

**MISSISSAUGA****COMMITTEE OF  
ADJUSTMENT  
AGENDA****PLEASE TURN OFF  
ALL CELL PHONES  
DURING THE  
COMMITTEE HEARING****Location: COUNCIL CHAMBERS  
Hearing: NOVEMBER 03, 2016 AT 1:30 P.M.**

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

**DEFERRED APPLICATIONS- (CONSENT)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
B-061/16	2209449 ONTARIO INC	455 GIBRALTAR DR	5

**NEW APPLICATIONS - (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-438/16	CONESTOGA COLD STORAGE	2660 MEADOWPINE BLVD	9
A-439/16	DIXIE CROSSING INC.	5101 DIXIE RD	5
A-440/16	ERIN MILLS HIGHRISE (PHASE 1) CORPORATION	4635 METCALFE AVE	8
A-441/16	PAT & MARY COLASANTI	6889 GOLDEN HILLS WAY	11
A-442/16	DR. ADAM MOHAMMED	2380 SPEAKMAN DR	2
A-443/16	MIKHAIL TCHKHARTICHVILI	35 KING ST E	7
A-444/16	SEEMA & RANJIT KUMAR	1771 HINDHEAD RD	2
A-445/16	INNA KOVALIV	377 NIAR AVE	1
A-446/16 A-447/16	CENTREVILLE HOMES (NINTH LINE) INC	5869 OSPREY BLVD	10

**DEFERRED APPLICATIONS - (VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-399/16	HARMAN INVESTMENTS LTD	651 BEACH ST	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.)

# Revised Hearing Date



## COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

File: "B" 61/16  
Ward 5

The Committee has set **Thursday November 3, 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:

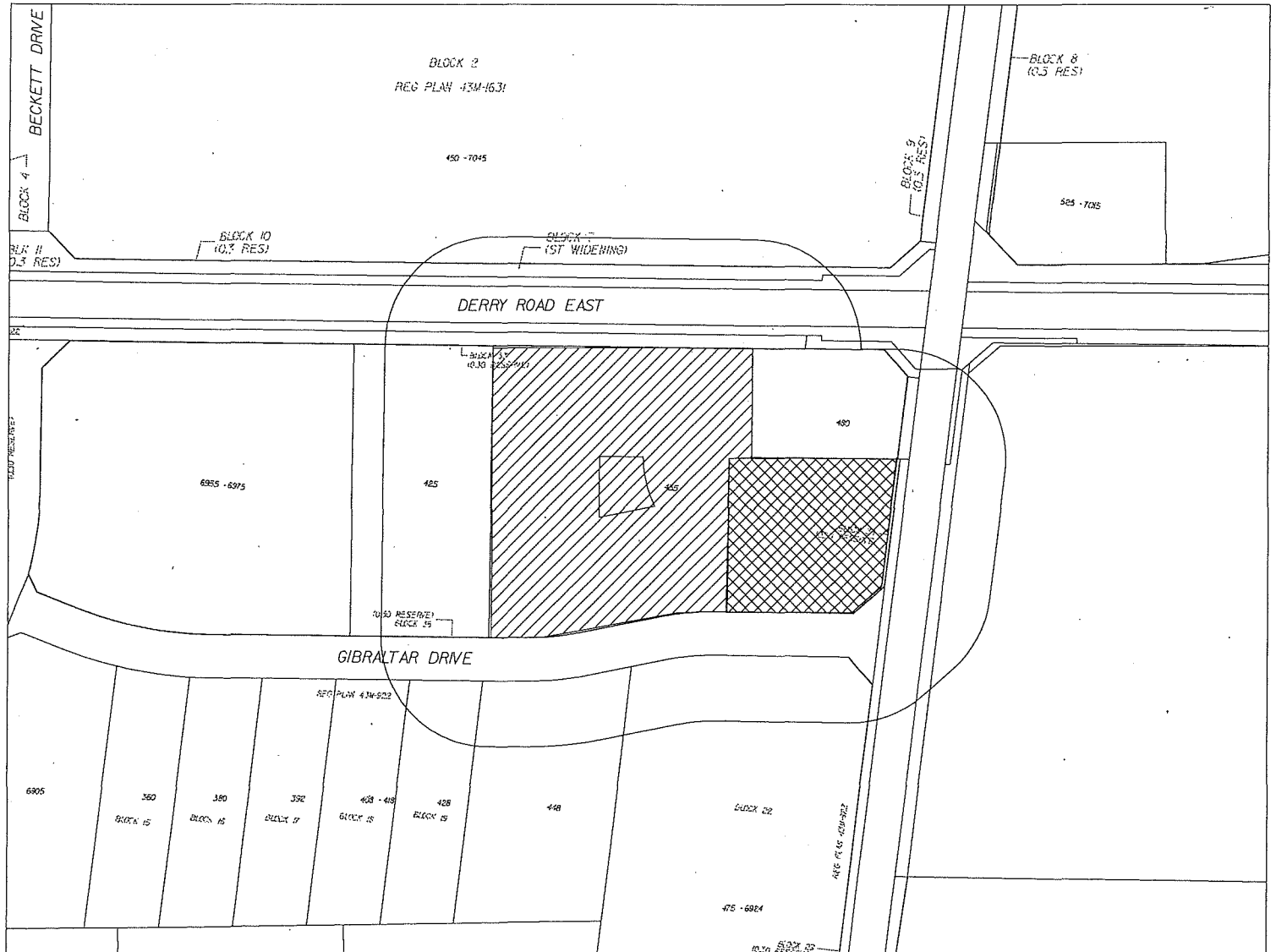
**2209449 ONTARIO INC.** is the owner of **455 GIBRALTAR DRIVE** being Part of Lot 10, Concession 1, EHS, zoned **E2-52, Employment**. The applicant requests the consent of the Committee to the conveyance of a parcel of land having a frontage of approximately **84.45m (277.07ft.)** and an area of approximately **7333.00m<sup>2</sup> (78931.76ft.<sup>2</sup>)**. 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](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.

