



COMMITTEE OF ADJUSTMENT
AGENDA

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

Location: COUNCIL CHAMBERS
Hearing: MARCH 28, 2013 AT 1:30 P.M.

NEW APPLICATIONS – (CONSENT)

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	<u>Ward</u>
B-29/13 B-30/13 B-31/13	BOLDCO GROUP INC.	160 COURTNEYPARK DR E	5

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-117/13	CRAIG PIRIE & TANIS GORNALL	1385 LOCHLIN TR	1
A-118/13	MANUEL AMANTE	792 MILLWORKS CRES	6
A-119/13	ANTONIO RODRIGUES	911 BLIZZARD RD	6
A-120/13	ELIZABETH JOSEPH	5 WAREHAM DR	11
A-121/13	THE CORPORATION OF THE CITY OF MISSISSAUGA	2166 WESTFIELD DR	1
A-122/13	MARIOLA BEDNARSKA	1047 OGDEN AVE	1

DEFERRED APPLICATIONS – (MINOR VARIANCE)

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	<u>Ward</u>
A-13/13	PAUL & BELINDA TAVARES	1067 EASTMOUNT AVE	1
A-96/13	PSCC 883	1055 CANADIAN PL	3
A-171/12	2236310 ONTARIO INC.	1065 CANADIAN PL	3
A-494/12	JUNAID KAYANI & MUHAMMAD MUNAWAR	2246 BRITANNIA RD W	11

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" 29/13

WARD: 5

COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

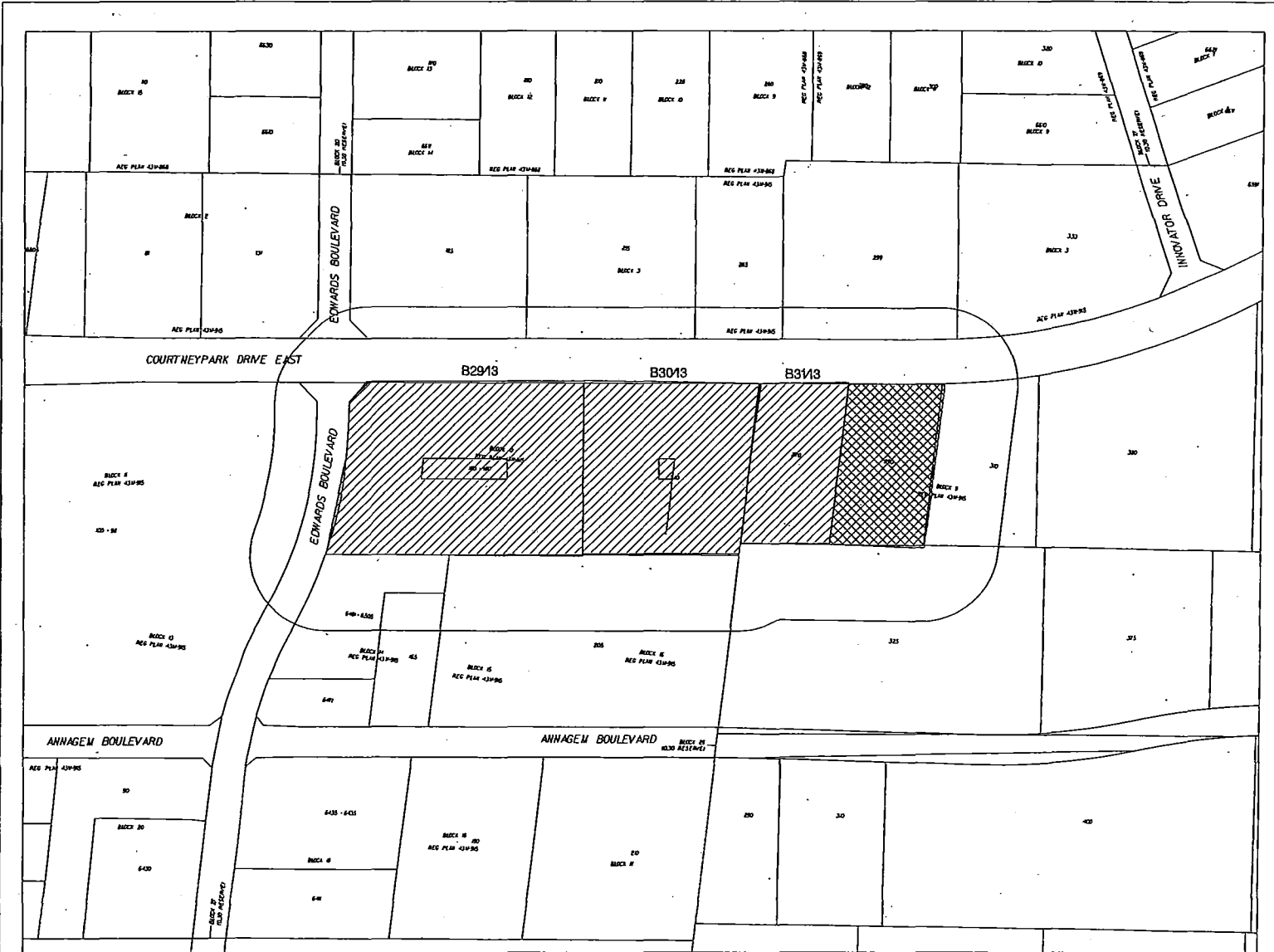
BOLDCO GROUP INC. is the owner of Part of Blocks 9 and 10, Registered Plan M-915, located and known as **160, 180, 240, 270 and 290 COURTNEYPARK DRIVE EAST**, zoned E2, Employment. The applicant requests the consent of the Committee to the conveyance of a parcel of land proposing a lot frontage of approximately 169.83 m (557.18 ft.) and a lot area of approximately 2.57 ha (6.36 acres). The effect of the application is to create a new lot for industrial purposes.

