



COMMITTEE OF ADJUSTMENT
AGENDA

PLEASE **TURN OFF**
ALL CELL PHONES AND
PAGERS DURING THE
COMMITTEE HEARIN

Location: COUNCIL CHAMBERS
Hearing: APRIL 04, 2013 AT 1:30 P.M.

NEW APPLICATIONS – (CONSENT)

File	Name of Applicant	Location of Land	Ward
B- 32/13 A-131/13 A-132/13	ALEXANDRA MOUZITCHKA	2532 GLENGARRY RD	7
B- 33/13 A-133/13 A-134/13	HIKMAT JIBREIL YOUSIF & MUNTAHA HANNA	893 LONGFELLOW AVE	2

NEW APPLICATIONS – (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-123/13	1112396 ONTARIO LTD. & SHL HOLDINGS LTD.	6981 MILLCREEK DR	9
A-124/13	2127557 ONTARIO INC.	36 LAKESHORE RD E	1
A-125/13	VICTOR MCCULLOUGH	471 BOB-O-LINK RD	2
A-126/13	CHRISTOPHER & SYLVIA TEASDALE	2059 TOLMAN RD	1
A-127/13	UREST PROPERTIES LTD	1107 LORNE PARK RD	2
A-128/13	3414493 CANADA INC	2076 SHEROBEE RD	7
A-129/13	LIEU VYEN PHAN	1055 DUNDAS ST W	6
A-130/13	FRANK AND ANNA CROCCO	250 PINETREE WAY	1

DEFERRED APPLICATIONS – (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-67/13	PARDEEP KUMAR	7391 CATALPA RD	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.)



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

FILE: "B" 032/13
WARD: 7

COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

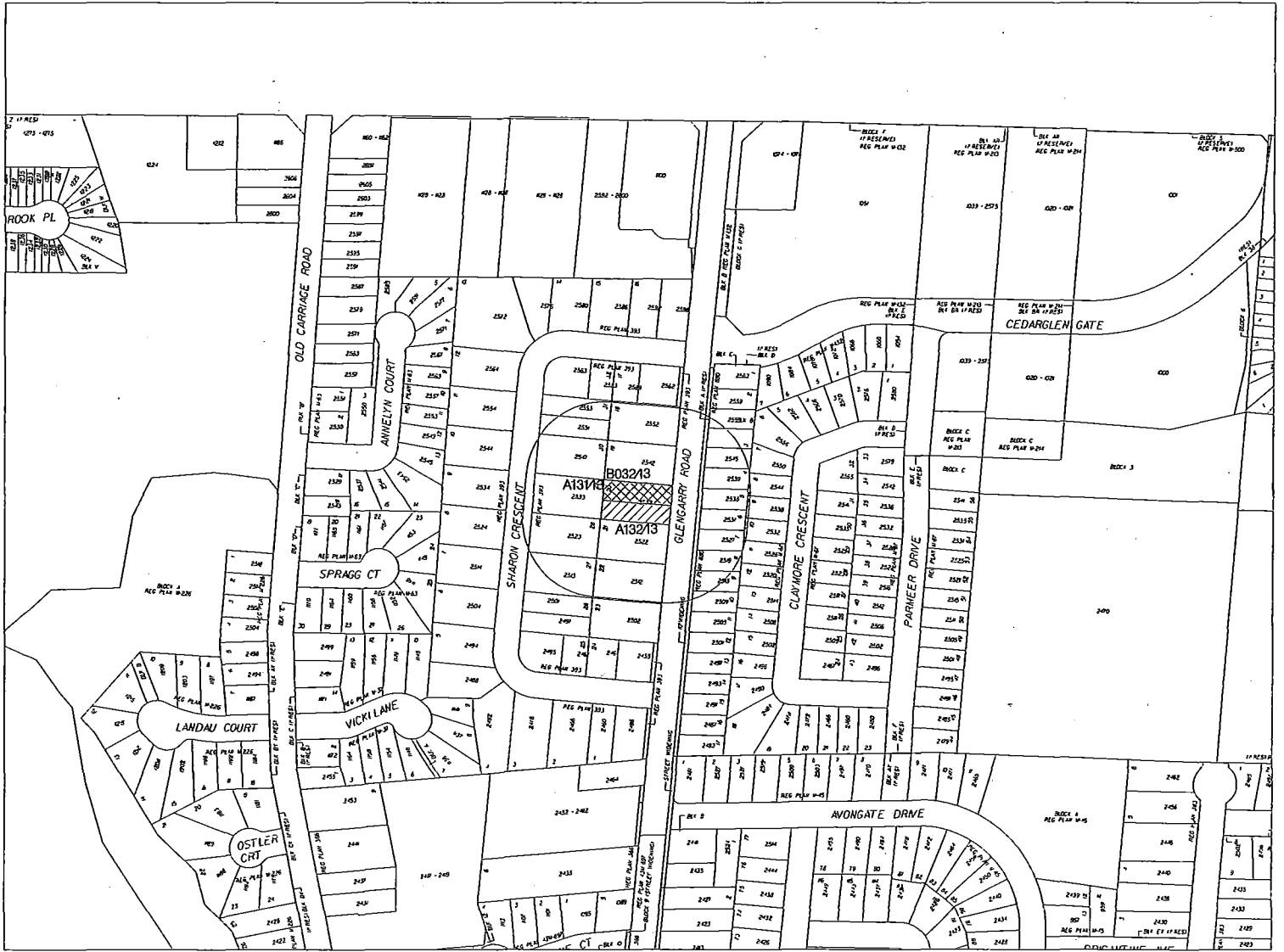
ALEXANDRA MOUZITCHKA is the owner of Lot 20, Registered Plan M-393, located and known as **2532 GLENGARRY ROAD**, zoned R1-9 - Residential. The applicant requests the consent of the Committee to the conveyance of a parcel of land proposing a lot frontage of approximately 15.24 m (50.00 ft.) and a lot area of approximately 812.14 m² (8,742.08 ft²). The effect of the application is to create a new lot for residential purposes.

