


March 17, 2020

Dear Property Owner,

**RE: Committee of Adjustment Hearings Cancelled Due to Covid-19 Precautions
Hearing Dates Cancelled: March 26, 2020 & April 2, 2020**

A letter informing you of a public hearing of the Committee of Adjustment for a property in your neighbourhood was sent out. Please be advised that the public hearing has been cancelled at this time and has not yet been rescheduled. Appropriate notice will be mailed out to you once a new hearing date is determined. We apologize for any inconvenience.

Kind regards,



Sean Kenney
Secretary-Treasurer, Committee of Adjustment



Diana Rusnov
City Clerk

Location: COUNCIL CHAMBERS
Hearing: MARCH 26, 2020 AT 4:00 P.M.

1. CALL TO ORDER
2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST
3. REQUESTS FOR WITHDRAWAL/DEFERRAL
4. HEARINGS AS BELOW
5. OTHER BUSINESS & ANNOUNCEMENTS
6. ADJOURNMENT

NEW APPLICATIONS (CONSENT)

File	Name of Applicant	Location of Land	Ward
B-20/20	BERNARD CASSAR	1710 CARRINGTON RD	6
B-21/20			
A-109/20			
A-110/20			
A-111/20			
B-22/20	TARUN BIJU & SHAMITA BHARATHA	56 MAPLE AVE S	1
B-23/20	945324 ONTARIO INC	1230-1256 EGLINTON AVE W	6
B-24/20			

DEFERRED APPLICATIONS (CONSENT)

NONE

NEW APPLICATIONS (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-112/20	JESSICA & BARRIE NAYLOR	2076 SHAWANAGA TR	8
A-113/20	LARRY & HEATHER MCCORMICK	1277 BIRCHVIEW DR	2
A-114/20	GORAN & GORDANA TRIPIC	4268 GREYBROOK CRES	3
A-116/20	MATHESON INVESTMENTS INC	395 MATHESON BLVD E	5
A-117/20	THOMAS & CRISTINA WELLS	1455 GREGWOOD RD	2

DEFERRED APPLICATIONS (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-9/20	NICOLA GERASOLO	971 AVIATION RD & 0 TORQUAY MEWS	1
A-80/20	BOHDAN & ANNA LESIW	4280 GREYBROOK CRES	3

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.)



MISSISSAUGA

**COMMITTEE OF ADJUSTMENT
NOTICE OF APPLICATION**

Files: "B" 20/20, "B" 21/20, "A" 109/20,
"A" 110/20, "A" 111/20
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 1710 Carrington Road, zoned R1 - Residential, has applied for Consent and Minor Variances under Sections 53 and 45 of the Planning Act. The applicant requests the approval of the Committee to sever parcels of land for the creation of two new lots (three lots total). The first parcel (Parcel 1) has a frontage of approximately 19.81m (64.99ft) and an area of approximately 752.70sq.m (8,102.00sq.ft). The second parcel (Parcel 3) has a frontage of approximately 18.29m (60.01ft) and an area of approximately 694.90sq.m (7,479.84sq.ft).

A minor variance is requested for the Severed lands (Parcel 1, A109/20) proposing:

1. A lot area of 752.70sq.m (approx. 8,102.00sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 835.00sq.m (approx. 8,987.87sq.ft) in this instance;
2. A lot frontage of 19.81m (approx. 64.99ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) in this instance;
3. An interior side yard of 1.85m (approx. 6.07ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 3.00m (approx. 9.84ft) in this instance;
4. An exterior side yard of 4.88m (approx. 16.01ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 7.50m (approx. 24.60ft) in this instance;
5. A lot coverage of 30.00% 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;
6. A porch encroachment into the exterior side yard of 4.44m (approx. 14.47ft) whereas By-law 0225-2007, as amended, permits a maximum porch encroachment into the exterior side yard of 1.60m (approx. 5.25ft) in this instance; and
7. A balcony encroachment into the exterior side yard of 3.54m (approx. 11.61ft) whereas By-law 0225-2007, as amended, permits a maximum balcony encroachment into the exterior side yard of 1.00m (approx. 3.28ft) in this instance.

A minor variance is requested for the Retained lands (Parcel 2, A110/20) proposing:

1. A lot area of 694.90sq.m (approx. 7,479.84sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 750.00sq.m (approx. 8,072.93sq.ft) in this instance;
2. A lot frontage of 18.29m (approx. 60.01ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) in this instance;
3. Interior side yards of 1.85m & 2.98m (approx. 6.07ft & 9.78ft) whereas By-law 0225-2007, as amended, requires minimum interior side yards of 1.80m on one side & 4.20m on the other side (approx. 5.91ft & 13.78ft) in this instance; and
4. A lot coverage of 31.90% 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.

A minor variance is requested for the Severed lands (Parcel 3, A111/20) proposing:

1. A lot area of 694.90sq.m (approx. 7,479.84sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 750.00sq.m (approx. 8,072.93sq.ft) in this instance;
2. A lot frontage of 18.29m (approx. 60.01ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) in this instance;
3. Interior side yards of 1.85m & 2.98m (approx. 6.07ft & 9.78ft) whereas By-law 0225-2007, as amended, requires minimum interior side yards of 1.80m on one side & 4.20m on the other side (approx. 5.91ft & 13.78ft) in this instance; and
4. A lot coverage of 31.90% 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.

