



**COMMITTEE OF
ADJUSTMENT
AGENDA**

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

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

NEW APPLICATIONS (CONSENT)

File	Name of Applicant	Location of Land	Ward
B-074/19 A-449/19 A-450/19	KS GTA INDUSTRIAL INC	1355 & 1365 FEWSTER DR	3

DEFERRED APPLICATIONS (CONSENT)

NONE

NEW APPLICATIONS (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-448/19	JOHN AND VERA HOPKINS	161 ANGELENE ST	1
A-451/19	ALLAN & Eeva HOPLEY	1292 CONTOUR DR	2
A-452/19	DENTORAMA LABORATORY INC	3065-3075 RIDGEWAY DR	8
A-453/19	EDMUND JAKAJ	769 ANNAMORE RD	3

DEFERRED APPLICATIONS (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-273/19	NESTOR MARTYNETS & TETYANA LUNDYAK	4159 TOMKEN RD	3
A-289/19	RUO ZHAO WEI	3480 JOAN DR	7
A-362/19	ABSOLUTE BUILDING SOLUTIONS INC	16 JAMES ST	11
A-375/19	SIDHU SUKHJINDER, BENIWAL NAVPREET, & SIDHU RAJINDER	38 SLEDMAN ST	5
A-442/19	25 & 75 WATLINE LTD C/O BENTALL GREEN OAK (CANADA) LP	25 WATLINE AVE	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 APPLICATION

File: "B" 74/19 & "A" 449/19 & "A" 450/19
Ward 3

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The Property owner of 1355 & 1365 Fewster Drive, zoned E2-19 - Employment, has applied for Consent under Section 53 of the Planning Act. The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot and easements. The parcel of land has a frontage of approximately 32.44m (106.43ft) and an area of approximately 2,096.60sq.m (22,568.35sq.ft).

A minor variance is requested under Section 45 of the Planning Act for the Severed lands (file A449/19) proposing:

1. No landscaped buffer along the Crestlawn Avenue frontage whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer of 3.00m (approx. 9.84ft) in this instance;
2. A drive aisle width of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.96ft) in this instance;
3. Drive aisles located partially on-site and off-site whereas By-law 0225-2007, as amended, requires drive aisles to be located on site in this instance; and
4. Access to and from parking spaces to be provided by unobstructed on-site and off-site drive aisles whereas By-law 0225-2007, as amended, requires access to and from parking spaces to be provided by unobstructed on-site drive aisles in this instance.

A minor variance is requested under Section 45 of the Planning Act for the Retained lands (file A450/19) proposing:

1. Four parking spaces whereas By-law 0225-2007, as amended, requires a minimum of fourteen parking spaces in this instance;
2. A drive aisle width of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.96ft) in this instance; and
3. Access to and from parking spaces to be provided by unobstructed on-site and off-site drive aisles whereas By-law 0225-2007, as amended, requires access to and from parking spaces to be provided by unobstructed on-site drive aisles in this instance.

The Committee has set **Thursday November 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 this matter.

How to participate if I support or have concerns:

You can get more information on this matter by visiting www.mississauga.ca/portal/residents/cofa, emailing committee.adjustment@mississauga.ca, or calling 905-615-3200 x2408.

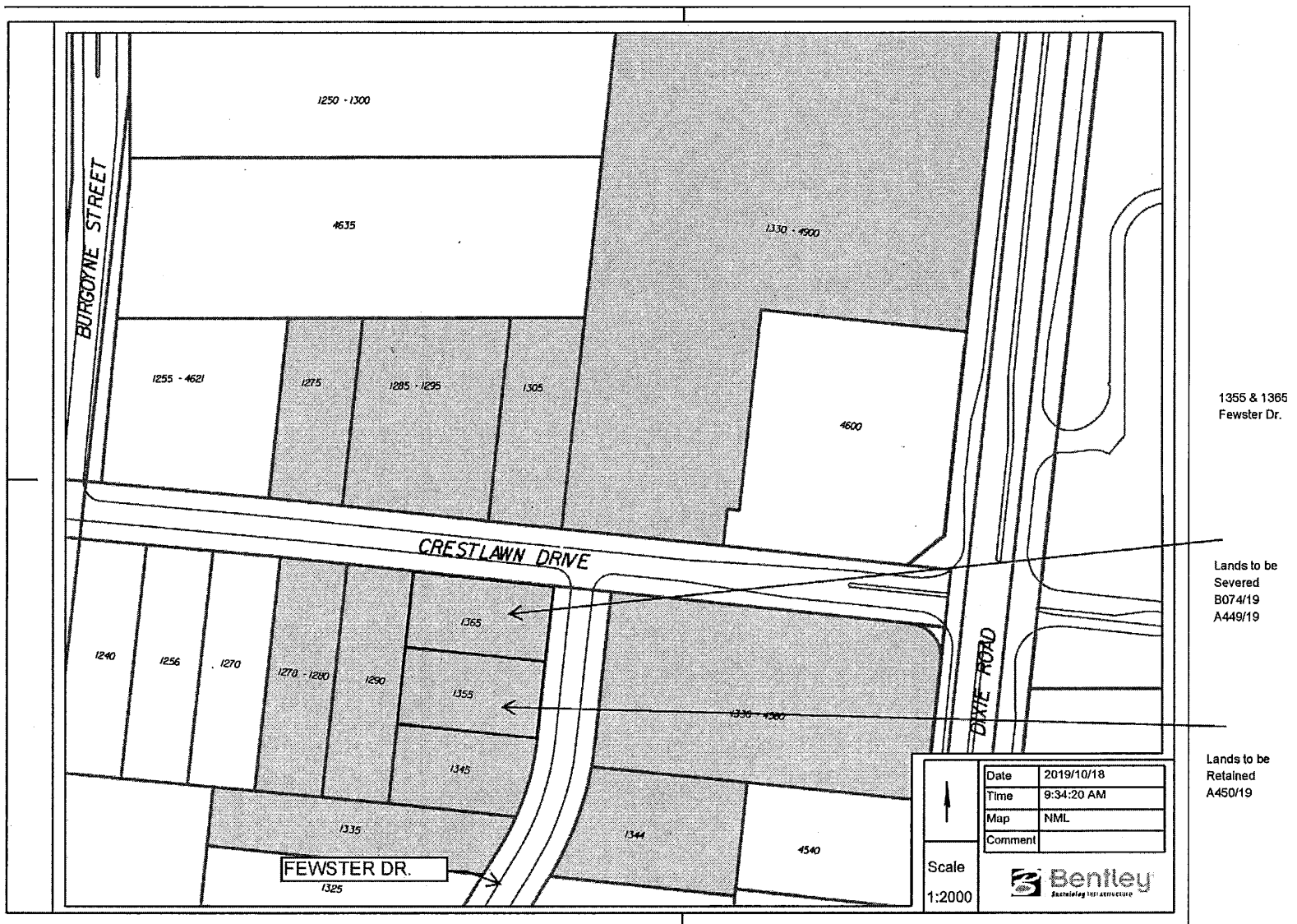
You can provide comments to the Committee in writing and/or attend the meeting in person. Written comments can be sent by e-mail to committee.adjustment@mississauga.ca, faxed to (905) 615-3950, or mailed. Please include your name, your address, and application number or address of the property you are 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.