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## Committee of Adjustment

Subject Property : 455 GIBRALTAR DR.

File Number : B06116

Z Area : 43W

Agent : HARDIAL DHIR ARCHITECTS INC.





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 438/16  
Ward 9

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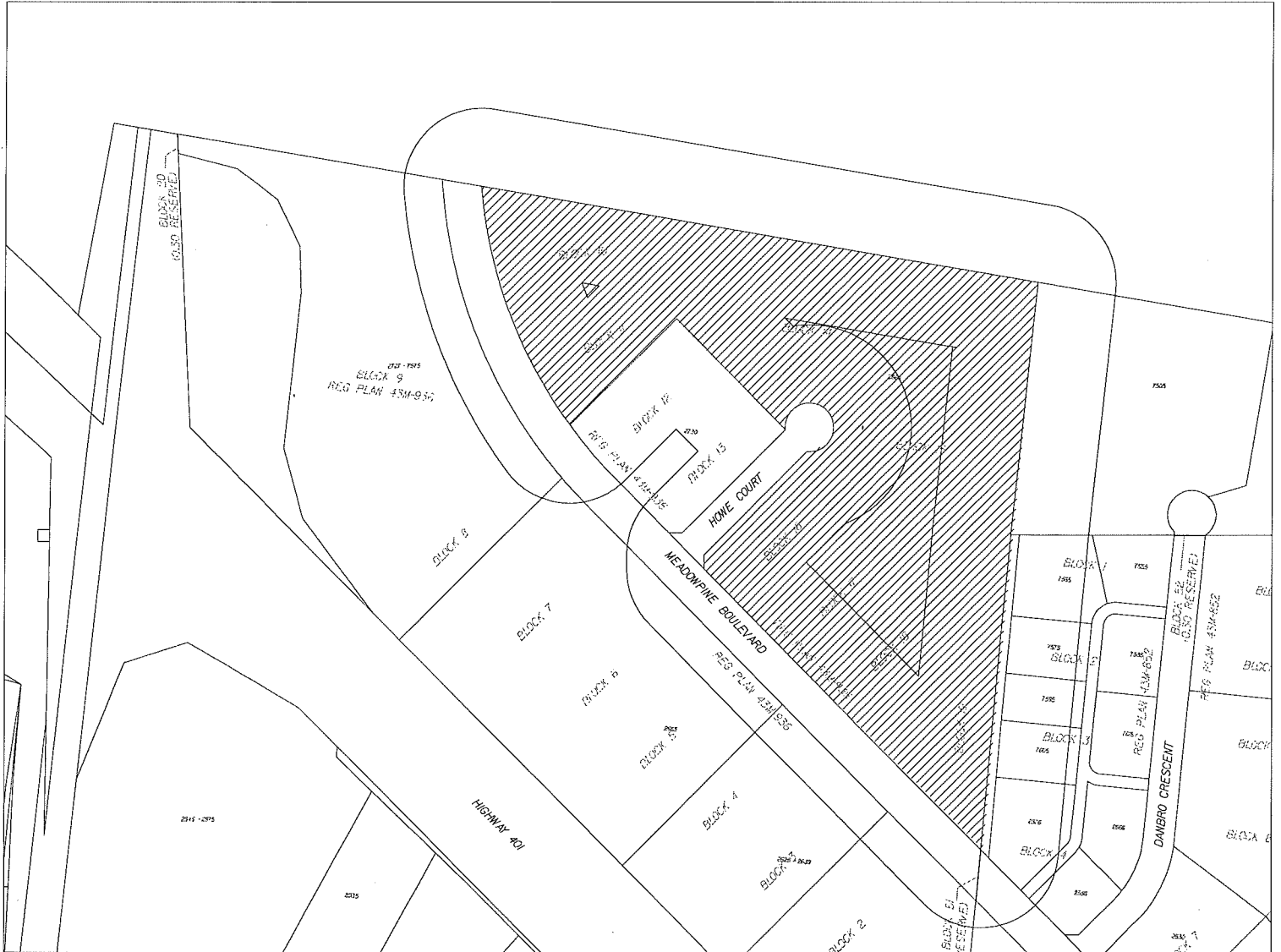
**CONESTOGA COLD STORAGE is the owner of 2660 MEADOWPINE BOULEVARD being Blocks 10, 11 and 14-19 inclusive on Registered Plan M-936, zoned E2, E2-19 and E2-1 Employment. The applicant requests the Committee to authorize a minor variance to permit the construction of an addition to the existing industrial building proposing at total of 152 parking spaces on site including 3 parking spaces for persons with disabilities; whereas By-law 0225-2007, as amended, requires a minimum of 271 parking spaces to be provided on site including 8 parking spaces for persons with disabilities in this instance.**

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## Committee of Adjustment

Subject Property : 2660 MEADOWPINE BLVD.

