



**COMMITTEE OF  
ADJUSTMENT  
AGENDA**

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

**Location: COUNCILCHAMBERS**  
**Hearing: JUNE 13, 2019 AT 4:00 P.M.**

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

**NEW APPLICATIONS (CONSENT)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
B-033/19 A-222/19 A-223/19	PINETREE DEVELOPMENTS INC	1034 WEST AVE	1

B-034/19 A-226/19	DOMENIC & TAMARA PARISELLI	1459 STAVEBANK RD	1
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<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-220/19	MUHAMMAD AZAM & ANILA AZAM	5 EARL ST	11
A-224/19	PINETREE DEVELOPMENT INC	918 GOODWIN RD	1
A-225/19	DUNWIN LIMITED	2111 DUNWIN DR	8
A-227/19	SAM MIKHAEL & OLIVIA TAWFIK	575 SHENANDOAH DR	2
A-229/19	SHERIDAN STORAGE INC	2068 & 2076 SOUTH SHERIDAN WAY	2

**DEFERRED APPLICATIONS (MINOR VARIANCE)**

NONE



## COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

File: "B" 33/19  
Ward 1

The Committee has set **Thursday June 13, 2019 at 4:00 pm** in the **Mississauga Civic Centre, COUNCILCHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

**PINETREE DEVELOPMENTS INC is the owner of 1034 WEST AVENUE zoned RM7-6 - Residential. The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 11.24m (36.88ft) and an area of approximately 393.30sq.m (4,233.45sq.ft).**

**The property is also subject to Minor Variance applications A222/19 & A223/19.**

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.**

If you wish to be notified of the decision of the Committee in respect of the proposed consent, you must submit a written request to the Secretary Treasurer of the Committee of Adjustment to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1. 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](http://www.mississauga.ca/portal/residents/cofa), call 905-615-3200 x2408, or email [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca).

If a person or public body that files an appeal of a decision of the Committee in respect to the proposed consent does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

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.





COMMITTEE OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING

File: "A" 222/19  
Ward 1

The Committee has set **Thursday June 13, 2019 at 4:00 pm** in the **Mississauga Civic Centre, COUNCILCHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

**PINETREE DEVELOPMENTS INC is the owner of 1034 WEST AVENUE zoned RM7-6 - Residential. The applicant requests the Committee to approve a minor variance to allow construction of a new house and accessory structure on the subject property, being the severed lands of Consent application B33/19, proposing:**

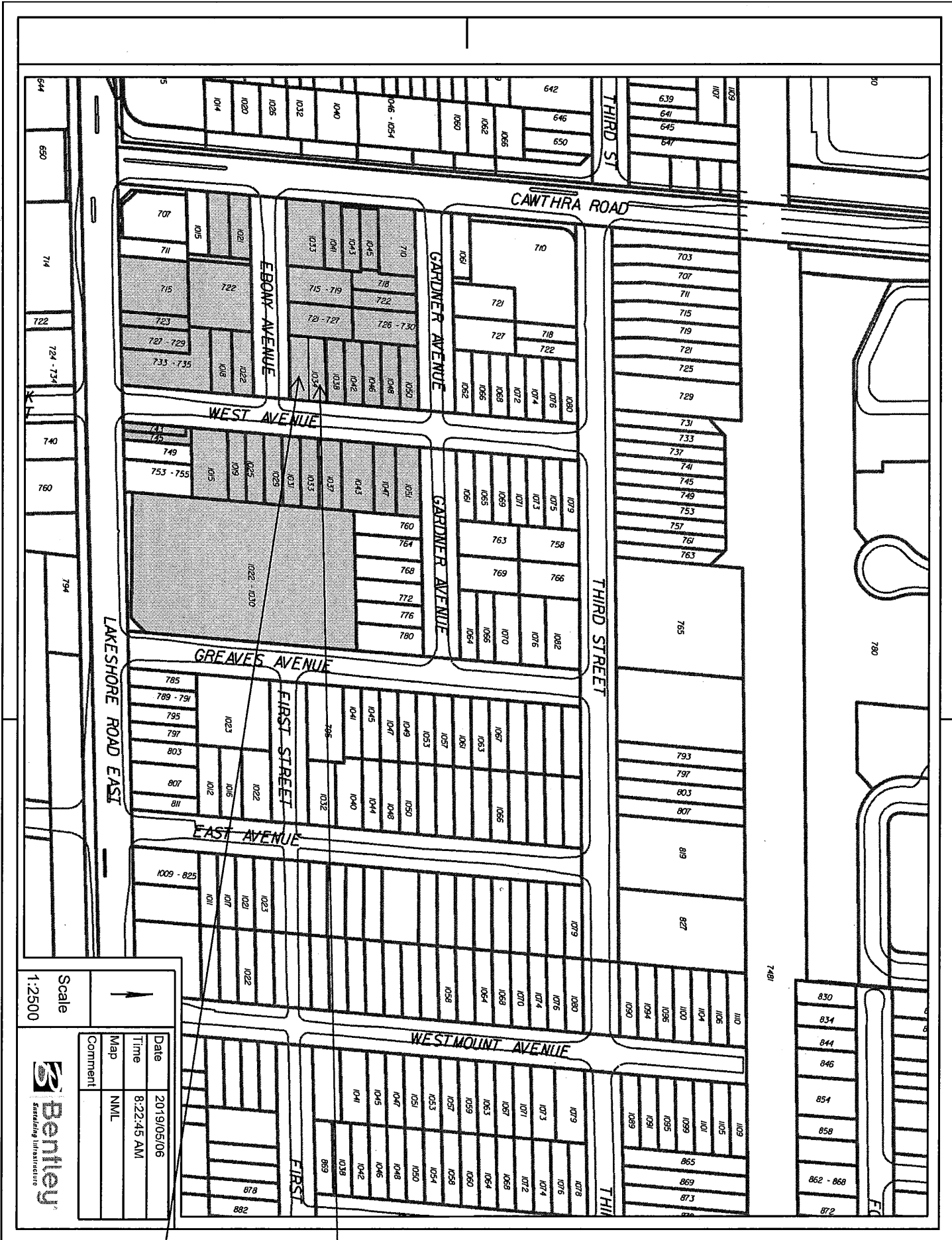
- 1. A lot frontage of 11.24m (approx. 36.88ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 19.50m (approx. 63.98ft) in this instance;**
- 2. A lot area of 393.27sq.m (approx. 4,233.12sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 720.00sq.m (approx. 7,750.02sq.ft) in this instance;**
- 3. A lot coverage of 37.12% 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;**
- 4. A northerly side yard measured to a second storey of 0.60m (approx. 1.97ft) whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to a second storey of 2.42m (approx. 7.94ft) in this instance;**
- 5. A southerly side yard of 4.57m (approx. 14.99ft) whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 6.00m (approx. 19.69ft) in this instance;**
- 6. A detached garage lot coverage of 11.92% of the lot area whereas By-law 0225-2007, as amended, permits a maximum detached garage lot coverage of 10.00% of the lot area in this instance;**
- 7. A height of a detached garage of 3.96m (approx. 12.99ft) whereas By-law 0225-2007, as amended, permits a maximum height of a detached garage of 3.00m (approx. 9.84ft) in this instance;**
- 8. A southerly side yard measured to a detached garage of 3.84m (approx. 12.60ft) whereas By-law 0225-2007, as amended, requires a minimum southerly side yard measured to a detached garage of 6.00m (approx. 19.69ft) in this instance; and**
- 9. A rear yard measured to a detached garage of 0.00m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a detached garage of 3.00m (approx. 9.84ft) in this instance.**