You can review city staff and agency comments the Thursday before the hearing under the "Comments" tab on our web site: www.mississauga.ca/portal/residents/cofa

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 Local Planning Appeal Tribunal proceedings.

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 Local Planning Appeal Tribunal 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" 448/19
Ward 1

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owners of 161 Angelene Street, zoned R3-1 - Residential, have applied for a Minor variance under Section 45 of the Planning Act. The applicants request the Committee to allow temporary trailer parking on the subject property proposing:

1. A trailer length greater than 7 meters to be parked on a driveway in a residential zone on a temporary basis, whereas By-law 0225-2007, as amended, does not permit this trailer length in this instance;
2. A trailer length of 9.42m (approx. 30.91ft) whereas By-law 0225-2007, as amended, permits a maximum trailer length of 7.00m (approx. 22.96ft) in this instance; and
3. Trailer parking for 168 consecutive hours whereas By-law 0225-2007, as amended, permits a trailer to be parked for a maximum of 72 consecutive hours in this instance.

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How to participate if I support or have concerns:

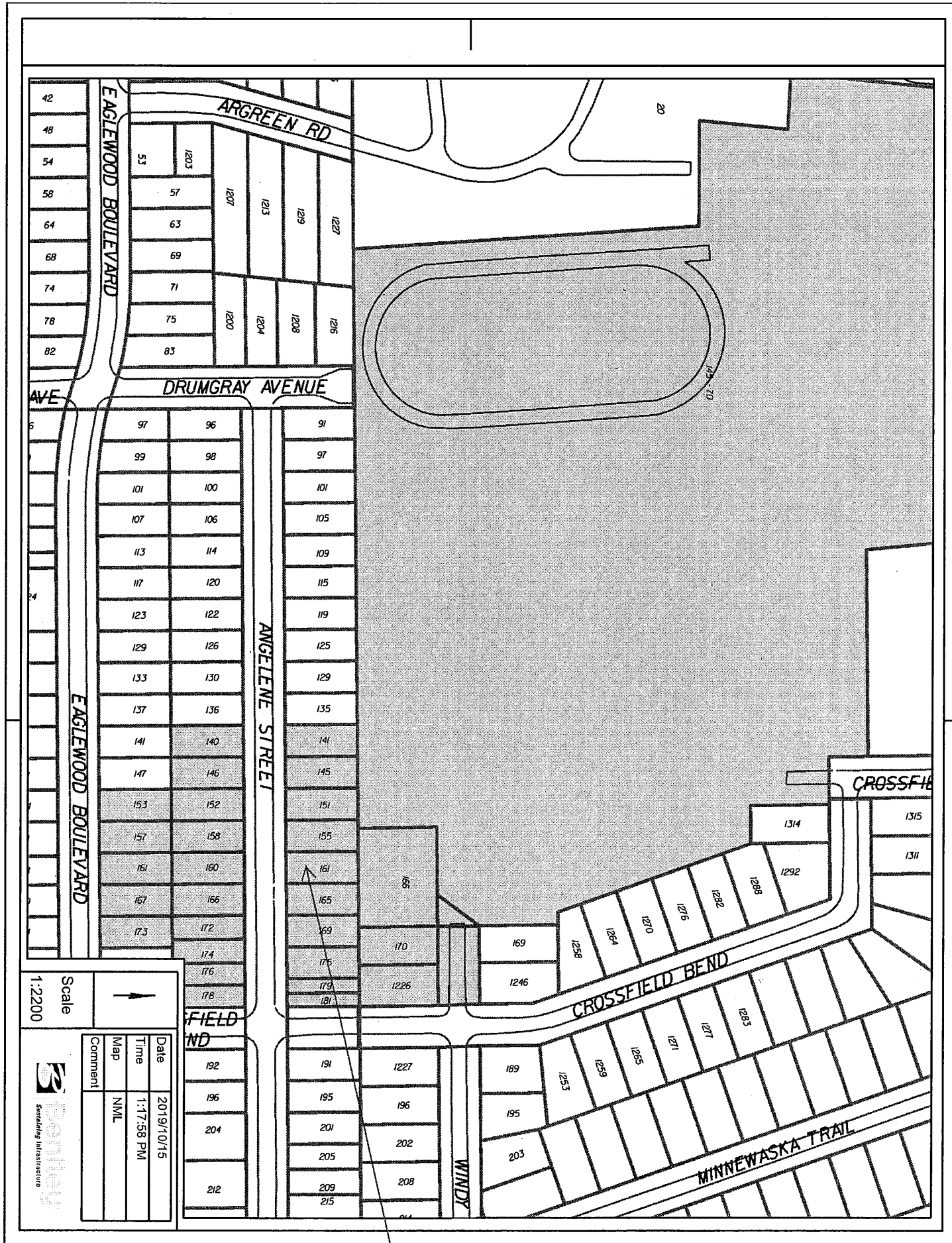
You can get more information on this matter by visiting www.mississauga.ca/portal/residents/cofa, emailing committee.adjustment@mississauga.ca, or calling 905-615-3200 x2408.

