



**COMMITTEE OF
ADJUSTMENT
AGENDA**

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

**Location: COUNCIL CHAMBERS
Hearing: AUGUST 22, 2019 AT 4:00 P.M.**

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

NEW APPLICATIONS (CONSENT)

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	<u>Ward</u>
B-050/19 B-051/19 A-342/19 A-343/19 A-344/19	EHAB GUIRGUIS	5264 CREDITVIEW RD	6

NEW APPLICATIONS (MINOR VARIANCE)

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	<u>Ward</u>
A-335/19	LYNNE ALICE LEGER	1403 BIRCHVIEW DR	2
A-336/19	KENNETH CARR & JENNIFER KEY-CARR	2434 WHALEY DR	7
A-337/19	1672736 ONTARIO INC	80 THOMAS ST	11
A-338/19	1666426 ONTARIO INC	914 BURNHAMTHORPE RD W	6
A-339/19	2184698 ONTARIO INC	5086 CREDITVIEW RD	6
A-340/19 A-341/19	TIMBERCREEK FOUR QUADRANT GP 2 INC.TIMBERCREEK 4Q COMMERCIAL VALUE- ADD LP (GTA)	1680 MATTAWA AVE & 1580-1590 DUNDAS ST. E.	1
A-345/19	DERRY BRITANNIA DEVELOPMENTS LIMITED	0 NINTH LINE	10

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 APPLICATION

File: "B" 50/19
Ward 6

The Committee has set **Thursday August 22, 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:

EHAB GUIRGUIS is the owner of 5264 CREDITVIEW ROAD zoned R3 - 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 14.15m (46.42ft) and an area of approximately 2,023sq.m (21,775.40sq.ft).

The subject property is also subject to Consent Application B051/19 and Minor Variance applications A342/19, A343/19 & A344/19.

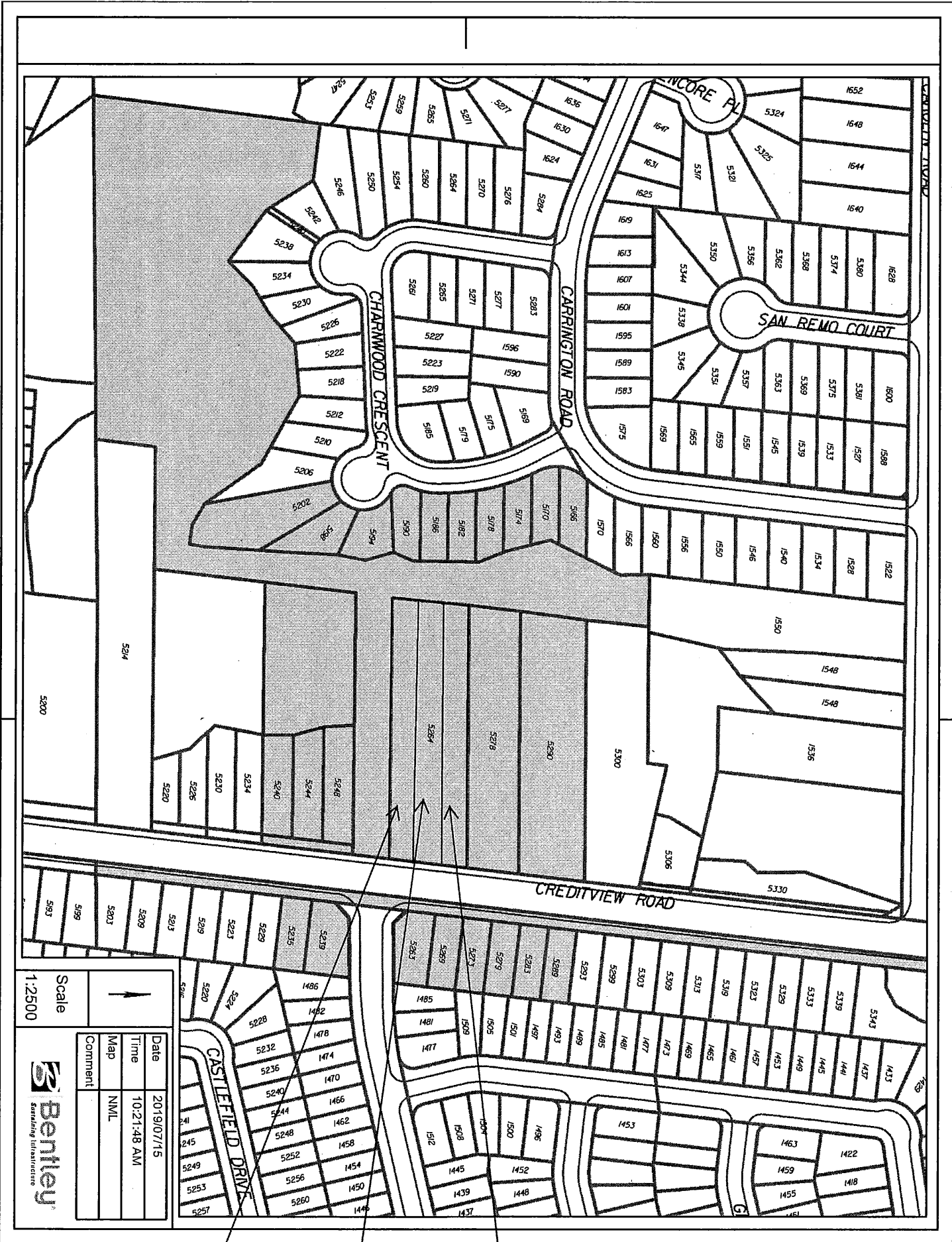
This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of a neighbouring property within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient 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. 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, call 905-615-3200 x2408, or email 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.



A344/19
Lands to be
Retained

Lands to be
Severed
B051/19
A343/19

Lands to be
Severed
B050/19
A342/19

5264
Creditview
Road

Scale 1:2500

Date	2019/07/15
Time	10:21:48 AM
Map	NM/L
Comment	

Bentley
 Sustaining Infrastructure



COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

File: "B" 51/19
Ward 6

The Committee has set **Thursday August 22, 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:

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The subject property is also subject to Consent Application B050/19 and Minor Variance applications A342/19, A343/19 & A344/19.

