



COMMITTEE OF ADJUSTMENT
AGENDA

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

Location: COUNCIL CHAMBERS
Hearing: NOVEMBER 08, 2012 AT 1:30 P.M.

NEW APPLICATIONS – (CONSENT)

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	
B-82/12	GUISEPPE TRAPANI	1169 HAIG BLVD	1
B-83/12	THE ERIN MILLS DEVELOPMENT CORPORATION	4635 METCALFE AVE	8
B-84/12	ELLEN & ANNA SVENTZOURIS	6 CATTRICK ST	5
B-85/12	2209568 ONTARIO INC	5329 NINTH LINE	10

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-468/12	2127557 ONTARIO INC.	40 LAKESHORE RD E	1
A-469/12	DAVID & PAULA DECKER	5464 FLATFORD RD	6
A-470/12	HARPAL RAMDEO	132 HANSON RD	7
A-471/12	EMBEE PROPERTIES LIMITED	2500 HURONTARIO ST	7
A-472/12	SITZER GROUP HOLDINGS NO. 1 LIMITED	1125 BLOOR ST	3
A-473/12	STEVE FOSTER	1309 AMBLESIDE DR	2
A-474/12	1181525 ONTARIO INC	3171 DERRY RD E	5
A-475/12	ELLEN & ANNA SVENTZOURIS	4 CATTRICK ST	5
A-476/12	ARINDER S MAHAL & BALJEET TAKHAR	1018 ALBERTSON CRES	2
A-477/12	2209568 ONTARIO INC	5329 NINTH LINE	10
A-478/12	RANDY & BARBARA LYNN NORRIS	3543 ENNISKILLEN CIR	6

DEFERRED APPLICATIONS – (MINOR VARIANCE)

NONE

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" 82/12

WARD: 1

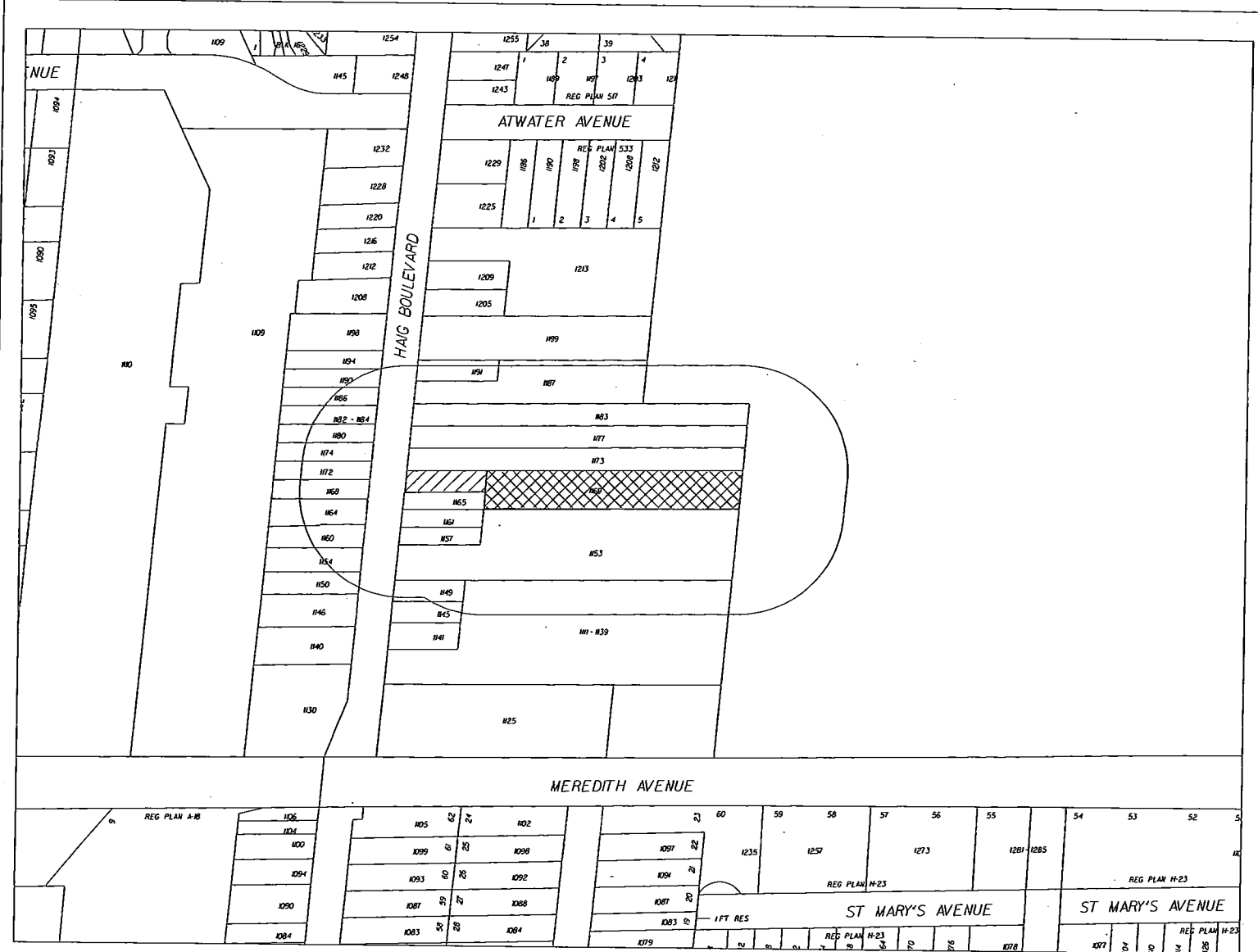
COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