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1034 West Ave.

Lands to be Retained  
A223/19

Lands to be Severed  
B038/19  
A222/19



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 223/19  
Ward 1

The Committee has set **Thursday June 13, 2019 at 4:00 pm** in the **Mississauga Civic Centre, COUNCILCHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

**PINETREE DEVELOPMENTS INC** is the owner of **1034 WEST AVENUE** zoned **RM7-6 - Residential**. The applicant requests the Committee to approve a minor variance to allow construction of a new house and accessory structure on the subject property, being the retained lands of Consent application B33/19, proposing:

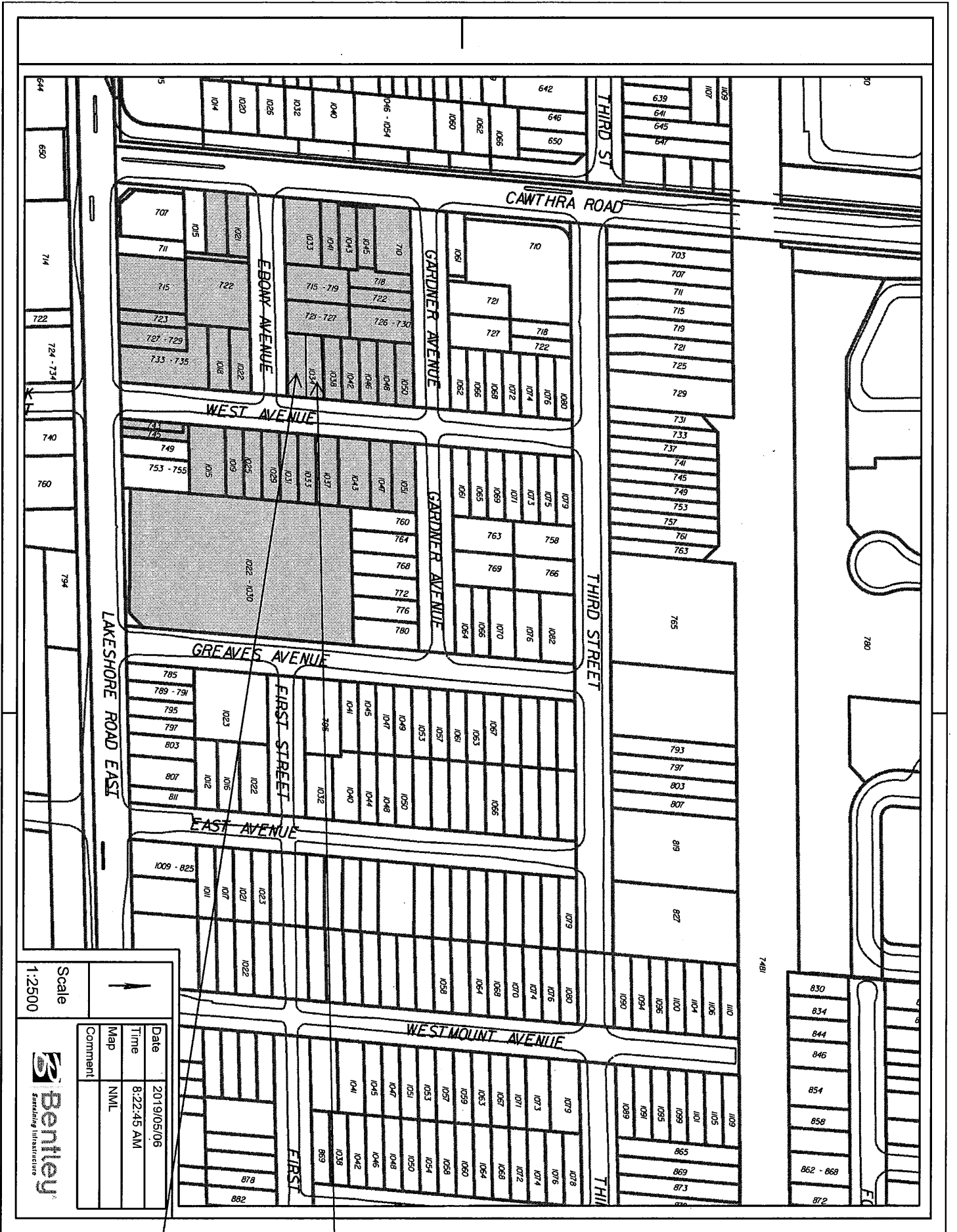
1. A lot frontage of 8.91m (approx. 29.23ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A lot area of 311.50sq.m (approx. 3,352.96sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance;
3. A lot coverage of 38.84% 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;
4. A front yard of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.60ft) in this instance;
5. A northerly side yard measured to a second storey of 1.21m (approx. 3.97ft) whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to a second storey of 1.81m (approx. 5.94ft) in this instance;
6. A southerly side yard of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 1.81m (approx. 5.93ft) in this instance; and
7. A height to a flat roof of 7.91m (approx. 25.95ft) whereas By-law 0225-2007, as amended, permits a maximum height to a flat roof of 7.50m (approx. 24.60ft) in this instance.

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1034 West Ave.

Lands to be Retained  
A223/19

Lands to be Severed  
B033/19  
A222/19





## COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

File: "B" 34/19  
Ward 1

The Committee has set **Thursday June 13, 2019 at 4:00 pm** in the **Mississauga Civic Centre, COUNCILCHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

**DOMENIC & TAMARA PARISELLI** are the owners of **1459 STAVEBANK ROAD** zoned **R1-2 - Residential**. The applicants request the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately **34.24m (112.34ft)** and an area of approximately **1805.10sq.m (19,429.93sq.ft)**.