The property is also subject to Minor Variance Application files 'A' 131/13 and 'A' 132/13.

The Committee has set **Thursday April 4, 2013 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing.

This notice is sent to you because you are either the applicant concerned, the assessed owner of one of the neighbouring properties, or a person likely to be interested in this application. Should you desire to express your approval or objection to the application, you may do so at the public hearing. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer prior to or during the hearing and such written submissions shall be available for inspection by any interested person. If you wish to be notified of the decision of the Committee in respect of the proposed consent, you must make a written request to the Committee of Adjustment requesting notification of the Committee's decision or attend the hearing in person or by counsel or you will not be entitled to receive a copy of the Committee's decision or any subsequent correspondence relating to any future Ontario Municipal Board proceedings. If a person or public body that files an appeal of the decision and/or any condition imposed by the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal. Requests for deferment of hearing date, by the applicant or representative, must be for reasonable cause and an alternative hearing date will be at the discretion of the Committee. Failure of the Applicant or their Representative to appear at any hearing may result in the automatic dismissal of the application.

Further information may be obtained between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Mississauga Civic Centre, Committee of Adjustment Office, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario L5B 3C1, Telephone No. 311 or (905) 615-4311 if outside Mississauga and Fax No. 905-615-3950.



Committee of Adjustment

Subject Property : 2532 GLENGARRY RD.

File Number : B03213- A13113 - A13213

Z Area : 16

Agent : S. FEALIZADEH





S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

FILE: "A" 131/13
WARD: 7

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

ALEXANDRA MOUZITCHKA is the owner of Lot 20, Registered Plan M-393, located and known as **2532 GLENGARRY ROAD**, zoned R1-9 - Residential. The applicant requests the Committee to authorize a minor variance to permit the creation of a new residential lot, being the conveyed lands of Consent application 'B' 032/13, proposing a lot frontage of 15.24 m (50.00 ft.); whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50 m (73.81 ft.) in this instance.

The Committee has set **Thursday April 4, 2013 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing.

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Committee of Adjustment

Subject Property : 2532 GLENGARRY RD.

File Number : B03213- A1313 - A13213

Z Area : 16

Agent : S. FEALIZADEH





S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

FILE: "A" 132/13
WARD: 7

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

ALEXANDRA MOUZITCHKA is the owner of Lot 20, Registered Plan M-393, located and known as **2532 GLENGARRY ROAD**, zoned R1-9 - Residential. The applicant requests the Committee to authorize a minor variance to permit the retained lands of Consent application 'B'032/13 to remain proposing a lot frontage of 15.24 m (50.00 ft.); whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50 m (73.81 ft.) in this instance:

The Committee has set **Thursday April 4, 2013 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing.

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Committee of Adjustment

Subject Property : 2532 GLENGARRY RD.

File Number : B03213- A13113 - A13213

Z Area : 16

Agent : S. FEALIZADEH





S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

FILE: "B" 033/13
WARD: 2

COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

HIKMAT JIBREIL YOUSIF & MUNTAHA HANNA are the owners of Lots 2-6 of Block F, Registered Plan B-88 and Lot 80, Registered Plan A-23, located and known as **893 LONGFELLOW AVENUE**, zoned R2-5 - Residential. The applicants request the consent of the Committee to the conveyance of a parcel of land having a frontage of approximately 22.86 m (75.00 ft.) and an area of approximately 1,397.50 m² (15,043.05 ft²). The effect of the application is to create a new lot for residential purposes.

The property is also subject to Minor Variance Application files 'A' 133/13 and 'A' 134/13.

The Committee has set **Thursday April 4, 2013 at 01:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing.

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Committee of Adjustment

Subject Property : 893 LONGFELLOW AVE.

File Number : B033/13- A133/13 - A134/13

Z Area : 2

Agent : A. ALI





AMENDED NOTICE

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

FILE: "A" 133/13
WARD: 2

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HIKMAT JIBREIL YOUSIF & MUNTAHA HANNA are the owners of Lots 2-6 of Block F, Registered Plan B-88 and Lot 80, Registered Plan A-23, located and known as **893 LONGFELLOW AVENUE**, zoned R2-5 - Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a new dwelling on the conveyed lands of Consent application 'B' 033/13, proposing:

1. a lot frontage of **22.50 m (73.81 ft.)**; whereas By-law 0225-2007, as amended, requires a minimum lot frontage of **30.00 m (98.42 ft.)** in this instance; and,
2. an exterior side yard of 2.41 m (7.90 ft.); whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 7.50 m (24.60 ft.) in this instance.

The Committee has set **Thursday April 4, 2013 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing.

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Committee of Adjustment

Subject Property : 893 LONGFELLOW AVE.

