



COMMITTEE  
OF  
ADJUSTMENT  
AGENDA

PLEASE TURN OFF ALL  
CELL PHONES DURING THE  
COMMITTEE HEARING

Location: COUNCIL CHAMBERS  
Hearing: MARCH 28, 2019 AT 1:30 P.M.

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

**NEW APPLICATIONS (CONSENT)**

NONE

**NEW APPLICATIONS (MINOR VARIANCE)**

File	Name of Applicant	Location of Land	Ward
A-102/19	SURJIT BHALLA, BIBI BHALLA	194 LAKESHORE RD W	1
A-103/19	SUSAN RILEY	162 OAKES DR	1
A-104/19	ANTHONY L. & MARIA V. FERNANDES	5099 PRESERVATION CIR	10
A-105/19	RYAN STROME	993 ALBERTSON CRES	2
A-106/19	2247990 ONTARIO INC	145 QUEEN ST S	11
A-107/19	PATRICIA SMITH	714 MONTBECK CRES	1
A-108/19	RAJ JAIN	1612 BROADMOOR AVE	1
A-109/19	UMAR MANSOOR, ANAM SHEIKH	1469 INDIAN RD	2
A-110/19	MOHAMMED AL SARRAF	2545 GLENGARRY RD	7
A-111/19	TOCO HILL & ROCKAWAY CONSTRUCTION	1185 DUNDAS ST E	3
A-112/19	2327604 ONTARIO INC	6455 MISSISSAUGA RD	11

**DEFERRED APPLICATIONS (MINOR VARIANCE)**

File	Name of Applicant	Location of Land	Ward
A-140/18	ANITA AGGRAWAL	7488 MCKECHNIE CRT	5

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" 102/19  
Ward 1

The Committee has set **Thursday March 28, 2019 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:

**SURJIT BHALLA, and BIBI BHALLA are the owners of 194 LAKESHORE ROAD WEST being UNIT 3, LEVEL 1, C4-22 – Commercial. The applicant requests the Committee to approve a minor variance to allow a personal service establishment proposing:**

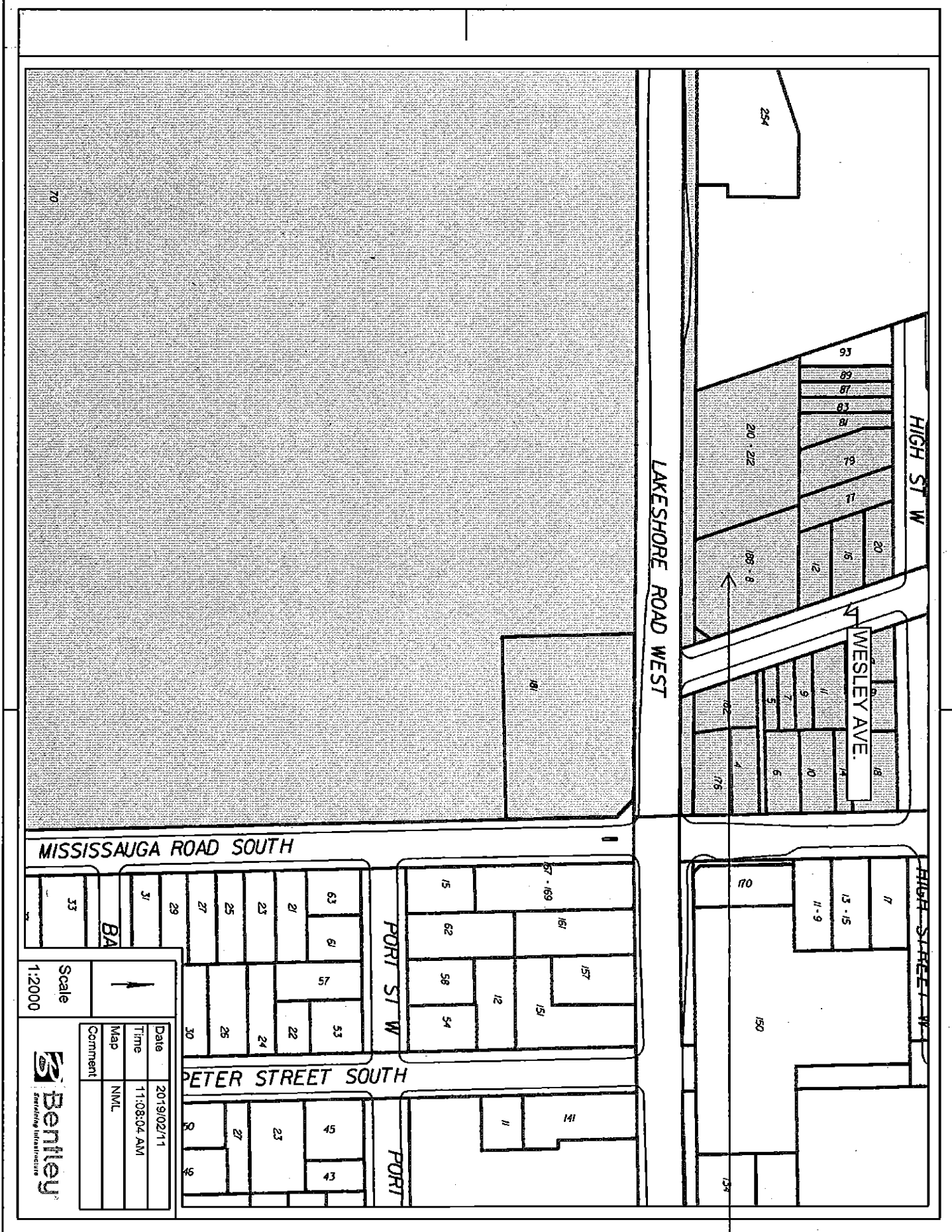
- 1. A personal service establishment use whereas By-law 0225-2007, as amended, does not permit a personal service establishment use in this instance; and**
- 2. 1 parking space whereas By-law 0225-2007, as amended, requires a minimum of 4 parking spaces in this instance.**

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For more information on this matter visit [www.mississauga.ca/portal/residents/cofa](http://www.mississauga.ca/portal/residents/cofa), call 905-615-3200 x2408, or email [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca).