**The property is also subject to Minor Variance application A226/19.**

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.**

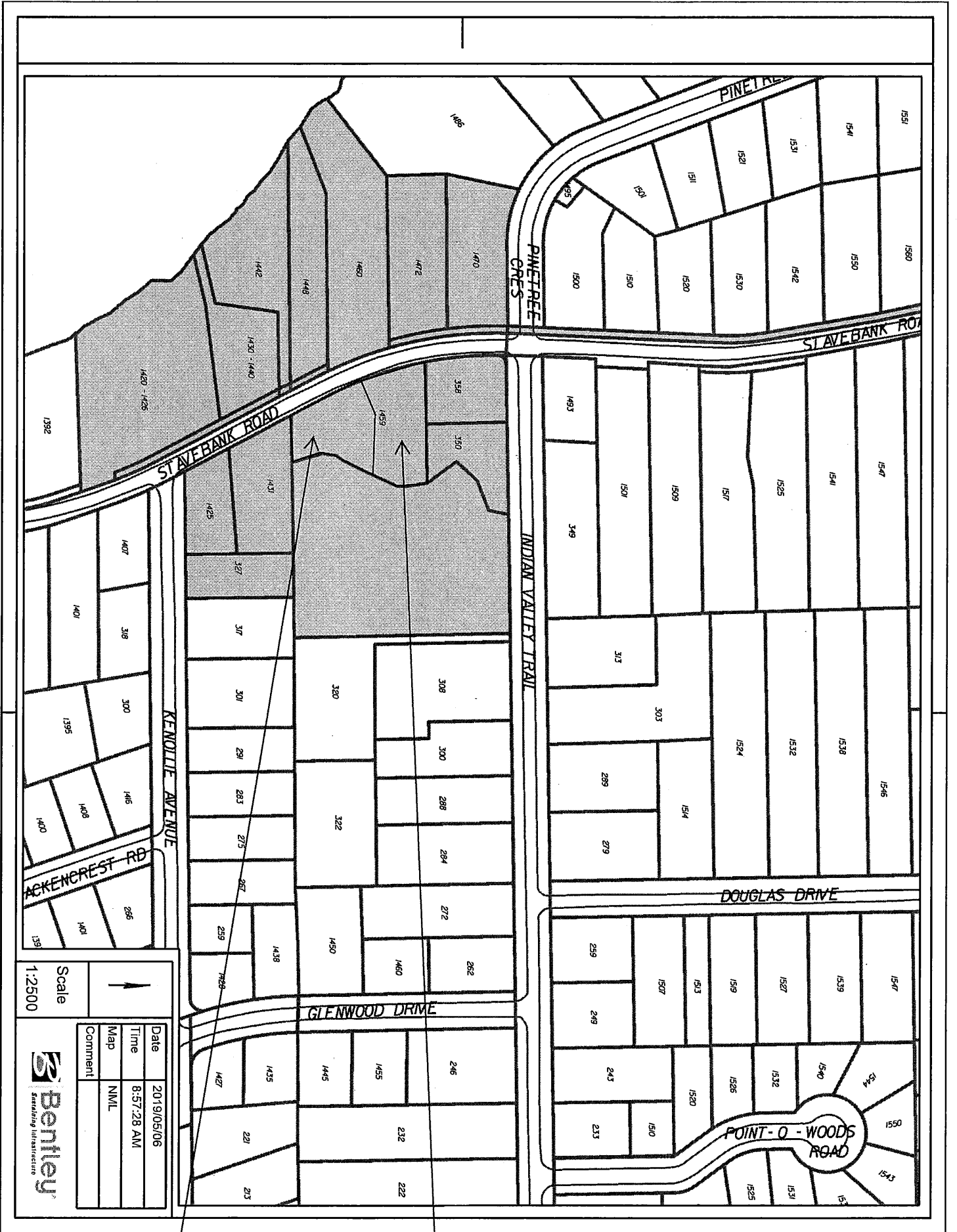
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1459  
Stavebank Rd.

Lands to be  
Severed  
B034/19

Lands to be  
Retained  
A226/19



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 226/19  
Ward 1

The Committee has set **Thursday June 13, 2019 at 4:00 pm** in the **Mississauga Civic Centre, COUNCILCHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