GUISEPPE TRAPANI is the owner of Part of Lot 7, Concession 2, SDS, located and known as **1169 HAIG BOULEVARD**, zoned R3, Residential. The applicant requests the consent of the Committee to the conveyance of a parcel of land having a frontage of approximately 22.27 m (73.06 ft.) and an area of approximately 3,244.52 m² (34,924.87 sq. ft). The effect of the application is to merge the subject lands with adjacent lands to the north for residential purposes.

The Committee has set **Thursday November 8, 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. 311 or (905) 615-4311 if outside Mississauga and Fax No. 905-615-3950.



Committee of Adjustment

Subject Property : 1169 HAIG BLVD.

File Number : B08212

Z Area : 6

Agent : DUNSIRE DEVELOPMENTS INC.





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

FILE: "B" 83/12

WARD: 8

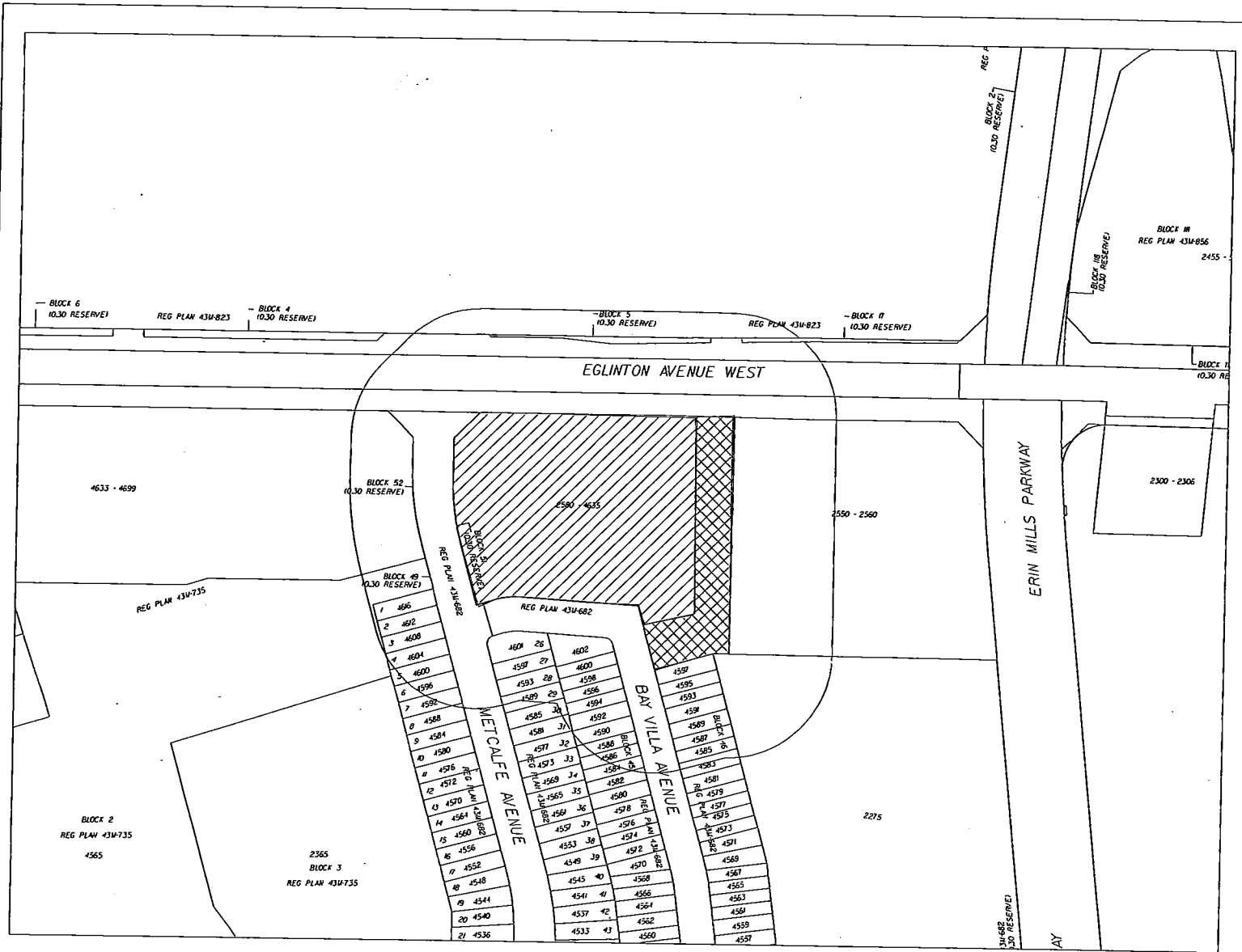
COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

