



COMMITTEE OF
ADJUSTMENT
AGENDA

PLEASE TURN OFF
ALL CELL PHONES
DURING THE
COMMITTEE HEARING

Location: COUNCIL CHAMBERS
Hearing: APRIL 05, 2018 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)

NONE

NEW APPLICATIONS- (VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-128/18	ZHIGUANG DENG & LI LI	17 ALPHONSE CRES	11
A-129/18	NAIM EL CHAFEI	1374 INDIAN RD	2
A-130/18	KYMBERLEY JOSEPH	1215 WOODEDEN DR	2
A-131/18	KYMBERLEY JOSEPH	43 ELMWOOD AVE N	1
A-132/18	FABIO SEABRA	701 BALBOA DR	2

DEFERRED APPLICATIONS - (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-494/17	ROBERT RODI	2193 RAMBO RD	1
A-506/17	NAVEEN SAFDAR CHAUDHRY	2966 GARDENVIEW CRES	9
A-534/17	8301 KEELE STREET HOLDINGS INC.	3105 DIXIE RD	3
A-011/18	LINDA DEMARIA	1407 STAVEBANK RD	1
A-019/18	RAUN RAMBAJAN	2510 GLAMWORTH CRES	2
A-020/18	JOLANTA & ROBERT WIECZOREK	2887 REMEA CRT	8
A-69/18	133 QUEEN INVESTMENT INC.	133 QUEEN ST E	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.)



MISSISSAUGA

**COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

File: "A" 128/18
Ward 11

The Committee has set **Thursday April 5, 2018 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:

ZHIGUANG DENG & LI LI are the owners of **17 ALPHONSE CRESCENT** being Lot 217, Plan 513, zoned **R2-50 - Residential**. The applicants request the Committee to authorize a minor variance to permit the construction of an addition on the subject property proposing a lot coverage of **34.36%** 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.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of a neighbouring property 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. **To allow all Committee members the opportunity to review and consider your comment in advance of the hearing please submit all comments no later than the Monday before the hearing.**

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

For more information on this matter visit www.mississauga.ca/portal/residents/cofa, call 905-615-3200 x2408, or email committee.adjustment@mississauga.ca.

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, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x2408.

ERIN MILLS PARKWAY

TURNEY DRIVE

ALPHONSE CRESCENT

SORA DRIVE

Subject
Property

A128/18

Date	2018/02/22
Time	9:48:48 AM
Map	NML
Comment	

Scale
1:1200

Bentley
Sustaining Infrastructure



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 129/18
Ward 2

The Committee has set **Thursday April 5, 2018 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:

NAIM EL CHAFEI is the owner of 1374 INDIAN ROAD being Part of Lot 4, Registered Plan 408, zoned R2-4 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a two storey dwelling on the subject property proposing:

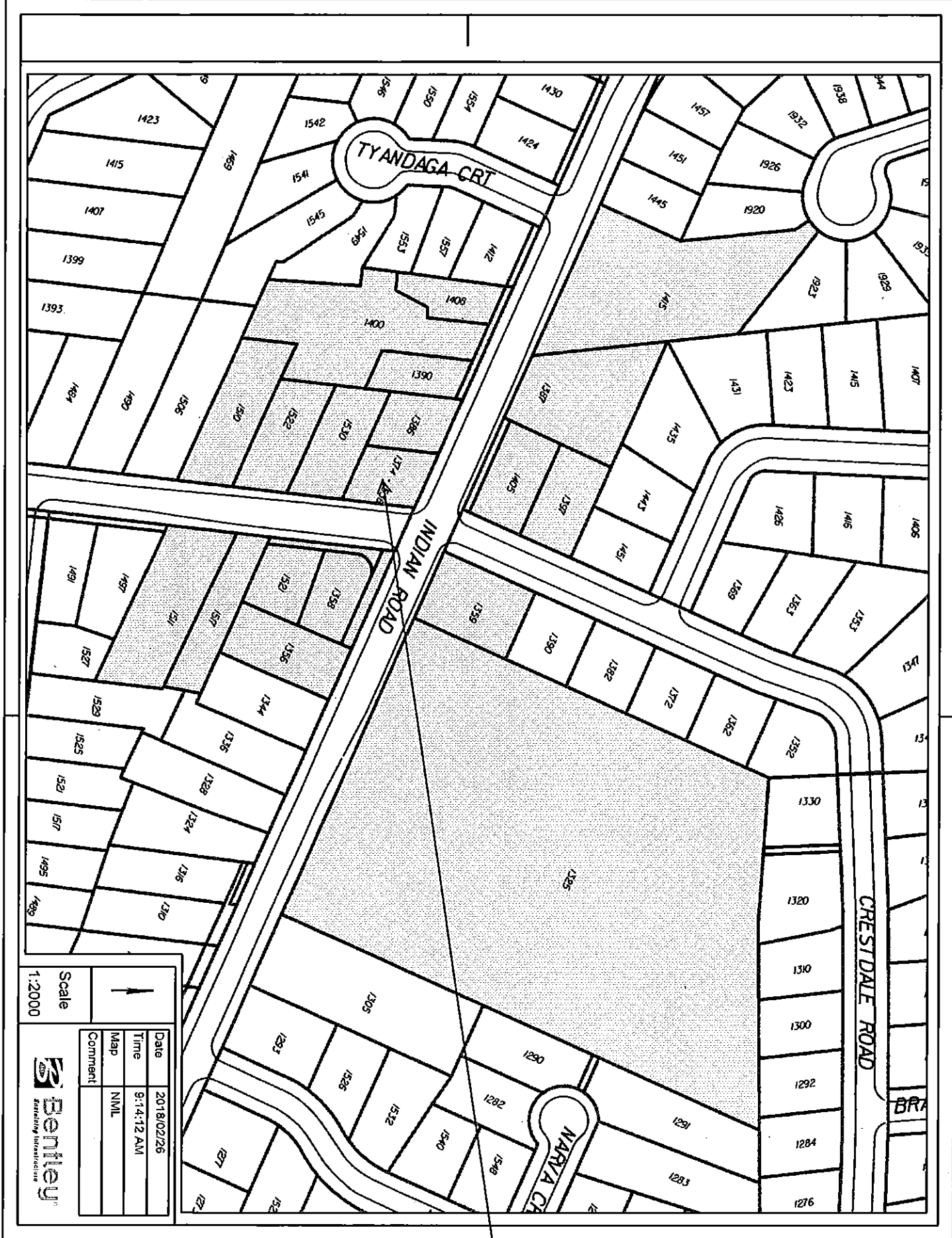
- 1.a lot coverage of 31.70% of the lot area (approx. 248.90m²/2,679.13sq.ft.), whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area (approx. 235.05m²/2,530.05sq.ft.) in this instance;**
- 2. a gross floor area - infill residential of 390.40m² (approx. 4202.23sq.ft.) whereas By-law 0225-2007, as amended, permits a maximum gross floor area- infill residential of 346.70m² (3731.84sq.ft) in this instance;**
- 3.a stair encroachment of 0.67m (approx 2.20ft.) into the required interior side yard; whereas By-law 0225-2007, as amended, permits a maximum stair encroachment of 0.61m (approx 2.00ft.) into a required interior side yard in this instance;**
- 4. a height of 7.26m (approx. 23.82ft) measured to the underside of the eaves; whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (approx. 21.00ft) measured to the underside of the eaves in this instance; and,**
- 5. a height of 9.88m (approx. 32.41ft) measured to the highest ridge of the roof; whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m (approx. 31.16ft) measured to the highest ridge of the roof in this instance.**