File Number : B033/13- A133/13 - A134/13

Z Area : 2

Agent : A. ALI





AMENDED NOTICE

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

FILE: "A" 134/13
WARD: 2

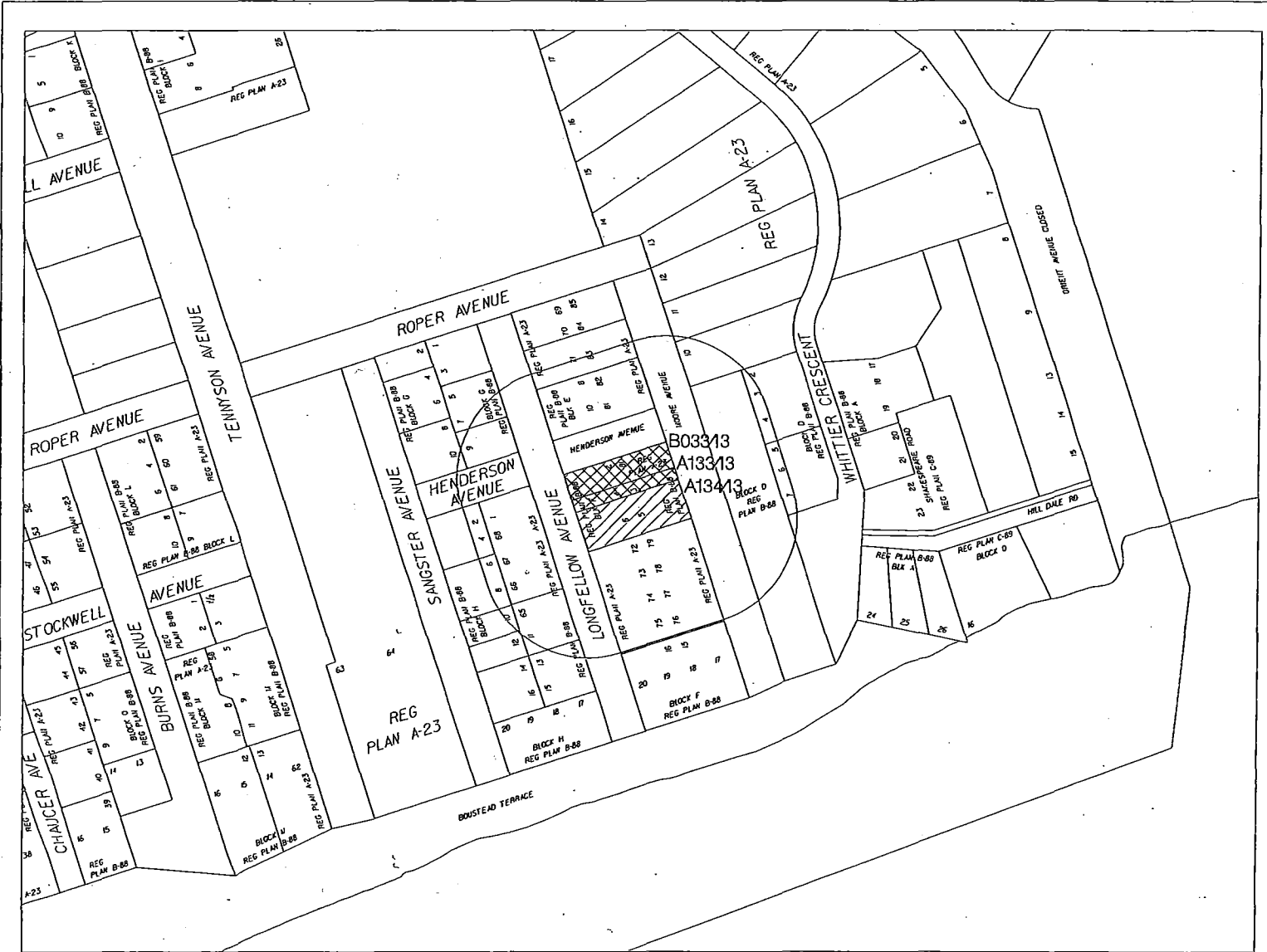
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HIKMAT JIBREIL YOUSIF & MUNTAHA HANNA are the owners of Lots 2-6 of Block F, Registered Plan B-88 and Lot 80, Registered Plan A-23, located and known as **893 LONGFELLOW AVENUE**, zoned R2-5 - Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a new dwelling on the retained lands of Consent application 'B' 033/13, proposing a lot frontage of **22.50 m (73.81 ft.)**; whereas By-law 0225-2007, as amended, requires a minimum lot frontage of **30.00 m (98.42 ft.)** in this instance.

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Committee of Adjustment

Subject Property : 893 LONGFELLOW AVE.