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## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 103/19  
Ward 1

The Committee has set **Thursday March 28, 2019 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:

**SUSAN RILEY is the owner of 162 OAKES DRIVE zoned R3-2 – Residential. The applicant requests the Committee to approve a minor variance to allow a two storey dwelling proposing:**

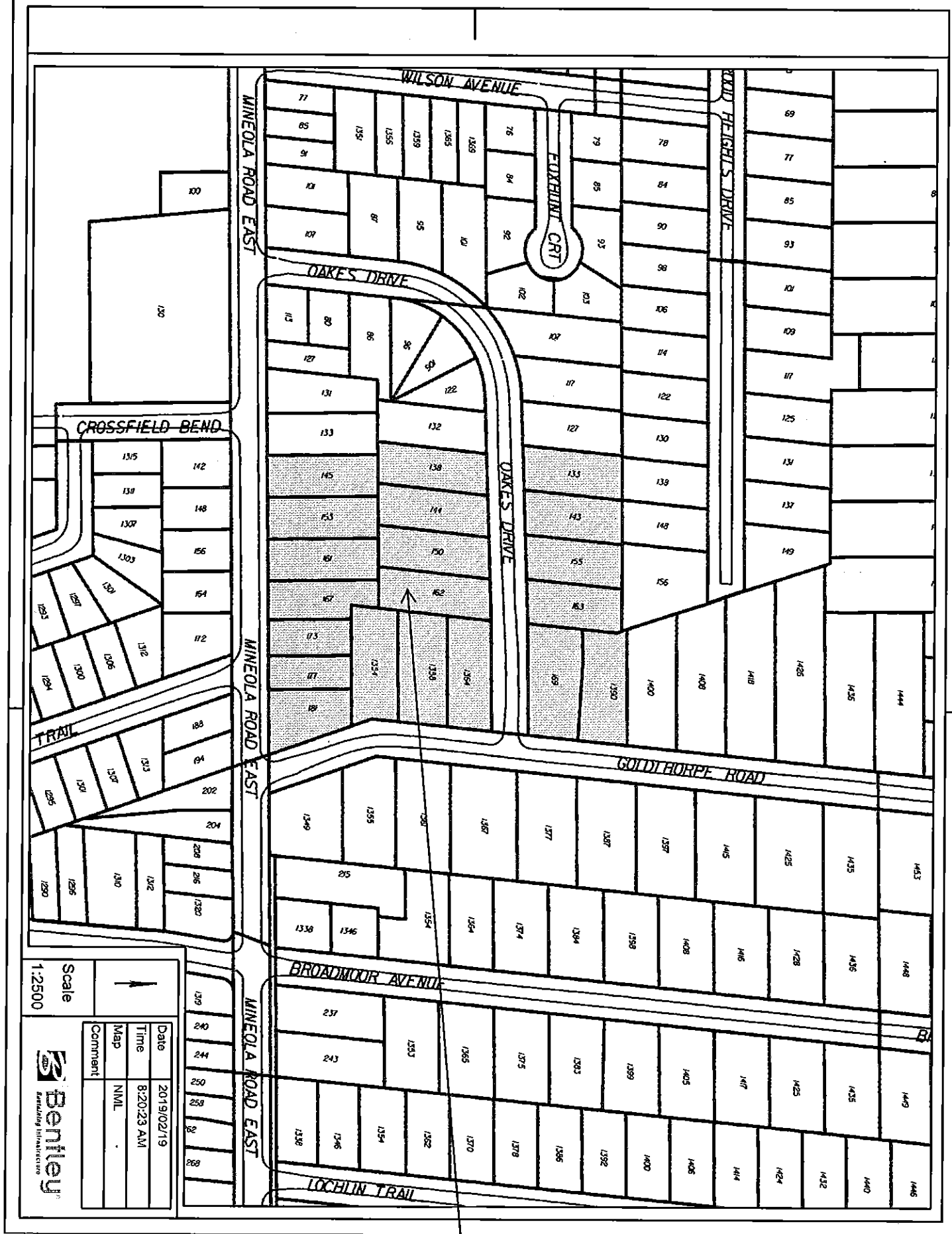
- 1. A side yard of 2.11m (approx. 6.92ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 3.70m (approx. 12.14ft) in this instance;**
- 2. A combined side yard of 4.52m (approx. 14.83ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard of 6.11m (approx. 20.05ft) in this instance;**
- 3. A rear yard measured to a shed of 1.15m (approx. 3.77ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a shed of 1.20m (approx. 3.94ft) in this instance; and**
- 4. A building height measured to the underside of the eaves of 6.61m (approx. 21.69ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the underside of the eaves of 6.40m (approx. 21.00ft) 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](mailto: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.**

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A103/19  
162 Oak's Dr.



