



**MISSISSAUGA**

**COMMITTEE OF  
ADJUSTMENT  
AGENDA**

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

**Location: COUNCIL CHAMBERS**  
**Hearing: JANUARY 12, 2017 AT 4:00 P.M.**

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

**NEW APPLICATIONS- (CONSENT)**

**NONE**

**NEW APPLICATIONS - (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-23/17	IRENE GANKEVITCH	99 VERONICA DR	1
A-24/17	SIFTON PROPERTIES LIMITED	2132 DUNDAS ST W	2
A-25/17	1210437 ONTARIO INC	7222 TORBRAM RD	5
A-26/17	THE CORPORATION OF THE CITY OF MISSISSAUGA	1352 LAKESHORE RD E	1
A-27/17	SUMMIT EGLINTON INC.	65 ARMDALE RD	5
A-28/17	HILLMOND INVESTMENTS LIMITED	377 BURNHAMTHORPE RD E	4
A-29/17	VASILLI & LIUOBOV PANTCHAK	1294 GRYPHON MEWS	3
A-30/17	BARRY DAWE	1402 BUCKBY RD	2

**DEFERRED APPLICATIONS - (MINOR 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 PUBLIC HEARING

File: "A" 23/17  
Ward 1

The Committee has set **Thursday January 12, 2017 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

**IRENE GANKEVITCH is the owner of 99 VERONICA DRIVE being Lot 10, Registered Plan 355, zoned R3-2, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new detached dwelling on the subject property proposing:**

1. a driveway width of 10.00m (32.80ft); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (19.68ft.) in this instance,
2. a combined width of side yards of 5.06m (16.60ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.17m (20.24ft.) in this instance,
3. a height to the underside of eaves of 6.98m (22.90ft.); whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40m (20.99ft.) in this instance; and,
4. a dwelling depth of 27.90m (91.53ft.); whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (65.61ft.) 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](mailto: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](http://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.

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## Committee of Adjustment

Subject Property : 99 VERONICA DR.

File Number : A023/17

Z Area : 8

Agent : G. CALLAGHAN





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 24/17  
Ward 2

The Committee has set **Thursday January 12, 2017 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

**SIFTON PROPERTIES LIMITED is the owner of 2132 DUNDAS STREET WEST being Part of Lot 31, Concession 1, SDS, zoned RM4-23, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a 4 Storey Long Term Care and Retirement Residence on the subject property proposing:**