File Number : B03313- A13313 - A13413

Z Area : 2

Agent : A. ALI





S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

FILE: "A" 123/13

WARD: 9

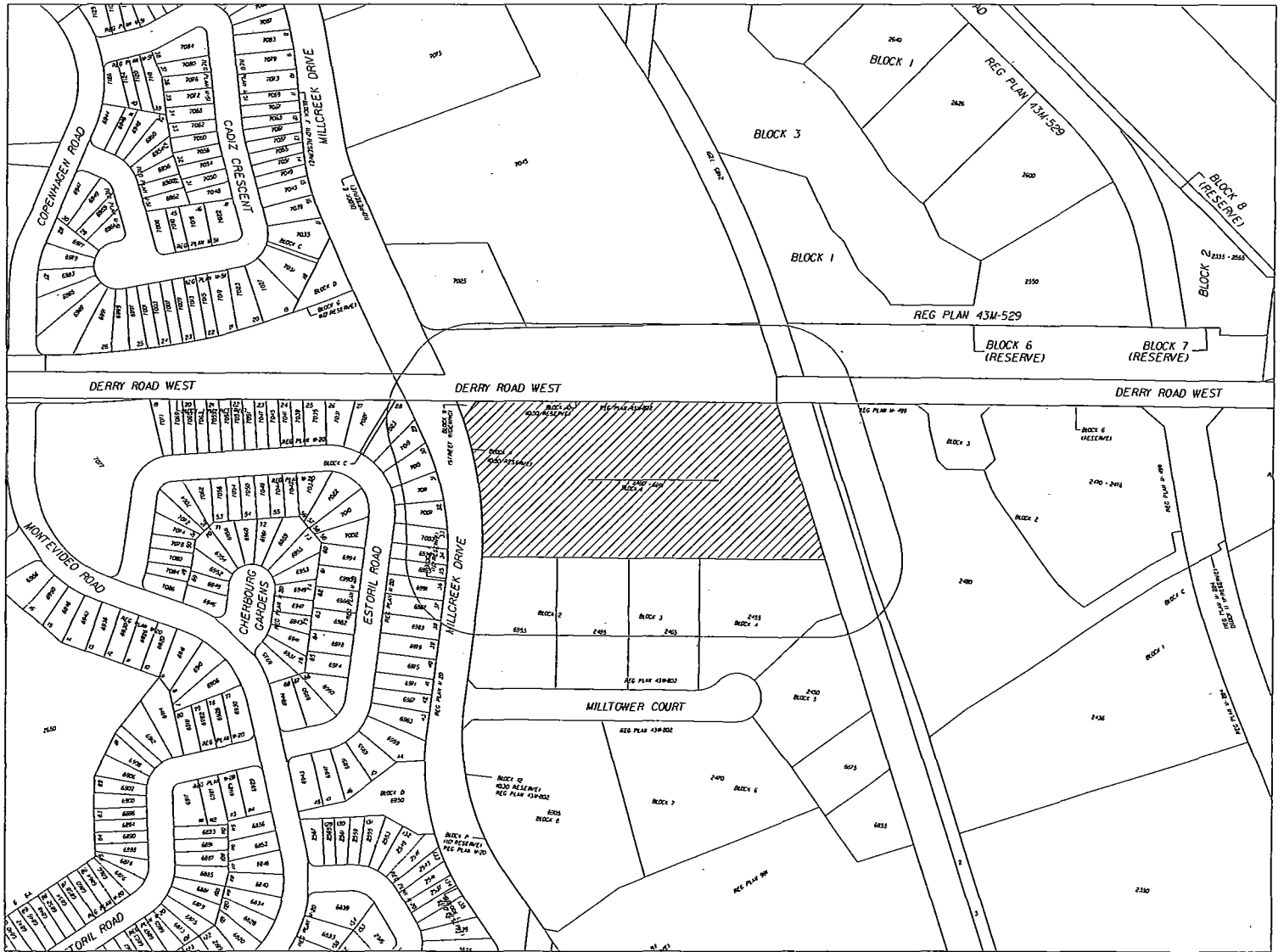
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

1112396 ONTARIO LTD. & SHL HOLDINGS LTD. are the owners of Block 1, Registered Plan M-802, located and known as **6981 MILLCREEK DRIVE**, zoned E2-1, Employment. The applicants request the Committee to authorize a minor variance to permit the establishment of a commercial school within Unit # 14 of the subject building proposing a total of 452 parking spaces for all uses on site; whereas By-law 0225-2007, as amended, requires a minimum of 602 parking spaces to be provided for all uses on site in this instance.

The Committee has set **Thursday, April 4, 2013 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing.

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Committee of Adjustment

Subject Property : 6981 MILLCREEK DR.

File Number : A12313

Z Area : 46E

Agent : W.E. OUGHTRED & ASSOCIATES INC.





S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

FILE: "A" 124/13

WARD: 1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

2127557 ONTARIO INC. is the owner of PCL 1, Plan 300E, located and known as **36 – 48 LAKESHORE ROAD EAST**, zoned C4, Commercial. The applicant requests the Committee to authorize a minor variance to permit the operation of an outdoor patio, to be located on the south side of the building, ancillary to the existing restaurant use known as "Pump House Grille Co.", located on the subject property; whereas By-law 0225-2007, as amended, does not permit an outdoor patio use on the subject property in this instance.

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S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

FILE: "A" 125/13
WARD: 2

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

VICTOR MCCULLOUGH is the owner of part of Lot 55, Registered Plan 333, located and known as **471 BOB-O-LINK ROAD**, zoned R1-2 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new two storey detached dwelling on the subject property proposing:

1. a Gross Floor Area - Infill Residential of 751.52 m² (8,089.55 ft²); whereas By-law 0225-2007, as amended, a maximum Gross Floor Area - Infill Residential of 686.96 m² (7,394.61 ft²) in this instance;
2. a dwelling height of 10.63 m (34.87ft.); whereas By-law 0225-2007, as amended, permits a maximum dwelling height of 9.50 m (31.16 ft.) in this instance;
3. an eaves height of 7.27 m (23.85 ft.); whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.50 m (21.32 ft.) in this instance; and,
4. a dwelling depth of 20.79 m (68.20 ft.); whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00 m (65.61 ft.) in this instance.

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Committee of Adjustment

Subject Property : 471 BOB-O-LINK RD.