You can provide comments to the Committee in writing and/or attend the meeting in person. Written comments can be sent by e-mail to committee.adjustment@mississauga.ca, faxed to (905) 615-3950, or mailed. 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.

You can review city staff and agency comments the Thursday before the hearing under the "Comments" tab on our web site: www.mississauga.ca/portal/residents/cofa

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A448/19
161 Angeline
St.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 451/19
Ward 2

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owners of 1292 Contour Drive, zoned R2-4 - Residential, have applied for a Minor variance under Section 45 of the Planning Act. The applicants request the Committee to approve a minor variance to allow the existing boardwalk to remain proposing:

1. An uncovered deck, not exceeding 1.2m (approx. 3.94ft) in height above grade at any point, located in the rear yard, within 0.61m (approx. 2.00ft) to any side lot line and within 1.50m (approx. 4.92ft) of the rear lot line whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) to a side lot line and 1.50m (approx. 4.92ft) to a rear lot line in this instance; and
2. An uncovered deck, not exceeding 1.2m (approx. 3.94ft) in height above grade at any point, located in the rear yard, within 7.50m (approx. 24.60ft) of the rear lot line whereas By-law 0225-2007, as amended, requires a minimum setback of 7.50m (approx. 24.60ft) to a rear lot line in this instance.

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How to participate if I support or have concerns:

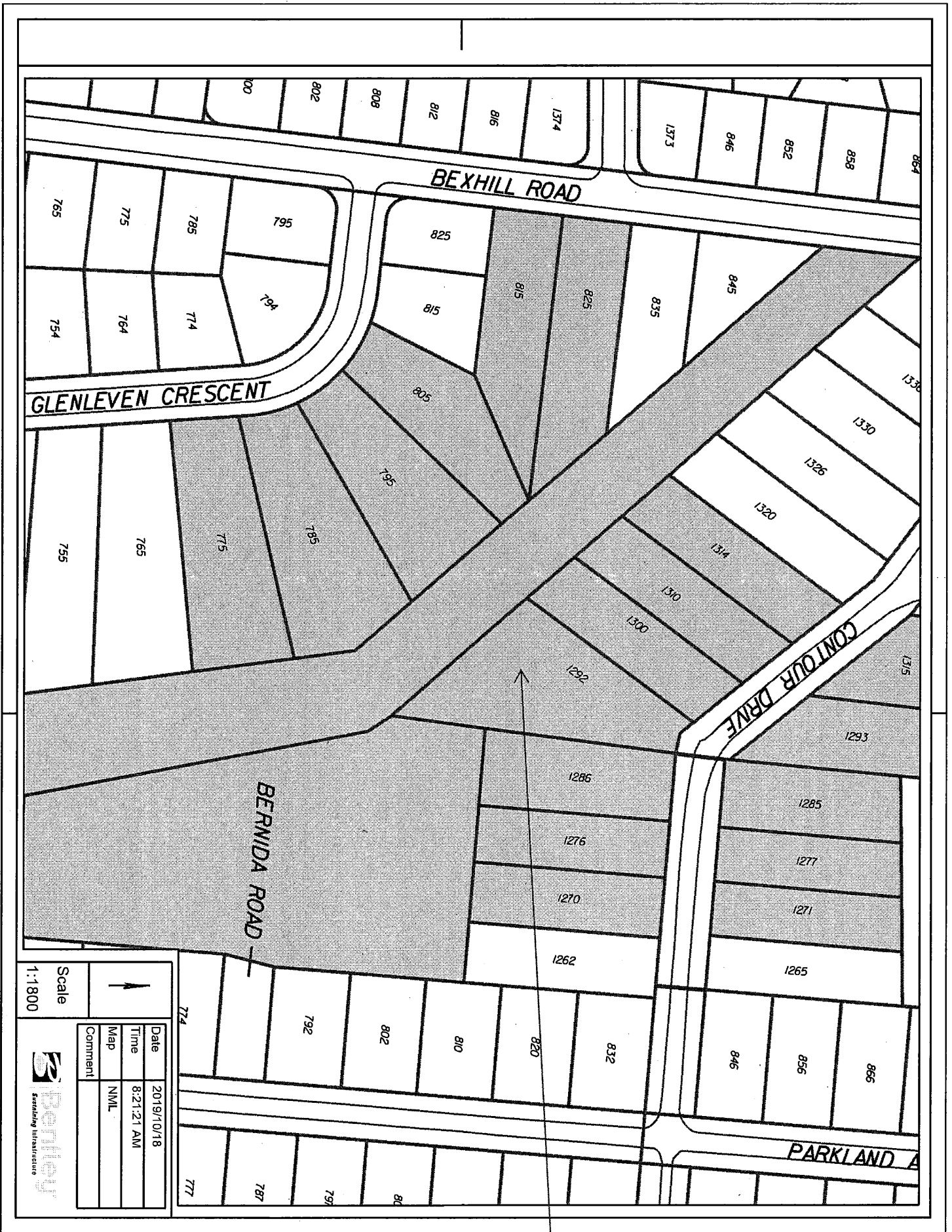
You can get more information on this matter by visiting www.mississauga.ca/portal/residents/cofa, emailing committee.adjustment@mississauga.ca, or calling 905-615-3200 x2408.

