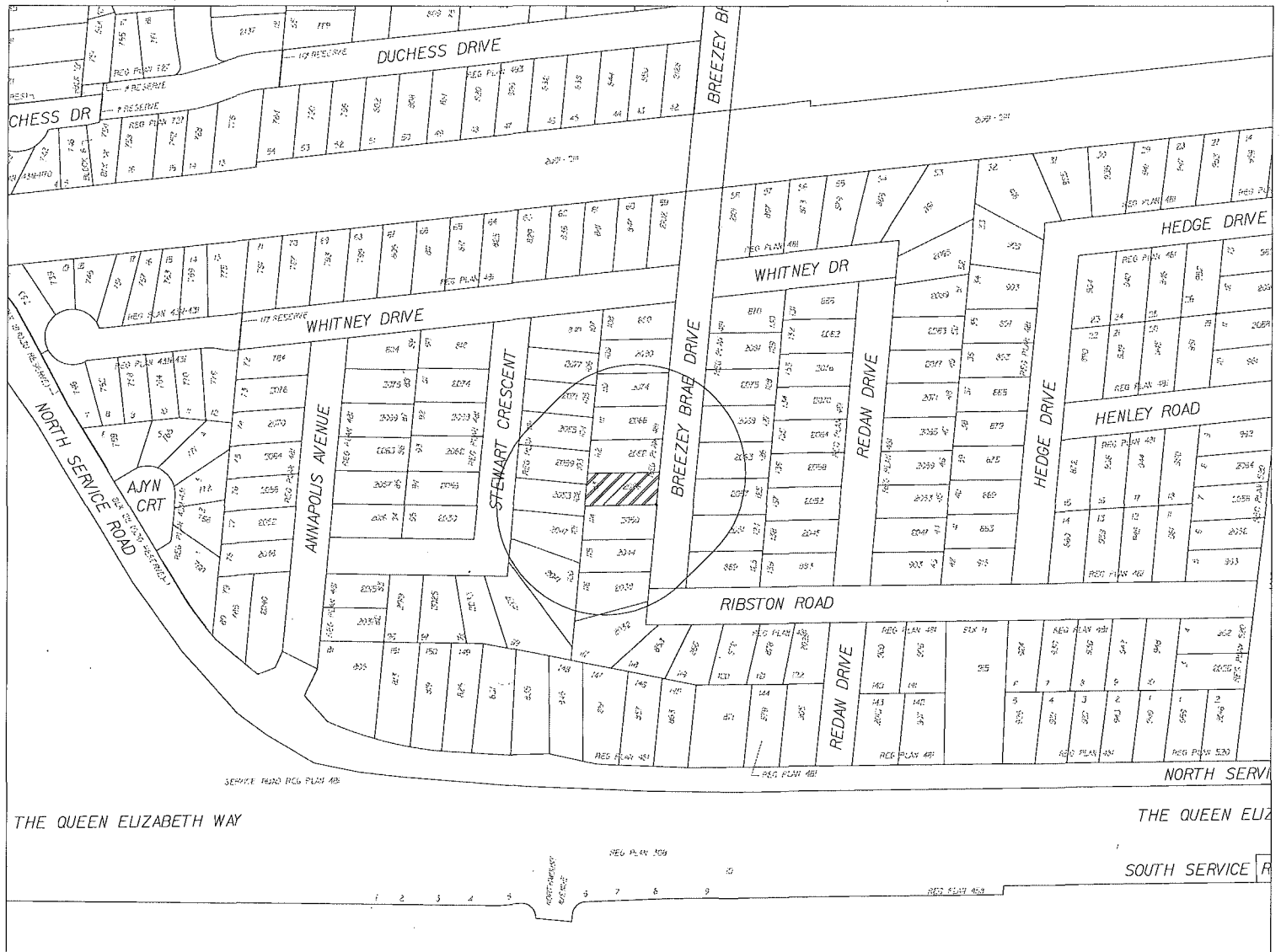
VICTOR FERNANDES is the owner of 2056 BREEZY BRAE DRIVE being Lot 113, Registered Plan 481, zoned R3-75, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a driveway proposing a width of 8.91m (29.23ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (19.68ft.) in this instance.