THE ERIN MILLS DEVELOPMENT CORPORATION is the owner of Part of Lot 12, Registrar's Compiled Plan 1003, located and known as **4635 METCALFE AVENUE**, zoned RA5-34, Residential. The applicant requests the consent of the Committee to the conveyance, lease, mortgage and/or charge and creation of easements of a parcel of land having a frontage of approximately 30.00 m (98.43 ft.) and an area of approximately 0.472 ha (1.16 ac). The effect of the application is to merge the subject lands with adjacent lands to the east for residential high density purposes.

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Committee of Adjustment

Subject Property : 4635 METCALFE AVE.
 Z Area : 32

File Number : B08312
 Agent : F. GASBARRE





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

FILE: "B" 84/12

WARD: 5

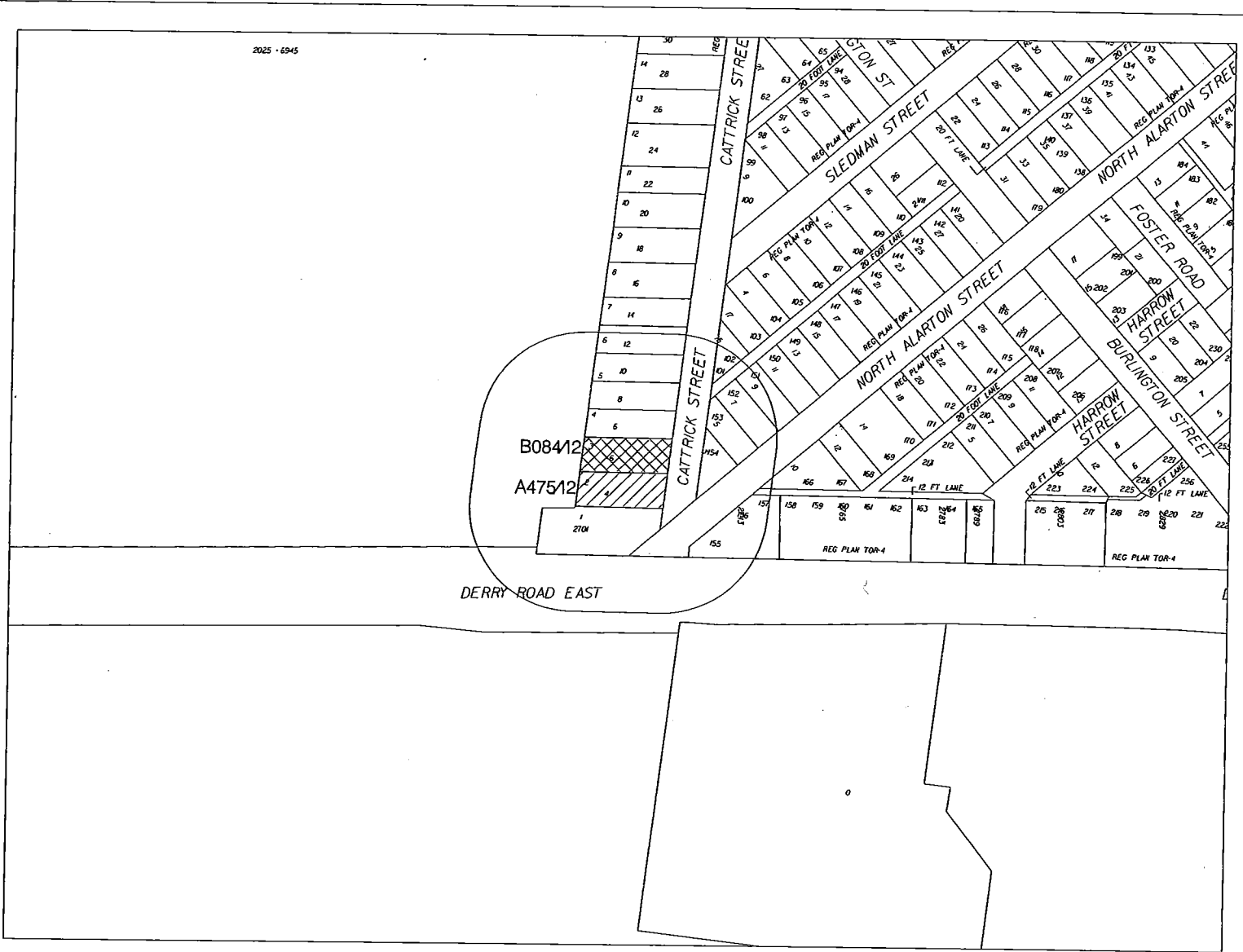
COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

