



COMMITTEE  
OF  
ADJUSTMENT  
AGENDA

PLEASE TURN OFF ALL  
CELL PHONES DURING THE  
COMMITTEE HEARING

Location: COUNCIL CHAMBERS  
Hearing: JANUARY 30, 2020 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)**

File	Name of Applicant	Location of Land	Ward
B-6/20	HARVINDER TAKHAR	747 QUEENSWAY W	7
A-49/20			
A-50/20			

**NEW APPLICATIONS (MINOR VARIANCE)**

File	Name of Applicant	Location of Land	Ward
A-41/20	RENNIE & MICHELLE ASADA	1115 ALGONQUIN DR	2
A-42/20	HURONTARIO OFFICE CENTRE INC	2090 HURONTARIO ST	7
A-43/20	DOMINIKA & MEHDI PARKER	3456 ENNISKILLEN CIR	6
A-44/20	MORGAURD CORPORATION & MCC ONTARIO LIMITED	77 CITY CENTRE DR	4
A-45/20	GORDON & INGRID STOCKMAN	14 MINNEWAWA RD	1
A-46/20	GAMAL BASTA & MERFAT HANNA	5198 DURIE RD	6
A-47/20			
A-48/20	CITY OF MISSISSAUGA	7380 AIRPORT RD	5
A-51/20	RABIA & SALMAN KABANI	5622 LUCY DR	10
A-52/20	VALENTINO D'SOUZA & DEEPTI FERNANDES	2684 LOS PALMAS CRT	9
A-53/20		1559 LEDA AVE	1
A-54/20	SHAIKH RIAZ & KHAN ZAHIDA	5495 TENTH LINE WEST	10
A-55/20	SANDEEP BHULLAR & GAGANDEEP SINGH	3114 BONAVENTURE DR	5

**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

Files: "B" 6/20, "A" 49/20 & "A" 50/20  
Ward 7

### 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 747 Queensway West, zoned R2 - Residential, has applied for Consent under Section 53 of the Planning Act and Minor Variances under Section 45 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. The severed parcel of land has a frontage of approximately 16m (52ft) and an area of approximately 823sq.m (8,859sq.ft).

A minor variance is requested for the Retained lands (file A49/20) proposing a lot frontage of 16m (approx. 52ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 18m (approx. 59ft) in this instance.

A minor variance is requested for the Severed lands (file A50/20) proposing a lot frontage of 16m (approx. 52ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 18m (approx. 59ft) in this instance.

The Committee has set **Thursday January 30, 2020 at 4:00 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](http://www.mississauga.ca/portal/residents/cofa), emailing [committee.adjustment@mississauga.ca](mailto: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](mailto: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](http://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" 41/20  
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 owner of 1115 Algonquin Drive, zoned R2-5 – 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 permit the construction of a new dwelling and driveway proposing:

1. A garage area of 97.80sq.m (approx. 1052.71sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq.m (approx. 807.29sq.ft) in this instance;
2. A building height measured to the eaves of 7.04m (approx. 23.10ft) 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;
3. A driveway width within 6m of the front garage face of 11.86m (approx. 38.91ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width within 6m of the front garage face of 10.50m (approx. 34.45ft) in this instance; and
4. A driveway width beyond 6m of the garage face of 11.86m (approx. 38.91ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond 6m of the garage face of 8.50m (approx. 27.89ft) in this instance.

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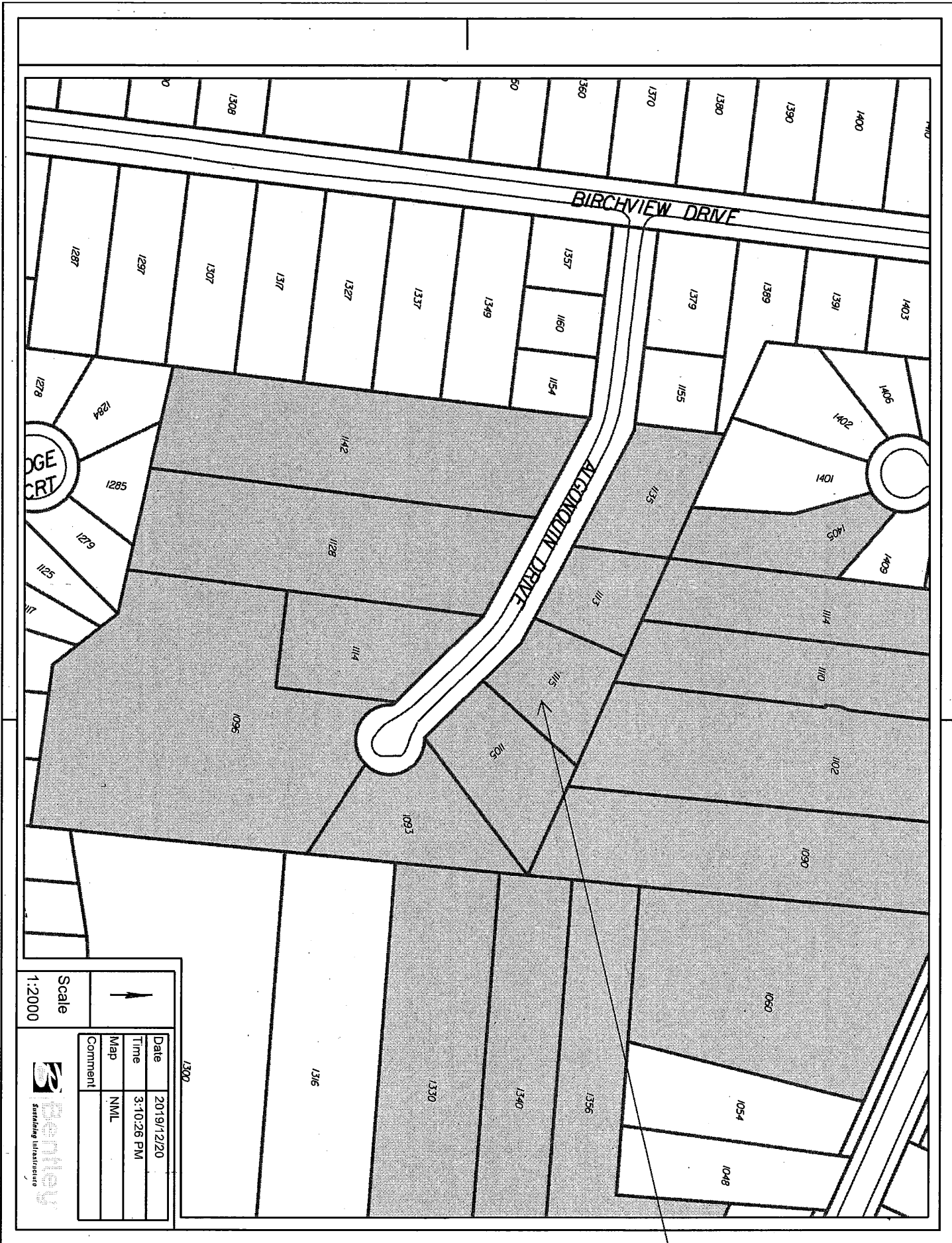
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A411/20  
1115 Algonquin  
Dr.