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Committee of Adjustment

Subject Property : 2056 BREEZY BRAE DR

File Number : A48316

Z Area : 13

Agent : S.HINNAWI





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 484/16
Ward 5

The Committee has set **Thursday, December 8, 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:

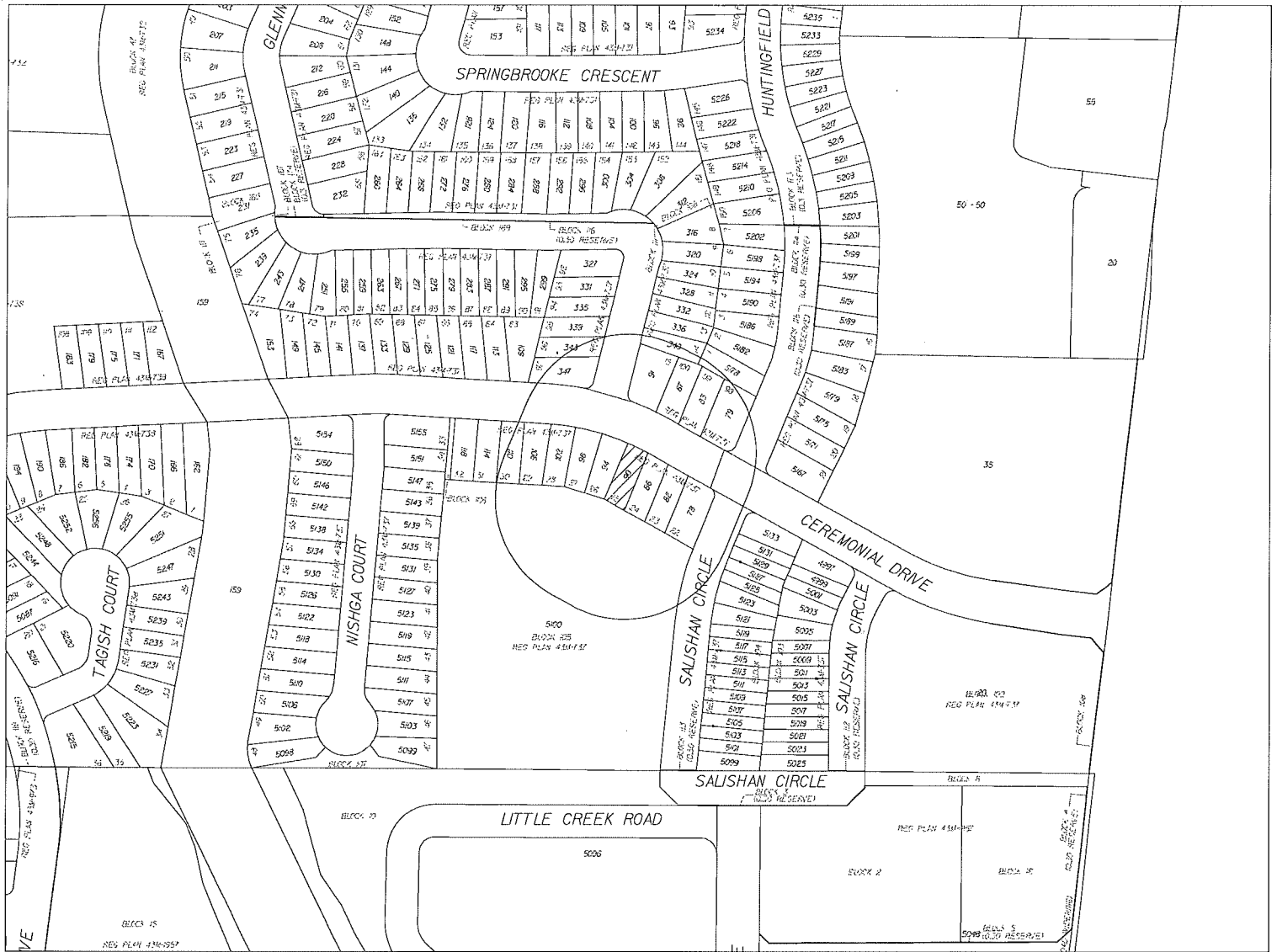
TASLEEM ARSHAD is the owner of 90 CEREMONIAL DRIVE being Lot 25, Plan M-737, zoned R4-22, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing basement entrance stairwell to remain, facilitating an entrance below grade, having a side yard of 1.03m (3.41ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) in this instance

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Committee of Adjustment

Subject Property : 90 CEREMONIAL DR.