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 104/19  
Ward 10

The Committee has set **Thursday March 28, 2019 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:

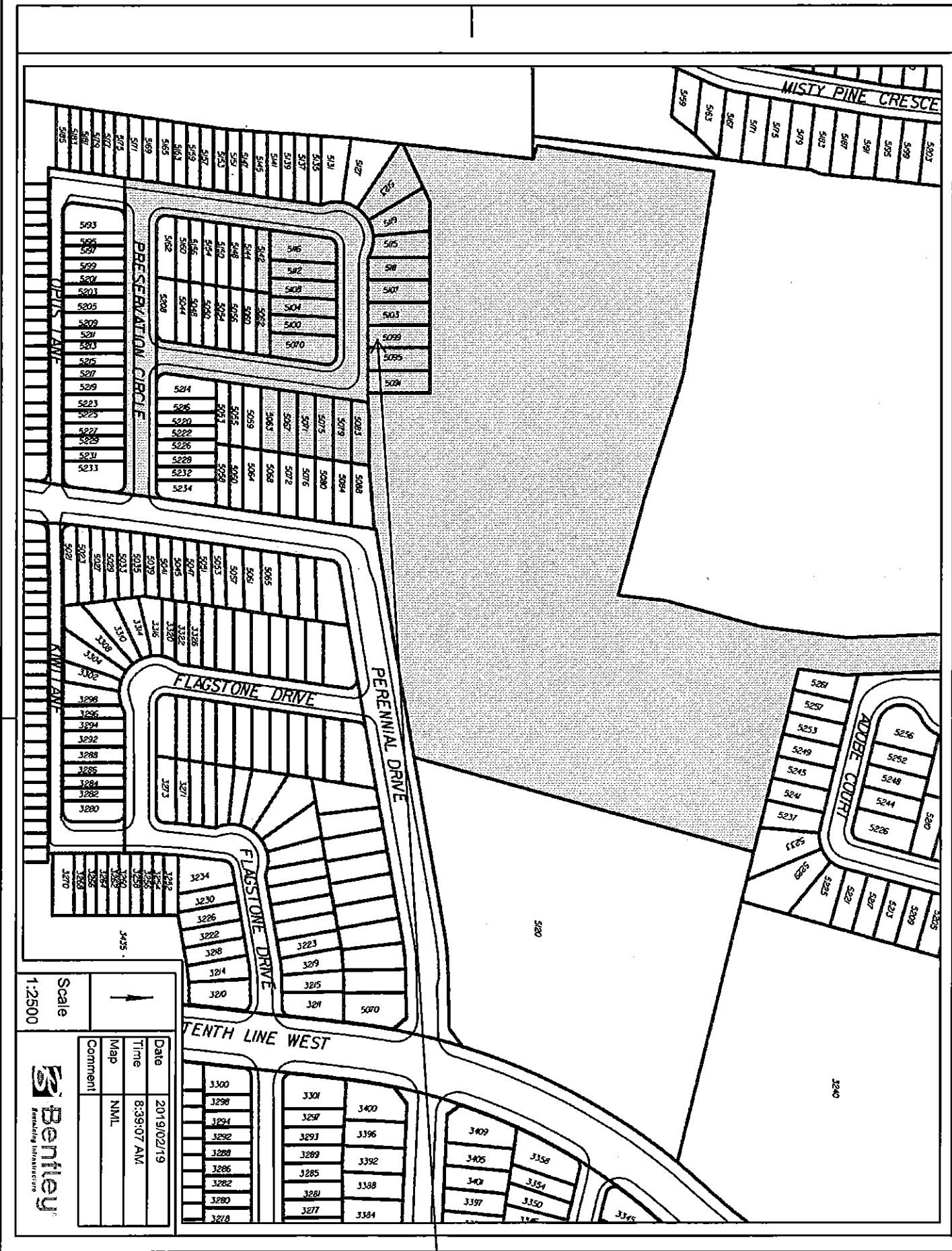
**ANTHONY L. & MARIA V. FERNANDES** are the owners of **5099 PRESERVATION CIRCLE** zoned **R6-1 – Residential**. The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing a rear yard of **6.94m (approx. 22.77ft)** whereas **By-law 0225-2007**, as amended, requires a minimum rear yard of **7.50m (approx. 24.61ft)** in this instance.

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A104/19  
5099  
Preservation  
Circle

## AMENDED NOTICE



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 105/19  
Ward 2

The Committee has set **Thursday March 28, 2019 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:

**RYAN STROME** is the owner of **993 ALBERTSON CRESCENT** zoned **R2-1 – Residential**. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