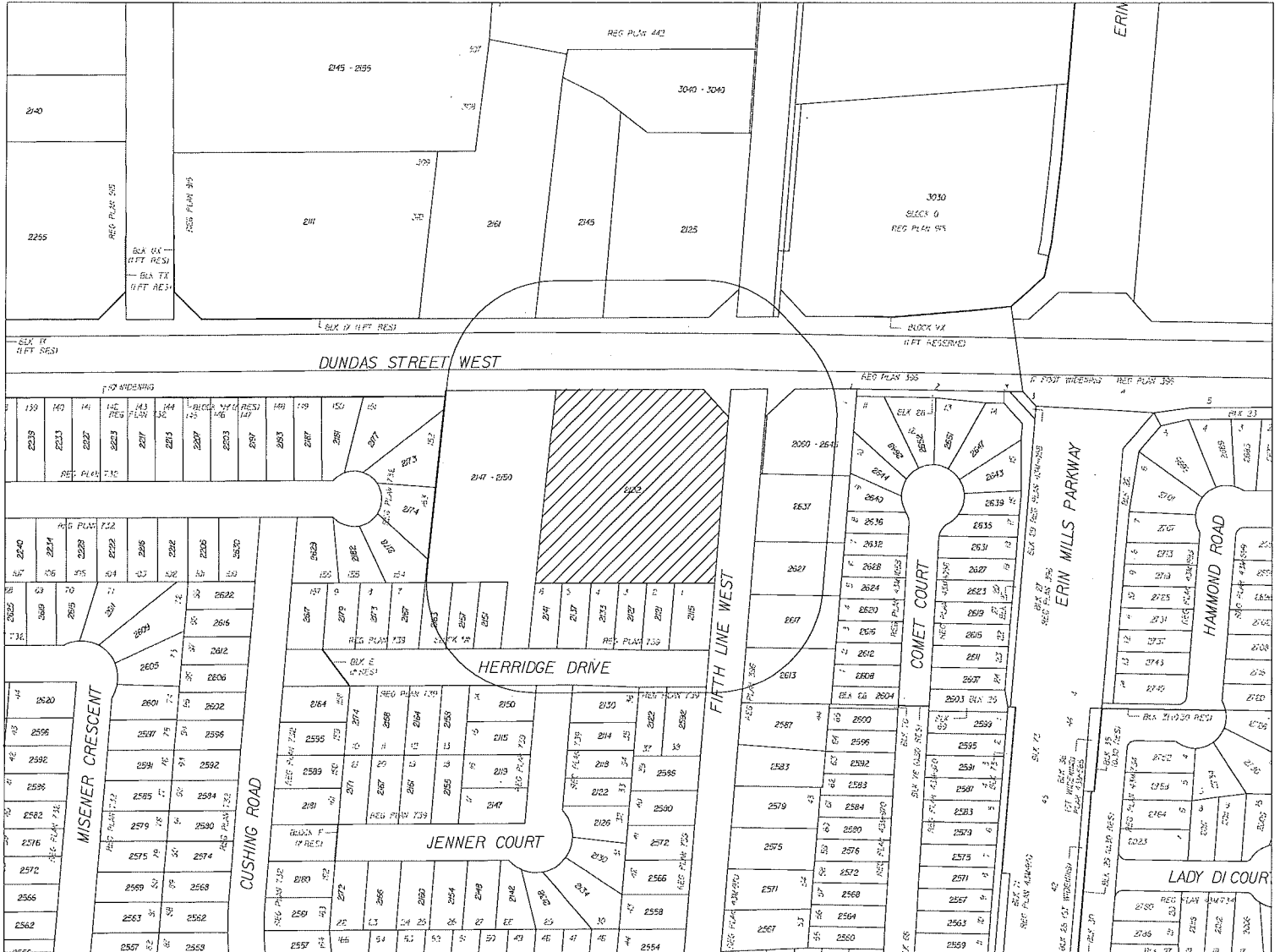
1. a rear yard of 8.90m (29.29ft.); whereas By-law 0225-2007, as amended, requires a minimum rear yard of 10.70m (35.10ft.) in this instance,
2. temporary off site parking; whereas By-law 0225-2007, as amended, requires all parking to be provided on site in this instance,
3. a minimum landscaped area of 35% of the lot area (Phase 1); whereas By-law 0225-2007, as amended, requires a minimum landscaped area of 40% of the lot area in this instance; and,
4. a building height of 4 storeys and 13.20m (43.30ft.); whereas By-law 0225-2007, as amended, permits a maximum building height of 3 storeys and 10.70m (35.10ft.) in this instance.

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## Committee of Adjustment

Subject Property : 2132 DUNDAS ST. W.

File Number : A02417

Z Area : 18

Agent : MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING L





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 25/17  
Ward 5

The Committee has set **Thursday January 12, 2017 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

**1210437 ONTARIO INC is the owner of 7222 TORBRAM ROAD being Block N, Registered Plan 964, zoned E2, Employment. The applicant request the Committee to authorize a minor variance to permit restaurant, warehouse, office and auto repair uses on the subject property providing a total of 69 parking spaces on site; whereas By-law 0225-2007, as amended, requires a total of 176 parking spaces on site for all uses in this instance.**

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## Committee of Adjustment

Subject Property : 7222 TORBRAM RD.