You can provide comments to the Committee in writing and/or attend the meeting in person. Written comments can be sent by e-mail to committee.adjustment@mississauga.ca, faxed to (905) 615-3950, or mailed. 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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A451/19
1292 Contour
Dr.

Date	2019/10/18
Time	8:21:21 AM
Map	NML
Comment	

Scale
1:1800





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 452/19
Ward 8

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The Property owner of 3065-3075 Ridgeway Drive Unit 11, zoned C3-46 - Commercial, has applied for a Minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the operation of a personal service establishment and recreational facility within Unit 11 of the subject property proposing 259 parking spaces for all uses on site whereas By-law 0225-2007, as amended, requires a minimum of 501 parking spaces for all uses on site in this instance.

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How to participate if I support or have concerns:

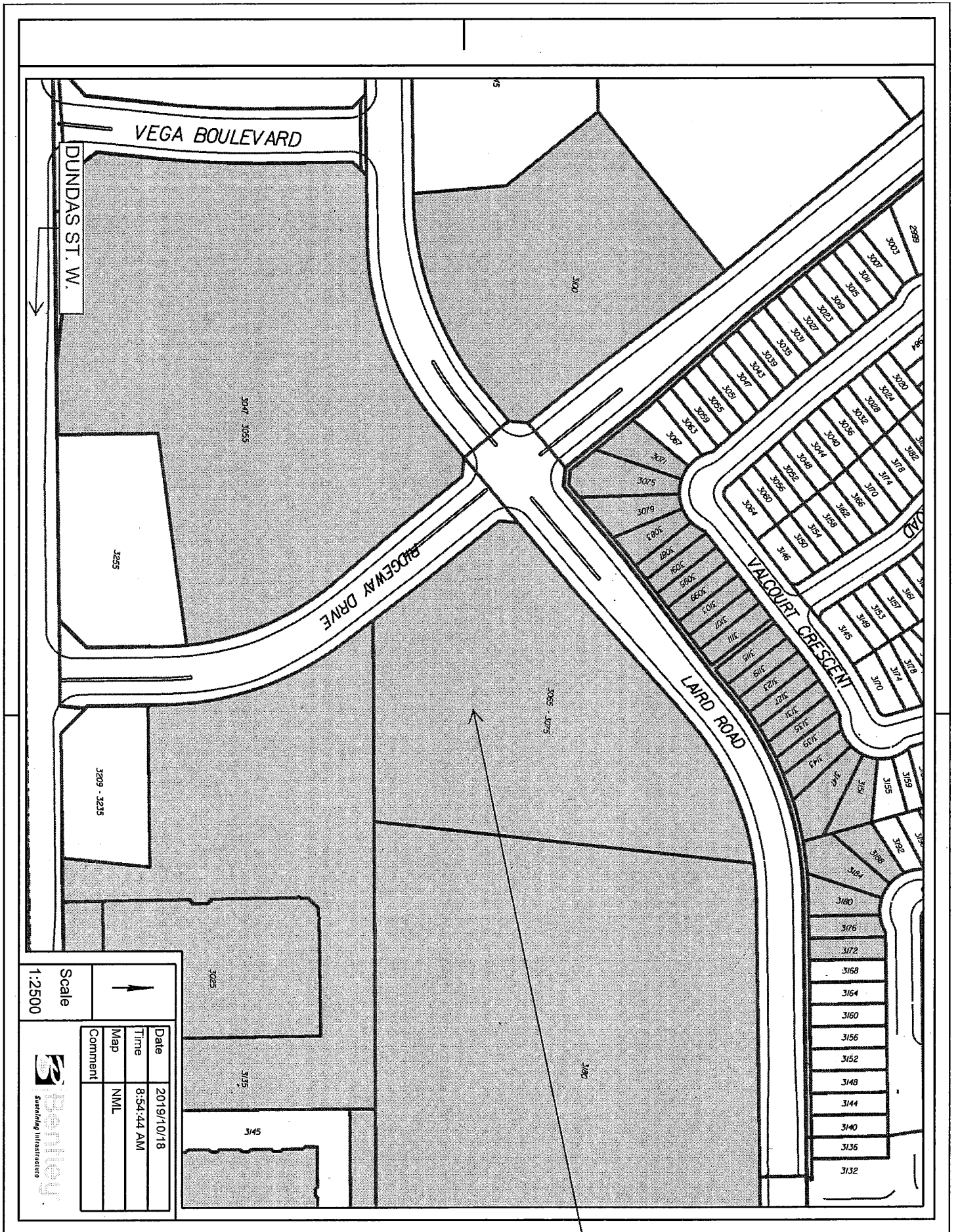
You can get more information on this matter by visiting www.mississauga.ca/portal/residents/cofa, emailing committee.adjustment@mississauga.ca, or calling 905-615-3200 x2408.

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A452/19
3065-3075
Ridgeway Dr.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 453/19
Ward 3

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 769 Annamore Road, zoned RM1 - Residential, has applied for a Minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of an addition and accessory structure on the subject property proposing:

1. A lot coverage of 48% 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. An accessory structure floor area of 14sq.m (approx. 151sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure floor area of 10sq.m (approx. 108sq.ft) in this instance.

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CAWTHRA ROAD

3603 - 3625

3635 - 3643

700 - 714

BURNHAMTHORPE ROAD EAST

GREENORE ROAD

ANNAMORE ROAD

DEERHILL CRESCENT

Scale
1:1500



Barley
Specialty Infrastructure

Date	2019/10/18
Time	1:40:54 PM
Map	NIML
Comment	

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A453/19
769 Annamore
Rd.

