



## COMMITTEE OF ADJUSTMENT AGENDA

Location: COUNCIL CHAMBERS  
Hearing: FEBRUARY 16, 2012 AT 1:30 P.M.

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### NEW ITEMS

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	<u>Ward</u>
A-59/12	FERNANDA LEAL	2122 GORDON DR	7
A-60/12	RUPINDER NIJJAR & JASWANT SINGH	2086 TEESIDE CRT	8
A-61/12	DELASTAR HOLDINGS INC	5636 GLEN ERIN DR	9
A-62/12	ROBERT & ANN LATTER	1419 WOODDEDEN DR	2
A-63/12	KHOMYN ROSTYSLAV	1321 MINEOLA GDNS	1
A-64/12	REALMARK INVESTORS LTD-LINNETT HOLDINGS LTD	40 DUNDAS ST W	7
A-65/12	1325097 ONTARIO INC	3105 WINSTON CHURCHILL BLVD	8
A-66/12	RUIZ A GONZALES	1206 MINEOLA GDNS	1
A-67/12	FEBAU (CANADA) LIMITED	2666 ROYAL WINDSOR DR	2
A-68/12	BLENDED INVESTMENTS LTD, QUEENSWAY INDUSTRIAL MALL, BEA-MEL	1075 QUEENSWAY E	1
A-69/12	ORC MANAGEMENT LIMITED	884 SOUTHDOWN RD	2
A-70/12	VGR INVESTMENTS LTD	1420 BURNHAMTHORPE RD E	3
A-72/12	MANUEL BRIGIDO	568 LYND AVE	1

### TAKEBACKS

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	<u>Ward</u>
A-381/11	1804079 ONTARIO LTD	2280 DIXIE RD	1



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

FILE: "A" 59/12

WARD: 7

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**FERNANDA LEAL** is the owner of Part of Lot 10, Registered Plan E-20, located and known as **2122 GORDON DRIVE**, zoned R1-6, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a gazebo attached to an accessory structure within the rear yard of the subject property proposing:

1. a maximum height of 4.63m (15.19ft) for the accessory structure and gazebo; whereas By-law 0225-2007, as amended, permits a maximum accessory structure and gazebo height of 3.00m (9.68ft.) in this instance; and,
2. an accessory structure floor area of 39.10m<sup>2</sup> (420.88sq.ft.) and a gazebo floor area of 52.80m<sup>2</sup> (568.35sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00m<sup>2</sup> (107.64sq.ft.) each for an accessory structure and gazebo in this instance.

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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. 905-896-5000 and Fax No. 905-615-3950.



## Committee of Adjustment

Subject Property : 2122 GORDON DRIVE

File Number : A05912

Z Area : 15

Agent : P. LOWES



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



FILE: "A" 60/12

WARD: 8

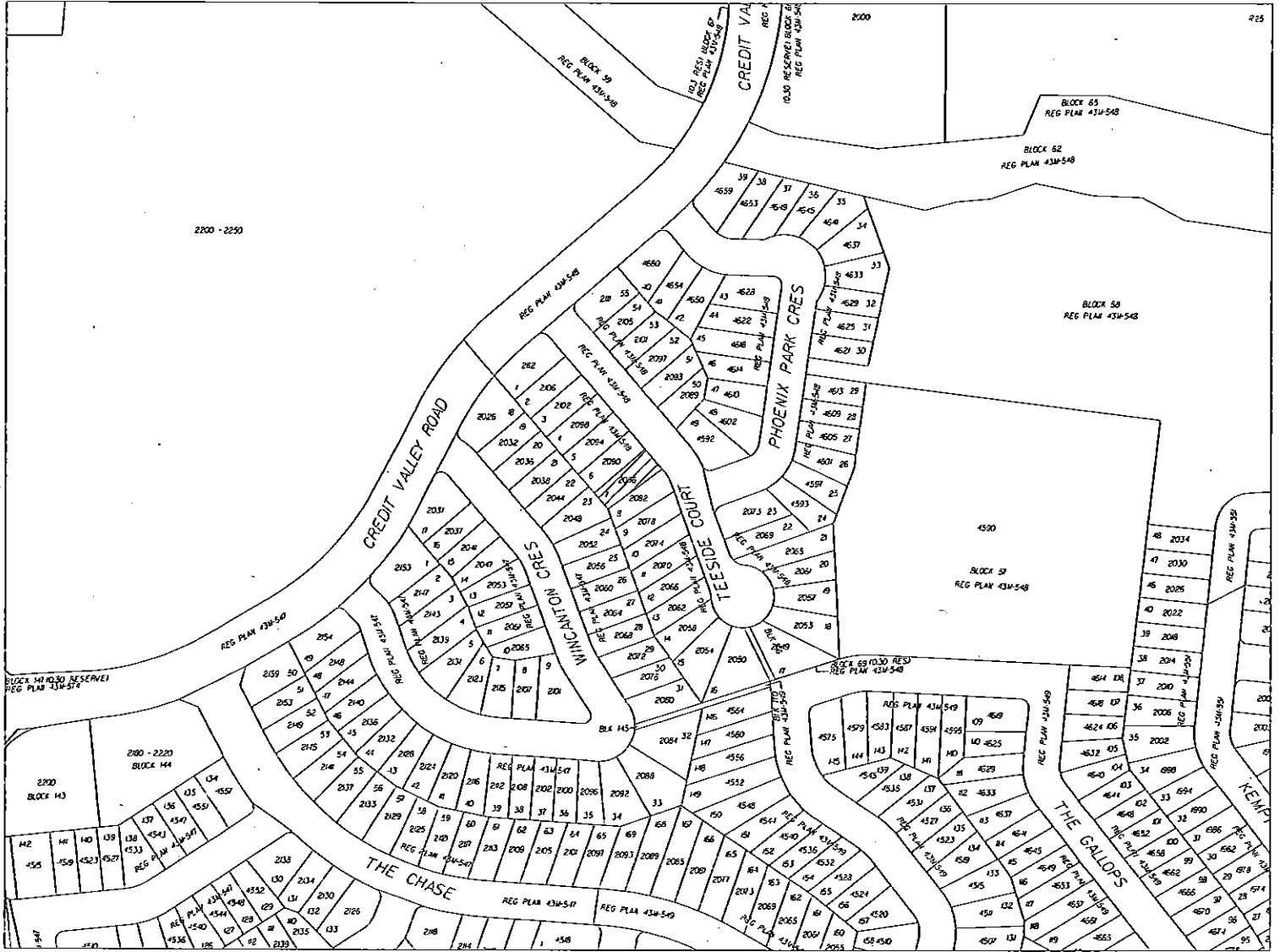
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**RUPINDER NIJJAR & JASWANT SINGH** is the owner of Lot 7, Registered Plan M-548, located and known as **2086 TEESIDE COURT**, zoned R4-13, Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a basement entrance stairwell within the easterly 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 : 2086 TEESIDE CRT.