ELLEN & ANNA SVENTZOURIS is the owner of Part of Lot 4, Registered Plan TOR 4, located and known as **4 and 6 CATTRICK STREET**, zoned R3, Residential. The applicants request the consent of the Committee to the conveyance of a parcel of land having a frontage of approximately 20.19 m (66.24 ft.) and an area of approximately 1,015.41 m² (10,930.14 sq.ft.). The effect of the application is to re-establish two lots for residential purposes.

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Committee of Adjustment

Subject Property : 4 & 6 CATTRICK ST.

File Number : B08412 & A47512

Z Area : 49E

Agent : W.E. OUGHTRED & ASSOCIATES INC.





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

FILE: "B" 85/12

WARD: 10

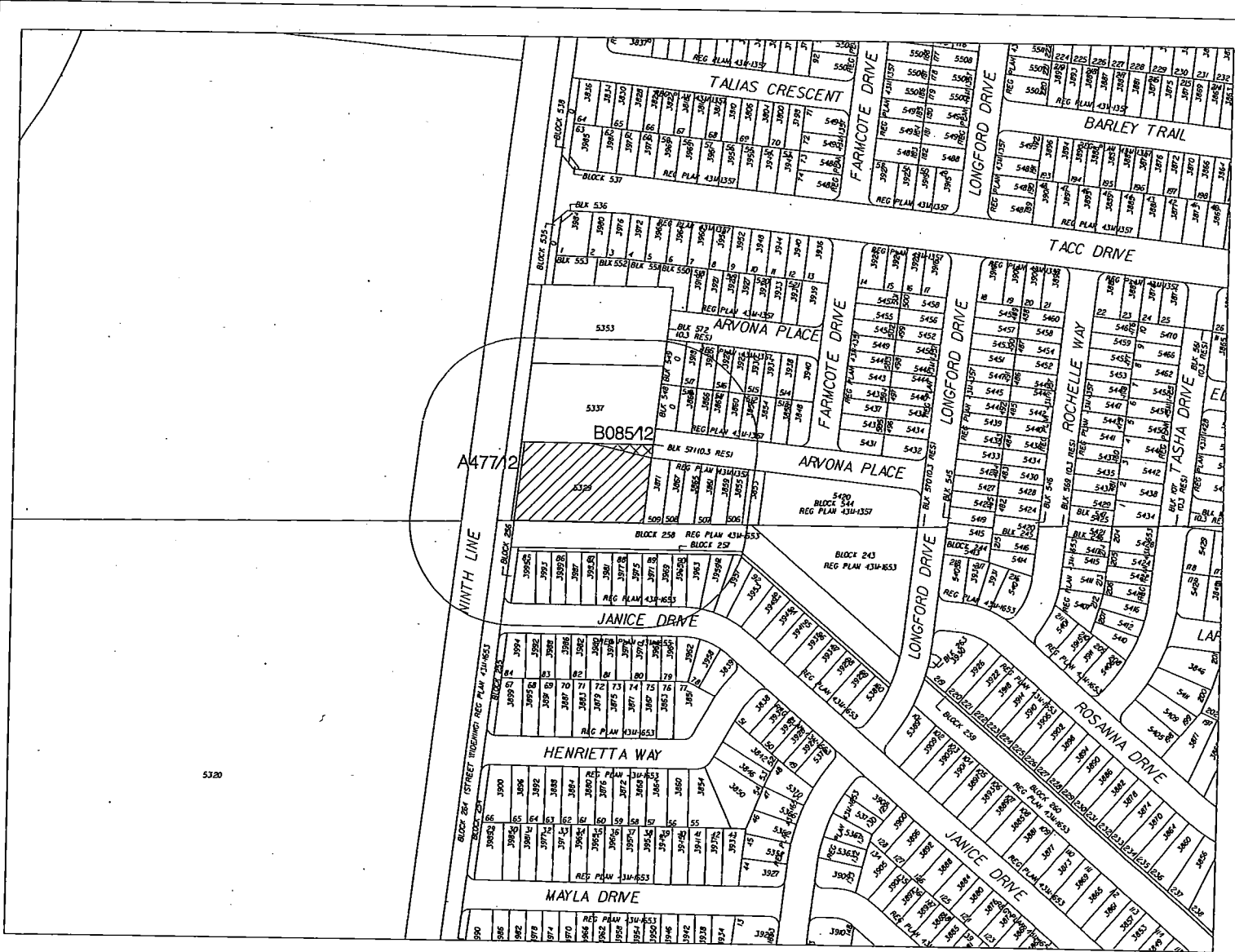
COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