Revised Hearing Date & Amended Notice



MISSISSAUGA

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 273/19
Ward 3

The Committee has set **Thursday November 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:

NESTOR MARTYNETS & TETYANA LUNDYAK are the owners of **4159 TOMKEN ROAD** zoned **R3 - Residential**. The applicants request the Committee to approve a minor variance to allow a medical office on the subject property proposing:

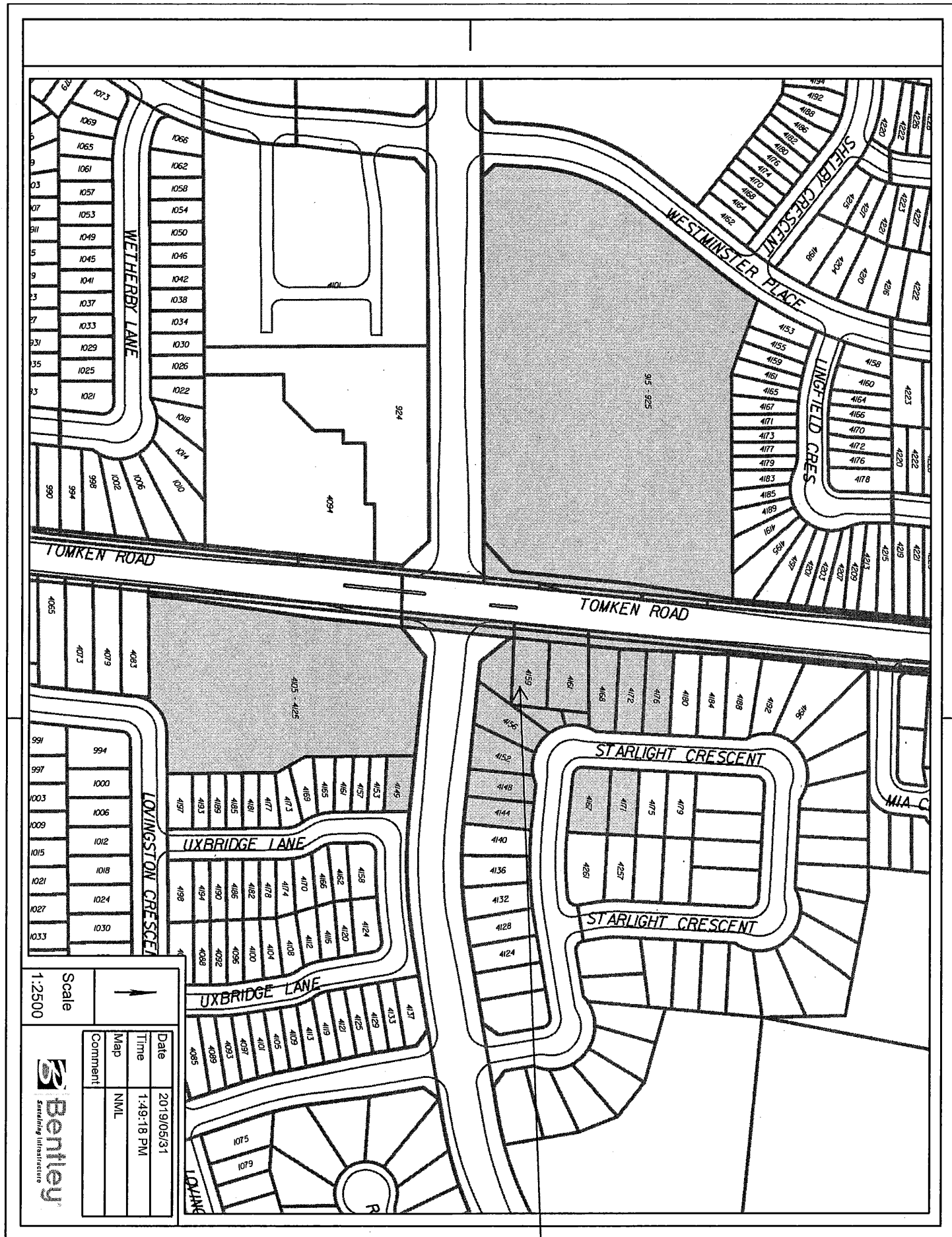
1. A Medical Office – Restricted use within a detached dwelling whereas By-law 0225-2007, as amended, does not permit such a use in this instance;
2. Two tandem parking spaces whereas By-law 0225-2007, as amended, does not permit tandem parking spaces in this instance.
3. The provision of no parking spaces for persons with disabilities whereas By-law 0225-2007, as amended, requires one parking space for persons with disabilities in this instance;
4. A front soft landscaped area of 34.1% whereas By-law 0225-2007, as amended, requires a minimum 40.0% front soft landscaped area in this instance;
5. A front yard measured to the parking area of 2.13m (approx. 6.99ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the parking area of 4.50m (approx. 14.76ft) in this instance; and
6. A driveway width of 16.00m (approx. 52.49ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) 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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Revised Hearing Date



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 289/19
Ward 7

The Committee has set **Thursday November 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:

RUO ZHAO WEI is the owner of 3480 JOAN DRIVE zoned R3 - Residential. The applicant requests the Committee to approve a minor variance to permit exterior alterations proposing:

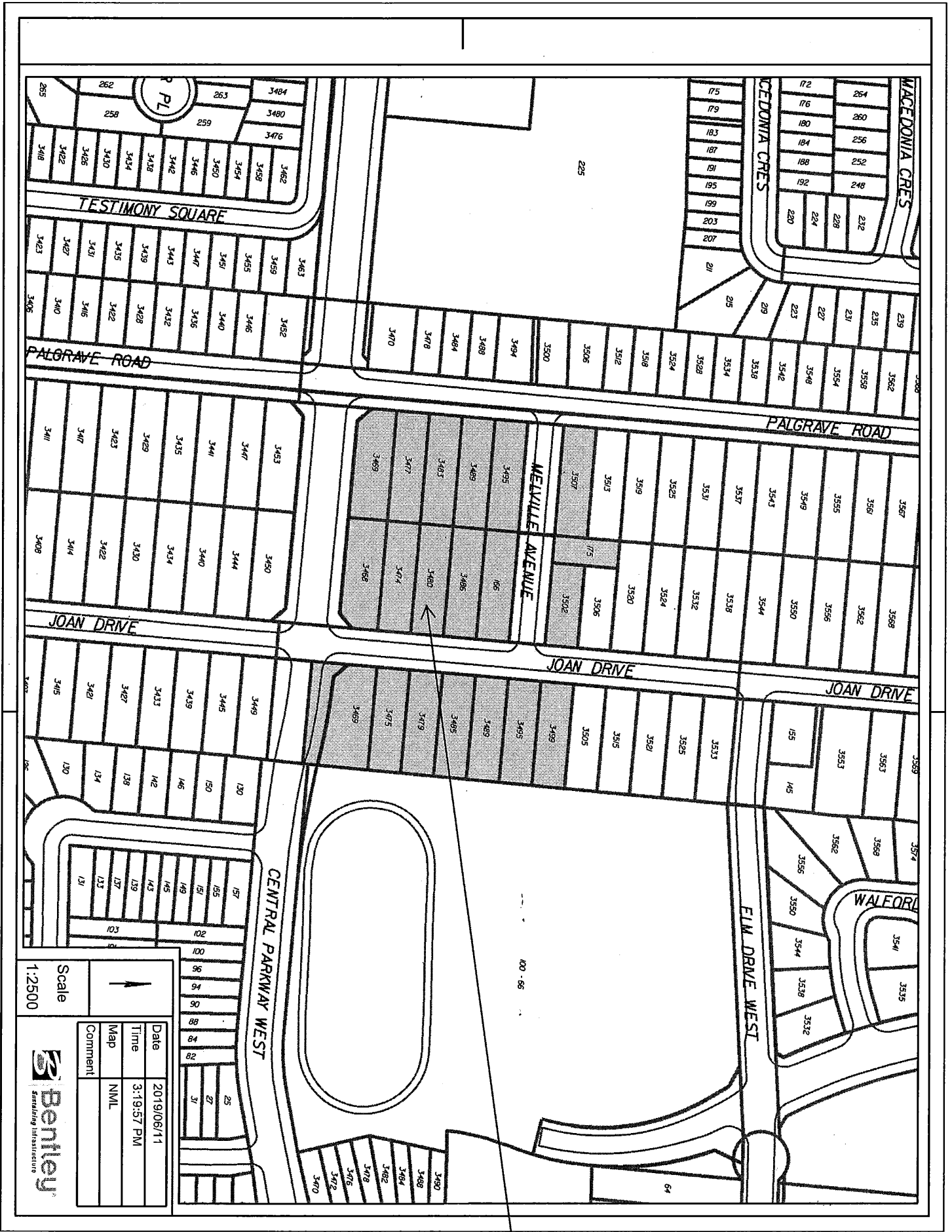
- 1. A side yard measured to a water feature of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a water feature of 0.61m (approx. 2.00ft) in this instance;**
- 2. A rear yard measured to a water feature of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum rear side yard measured to a water feature of 0.61m (approx. 2.00ft) in this instance;**
- 3. A rear yard measured to a shed of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum rear side yard measured to a shed of 0.61m (approx. 2.00ft) in this instance; and**
- 4. A side yard measured to a shed of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a shed of 0.61m (approx. 2.00ft) 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. 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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A289/19
3480 Joan Dr.

Revised Hearing Date



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 362/19
Ward 11

The Committee has set **Thursday November 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:

ABSOLUTE BUILDING SOLUTIONS INC is the owner of 16 JAMES STREET & 2 WILLIAM STREET zoned D - Development. The applicant requests the Committee to approve a minor variance to allow a landscape contractor's yard whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