File Number : A06012

Z Area : 31

Agent : DEANLEE MANAGEMENT INC.



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



FILE: "A" 61/12

WARD: 9

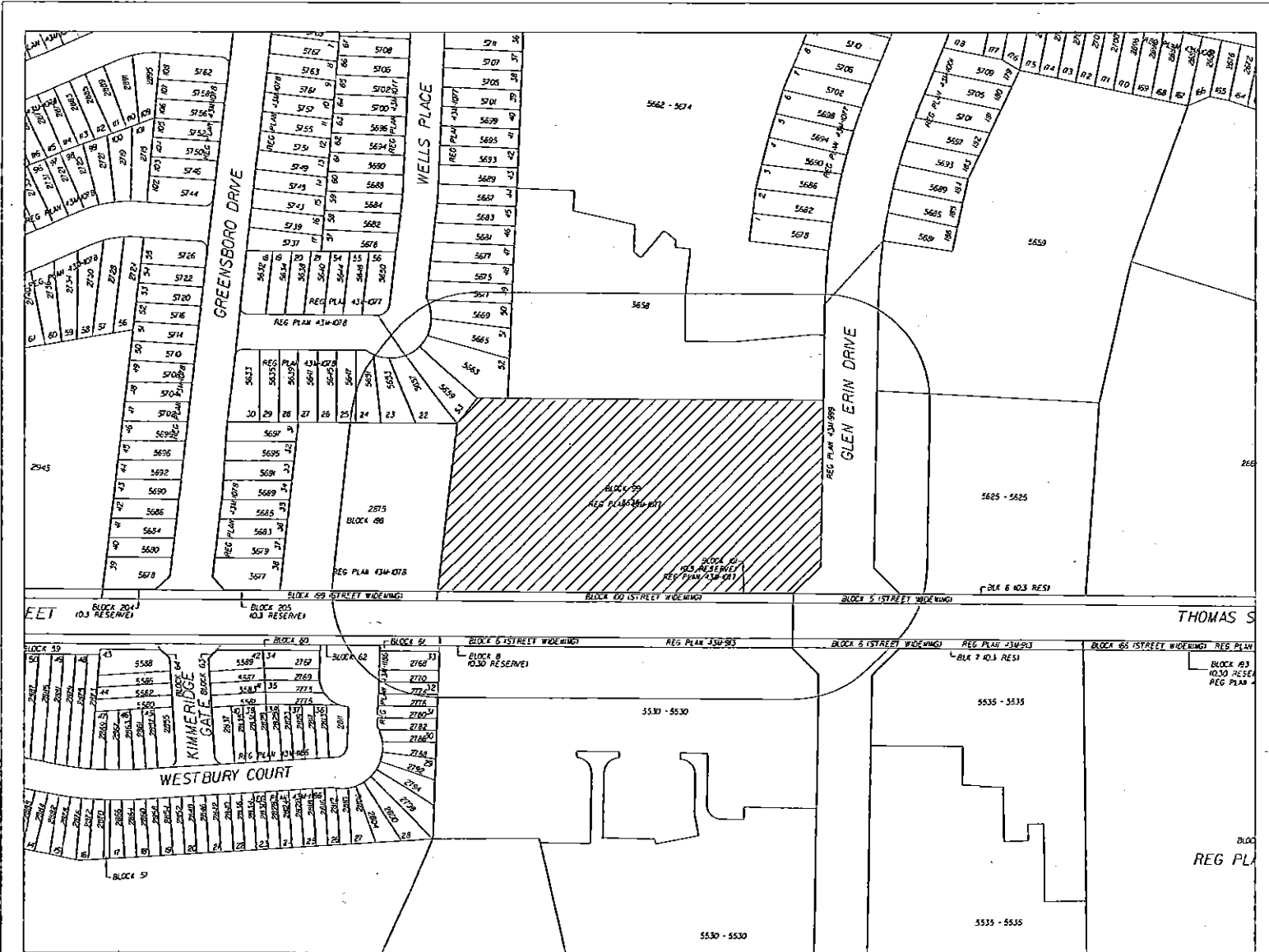
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**DELASTAR HOLDINGS INC** is the owner of Block 99, Registered Plan M-1077, located and known as **5636 GLEN ERIN DRIVE**, zoned C2, Commercial. The applicant requests the Committee to authorize a minor variance to permit the establishment of a restaurant use (Subway Sandwiches) within Unit 2A of the subject development being within 60.00m (196.85ft.) of a residential zone; whereas By-law 0225-2007, as amended requires a minimum separation distance of 60.00m (196.85ft.) from a restaurant to a residential zone in this instance.

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# Committee of Adjustment

Subject Property : 5636 GLEN ERIN DR.  
 Z Area : 39W

File Number : A06112  
 Agent : B. MCDONALD



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



FILE: "A" 62/12

WARD: 2

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**ROBERT & ANN LATTER** is the owner of Lot 46, Registered Plan 425, located and known as **1419 WOODDEDEN DRIVE**, zoned R2-4, Residential. The applicants request 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 front yard of 8.84m (29.00ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 9.00m (29.52ft.) in this instance;
2. a rear yard of 5.20m (17.06ft.); whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (24.60ft) in this instance; and,
3. a side yard of 1.67 m (5.47 ft.) to a window well; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.80 m (5.90 ft.) in this instance.

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## Committee of Adjustment

Subject Property : 1419 WOODEN DR.

File Number : A062/12

Z Area : 9

Agent : \_\_\_\_\_



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



FILE: "A" 63/12

WARD: 1

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**KHOMYN ROSTYSLAV** is the owner of Lot 35, Registered Plan 337, located and known as **1321 MINEOLA GARDENS**, zoned G1, Greenbelt & R3-1, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a two storey detached dwelling on the subject property proposing a northerly side yard of 1.43 m (4.69 ft); whereas By-law 0225-2007, as amended, requires a minimum northerly side yard of 2.41 m (7.90 ft) in this instance.

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# Committee of Adjustment

Subject Property : 1321 MINEOLA GDNS.