This application is being considered concurrently with applications "B" 30/13 and "B" 31/13.

The Committee has set **Thursday, March 28, 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 : 180-240-270 COURTNEY PARK DR. E.

File Number : B02913- B03013- B03113

Z. Area : 43W

Agent : SORBARA DEVELOPMENT GROUP





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

FILE: "B" 30/13

WARD: 5

COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

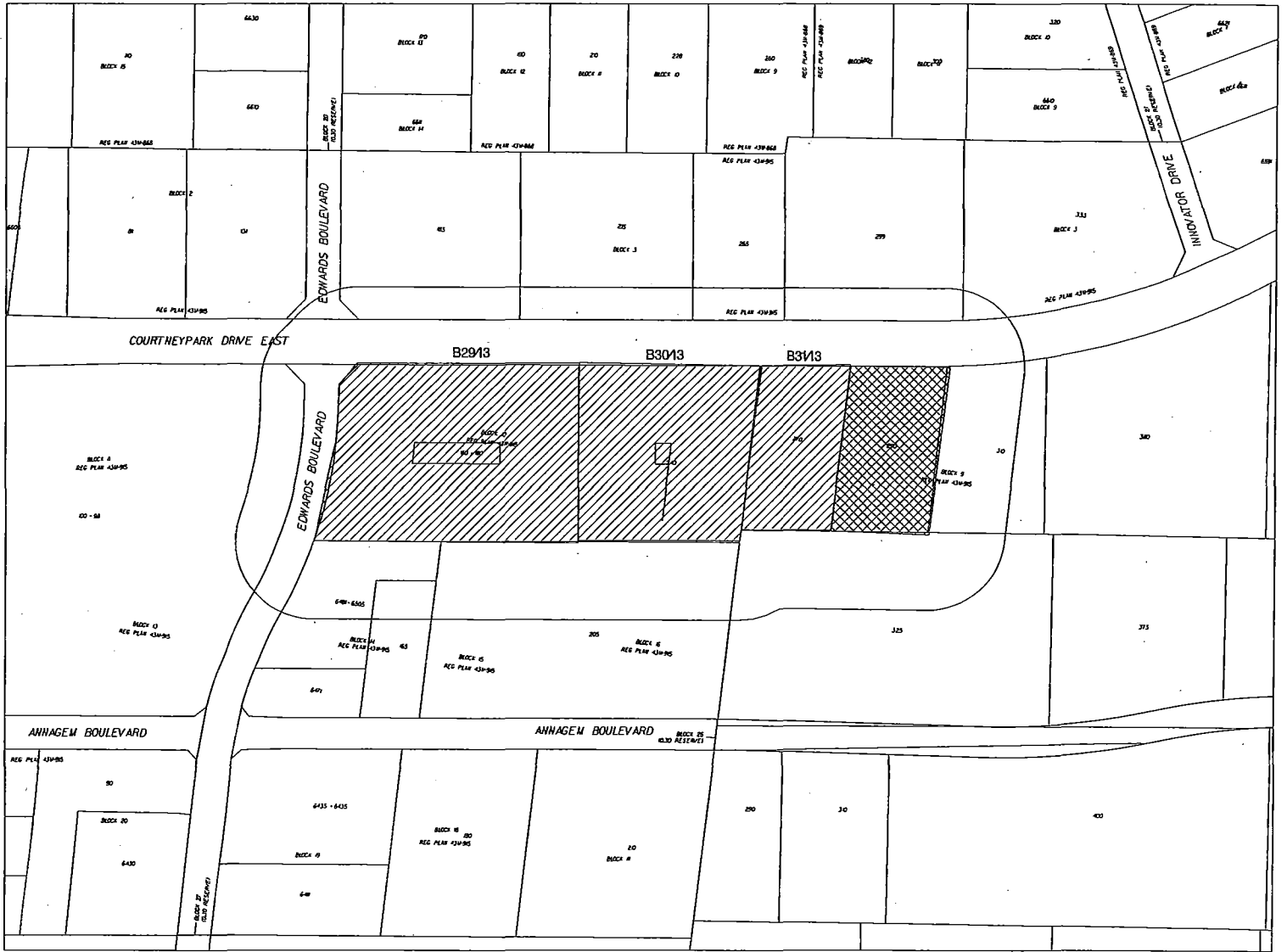
BOLDCO GROUP INC. is the owner of Part of Blocks 9 and 10, Registered Plan M-915, located and known as **160, 180, 240, 270 and 290 COURTNEYPARK DRIVE EAST**, zoned E2, Employment. The applicant requests the consent of the Committee to the conveyance of a parcel of land proposing a lot frontage of approximately 139.30 m (457.02 ft.) and a lot area of approximately 1.79 ha (4.43 acres). The effect of the application is to create a new lot for industrial purposes.

This application is being considered concurrently with applications "B" 29/13 and "B" 31/13.