File Number : A48416

Z Area : 37E

Agent : M. ARSHAD





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 485/16
Ward 11

The Committee has set **Thursday, December 8, 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:

JIM BEST is the owner of 90 VISTA BOULEVARD being Lot 227, Registered Plan 513, zoned R2-50, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a garage and breezeway addition proposing:

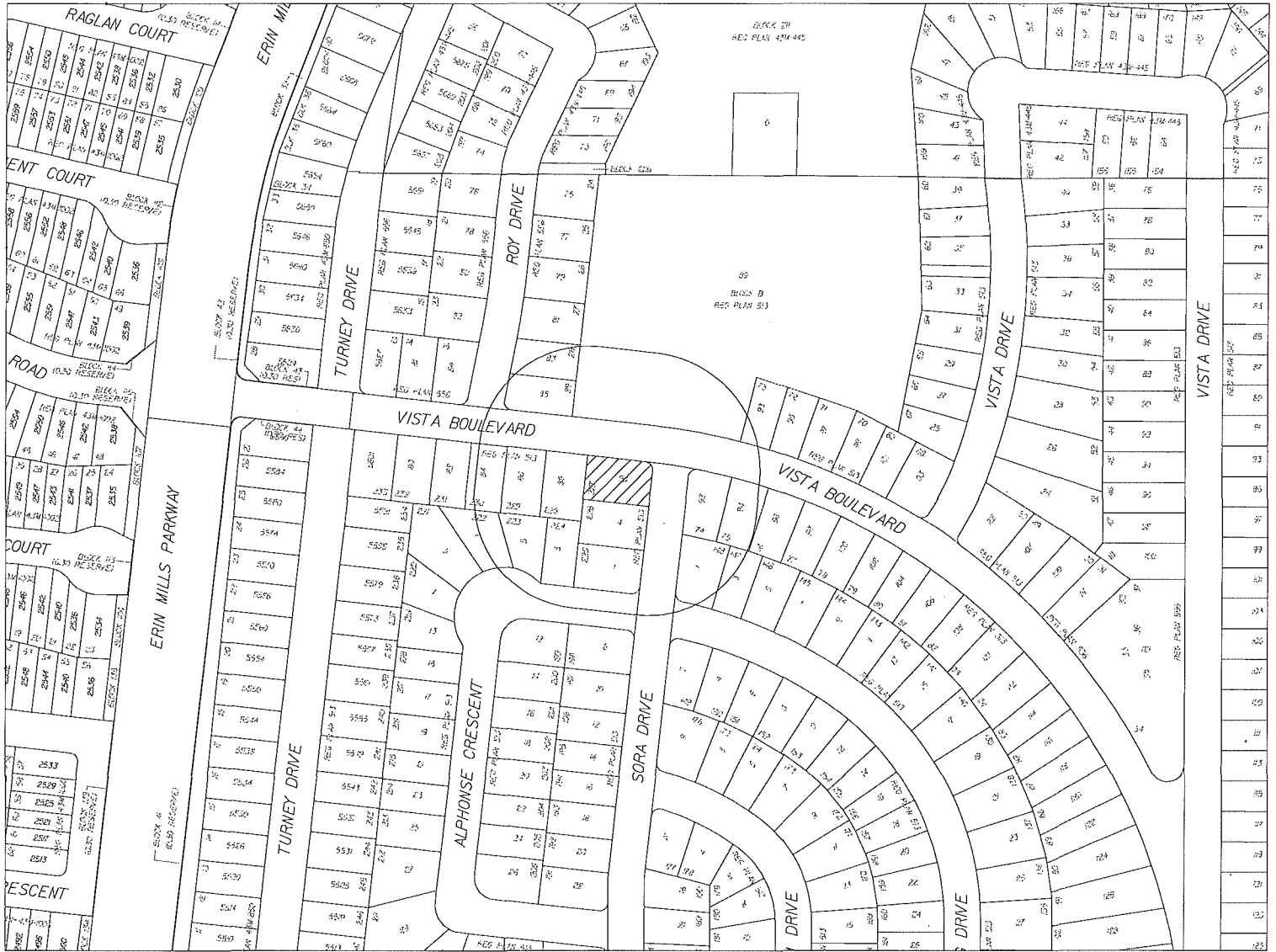
1. an attachment by arches having an attachment area less than 2.00m x 5.00m (6.56ft x 16.40ft.); whereas By-law 0225-2007, as amended requires a minimum attachment of a dwelling to an attached garage of 2.00m x 5.00m (6.56ft. x 16.40ft.) in this instance,
2. a garage projection of 9.45m (31.00ft.) beyond the front wall of the dwelling; whereas By-law 0225-2007, as amended, permits a maximum projection beyond the front wall of 2.00m (6.56ft.) in this instance; and,
3. a dwelling depth of 20.93m (68.66ft.); whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (65.61ft.) in this instance.