File Number : A063/12

Z Area : 7

Agent : V. MELNYKEVYCH



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



FILE: "A" 64/12

WARD: 7

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**REALMARK INVESTORS LTD & LINNETT HOLDINGS LTD** are the owners of Part of Lot 16, Concession 1, SDS and Part of Lot 17, Registered Plan TOR 12, located and known as **40 DUNDAS STREET WEST**, zoned C4-9, Commercial. The applicant requests the Committee to authorize a minor variance to permit the establishment of a take out restaurant within Unit #1 of the subject building being within 60.00m (196.85ft.) of a residential zone in this instance; whereas By-law 0225-2007, as amended, requires a minimum 60.00m (196.85ft.) separation distance from a take out restaurant to a residential zone in this instance.

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## Committee of Adjustment

Subject Property : 40 DUNDAS ST. W.

File Number : A06412

Z Area : 15

Agent : P. TEWARI



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



FILE: "A" 65/12

WARD: 8

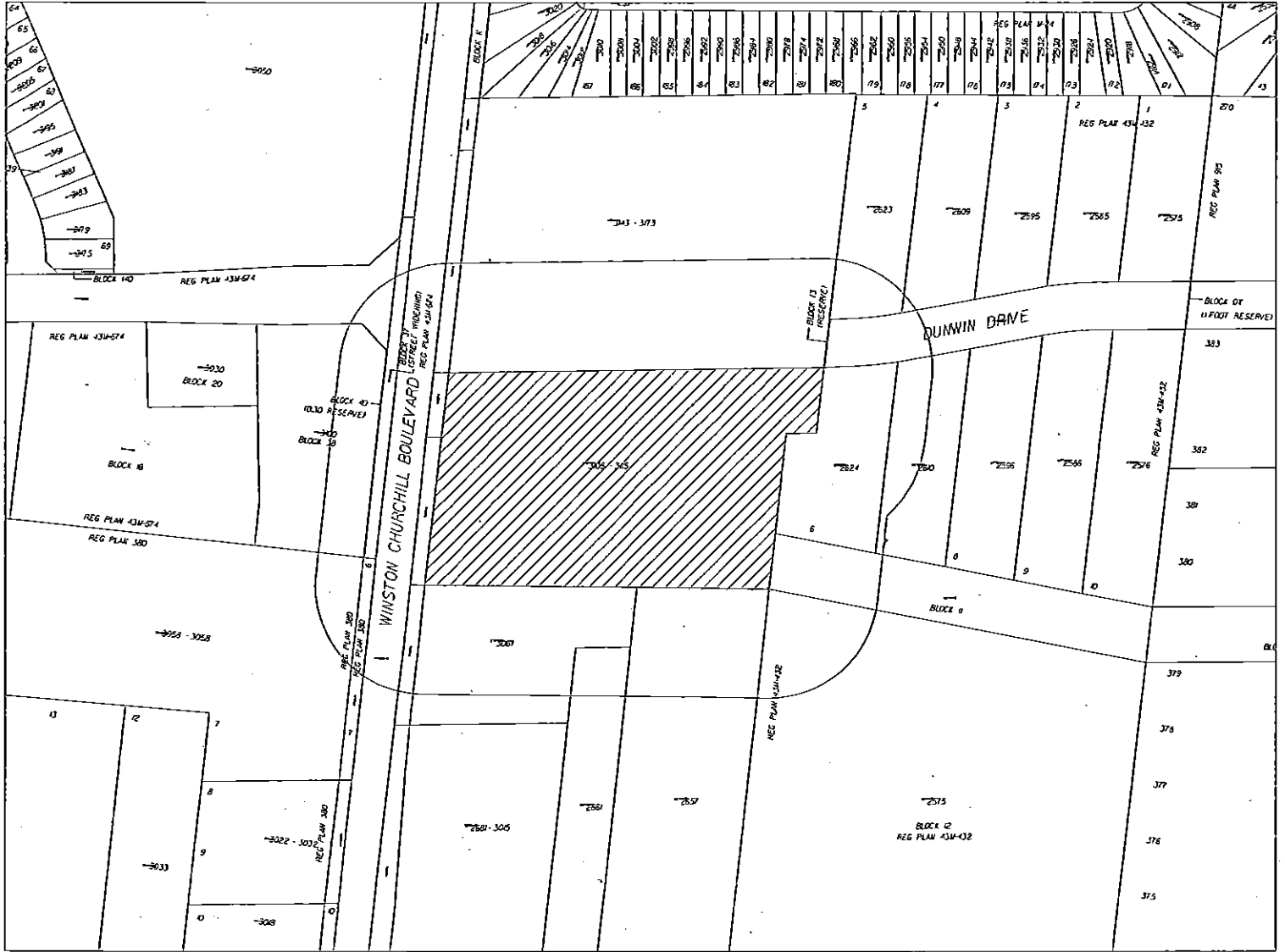
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**1325097 ONTARIO INC** is the owner of Part of Lot 35, Concession 1, NDS, located and known as **3105 WINSTON CHURCHILL BOULEVARD**, zoned C2-9, Commercial and G1, Greenbelt. The applicant requests the Committee to continue to permit an outdoor patio ancillary to the restaurant located in Unit # 1, known as "Sukothai", as previously approved pursuant to Committee of Adjustment Decision File "A" 510/06; whereas By-law 0225-2007, as amended, makes no provisions for such a use on the subject property in this instance.

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## Committee of Adjustment

Subject Property : 3105-3115 WINSTON CHURCHILL BLVD.

