



COMMITTEE OF ADJUSTMENT
AGENDA

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

Location: COUNCIL CHAMBERS
Hearing: MARCH 07, 2013 AT 1:30 P.M.

NEW APPLICATIONS – (CONSENT)

NONE

DEFERRED APPLICATIONS – (CONSENT)

NONE

NEW APPLICATIONS – (MINOR VARIANCE)

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	<u>Ward</u>
A-93/13	TORONTO ARCHDIOCESE	4260 CAWTHRA RD	4
A-94/13	ANTHONY SILVESTRE	1583 LOCONDER CRT	6
A-95/13	ANDREW GRAHAM & JUDITH HERRON- GRAHAM	1433 LEFKAS CRT	2
A-96/13	PSCC 883	1055 CANADIAN PL	3
A-97/13	JOHN XU	159 DONNELLY DR	1
A-98/13	OGDEN-LAKE DEVELOPMENTS INC.	1041 LAKESHORE RD E	1
A-99/13	OMERS REALTY MANAGEMENT CORPORATION & 156 SQUARE ONE LIMITED	219 RATHBURN RD W	4
A-100/13	DEZEN REALTY COMPANY LIMITED	510 DRIFTCURRENT DR	5

DEFERRED APPLICATIONS – (MINOR VARIANCE)

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	<u>Ward</u>
A-37/13	GIUSEPPE & FATIMA ROCCAFORTE	256 LAKESHORE RD E	1
A-45/13	ASHLEIGH PROUDFOOT & STEVEN DOUGLAS	1247 RAVINE DR	2
A-92/13	MICHAEL GAJDA & CAREY RIBEIRO	91 WANITA RD	1

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: "A" 93/13

WARD: 4

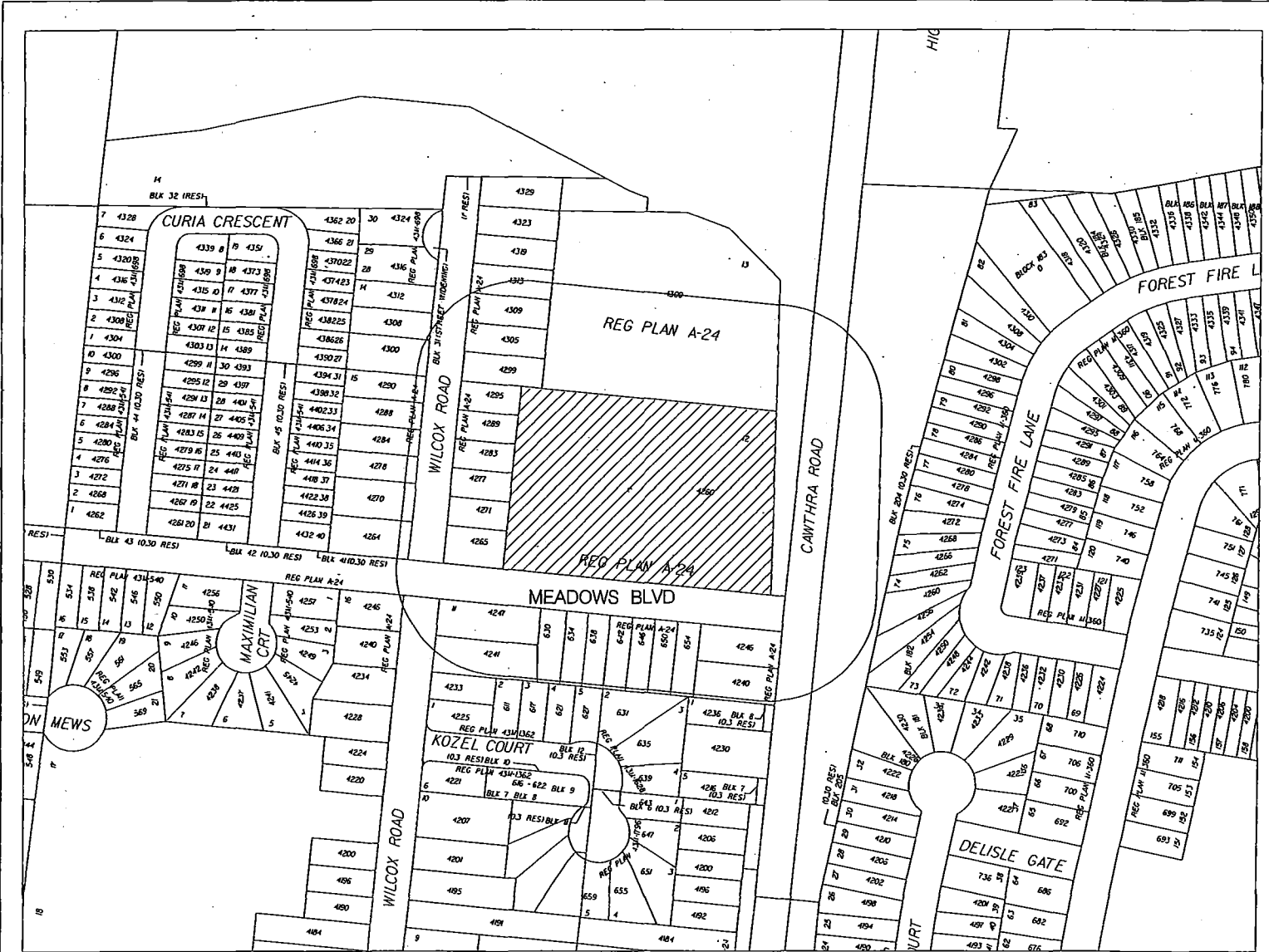
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

TORONTO ARCHDIOCESE is the owner of Part of Lot 12, Registered Plan A-12, located and known as **4260 CAWTHRA ROAD**, zoned R3, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of an addition to the existing place of religious assembly providing a total of 471 parking spaces on site; whereas By-law 0225-2007, as amended, requires a minimum of 508 parking spaces in this instance.

The Committee has set **Thursday, March 7, 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 : 4260 CAWTHRA RD.