File Number : A43816

Z Area : 54W

Agent : R. KARGES





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 439/16  
Ward 5

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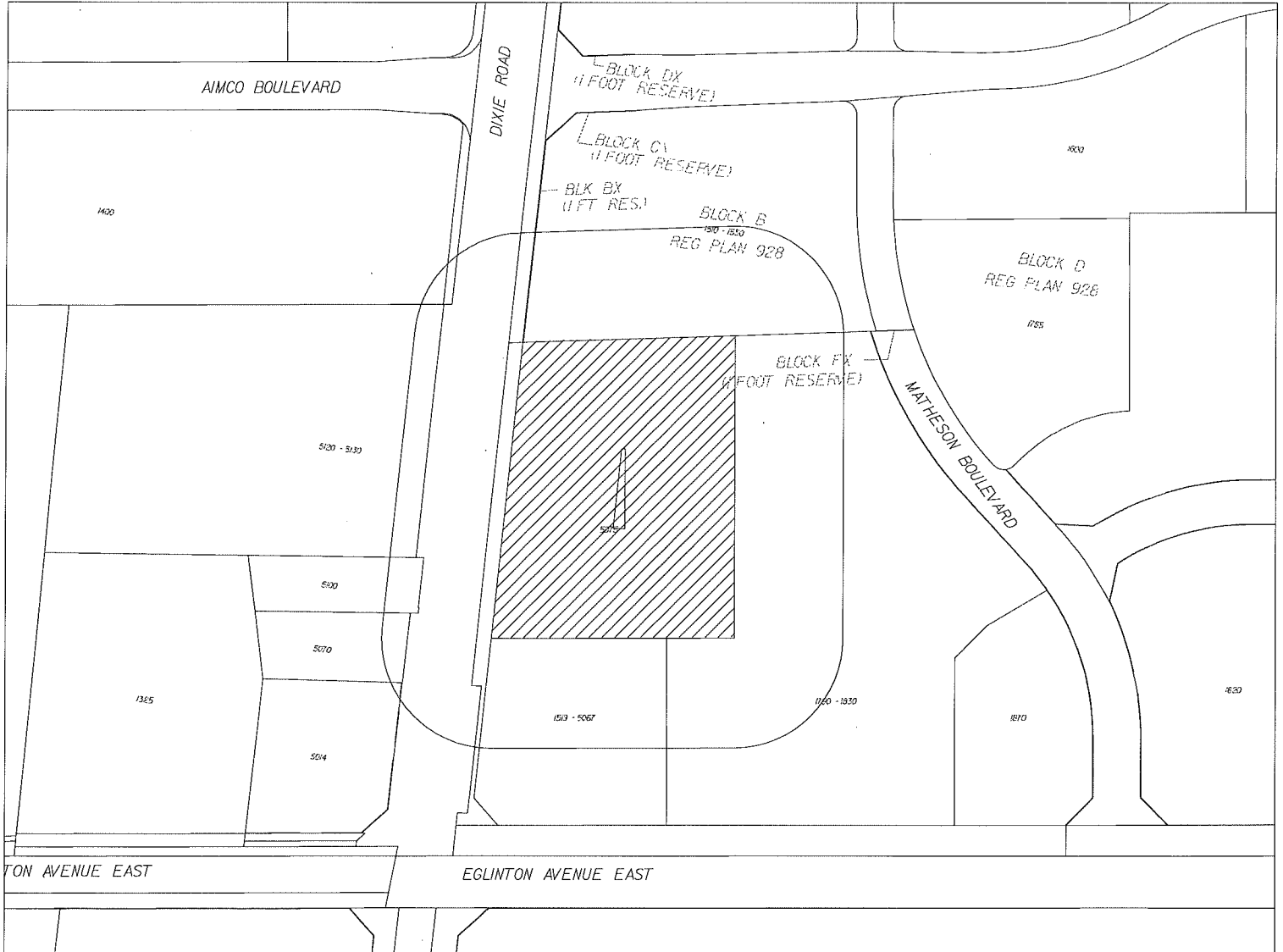
**DIXIE CROSSING INC. is the owner of 5101 DIXIE ROAD being Part of Lot 1, Concession 4, East of Hurontario Street, zoned C3-1 Commerical. The applicant requests the Committee to authorize a minor variance to permit the creation of two outdoor patios ancillary to the existing restaurant known as "Nando's Peri Peri Chicken" on the subject property; whereas By-law 0225-2007, as amended, does not permit an outdoor patio use on the subject property in this instance.**

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## Committee of Adjustment

Subject Property : 5101 DIXIE RD, UNIT A2

File Number : A43916

Z Area : 35E

Agent : BIND ARCHITECTURE





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 440/16  
Ward 8

The Committee has set **Thursday November 3, 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:

**ERIN MILLS HIGHRISE (PHASE 1) CORPORATION is the owner of 4635 METCALFE AVENUE being Part of Lot 12, Registrar's Compiled Plan 1003, zoned RA5-34, Residential. The applicant requests Committee to authorize a minor variance to continue permit a temporary sales office use on the subject property as previously approved pursuant to Committee of Adjustment File 'A' 361/11; whereas By-law 0225-2007, as amended, only permits a temporary sales trailer where they are incidental to construction that will occur on the same lot as the temporary sales trailer and a sales office in this instance.**