**DOMENIC & TAMARA PARISELLI** are the owners of **1459 STAVEBANK ROAD** zoned **R1-2 - Residential**. The applicants request the Committee to approve a minor variance to allow the existing dwelling to remain on the subject property, being the retained lands of Consent application B34/19, proposing:

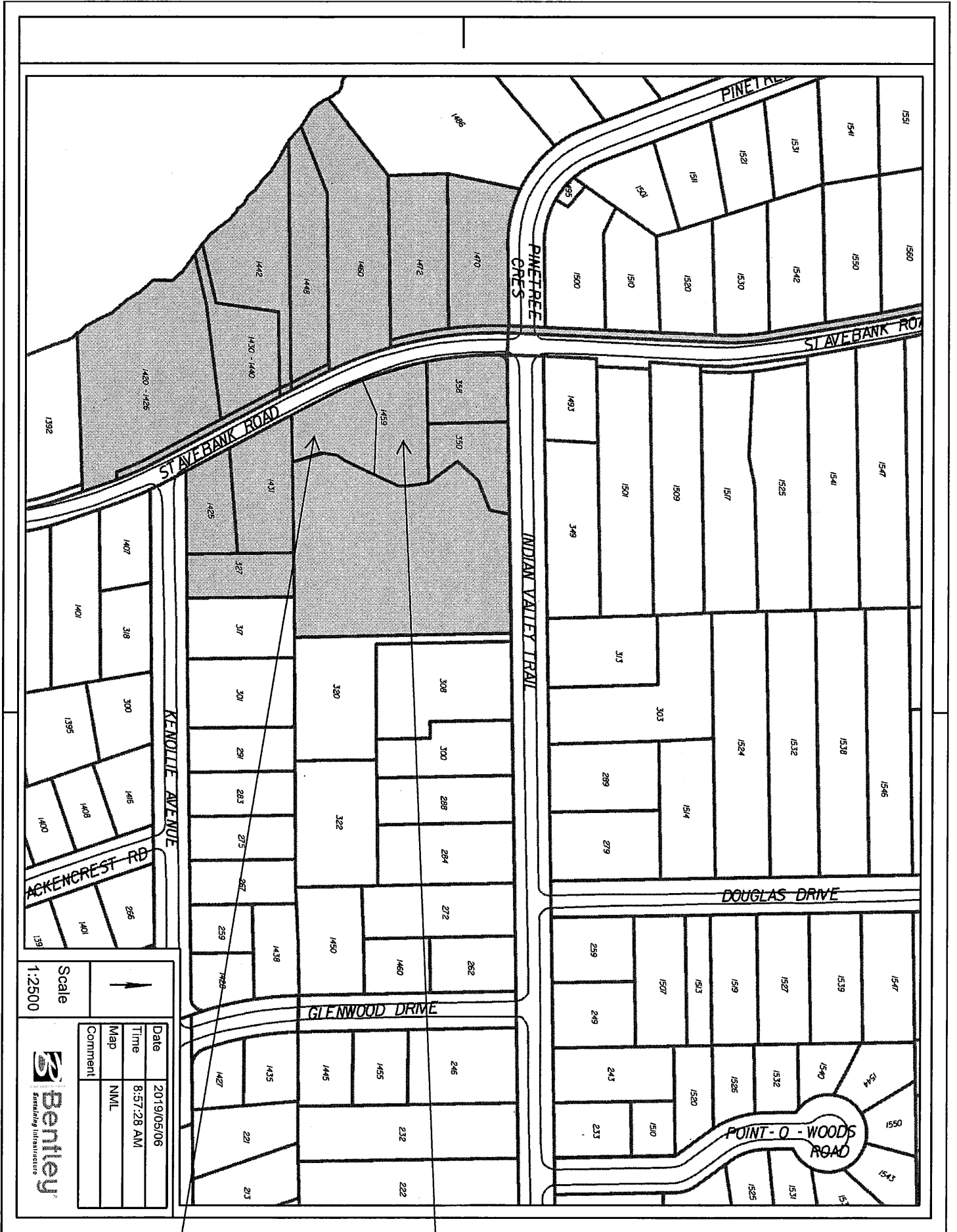
1. A lot coverage of 34.41% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance; and
2. A gross floor area - infill residential of 581.19sq.m (approx. 6,255.88sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 533.30sq.m (approx. 5,740.39sq.ft) in this instance.