File Number : A02517

Z Area : 49W

Agent : V. FULGENZI





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 26/17  
Ward 1

The Committee has set **Thursday January 12, 2017 at 4:00 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 CORPORATION OF THE CITY OF MISSISSAUGA (BY AGREEMENT OF PURCHASE & SALE)** is the owner of **1352 LAKESHORE ROAD EAST** being Part of Lots 4 and 5, Concession 3, SDS, zoned OS2, Open Space. The applicant requests the Committee to authorize a minor variance to permit the redevelopment of the subject property proposing:

1. a total of 52 parking spaces including 2 parking spaces for persons with disabilities to be provided on site (for Phase 1); whereas By-law 0225-2007, as amended, requires a total of 94 parking parking spaces on site including 4 parking spaces for persons with disabilities in this instance; and,
2. two (2) parallel accessible parking spaces on site; whereas By-law 0225-2007, as amended, makes no provision for parallel accessible parking spaces in this instance

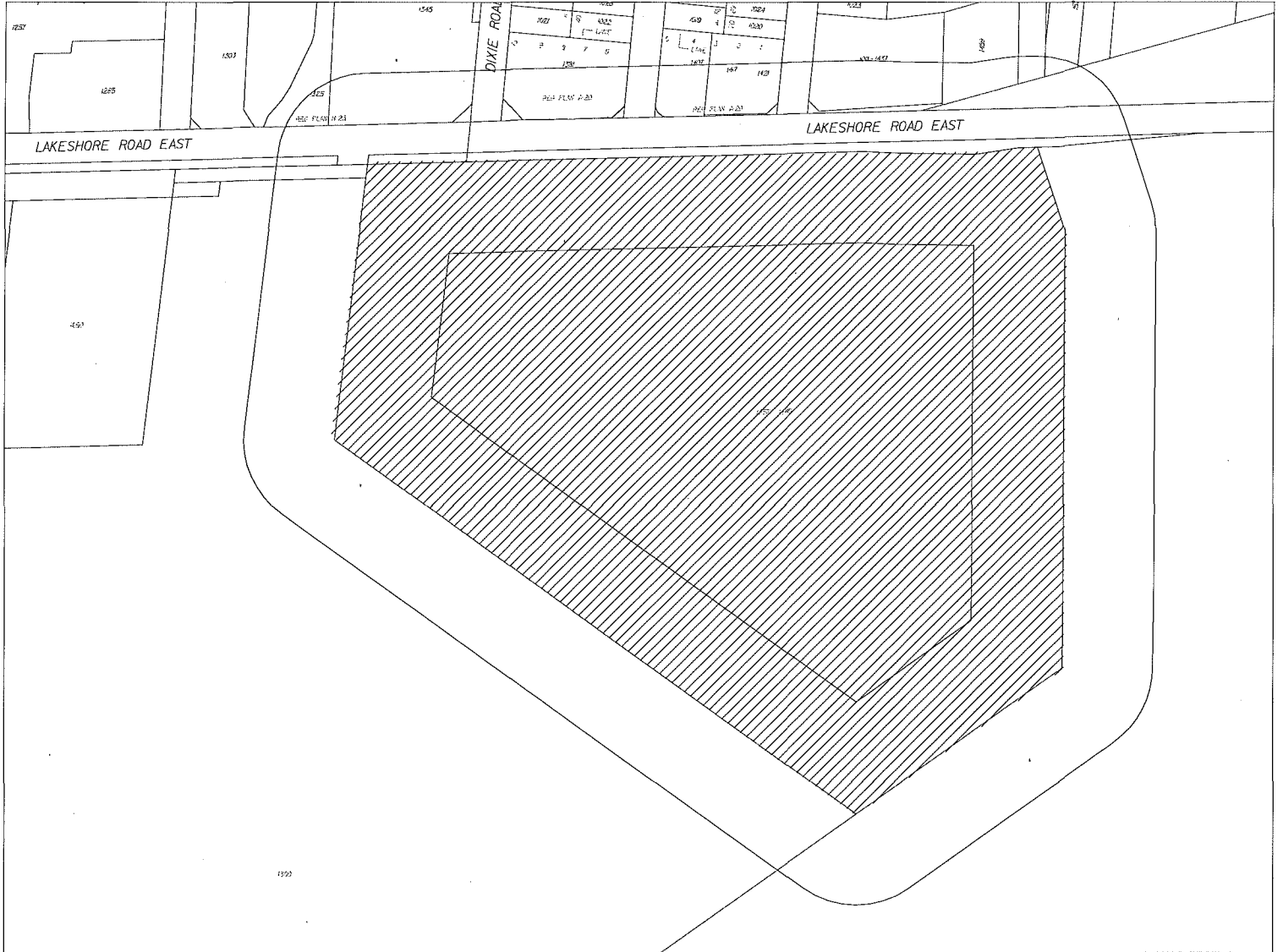
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## Committee of Adjustment

Subject Property : 1352 LAKESHORE RD. E.