File Number : A12513

Z Area : 3

Agent : _____





S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

FILE: "A" 126/13
WARD: 1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

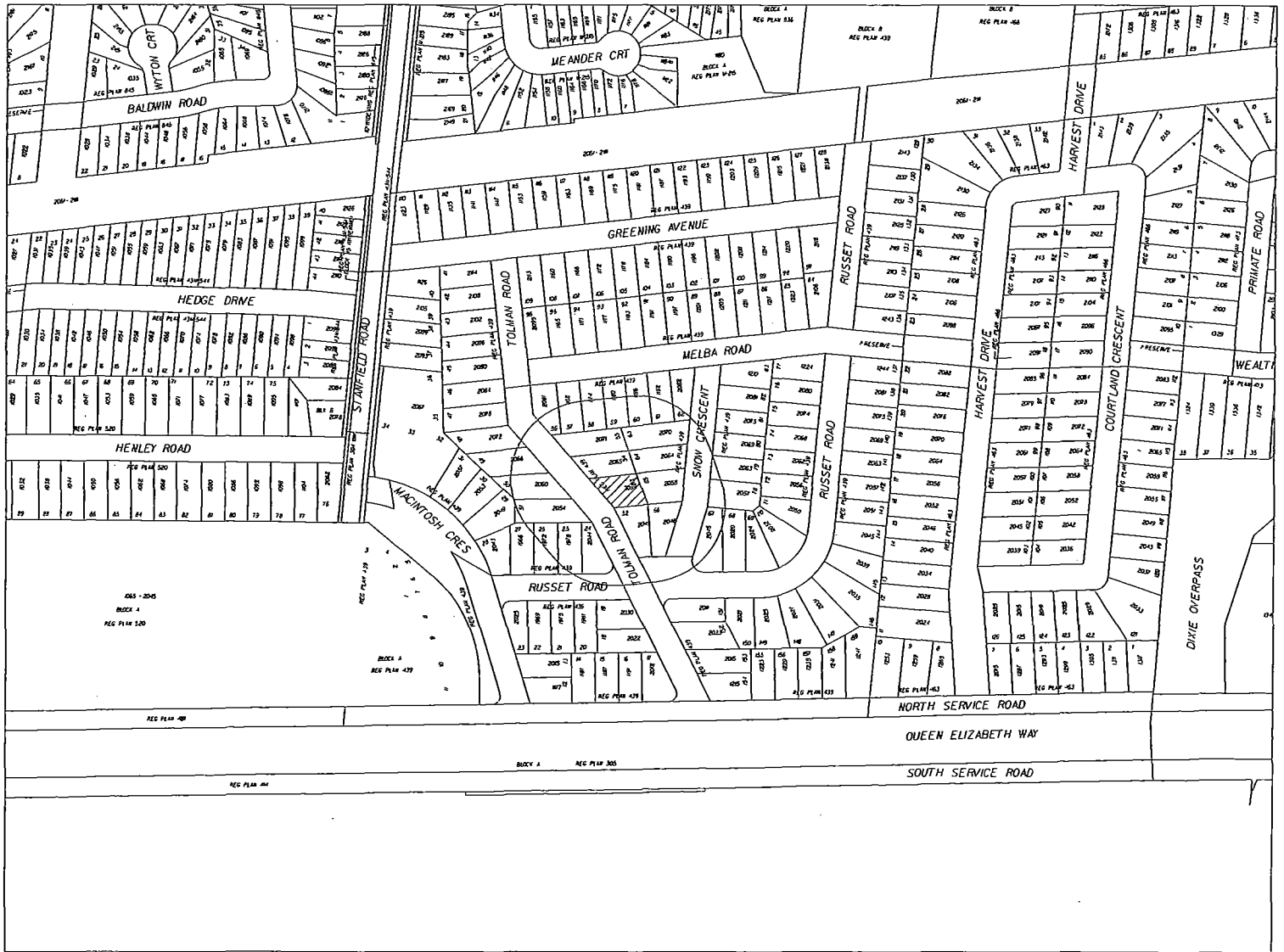
CHRISTOPHER & SYLVIA TEASDALE are the owners of Lot 53, Registered Plan 439, located and known as **2059 TOLMAN ROAD**, zoned R3 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of additions to the existing dwelling on the subject property proposing:

1. a front yard of 6.75 m (22.14 ft.) measured to the front face wall of the dwelling; whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50 m (24.60 ft.) measured to the front face wall of the dwelling; and,
2. a front yard of 5.24 m (17.19 ft.) measured to the front porch, inclusive of stairs; whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.90 m (19.36 ft.).

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Committee of Adjustment

Subject Property : 2059 TOLMAN RD.

File Number : A12613

Z Area : 13

Agent : S. R. HEIDMAN





S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

FILE: "A" 127/13
WARD: 2

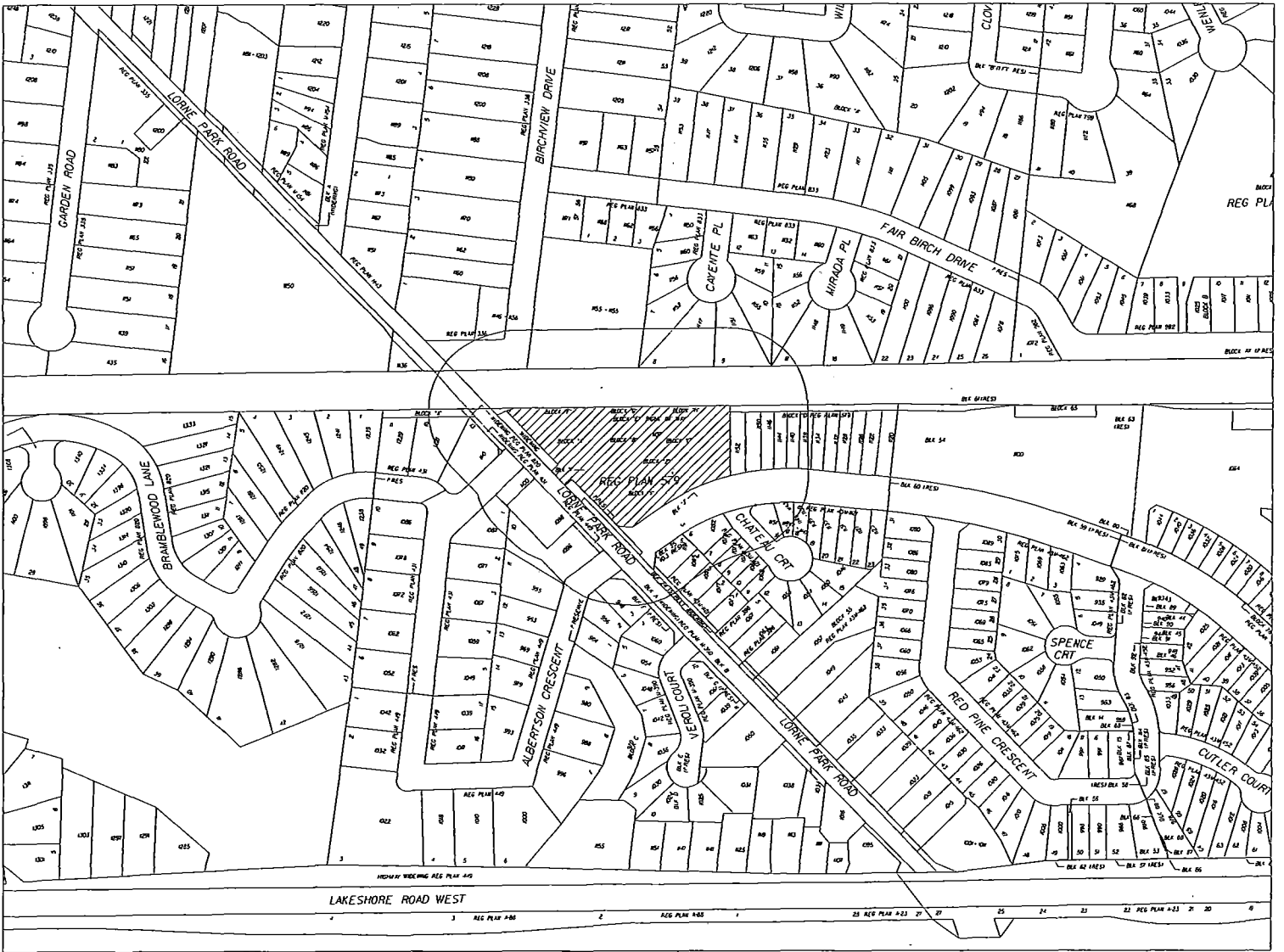
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