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A129/18
1374
Indian Rd.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 130/18
Ward 2

The Committee has set **Thursday April 5, 2018 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:

KYMBERLEY JOSEPH is the owner of 1215 WOODDEDEN DRIVE being Lot 15, Plan 392, zoned R2-4 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a detached dwelling on the subject property proposing:

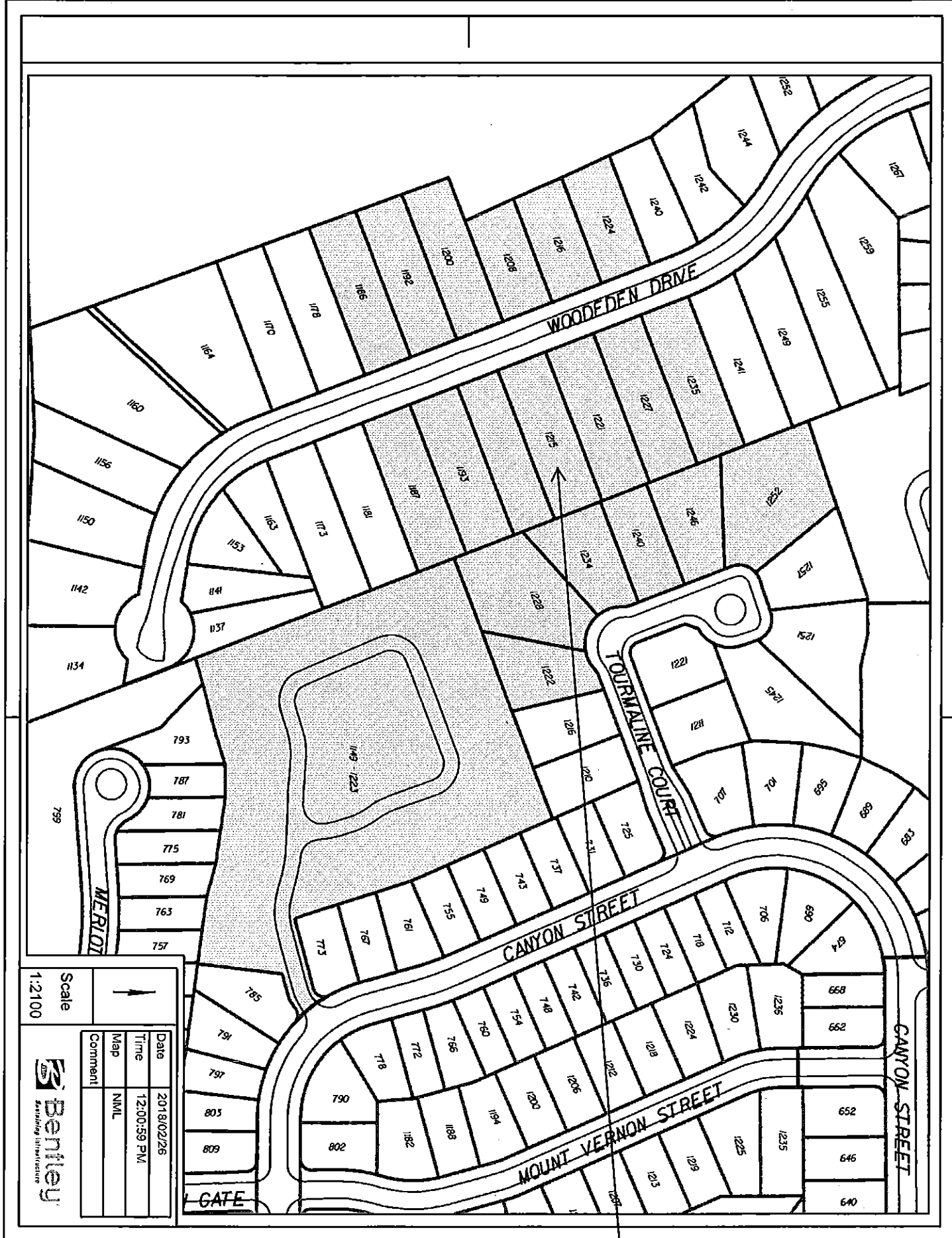
1. an exterior side yard of 2.41 m (approx. 7.91 ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 7.50 m (approx. 24.61 ft) in this instance;
2. a dwelling depth of 20.57m (approx. 67.49ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00 m (approx. 65.62 ft.) in this instance;
3. a garage projection of 1.03m (approx. 3.38 ft.) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00 m (approx. 0.00 ft.) in this instance;
4. a height of 7.84 m (approx. 25.72 ft.) measured to the underside of the eaves; whereas By-law 0225-2007, as amended permits a maximum height of 6.40m (approx. 21.00 ft.) measured to the underside of the eaves in this instance; and
5. a walkway attachment width of 1.82m (approx. 5.97 ft.) whereas By-law 0225-2007, as amended permits a maximum walkway attachment width of 1.50m (approx. 4.92 ft.) 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. This will also entitle you to be advised of any future Ontario Municipal Board proceedings.