File Number : A06512

Z Area : 25

Agent : C. SVIKANTARAHIT



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



FILE: "A" 66/12

WARD: 1

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

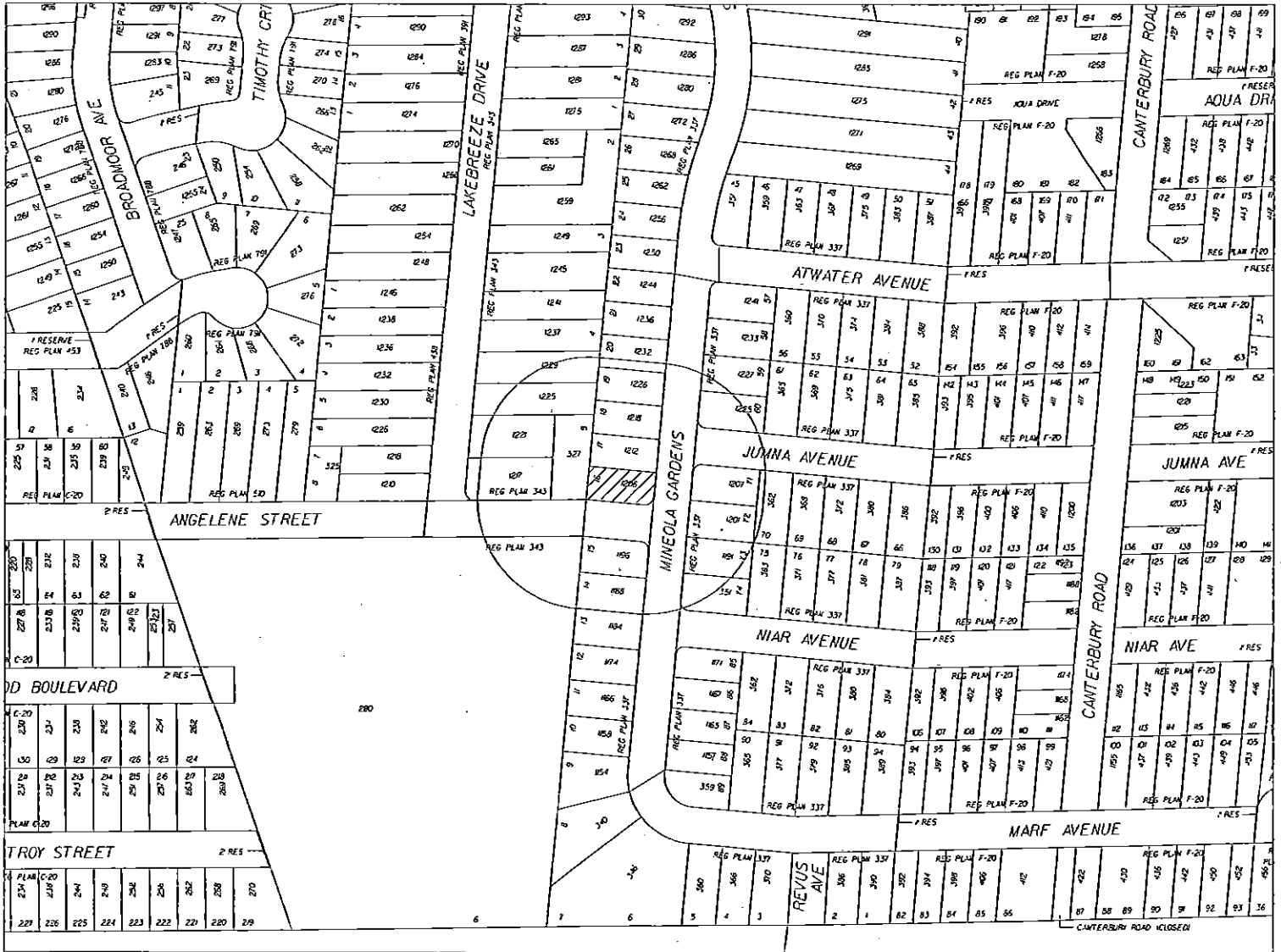
**RUIZ A GONZALES** is the owner of Lot 16, Registered Plan 337, located and known as **1206 MINEOLA GARDENS**, zoned R3-1, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a two storey detached dwelling on the subject property proposing:

1. an exterior side yard of 4.66m (15.28ft.); whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m (19.68ft.) in this instance,
2. a maximum gross floor area - infill residential of 359.86m<sup>2</sup> (3873.62sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 322.91m<sup>2</sup> (3475.88sq.ft.) in this instance; and,
3. an existing lot frontage of 18.29m (60.00ft.); whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 19.50m (63.97ft) for a corner lot in this instance.

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# Committee of Adjustment

Subject Property : 1206 MINEOLA GDNS.

File Number : A06612

Z Area : 7

Agent : O. VELZ



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



FILE: "A" 67/12

WARD: 2

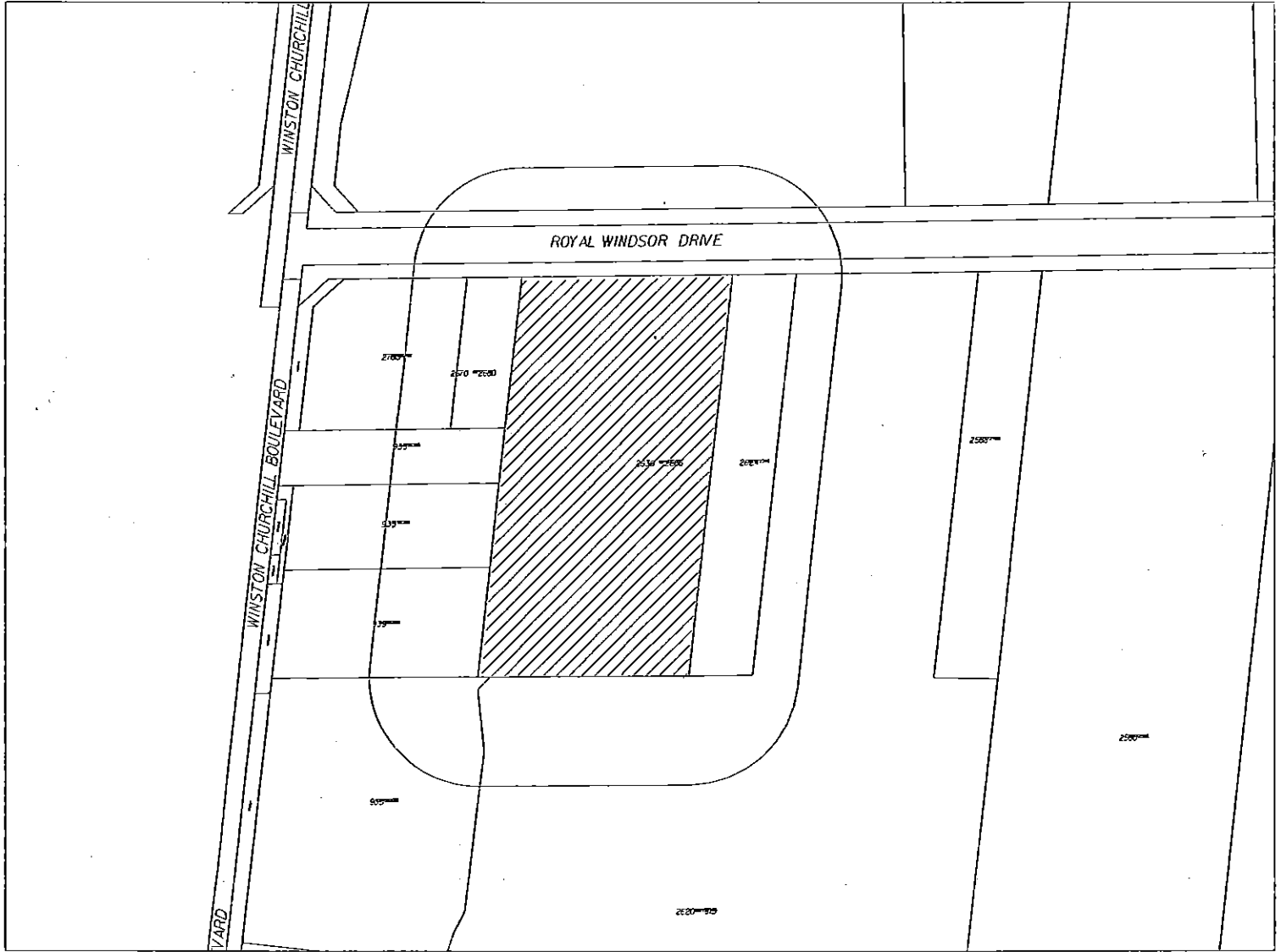
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**FEBAU (CANADA) LIMITED** is the owner of Part of Lot 35, Concession 3 SDS, located and known as 2630, 2650, 2666 and 2680 ROYAL WINDSOR DR, zoned E3-1, Employment. The applicant requests the Committee to authorize a minor variance to permit the establishment of a retail store within Units 1A-1B of the building located at 2666 Royal Windsor Drive; whereas By-law 0225-2007, as amended, makes no provisions for a retail store use within an E3-1, Employment zone in this instance.