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1459  
Stavebank Rd.

Lands to be  
Severed  
B034/19

Lands to be  
Retained  
A226/19



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 220/19  
Ward 11

The Committee has set **Thursday June 13, 2019 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:

**MUHAMMAD AZAM & ANILA AZAM** are the owners of **5 EARL STREET** zoned **R3-69 - Residential**. The applicants request the Committee to approve a minor variance to allow the construction of a new home on the subject property proposing:

1. A gross floor area of 358.53sq.m (approx. 3,859.18sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 315.37sq.m (approx. 3,394.61sq.ft) in this instance; and
2. A building height measured to the eaves of 6.76m (approx. 22.18ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to 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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A220/19  
5 Earl St.



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 224/19  
Ward 1

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**PINETREE DEVELOPMENT INC is the owner of 918 GOODWIN ROAD zoned R3-75 - Residential. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:**

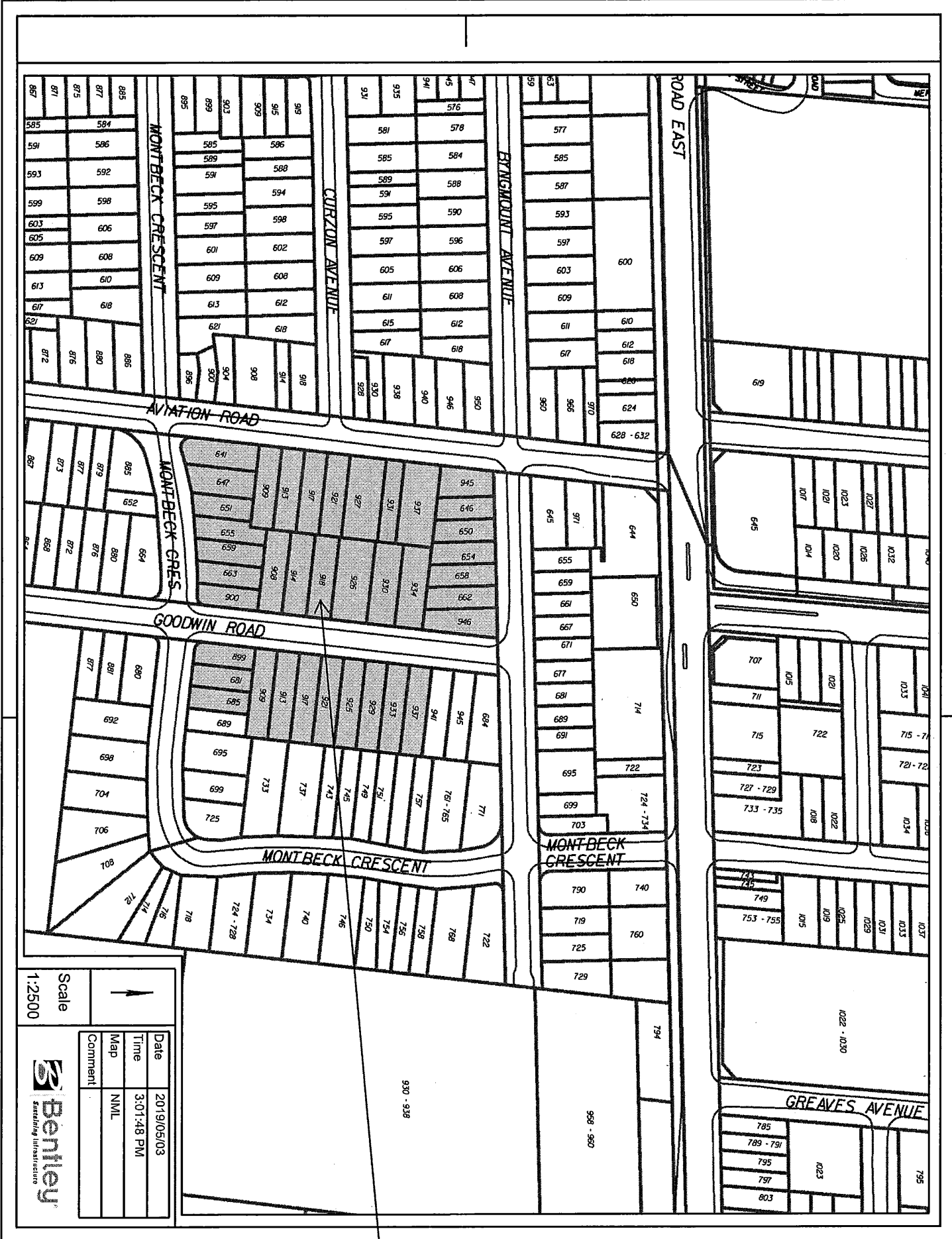
- 1. A lot coverage of 38.10% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;**
- 2. A height to a flat roof of 7.80m (approx. 25.59ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to a flat roof of 7.50m (approx. 24.60ft) in this instance; and**
- 3. A southerly side yard of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) 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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Date	2019/05/03
Time	3:01:48 PM
Map	NML
Comment	