File Number : A02617

Z Area : 1

Agent : LGA ARCHITECTURAL PARTNERS



The Committee has set **Thursday January 12, 2017 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

**SUMMIT EGLINTON INC.** is the owner of **65 ARMDALE ROAD** being Block 45, Registered Plan M-1988, zoned RA2-55, Residential. The applicant requests the Committee to authorize a minor variance to permit development of the subject property proposing:

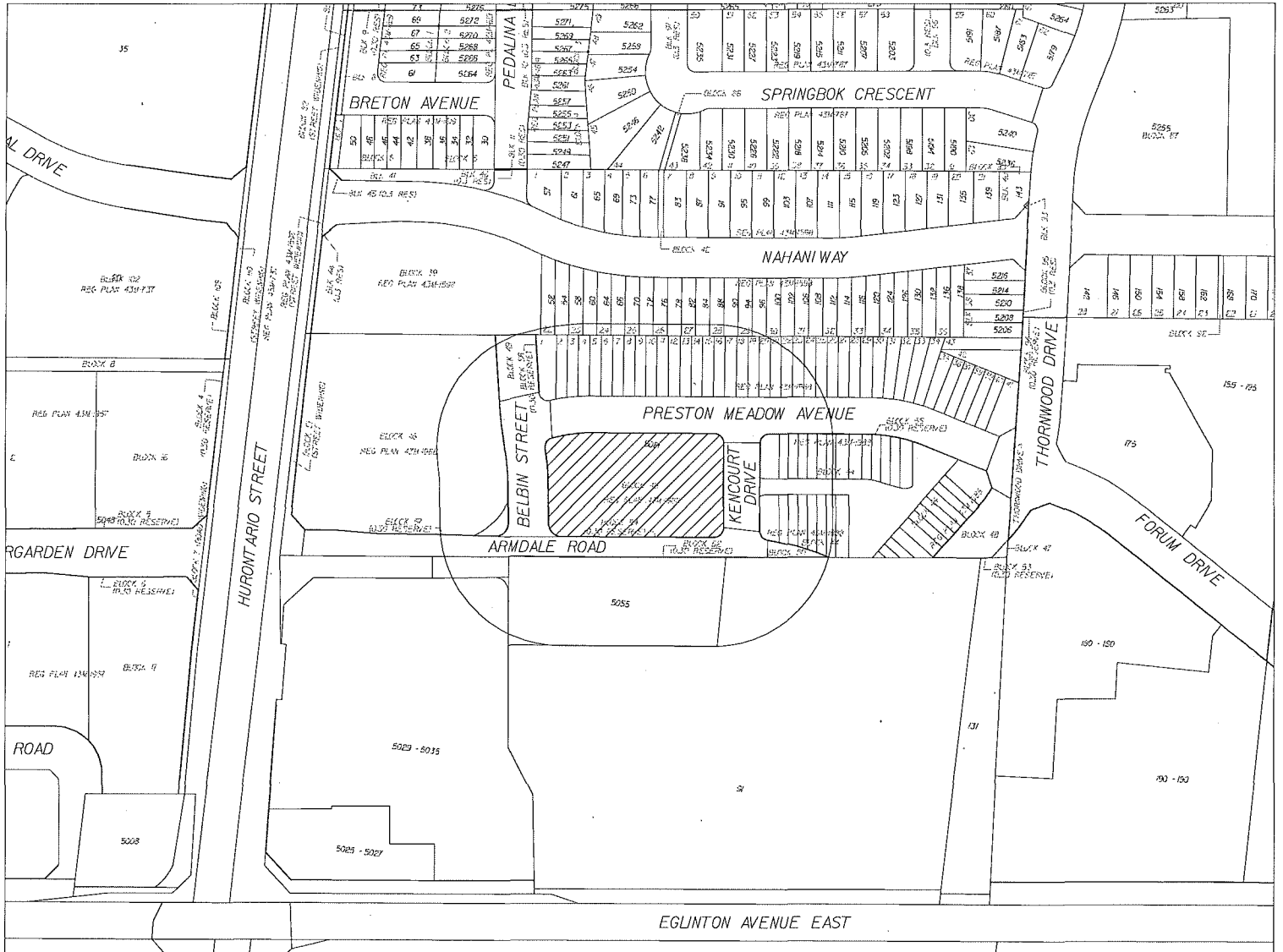
1. a minimum landscape area of 26% of the lot area; whereas By-law 0225-2007, as amended, requires a minimum landscape area of 30% of the lot area in this instance,
2. 42% of the amenity area to be one contiguous area; whereas By-law 0225-2007, as amended, requires 50% of the amenity area to be one contiguous area in this instance,
3. a landscape buffer of 3.00m (9.84ft.) located south and north of the site entrance from Kencourt Drive and the easterly portion of the site; whereas By-law 0225-2007, as amended, requires a minimum landscape buffer width of 4.50m (14.76ft.) in this instance,
4. a streetline setback of 6.00m (19.68ft.) to the waste enclosure/loading area; whereas By-law 0225-2007, as amended, requires a minimum streetline setback of 10.00m (32.80ft.) in this instance,
5. 62 resident parking spaces and 8 visitor parking spaces for fifty four (54) two bedroom apartment dwellings; whereas By-law 0225-2007, as amended, requires 76 resident parking spaces and 11 visitor parking spaces in this instance; and,
6. Horizontal Multiple Dwellings as an additional use on site; whereas By-law 0225-2007, as amended, permits only apartment dwellings, long term care dwellings and or retirement dwellings in this instance.