For more information on this matter visit www.mississauga.ca/portal/residents/cofa, call 905-615-3200 x2408, or email committee.adjustment@mississauga.ca.

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1215
Wooden
Dr.

Date	2018/02/26
Time	12:00:59 PM
Map	NML
Comment	

Scale
1:2100





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 131/18
Ward 1

The Committee has set **Thursday April 5, 2018 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:

KYMBERLEY JOSEPH is the owner of **43 ELMWOOD AVENUE NORTH** being Part of Lot 66, Registered Plan F12, zoned RM7-5 - Residential. The applicant requests the Committee to authorize a minor variance to permit a residential triplex on the subject property proposing:

1. a gross floor area- infill residential of 398.51m^2 (approx. 4,289.52sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum gross floor area- infill residential of 232.28m^2 (approx. 2,500.24sq.ft.) in this instance;
2. a driveway width of 7.80m (approx. 25.59ft.); whereas By-law 0225-2007, as amended; permits a maximum driveway width of 6.00m (approx. 19.68ft.) in this instance.
3. a height of 12.43m (approx. 40.78ft.) to overhead elevator, whereas By-law 0225-2007, permits a maximum height of 10.70m (approx. 35.10ft.) for the 4 storey proposed building
4. A first floor and third floor balcony over garage & living space to edge; whereas By-law 0225-2007, as amended, does not permit balcony within 1.20m (approx. 3.93ft.) of any exterior walls in this instance;
5. A side yard of 1.20m (approx. 3.93ft.) whereas By-law 0225-2007; as amended, requires a minimum side yard of 3.00m (approx. 9.84ft.) in this instance; and,
6. A total of 3 parking spaces for all uses on site ; whereas By-law 0225-2007, as amended, requires a total of 4 parking spaces in this instance.

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For more information on this matter visit www.mississauga.ca/portal/residents/cofa, call 905-615-3200 x2408, or email committee.adjustment@mississauga.ca.

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QUEEN STREET EAST

ROSEWOOD AVENUE

FOREST AVE

ELMWOOD AVENUE NORTH

WOODLAWN AVENUE

FOREST AVE

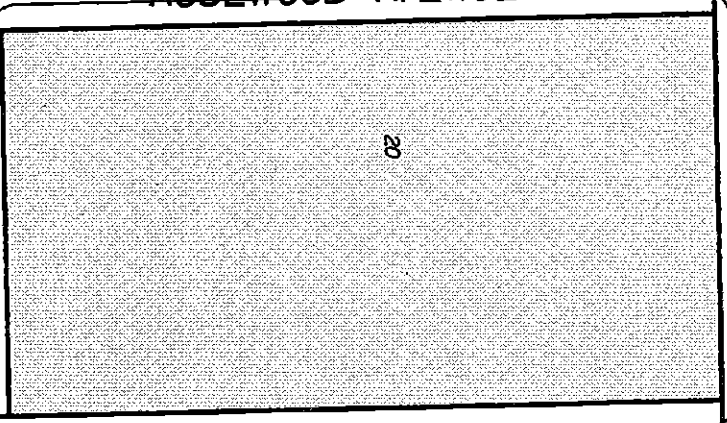
AVENUE NORTH

Scale 1:1500

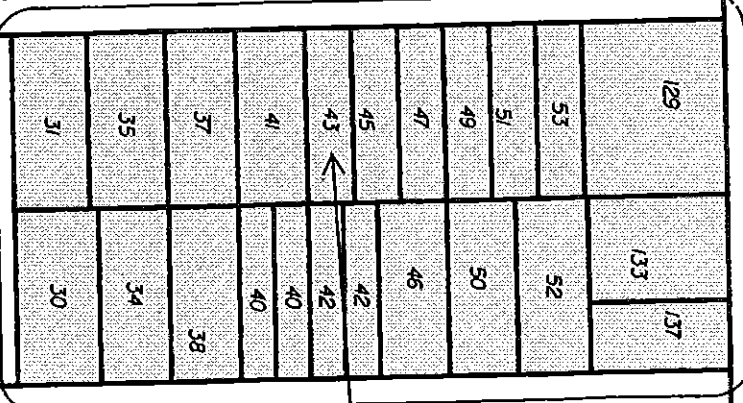
1

Date	2018/02/26
Time	1:27:28 PM
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Comment	

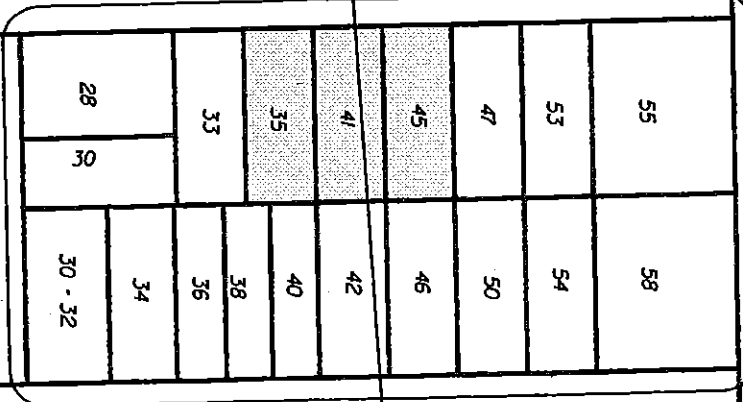
Bentley
Sustaining Infrastructure



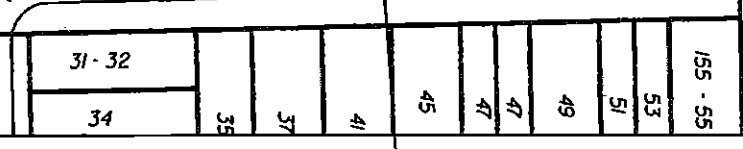
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155 - 55	53
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100	