A224/19  
918 Goodwin  
Rd.





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 225/19  
Ward 8

The Committee has set **Thursday June 13, 2019 at 4:00 pm** in the **Mississauga Civic Centre, COUNCILCHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

**DUNWIN LIMITED is the owner of 2111 DUNWIN DRIVE zoned C3-1 - Commercial. The applicant requests the Committee to approve a minor variance to allow the operation of a veterinary clinic within Unit 3 of the subject property proposing:**

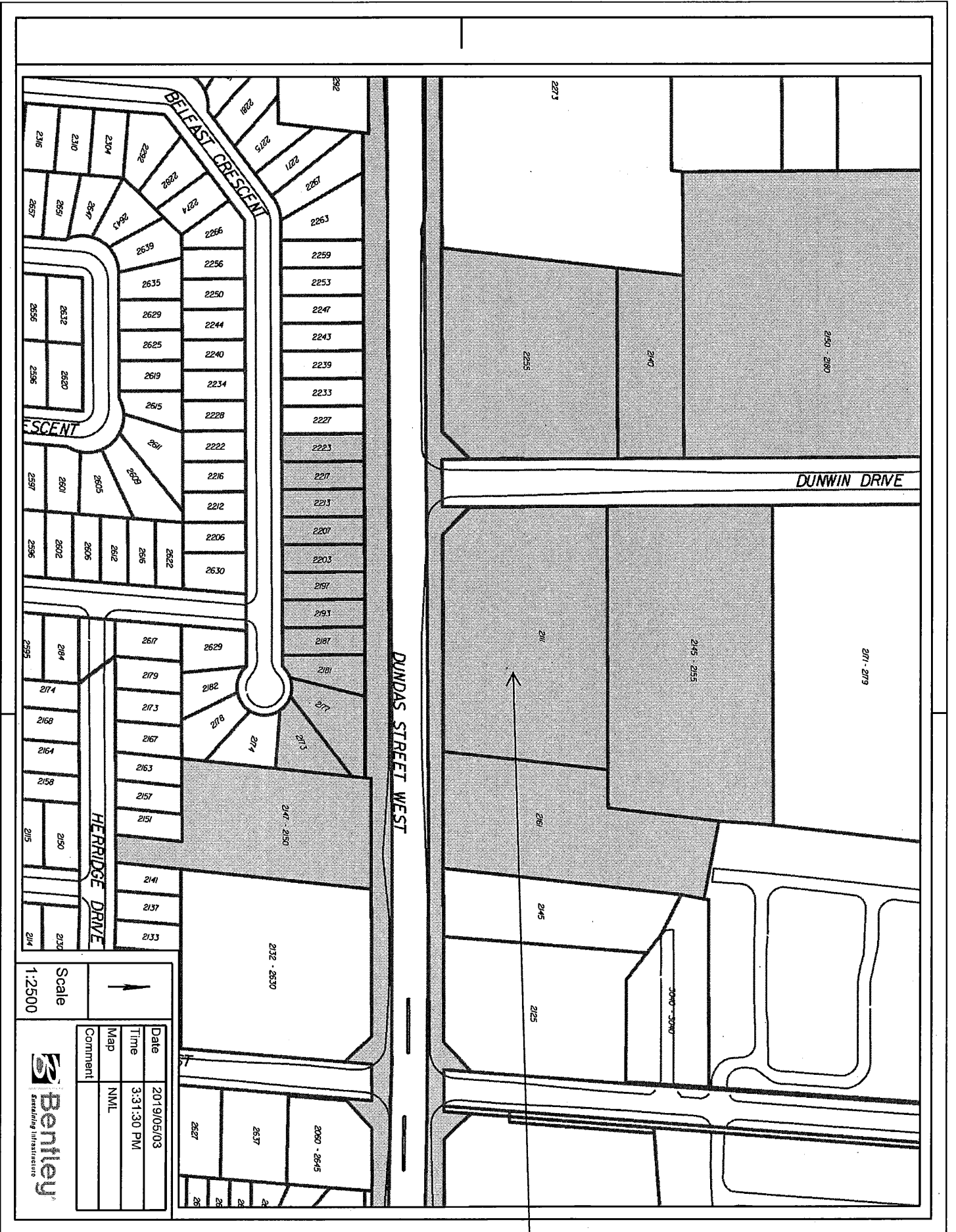
- 1. 140 parking spaces for all uses on site (including 2 accessible spaces) whereas By-law 0225-2007, as amended, requires a minimum of 242 parking spaces for all uses on site in this instance; and**
- 2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 7 accessible 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).