2209568 ONTARIO INC. is the owner of Part of Lot 3, Concession 10, located and known as **5329 NINTH LINE**, zoned R1, Residential. The applicant requests the consent of the Committee to the conveyance of a parcel of land having a frontage of approximately 0.92 m (3.02 ft.) and an area of approximately 177.76 m². (1,913.46 sq.ft.). The effect of the application is to merge the subject lands with the adjacent lands to the north for residential purposes.

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Committee of Adjustment

Subject Property : 5329 NINTH LINE

File Number : B08512 - A477/2

Z Area : 57

Agent : KLM PLANNING PARTNERS INC.



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



FILE: "A" 468/12

WARD: 1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

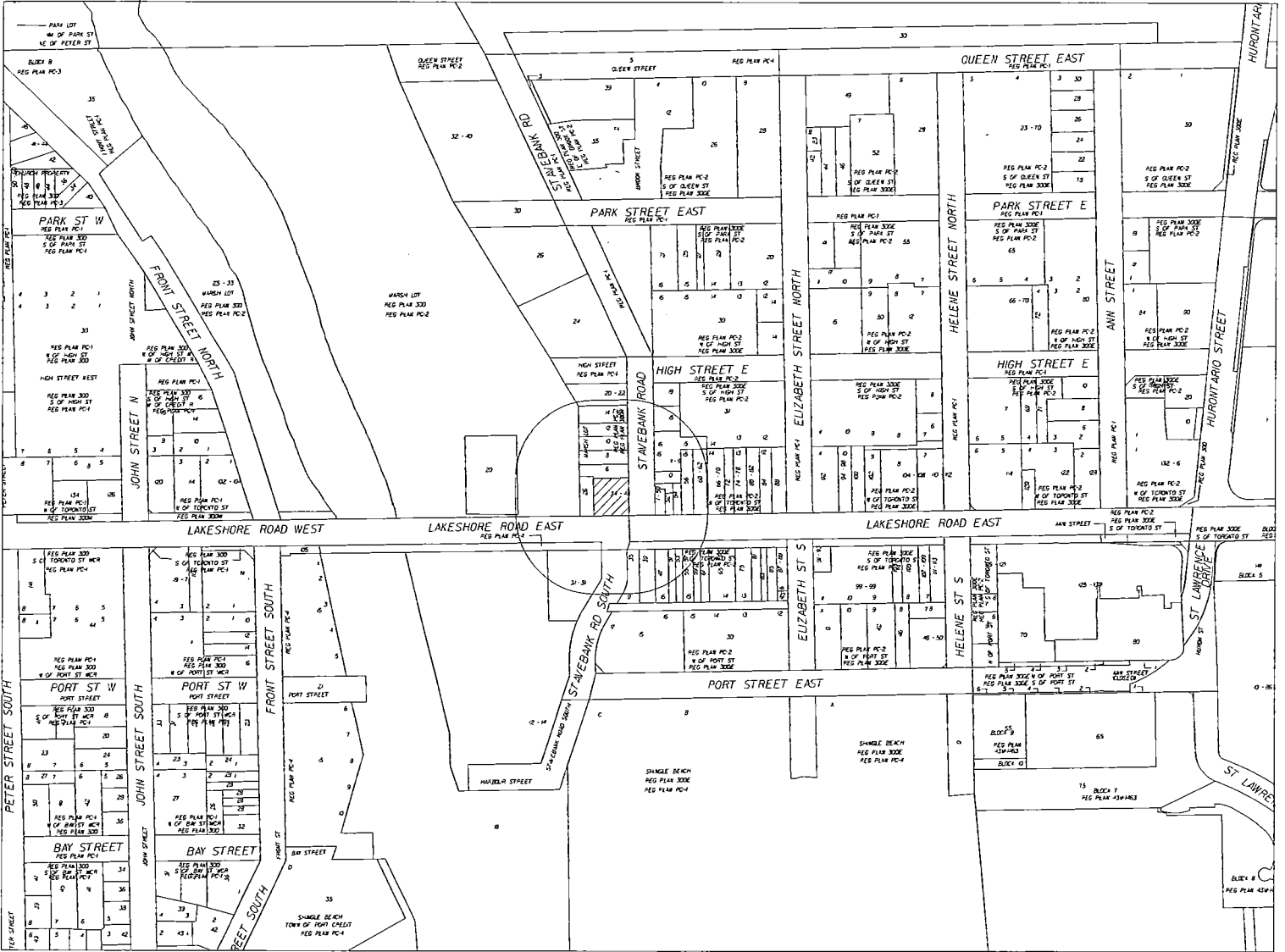
2127557 ONTARIO INC. is the owner of PCL 1, Registered Plan 300E, located and known as **36-48 LAKESHORE ROAD EAST**, zoned C4, Commercial. The applicant requests the Committee to authorize a minor variance to permit the expansion of the existing restaurant into the adjacent unit building at 36 Lakeshore Road East having an area of 93.48 m² (1,006.24 sq.ft.), resulting in a total area of 361.49 m² (3,891.17 sq.ft.) proposing:

1. nine (9) parking spaces (six (6) parking spaces through a Payment-in-Lieu of Off-Street parking application and three (3) parking spaces on-site); whereas By-law 0225-2007, as amended, requires parking at a rate of 16.0 spaces per 100 m² gross floor area or fifty-two (52) parking spaces on-site in this instance,
2. no parking aisle width on-site; whereas By-law 0225-2007, as amended, requires a minimum 7.00 m (22.96 ft.) parking aisle width on-site in this instance,
3. no parking space for persons with disabilities on-site, whereas By-law 0225-2007, as amended, requires two (2) parking spaces for persons with disabilities on-site in this instance,
4. no loading space on-site, whereas By-law 0225-2007, as amended, requires one (1) loading space on-site in this instance,
5. one (1) parking space being situated in front of a garbage enclosure; whereas By-law 0225-2007, as amended, requires an unobstructed area in front of a garbage enclosure in this instance; and,
6. the restaurant to be located within 60.00 m (196.85 ft.) of a residential zone; whereas By-law 0225-2007, as amended, requires a minimum 60.00 m (196.85 ft.) setback to a residential zone in this instance.

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Committee of Adjustment

Subject Property : 40 LAKESHORE RD. E.

File Number : A46812

Z Area : 8

Agent : W.E. OUGHTRED & ASSOCIATES INC.