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Committee of Adjustment

Subject Property : 90 VISTA BLVD.

File Number : A48516

Z Area : 39E

Agent : _____





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 487/16
Ward 4

The Committee has set **Thursday, December 8, 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:

PATTY SOOKHAI is the owner of 4820 LIGHTHOUSE COURT being Lot 127, Registered Plan M-1693, zoned R4, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing driveway to remain having:

- 1. a driveway width of 11.08m (36.35ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (19.68ft.) in this instance;**
- 2. a soft landscape area of 30.70% of the front yard containing the driveway; whereas By-law 0225-2007, as amended, requires a minimum soft landscape area of 40.00% of the front yard containing the driveway in this instance; and,**
- 3. a setback of 0.33m (1.08ft.) from the driveway to the side property line; whereas By-law 0225-2007, as amended, requires a minimum setback of 0.60m (2.00ft.) from the driveway to the side property line in this instance.**

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Committee of Adjustment

Subject Property : 4820 LIGHTHOUSE CRT.

File Number : A487/16

Z Area : 29

Agent : _____





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 488/16
Ward 4

The Committee has set **Thursday, December 8, 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:

PATTY SOOKHAI is the owner of 4768 LIGHTHOUSE COURT being Lot 114, Registered Plan M-1693, zoned R4, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing driveway to remain having:

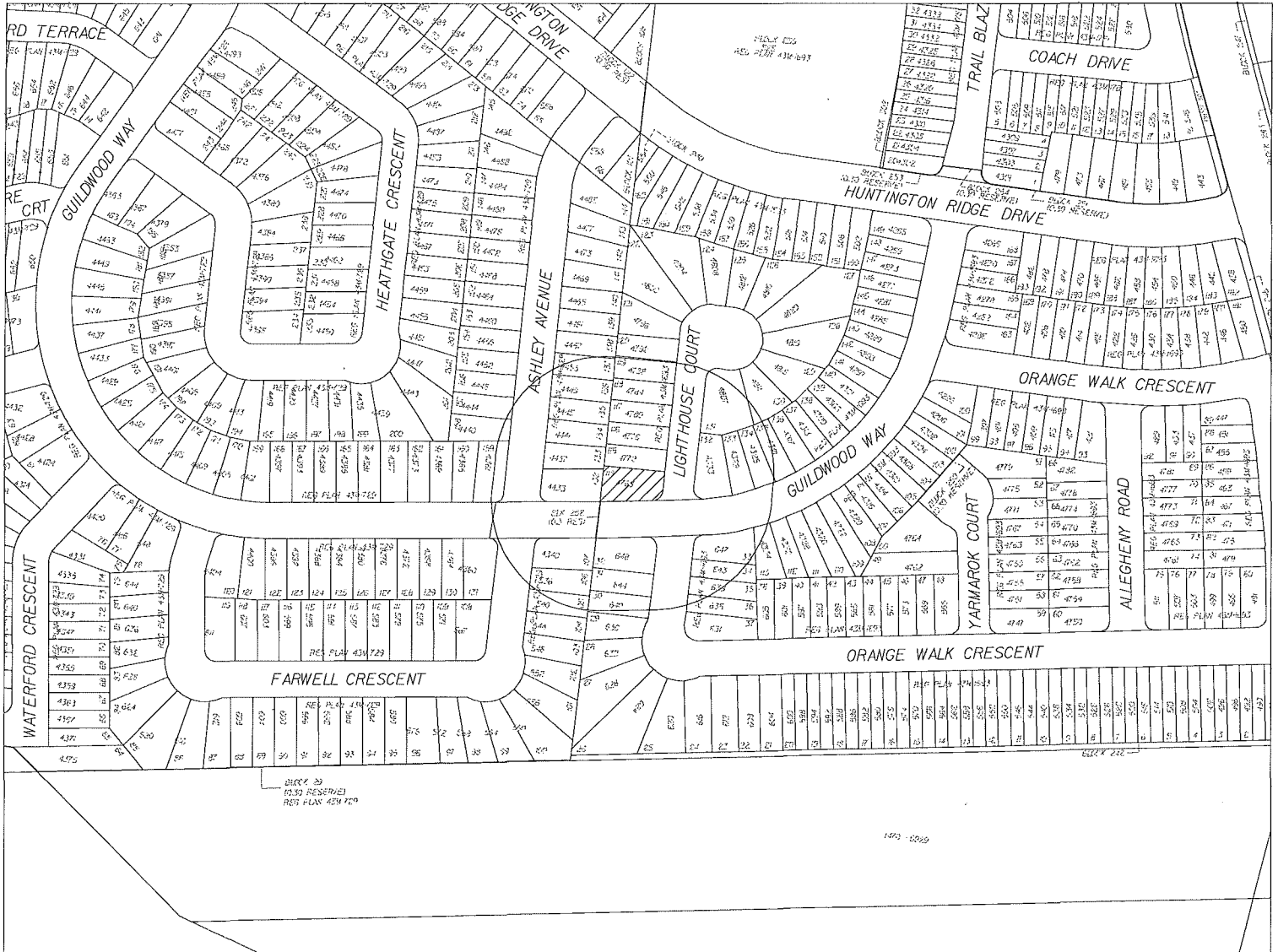
- 1. a driveway width of 12.10m (39.69ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (19.68ft.) in this instance; and,**
- 2. a setback of 0.20m (0.65ft.) from the driveway to the side property line; whereas By-law 0225-2007, as amended, requires a minimum setback of 0.60m (2.00ft.) from the driveway to the side property line in this instance.**