File Number : A09313

Z Area : 28

Agent : YOUNG & WRIGHT /IBI GROUP ARCHITECTS





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

FILE: "A" 94/13

WARD: 6

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

ANTHONY SILVESTRE is the owner of Lot 119, Registered Plan 604, located and known as **1583 LOCONDER COURT**, zoned R3, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of an addition to the existing dwelling proposing:

1. a rear yard of 3.24 m (10.62 ft.); whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50 m (24.60 ft.) in this instance; and,
2. a centreline setback from Burnhamthorpe Road West to the proposed rear addition of 21.52 m (70.60 ft.); whereas By-law 0225-2007, as amended, requires a minimum centreline setback from Burnhamthorpe Road West to the proposed addition of 32.50 m (106.62 ft.) in this instance.

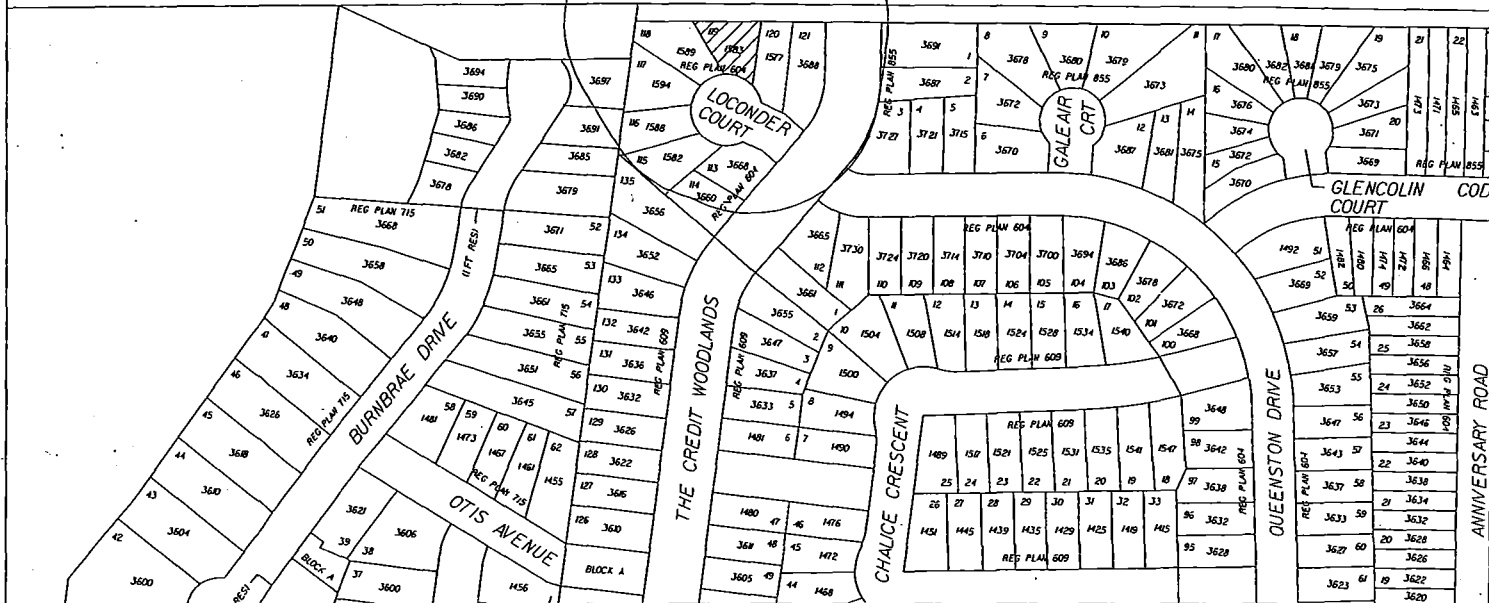
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ROAD WEST

BURNHAMTHORPE ROAD WEST



Committee of Adjustment

Subject Property : 1583 LOCONDER COURT
 Z Area : 24

File Number : A09413
 Agent : T. BIANCHI





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

FILE: "A" 95/13

WARD: 2

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

ANDREW GRAHAM & JUDITH HERRON-GRAHAM are the owners of Part of Block Q, Registered Plan M-209, located and known as **1433 LEFKAS COURT**, zoned RM5-3, Residential. The applicants request the Committee to authorize a minor variance to permit the construction of repairs to the existing dwelling and balcony and to permit the construction of a garage addition proposing:

1. a rear yard of 1.48 m (4.85 ft.) of the balcony to the Greenbelt zone; whereas By-law 0225-2007, as amended, requires a minimum rear yard of 5.00 m (16.40 ft.) in this instance;
2. a rear yard of 1.48 m (4.85 ft.) to the balcony; whereas By-law 0225-2007, as amended, requires a minimum rear yard of 2.50 m (8.20 ft.) in this instance;
3. a side yard to the garage addition of 0.20 m (0.65 ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61 m (2.00 ft.) in this instance; and,
4. a lot coverage of 40.10% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% of the lot area in this instance.

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Committee of Adjustment

Subject Property : 1433 LEFKAS CRT.