A131/18
43
Elmwood
Ave, N



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 132/18
Ward 2

The Committee has set **Thursday April 5, 2018 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:

FABIO SEABRA is the owner of 701 BALBOA DRIVE being Lot 26, Registered Plan 683, zoned R2-4 - Residential. The applicant requests the Committee to authorize a minor variance to permit a detached dwelling and detached garage on the subject property proposing:

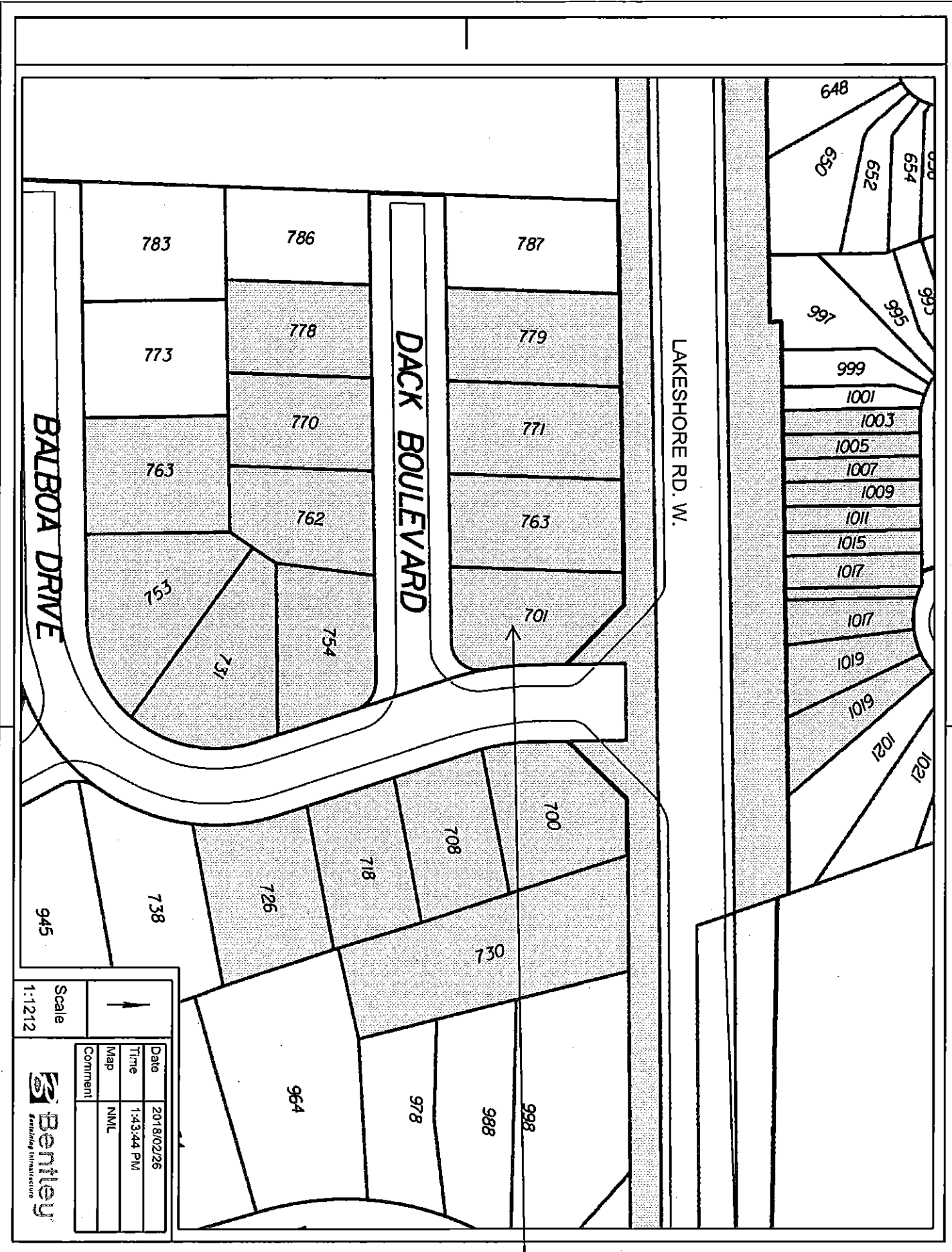
- 1. A detached garage within the front yard; whereas By-law 0225-2007, as amended, does not permit a detached garage within the front yard in this instance;**
- 2. A setback of 6.60m (approx. 21.65ft.) to the proposed detached garage; whereas By-law 0225-2007, as amended, requires a minimum setback of 7.5m (approx. 24.61ft.) to the proposed detached garages in this instance.**

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LAKE SHORE RD. W.

DACK BOULEVARD

BALBOA DRIVE

Date	2018/02/26
Time	1:43:44 PM
Map	NML
Comment	

See

1:1212



Amended Notice & Revised Hearing Date



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 494/17
Ward 1

The Committee has set **Thursday April 5, 2018 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:

ROBERT RODI is the owner of 2193 RAMBO ROAD being PLAN 463 LOT 66, zoned R3-75 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of an accessory structure on the subject property proposing:

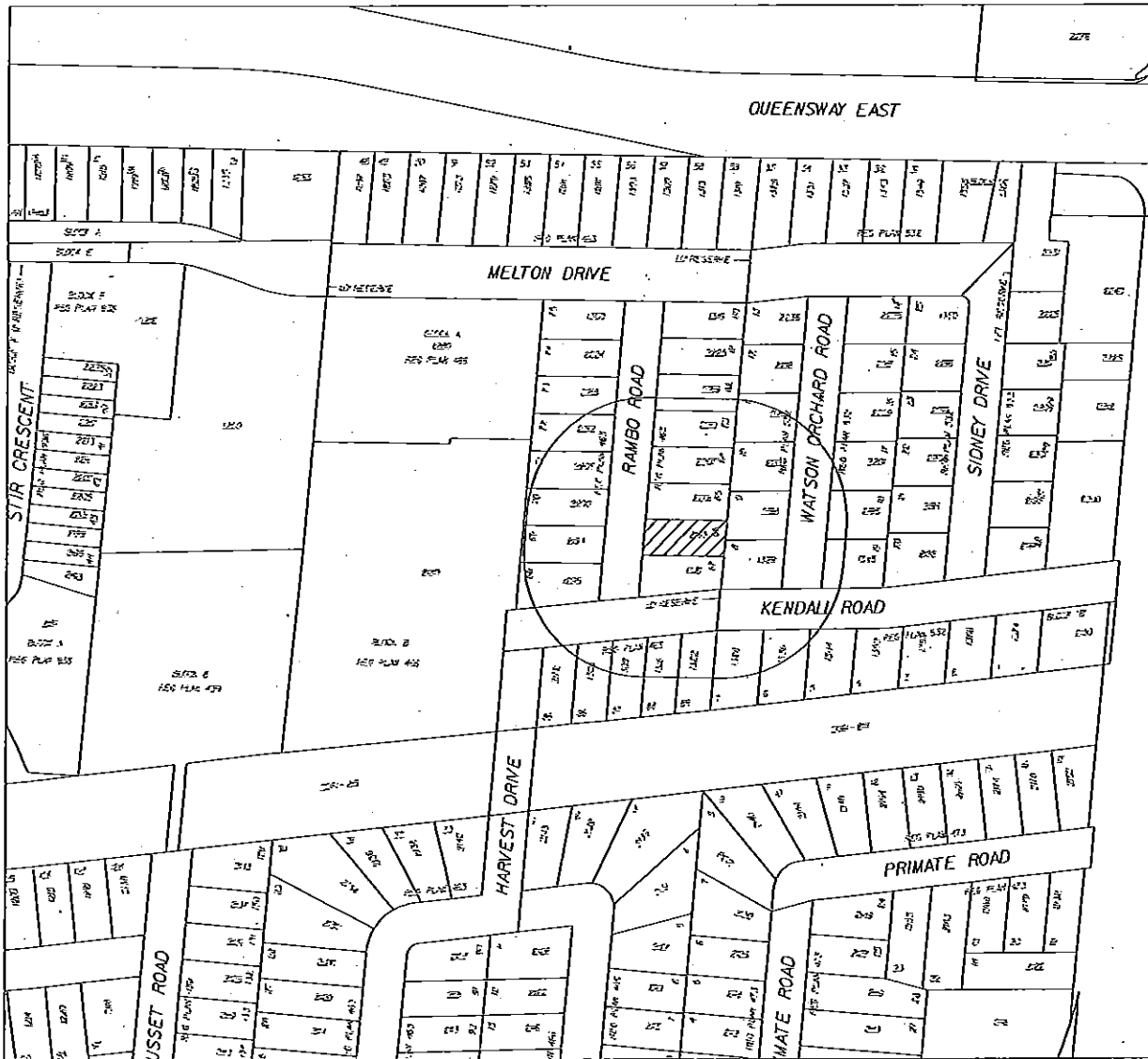
- 1. a floor area of 15.11m² (approx. 162.64sq.ft.) for the accessory structure; whereas by-law 0225-2007, as amended, permits a maximum floor area of 10.00m² (approx. 107.63sq.ft.)for the accessory structure in this instance;**
- 2. a height of 3.78m (approx. 12.40ft.) for the accessory structure; whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft.) in this instance.**

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Committee of Adjustment

Subject Property : 2193 RAMBO RD.

File Number : A49417

Z-Area : 13

Agent : B. HUDSON



Revised Hearing Date



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 506/17
Ward 9

The Committee has set **Thursday April 5, 2018 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:

NAVEEN SAFDAR CHAUDHRY is the owner of **2966 GARDENVIEW CRESCENT** being Lot 20, Registered Plan **M1080**, zoned **R5 - Residential**. The applicant requests the Committee to authorize a minor variance to permit **3 accessory structures** on the subject property; whereas By-law **0225-2007**, as amended, permits a maximum of **1 accessory structure** per lot 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.

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.

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Committee of Adjustment

Subject Property : 2966 GARDENVIEW CRES.

File Number : A50617

Z Area : 39W

Agent : _____



Revised & Amended Hearing



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 534/17
Ward 3

The Committee has set **Thursday April 5, 2018 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:

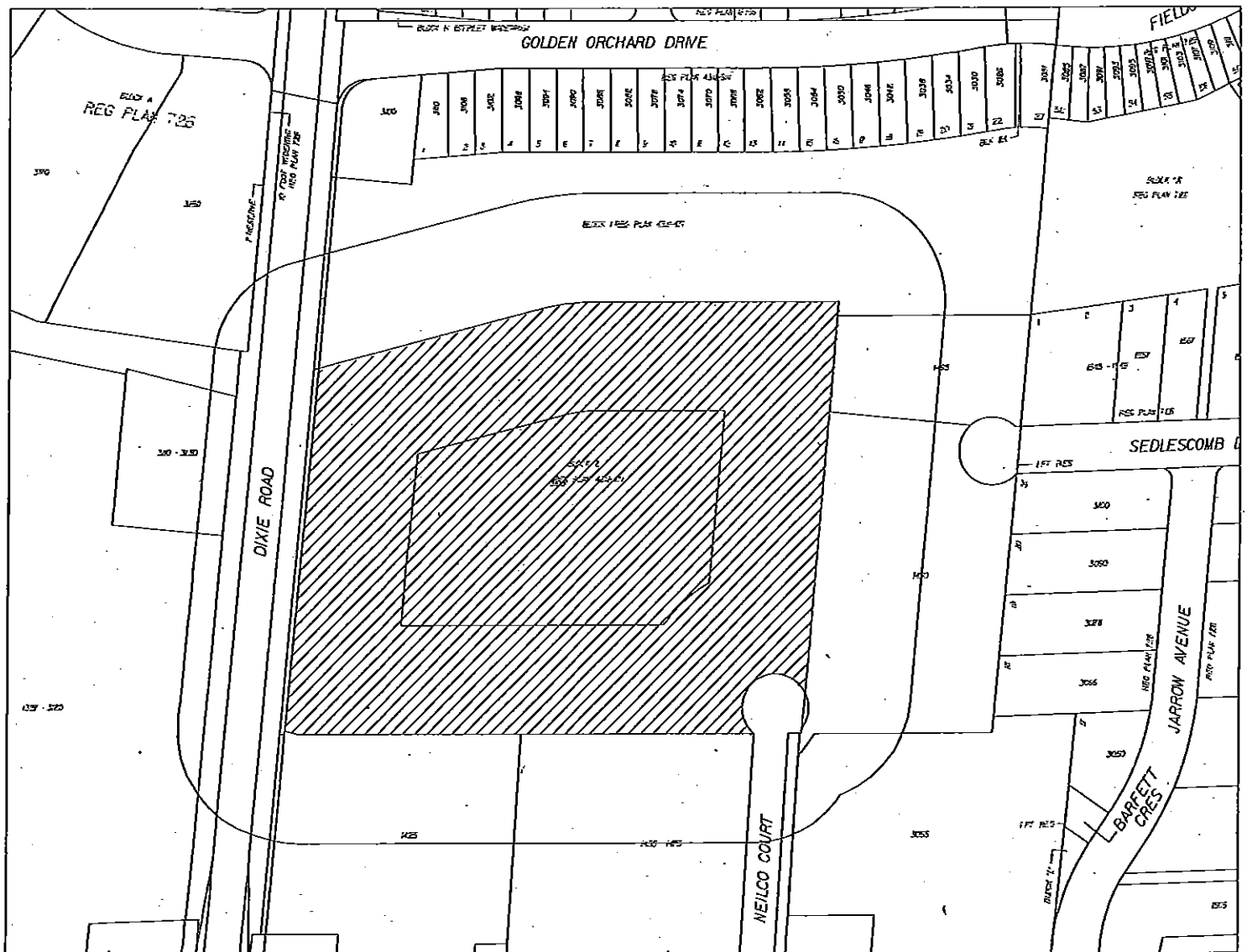
8301 KEELE STREET HOLDINGS INC. is the owner of **3105 DIXIE ROAD** being Part of Lot 5, Registered Plan M471, Block 2, Concession 1, NDS, zoned E2-1 - Employment. The applicant requests the Committee to authorize a minor variance to permit a reduction in parking on the subject property proposing a total of **235 parking spaces** for all uses on site; whereas By-law 0225-2007, as amended, requires a total of **625 parking spaces** for all uses on site in this instance.

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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.

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Committee of Adjustment

Subject Property : 3105 DIXIE RD.

File Number : A53417

Z Area : 19

Agent : N ARCHITECTURE INC.



Revised Hearing Date & Amended Notice



MISSISSAUGA

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 11/18
Ward 1

The Committee has set **Thursday April 5, 2018 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 DEMARIA is the owner of **1407 STAVEBANK ROAD** being Part of Lot 3, Range 2 CIR, zoned **R1-1 - Residential**. The applicant requests the Committee to authorize a minor variance to permit the construction of an accessory structure on the subject property proposing:

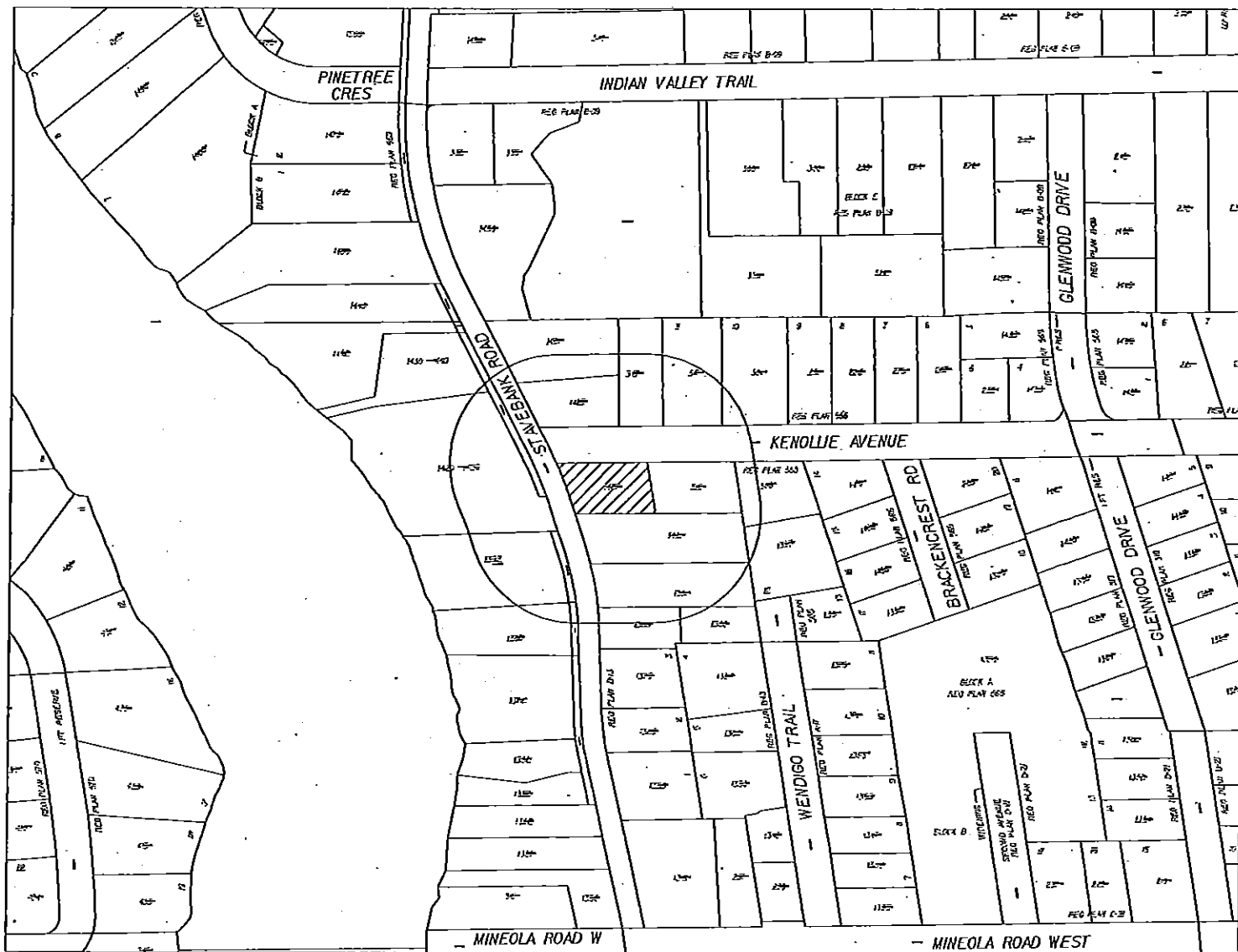
1. A lot coverage of 27.50% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area in this instance;
2. A floor area of 51.04m² (approx. 549.39ft²) whereas By-law 0225-2007, as amended, permits a maximum floor area of 10m² (approx. 107.64ft²) in this instance;
3. An exterior side yard of 1.40m (approx. 4.59ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 7.50m (approx. 24.60ft) in this instance; and
4. A height of 4.24m (approx. 13.91ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of a neighbouring property 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. **To allow all Committee members the opportunity to review and consider your comment in advance of the hearing please submit all comments no later than the Monday before the hearing.**