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Committee of Adjustment

Subject Property : 4768 LIGHTHOUSE CRT.

File Number : A48816

Z Area : 29

Agent : _____





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 489/16
Ward 4

The Committee has set **Thursday, December 8, 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:

PATTY SOOKHAI is the owner of **4281 GUILDWOOD WAY** being Lot 145, Registered Plan M-1693, zoned **R5-41, Residential**. The applicant requests the Committee to authorize a minor variance to permit the existing driveway to remain having:

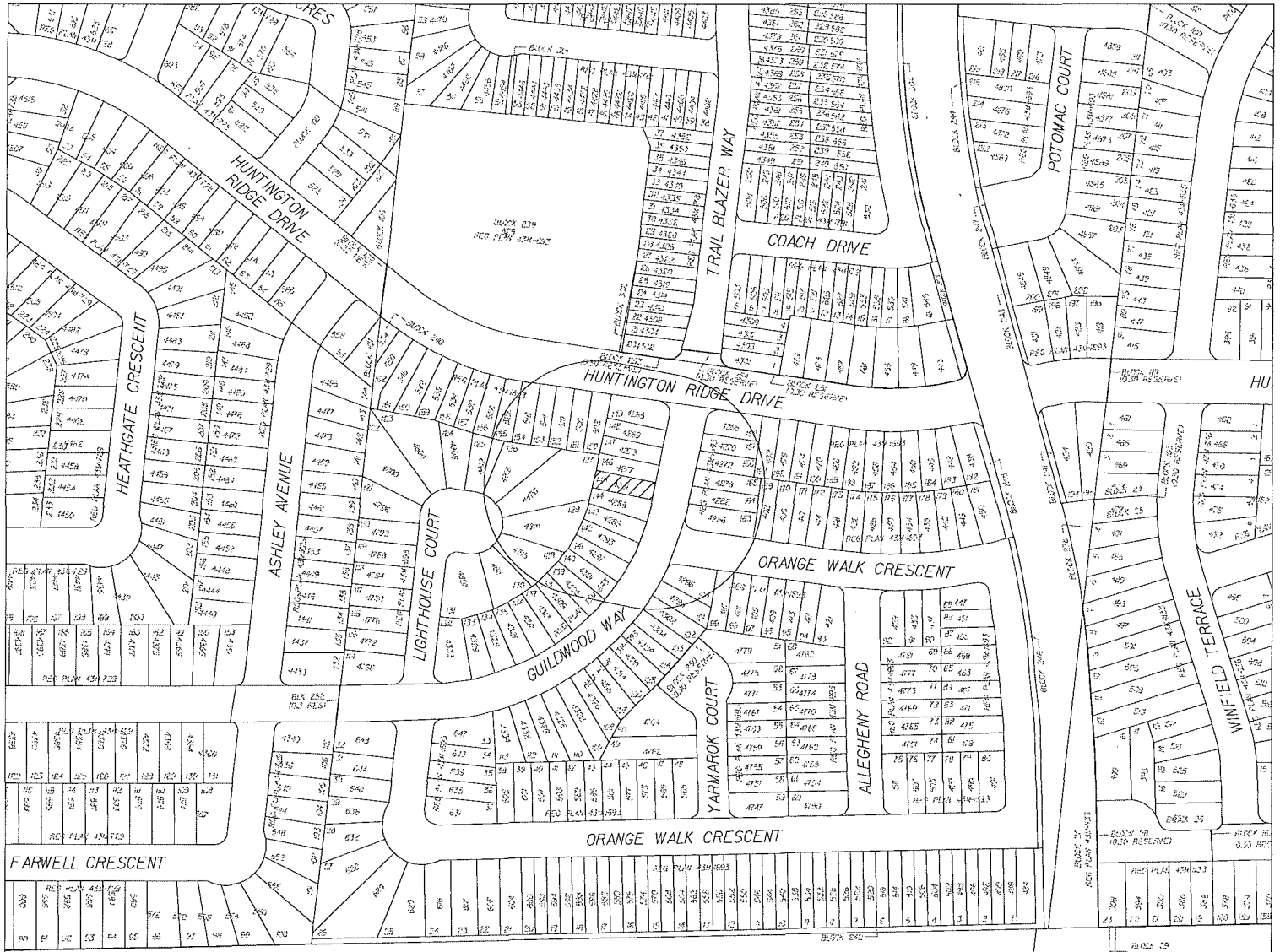
1. a driveway width of 9.49m (31.13ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (19.68ft.) in this instance,
2. a landscaped soft area of 15.00% of the front yard containing the driveway; whereas By-law 0225-2007, as amended, requires a minimum landscaped soft area of 30.00% of the front yard containing the driveway in this instance; and,
3. a setback of 0.20m (0.65ft.) from the driveway to the side property line; whereas By-law 0225-2007, as amended, requires a minimum setback of 0.60m (2.00ft.) from the driveway to the side property line in this instance.