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Committee of Adjustment

Subject Property : 180-240-270 COURTNEY PARK DR. E.

File Number : B02913- B03013- B03113

Z Area : 43W

Agent : SORBARA DEVELOPMENT GROUP





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

FILE: "B" 31/13

WARD: 5

COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

BOLDCO GROUP INC. is the owner of Part of Blocks 9 and 10, Registered Plan M-915, located and known as **160, 180, 240, 270 and 290 COURTNEYPARK DRIVE EAST**, zoned E2, Employment. The applicant requests the consent of the Committee to the conveyance of a parcel of land proposing a lot frontage of approximately 70.19 m (230.28 ft.) and a lot area of approximately 0.89 ha (2.20 acres). The effect of the application is to create a new lot for industrial purposes.

This application is being considered concurrently with applications "B" 29/13 and "B" 30/13.

The Committee has set **Thursday, March 28, 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 : 180-240-270 COURTNEY PARK DR. E.

File Number : B02913- B03013- B03113

Z Area : 43W

Agent : SORBARA DEVELOPMENT GROUP





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

FILE: "A" 117/13

WARD: 1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

CRAIG PIRIE & TANIS GORNALL are the owners of Lot 16, Registered Plan 485, located and known as **1385 LOCHLIN TRAIL**, zoned R2-4, Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a two storey dwelling proposing a combined width of side yards of 6.16 m (20.20 ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27% of the lot frontage, being 6.58 m (21.58 ft.) in this instance.

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Committee of Adjustment

Subject Property : 1395 LOCHLIN TRAIL

File Number : A1713

Z Area : 7

Agent : R. KOSSAK- NEW AGE DESIGN





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

FILE: "A" 118/13

WARD: 6

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

MANUEL AMANTE is the owner of Part of Lot 23, Registered Plan M-1786, located and known as **792 MILLWORKS CRESCENT**, zoned RM2-50, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing driveway to remain having a driveway width of 5.18 m (17.00 ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 50% of the lot frontage or 4.36 m (14.30 ft.) in this instance.

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Committee of Adjustment

Subject Property : 792 MILLWORKS CRES.

File Number : A11813

Z Area : 30

Agent : _____





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

FILE: "A" 119/13

WARD: 6

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

ANTONIO RODRIGUES is the owner of Part of Block 167, Registered Plan M-1016, located and known as **911 BLIZZARD ROAD**, zoned RM5, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a basement entrance stairwell proposing a rear yard of 6.79 m (22.27 ft.); 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 the required rear yard and requires a minimum rear yard of 7.50 m (24.60 ft.) in this instance.

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Committee of Adjustment

Subject Property : 911 BLIZZARD RD.

File Number : A1913

Z Area : 3BE

Agent : N. RODRIGUES





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

FILE: "A" 120/13

WARD: 11

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

ELIZABETH JOSEPH is the owner of Lot 174, Registered Plan 513, located and known as **5 WAREHAM DRIVE**, zoned R2-50, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of an addition to the existing building proposing a lot coverage of 30.90 % 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.

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Committee of Adjustment

Subject Property : 5 WAREHAM DR.

File Number : A12013

Z Area : 39E

Agent : N. LUHAR





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

FILE: "A" 121/13

WARD: 1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

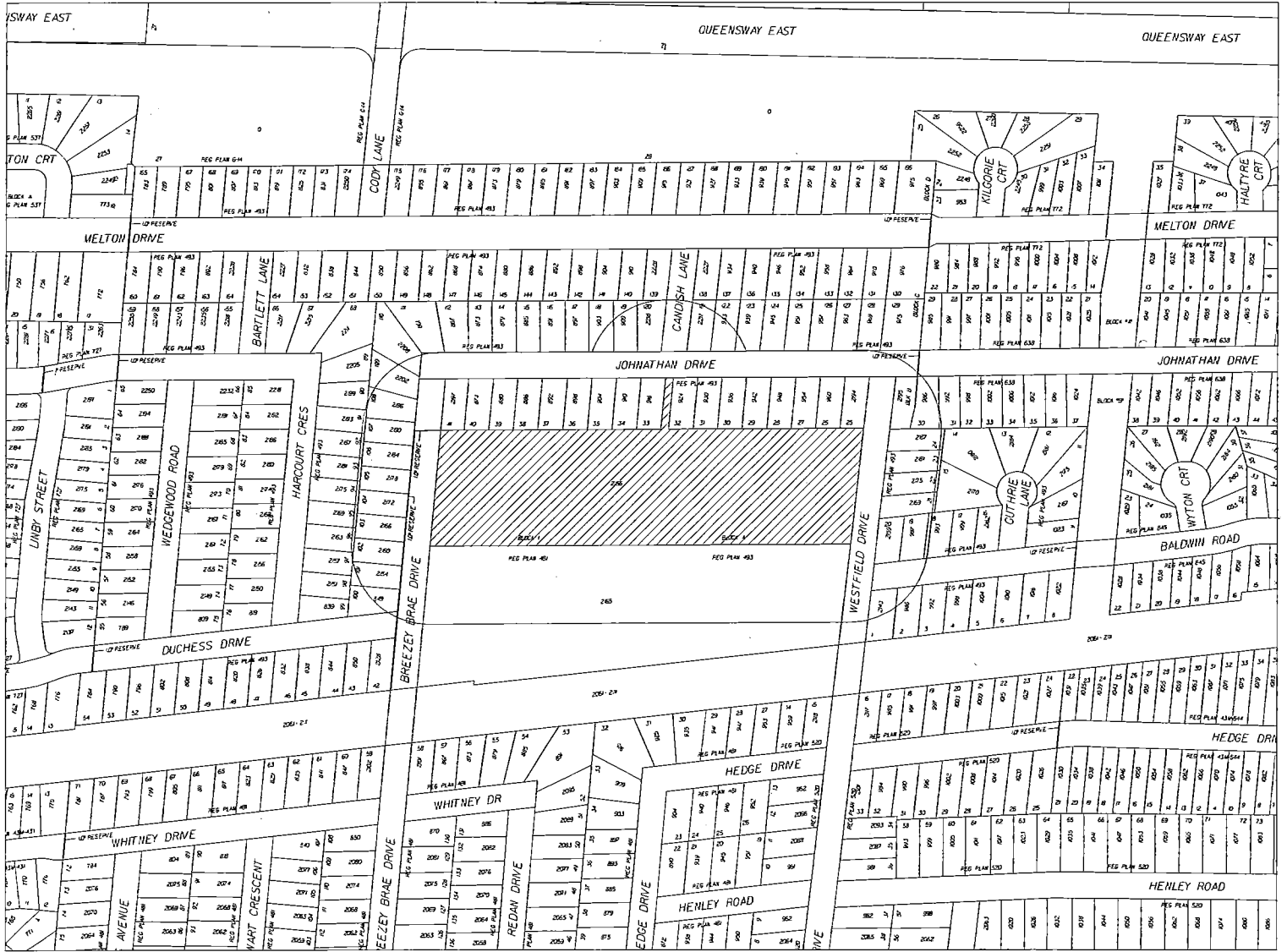
THE CORPORATION OF THE CITY OF MISSISSAUGA is the owner of Part of Block A, Registered Plan 493, located and known as **2166 WESTFIELD DRIVE**, zoned OS1, Open Space. The applicant requests the Committee to authorize a minor variance to permit the construction of a new pool building on the subject property proposing:

1. to provide one (1) surplus parking space for Persons with Disabilities and one (1) required parking space for Persons with Disabilities on-site and ten (10) parking spaces off-site on the lands south of the subject property at Westacres Public School municipally known as 2165 Breezy Brae Drive; whereas By-law 0225-2007, as amended, requires a minimum of eleven (11) parking spaces, including one (1) parking space for Persons with Disabilities, wholly on-site in this instance; and,
2. a setback of 0.00 m (0.00 ft.) from the parking area to a Residential zone; whereas By-law 0225-2007, as amended, requires a minimum setback of 4.50 m (14.76 ft.) from the parking area to a Residential zone in this instance.

The Committee has set **Thursday, March 28, 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 : 2166 WESTFIELD DR.

File Number : A1213

Z Area : 13

Agent : MOFFET & DUNCAN ARCHITECTS INC.





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

FILE: "A" 122/13

WARD: 1

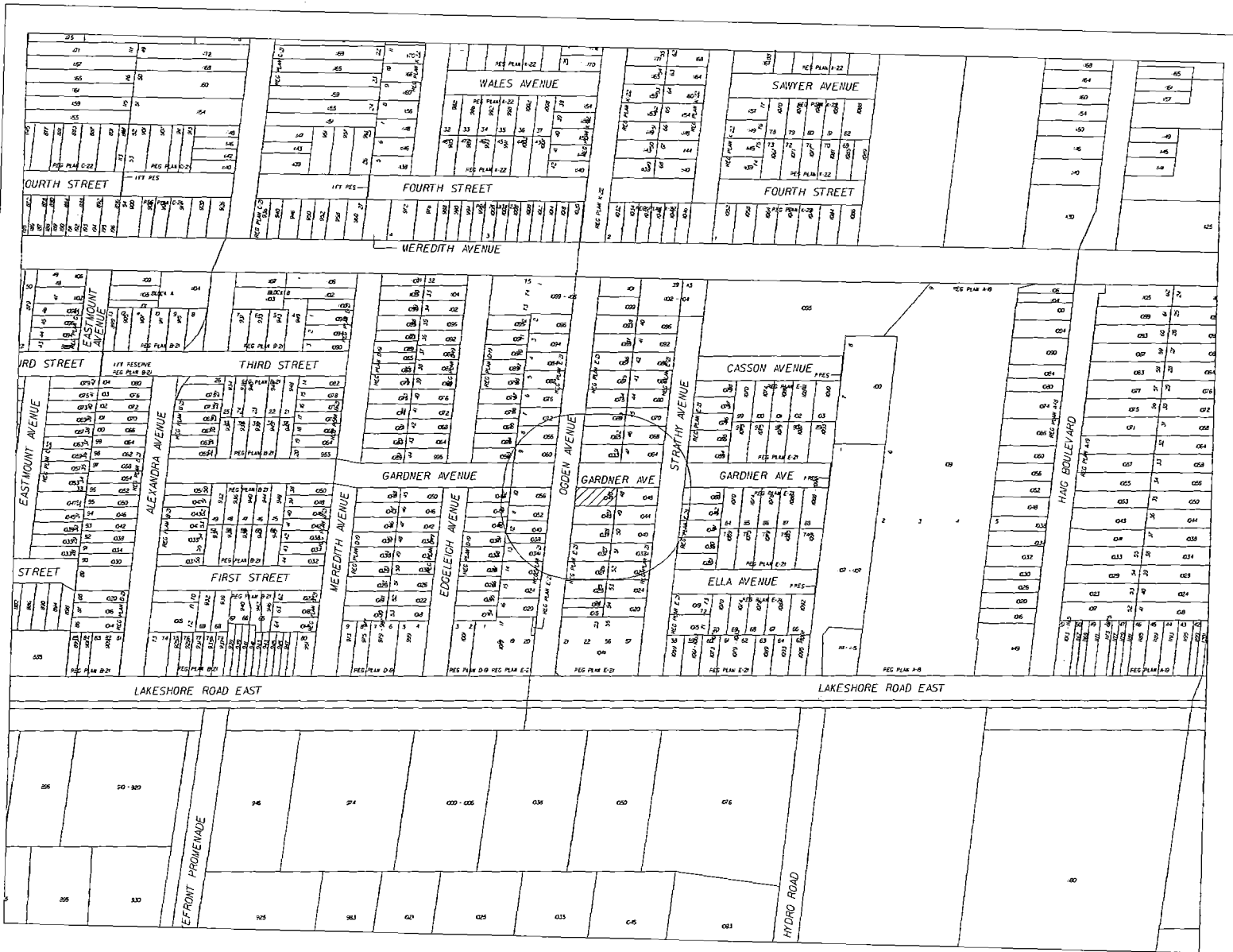
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