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

For further information on this matter visit www.mississauga.ca/portal/residents/cofa, call 905-615-3200 x2408, or email committee.adjustment@mississauga.ca.

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Committee of Adjustment

Subject Property : 1407 STAVEBANK ROAD

File Number : A01118

Z Area : 8

Agent : F. DISARRA



Revised Hearing Date & Amended Notice

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



File: "A" 19/18
Ward 2

The Committee has set **Thursday April 5, 2018 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:

RAUN RAMBAJAN is the owner of **2510 GLAMWORTH CRESCENT** being Part of Lot 158, Registered Plan 792, zoned RM1 - Residential. The applicant requests the Committee to authorize a minor variance to permit an attached garage on the subject property proposing an exterior side yard setback of 2.11m (6.92ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 6.00m (19.85ft.) 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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Revised Hearing Date & Amended Notice



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 20/18
Ward 8

The Committee has set **Thursday April 5, 2018 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:

JOLANTA & ROBERT WIECZOREK are the owners of **2887 REMEA COURT** being Lot 437, Registered Plan M120, zoned R3 - Residential. The applicants request the Committee to authorize a minor variance to permit the construction of accessory structures on the subject property proposing:

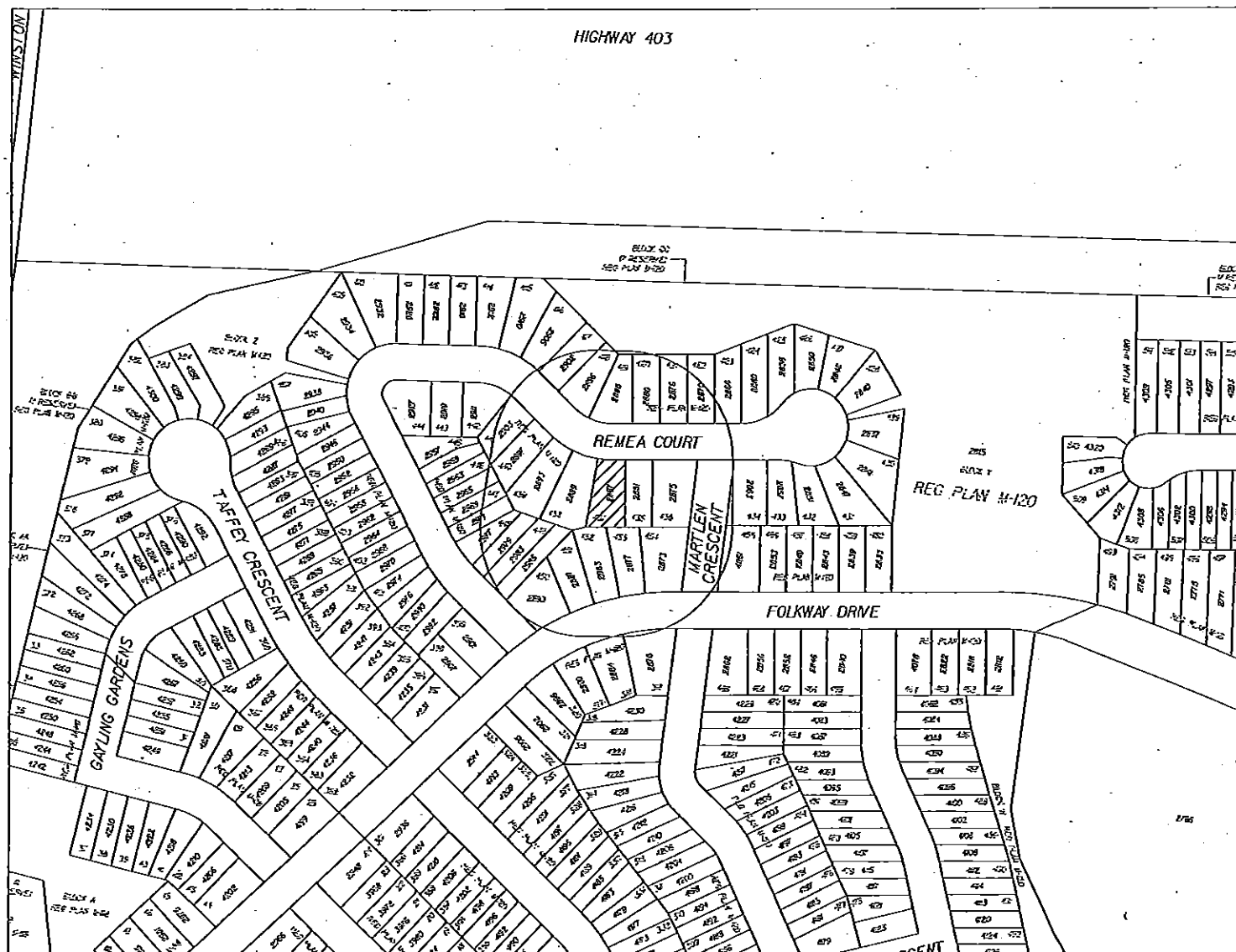
1. An interior side yard of 0.53m (approx. 1.74ft) to an accessory structure (shed #1) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 0.61m (approx. 2.00ft) to an accessory structure in this instance;
2. A height of 3.66m (approx. 12.01ft) for an accessory structure (shed #2) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m (approx. 9.84ft) in this instance; and
3. Two accessory structures on the subject property whereas By-law 0225-2007, as amended, permits only 1 accessory structure per lot in this instance.