The Committee has set **Thursday March 26, 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, emailing committee.adjustment@mississauga.ca, or calling 905-615-3200 x2408.

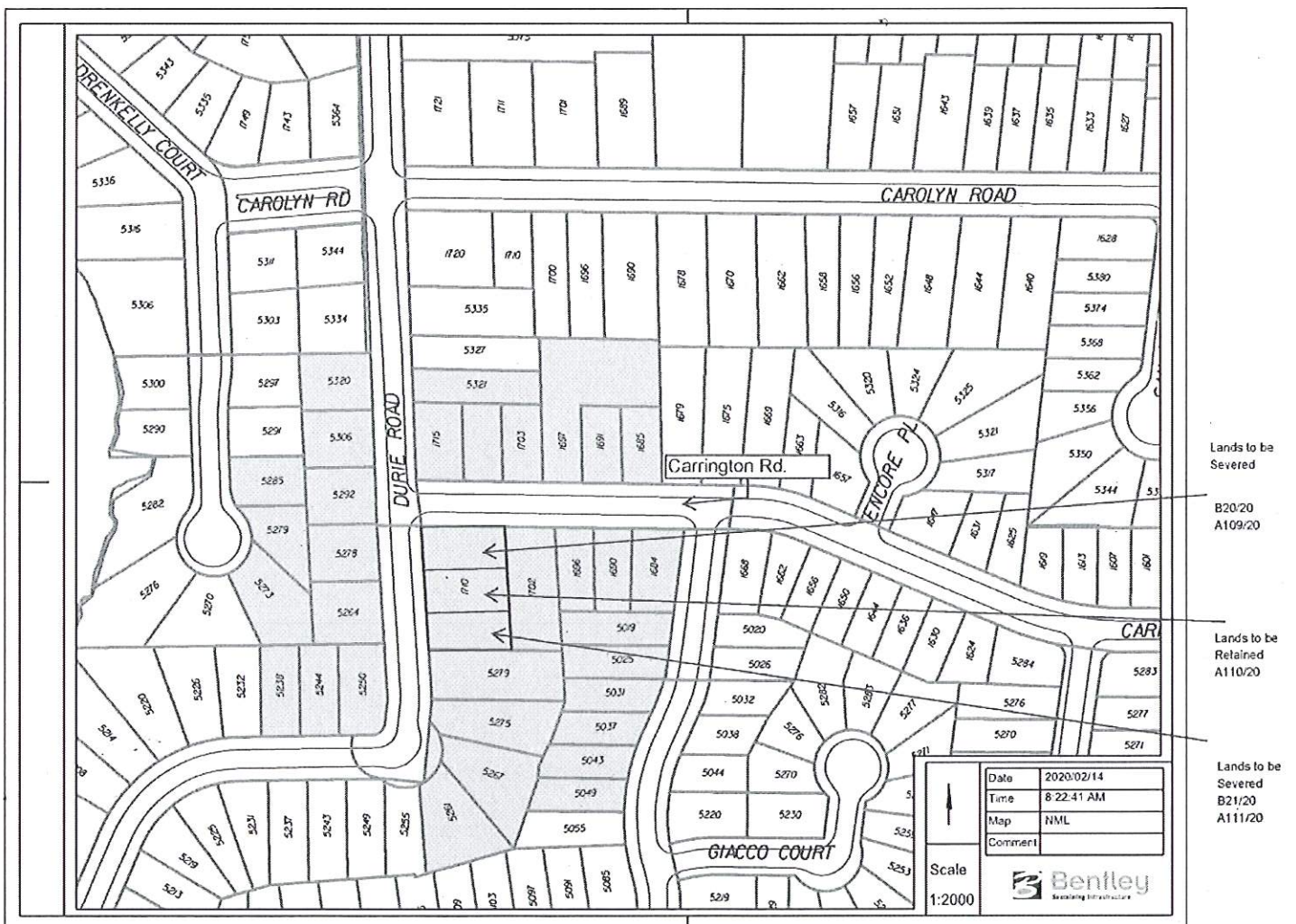
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If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary-Treasurer. This will also entitle you to be advised of any future Local Planning Appeal Tribunal proceedings.

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 APPLICATION

File: "B" 22/20
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 56 Maple Avenue South, zoned R15-2 - Residential, have applied for Consent under Section 53 of the Planning Act. 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 15.24m (50.00ft) and an area of approximately 654.6sq.m (7,046.06sq.ft).

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Scale
1:2000

Date	2020/02/14
Time	7:54:11 AM
Map	NML
Comment	

Sustaining Infrastructure

B22/20
 56 Maple Ave.
 S.
 Lands to be
 Severed
 Lands to be
 Retained



COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

File: "B" 23/20
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 1256 Eglinton Avenue West, zoned C2 - Commercial, has applied for Consent under Section 53 of the Planning Act. The applicant requests the approval of the Committee to permit a lease greater than 21 years.