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.



A225/19  
2111 Dunwin Dr.



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 227/19  
Ward 2

The Committee has set **Thursday June 13, 2019 at 4:00 pm** in the **Mississauga Civic Centre, COUNCILCHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

**SAM MIKHAEIL & OLIVIA TAWFIK** are the owners of **575 SHENANDOAH DRIVE** zoned **R1-2 - Residential**. The applicants request the Committee to approve a minor variance to allow the construction of a new home on the subject property proposing:

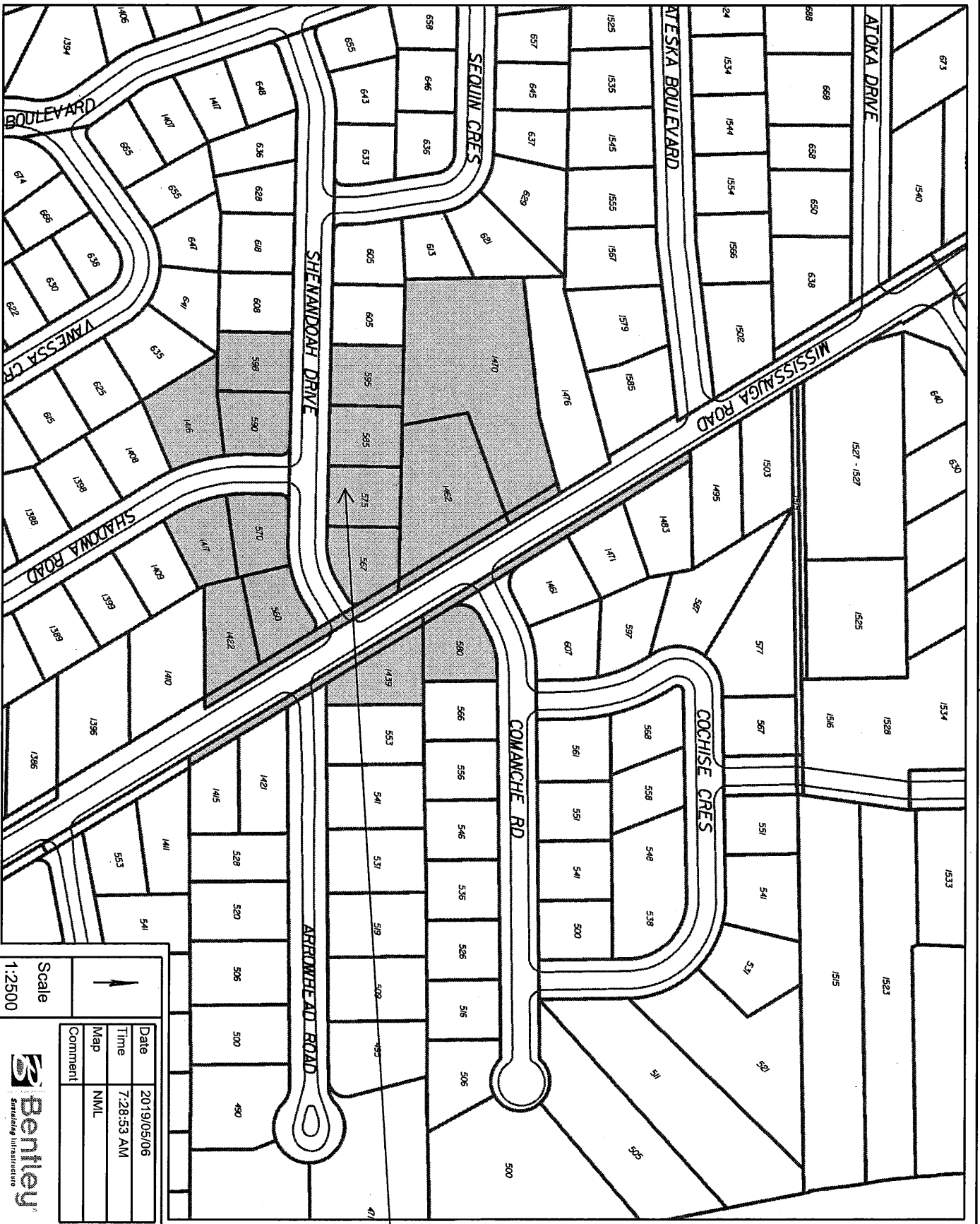
1. A lot coverage of 27.83% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance;
2. A gross floor area of 474.74sq.m (approx. 5,110.05sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 422.22sq.m (approx. 4,544.74sq.ft) in this instance;
3. A front yard of 11.10m (approx. 36.42ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 12.00m (approx. 39.37ft) in this instance;
4. A front yard measured to a porch of 9.63m (approx. 31.59ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a porch of 10.40m (approx. 34.12ft) in this instance; and
5. A front yard measured to a window well of 10.64m (approx. 34.90ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a window well of 11.39m (approx. 37.37ft) in this instance.

