



COMMITTEE OF ADJUSTMENT  
AGENDA

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

Location: COUNCIL CHAMBERS  
Hearing: MAY 02, 2013 AT 1:30 P.M.

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1. CALL TO ORDER
2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST
3. REQUESTS FOR WITHDRAWAL/DEFERRAL

**NEW APPLICATIONS - (CONSENT)**

NONE

**NEW APPLICATIONS - (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-161/13	OPD (EMTC) INC. C/O 20VIC MANAGEMENT INC.	2690 ERIN CENTRE BLVD	9
A-162/13	KAMILA ZBOCK & ERIC CARCAMO	29 COTTON DR	1
A-163/13	LORI PATTERSON	478 GINGER DOWNS	4
A-164/13	JOSEPH FEDEL	2135 PARKER DR	7
A-165/13	RAHIM MAWANI	2855 DERRY RD E	5
A-166/13	ROBERT & DONNA DICARLO	1590 GLENBURNIE RD	1
A-167/13	EWA MICHALISZYN	1490 LOCHLIN TR	1
A-168/13	ST. MAXIMILIAN KOLBE FOUNDATION	4300 CAWTHRA RD	4
A-169/13	KATHLEEN BREEN	2550 CONFEDERATION PKY	7
A-170/13	PETRO CANADA SUNCOR ENERGY BUSINESS	385 SOUTHDOWN RD	2
A-171/13	VESCOIO GROUP INC.	5980 SHAWSON DR	5
A-172/13	HILLMOND INVESTMENTS LTD.	377 BURNHAMTHORPE RD E	4

**DEFERRED APPLICATIONS - (MINOR VARIANCE)**

<b>File</b>	<b>Name of Applicant</b>	<b>Location of Land</b>	<b>Ward</b>
A-45/13	ASHLEIGH PROUDFOOT & STEVEN DOUGLAS	1247 RAVINE DR	2

**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" 161/13

WARD: 9

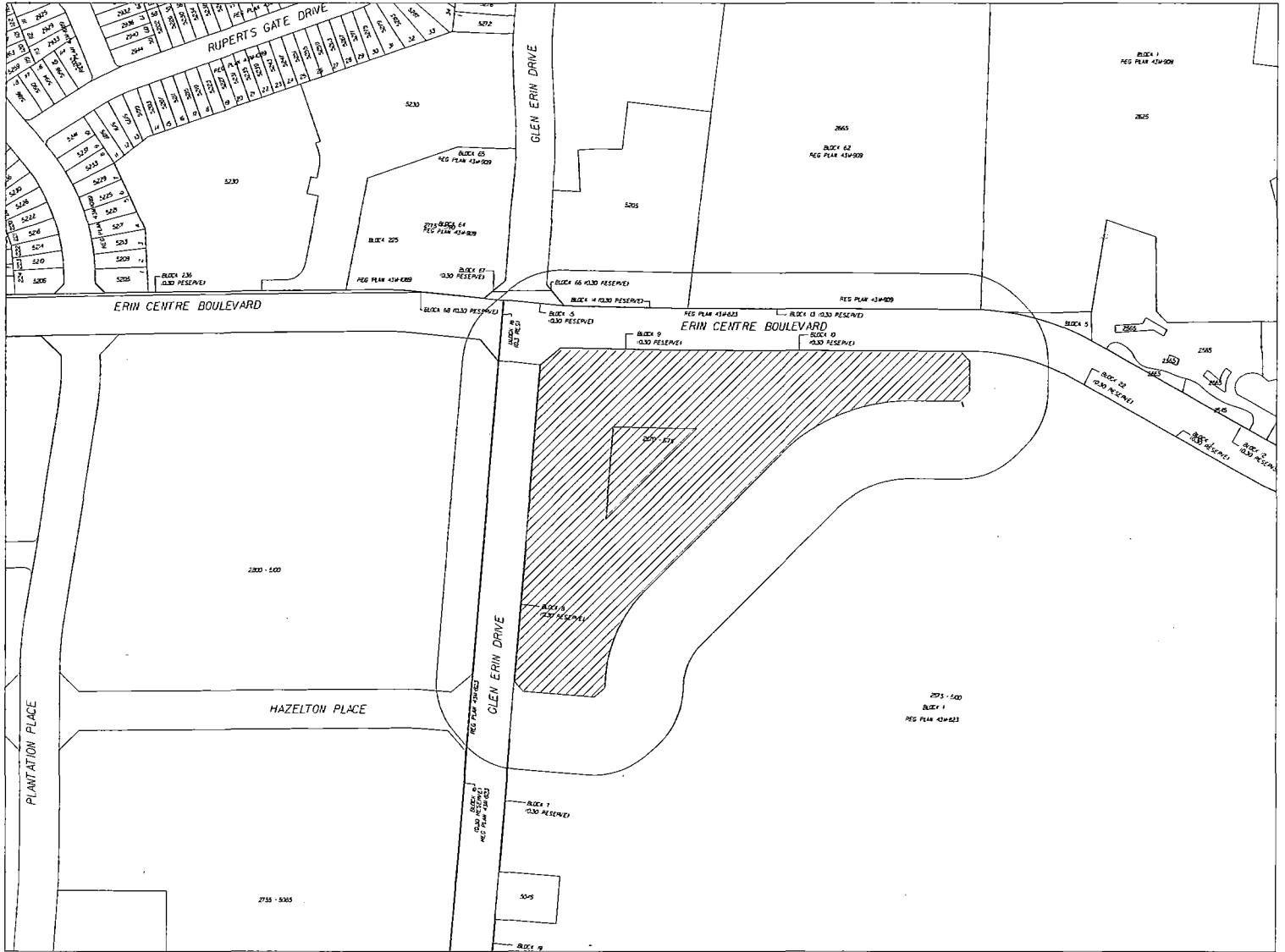
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**OPD (EMTC) INC.** is the owner of Part of Block 1, Registered Plan M-823, located and known as **2690 ERIN CENTRE BOULEVARD**, zoned C3, Commercial. The applicant requests the Committee to authorize a minor variance to permit the establishment of a restaurant within Unit # 7B of Building "A" of the subject development being located less than 60.00 m (196.85 ft.) from a Residential Zone; whereas By-law 0225-2007, as amended, requires a minimum separation distance of 60.00 m (196.85 ft.) measured in a straight line from the nearest part of the building or structure containing the use to the closest lot line of a Residential Zone 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 311 or (905) 615-4311 if outside Mississauga and Fax No. 905-615-3950.