The Committee has set **Thursday March 26, 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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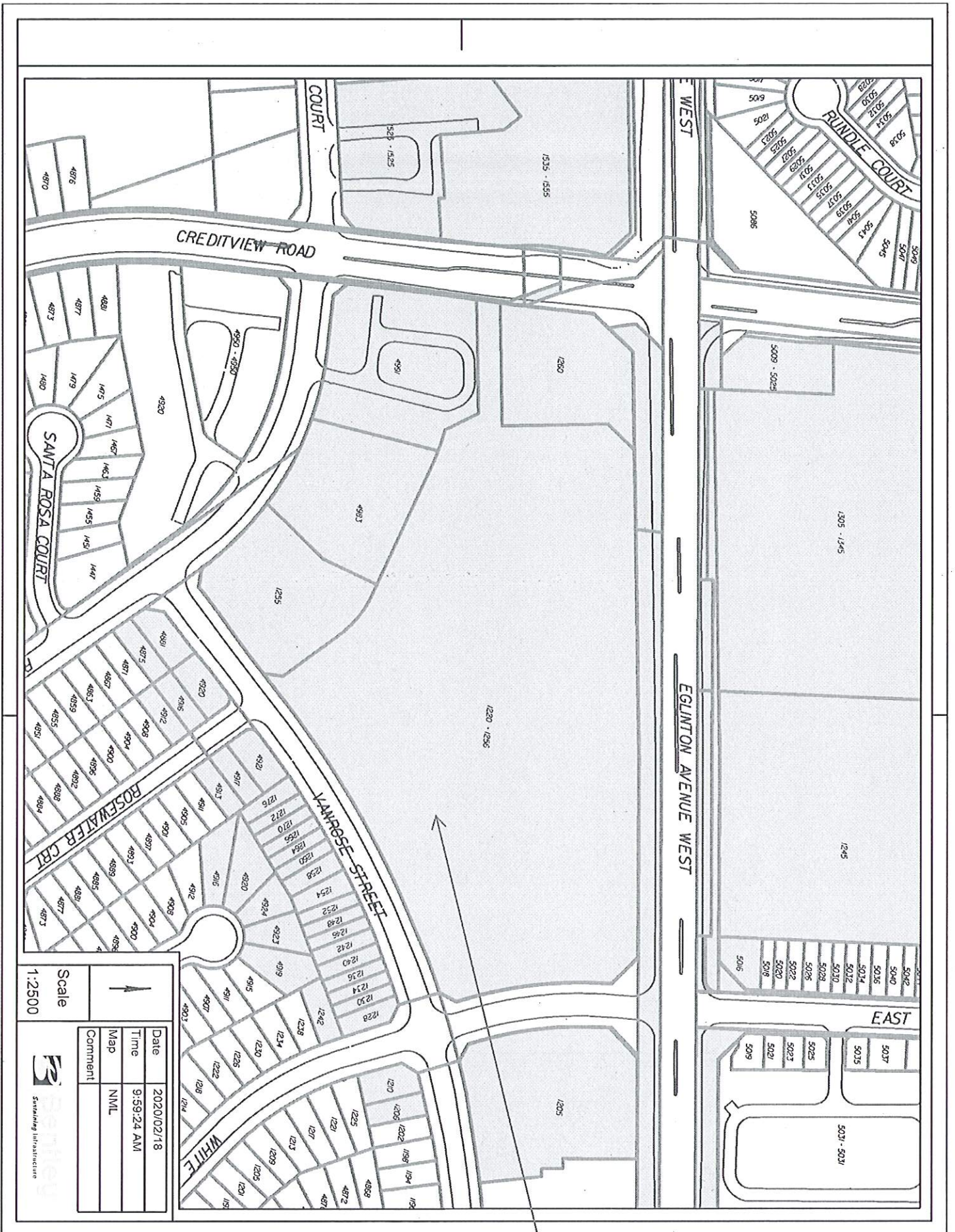
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WEST

EGLINTON AVENUE WEST

EAST

COURT

SANTA ROSA COURT

VAIROSE STREET

4897
4893

WHITE

~~CREDITVIEW ROAD~~

Date	2020/02/18
Time	9:59:24 AM
Map	NML
Comment	





COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

File: "B" 24/20
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 1230 Eglinton Avenue West, zoned C2 - Commercial, has applied for Consent under Section 53 of the Planning Act. The applicant requests the approval of the Committee to permit a lease greater than 21 years.