Date	2019/12/20
Time	3:10:26 PM
Map	NML
Comment	



Scale  
1:2000





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 42/20  
Ward 7

### 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 2090 Hurontario Street, zoned C1 - 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 commercial school on the subject property whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

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## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 43/20  
Ward 6

### 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 3456 Enniskillen Circle, zoned R2 – 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 permit an addition proposing a side yard (westerly) measured to the second storey of 1.84m (approx. 6.40ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second storey of 2.41m (approx. 7.91ft) in this instance.

The Committee has set **Thursday January 30, 2020 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on this matter.

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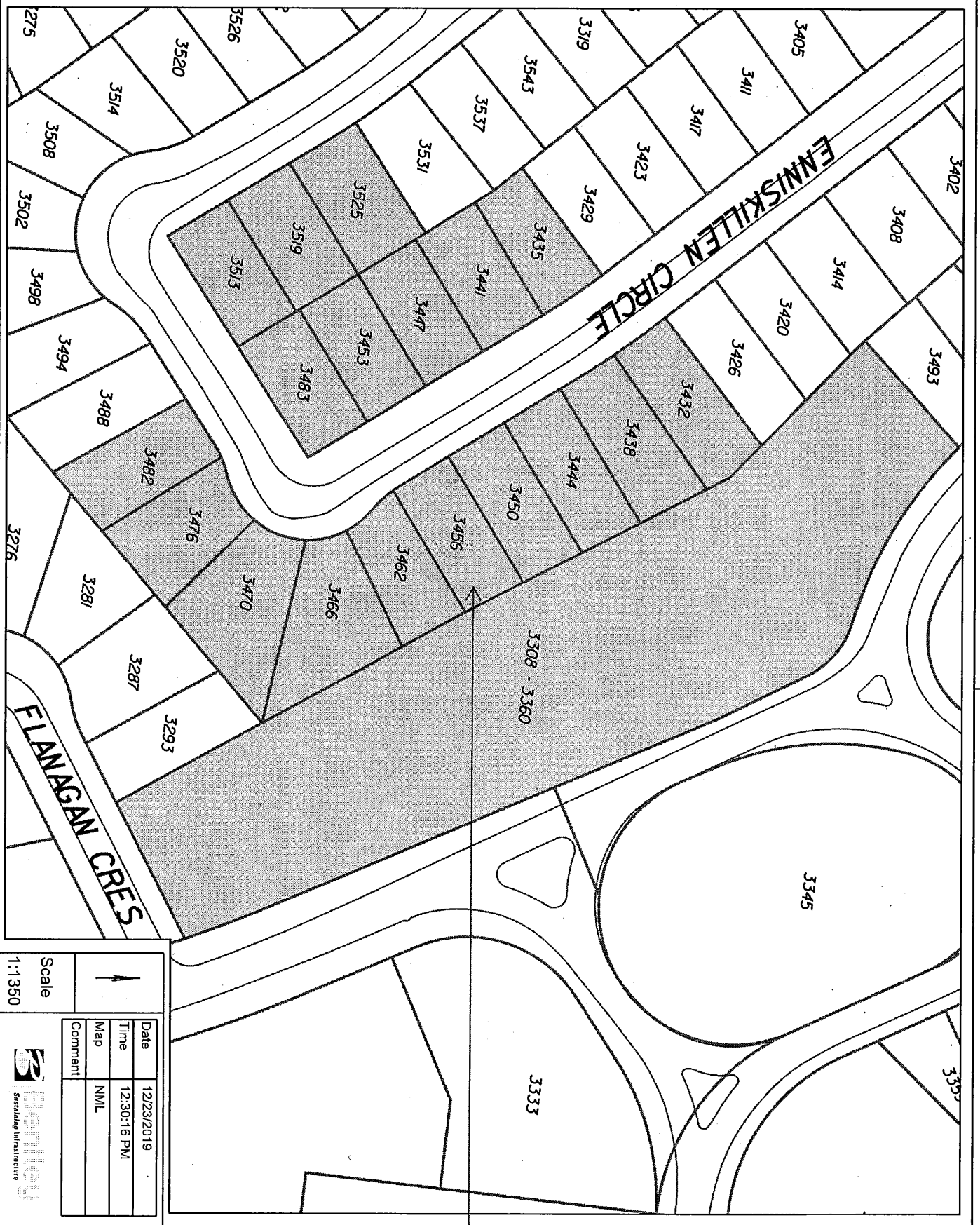
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A43/20  
3456  
Enniskillen  
Cir







## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 44/20  
Ward 4

### 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 77 City Centre Drive, zoned H-CC2(2) – City Centre, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to permit an outdoor patio whereas By-law 0225-2007, as amended, does not permit an outdoor patio in this instance.