# Committee of Adjustment

Subject Property : 2690 ERIN CENTRE BLVD.

File Number : A16113

Z Area : 39W

Agent : DAVID BROWN ASSOCIATES



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



FILE: "A" 162/13

WARD: 1

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**KAMILA ZBOCK & ERIC CARCAMO** are the owners of Part of Lot 10, Registered Plan 323, located and known as **29 COTTON DRIVE**, zoned R3-1, Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a new detached dwelling proposing:

1. a gross floor area - infill residential of 341.20 m<sup>2</sup> (3,672.76 sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 329.14 m<sup>2</sup> (3,542.94 sq.ft.) in this instance;
2. an exterior side yard of 2.97 m (9.74 ft.) to the dwelling and 1.95 m (6.40 ft.) to the planter structure; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00 m (19.68 ft.) in this instance;
3. a height of 6.48 m (21.26 ft.) to the underside of eaves; whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40 m (20.99 ft.); and,
4. to permit an eaves projection of 0.81 m (2.66 ft.); whereas By-law 0225-2007, as amended, permits a maximum eaves projection of 0.45 m (1.47 ft.) in this instance.

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## Committee of Adjustment

Subject Property : 29 COTTON DR.

File Number : A16213

Z Area : 8

Agent : DAVID BROWN ASSOCIATES





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

FILE: "A" 163/13

WARD: 4

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**LORI PATTERSON** is the owner of Part of Lot 143, Registered Plan 903, located and known as **478 GINGER DOWNS**, zoned RM1, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing accessory structure (shed) to remain in the rear yard of the subejct property having:

1. a height of 4.78 m (15.68 ft.); whereas By-law 0225-2007, as amended, permits a maximum height of 3.00 m (9.84 ft.) in this instance;
2. a floor area of 33.45 m<sup>2</sup> (360.06 sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum floor area for an accessory structure of 10.00 m<sup>2</sup> (107.64 ft.) in this instance;
3. a side yard of 0.30 m (1.00 ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20 m (3.93 ft.) in this instance.

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## Committee of Adjustment

Subject Property : 478 GINGER DOWNS

File Number : A16313

Z Area : 21

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





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

FILE: "A" 164/13

WARD: 7

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**JOSEPH FEDEL** is the owner of Part of Lot 15, Registered Plan E-20, located and known as **2135 PARKER DRIVE**, zoned R1-6, Residential. The applicant requests the Committee to authorize a minor variance to permit:

1. the construction of a new attached garage having a floor area of 140.48 m<sup>2</sup> (1,512.16 sq.ft.) including the storage (loft) area and proposing a northerly side yard of 1.43 m (4.69 ft.); whereas By-law 0225-2007, as amended, permits a maximum floor area of 75.00 m<sup>2</sup> (807.31 sq.ft.) and requires a minimum side yard of 2.41 m (7.90 ft.) in this instance;
2. the existing gravel driveway to remain; whereas By-law 0225-2007, as amended, requires all parking area, driveways and loading areas to have a minimum overall vertical depth of 15.0 cm, comprised of a stable surface such as asphalt, concrete or other hard-surfaced material and shall be drained so as to control the pooling of surface water and prevent the flow of surface water onto adjacent lands;
3. to permit two existing accessory structures to remain, one having an area of 15.83 m<sup>2</sup> (170.39 sq.ft.) and the other having an area of 9.32 m<sup>2</sup> (100.32 sq.ft.) ; whereas By-law 0225-2007, as amended, permits only one accessory structure with a maximum floor area of 10.00 m<sup>2</sup> (107.64 sq.ft.); and
4. side yard setbacks to the accessory structures of 0.50 m (1.64 ft.) and 0.36 m 1.18 ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20 m (3.93 ft.) in this instance.

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## Committee of Adjustment

Subject Property : 2135 PARKER DR.