The Committee has set **Thursday March 26, 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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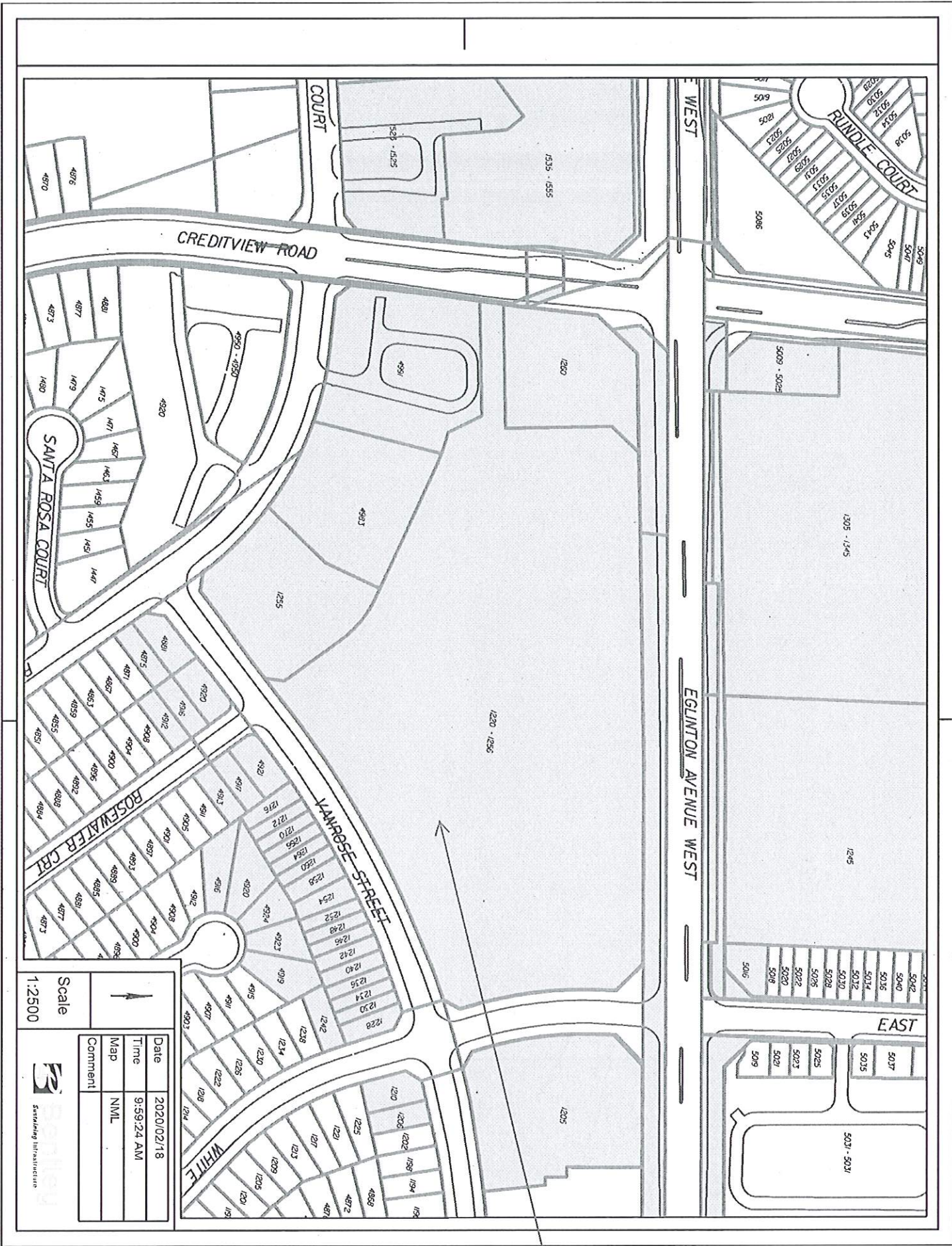
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A23/20
 1256 Eglington
 Ave. W.
 B24/20
 1230 Eglington
 Ave. W.

Scale 1:2500	
<div> </div>	
Date	2020/02/18
Time	9:59:24 AM
Map	NML
Comment	





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 112/20
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 owners of 2076 Shawanaga Trail, zoned R1 - 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 proposing:

1. A lot coverage of 25.41% 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 southeasterly side yard of 1.20m (approx. 3.93ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.20m (approx. 13.78ft) in this instance.

The Committee has set **Thursday March 26, 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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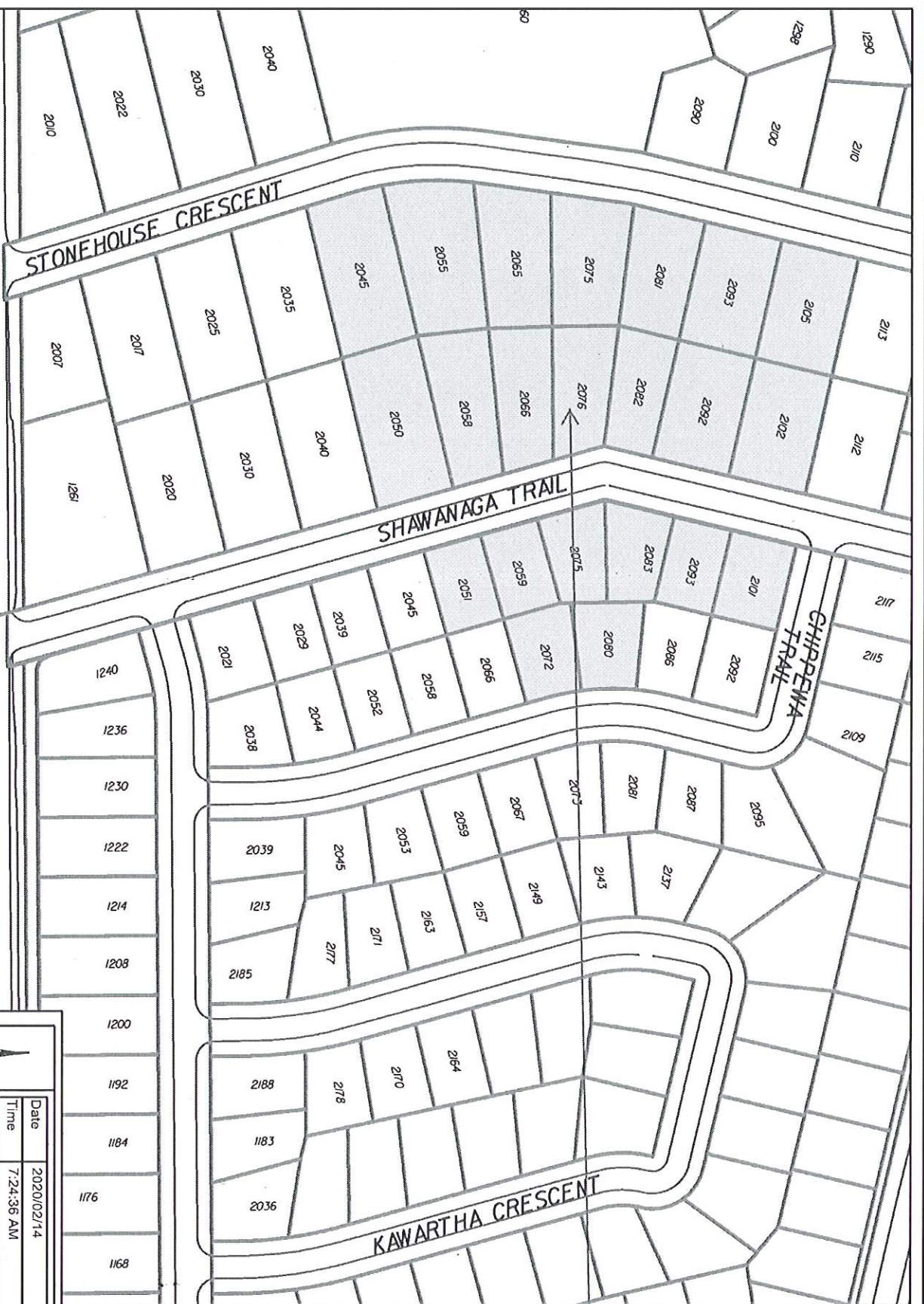
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A112/20
2076
Shawanaga
Trail