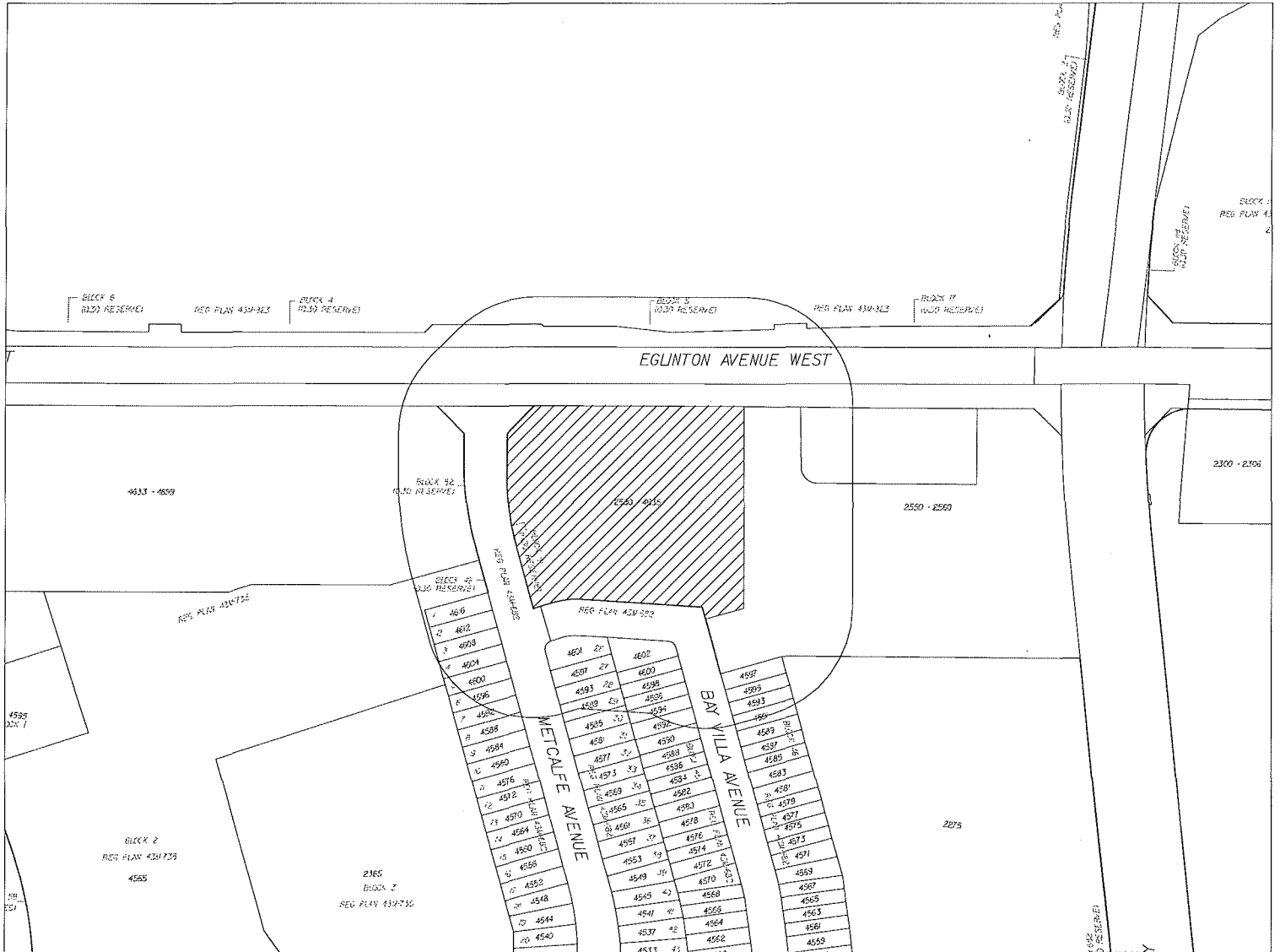
This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If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

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## Committee of Adjustment

Subject Property : 4635 METCALFE AVE.

File Number : A44016

Z Area : 32

Agent : F. GASBARRE





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 441/16  
Ward 11

The Committee has set **Thursday November 3, 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:

**PAT & MARY COLASANTI** are the owners of **6889 GOLDEN HILLS WAY** being Lot 87, Registered Plan M-1484, zoned G2-1, Greenbelt and R10, Residential. The applicants request the Committee to authorize a minor variance to permit the existing accessory structure (shed) to remain in the rear yard of the subject property proposing:

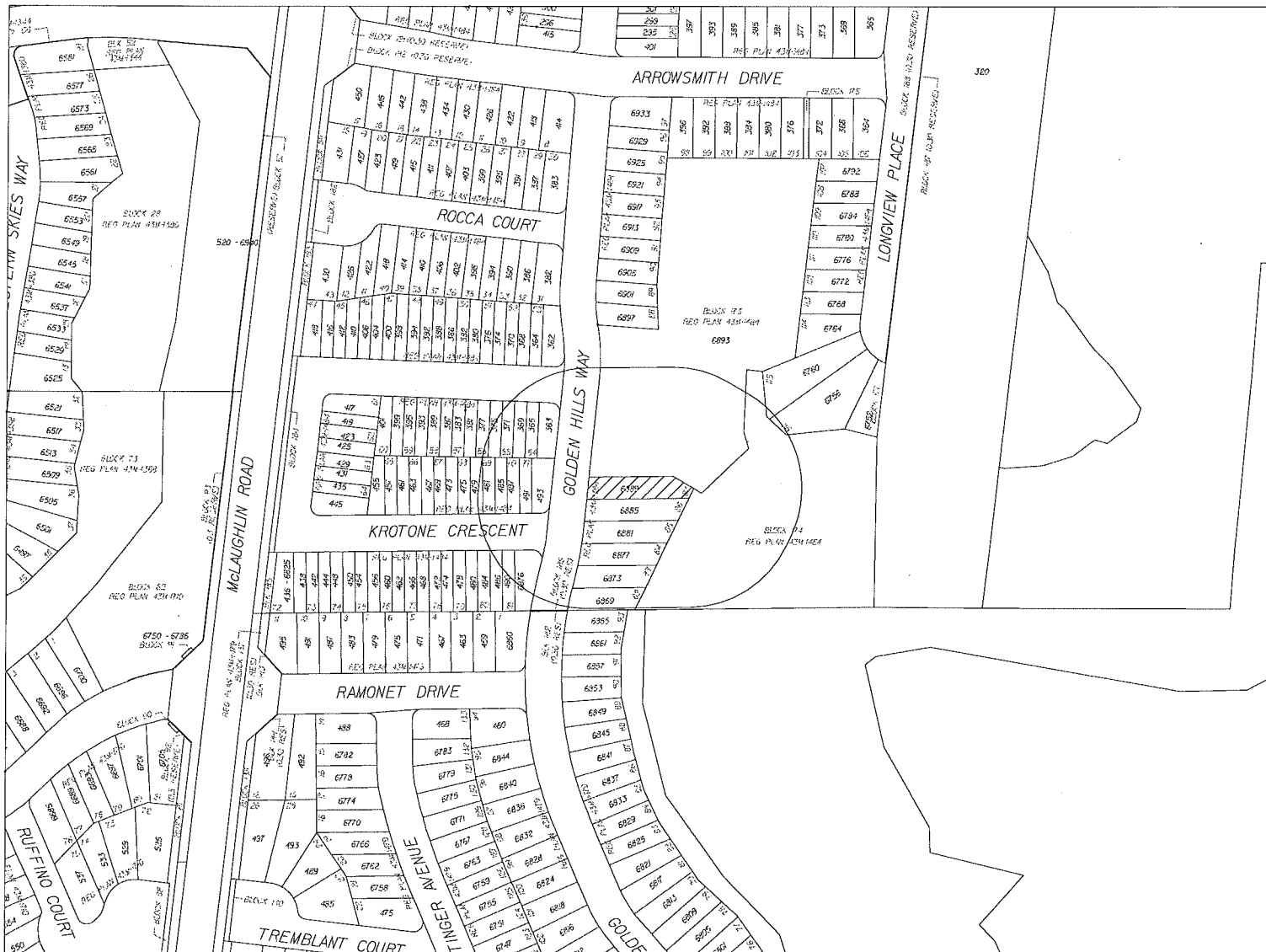
1. a height of 3.48m (11.41ft.); whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (9.84ft.) for an accessory structure in this instance; and,
2. a floor area of 13.00m<sup>2</sup> (139.93sq.ft.) for the accessory structure; whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00m<sup>2</sup> (107.64sq.ft.) for an accessory structure in this instance.