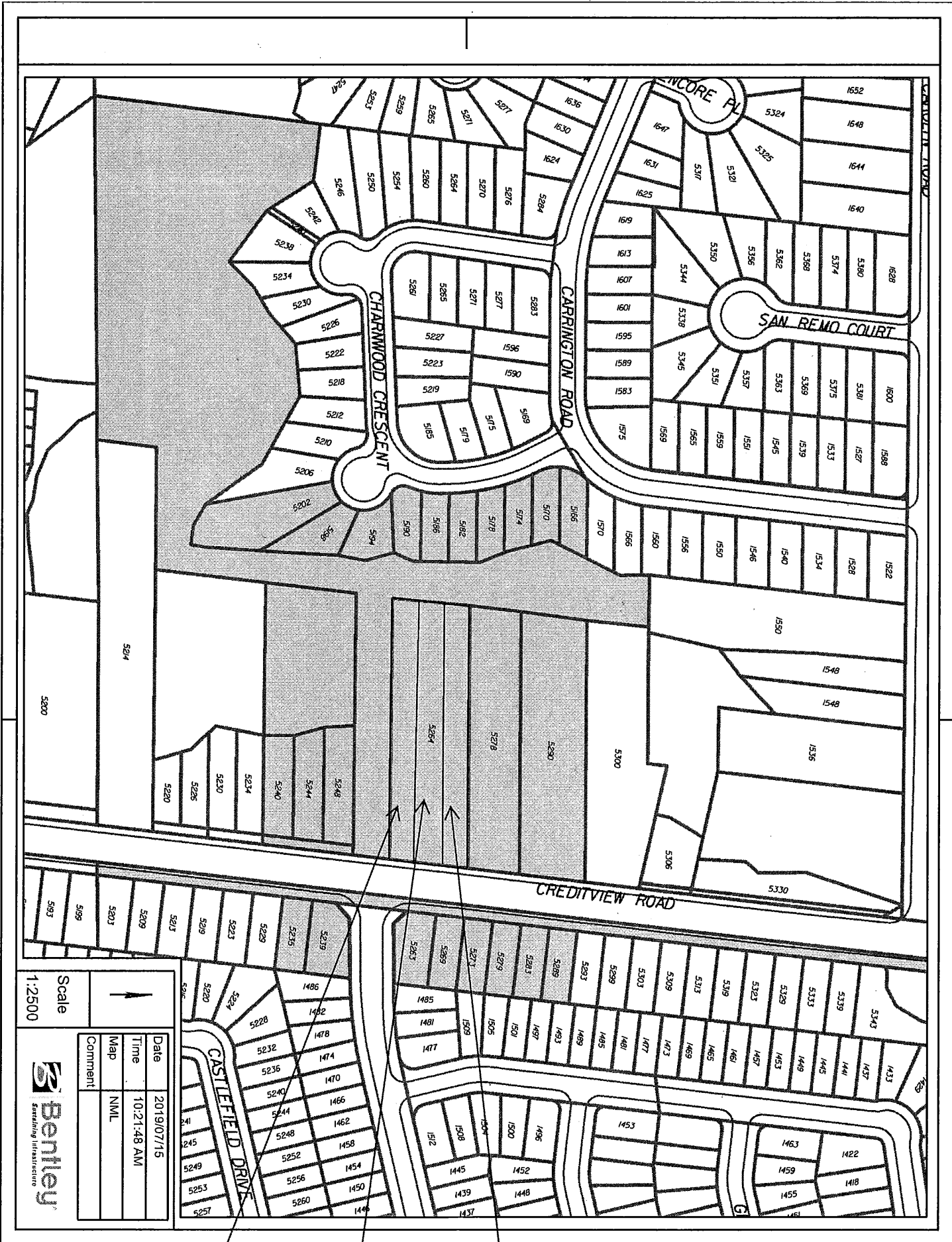
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A344/19
Lands to be
Retained

Lands to be
Severed
B051/19
A343/19


Lands to be
Severed
B050/19
A342/19

5264
Creditview
Road

Scale
1:2500



Date	2019/07/15
Time	10:21:48 AM
Map	NMIL
Comment	



 Bentley
 Sustaining Infrastructure



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 342/19
Ward 6

The Committee has set **Thursday August 22, 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:

EHAB GUIRGUIS is the owner of 5264 CREDITVIEW ROAD zoned R3 - Residential. The applicant requests the Committee to approve a minor variance to allow the creation of a new lot on the subject property, being the severed lands of application B50/19, proposing a lot frontage of 14.15m (approx. 46.42ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance.

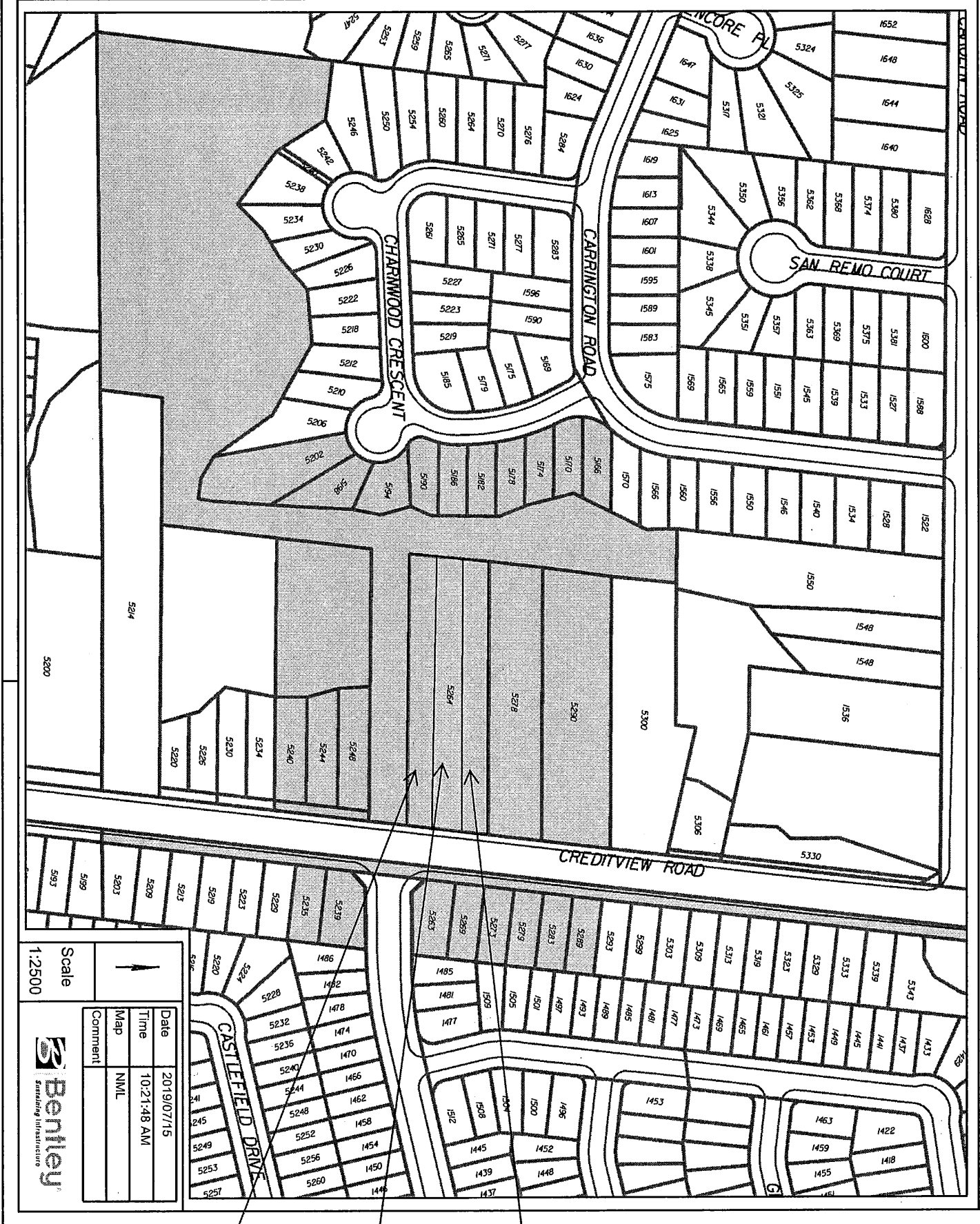
The subject property is also subject to consent application B050/19 and B51/19 and minor variance applications A343/19 and A344/19.