North Service Rd.

Queen Elizabeth
Way



Scale

1:2000

Date	2020/02/14
Time	7:24:36 AM
Map	NML
Comment	



Shawanaga Infrastructure



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 113/20
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 owners of 1277 Birchview Drive, zoned R2-5 - 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 circular driveway on the subject property proposing a combined width of access points of 9.89m (approx. 32.45ft) whereas By-law 0225-2007, as amended, permits a maximum combined width of access points of 8.50m (approx. 27.88ft) in this instance.

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A113/20
1277
Birchview Dr.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 114/20
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 owners of 4268 Greybrook Crescent, 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 the reconstruction of the rear yard deck and the existing shed to remain proposing:

1. A lot coverage of 36.5% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.0% of the lot area in this instance;
2. A rear yard measured to a shed of 0.28m (approx. 0.92ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 0.61m (approx. 2.00ft) in this instance; and
3. A side yard measured to a shed of 0.25m (approx. 0.82ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) in this instance.

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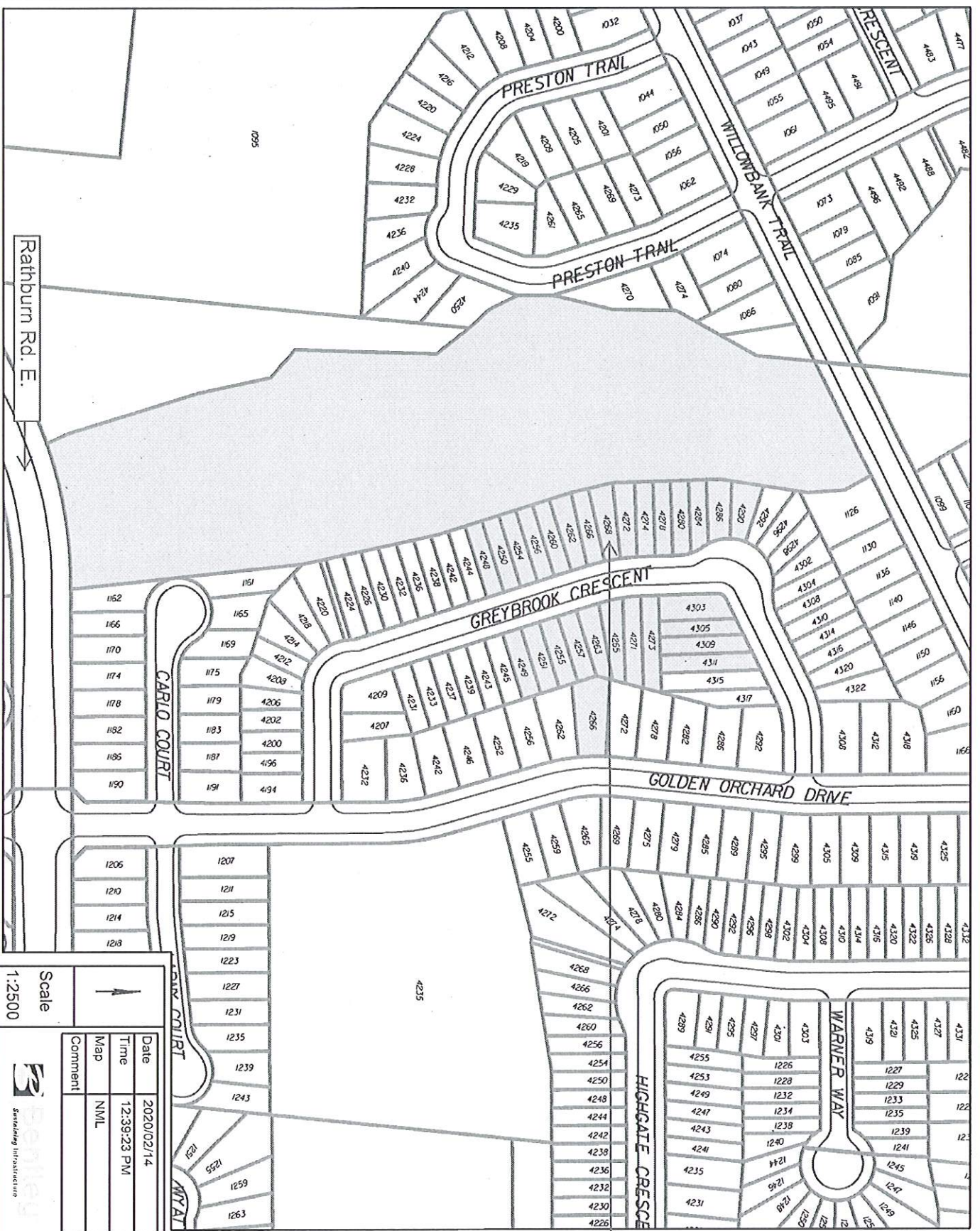
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Rathburn Rd. E.