File Number : A09513

Z Area : 10

Agent : J. SIBENIK





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

FILE: "A" 96/13

WARD: 3

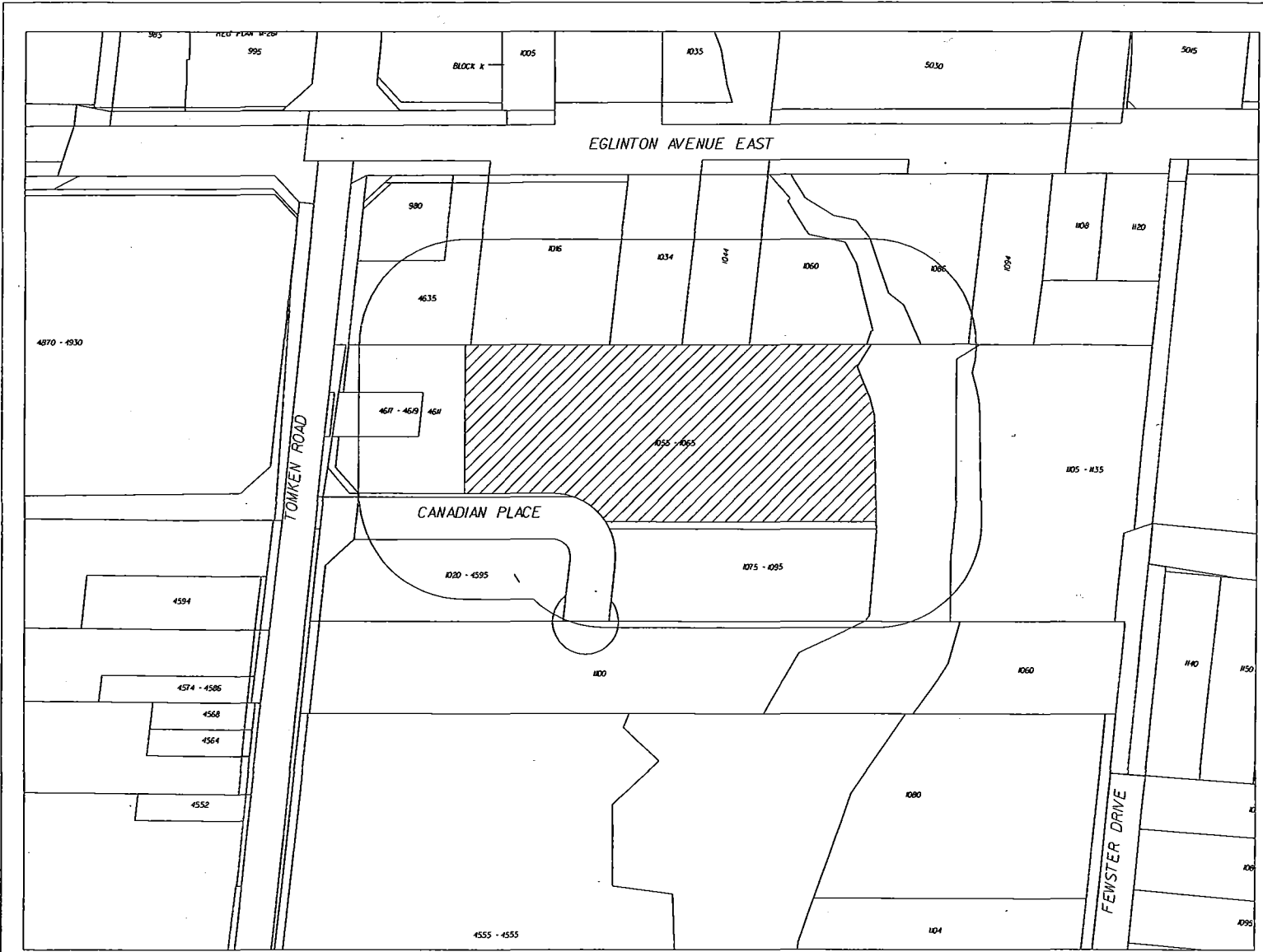
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

PEEL STANDARD CONDOMINIUM CORPORATION 883 is the owner of PSCP 883, located and known as **1055 & 1065 CANADIAN PLACE**, zoned E2, Employment. The applicant requests the Committee to authorize a minor variance to permit parking to be provided for the subject development at a rate of 1.60 parking spaces per 100.00 m² (1,076.42 sq.ft.) gross floor area for all uses on site and being subject to a maximum gross floor area of 3,455.00 m² (37,190.52 sq.ft.) for all medical office, restaurant and take out restaurant uses combined with a maximum gross floor area of 9,370.00 m² (100,861.147 sq.ft.) for all other uses; whereas By-law 0225-2007, as amended, requires parking for all uses on site to be provided as per requirements contained within Table 3.1.2.2 of Zoning By-law 0225-2007 in this instance.

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Committee of Adjustment

Subject Property : 1055 & 1065 CANADIAN PLACE

File Number : A09613

Z Area : 27

Agent : GREG DELL & ASSOCIATES





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

FILE: "A" 97/13

WARD: 1

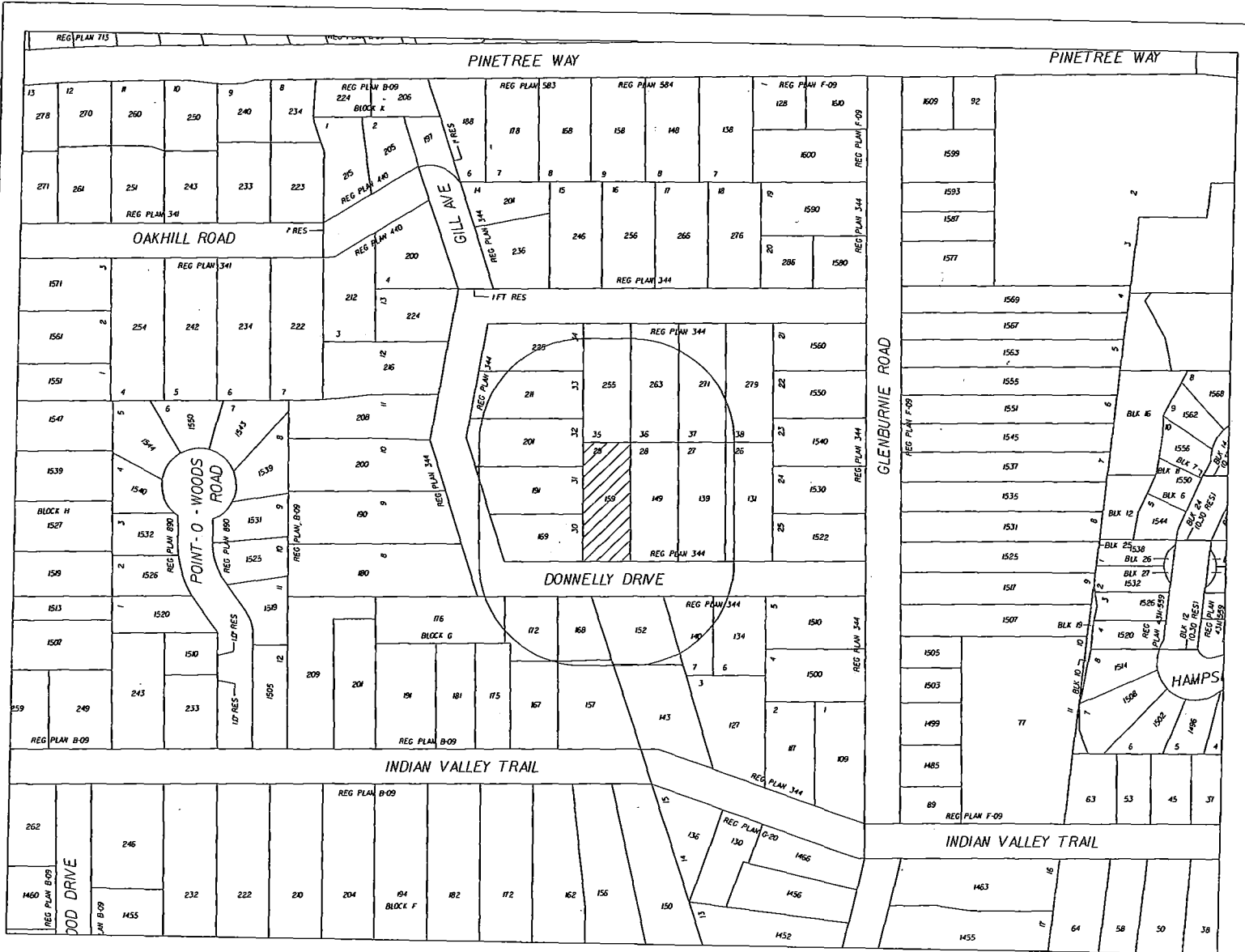
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