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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.

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.



5264
Creditview
Road

Lands to be
Severed
B050/19
A342/19

Lands to be
Severed
B051/19
A343/19

A344/19
Lands to be
Retained

Scale
1:2500

Bentley
Sustaining Infrastructure

Date	20/19/07/15
Time	10:21:48 AM
Map	NMNL
Comment	



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 343/19
Ward 6

The Committee has set **Thursday August 22, 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:

EHAB GUIRGUIS is the owner of 5264 CREDITVIEW ROAD zoned R3 - Residential. The applicant requests the Committee to approve a minor variance to allow the creation of a new lot on the subject property, being the severed lands of application B51/19, proposing a lot frontage of 14.15m (approx. 46.42ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance.

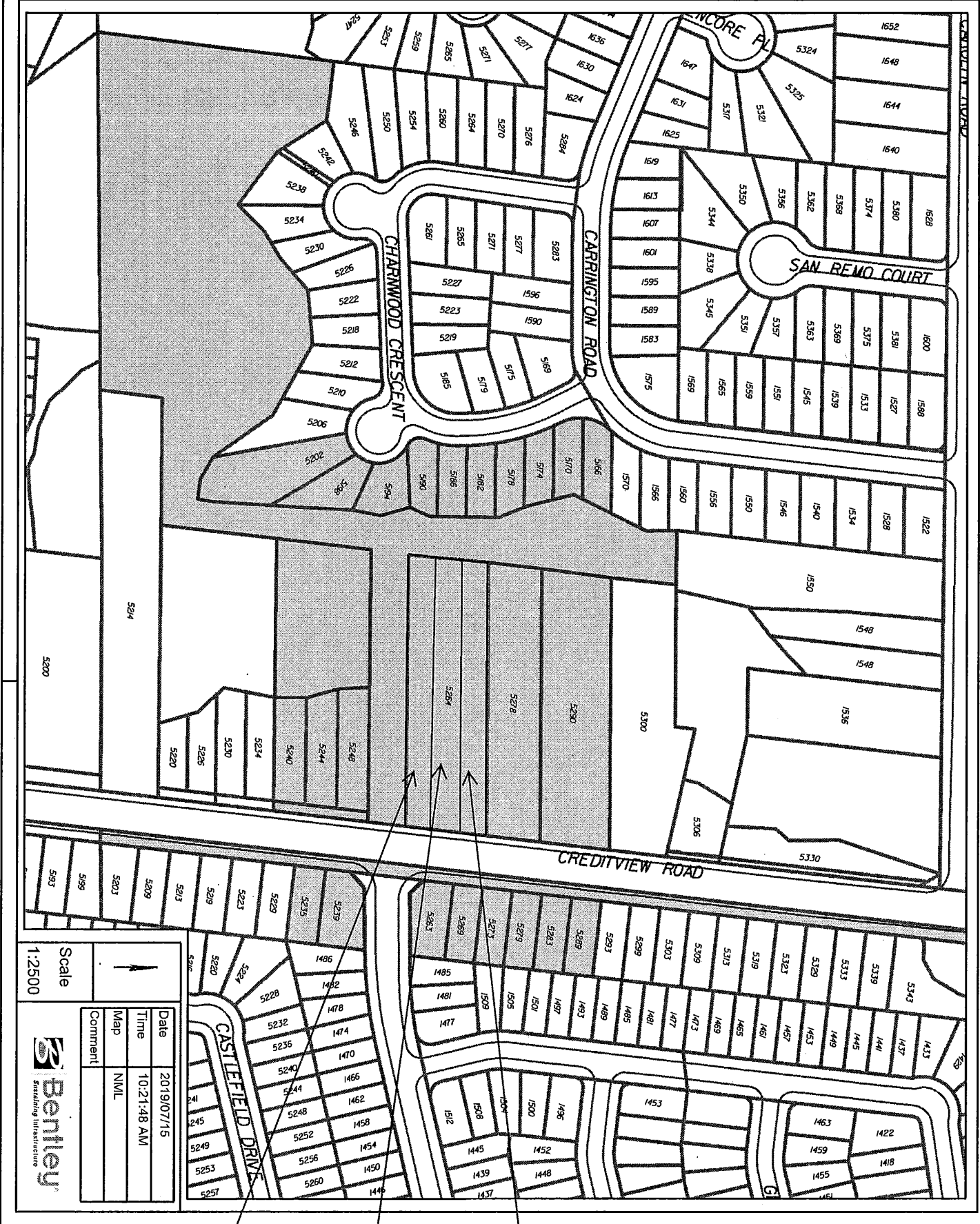
The subject property is also subject to consent application B050/19 and B51/19 and minor variance applications A342/19 and A344/19.

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. 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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A344/19
Lands to be
Retained

Lands to be
Severed
B051/19
A343/19

Lands to be
Severed
B050/19
A342/19

5264
Creditview
Road



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 344/19
Ward 6

The Committee has set **Thursday August 22, 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:

EHAB GUIRGUIS is the owner of 5264 CREDITVIEW ROAD zoned R3 - Residential. The applicant requests the Committee to approve a minor variance to allow the creation of a new lot on the subject property, being the retained lands of consent application B51/19, proposing a lot frontage of 14.15m (approx. 46.42ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance.