Scale
1:2500



Date	2020/02/14
Time	12:39:23 PM
Map	NML
Comment	

A114/20
4268
Greybrook
Cres.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 116/20
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 395 Matheson Boulevard East, zoned E2-1 - 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 operation of a private school 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 March 26, 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:

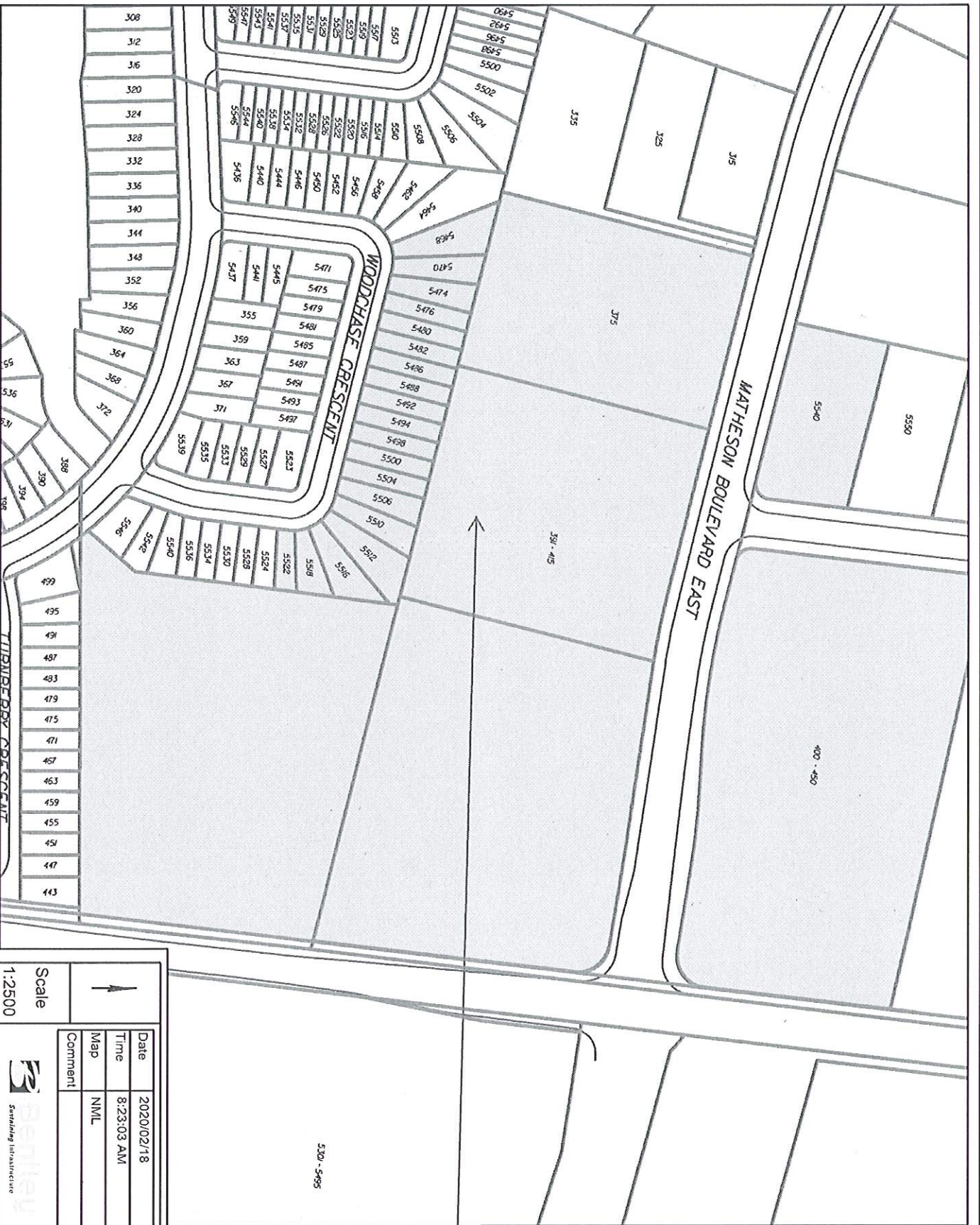
You can get more information on this matter by visiting www.mississauga.ca/portal/residents/cofa, emailing committee.adjustment@mississauga.ca, or calling 905-615-3200 x2408.