MARIOLA BEDNARSKA is the owner of Lot 30, Registered Plan E-21, located and known as **1047 OGDEN AVENUE**, zoned R3, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of additions to the existing dwelling proposing an exterior side yard of 1.04 m (3.41 ft.); whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00 m (19.68 ft.) in this instance.

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Committee of Adjustment

Subject Property : 1047 OGDEN AVE.

File Number : A122/13

Z Area : 6

Agent : R. BINNINGTON





Revised Notice & Hearing Date

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

FILE: "A" 13/13

WARD: 1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

PAUL & BELINDA TAVARES are the owners of Lot 38, Registered Plan C-22, located and known as **1067 EASTMOUNT AVENUE**, zoned R3, Residential. The applicants request the Committee to authorize a minor variance application to permit the construction of a new two (2) storey detached dwelling proposing:

1. a southerly side yard of 0.927 m (3.04 ft.) to the dwelling and 0.47 m (1.54 ft.) to the fireplace; whereas By-law 0225-2007, as amended, requires a minimum southerly yard of 1.20 m (3.94 ft.) to the single storey portion and 1.81 m (5.93 ft.) to the two storey portion in this instance; and,
2. a northerly side yard of 1.37 m (4.49 ft.) to the second storey; whereas By-law 0225-2007, as amended, requires a minimum northerly side yard of 1.81 m (5.93 ft.) to the second storey in this instance

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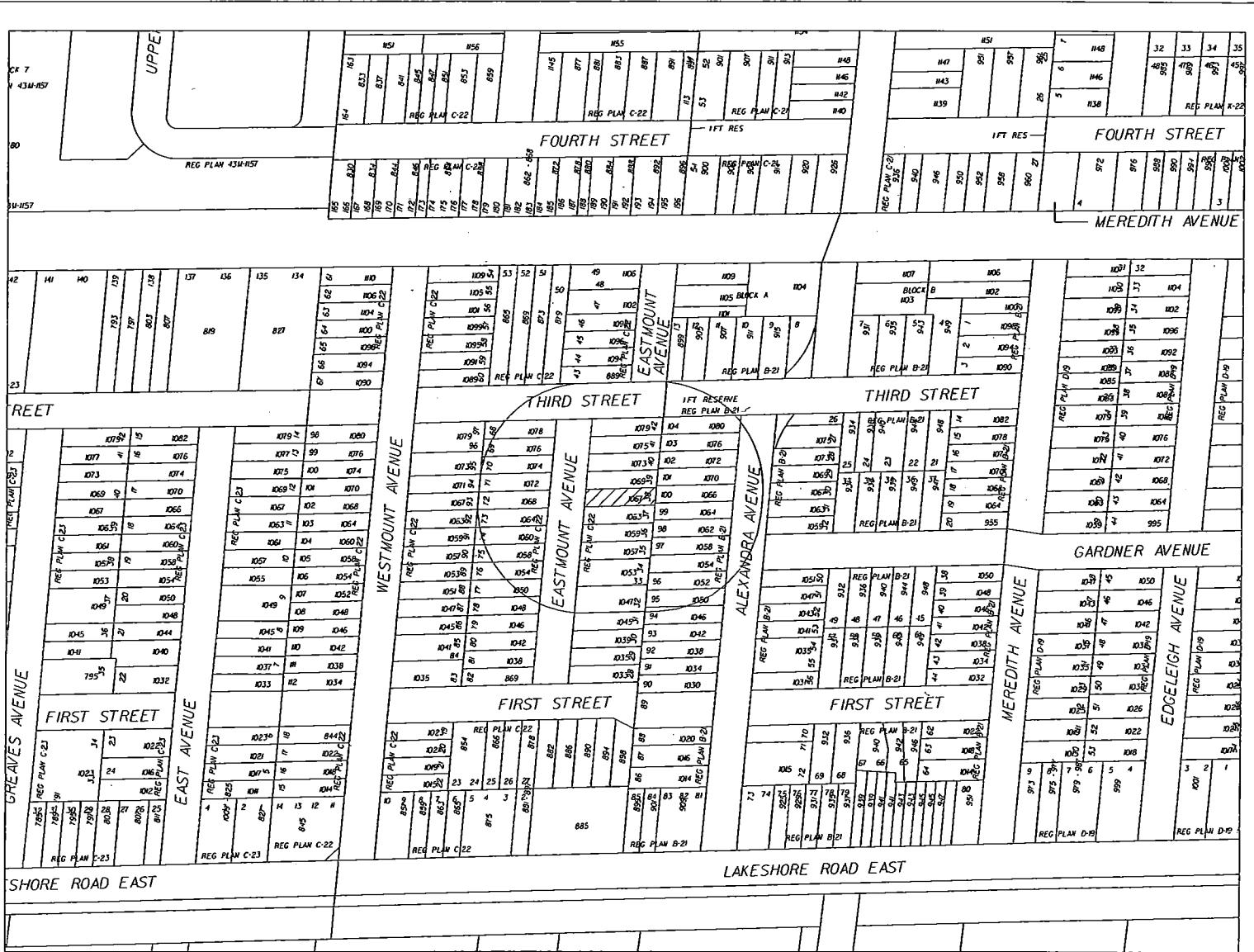
Committee of Adjustment