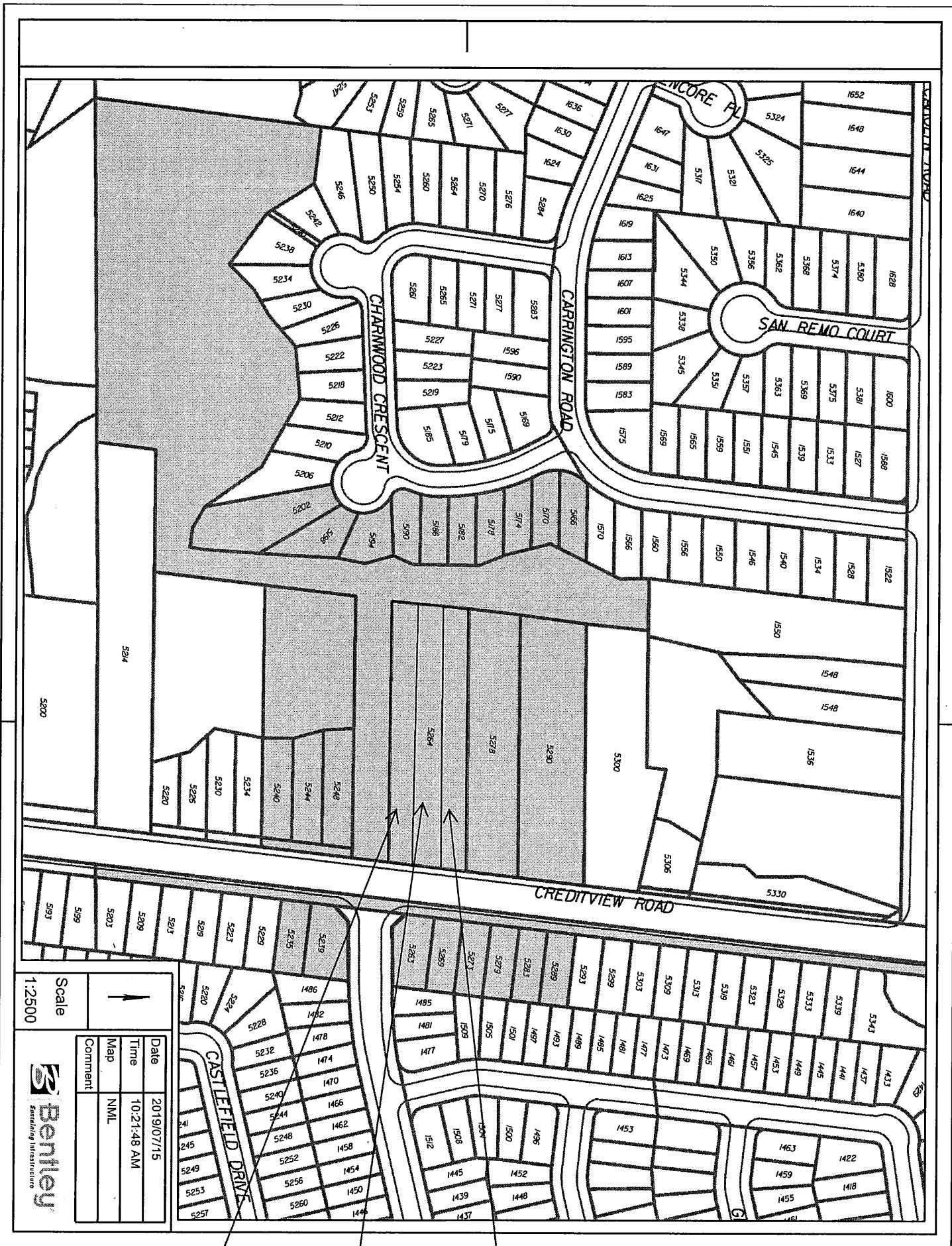
The subject property is also subject to consent applications B50/19 and B051/19, and minor variance applications A342/19 and A343/19.

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A344/19
Lands to be
Retained

Lands to be
Severed
B05/1/19
A343/19

Lands to be
Severed
B050/19
A342/19

5264
Creditview
Road

Scale
1:2500

Bentley
 Sustaining Infrastructure

Date	2019/07/15
Time	10:21:48 AM
Map	NM/L
Comment	



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 335/19
Ward 2

The Committee has set **Thursday August 22, 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:

LYNNE ALICE LEGER is the owner of 1403 BIRCHVIEW DRIVE zoned R2-5 - Residential. The applicant requests the Committee to approve a minor variance to permit accessory structures on the subject property porposing:

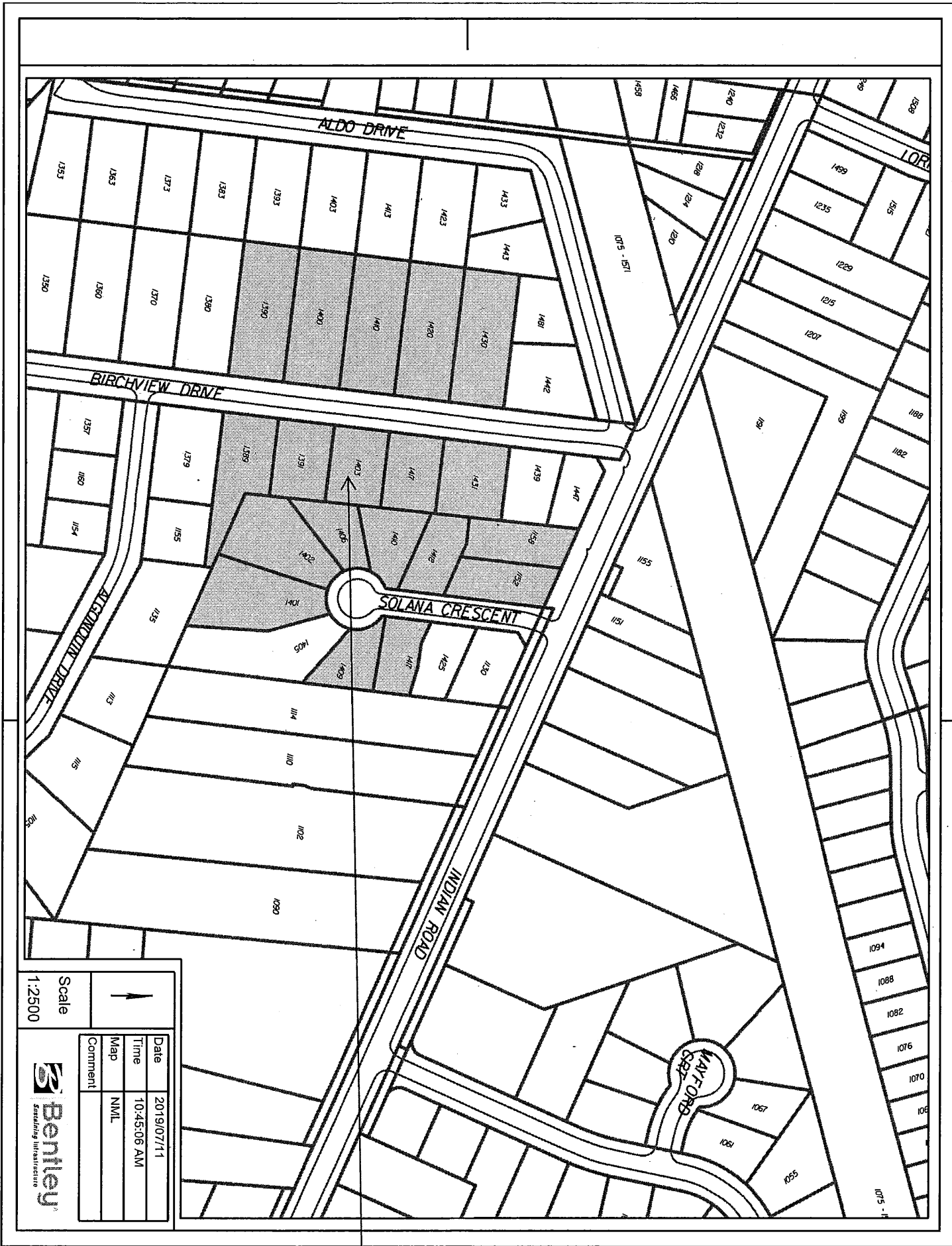
- 1. Two (2) accessory structures whereas By-law 0225-2007, as amended, permits a maximum of one (1) accessory structure in this instance; and**
- 2. An area of an accessory structure (gazebo) of 24.62sq.m (approx. 265.01sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 10.00sq.m (approx. 107.64sq.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.