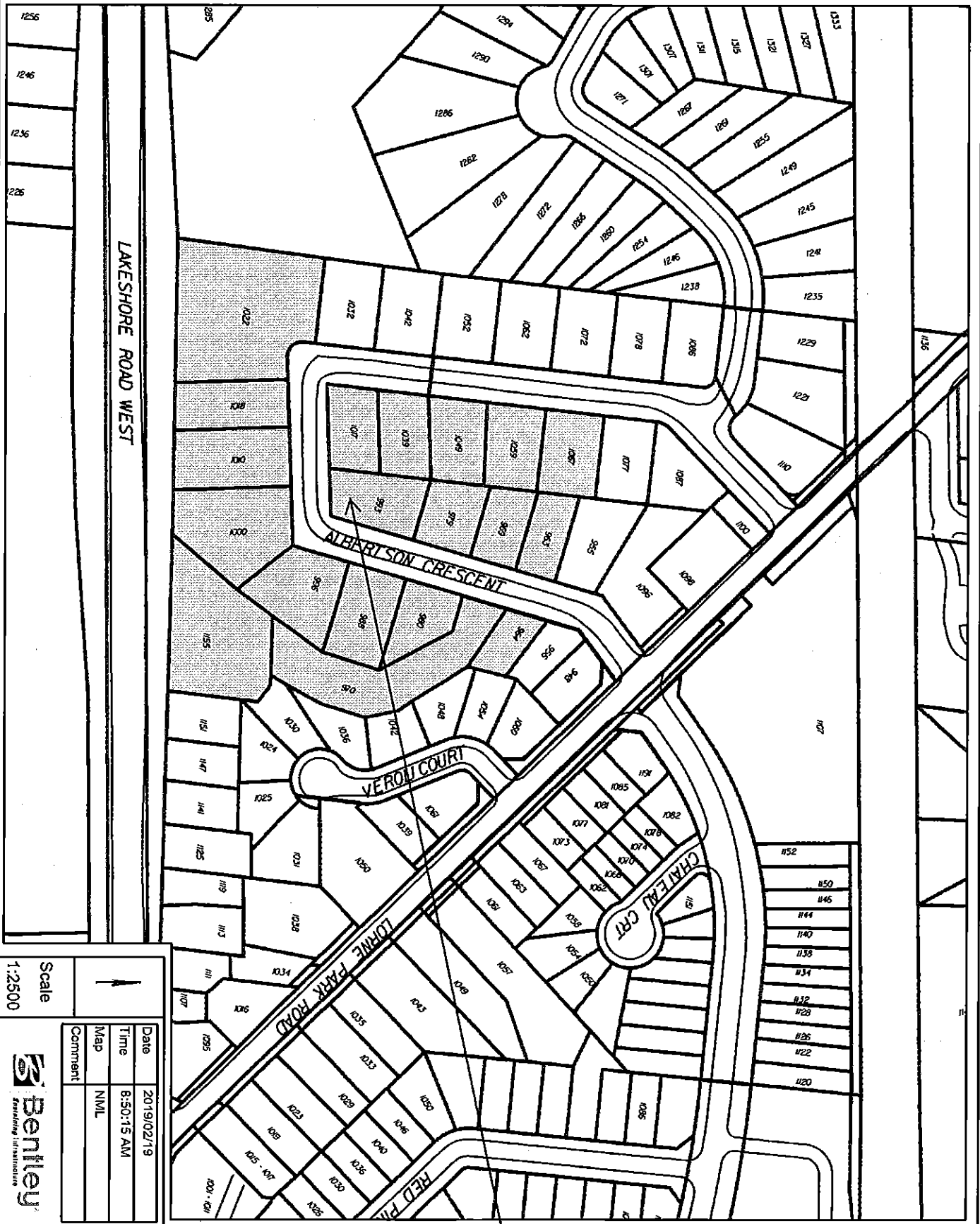
1. An area of soft landscaping in the yard containing the driveway of 27.18% whereas By-law 0225-2007, as amended, requires a minimum area of soft landscaping in the yard containing the driveway of 40.00% in this instance;
2. A dwelling depth of 26.19m (approx. 85.93ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
3. A building height of 11.16m (approx. 36.61ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.50m (approx. 31.17ft) in this instance; and
4. A building height measured to the underside of the eaves of 8.68m (approx. 28.48ft) whereas By-law 0225-2007 as amended, permits a maximum building height of 6.40m (approx. 21.00ft) in this instance.

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LAKE SHORE ROAD WEST

ALBERTSON CRESCENT

VERON COURT

CHATEAU CRT

LORNE PARK ROAD

RED PA

Date	2019/02/19
Time	8:50:15 AM
Map	NWML
Comment	

Scale  
1:2500



A105/19  
993 Albertson  
Cres.



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 106/19  
Ward 11

The Committee has set **Thursday March 28, 2019 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:

**2247990 ONTARIO INC** is the owner of **145 QUEEN STREET SOUTH** zoned **C4 – Commercial**. The applicant requests the Committee to approve a minor variance to permit a retail store proposing:

1. **23 parking spaces** whereas By-law 0225-2207, as amended, requires a minimum **25 parking spaces** in this instance;
2. **0 accessible parking spaces** whereas By-law 0225-2007, as amended, requires a minimum of **1 parking space** in this instance;
3. **An aisle width on site in a one way area of 4.61m (approx. 15.12ft)** whereas By-law 0225-2007, as amended, requires a minimum aisle width on side in a one way area of **7.00m (approx. 22.97ft)** in this instance;
4. **A parking space aisle width (north parallel spaces) of 0.00m (approx. 0.00ft)** whereas By-law 0225-2007, as amended, requires a minimum parking space aisle width of **7.00m (approx. 22.97ft)** in this instance,
5. **A parking space length for parallel spaces of 4.90m (approx. 16.08ft)** whereas By-law 0225-2007, as amended, requires a minimum parking space length for parallel space of **5.20m (approx. 17.06ft)** in this instance; and
6. **Parallel parking space length of 5.70m (approx. 18.70ft)** whereas By-law 0225-2007, as amended, requires a minimum parallel parking space length of **6.70m (approx. 21.98ft)** in this instance.