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CITY CENTRE DRIVE

151

101-97

KARIYA GATE

77

0

55

BURNHAMTHORPE ROAD WEST  
BURNHAMTHORPE ROAD WEST

134

3672

KARIYA DRIVE

90

50 - 88

GATE



Scale

1:2000

Date	12/23/2019
Time	12:34:01 PM
Map	NM/L
Comment	



A44/20  
77 City  
Centre Drive



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 45/20  
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 owner of 14 Minnewawa Road, zoned R15-8 – 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 an addition and accessory structure on the subject property proposing:

1. A lot coverage of a garage of 15% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of a garage of 10% in this instance;
2. A front yard measured to a laneway of 2.80m (approx. 9.19ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a laneway of 6.00m (approx. 19.69ft) in this instance;
3. A garage height of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, permits a maximum garage height of 4.60m (approx. 15.09ft) in this instance;
4. A garage height measured to the eaves of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended, permits a maximum garage height of 3.00m (approx. 9.84ft) in this instance; and
5. A building height of an accessory building of 5.60m (approx. 18.37ft) whereas By-law 0225-2007, as amended, permits a maximum building height of an accessory building of 3.00m (approx. 9.84ft) in this instance.

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THA PARKWAY

**WANT A ROAD**

**MINNEWAWA ROAD**

# LAKE SHIO



**Sustaining Infrastructure**

Date	12/23/2019
Time	12:39:25 PM
Map	NML
Comment	

A45/20  
14  
Minnewawa  
Rd



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 46/20  
Ward 6

### 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 5198 Durie Road, zoned G2-3 – Greenlands & R2-18 - 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 construction of a new house on the subject property, being the severed lands from Consent application B60/19, proposing an interior side yard of 1.2m (approx. 3.9ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.8m (approx. 5.9ft) in this instance.

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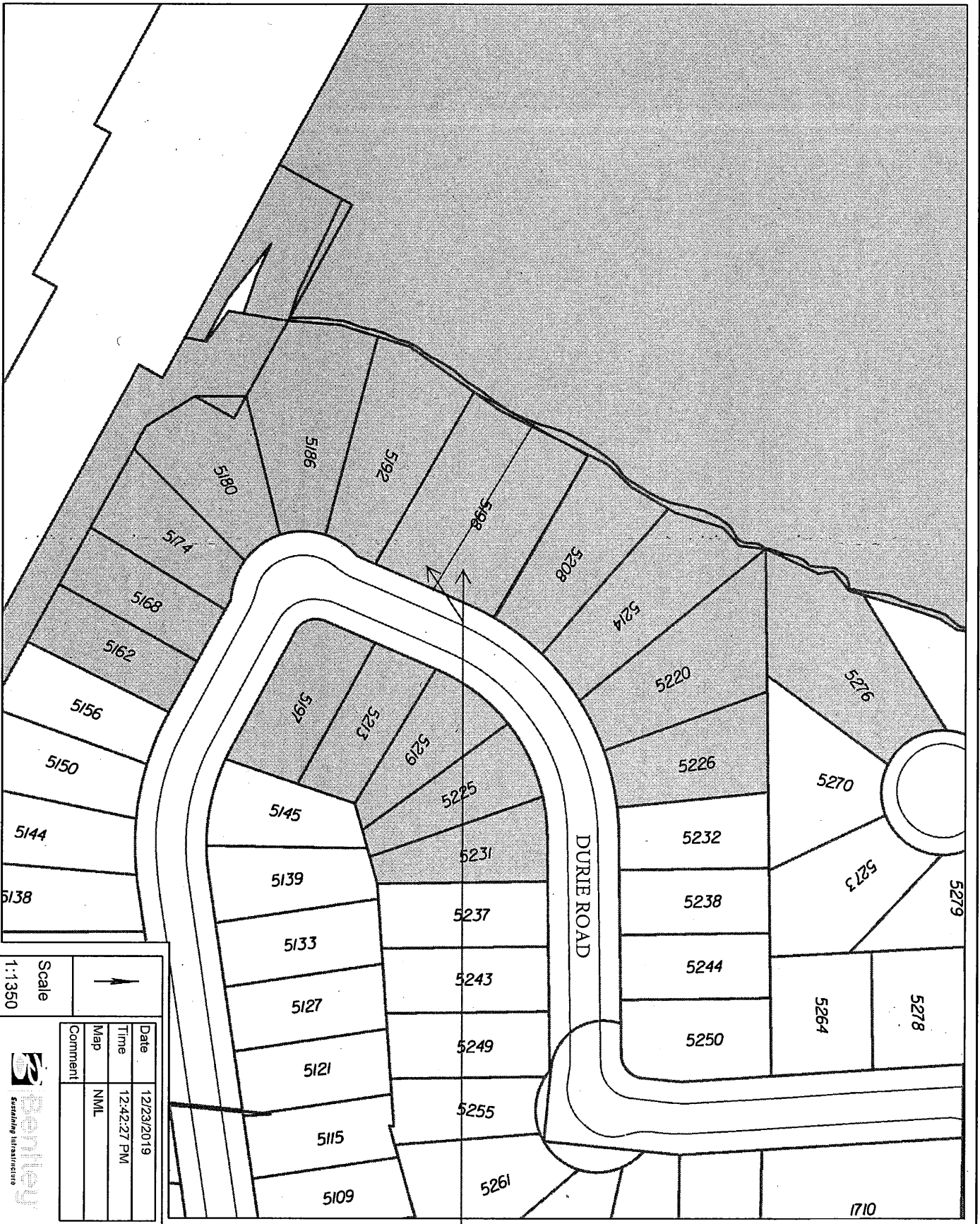
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A46/20  
 A47/20  
 5198 Durie  
 Rd