File Number : A16413

Z Area : 15

Agent : DAVID BROWN ASSOCIATES





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

FILE: "A" 165/13

WARD: 5

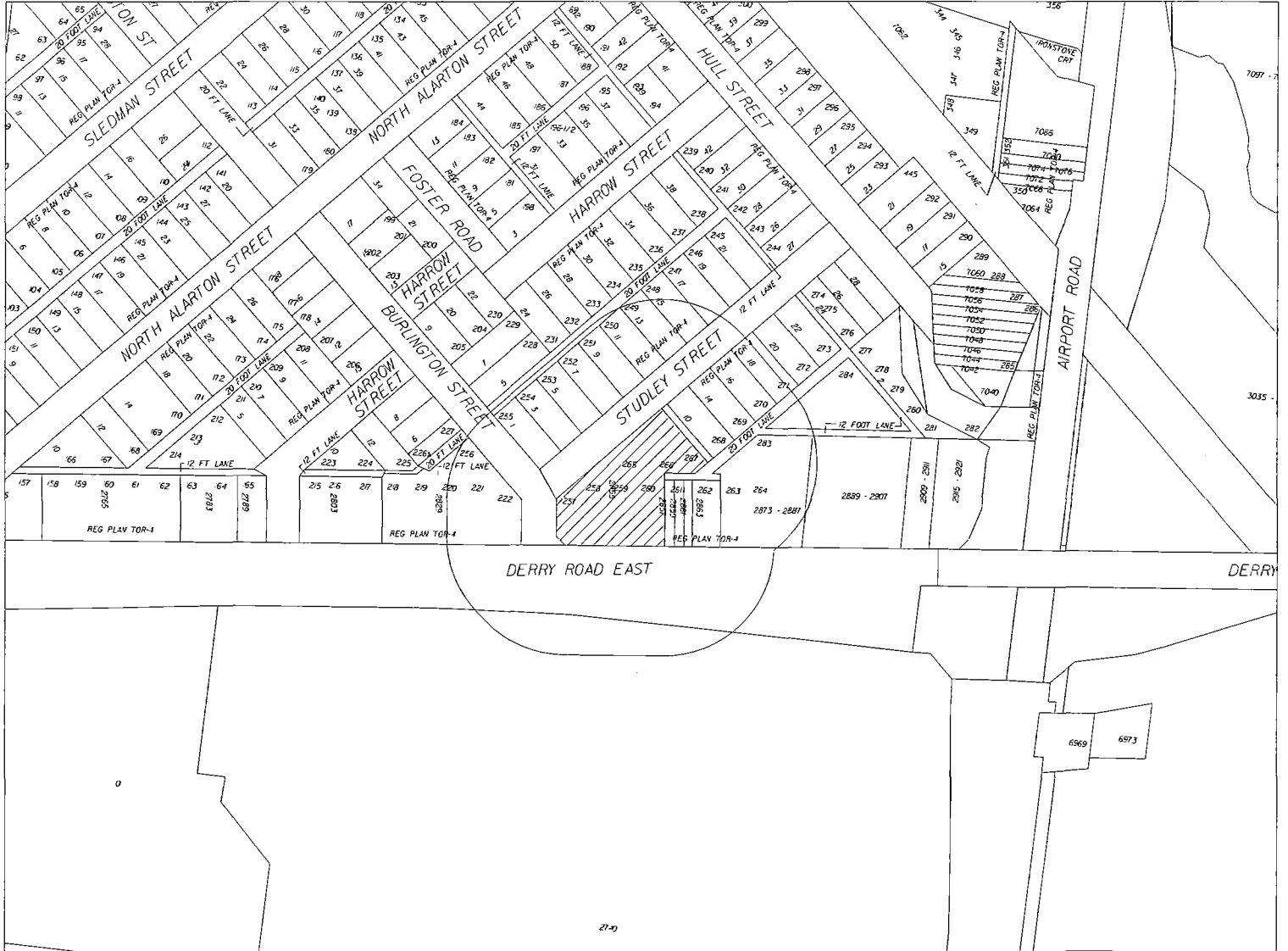
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**RAHIM MAWANI** is the owner of Lots 258-260, 265, 266 and Part of Lots 257 and 267, Plan TOR-4, located and known as **2855 DERRY ROAD EAST**, zoned D, Development and C3, Commercial. The applicant requests the Committee to authorize a minor variance to permit the establishment of a restaurant within Unit # 1 of the subject building being located less than 60.00 m (196.85 ft.) from a Residential Zone and proposing a total of 60 parking spaces on site for all uses; whereas By-law 0225-2007, as amended, requires a minimum separation distance of 60.00 m (196.85 ft.) from the nearest part of the building or structure containing the use to the closest lot line of a Residential Zone and requires a minimum of 72 parking spaces on site for all uses in this instance.

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## Committee of Adjustment

Subject Property : 2855 DERRY RD. E.