KREST PROPERTIES LTD is the owner of Blocks A-C & E-I and part of Blocks J, X & Z, Registered Plan M-579, located and known as **1107 LORNE PARK ROAD**, zoned C4 - Commercial. The applicant requests the Committee to authorize a minor variance to permit the continued operation of the existing restaurant and outdoor patio uses within Unit #2 of the subject development being located within the required separation distance to a Residential zone; whereas By-law 0225-2007, as amended, requires a minimum separation distance of 60.00 m (196.85 ft.), between a restaurant use and a Residential zone and does permit an outdoor patio use on the subject property in this instance.

The Committee has set **Thursday April 4, 2013 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing.

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Further information may be obtained between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Mississauga Civic Centre, Committee of Adjustment Office, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario L5B 3C1, Telephone No 311 or (905) 615-4311 if outside Mississauga and Fax No. 905-615-3950.



Committee of Adjustment

Subject Property : 1107 LORNE PARK RD.

File Number : A127/13

Z Area : 10

Agent : A. K. KHANNA





S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

FILE: "A" 128/13
WARD: 7

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

3414493 CANADA INC is the owner of Peel Condo Plan 300, located and known as **2076 SHEROBEE ROAD**, zoned RA3-5 - Residential. The applicant requests the Committee to authorize a minor variance to permit the operation of a retail store having internal and external access from within the first storey of the building on the subject property; whereas By-law 0225-2007, as amended, does not permit external access to a retail store on the subject property in this instance.

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Committee of Adjustment

Subject Property : 2076 SHEROBBE RD.

File Number : A12813

Z Area : 14

Agent : POMEROY ARCHITECTURE INC.





S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

FILE: "A" 129/13
WARD: 6

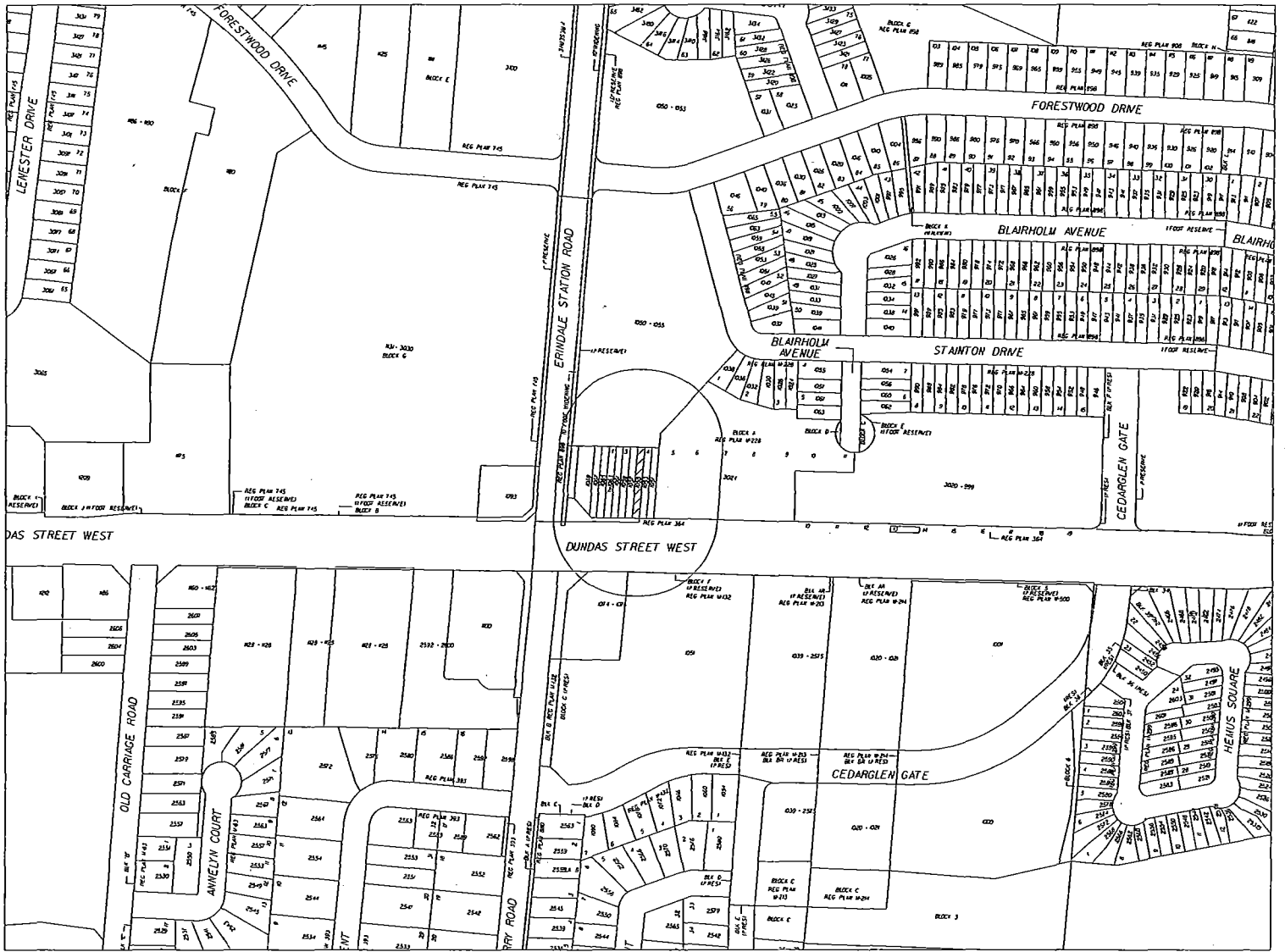
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