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 47/20  
Ward 6

### 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 5198 Durie Road, zoned G2-3 – Greenlands & R2-18 - 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 construction of a new house on the subject property, being the retained lands from Consent application B60/19, proposing an interior side yard of 1.2m (approx. 3.9ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.8m (approx. 5.9ft) in this instance.

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### How to participate if I support or have concerns:

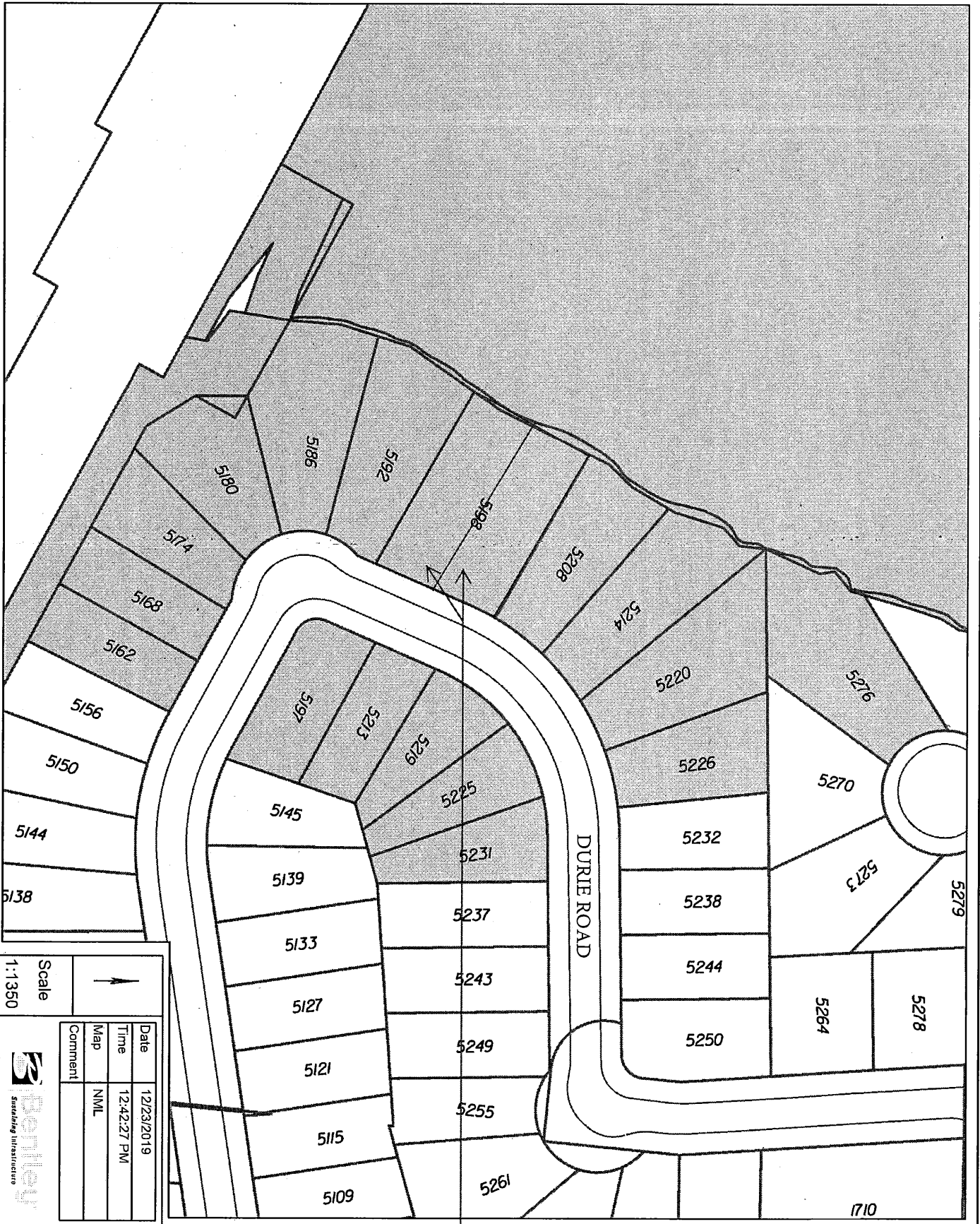
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Scale 1:1350

North Arrow

Date	12/23/2019
Time	12:42:27 PM
Map	NML
Comment	

**Bentley**  
Sustaining Infrastructure

A46/20  
A47/20  
5198 Durie Rd





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 48/20  
Ward 5

### 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 7380 Airport Road, zoned E2 - Employment, 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 outdoor storage of trailers on the subject property whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

The Committee has set **Thursday January 30, 2020 at 4:00 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:

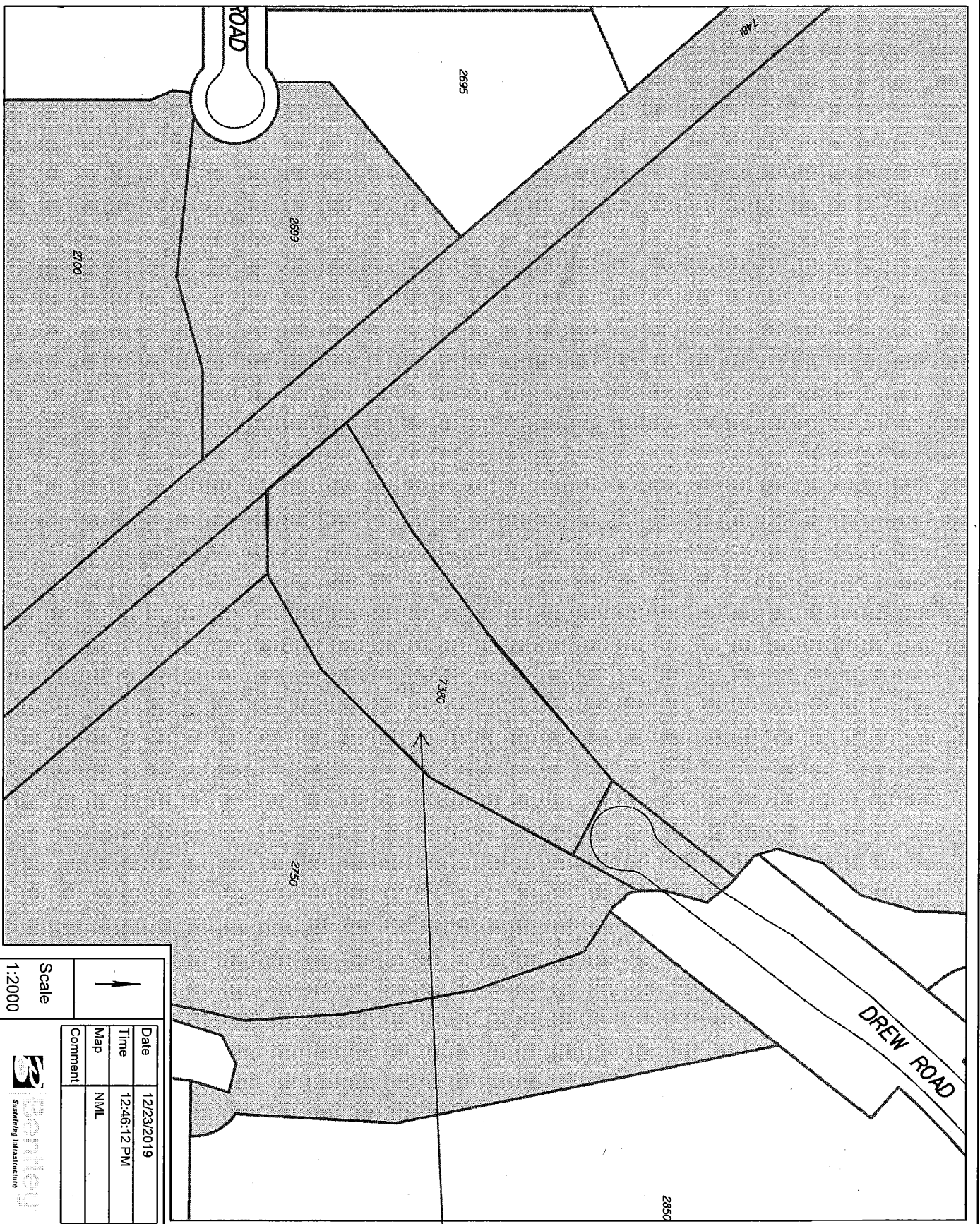
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A48/20  
7380  
Airport Rd

Date	12/23/2019
Time	12:46:12 PM
Map	NML
Comment	

Scale  
1:2000





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 51/20  
Ward 10

### 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 5622 Lucy Drive, zoned RM5-54 - 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 a widened driveway on the subject property proposing a driveway width of 5.41m (approx. 17.75ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.30m (approx. 14.11ft) in this instance.

The Committee has set **Thursday January 30, 2020 at 4:00 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](http://www.mississauga.ca/portal/residents/cofa), emailing [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca), or calling 905-615-3200 x2408.