Subject Property : 1067 EASTMOUNT AVE.

File Number : A013/13

Z Area : 6

Agent : N. ESPINOLA





Revised Hearing Date

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

FILE: "A" 96/13

WARD: 3

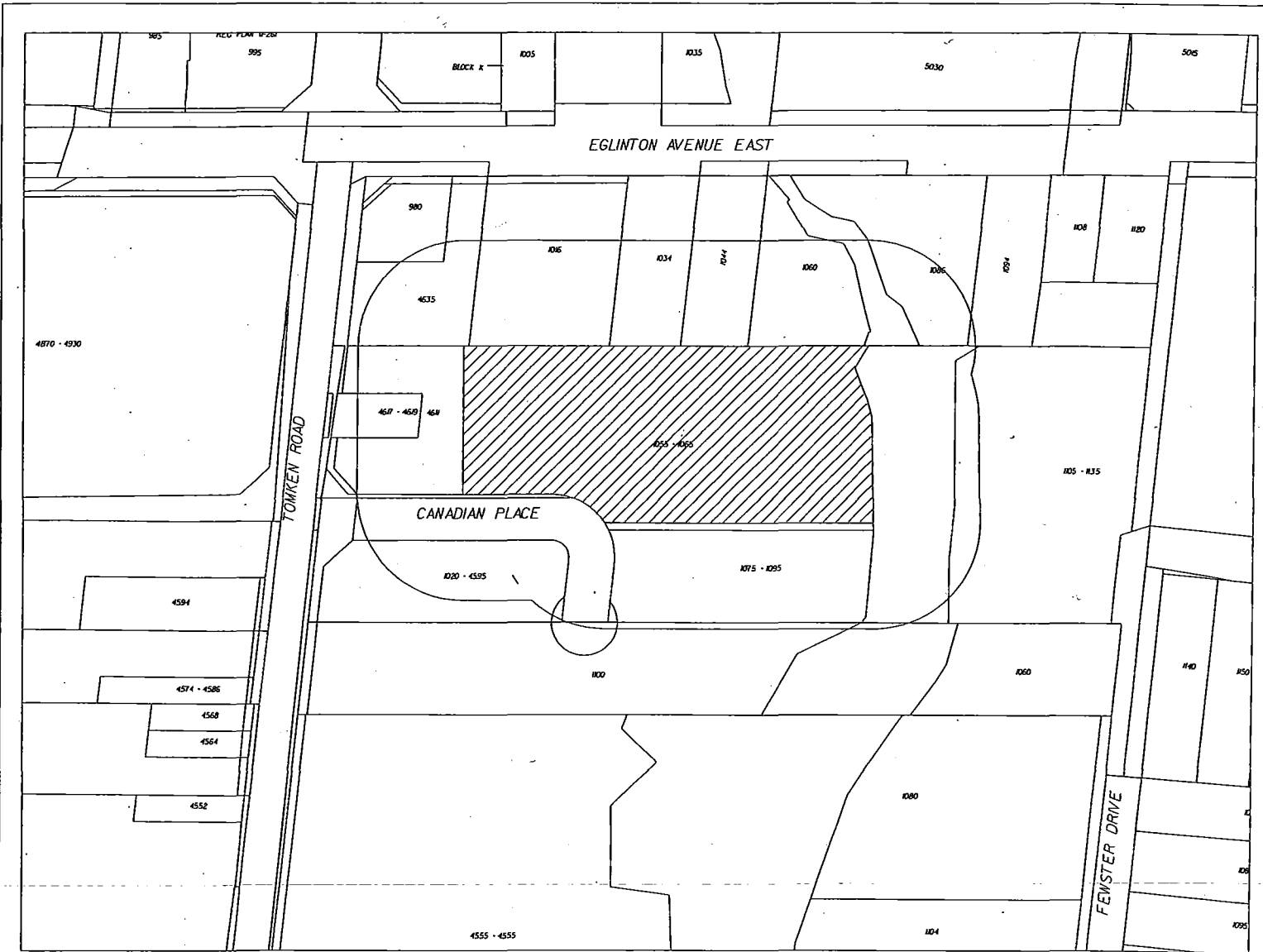
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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.