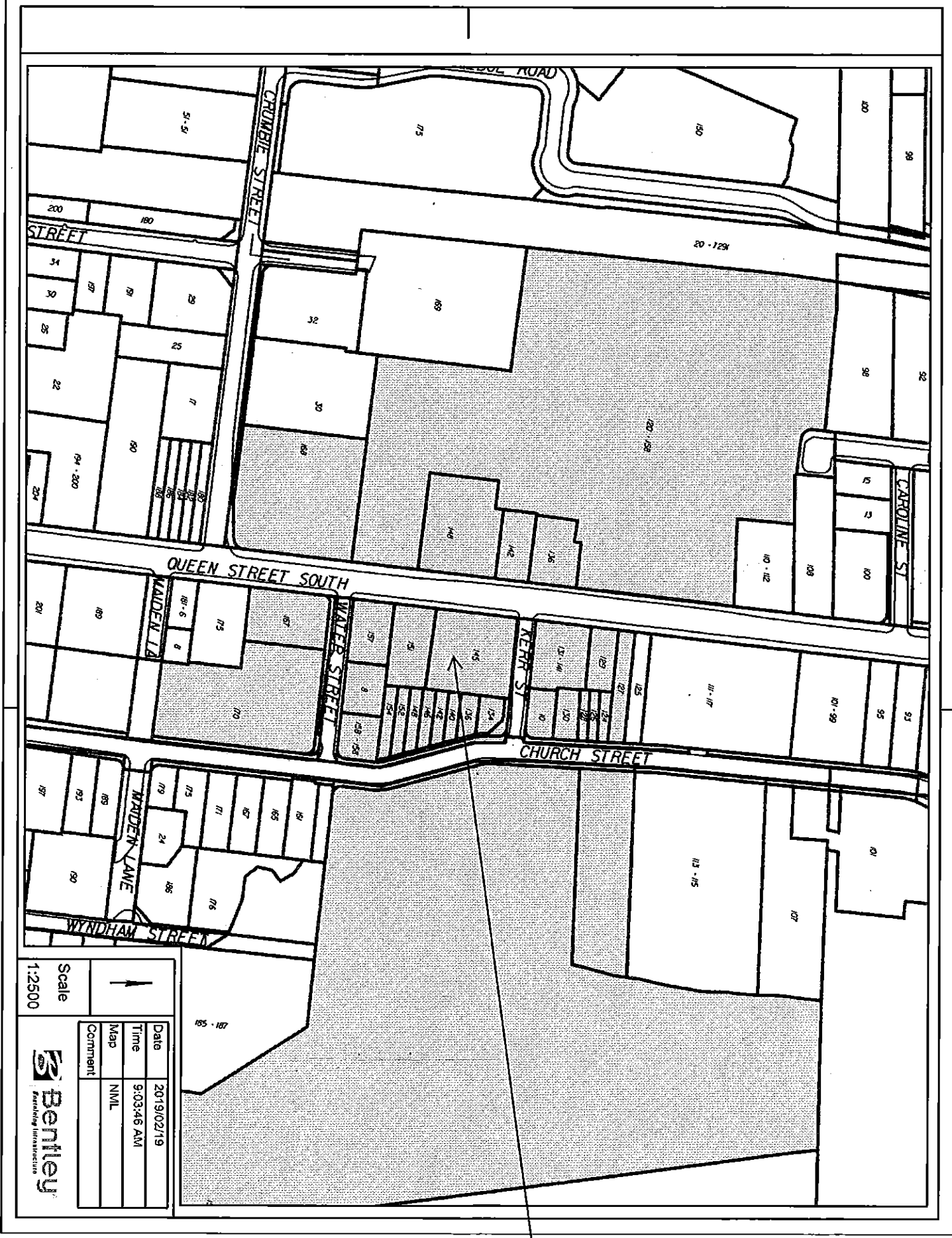
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A106/19  
145 Queen  
St. S.





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 107/19  
Ward 1

The Committee has set **Thursday March 28, 2019 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:

**PATRICIA SMITH is the owner of 714 MONTBECK CRESCENT zoned R3-75 – Residential. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:**

- 1. A side yard (southerly) of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance; and**
- 2. A building height of 7.80m (approx. 25.59ft) whereas By-law 0225-2007, as amended requires a maximum building height of 7.50m (approx. 24.61ft) in this instance.**

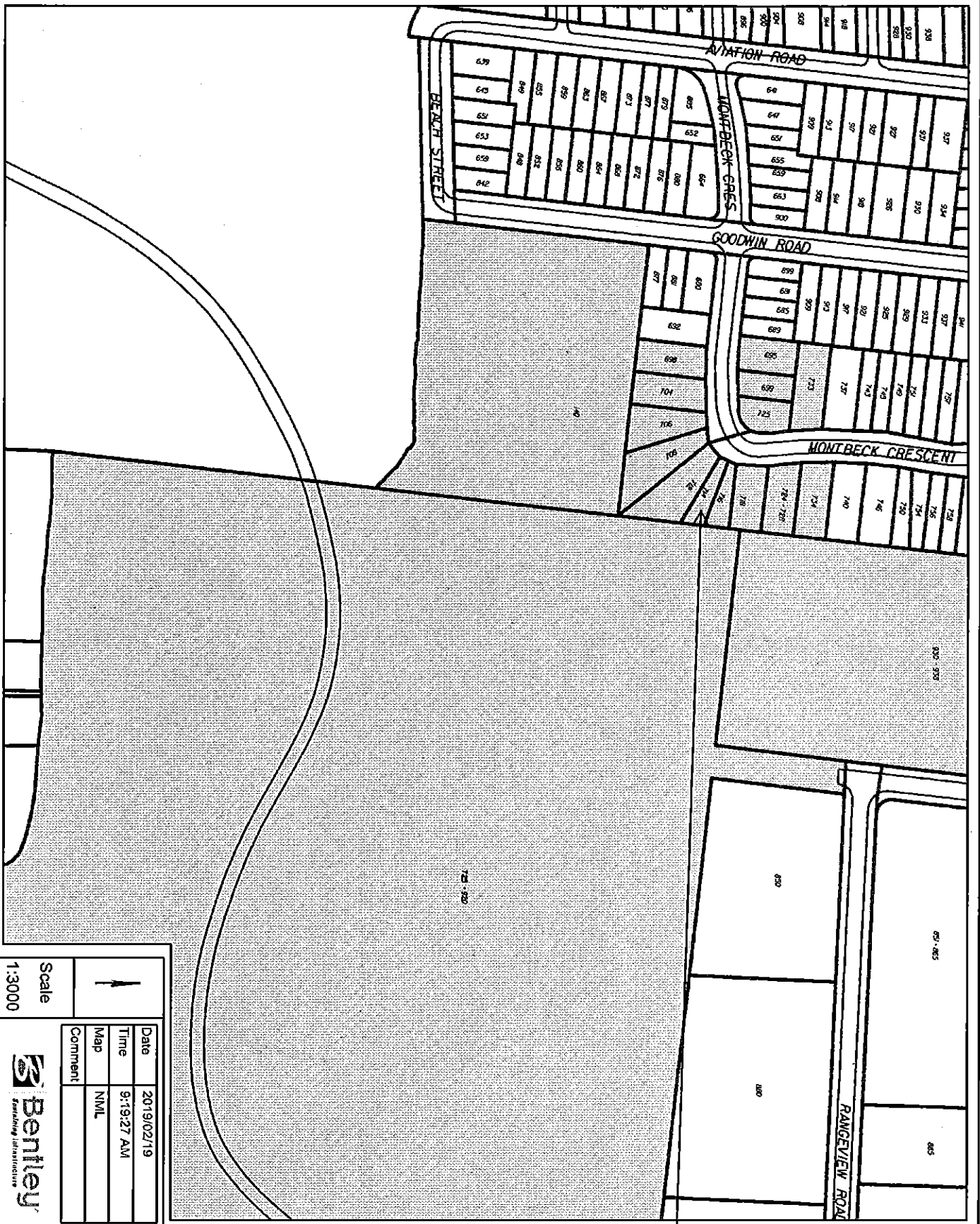
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A107/19  
714 Montbeck  
Cres.