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Scale 1:2500

North Arrow

Date	2019/07/11
Time	10:45:06 AM
Map	NML
Comment	

Bentley
Sustaining Infrastructure

A335/19
1403 Birchview
Dr.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 336/19
Ward 7

The Committee has set **Thursday August 22, 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:

KENNETH CARR & JENNIFER KEY-CARR are the owners of **2434 WHALEY DRIVE** zoned **RM1 - Residential**. The applicants request the Committee to approve a minor variance to permit accessory structures on the subject property proposing:

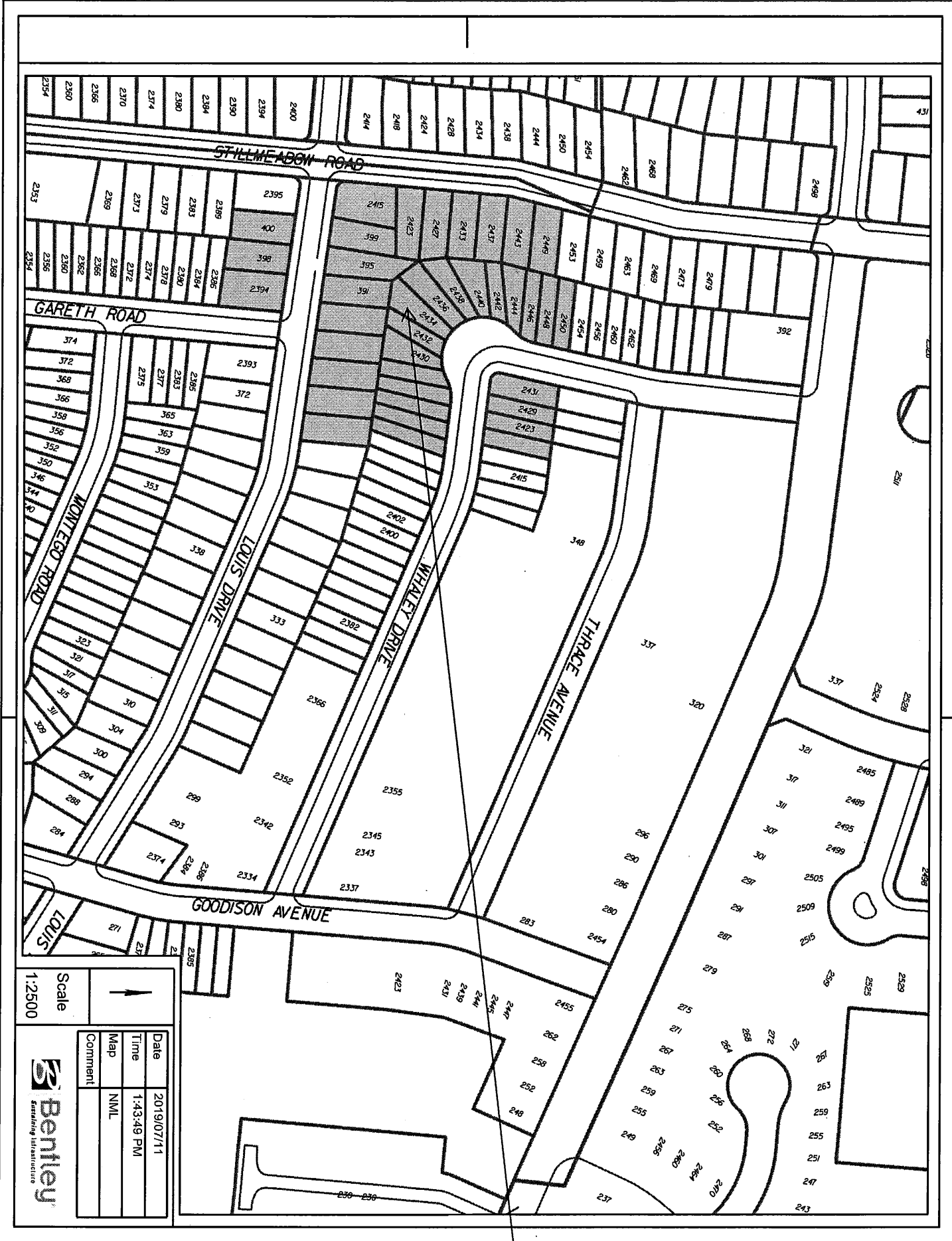
1. An area of an accessory structure (gazebo) of 15.60sq.m (approx. 168.00sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 10.00sq.m (approx. 107.64sq.ft) in this instance;
2. A height of an accessory structure (gazebo) of 3.20m (approx. 10.50ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance;
3. Three (3) storage sheds whereas By-law 0225-2007, as amended, permits a maximum of one (1) storage shed in this instance; and
4. An area of a rear deck of 27.90sq.m (approx. 300.31sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of a rear deck of 10.00sq.m (approx. 107.64sq.ft) in this instance.

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A336/19
2434 Whaley Dr.

Scale
1:2500

Date	Time	Map	Comment
2019/07/11	1:43:49 PM	NMML	





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 337/19
Ward 11

The Committee has set **Thursday August 22, 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:

1672736 ONTARIO INC is the owner of 80 THOMAS STREET zoned D - Development. The applicant requests the Committee to approve a minor variance to permit a semi-detached model home as a temporary sales office whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

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Scale
1:2500

North
 South

Date	2019/07/15
Time	7:40:06 AM
Map	NMNL
Comment	



A337/19
80 Thomas St.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 338/19
Ward 6

The Committee has set **Thursday August 22, 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:

1666426 ONTARIO INC is the owner of 914 BURNHAMTHORPE ROAD WEST zoned C3-1 - Commercial. The applicant requests the Committee to approve a minor variance to allow the existing physiotherapy clinic/office to remain on the subject property proposing:

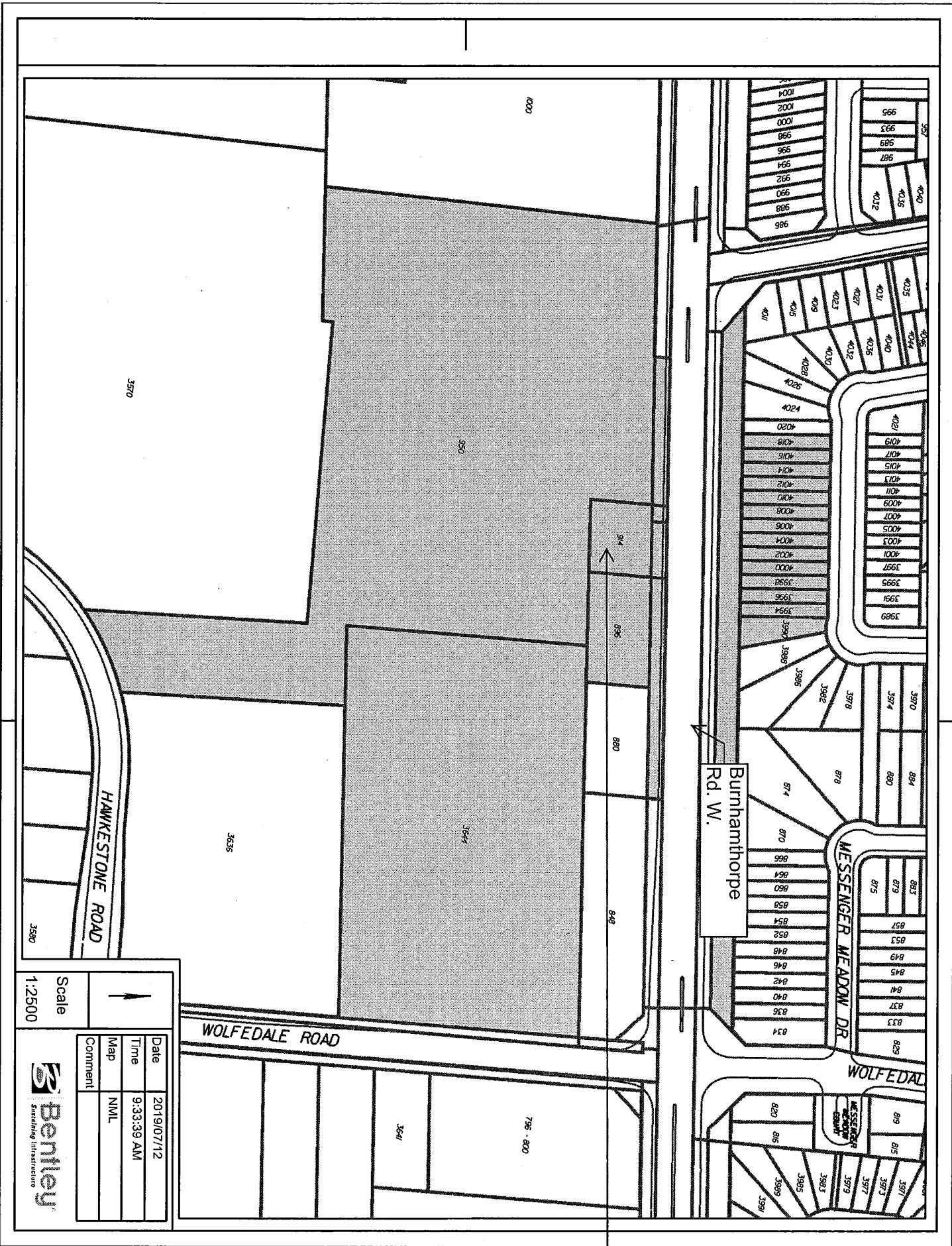
- 1. 25 parking spaces (19 on site and 6 off site) for the uses currently on site whereas By-law 0225-2007, as amended, requires a minimum of 47 parking spaces in this instance;**
- 2. 1 accessible parking space whereas By-law 0225-2007, as amended, requires a minimum of 2 accessible parking spaces in this instance;**
- 3. No access aisle for an accessible parking space whereas By-law 0225-2007, as amended, requires a 1.50m (approx. 4.92ft) access aisle for an accessible parking space in this instance;**
- 4. An aisle width of 1.94m (approx. 6.36ft) on the west side and 1.69m (approx. 5.54ft) on the south side whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.96ft) in this instance; and**
- 5. A driveway width of 2.56m (approx. 8.40ft) on the east side whereas By-law 0225-2007, as amended, requires a minimum driveway width of 2.60m (approx. 8.53ft) 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.

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.



A338/19
 914
 Burnhamthorpe
 Rd. W.

Date	2019/07/12
Time	9:33:39 AM
Map	NML
Comment	

Scale
 1:2500



Amended Notice



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 339/19
Ward 6

The Committee has set **Thursday August 22, 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:

2184698 ONTARIO INC is the owner of 5086 CREDITVIEW ROAD zoned C5-3 - Commercial. The applicant requests the Committee to approve a minor variance to allow a commercial motor vehicle service station, store and gas station on the subject property proposing:

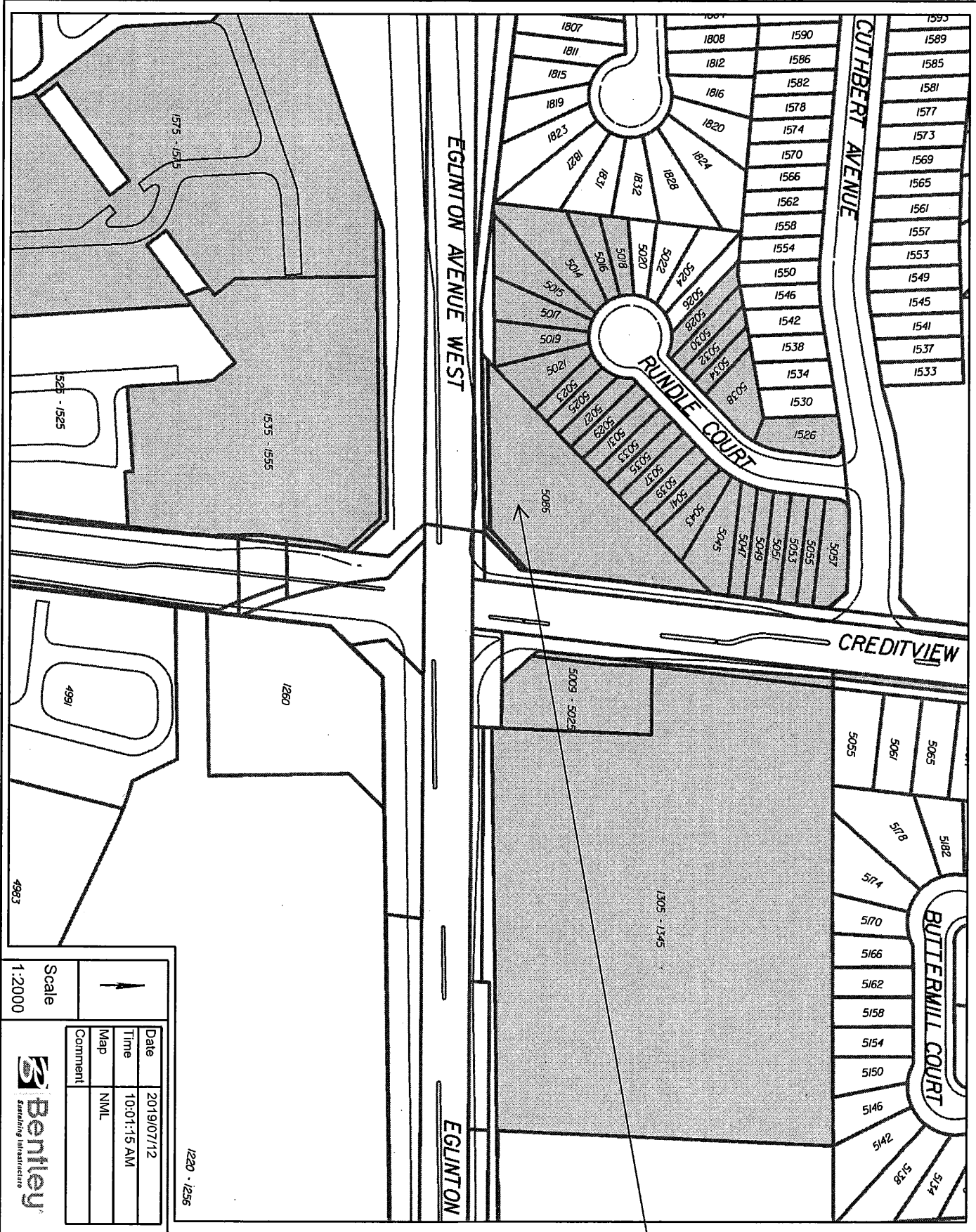
- 1. 21 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 35 parking spaces in this instance; and**
- 2. One accessible parking space whereas By-law 0225-2007, as amended, requires a minimum of two accessible parking spaces in this instance;**
- 3. A landscape buffer of 3.50m (approx. 11.48ft) abutting a residential zone whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) abutting a residential zone in this instance; and**
- 4. A landscape buffer of 2.70m (approx. 8.86ft) abutting a street whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) abutting a street 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.