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## Committee of Adjustment

Subject Property : 2666 ROYAL WINDSOR DR.

File Number : A067/12

Z Area : 4

Agent : T. HOLTZE



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



FILE: "A" 68/12

WARD: 1

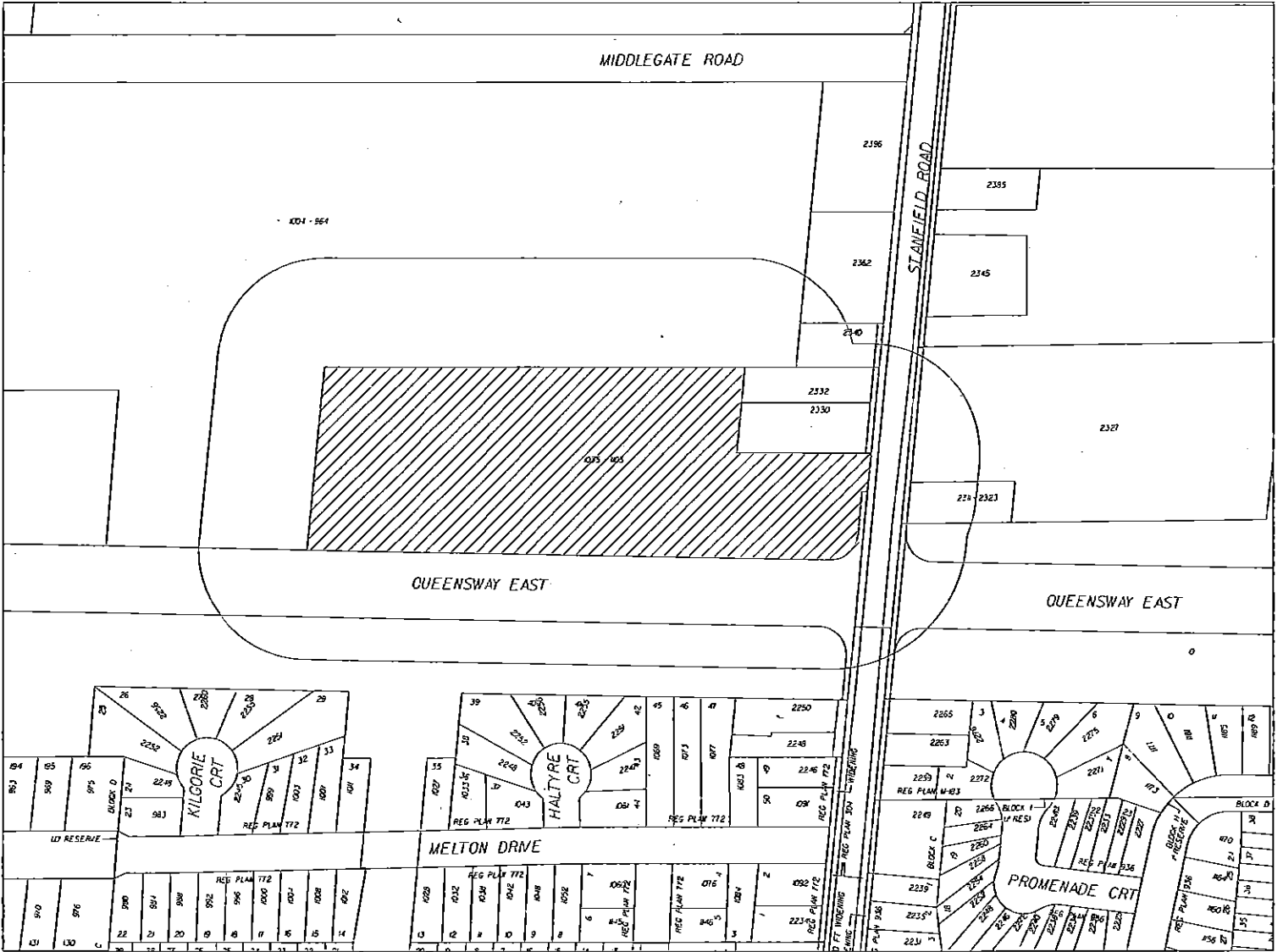
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**BLENDED INVESTMENTS LTD, QUEENSWAY INDUSTRIAL MALL, BEA-MEL ASSETS LTD.** are the owners of Part of Lot 8, Concession 1 SDS, located and known as **1075 QUEENSWAY EAST**, zoned E2, Employment. The applicant requests the Committee to authorize a minor variance to continue to permit the operation of banquet hall use within Units 17-22, comprising of a total area of 2,918.00 m<sup>2</sup> (31,410.11 sq.ft.) inclusive of a front vestibule, and including an ancillary wedding chapel and portrait studio located within a portion of Unit 17; providing a total of 313 parking spaces, as previously approved pursuant to Committee of Adjustment File 'A' 181/08; whereas By-law 0225-2007, as amended, makes no provisions for such uses and requires a minimum of 505 parking spaces in this instance.