JOHN XU is the owner of Lot 29, Registered Plan 344, located and known as **159 DONNELLY DRIVE**, zoned R2-4, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of an addition to the existing dwelling proposing a combined width of side yards of 4.66 m (15.28 ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27.00% of the lot frontage or 7.44 m (24.40 ft.) in this instance.

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Committee of Adjustment

Subject Property : 159 DONNELLY DR.

File Number : A09713

Z Area : 8

Agent : _____





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

FILE: "A" 98/13

WARD: 1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

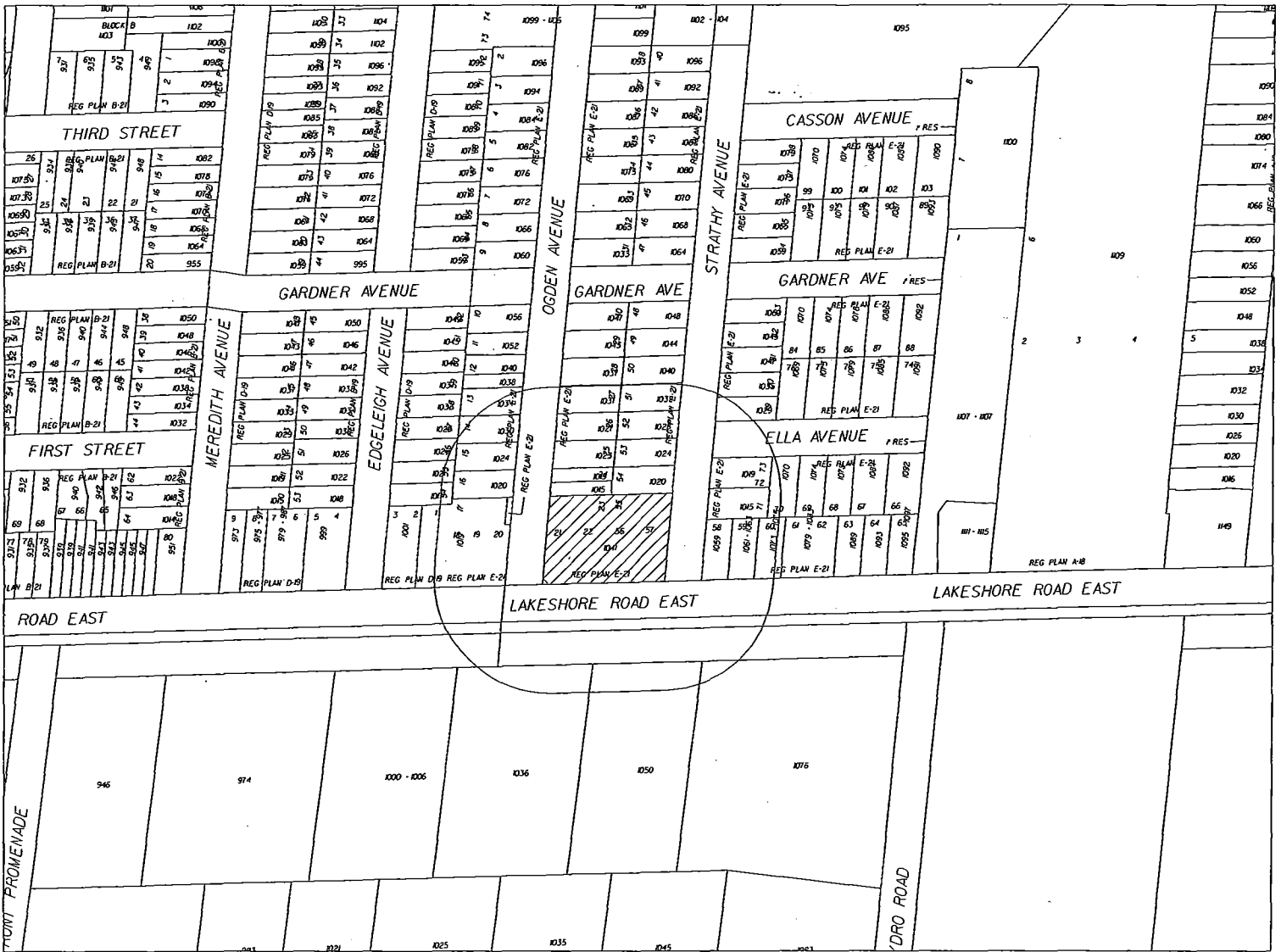
OGDEN LAKE DEVELOPMENTS INC. is the owner of Lot 21, 22, & 23, and Lots 55, 56, & 57, Registered Plan E-21, located and known as **1041 LAKESHORE ROAD EAST**, zoned C4, Commercial. The applicant requests the Committee to authorize a minor variance to permit the construction of a multiple storey building for residential and retail use proposing:

1. a height of four (4) storeys; whereas By-law 0225-2007, as amended, permits a maximum height of three (3) storeys in this instance;
2. to permit dwelling units which are not above commercial; whereas By-law 0225-2007, as amended, requires dwelling units to be above the first storey commercial in a C4, Commercial zone in this instance;
3. to permit a walkway within a 4.50 m (14.76 ft.) landscape buffer; whereas By-law 0225-2007, as amended, requires a minimum 4.50 m (14.76 ft.) landscape buffer in this instance;
4. to provide 85 parking spaces on site; whereas By-law 0225-2007, as amended, requires a minimum of 93 parking spaces to be provided on site in this instance;
5. to permit 100.00% of a streetwall to be setback beyond the maximum front yard on Strathy Avenue; whereas By-law 0225-2007, as amended, requires a maximum of 25% of a street wall to be setback beyond the maximum front yard on Strathy Avenue; and,
6. to permit a canopy overhang beyond the property limit on Lakeshore Road East; whereas By-law 0225-2007, as amended, requires a minimum setback of 0.00 m in this instance.