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Committee of Adjustment

Subject Property : 4281 GUILDWOOD WAY

File Number : A48916

Z Area : 29

Agent : _____





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 492/16
Ward 7

The Committee has set **Thursday, December 8, 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:

SHAILESH PODDAR is the owner of **840 QUEENSWAY WEST** being Part of Lot C, Range 3, C.I.R., zoned **R1-8, Residential**. The applicant requests the Committee to authorize a minor variance to permit the construction of a new three (3) storey dwelling on the subject property proposing:

1. a lot coverage of 28.99% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance,
2. a front yard of 4.81m (15.78ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 9.00m (29.52ft.) in this instance,
3. a setback of 4.81m (15.78ft.) to the front garage face; whereas By-law 0225-2007, as amended, requires a minimum setback of 9.00m (29.52ft.) to the front garage face in this instance,
4. an easterly side yard of 1.71m (5.61ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.80m (5.90ft.) in this instance,
5. a westerly side yard of 3.45m (11.31ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.20m (13.77ft.) in this instance,
6. a soft landscape area of 22.00% of the front yard containing the driveway; whereas By-law 0225-2007, as amended, requires a minimum soft landscape area of 40.00% of the front yard containing the driveway in this instance,
7. a garage area of 82.37m² (886.65sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00m² (807.31sq.ft.) in this instance,
8. a driveway width of 20.44m (67.06ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (27.88ft.) in this instance; and,
9. a setback of 0.00m (0.00ft.) from the driveway to the side property line; whereas By-law 0225-2007, as amended, requires a minimum setback of 0.60m (2.00ft.) from the driveway to the side property line in this instance.

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Committee of Adjustment

Subject Property : 840 QUEENSWAY W.

File Number : A492/16

Z Area : 16

Agent : AXIIS ARCHITECTS



Revised Hearing Date



MISSISSAUGA

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 340/16
Ward 1

The Committee has set **Thursday, December 8, 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:

MISSISSAUGA MUSLIM COMMUNITY CENTRE is the owner of 2505 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 continue to permit a place of religious assembly, private community centre, library and cultural (commercial) school on the subject property providing 42 parking spaces on site and the balance of the parking spaces off site at 2445 Dixie Road, as previously approved pursuant to Committee of Adjustment Decision File 'A' 264/11; whereas By-law 0225-2007, as amended, requires all parking spaces to be provided wholly on site in this instance.

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Committee of Adjustment

Subject Property : 2505 DIXIE RD.

File Number : A34016

Z Area : 12

Agent : M. YOUNAS QURESHI