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## Committee of Adjustment

Subject Property : 1035, 1075 & 1105 QUEENSWAY E.

File Number : A06842

Z Area : 13

Agent : W.E. OUGHTRED & ASSOCIATES INC.





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

FILE: "A" 69/12

WARD: 2

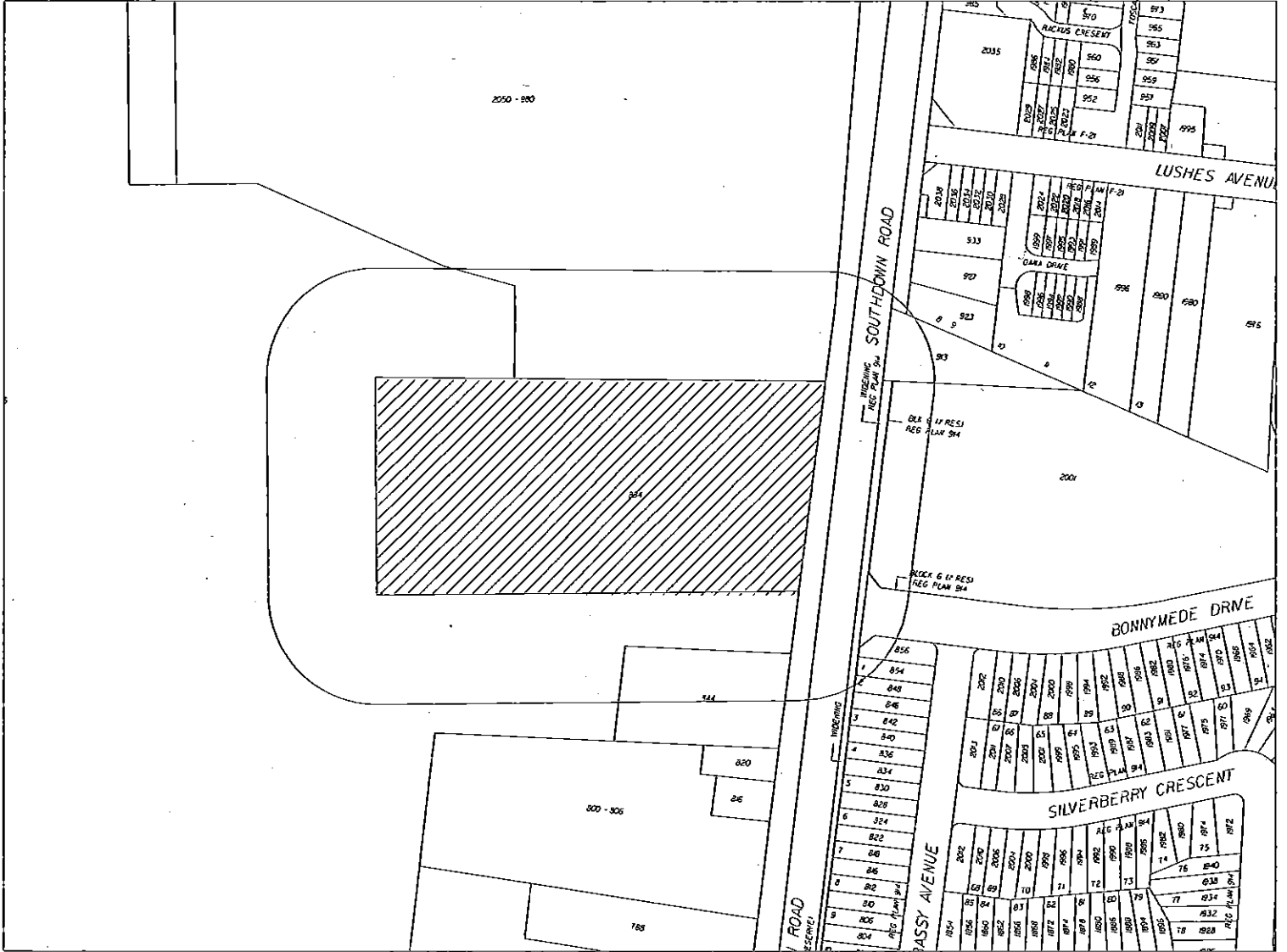
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**ORC MANAGEMENT LIMITED** is the owner of Part of Lot 31, Concession 3, SDS, located and known as **884 SOUTHDOWN ROAD**, zoned E2-108, Employment. The applicant requests the Committee to authorize a minor variance to permit the construction of a two storey addition to the existing racquet club (GFA of 446.39m<sup>2</sup> (4804.73sq.ft.)) providing a total of 263 parking spaces on site and providing a minimum driveway aisle width of 5.91m (19.38ft.) for three (3) parking spaces; whereas By-law 0225-2007, as amended, requires a total of 289 parking spaces on site and requires a minimum driveway aisle width of 7.00m (22.96ft.) for all parking spaces on site in this instance.

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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. 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 do not make a written submission requesting notification of the Committee's decision or attend the hearing in person or by counsel 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. 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. 905-896-5000 and Fax No. 905-615-3950.