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

FILE: "A" 469/12

WARD: 6

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

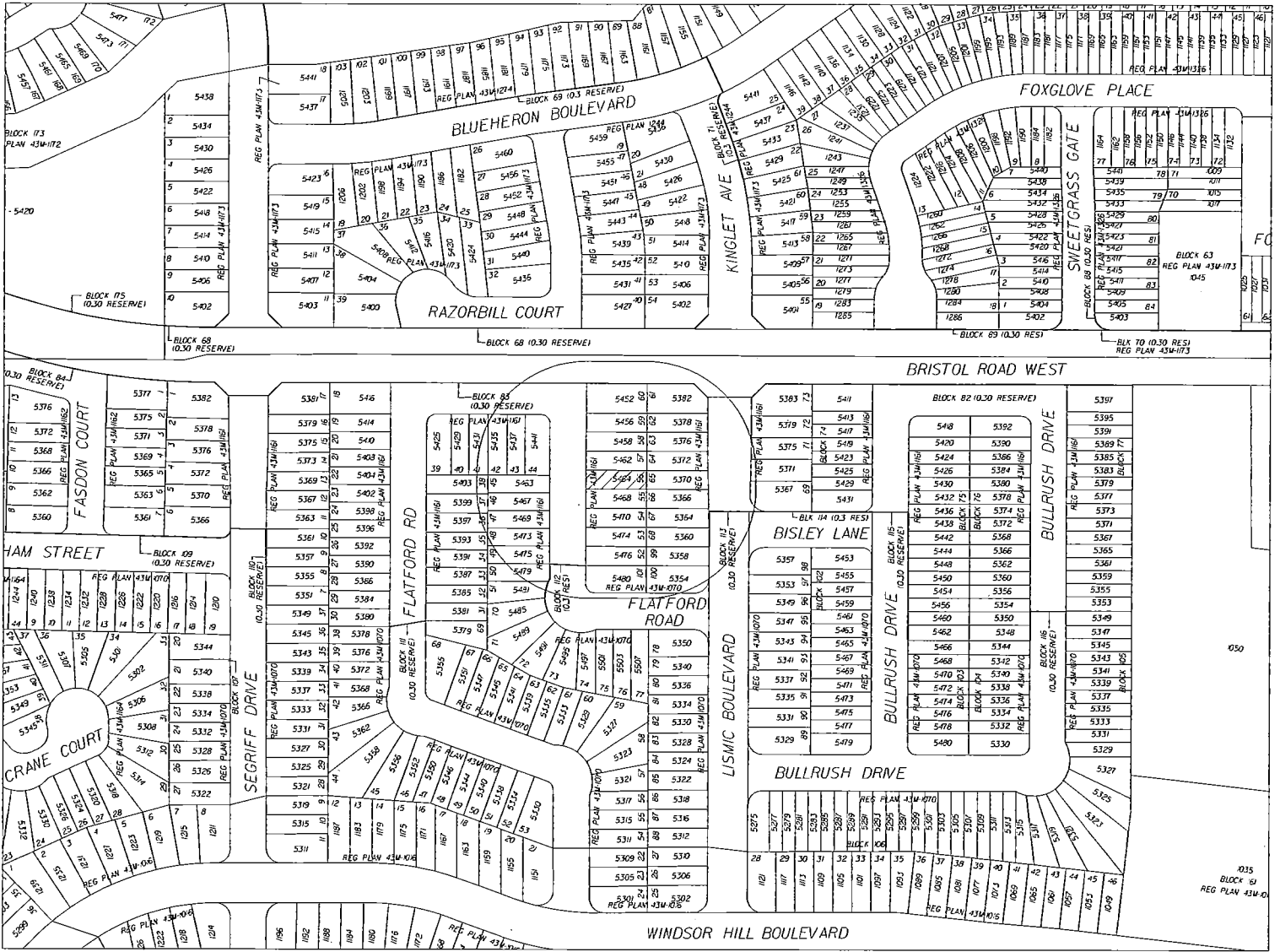
DAVID & PAULA DECKER is the owner of Lot 56, Registered Plan M1161, located and known as **5464 FLATFORD ROAD**, zoned R5, Residential. The applicants request the Committee to authorize a minor variance to permit the existing driveway to remain on the subject property proposing:

1. a setback of 0.10 m (0.33 ft.) to the side lot line; whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61 m (2.00 ft.) to the side lot line in this instance; and,
2. a maximum driveway width of 8.10 m (26.57 ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00 m (19.69 ft.) in this instance.

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Committee of Adjustment

Subject Property : 5464 FLATFORD RD.