File Number : A16513

Z Area : 49E

Agent : O. A. NASSAR





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

FILE: "A" 166/13

WARD: 1

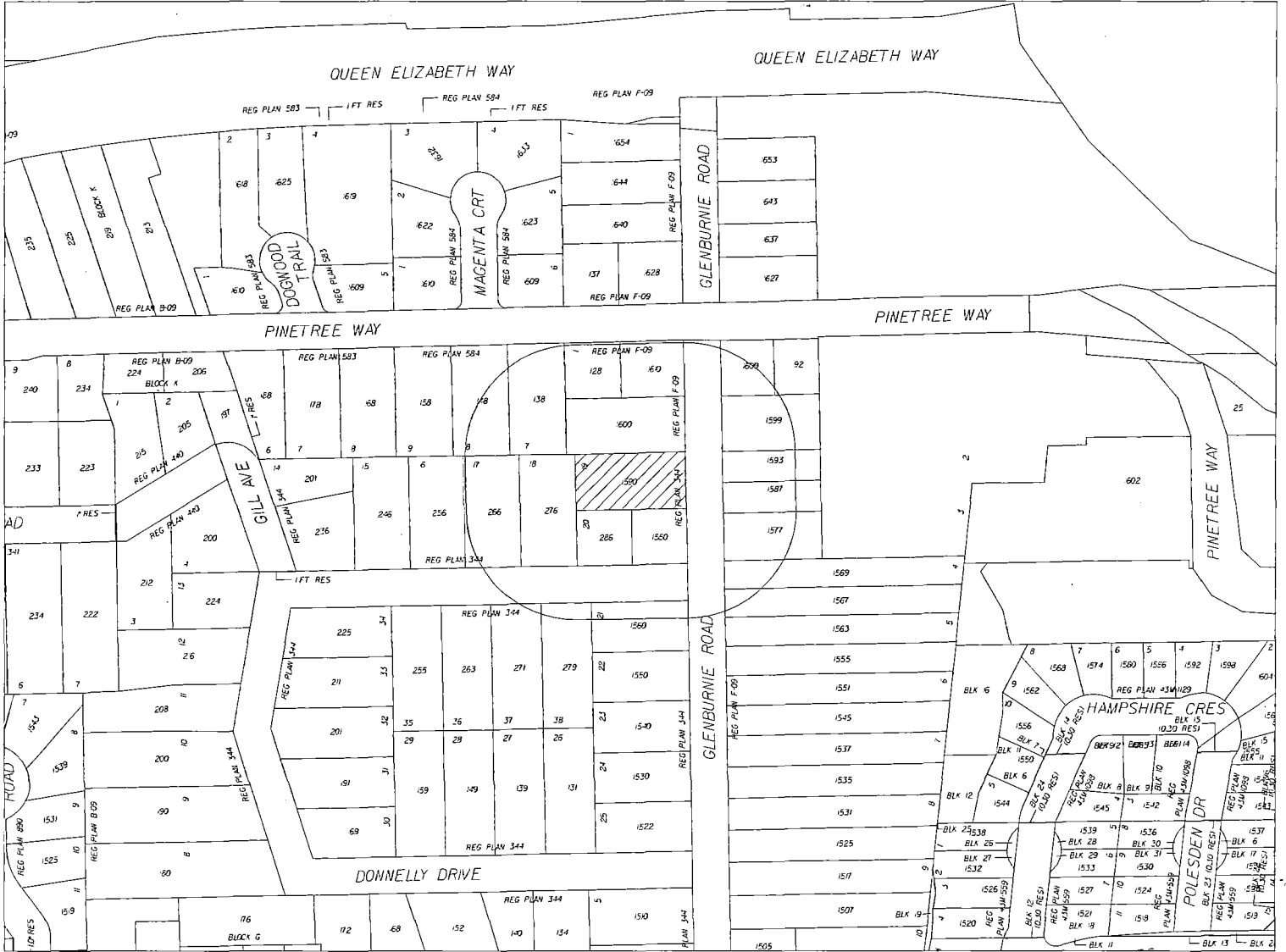
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**ROBERT & DONNA DICARLO** are the owners of Lot 19, Registered Plan 344, located and known as **1590 GLENBURNIE ROAD**, zoned R2-5, Residential. The applicants request the Committee to authorize a minor variance to permit the construction of an accessory structure in the rear yard of the subject property, proposing a height of 3.60 m (11.81 ft.) and a floor area of 39.00 m<sup>2</sup> (419.80 sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum height of 3.00 m (9.84 ft.) and permits a maximum floor area of 10.00 m<sup>2</sup> (107.64 sq.ft.) for an accessory structure in this instance.

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# Committee of Adjustment

Subject Property : 1590 GLENBURNIE RD.

File Number : A16613

Z Area : 8

Agent : GIB-SAN POOLS LTD.





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

FILE: "A" 167/13

WARD: 1

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**EWA MICHALISZYN** is the owner of Lot 6, Registered Plan 464, located and known as **1490 LOCHLIN TRAIL**, zoned R1-1, Residential. The applicants request the Committee to authorize a minor variance to permit the existing accessory structure to remain in the rear yard of the subject property having a height of 4.20 m (13.77 ft.) and a floor area of 19.78 m<sup>2</sup> (212.91 sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum height of 3.00 m (9.84 ft.) and permits a maximum floor area of 10.00 m<sup>2</sup> (107.64 sq.ft.) for an accessory structure in this instance.