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Committee of Adjustment

Subject Property : 1041 LAKESHORE RD E

File Number : A09813

Z Area : 6

Agent : GLEN SCHNARR & ASSOCIATES INC





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

FILE: "A" 99/13

WARD: 4

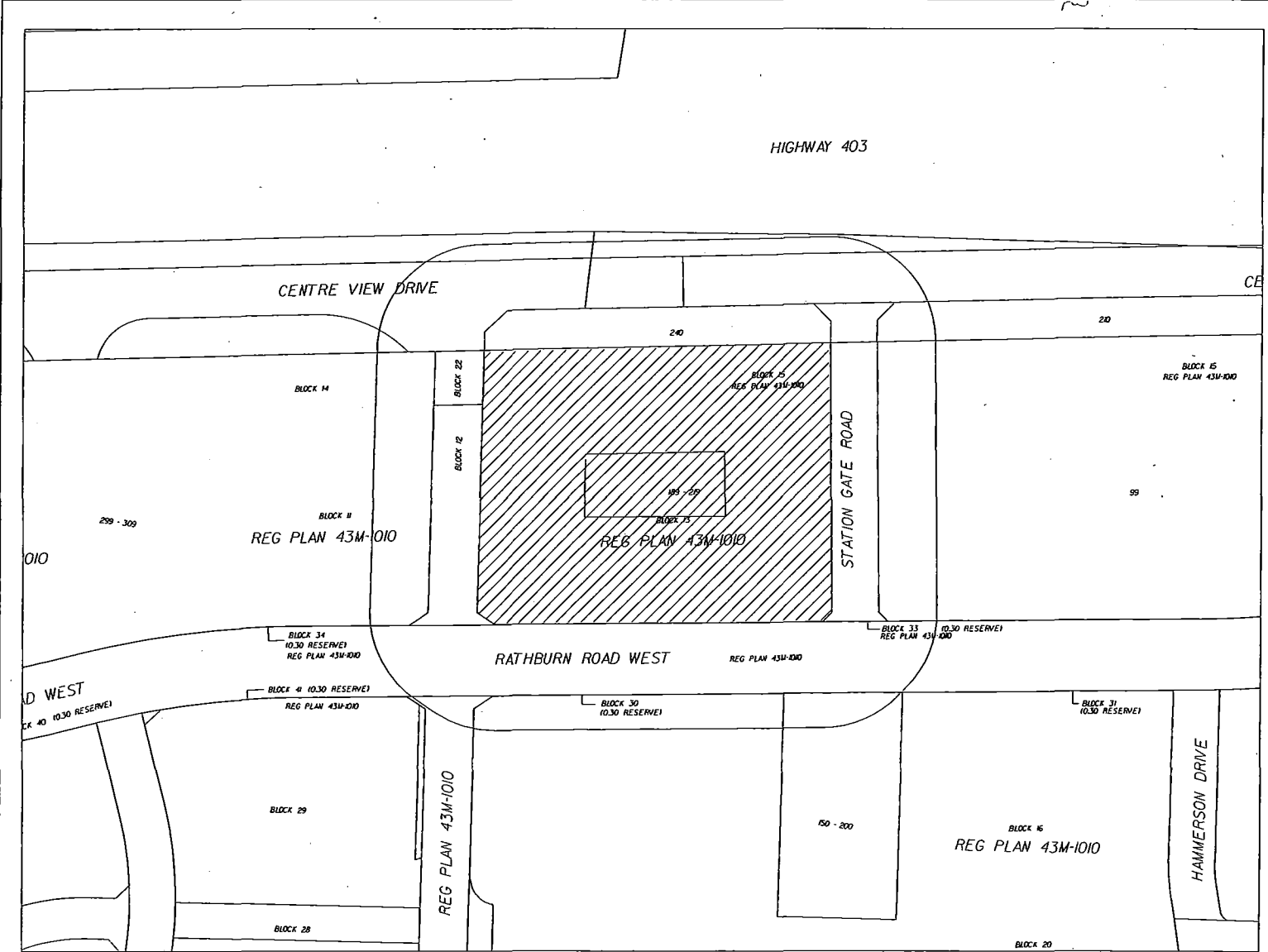
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

OMERS REALTY MANAGEMENT CORPORATION & 156 SQUARE ONE LIMITED are the owners of Part of Blocks 13 and 15, Registered Plan 43M-1010, located and known as **219 RATHBURN ROAD WEST**, zoned H-CC1, City Centre. The applicant requests the Committee to authorize a minor variance to permit the expansion of the outdoor patio accessory to the existing restaurant known as "Jack Astors" on the subject property; whereas the holding symbol, "H" of By-law 0225-2007, as amended, does not permit an expansion to the uses legally existing on the date that the holding symbol was enacted, and, Interim Control By-law 0046-2011, as amended, does not permit an expansion to the uses and structures that existed on the property on March 9, 2011 unless such repair or renovation is undertaken within the building or structure and does not have the effect of changing the use or increasing the Gross Floor Area (GFA), Gross Floor Area (GFA) - Non-Residential, Gross Floor Area (GFA) - Residential, Gross Floor Area (GFA) - Apartment Dwelling Zone, and Gross Floor Area (GFA) - Restaurant of the use in the building or structure in this instance.