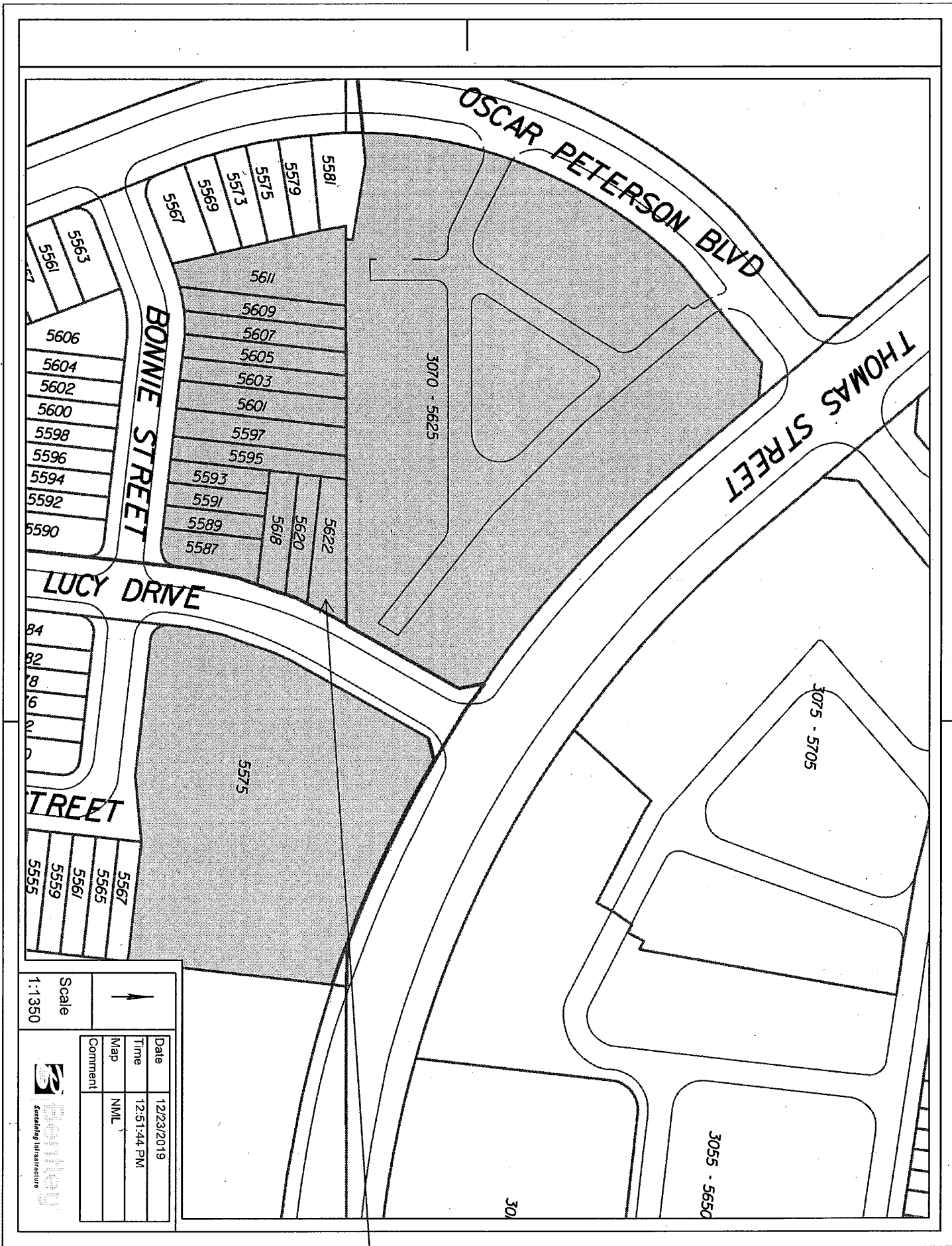
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AS1/20  
5622  
Lucy Dr

Scale

1:1350

↑

Date	12/23/2019
Time	12:51:44 PM
Map	NML
Comment	

Bentley  
Sustaining Infrastructure



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 52/20  
Ward 9

### 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 2684 Los Palmas Court, zoned RM1 - 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 a new pedestrian entrance facing a street to facilitate a second unit whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance facing a street to facilitate a second unit in this instance.

The Committee has set **Thursday January 30, 2020 at 4:00 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](http://www.mississauga.ca/portal/residents/cofa), emailing [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca), or calling 905-615-3200 x2408.

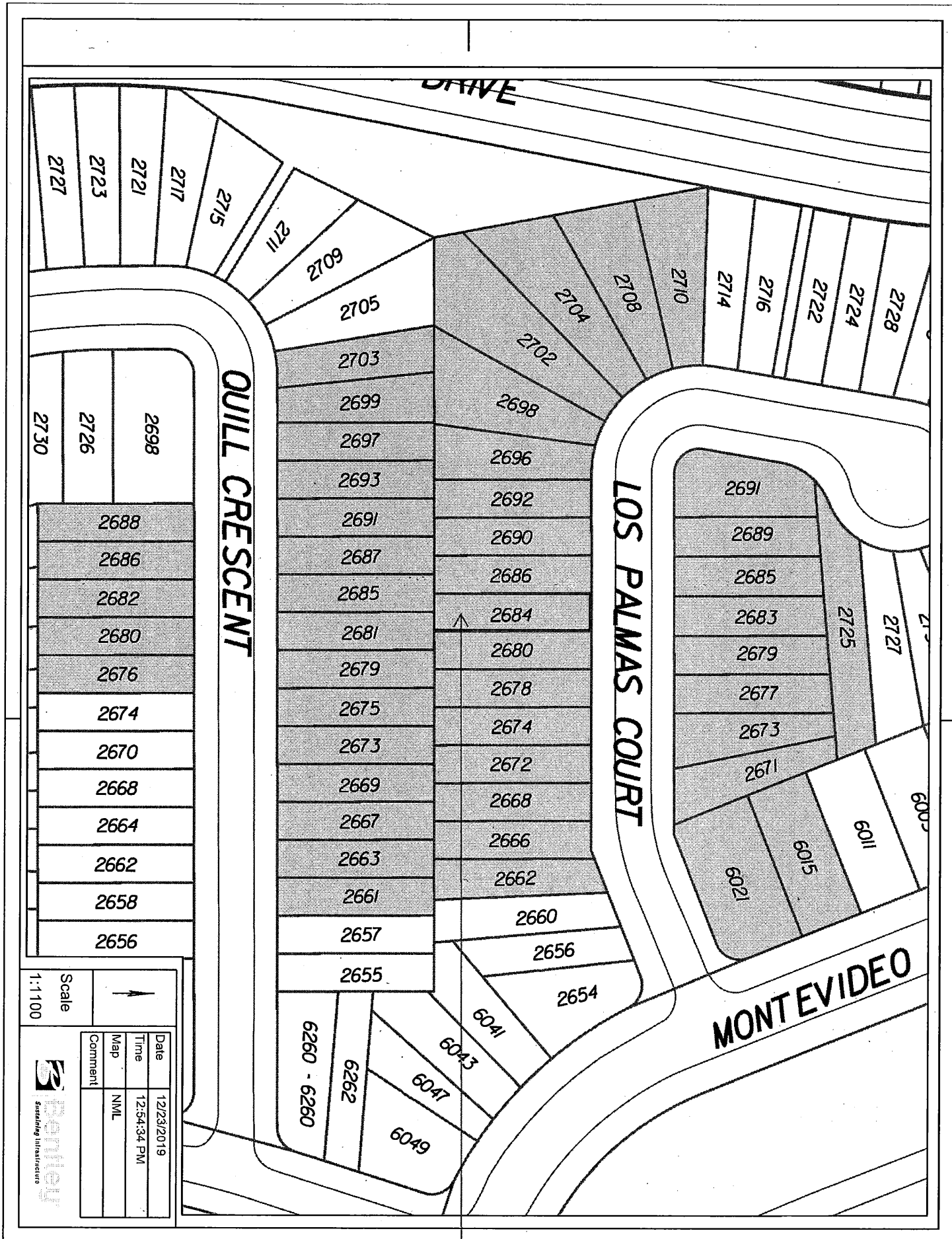
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You can review city staff and agency comments the Thursday before the hearing under the "Comments" tab on our web site: [www.mississauga.ca/portal/residents/cofa](http://www.mississauga.ca/portal/residents/cofa)