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# Committee of Adjustment

Subject Property : 1490 LOCHLIN TRAIL  
 Z Area : 7

File Number : A167213  
 Agent : I. MICHALSZYN





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

FILE: "A" 168/13

WARD: 4

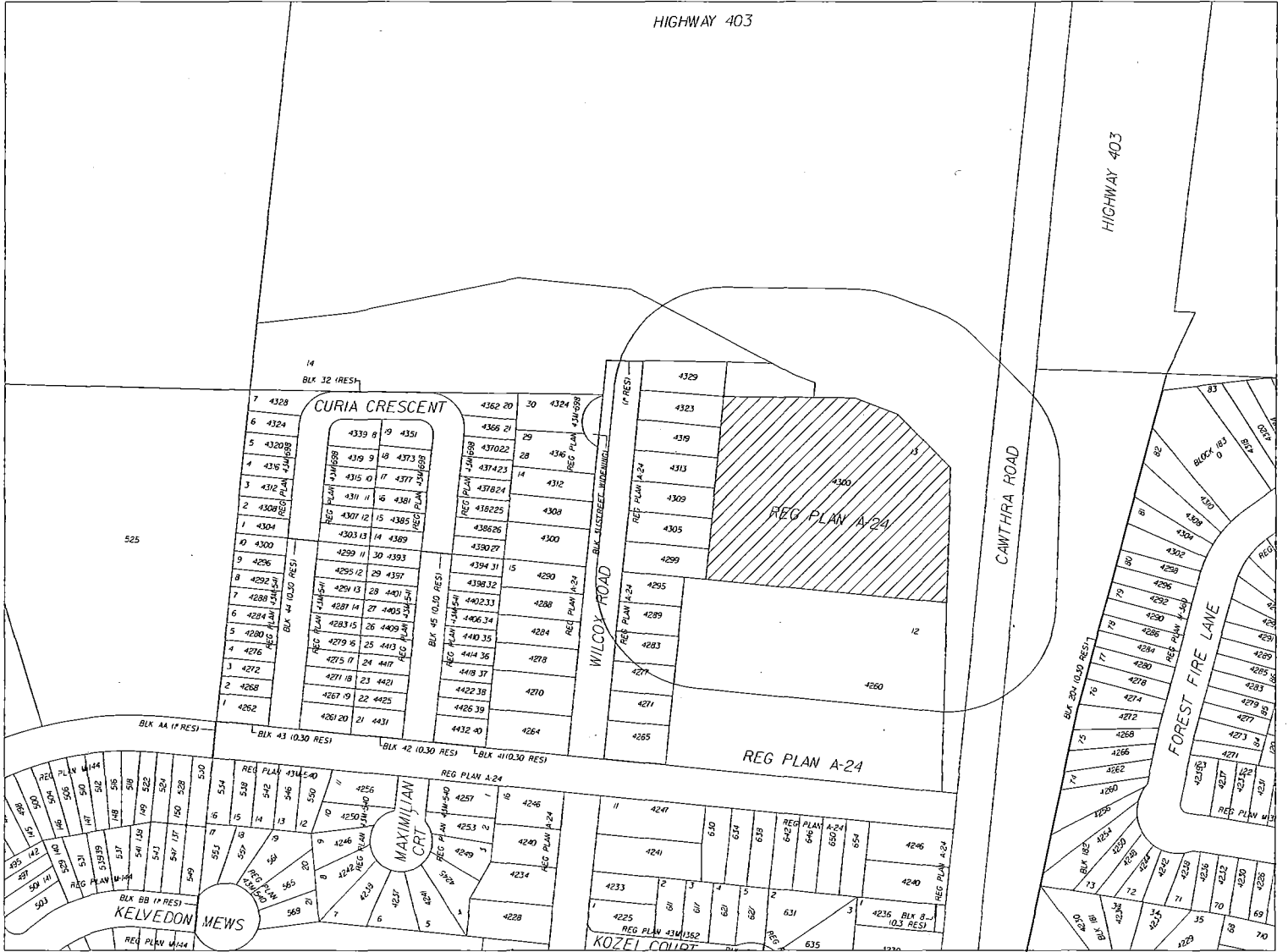
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**ST. MAXIMILIAN KOLBE FOUNDATION** is the owner of Part of Lot 13, Registered Plan A-24, located and known as **4300 CAWTHRA ROAD**, zoned R3, Residential. The applicant requests the Committee to authorize a minor variance to permit the establishment of a financial institution within Unit # 1 accessory to the community centre use on the subject property; whereas By-law 0225-2007, as amended, makes no provisions for an accessory financial institution use in a residential zone in this instance.

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

FILE: "A" 169/13

WARD: 7

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

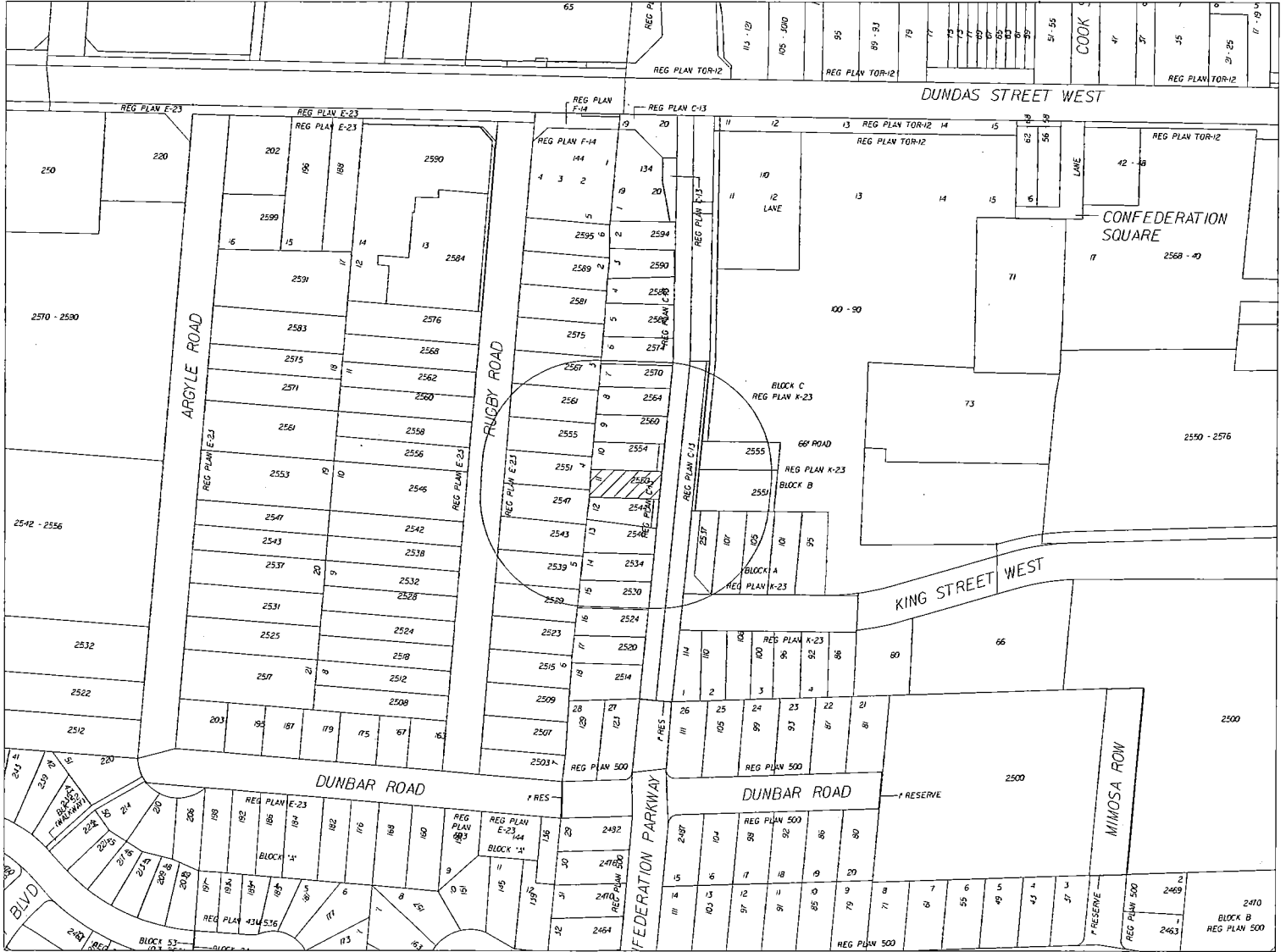
**KATHLEEN BREEN** is the owner of Lot 11, Registered Plan C-13, located and known as **2550 CONFEDERATION PARKWAY**, zoned R3, Residential. The applicant requests the Committee to authorize a minor variance to allow the existing driveway and parking area located in the rear yard to remain proposing:

1. a driveway access width of 1.33 m (4.38 ft.); whereas By-law 0225-2007, as amended, requires a minimum driveway access width of 2.60 m (8.53 ft.) in this instance; and,
2. a setback of the driveway to the property line of 0.00 m (0.00 ft.); whereas By-law 0225-2007, as amended, requires a minimum setback of the driveway to the property line of 0.60 m (2.00 ft.) in this instance.

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## Committee of Adjustment

Subject Property : 2550 CONFEDERATION PKWY

File Number : A16913

Z Area : 15

Agent : GREG DELL & ASSOCIATES





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

FILE: "A" 170/13

WARD: 2

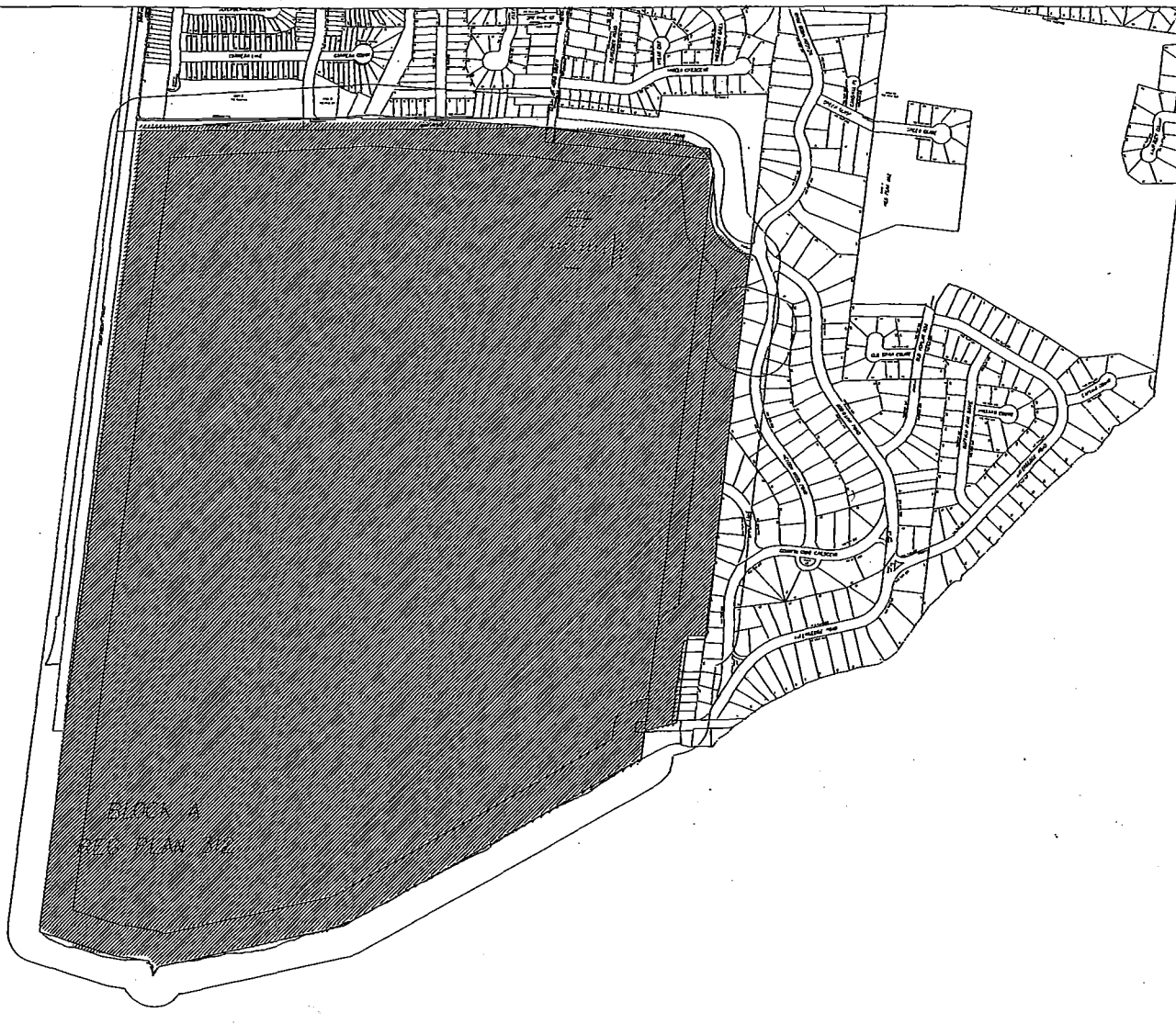
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**PETRO CANADA SUNCOR ENERGY BUSINESS** is the owner of Part of Lots 28 to 30, Concessions 2 to 4 S.D.S., located and known as **385 SOUTHDOWN ROAD**, zoned E3-1, Employment, E3-13, Employment and G1-16, Greenbelt. The applicant requests the Committee to authorize a minor variance to permit the installation of tents on the subject property for a period in excess of 14 days from May 1<sup>st</sup> to November 30<sup>th</sup> yearly, to be utilized to provide lunch and locker rooms for employees working on repairing and upgrading refinery equipment and to permit tents to be located in a G1-16 zone; whereas By-law 0225-2007, as amended, states that temporary tents may be erected for a period not to exceed fourteen (14) consecutive days provided that no lands shall be used for the erection of temporary tents for more than a total of twenty-eight (28) days in any calendar year and does not permit tents or structures on lands zoned G1-16 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 311 or (905) 615-4311 if outside Mississauga and Fax No. 905-615-3950.