Date	2019/02/19
Time	9:19:27 AM
Map	NM/L
Comment	

Scale  
1:3000





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 108/19  
Ward 1

The Committee has set **Thursday March 28, 2019 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:

**RAJ JAIN is the owner of 1612 BROADMOOR AVENUE zoned R1-2 – Residential. The applicant requests the Committee to approve a minor variance to allow the construction of a new house on the subject property proposing:**

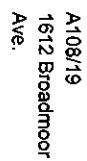
1. A gross floor area of 520.59sq.m (approx. 5,603.58sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 467.08sq.m (approx. 5,027.61sq.ft) in this instance;
2. A lot coverage of 26% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area in this instance;
3. A height measured to the highest ridge 10.60m (approx. 34.78ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the highest ridge of 9.50m (approx. 31.16ft) in this instance;
4. A height measured to the underside of the eaves of 7.85m (approx. 25.75ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.40m (approx. 21.00ft) in this instance;
5. A driveway width of 9.63m (approx. 31.59ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.88ft) in this instance; and
6. A combined width of two points of access for a circular driveway of 11.00m (approx. 36.09ft) whereas By-law 0225-2007, as amended, permits a maximum combined width of two points of access for a circular driveway of 8.50m (approx. 27.88ft) in this instance.

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## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 109/19  
Ward 2

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**UMAR MANSOOR & ANAM SHEIKH** are the owners of **1469 INDIAN ROAD** zoned **R2 – Residential**. The applicants request the Committee to approve a minor variance to allow the construction of additions on the subject property proposing:

1. A lot coverage of 32.08% 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 driveway width of 9.22m (approx. 30.25ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance; and
3. A walkway attachment of 3.70m (approx. 12.14ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance.

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Scale  
1:2500

Date	2019/02/19
Time	9:46:18 AM
Map	NM/L
Comment	



A109/19  
1469 Indian  
Rd.



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 110/19  
Ward 7

The Committee has set **Thursday March 28, 2019 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:

**MOHAMMED AL SARRAF** is the owner of **2545 GLENGARRY ROAD** zoned **R3 - Residential**. The applicant requests the Committee to approve a minor variance to allow the construction of a deck on the subject property proposing:

1. A lot coverage of 37.3% 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; and
2. A rear yard of 6.96m (approx. 22.83ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.60ft) 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](mailto: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.**

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## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 111/19  
Ward 3

The Committee has set **Thursday March 28, 2019 at 01:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