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## Committee of Adjustment

Subject Property : 6889 GOLDEN HILLS WAY

File Number : A44116

Z Area : 44E

Agent : \_\_\_\_\_





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 442/16  
Ward 2

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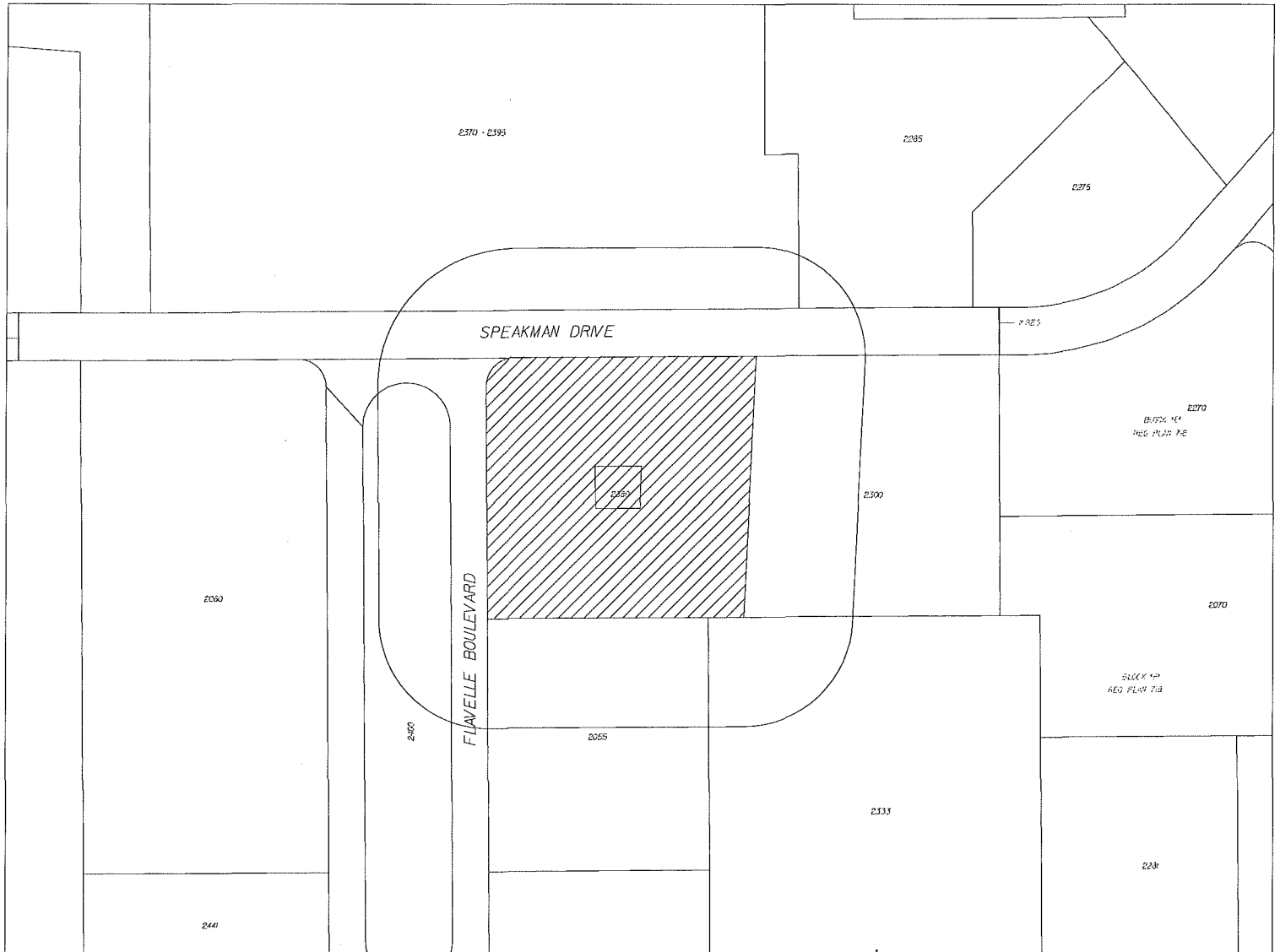
**DR. ADAM MOHAMMED** is the owner of **2380 SPEAKMAN DRIVE** being Part of Lot 33 Concession 1 South of Dundas Street, zoned E2-5, Employment. The applicant requests the Committee to authorize a minor variance to permit the establishment of an education and training facility (seminary) on the subject property providing a total of 81 parking spaces on site including 3 parking spaces for persons with disabilities; whereas By-law 0225-2007, as amended, requires a total of 139 parking spaces on site including 5 parking spaces for persons with disabilities in this instance.

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## Committee of Adjustment

Subject Property : 2380 SPEAKMAN DR.