LIEU VYEN PHAN is the owner of part of Lot 3, Registered Plan M-364, located and known as **1055 DUNDAS STREET WEST**, zoned C1 - Commercial. The applicant requests the Committee to authorize a minor variance to permit the continued operation of a financial institution providing a total of 57 parking spaces, as previously approved pursuant to Committee of Adjustment file 'A'180/06; whereas By-law 0225-2007, as amended, requires a total of 68 parking spaces to be provided in this instance.

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Committee of Adjustment

Subject Property : 1055 DUNDAS ST. W.

File Number : A12913

Z Area : 23

Agent : DAVID BROWN ASSOCIATES



AMENDED NOTICE

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR



FILE: "A" 130/13
WARD: 1

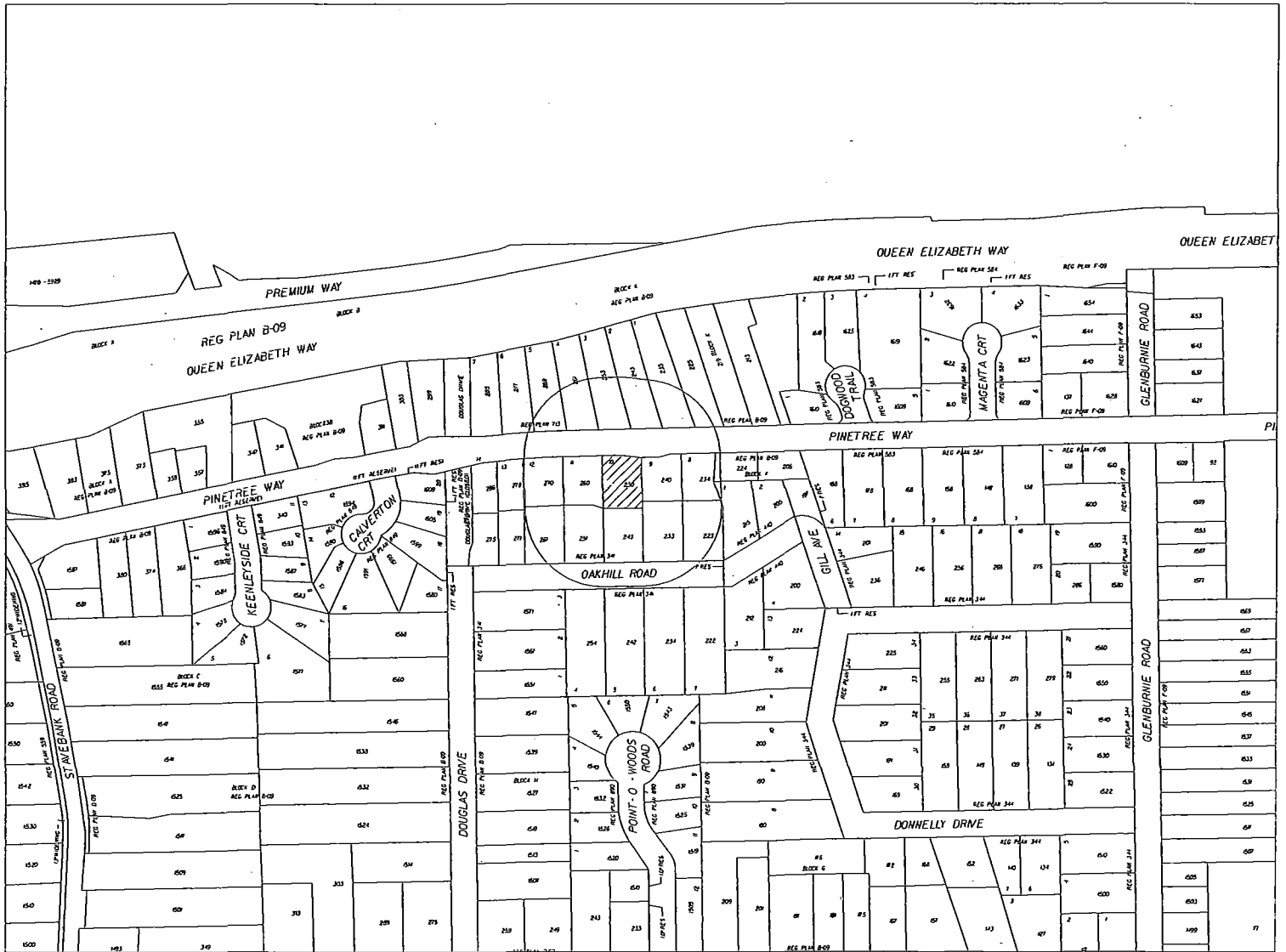
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