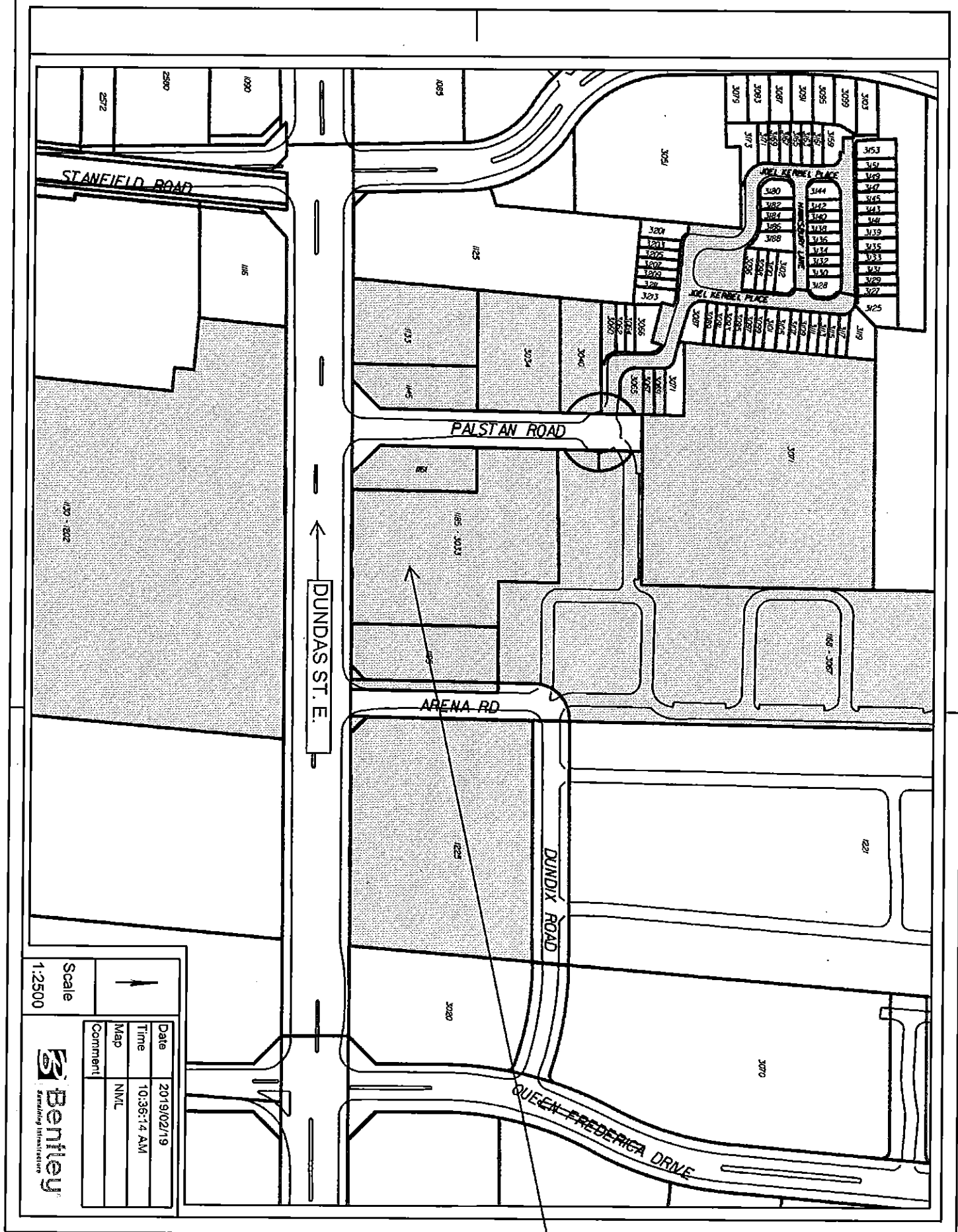
**TOCO HILL & ROCKAWAY CONSTRUCTION** are the owners of **1185 DUNDAS STREET EAST** zoned **C3 - Commercial**. The applicants request the Committee to approve a minor variance to allow the operation of a restaurant in unit 2 of the subject property proposing **152 parking spaces** whereas **By-law 0225-2007**, as amended, requires a minimum of **159 parking spaces** 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](mailto: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.**

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A111/19  
1185 Dundas St.  
E.



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 112/19  
Ward 11

The Committee has set **Thursday March 28, 2019 at 01:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

**2327604 ONTARIO INC is the owner of 6455 MISSISSAUGA ROAD zoned E2-1 - Employment. The applicant requests the Committee to approve a minor variance to allow a motor vehicle wash facility on the subject property proposing:**

- 1. 26 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 27 parking spaces in this instance;**
- 2. A detailing use for a Motor Vehicle Service Station whereas By-law 0225-2007, as amended, does not permits a detailing use in this instance; and**
- 3. A lot frontage of 66.7m (approx. 218.83ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 70.0m (approx. 229.66ft) in this instance.**

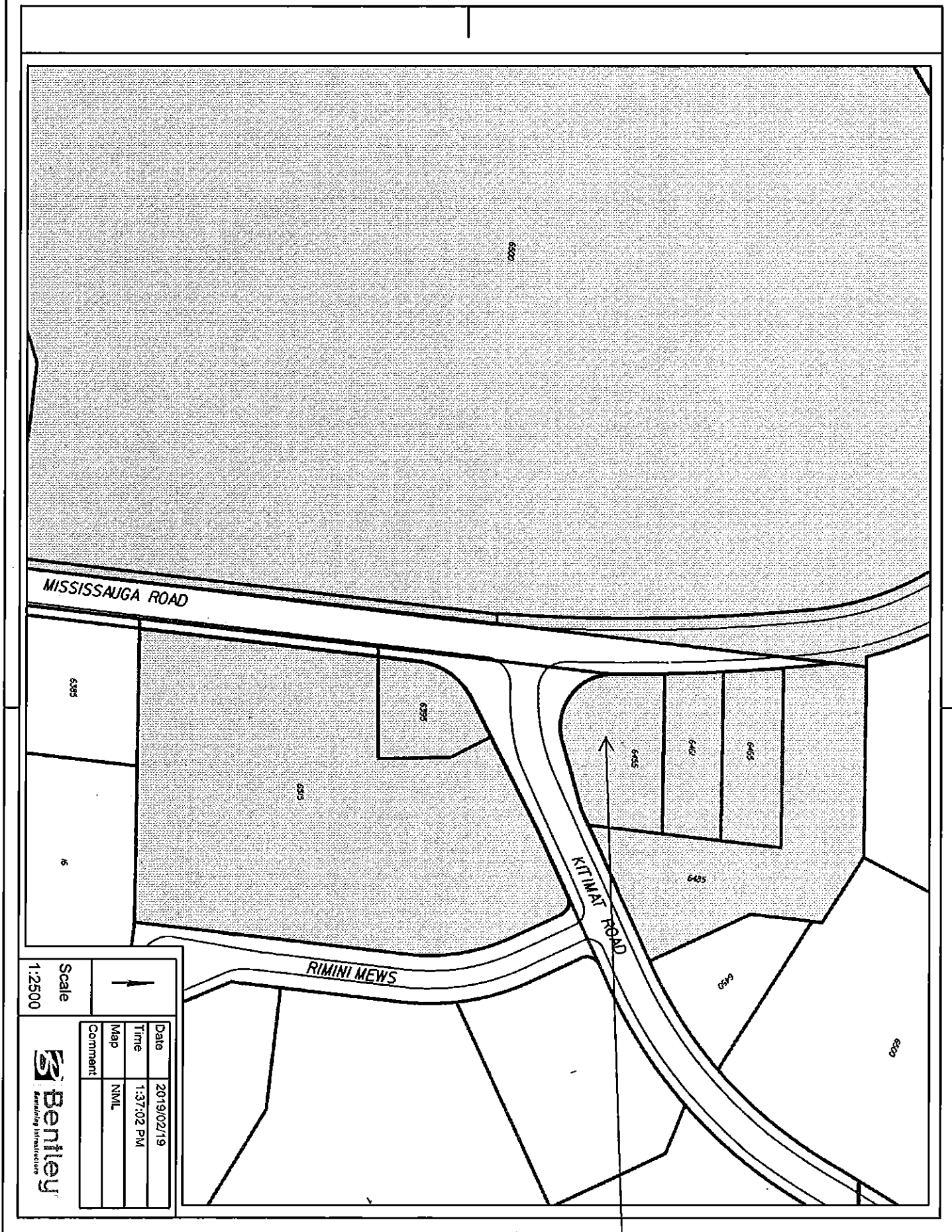
This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of a neighbouring property within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient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