Committee of Adjustment

Subject Property : 884 SOUTHDOWN RD.  
 Z Area : 4

File Number : 4A06912  
 Agent : DAVID BROWN ASSOCIATES



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



FILE: "A" 70/12

WARD: 3

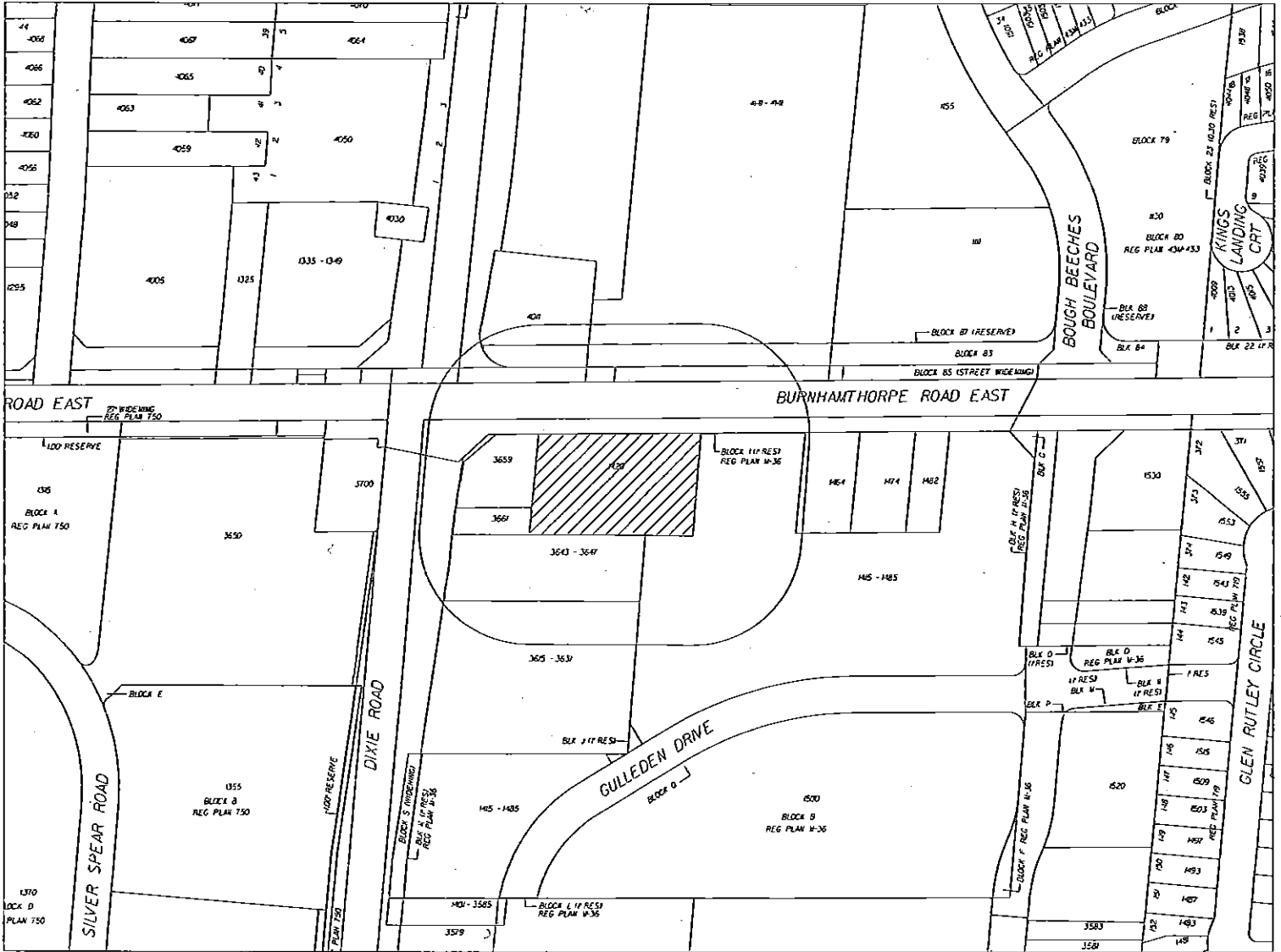
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**VGR INVESTMENTS LTD** is the owner of Part of Lot 5, Concession 1, NDS, located and known as **1420 BURNHAMTHORPE ROAD EAST**, zoned O, Office. The applicant requests the Committee to authorize a minor variance to permit an additional 858.00m<sup>2</sup> (9235.73sq.ft.) gross floor area within the existing office building to be utilized for medical office use providing no additional parking and providing a total of 141 parking spaces on site for all uses on site; whereas By-law 0225-2007, as amended, requires a total of 177 parking spaces for all uses on site in this instance.

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# Committee of Adjustment

Subject Property : 1420 BURNHAMTHORPE RD E.

File Number : A07012

Z Area : 19

Agent : DAVID BROWN ASSOCIATES



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



FILE: "A" 72/12

WARD: 1

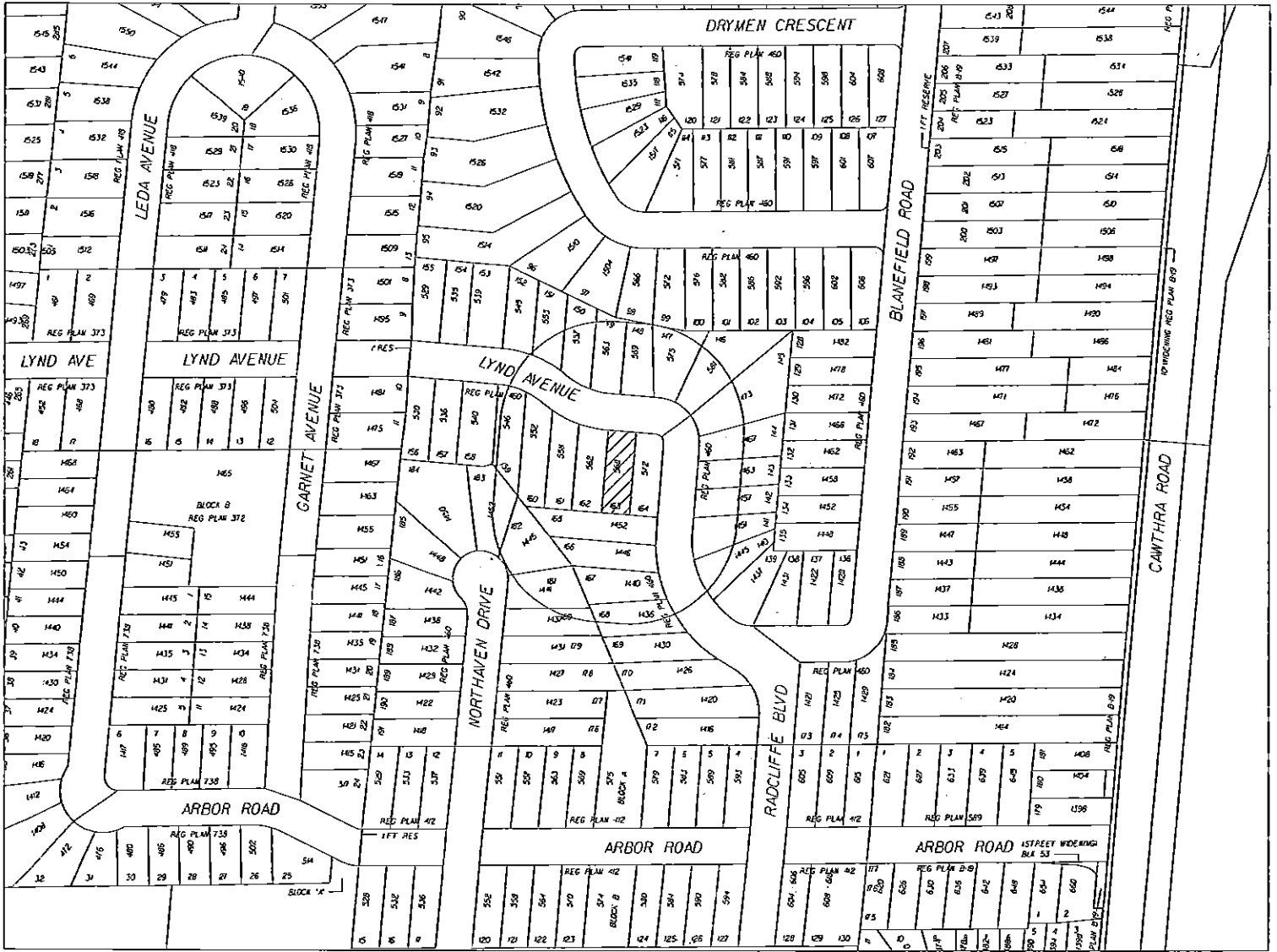
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**MANUEL BRIGIDO** is the owner of Lot 163, Registered Plan 460, located and known as **568 LYND AVENUE**, zoned R3-1, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a two storey detached dwelling on the subject property proposing a combined width of side yards of 2.04m (6.69ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.80m (12.46ft.) in this instance.