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Scale
1:2500

Date	2020/02/18
Time	8:23:03 AM
Map	NML
Comment	

Bentley
Sustaining Infrastructure

A116/20
395
Matheson
Blvd. E.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 117/20
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 owners of 1455 Gregwood Road, 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 construction of a new house on the subject property proposing:

1. A height measured to the highest ridge of 9.80m (approx. 32.15ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the highest ridge of 9.50m (approx. 31.16ft) in this instance;
2. A height measured to the eaves of 7.50m (approx. 24.60ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance; and
3. A dwelling depth of 22.36m (approx. 73.36ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

The Committee has set **Thursday March 26, 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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A1177/20
1455 Gregwood
Rd.



Date	2020/02/18
Time	8:43:18 AM
Map	NML
Comment	

Scale
1:1500





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 9/20

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 971 Aviation Road & 0 Torquay Mews, zoned R3-75 – Residential & C4-12 – 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 construction of a new house on the subject property proposing:

1. To permit the construction of a portion of a single family dwelling on lands zoned C4-12 whereas By-law 0225-2007, as amended, does not permit a single family dwelling on lands zoned C4-12 in this instance;
2. A maximum front yard setback of 8.00m (approx. 26.24ft) whereas By-law 0225-2007, as amended, permits a maximum front yard setback of 3.00 metres (approx. 9.84ft) in this instance;
3. 100% of the building streetwall on the first storey to be used for accessing residential uses located above the first storey whereas By-law 0225-2007, as amended, permits a maximum of 25% of the length of a building streetwall on the first storey to be used for accessing residential uses above the first storey in this instance;
4. 100% of the length of the streetwall to be set back beyond the maximum front yard whereas By-law 0225-2007, as amended, permits a maximum of 30% of the streetwall to be set back beyond the maximum front yard in this instance;
5. A 0.00m landscape buffer measured from a lot line where the lot abuts a residential zone whereas By-law 0225-2007, as amended, requires a minimum 4.50m (approx. 14.76ft) landscape buffer measured from a lot line where the lot abuts a residential zone in this instance; and
6. A 0.00m interior side yard abutting a residential zone whereas By-law 0225-2007, as amended, requires a minimum 4.50m (approx. 14.76ft) interior side yard abutting a residential zone in this instance.

The Committee has set **Thursday March 26, 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:

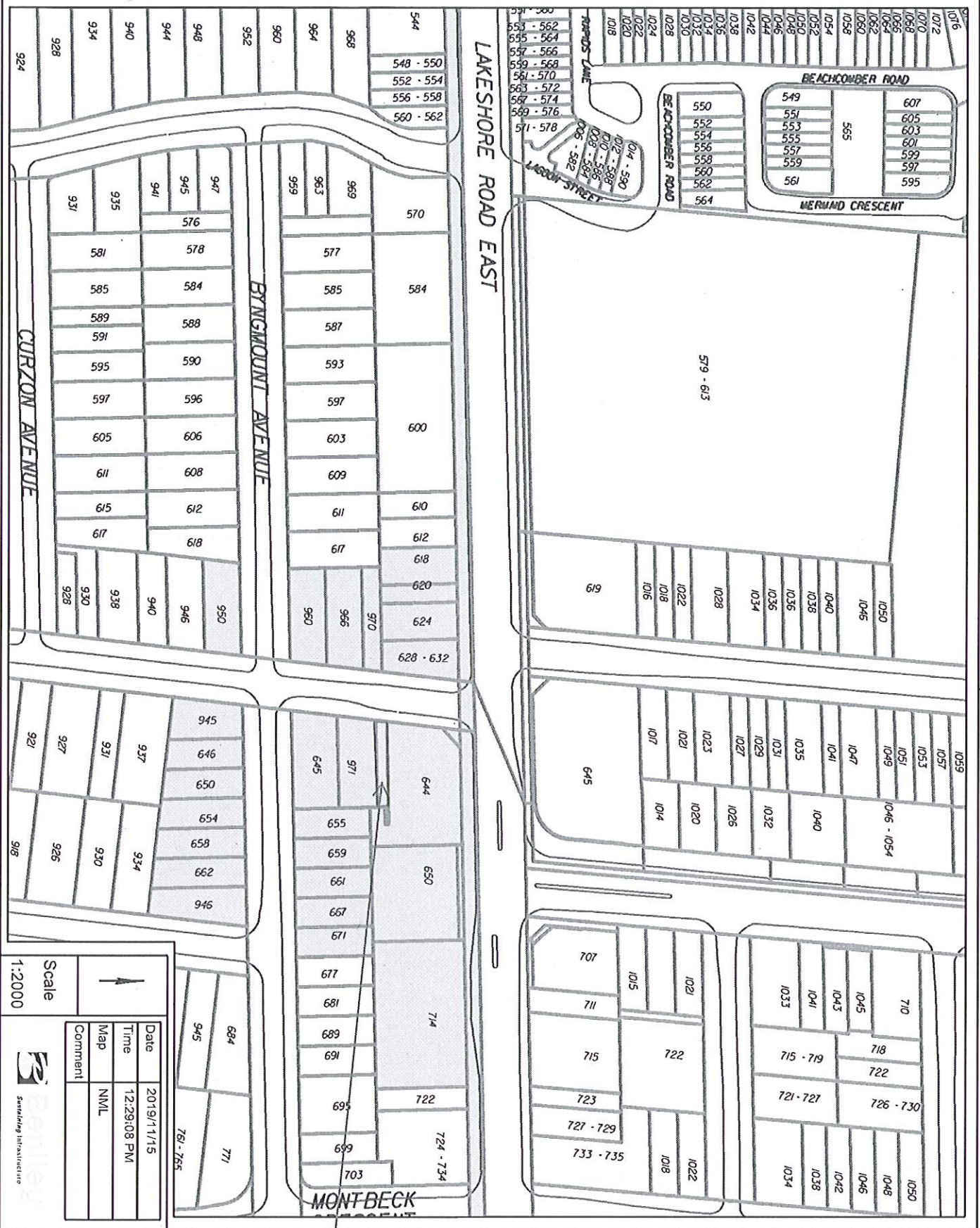
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A9/20
971 Aviation
Rd.