FRANK AND ANNA CROCCO are the owners of part of Lot 10, Registered Plan 341, located and known as **250 PINETREE WAY**, zoned R2-5 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new two storey dwelling on the subject property proposing a dwelling height of 10.11 m (33.17 ft.) and an eaves height of 7.01 m (23.00 ft.); whereas By-law 0225-2007, as amended, permits a maximum dwelling height of 9.50 (31.17 ft.) and a maximum eaves height of 6.40 m (21.00 ft.) in this instance.

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Committee of Adjustment

Subject Property : 250 PINETREE WAY

File Number : A13013

Z Area : 8

Agent : DAVID BROWN ASSOCIATES





Revised Hearing Date

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

FILE: "A" 67/13

WARD: 5

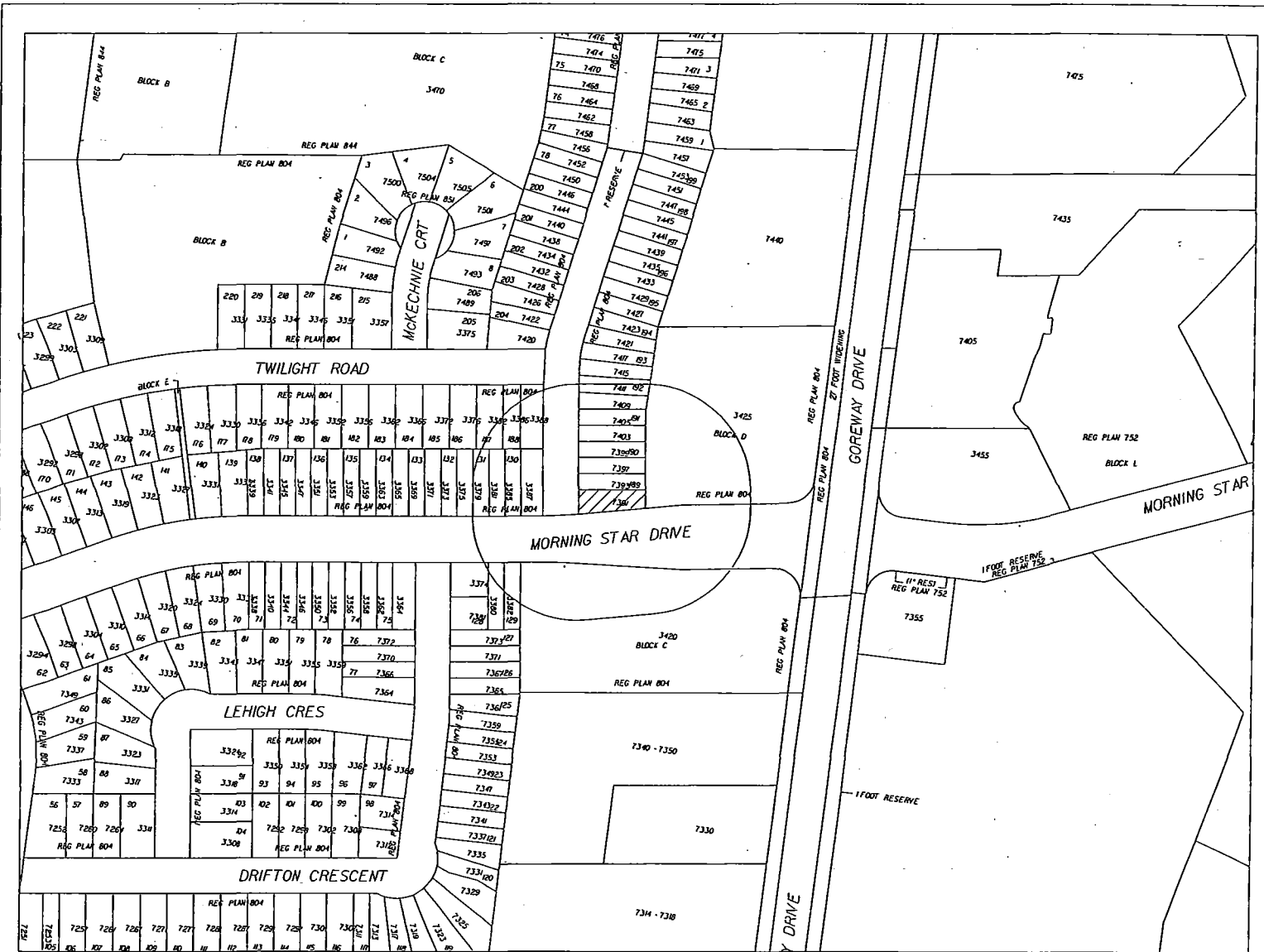
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

PARDEEP KUMAR is the owner of Part of Lot 189, Registered Plan 804, located and known as **7391 CATALPA ROAD**, zoned RM1, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing basement entrance stairwell to remain in the exterior side yard; whereas By-law 0225-2007, as amended, states that stairs, stairwells or retaining walls, to facilitate an entrance located below grade at any point, or to facilitate a direct entrance only to the basement, shall not be permitted in front yards, interior side yards, exterior side yards and required rear yards in this instance.

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Committee of Adjustment

Subject Property : 7391 CATALPA RD.

File Number : A067/13

Z Area : 48W

Agent : G. SINGH