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# Committee of Adjustment

Subject Property : 65 ARMDALE RD.

File Number : A027/17

Z Area : 36W

Agent : JAMES LETHBRIDGE PLANNING INC.





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 28/17  
Ward 4

The Committee has set **Thursday January 12, 2017 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

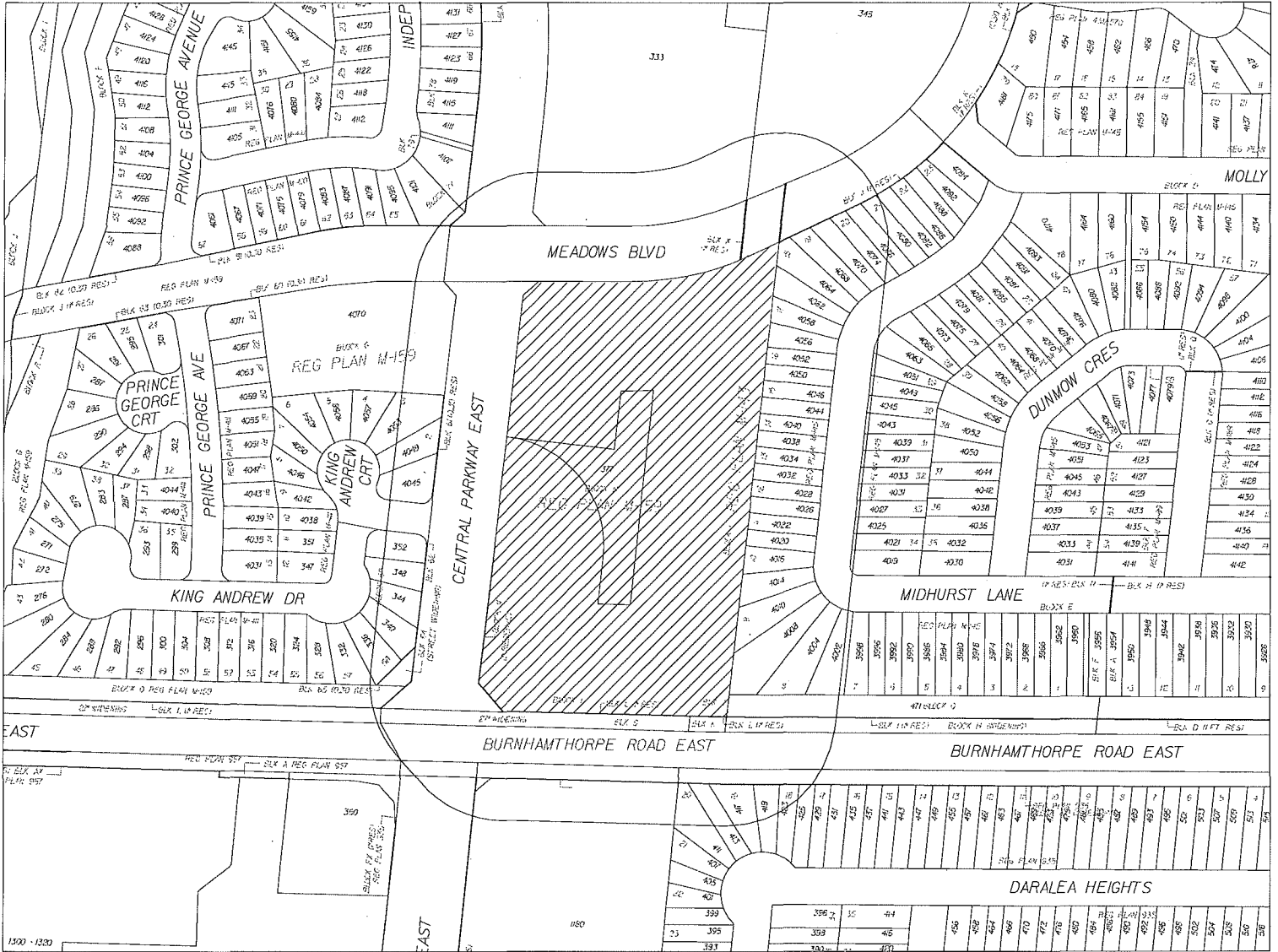
**HILLMOND INVESTMENTS LIMITED is the owner of 377 BURNHAMTHORPE ROAD EAST being Blocks I and J, Registered Plan M-143 and Blocks H, I and S, Registered Plan M-159, zoned C2-6, Commercial. The applicant requests the Committee to authorize a minor variance to permit the establishment of a temporary tent structure within the existing parking lot on the subject property for a period of 43 consecutive days in a calendar year; whereas By-law 0225-2007, as amended, permits a temporary tent structure to be erected for a period of 14 consecutive days in a calendar year in this instance.**