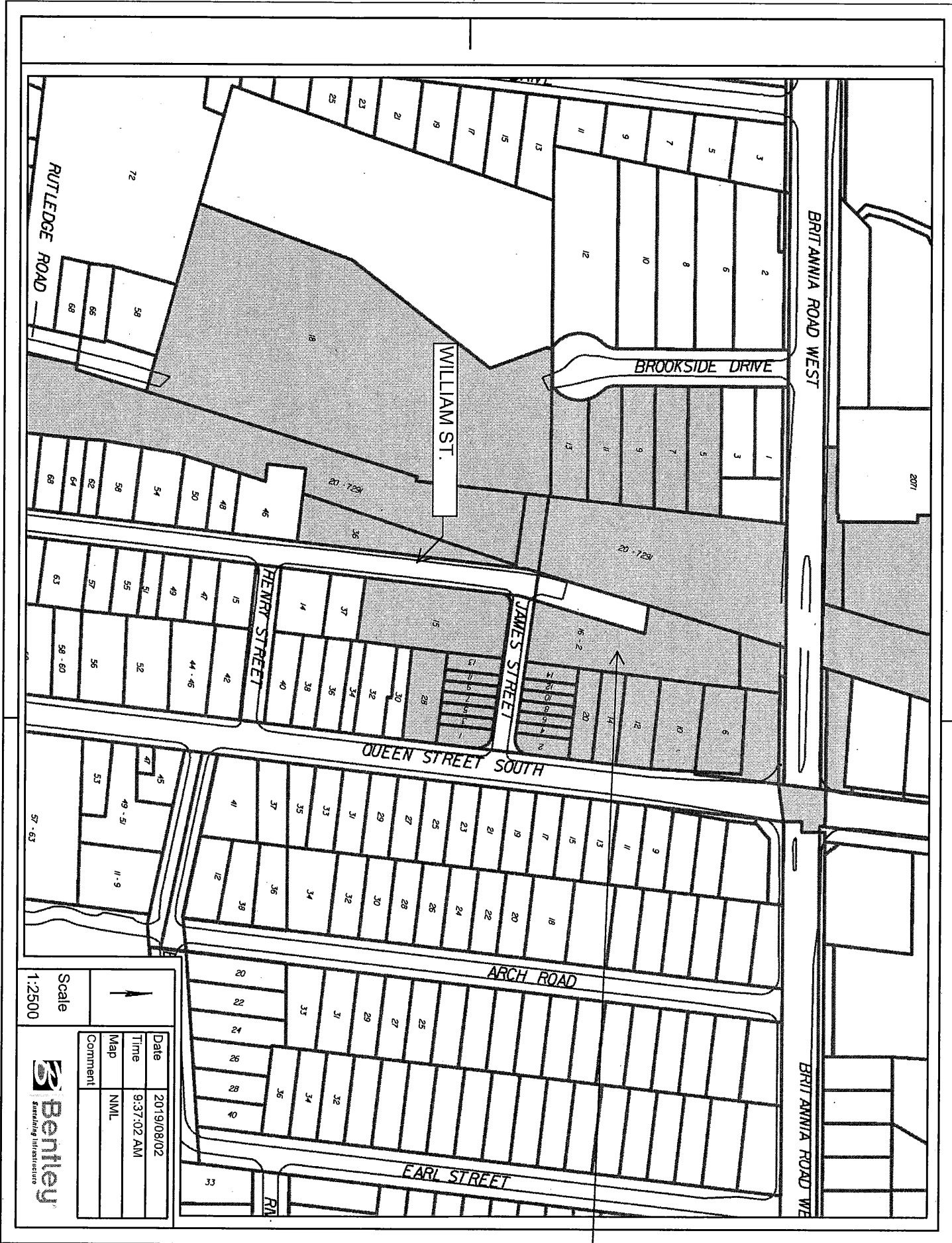
This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of a neighbouring property within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient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

A362/19
16 James St. &
2 William St.



Date	2019/08/02
Time	9:37:02 AM
Map	NML
Comment	

Scale
1:2500



Revised Hearing Date & Amended Notice



MISSISSAUGA

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 375/19
Ward 5

The Committee has set **Thursday November 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:

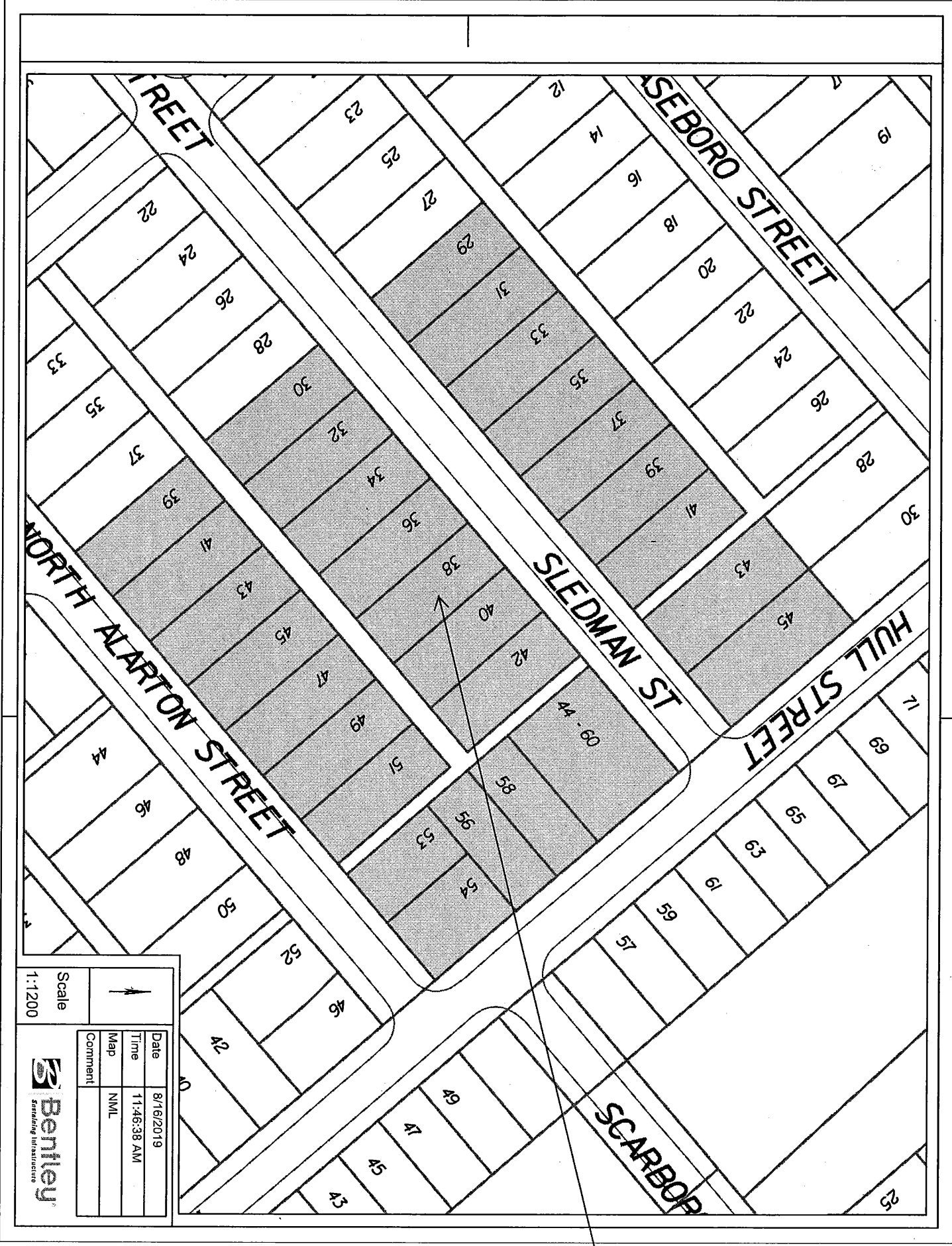
SIDHU SUKHJINDER, BENIWAL NAVPREET, & SIDHU RAJINDER are the owners of **38 SLEDMAN STREET** zoned **R3-69 – Residential**. The applicant requests the Committee to approve a minor variance to allow a widened driveway proposing a driveway width of **7.60m (approx. 24.93ft)** whereas By-law 0225-2007, as amended, permits a maximum driveway width of **6.00m (approx. 19.68ft)** 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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A375/19
38
Sledman
Street