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Scale
1:2000

North Arrow

Date	2019/07/12
Time	10:01:15 AM
Map	NML
Comment	

Bentley
Sustaining Infrastructure

A339/19
5086
Creditview Rd.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 340/19
Ward 1

The Committee has set **Thursday August 22, 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:

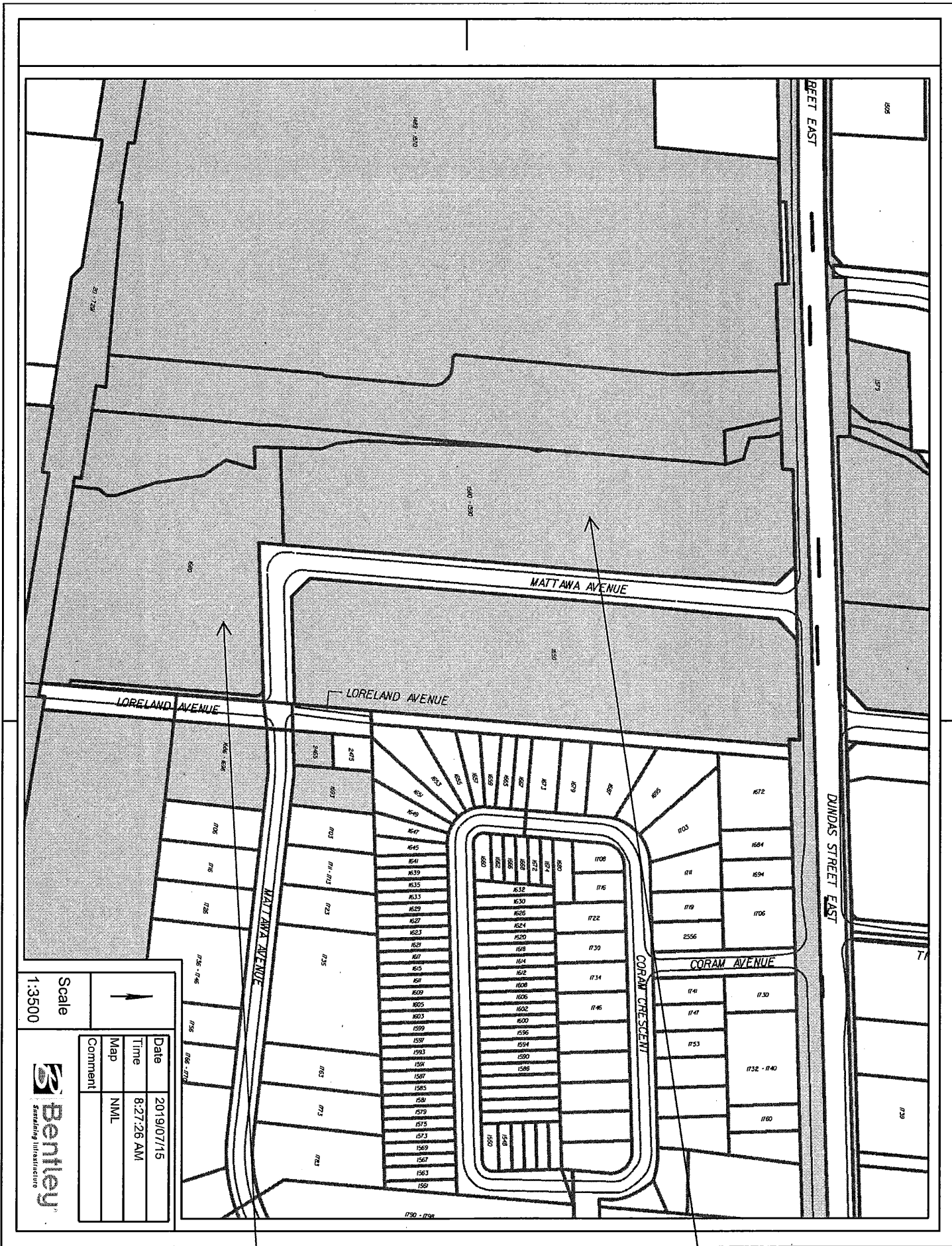
TIMBERCREEK FOUR QUADRANT GP 2 INC. & TIMBERCREEK 4Q COMMERCIAL VALUE-ADD LP (GTA) are the owners of 1680 MATTAWA AVENUE zoned C3-66 – Commercial & E2-131 - Employment. The applicants request the Committee to approve a minor variance to allow for the creation of a new lot, being the Severed lands from application B6/19, proposing 118 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 171 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. 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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A341/19
 1580 & 1590
 Dundas St. E.

A340/19
 1680 Mattawa
 Ave.

Scale
 1:3500

North Arrow

Date	2019/07/15
Time	8:27:26 AM
Map	NML
Comment	

Bentley
 Sustaining Infrastructure



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 341/19
Ward 1

The Committee has set **Thursday August 22, 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:

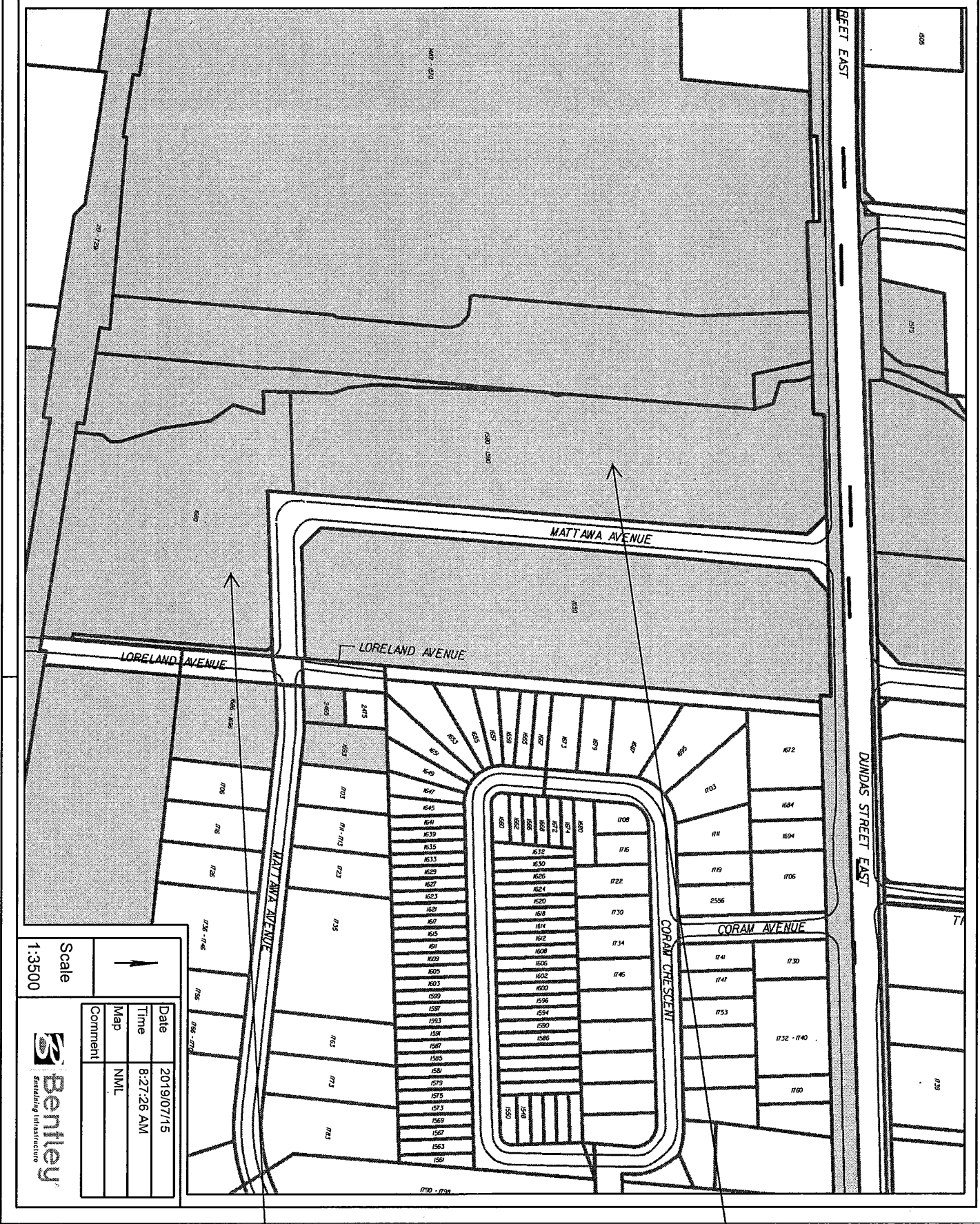
TIMBERCREEK FOUR QUADRANT GP 2 INC. & TIMBERCREEK 4Q COMMERCIAL VALUE-ADD LP (GTA) are the owners of 1580 DUNDAS STREET EAST zoned C3-66 - Commercial. The applicants request the Committee to approve a minor variance to allow for the creation of a new lot, being the Retained lands from application B6/19, proposing an aisle width of 6.00m (approx. 19.68ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.96ft) 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.**

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Scale
1:3500

Date	2019/07/15
Time	8:27:26 AM
Map	NML
Comment	

Bentley
Sustaining Infrastructure

A340/19
1680 Mattawa
Ave.

A341/19
1580 & 1590
Dundas St. E.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 345/19
Ward 10

The Committee has set **Thursday August 22, 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:

DERRY BRITANNIA DEVELOPMENTS LIMITED is the owner of 0 NINTH LINE zoned A1 – Agriculture. The applicant requests the Committee to approve a minor variance to permit a new temporary presentation centre and 8 model homes, whereas By-law 0225-2007, as amended, permits only existing structures and uses in this instance.

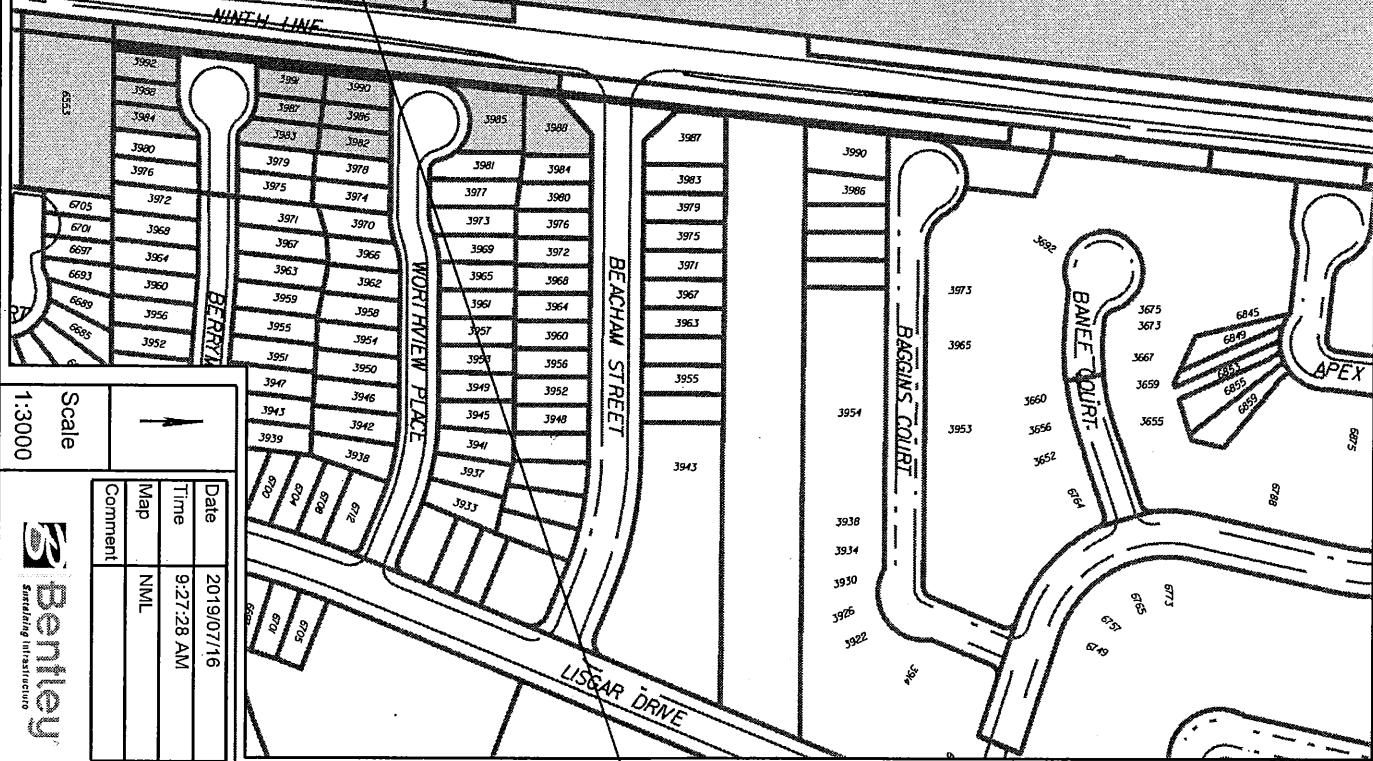
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HIGHWAY 407



Scale
1:3000

North Arrow

Date	2019/07/16
Time	9:27:28 AM
Map	NML
Comment	

Bentley
Sustaining Infrastructure

A345/19
0 Ninth Line