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A112/19  
6455  
Mississauga  
Rd.



## Revised Hearing Date



**MISSISSAUGA**

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 140/18  
Ward 5

The Committee has set **Thursday March 28, 2019 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:

**ANITA AGRAWAL** is the owner of **7488 MCKECHNIE COURT** being Lot 214, Plan 804, zoned **R3-69 - Residential**. The applicant requests the Committee to authorize a minor variance to permit a two storey dwelling on the subject property proposing:

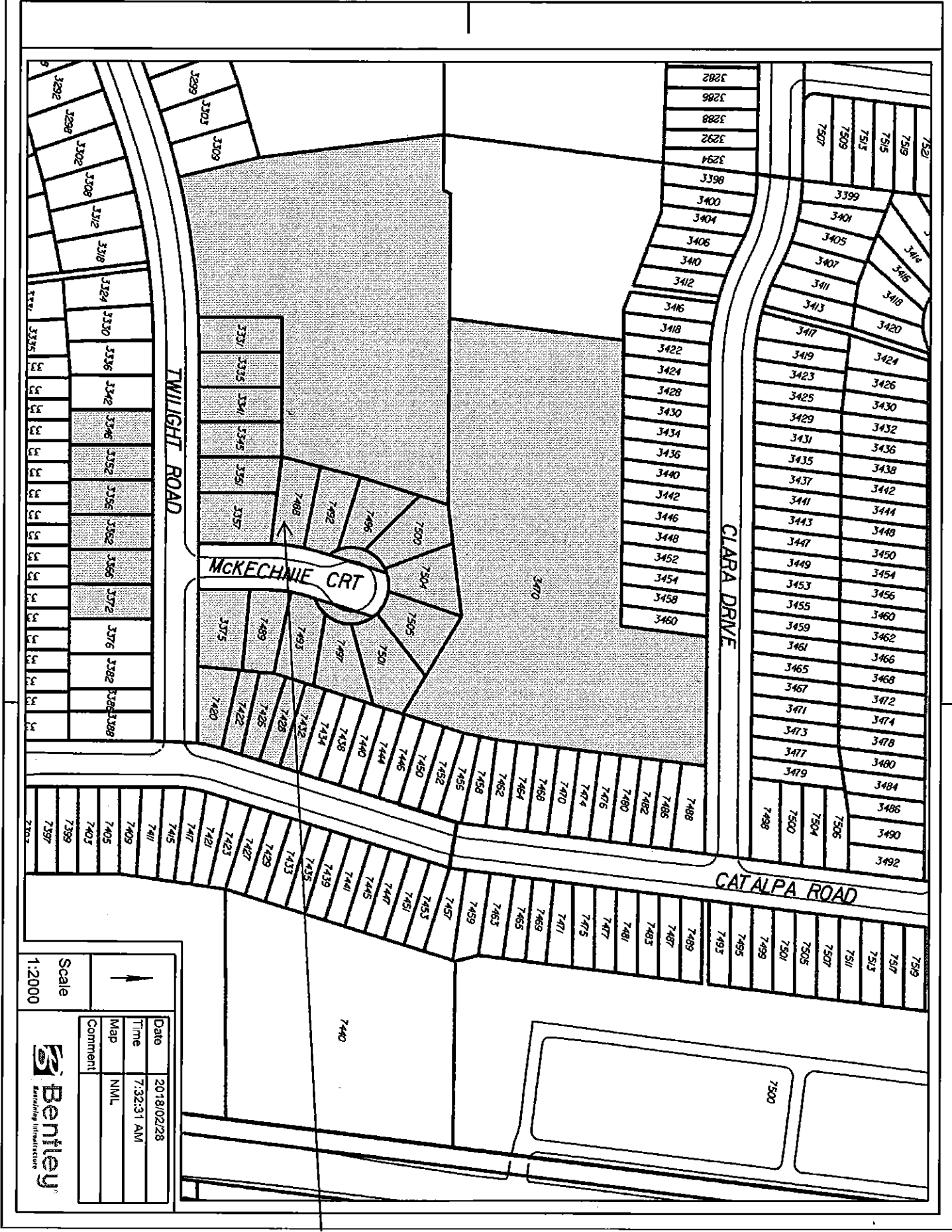
1. A lot coverage of 39.13% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A gross floor area- infill residential of 301.36m<sup>2</sup> (3,243.81sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum gross floor area- infill residential of 269.36m<sup>2</sup> (2,899.36sq.ft.) in this instance;
3. A driveway width of 6.00m (19.68ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.74m (15.55ft.) in this instance;
4. A northerly side yard of 1.2m (3.93ft.) measured to the second storey; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.80m (5.90ft.) measured to the second storey in this instance;
5. A southerly side yard of 1.65m (5.41ft.) measured to the second storey; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (5.93ft.) measured to the second storey in this instance;

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A140/18  
7488  
McKechnie  
Crt.