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Committee of Adjustment

Subject Property : 219 RATHBURN RD W.
 Z Area : 29

File Number : A09913
 Agent : PLANTACTICS





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

FILE: "A" 100/13

WARD: 5

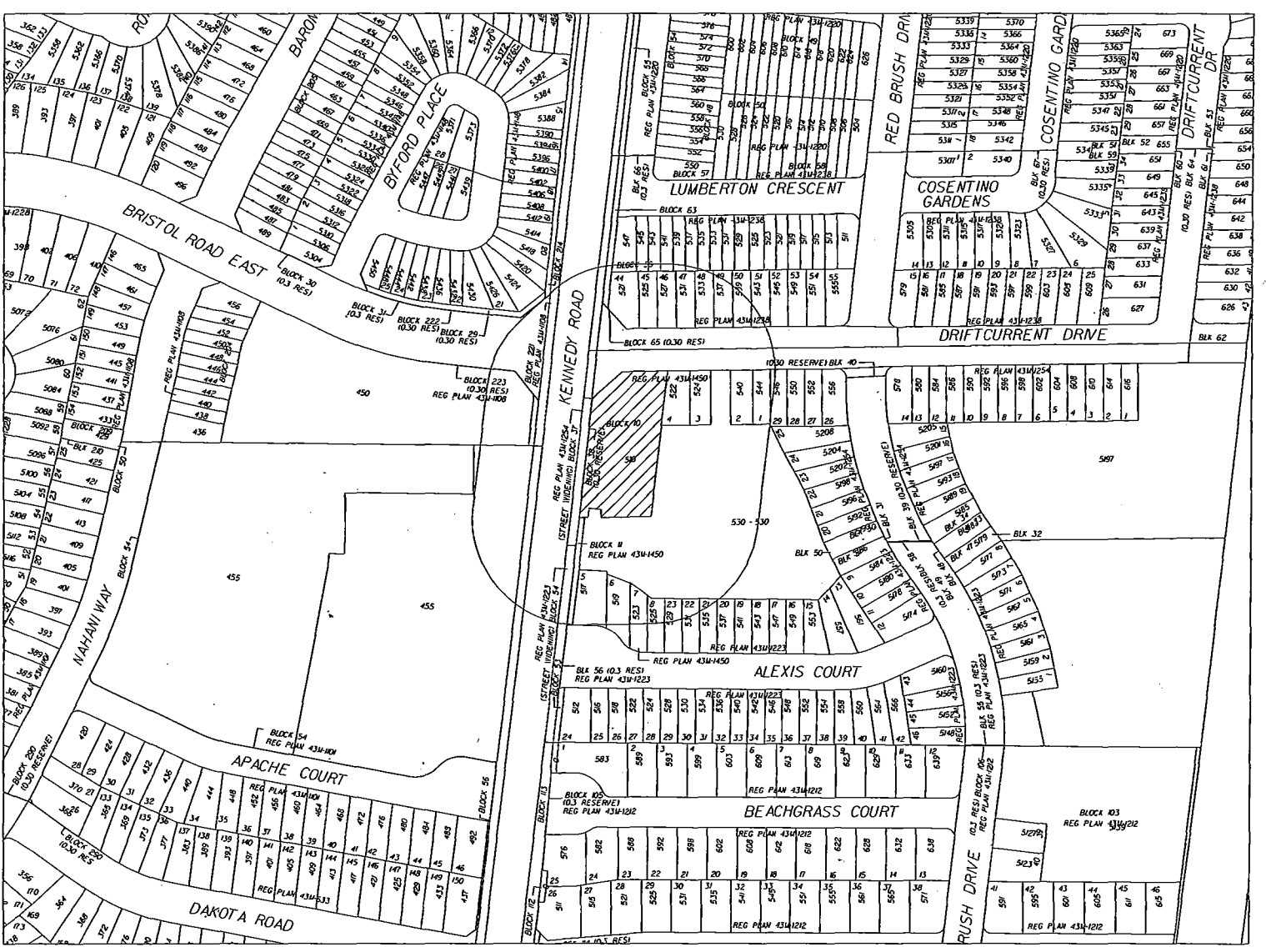
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

DEZEN REALTY COMPANY LIMITED is the owner of Block 10, Registered Plan M-1450, located and known as **510 DRIFTCURRENT DRIVE**, zoned C1, Commercial. The applicant requests the Committee to authorize a minor variance to permit the establishment of a take-out restaurant within Unit # 14 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 take-out restaurant to a residential zone in this instance.