The Committee has set **Thursday, March 28, 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 : 1055 & 1065 CANADIAN PLACE

File Number : A09613

Z Area : 27

Agent : GREG DELL & ASSOCIATES





Revised Hearing Date

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

FILE: "A" 171/12

WARD: 3

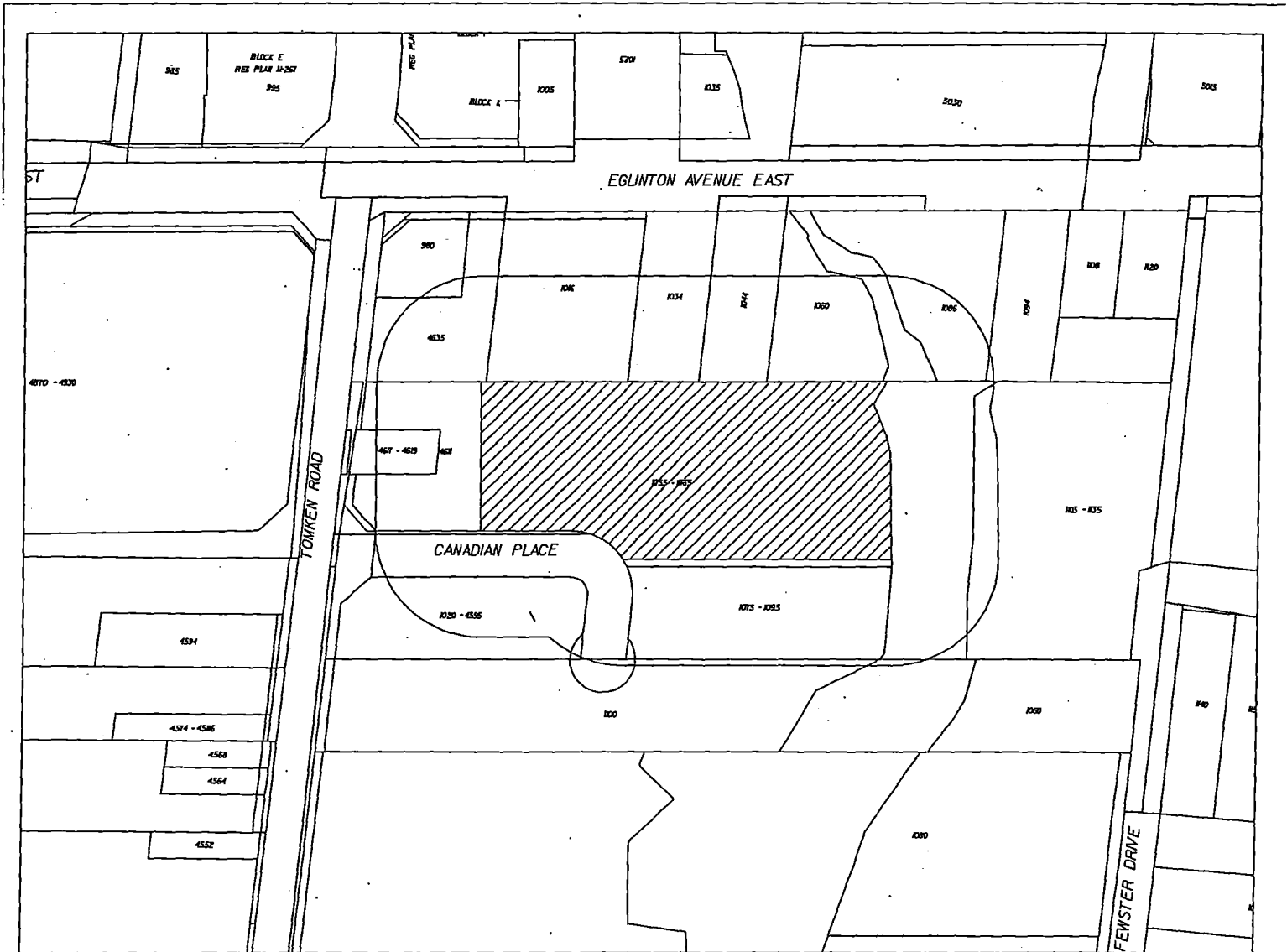
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

2236310 ONTARIO INC. is the owner of Unit 47, Level 1, Peel Standard Condominium Plan-883, located and known as **1065 CANADIAN PLACE**, zoned E2, Employment. The applicant requests the Committee to authorize a minor variance to permit the establishment of a take-out restaurant within Unit 132 of the subject building proposing a total of 293 parking spaces for the site; whereas By-law 0225-2007, as amended, requires a minimum of 343 parking spaces for the site in this instance.