File Number : A44216

Z Area : 18

Agent : NICK DELL CONSULTING





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 443/16  
Ward 7

The Committee has set **Thursday November 3, 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:

**MIKHAIL TCHKHARTICHVILI is the owner of 35 KING STREET EAST being Part of Lots 14, 15 and 16, Concession 1, N.D.S, zoned C4, Commercial. The applicant requests the Committee to authorize a minor variance to continue to permit the operation of an outdoor patio ancillary to an existing restaurant within Unit #14 of the subject property, as previously approved pursuant to Committee of Adjustment File 'A' 251/12; whereas By-law 0225-2007, as amended, does not permit an outdoor patio use on the subject property in this instance.**

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## Committee of Adjustment

Subject Property : 35 KING ST. E.

File Number : A44316

Z Area : 14

Agent : V. STASIECZEK



File: "A" 444/16  
Ward 2

The Committee has set **Thursday November 3, 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:

**SEEMA & RANJIT KUMAR** are the owners of **1771 HINDHEAD ROAD** being Lot 2, Registered Plan 600 zoned R3-1, Residential. The applicants request the Committee to authorize a minor variance to permit the construction of an additions to the existing residential dwelling proposing:

1. a dwelling length of 20.87m (68.47 ft); whereas By-law 0225-2007, as amended, permits a maximum dwelling length of 20.00m (65.61 ft) in this instance,
2. a side yard of 1.23m (4.03 ft) to the second storey addition; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (5.93 ft) to the second storey addition in this instance,
3. a front yard of 7.16m (23.49 ft); whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (24.60 ft) in this instance,
4. a front yard setback of 4.50 m (14.76 ft.) measured to the proposed porch inclusive of stairs; whereas By-law 0225-2007, as amended, requires a minimum front yard of 6.00 m (19.68 ft.) to the front porch inclusive of stairs in this instance,
5. a garage to project 1.50m (4.92 ft) beyond the main front wall of the dwelling; whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m (0.00 ft) in this instance,
6. a combined side yard width of 2.69m (8.82 ft); whereas By-law 0225-2007, as amended, requires a minimum combined side yard width of 4.54m (14.89 ft) in this instance; and,
7. a maximum lot coverage of 36.7% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance.

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## Committee of Adjustment

Subject Property : 1771 HINDHEAD RD.

File Number : A444/16

Z Area : 10

Agent : STOYANOVSKYY ARCHITECTS INC.





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 445/16  
Ward 1

The Committee has set **Thursday November 3, 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:

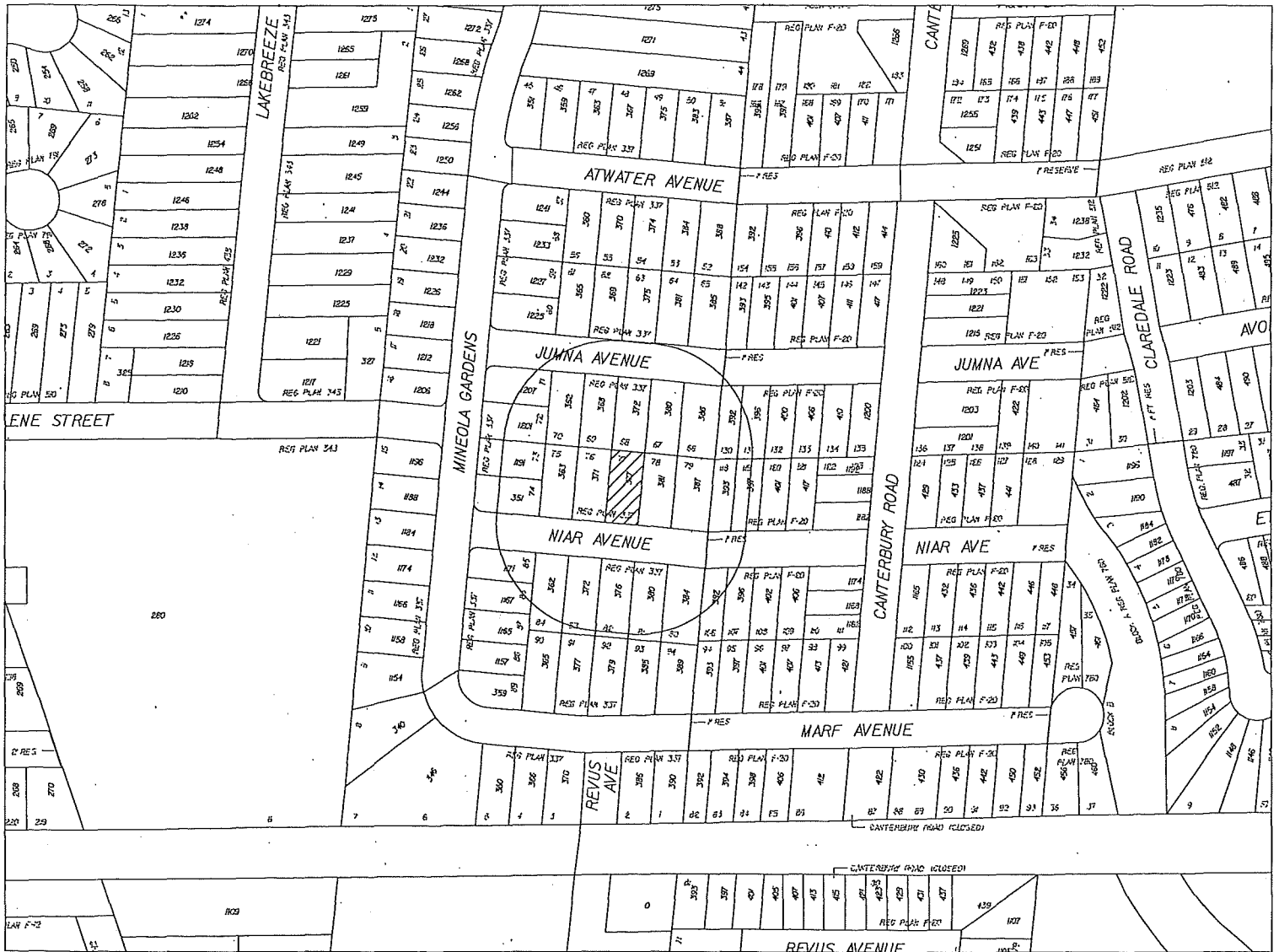
**INNA KOVALIV is the owner of 377 NIAR AVENUE being Lot 77, Registered Plan 337, zoned R3-1, Residential. The applicant requests the Committee to authorize a minor variance to permit a the construction of a proposed two storey detached dwelling on the subject property proposing a maximum gross floor area – infill residential of 355.57m<sup>2</sup> (3827.32 sq.ft); whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 337.08m<sup>2</sup> (3628.29 sq. ft.) in this instance.**

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## Committee of Adjustment

Subject Property : 377 NIARA AVE.