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Committee of Adjustment

Subject Property : 510 DRIFTCURRENT DR.
 Z Area : 36E

File Number : A10013
 Agent : DEZEN REALTY COMPANY LIMITED



Revised Hearing Date



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

FILE: "A" 37/13

WARD: 1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

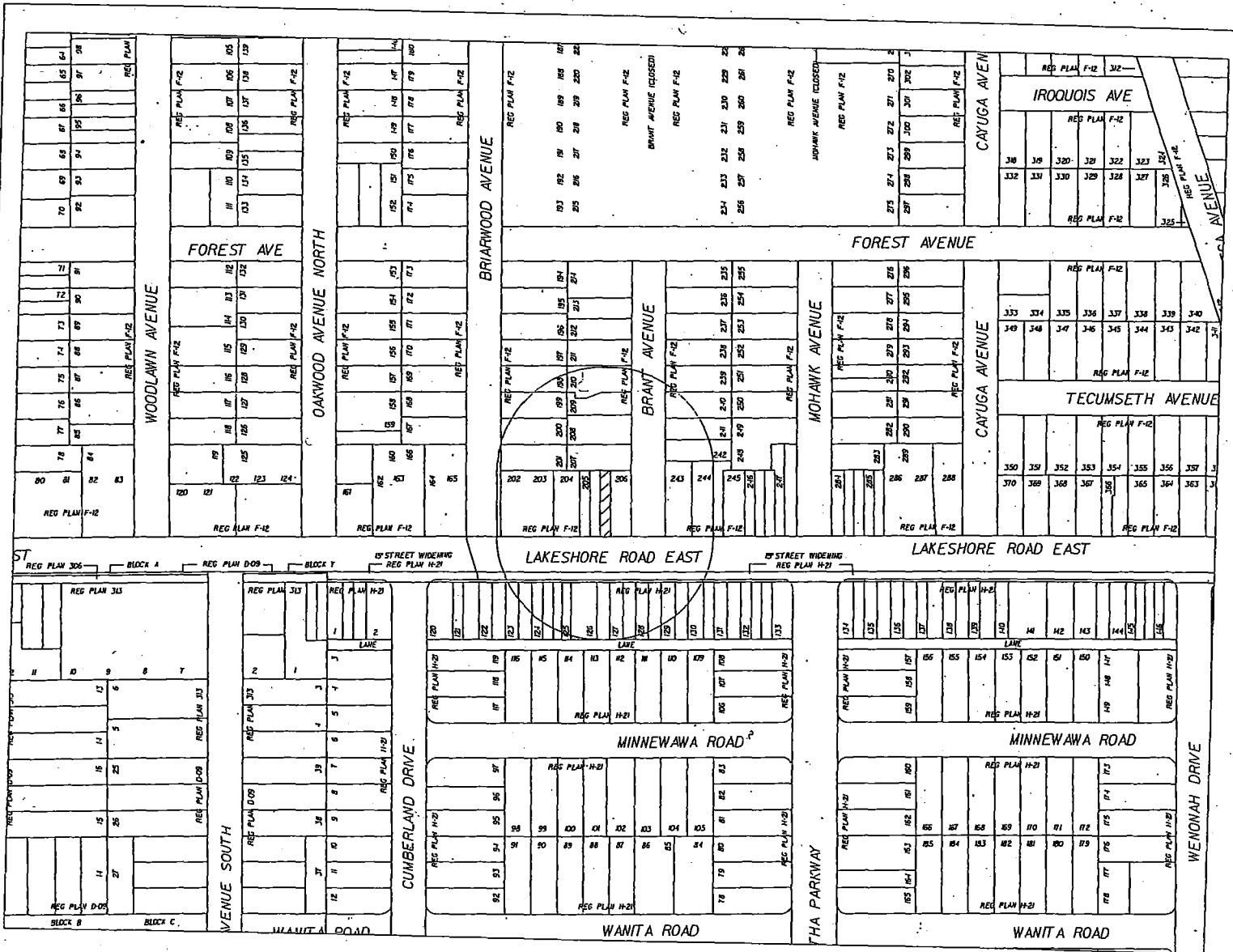
GIUSEPPE & FATIMA ROCCAFORTE are the owners of Part of Lots 205 and 206, Registered Plan F-12, located and known as **256 LAKESHORE ROAD EAST**, zoned C4, Commercial. The applicants request the Committee to authorize a minor variance to permit:

1. a dwelling unit to be located on the ground floor of the subject building; whereas By-law 0225-2007, as amended, does not permit a dwelling unit on the ground floor of the existing commercial building in this instance,
2. providing an on site driveway aisle width of 5.30m (17.38ft.); whereas By-law 0225-2007, as amended, requires a minimum driveway aisle width of 7.00m (22.96ft.) in this instance,
3. providing no parking spaces for persons with disabilities on site; whereas By-law 0225-2007, as amended, requires one (1) parking space for persons with disabilities on site in this instance; and,
4. providing 2 parking spaces on site; whereas By-law 0225-2007, as amended, requires 7 parking spaces on site in this instance.

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Committee of Adjustment

Subject Property : 256 LAKESHORE RD. E.

File Number : A 03713

Z Area : 7

Agent : GREG DELL & ASSOCIATES





Revised Hearing Date

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

FILE: "A" 45/13

WARD: 2

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

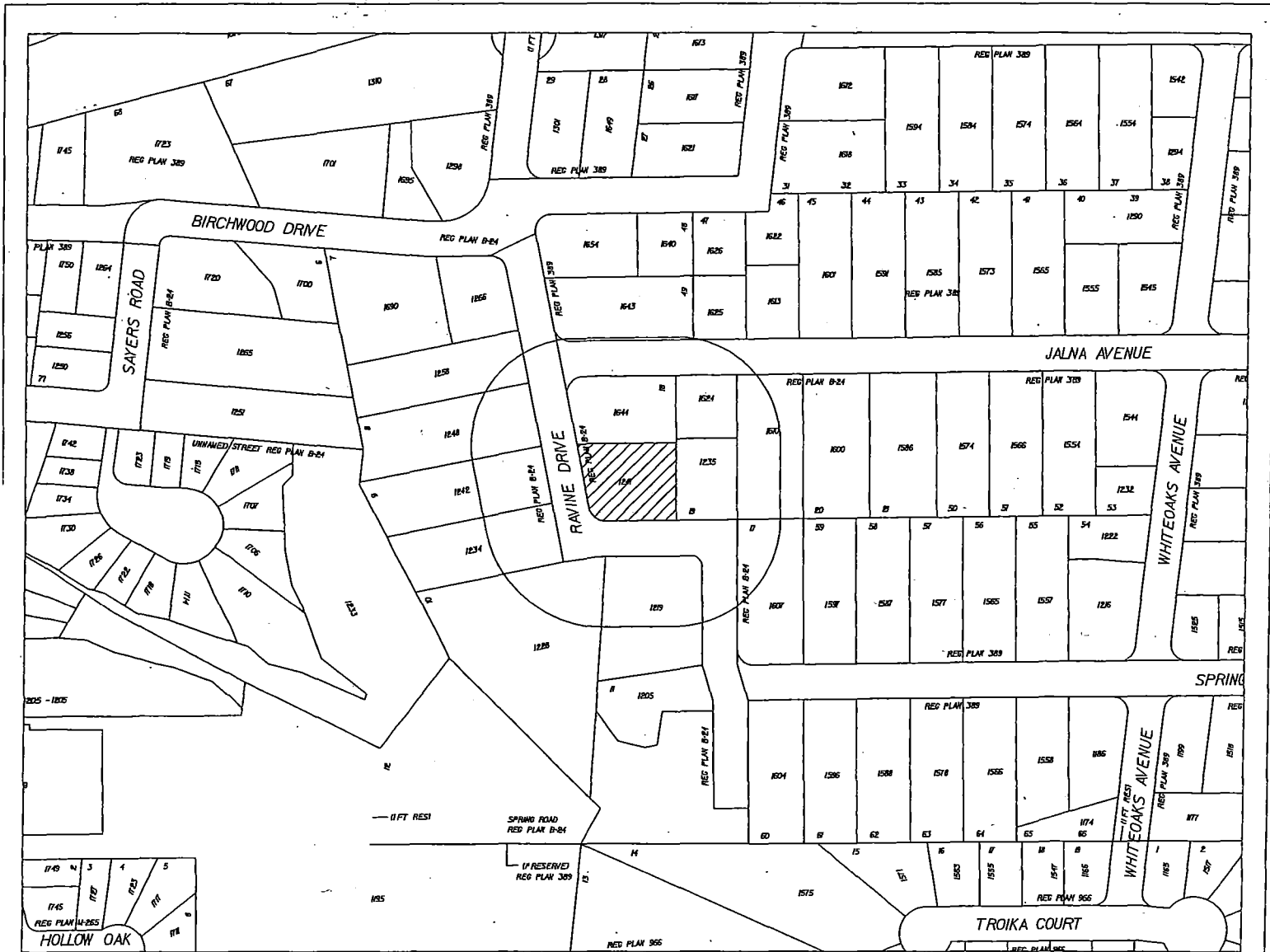
ASHLEIGH PROUDFOOT & STEVEN DOUGLAS are the owners of Part of Lots 18 and 19, Plan B-24, located and known as **1247 RAVINE DRIVE**, zoned R2-5, Residential. The applicants request the Committee to authorize a minor variance to permit:

1. a second accessory structure (cabana), having a floor area of 27.54 m² (296.44 sq.ft.) and having a height of 4.52 m (14.82 ft.); whereas By-law 0225-2007, as amended, permits one accessory structure with a floor area of 10.00 m² (107.64 sq.ft.) and a height of 3.00 m (9.84 ft.); and;
2. a driveway width of 10.21 m (33.49 ft.) beyond 6.00 m (19.68 ft.) of the front face of the garage; whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50 m (27.88 ft.) beyond 6.00 m (19.68 ft.) of the front face of the garage in this instance.

The Committee has set **Thursday, March 7, 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. 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 311 or (905) 615-4311 if outside Mississauga and Fax No. 905-615-3950.



Committee of Adjustment

Subject Property : 1247 RAVINE DRIVE

File Number : A 04513

Z Area : 10

Agent : W.E. OUGHTRED & ASSOCIATES





Revised Hearing Date

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

FILE: "A" 92/13

WARD: 1

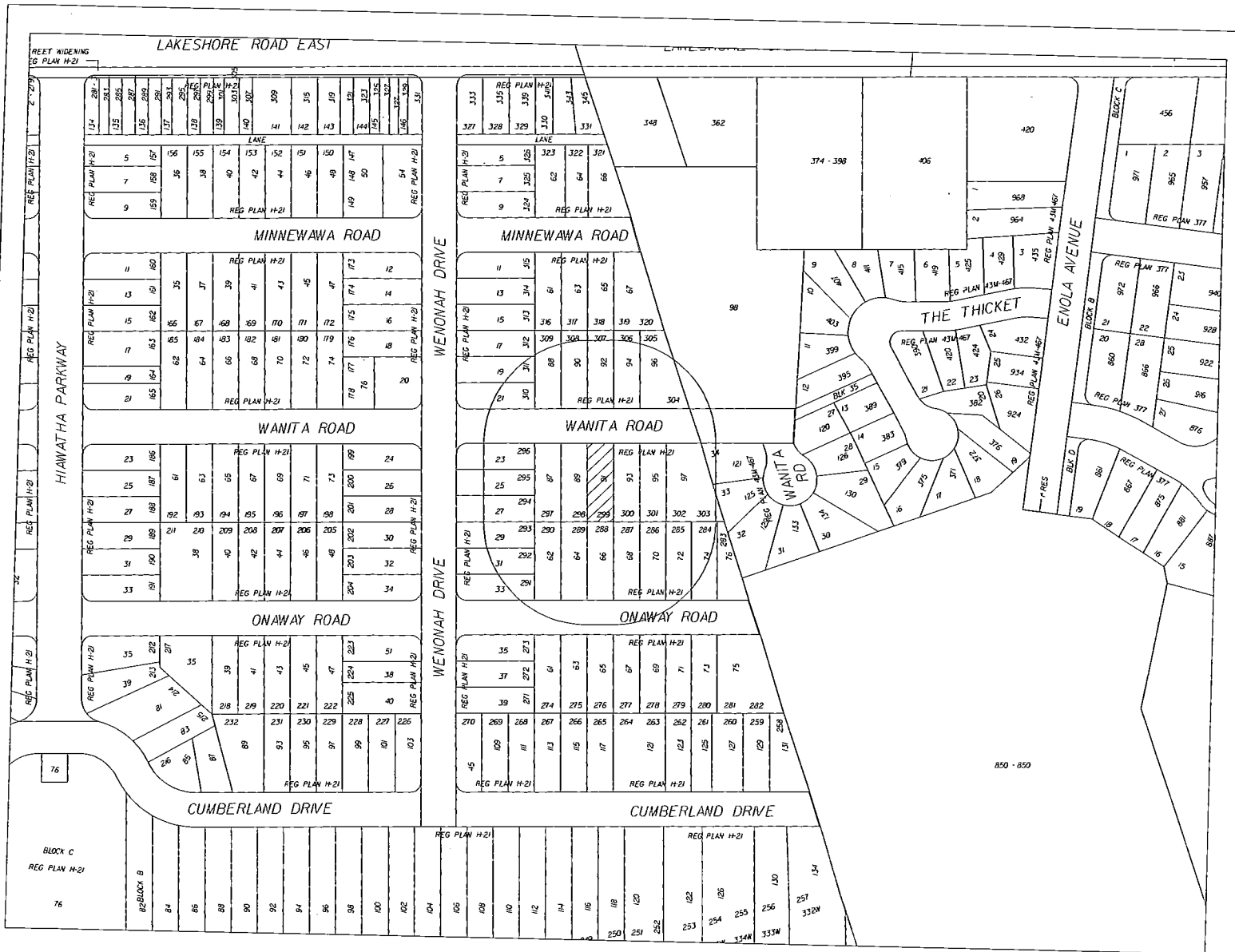
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

MICHAEL GAJDA & CAREY RIBEIRO are the owners of Lot 299, Registered Plan H-21, located and known as **91 WANITA ROAD**, zoned R15, Residential. The applicants request the Committee to authorize a minor variance to permit the construction of an accessory structure in the rear yard proposing a floor area of 33.44 m² (360.00 sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00 m² (107.64 sq.ft.) for an accessory structure in this instance.

The Committee has set **Thursday, March 7, 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. 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 : 91 WANITA RD.

File Number : A09213

Z Area : 7

Agent : _____