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## Committee of Adjustment

Subject Property : 377 BURNHAMTHORPE RD. E.

File Number : A02817

Z Area : 28

Agent : D. AMANAL





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 29/17  
Ward 3

The Committee has set **Thursday January 12, 2017 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

**VASILLI & LIUOBOV PANTCHAK is the owner of 1294 GRYPHON MEWS being Part of Block 73, Registered Plan M-320, zoned RM2-2, Residential. The applicants request the Committee to authorize a minor variance to permit the existing driveway to remain on the subject property proposing:**

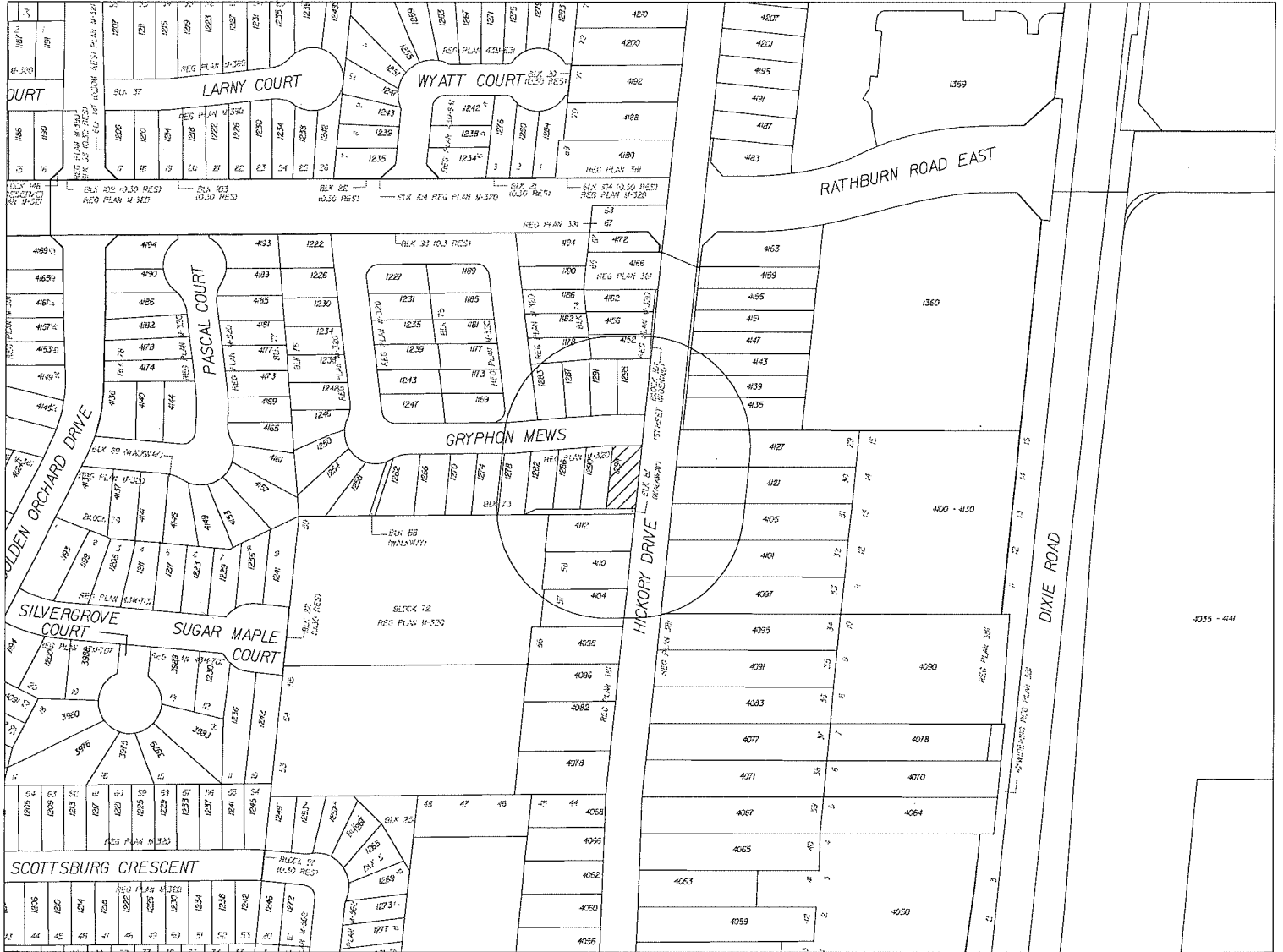
- 1. a driveway width of 13.43m (44.06ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (19.68ft.) in this instance; and,**
- 2. a southerly setback from the lot line to the driveway of 0.00m (0.00ft.); whereas By-law 0225-2007, as amended, requires a minimum setback of 0.60m (1.96ft.) from the lot line to the driveway in this instance.**

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## Committee of Adjustment

Subject Property : 1294 GRYPHON MEWS

File Number : A02917

Z Area : 27

Agent : V. STASIECZEK



The Committee has set **Thursday January 12, 2017 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

**BARRY DAWE** is the owner of **1402 BUCKBY ROAD** being Part of Lot 31, Registered Plan 619, zoned RM1, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a detached garage in the rear yard of the subject property proposing:

1. a lot coverage for a detached garage of 10.25% of the lot area; whereas By-law 0225=2007, as amended, permits a maximum lot coverage for a detached garage of 10% of the lot area in this instance,
2. a westerly side yard of 0.35m (1.14ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.60m (1.93ft.) in this instance,
3. a detached garage height of 5.59m (18.33ft.); whereas By-law 0225-2007, as amended, permits a maximum detached garage height of 4.60m (15.09ft.) in this instance,
4. a minimum driveway width of 2.53m (8.30ft.); whereas By-law 0225-2007, as amended, requires a minimum driveway width of 2.60m (8.53ft.) in this instance,
5. a setback from the lot line to the driveway of 0.00m (0.00ft.); whereas By-law 0225-2007, as amended, requires a minimum setback from the lot line to the driveway of 0.60m (1.93ft.) in this instance; and,
6. a maximum driveway width of 6.096m (20.00ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m (17.06ft.) in this instance.