### Committee of Adjustment

Subject Property : 385 SOUTHDOWN RD.

File Number : A170/13

Z Area : 3

Agent : J. LEE





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

FILE: "A" 171/13

WARD: 5

## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**VESCOIO GROUP INC.** is the owner of Units 1 to 7, Level 1, Peel Condominium Plan 247, located and known as **5980 SHAWSON DRIVE**, zoned E2, Employment. The applicant requests the Committee to authorize a minor variance to permit the existing banquet hall use to continue to operate within Units # 1-7 providing a total of 142 parking spaces for all the uses on site [102 parking spaces on the subject property and 40 parking spaces off-site on the adjacent lands zoned Greenbelt (1070 Britannia Road East)], to permit a shared parking aisle located along the westerly side of the subject property being located partially off-site, and permit a minimum parking aisle width of 6.10 m (20.01 ft), as previously approved pursuant to Committee of Adjustment File 'A' 265/12; whereas By-law 0225-2007, as amended, requires a minimum of 126 parking spaces to be provided for all the uses on site, does not permit off-site parking and requires all parking spaces and parking aisles to be provided wholly on-site, and requires a minimum parking aisle width of 7.00 m (22.96 ft.) in this instance.

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## Committee of Adjustment

Subject Property : 5980 SHAWSON DR.

File Number : A17113

Z Area : 35W

Agent : GREG DELL & ASSOCIATES





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

FILE: "A" 172/13

WARD: 4

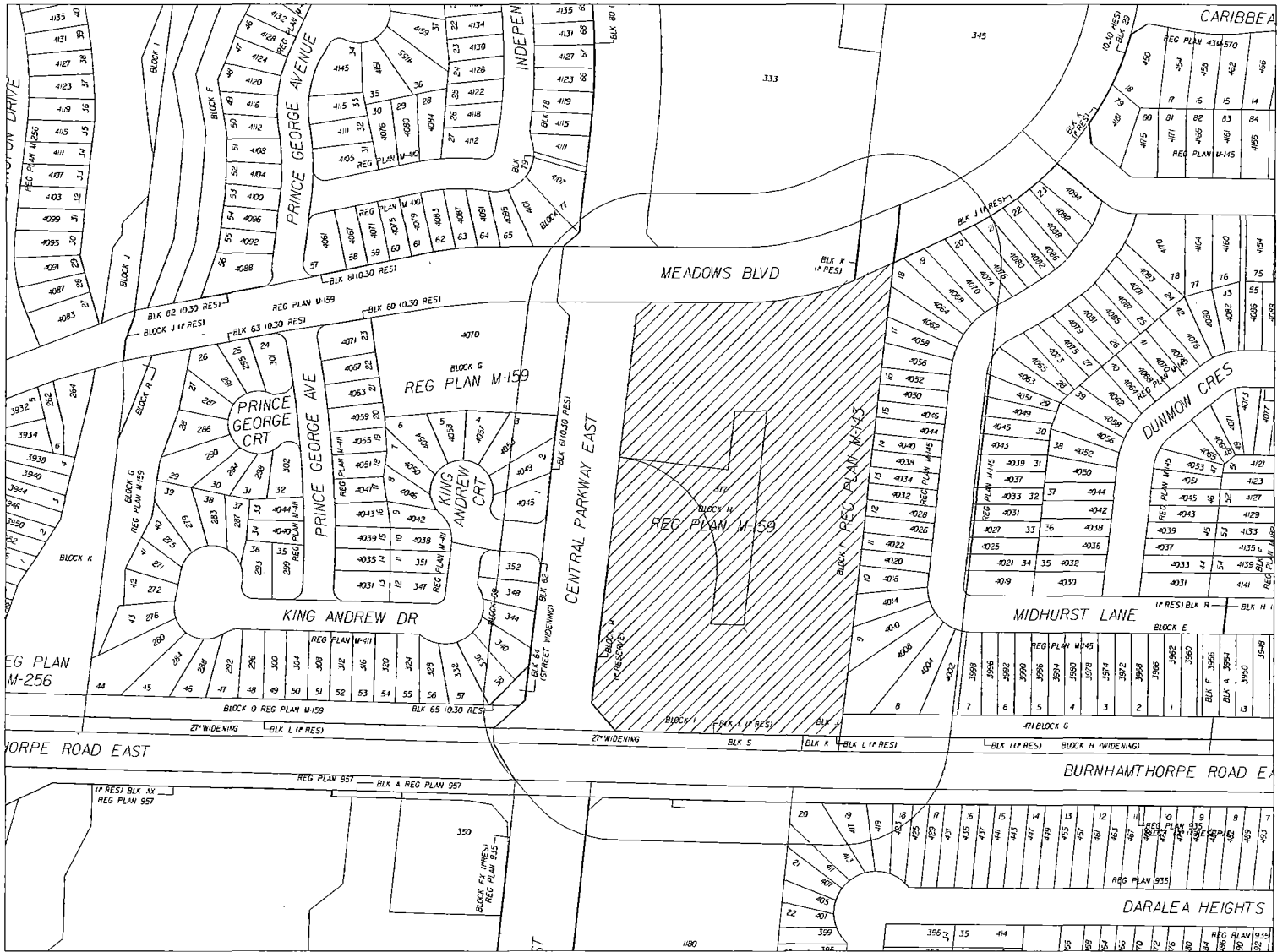
## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**HILLMOND INVESTMENTS LTD.** is the owner of Blocks I and J, Registered Plan M-143, and Blocks H, I and S, Registered Plan M-159, located and known as **377 BURNHAMTHORPE ROAD EAST**, zoned C2-6, Commercial. The applicant requests the Committee to authorize a minor variance to permit the continued operation of an outdoor seasonal garden centre and to permit a reduced aisle width of 6.60 m (21.65 ft.) for the length of the outdoor garden centre as previously approved pursuant to Committee of Adjustment Decision File "A" 457/07; whereas By-law 0225-2007, as amended, makes no provisions for such a use on the subject property and requires a minimum aisle width of 7.00 m (22.96 ft.) in this instance.