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Date	2019/05/06
Time	7:28:53 AM
Map	NML
Comment	

Scale  
1:2500



A227/19  
575 Shenandoah  
Dr.



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 229/19  
Ward 2

The Committee has set **Thursday June 13, 2019 at 4:00 pm** in the **Mississauga Civic Centre, COUNCILCHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

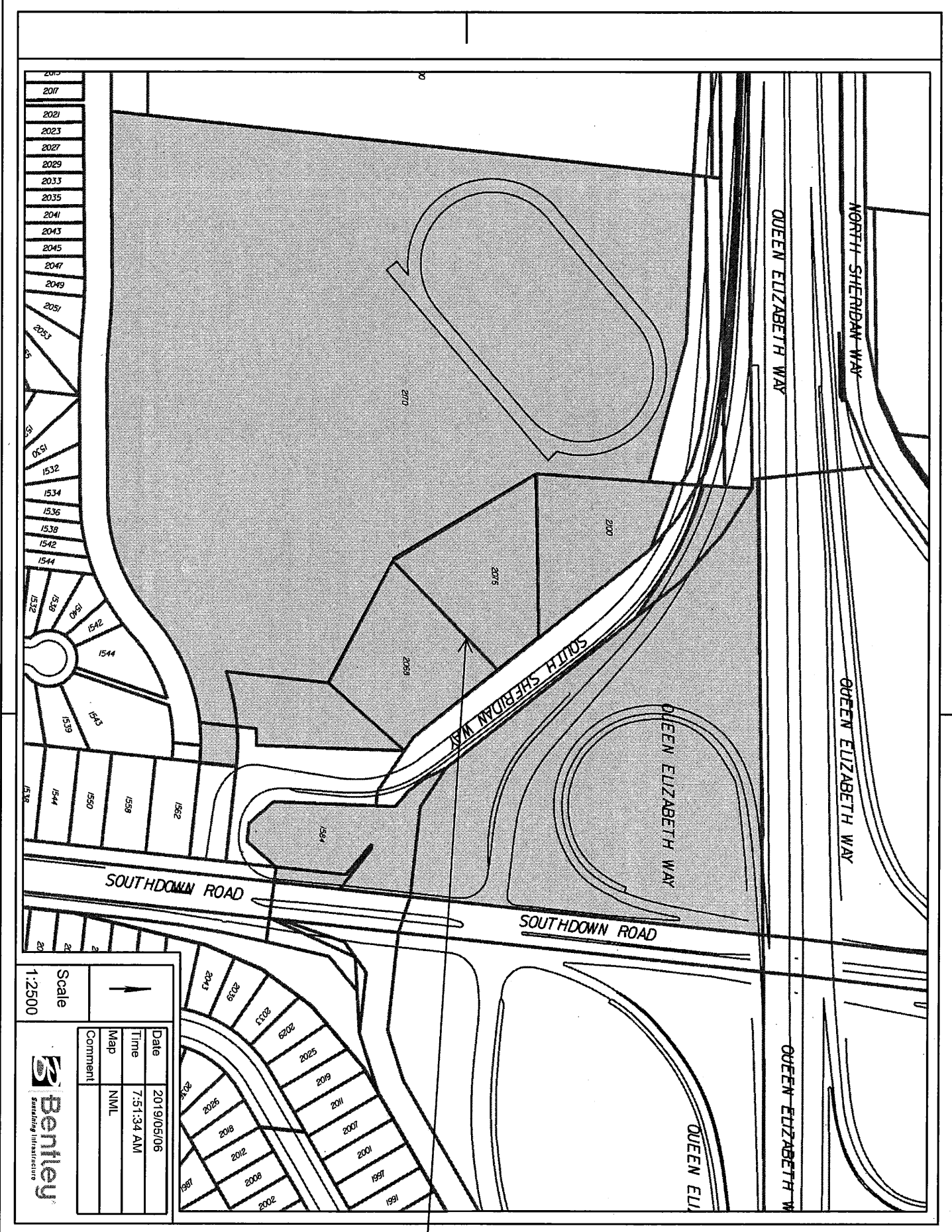
**SHERIDAN STORAGE INC is the owner of 2068 & 2076 SOUTH SHERIDAN WAY zoned E2-9 - Employment. The applicant requests the Committee to approve a minor variance to allow the construction of a storage facility on the subject property proposing 61 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 90 parking spaces in this instance.**

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A229/19  
 2068 & 2076  
 South  
 Sheridan Way