File Number : A445/16

Z Area : 7

Agent : STOYANOVSKYY ARCHITECTS INC.





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 446/16  
Ward 10

The Committee has set **Thursday November 3, 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:

**CENTREVILLE HOMES (NINTH LINE) INC** is the owner of **5869 OSPREY BOULEVARD** being Part of Lot 6, Concession 10, NS, zoned R1 and R7-25, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new two storey detached dwelling on the subject property proposing:

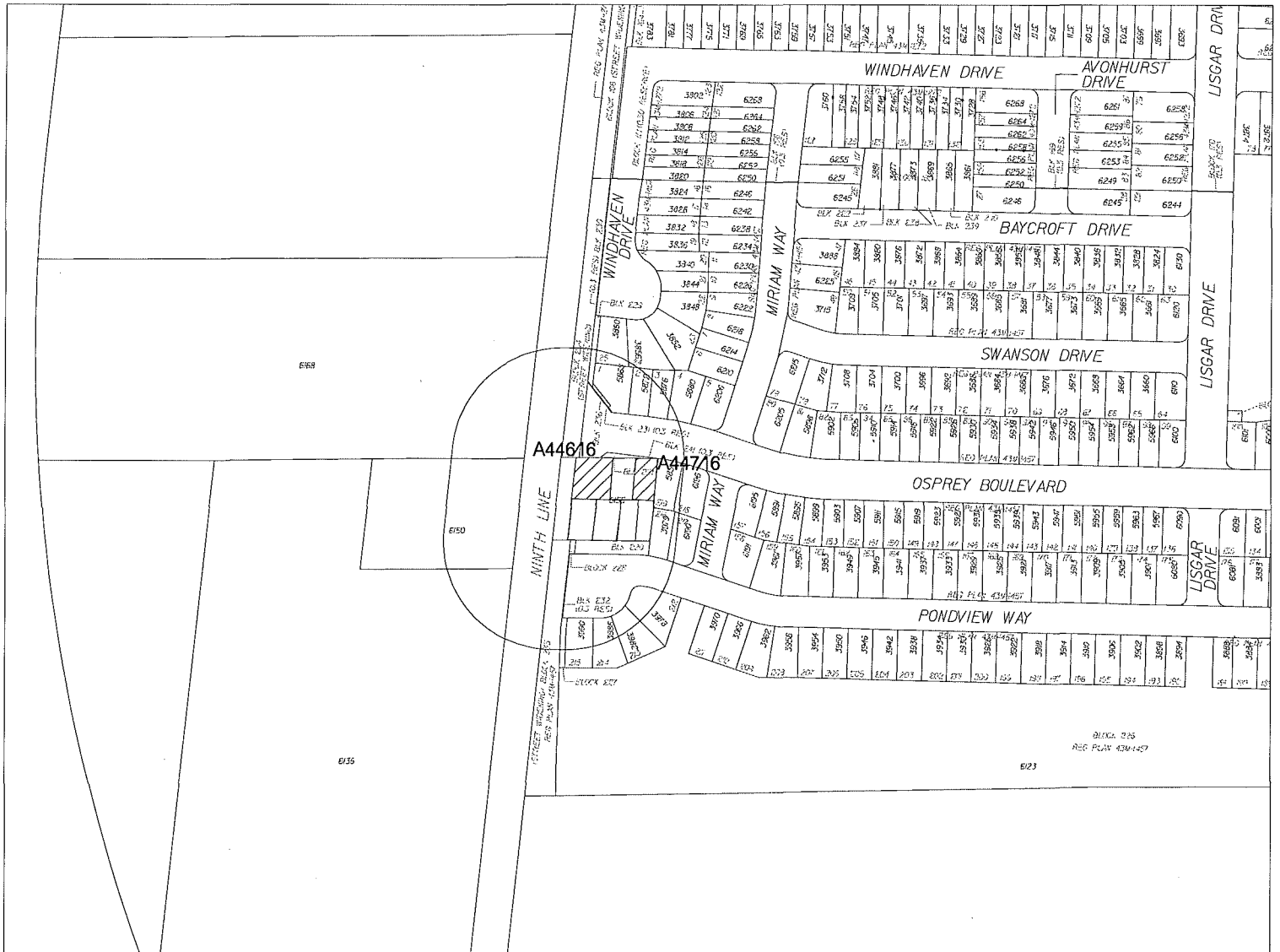
1. a minimum interior side yard of 0.62m (2.03 ft.); whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 2.00m (6.56 ft) in this instance,
2. a driveway setback of 0.15 m (0.49 ft) to an interior side lot line; whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60 m (1.96 ft) to an interior side lot line in this instance; and,
3. a maximum encroachment of a balcony of 1.28 m (4.19 ft.) into a required rear yard; whereas By-law 0225-2007, as amended, permits a maximum encroachment of a balcony of 1.00 m (3.28 ft.) into a required rear yard 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.

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## Committee of Adjustment

Subject Property : 5869 & 5877 OSPREY BLVD.

File Number : A44616 & A44716

Z Area : 56

Agent : GLEN SCHNARR & ASSOCIATES INC.