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# Committee of Adjustment

Subject Property : 377 BURNHAMTHORPE RD. E.

File Number : A172/13

Z Area : \_\_\_\_\_

Agent : F. DE LEO





## 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

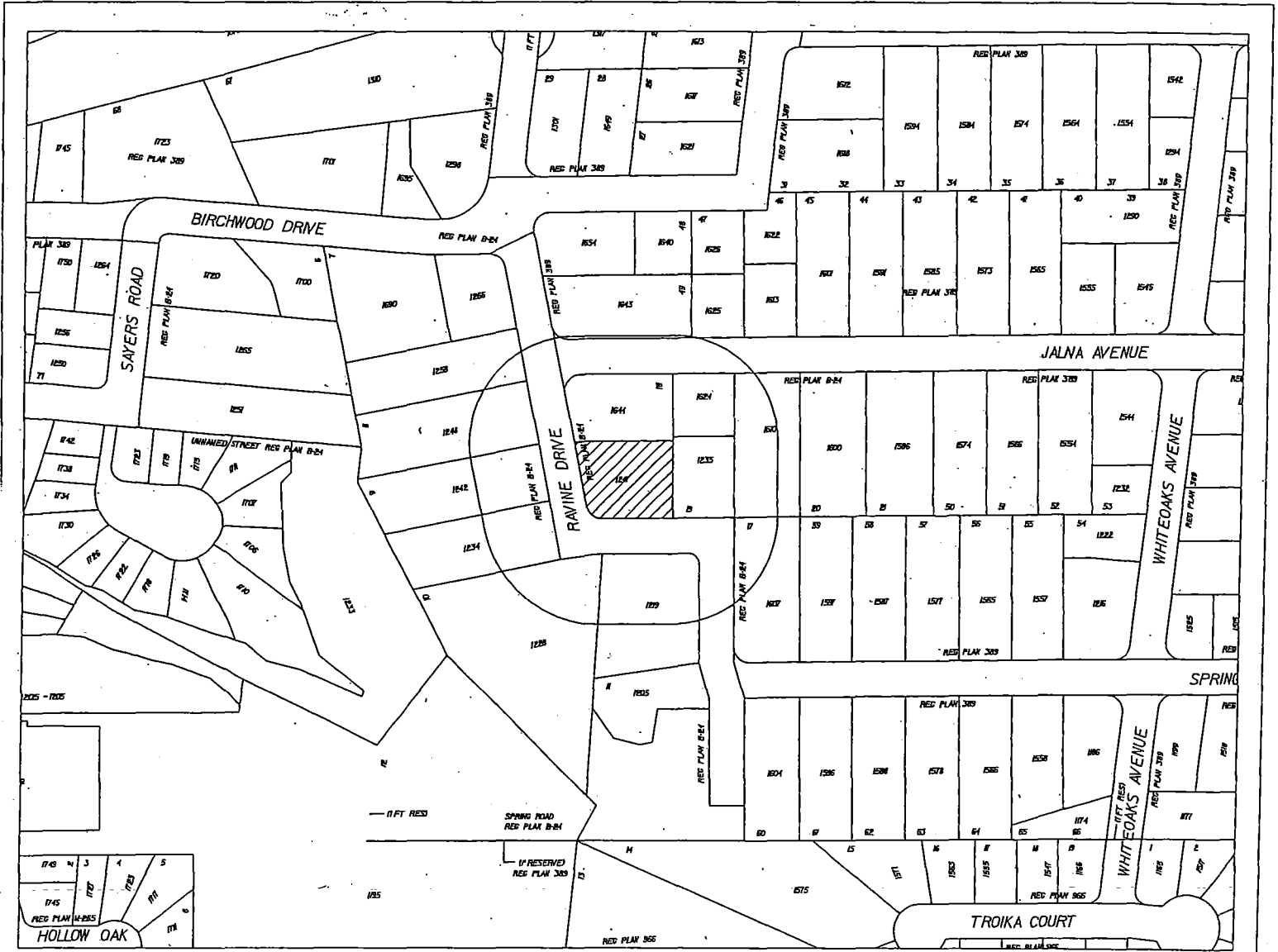
**ASHLEIGH PROUDFOOT & STEVEN DOUGLAS** are the owners of Part of Lots 18 and 19, Plan B-24, located and known as **1247 RAVINE DRIVE**, zoned R2-5, Residential. The applicants request the Committee to authorize a minor variance to permit:

1. a second accessory structure (cabana), having a floor area of 27.54 m<sup>2</sup> (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 m<sup>2</sup> (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.

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## Committee of Adjustment

Subject Property : 1247 RAVINE DRIVE

File Number : A 04513

Z Area : 10

Agent : W.E. OUGHTRED & ASSOCIATES