The Committee has set **Thursday March 28, 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 : 1065 CANADIAN PLACE

File Number : A17112

Z Area : 27

Agent : _____



Revised Hearing Date And Notice



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

FILE: "A" 494/12

WARD: 11

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

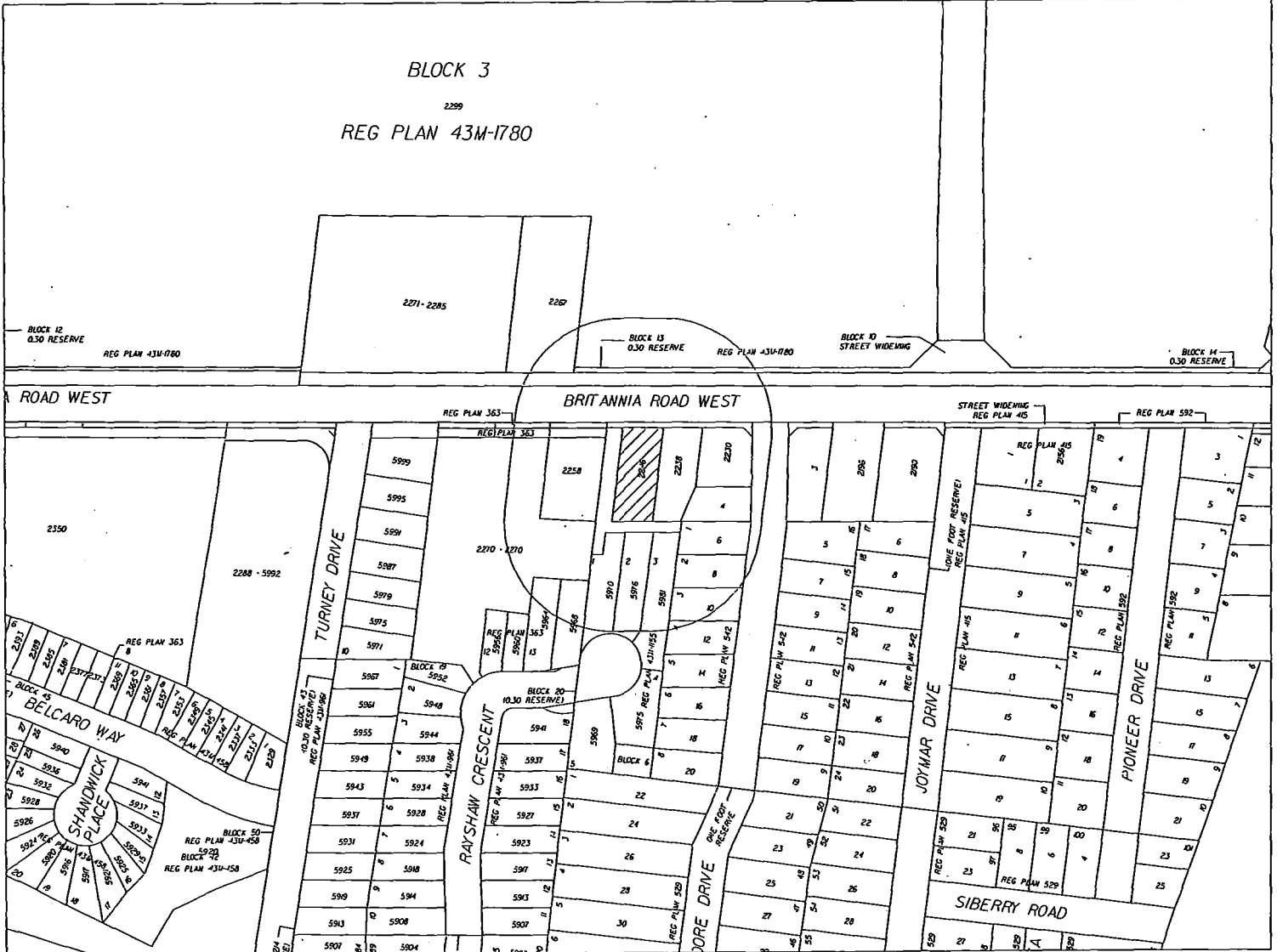
JUNAID KAYANI & MUHAMMAD MUNAWAR are the owners of Part of Lot 5, Concession 5, WHS, located and known as **2246 BRITANNIA ROAD WEST**, zoned R2-50, Residential. The applicants request the Committee to authorize a minor variance to permit the existing home occupation (law office) to remain within the detached dwelling on the subject property proposing:

1. a minimum front yard of 7.20 m (23.62 ft); whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50 m (24.61 ft) in this instance,
2. a maximum dwelling unit depth of 26.00 m (85.30 ft); whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00 m (65.62 ft) in this instance,
3. an easterly side yard of 0.00 m (0.00 ft) for the existing driveway; whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.60 m (1.97 ft) in this instance,
4. a total of 50% (125.00 m²/1,345.53 ft²) of the floor area within the detached dwelling to be utilized for home occupation purposes; whereas By-law 0225-2007, as amended, permits a maximum of 25% (50.00 m²/538.21 ft²) of the floor area within the detached dwelling to be utilized for home occupation purposes in this instance,
5. an aisle width of 5.40 m (17.72 ft) located adjacent to parking spaces within the rear yard of the subject property; whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00 m (22.96 ft) in this instance,
6. one (1) non-resident employee; whereas By-law 0225-2007, as amended, requires an employee of a home occupation to be a resident of the detached dwelling in this instance; and,
7. to permit one sign to be visible from Britannia Road for the home occupation; whereas By-law 0225-2007, as amended, requires that there shall be no visible indication from the exterior of the detached dwelling that a home occupation is carried on in the detached dwelling in this instance.

The Committee has set **Thursday March 28, 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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BLOCK 3
2299
REG PLAN 43M-1780

Committee of Adjustment

Subject Property : 2246 BRITANNIA RD. W.

File Number : A49412

Z Area : 39E

Agent : GLEN SCHNARR & ASSOCIATES INC.