Scale
1:1200

Date	8/16/2019
Time	11:46:38 AM
Map	NML
Comment	

Benley
Specialty Infrastructure

Revised Hearing Date



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 442/19
Ward 5

The Committee has set **Thursday November 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:

25 & 75 WATLINE LTD C/O BENTALL GREEN OAK (CANADA) LP is the owner of 25 WATLINE AVENUE being zoned E1 – Employment. The applicant requests the Committee to authorize a minor variance to permit a parking reduction on the subject property, proposing a total of 362 parking space, whereas By-law 0225-2007, as amended, requires a minimum of 404 parking spaces in this instance.

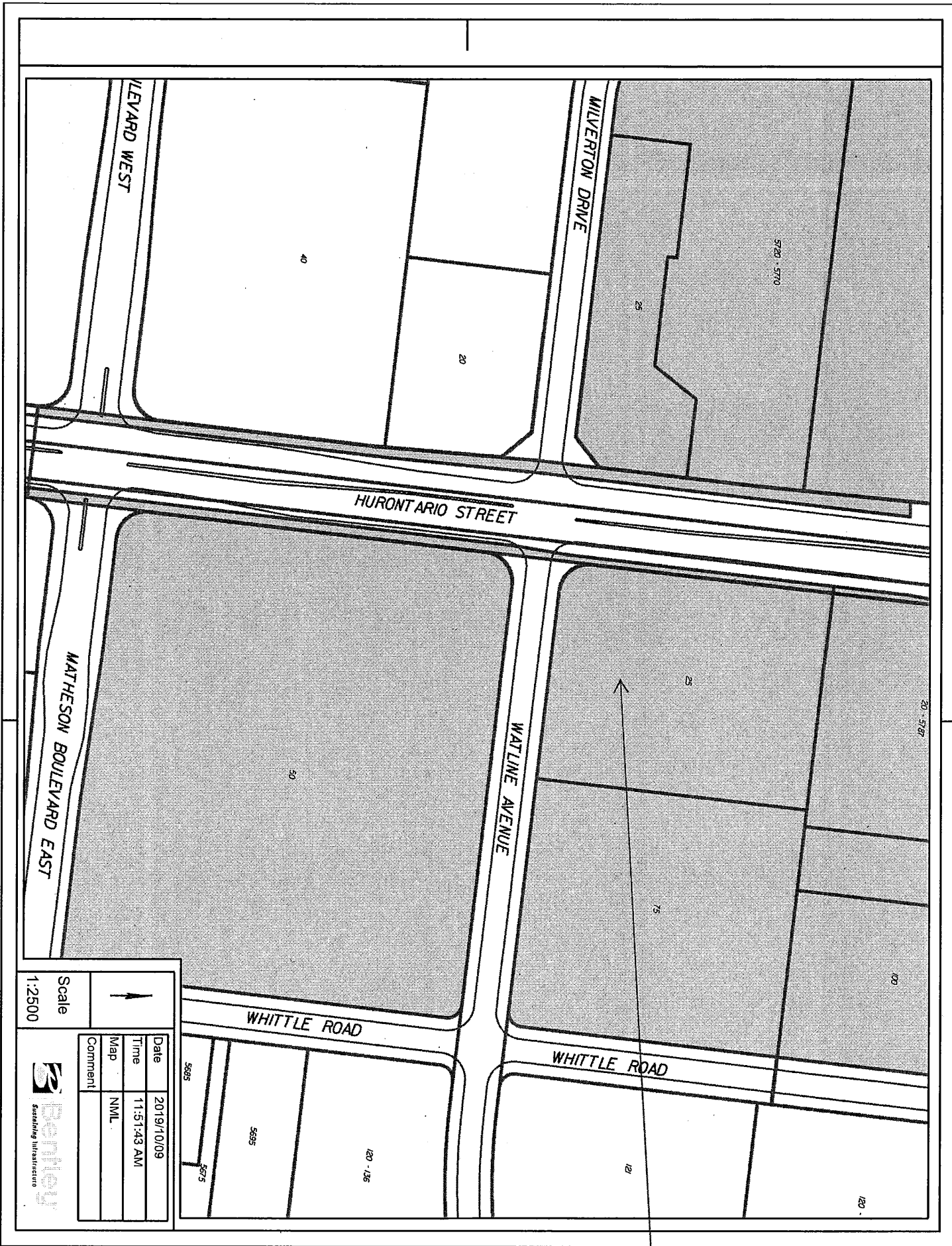
This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of a neighbouring property within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient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

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.

A442/19
25 Watline
Ave.



Date	2019/10/09
Time	11:51:43 AM
Map	NML
Comment	

Scale
1:2500