The Committee has set **Thursday February 16, 2012 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. 905-896-5000 and Fax No. 905-615-3950.



## Committee of Adjustment

Subject Property : 568 LYND AVE.

File Number : A07212

Z Area : 7

Agent : M. WORTEL



# REVISED MEETING DATE

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



FILE: "A" 381/11  
WARD: 1

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

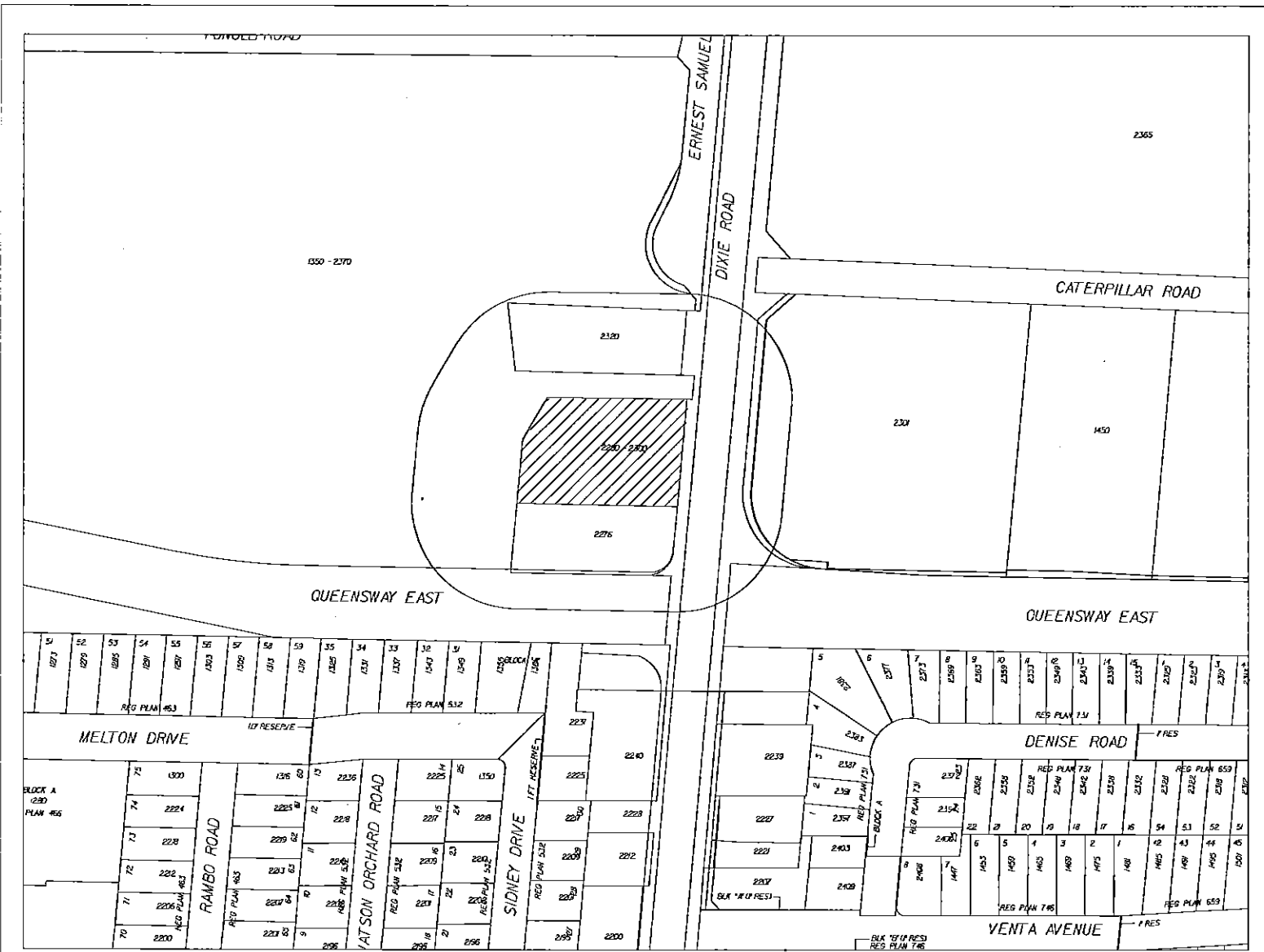
**1804079 ONTARIO LTD** is the owner of part of Lot 6, Concession 1, SDS, located and known as **2280B DIXIE ROAD**, zoned E2, Employment. The applicant requests the Committee to authorize a minor variance to permit:

1. the operation a restaurant and outdoor patio on the subject property 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) to a Residential zone and does not permit a patio use in this instance;
2. a total of 45 parking spaces to be provided for the uses operating at 2280, 2280B, 2290, 2290B, 2292 & 2300 Dixie Road; whereas By-law 0225-2007, as amended, requires a minimum of 78 parking spaces for all uses on said lands in this instance; and,
3. one (1) parking space for persons with disabilities for the uses operating at 2280, 2290 2292 & 2300 Dixie Road; whereas By-law 0225-2007, as amended, requires a minimum of three (3) parking spaces for persons with disabilities on the said lands in this instance.

The Committee has set **Thursday February 16 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. 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 do not make a written submission requesting notification of the Committee's decision or attend the hearing in person or by counsel 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. 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.

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# Committee of Adjustment

Subject Property : 2280 B DIXIE RD.  
 Z Area : 13

File Number : A38111  
 Agent : K. LAVERTY