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 447/16  
Ward 10

The Committee has set **Thursday November 3, 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:

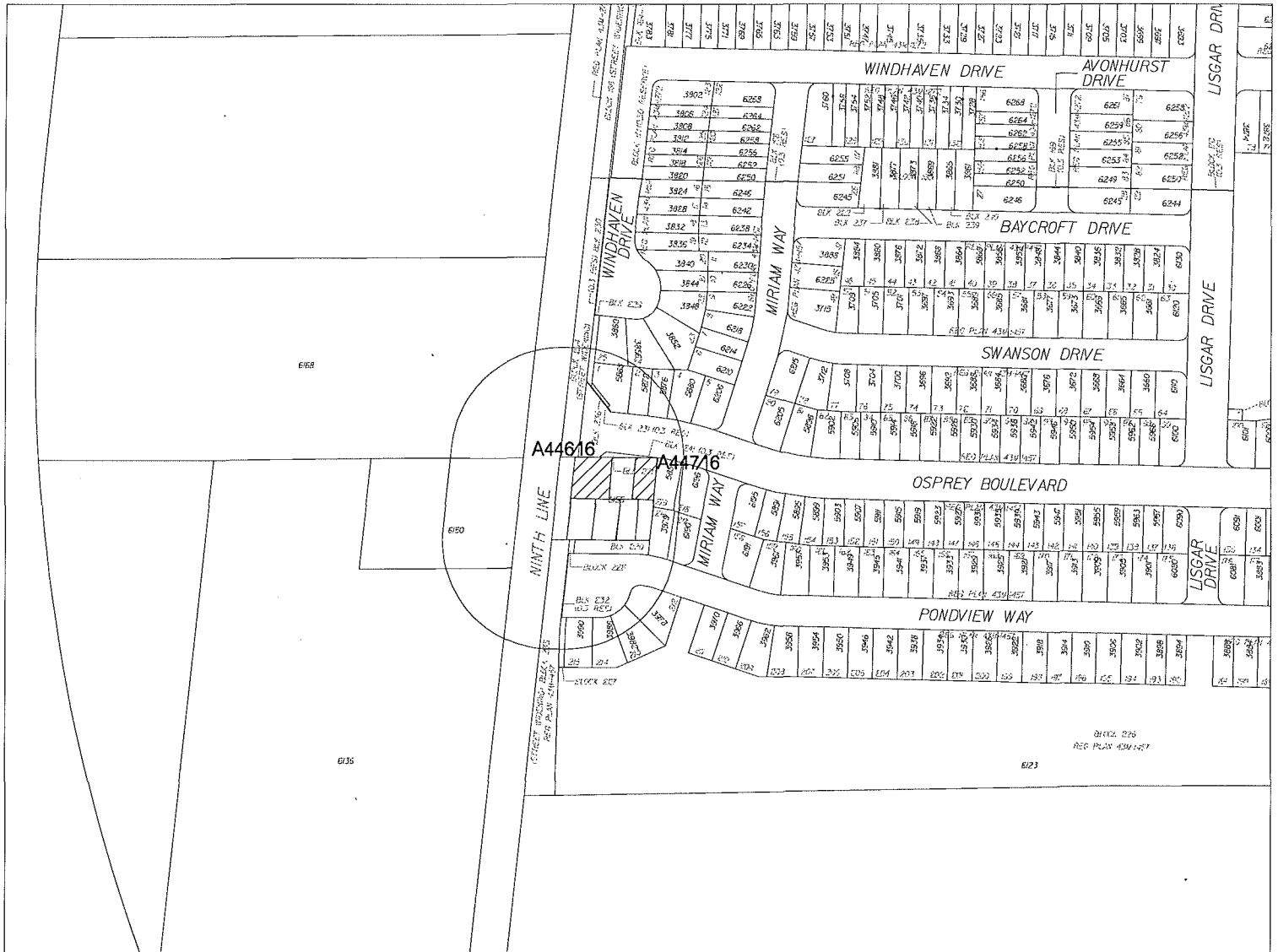
**CENTREVILLE HOMES (NINTH LINE) INC** is the owner of **5877 OSPREY BOULEVARD** being Part of Lot 6 Concession 10, NS, zoned R1 and R7-25, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new two storey detached dwelling on the subject property proposing a maximum encroachment of a balcony of 1.83 m (6.00 ft.) into the required rear yard; whereas By-law 0225-2007, as amended, permits a maximum encroachment of a balcony of 1.00 m (3.28 ft.) into a required rear yard 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.

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## Committee of Adjustment

Subject Property : 5869 & 5877 OSPREY BLVD.

File Number : A44616 & A44716

Z Area : 56

Agent : GLEN SCHNARR & ASSOCIATES INC.



## Revised Notice and Hearing Date



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 399/16  
Ward 1

The Committee has set **Thursday November 3, 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:

**HARMAN INVESTMENTS LTD** is the owner of **651 BEACH STREET** being Part of Lot 92 & 93 and Lot 95, Registered Plan A-26, zoned R3-75, 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 total lot coverage of 39.61% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance,
2. two floors of balconies over the proposed garage having a floor area of 26.37m<sup>2</sup> (283.85sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum floor area for a balcony above a garage of 10.00m<sup>2</sup> (1076.42 sq.ft.) in this instance,
3. a front yard to the dwelling of 4.16m (13.64ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (24.60ft.) in this instance,
4. a front yard to the stairs of 2.94m (9.64ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.90m (19.35ft.) in this instance,
5. a front yard to the front face of the garage of 5.20m (17.06ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (24.60ft.) to the front garage face in this instance,
6. a dwelling height of 10.50m (34.44ft.); whereas By-law 0225-2007, as amended, permits a maximum dwelldin height of 9.50m (31.16ft.) in this instance; and,
7. a height to the underside of eaves of 9.23m (30.28ft.); whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40m (20.99ft.) in this instance.

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## Committee of Adjustment

Subject Property : 651 BEACH ST.

File Number : A39916

Z Area : 1

Agent : AXIIS ARCHITECTS