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Committee of Adjustment

Subject Property : 2887 REMEA CRT.

File Number : A02018

Z Area : 32

Agent : _____



Revised Hearing Date & Amended Notice



MISSISSAUGA

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 69/18
Ward 1

The Committee has set **Thursday April 5, 2018 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:

133 QUEEN INVESTMENT INC. is the owner of **133 QUEEN STREET EAST** being Part of Lots 100 & 101, Plan F12, zoned E2-58 - Employment. The applicant requests the Committee to authorize a minor variance to permit renovations to the existing building on the subject property proposing:

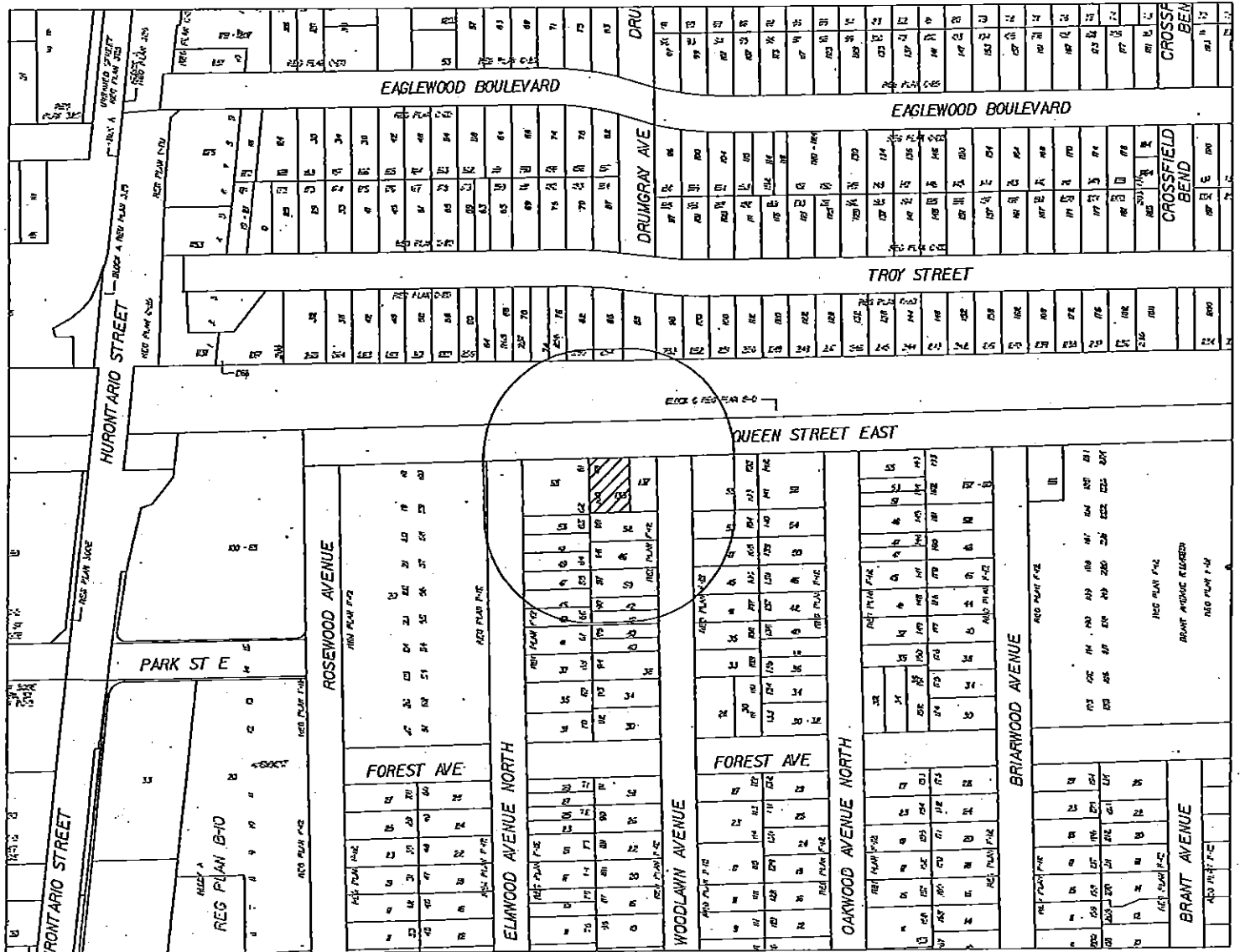
1. No loading space for building with non-residential gross floor area; whereas By-law 0225-2007, as amended, requires 1 loading space for building with non residential gross floor area over 2350m² in this instance;
2. 1 "Type B" accessible parking space to be provided whereas By-law 0225-2007, as amended, requires 1 "Type A" accessible parking space in this instance;
3. A 0.0m (approx. 0.0ft) access aisle whereas By-law 0225-2007, as amended, requires an access aisle of 7.0m (approx. 22.96ft) in this instance; and
4. Tandem parking in a non-residential zone whereas By-law 0225-2007, as amended, does not permit tandem parking in a non-residential zone.

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For further information on this matter visit www.mississauga.ca/portal/residents/cofa, call 905-615-3200 x2408, or email committee.adjustment@mississauga.ca.

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Committee of Adjustment

Subject Property : 133 QUEEN ST. E.

File Number : A06918

Z Area : 7

Agent : ARCHAUS ARCHITECTS INC.