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 appeal to the Local Planning Appeal Tribunal.

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A52/20  
2684 Los  
Palmas  
Ct





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 53/20  
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 1559 Leda Avenue, zoned R3-1 - 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 a widened driveway on the subject property proposing a driveway width of 7.24m (approx. 23.75ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

The Committee has set **Thursday January 30, 2020 at 04:00 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](http://www.mississauga.ca/portal/residents/cofa), emailing [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca), or calling 905-615-3200 x2408.

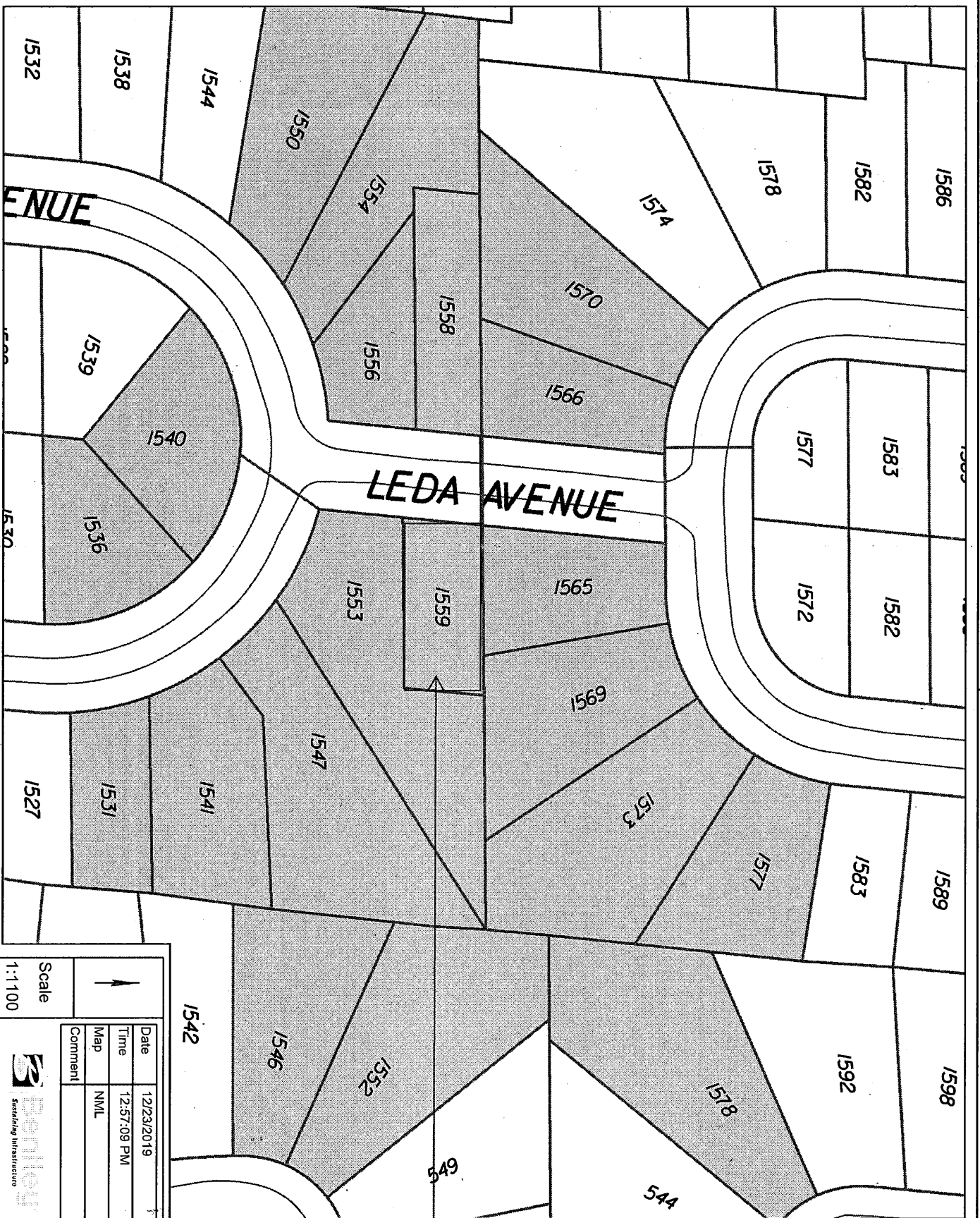
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You can review city staff and agency comments the Thursday before the hearing under the "Comments" tab on our web site: [www.mississauga.ca/portal/residents/cofa](http://www.mississauga.ca/portal/residents/cofa)

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A53/20  
1559 Leda  
Ave





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 54/20  
Ward 10

### 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 5495 Tenth Line West, zoned RM2-56 – 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 a driveway widening proposing a width of 8.82m (approx. 28.94ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.50m (approx. 21.33ft) in this instance.