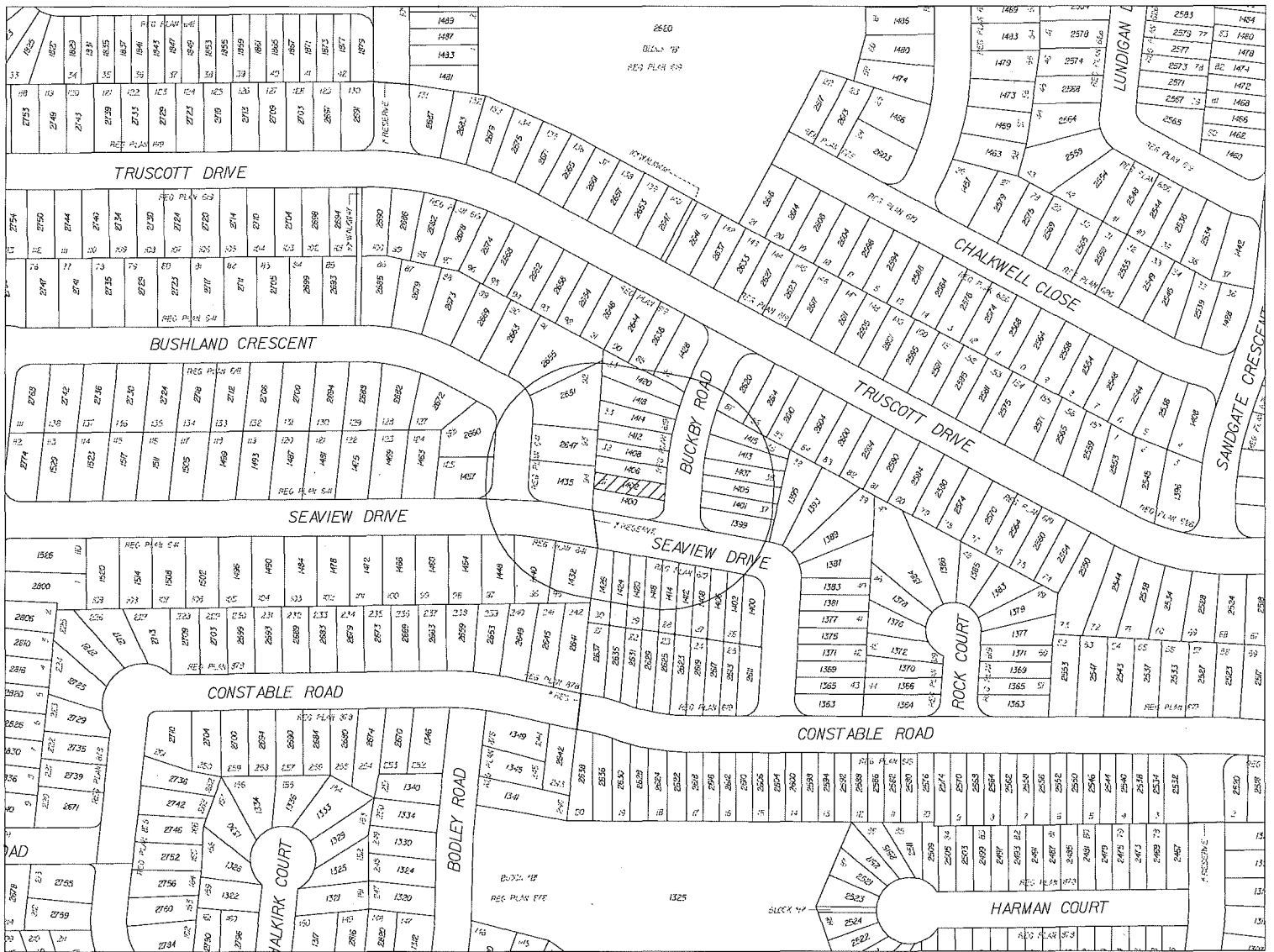
This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If 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](mailto: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](http://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 : 1402 BUCKBY RD.

File Number : A03017

Z Area : 11

Agent : PROMOUNT CONSULTANTS LTD.