REVISED HEARING DATE AND AMENDED NOTICE



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 80/20
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 owners of 4280 Greybrook Crescent, 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 the existing rear deck to remain proposing:

1. A lot coverage of 43% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance; and
2. A side yard setback measured to the stairs of 0.76m whereas By-law 0225-2007, as amended, requires a minimum side yard setback measured to the stairs of 1.20m in this instance.

The Committee has set **Thursday March 26, 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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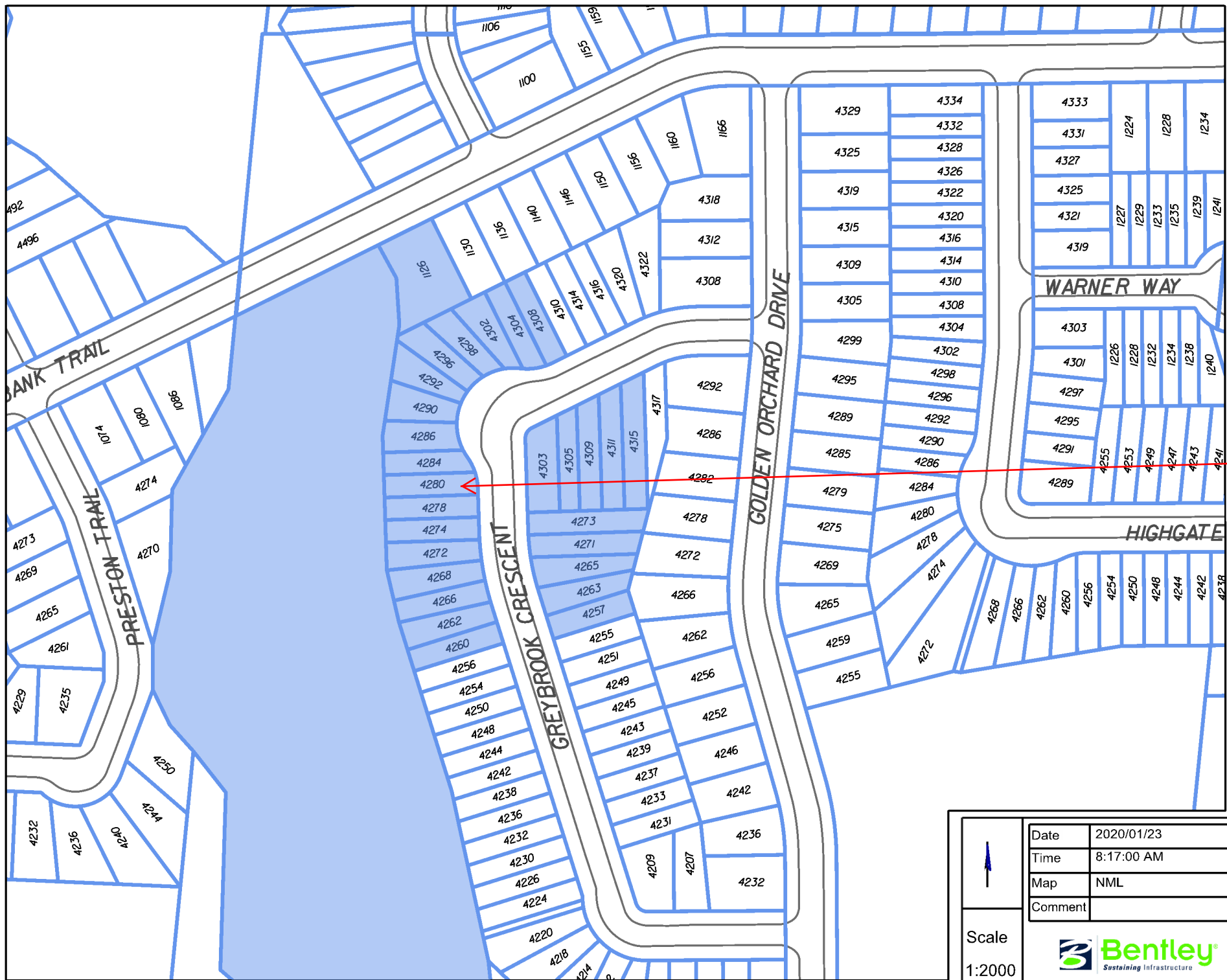
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A80/20
4280
Greybrook
Cres.



Scale
1:2000

Date	2020/01/23
Time	8:17:00 AM
Map	NML
Comment	

 **Bentley**
Sustaining Infrastructure