The Committee has set **Thursday January 30, 2020 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on this matter.

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Scale 1:1100

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Date	12/23/2019
Time	1:00:00 PM
Map	NML
Comment	

**Bentley**  
sustaining infrastructure

A54/20  
5495 Tenth  
Line W



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 55/20  
Ward 5

### 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 3114 Bonaventure Drive, zoned R3-69 - 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 construction of a new home on the subject property proposing:

1. A lot coverage of 31.62% 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 of 337.92sq.m (approx. 3,637.34sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 269.61sq.m (approx. 2,902.06sq.ft) in this instance;
3. A height to the eaves of 7.01m (approx. 23.00ft) whereas By-law 0225-2007, as amended, permits a maximum height to the eaves of 6.40m (approx. 21.00ft) in this instance; and
4. A height to the roof ridge of 9.30m (approx. 30.51ft) whereas By-law 0225-2007, as amended, permits a maximum height to the roof ridge of 9.00m (approx. 29.52ft) in this instance.

The Committee has set **Thursday January 30, 2020 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on this matter.

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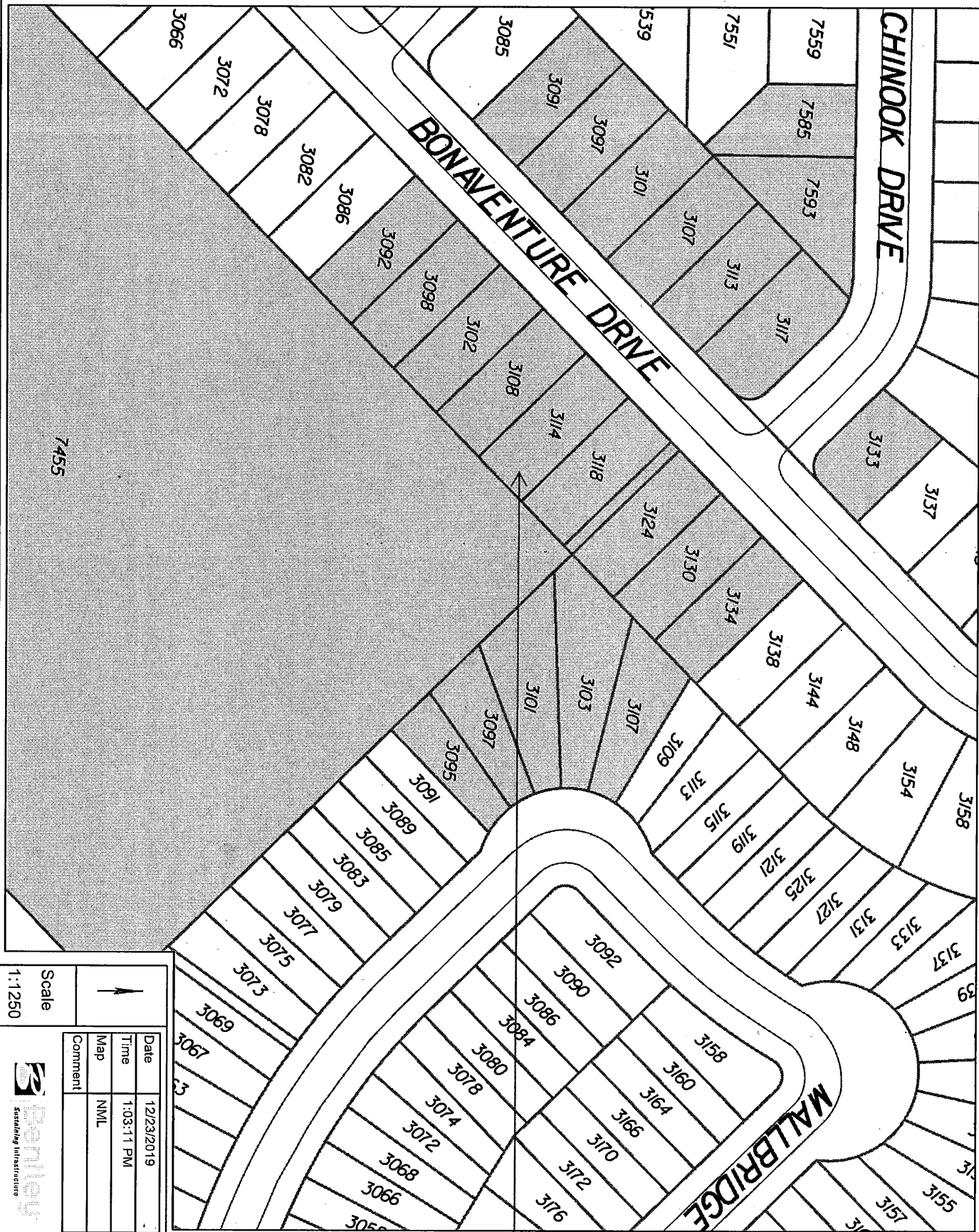
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A55/20  
3114  
Bonaventure  
Dr