File Number : A46912

Z Area : 38E

Agent : _____





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

FILE: "A" 470/12

WARD: 7

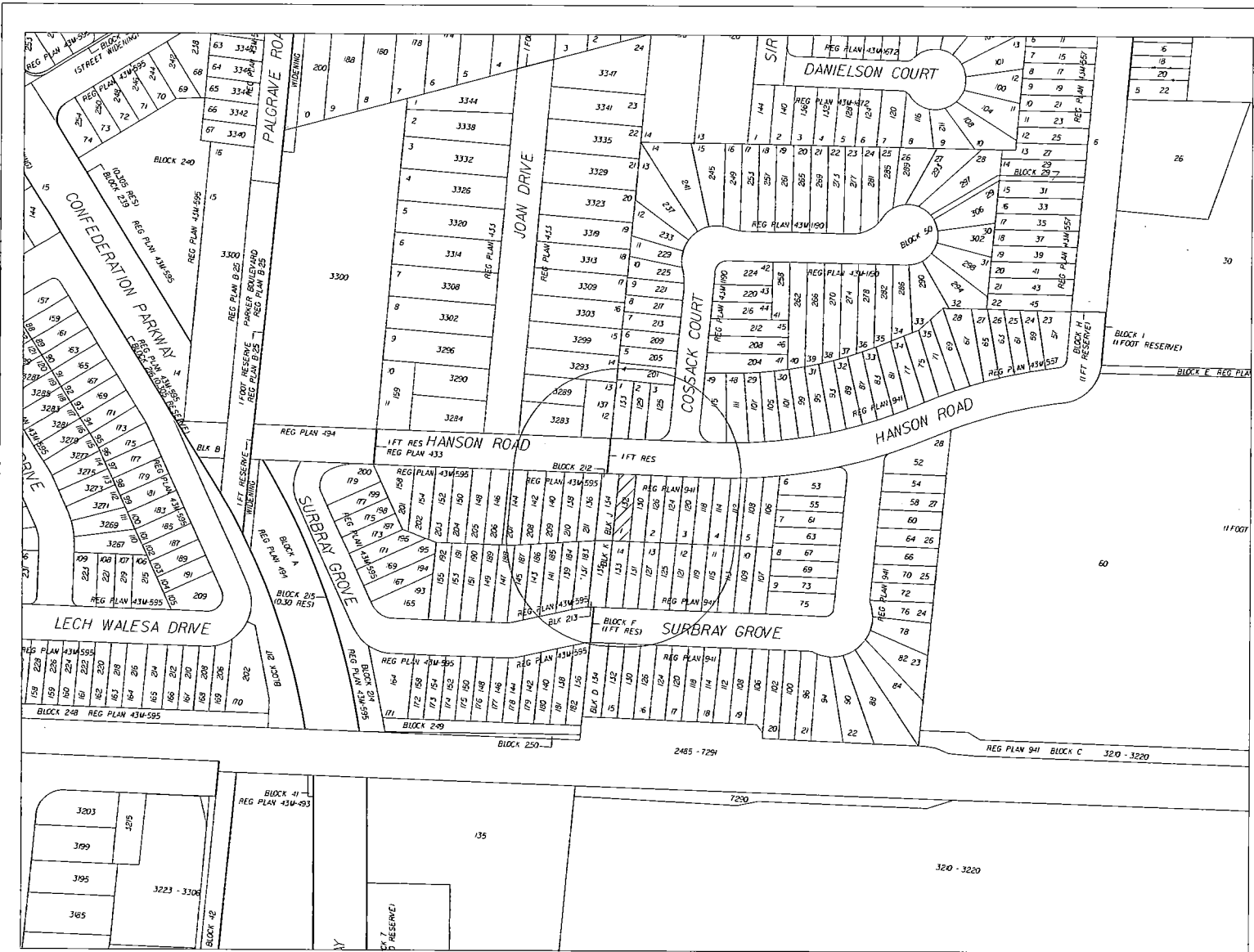
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HARPAL RAMDEO is the owner of Part of Lot 1, Registered Plan 941, located and known as **132 HANSON ROAD**, zoned RM1, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing rear yard deck to remain on the subject property proposing a lot coverage of 40.8% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance.

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Committee of Adjustment

Subject Property : 132 HANSON RD.

File Number : A47012

Z Area : 22

Agent : _____





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

FILE: "A" 471/12

WARD: 7

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

EMBEE PROPERTIES LIMITED is the owner of Part of Lot 16, Concession 1, SDS, located and known as **2500 HURONTARIO STREET**, zoned C2, Commercial. The applicant requests the Committee to authorize a minor variance to permit the establishment of a new restaurant within the subject development being located approximately 27.00 m (88.58 ft.) from a residential zone; whereas By-law 0225-2007, as amended requires a minimum separation distance of 60.00 m (196.85 ft.) from a restaurant to a residential zone in this instance.

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Committee of Adjustment

Subject Property : 2500 HURONTARIO ST.

File Number : A47112

Z Area : 15

Agent : B. THOM





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

FILE: "A" 472/12

WARD: 3

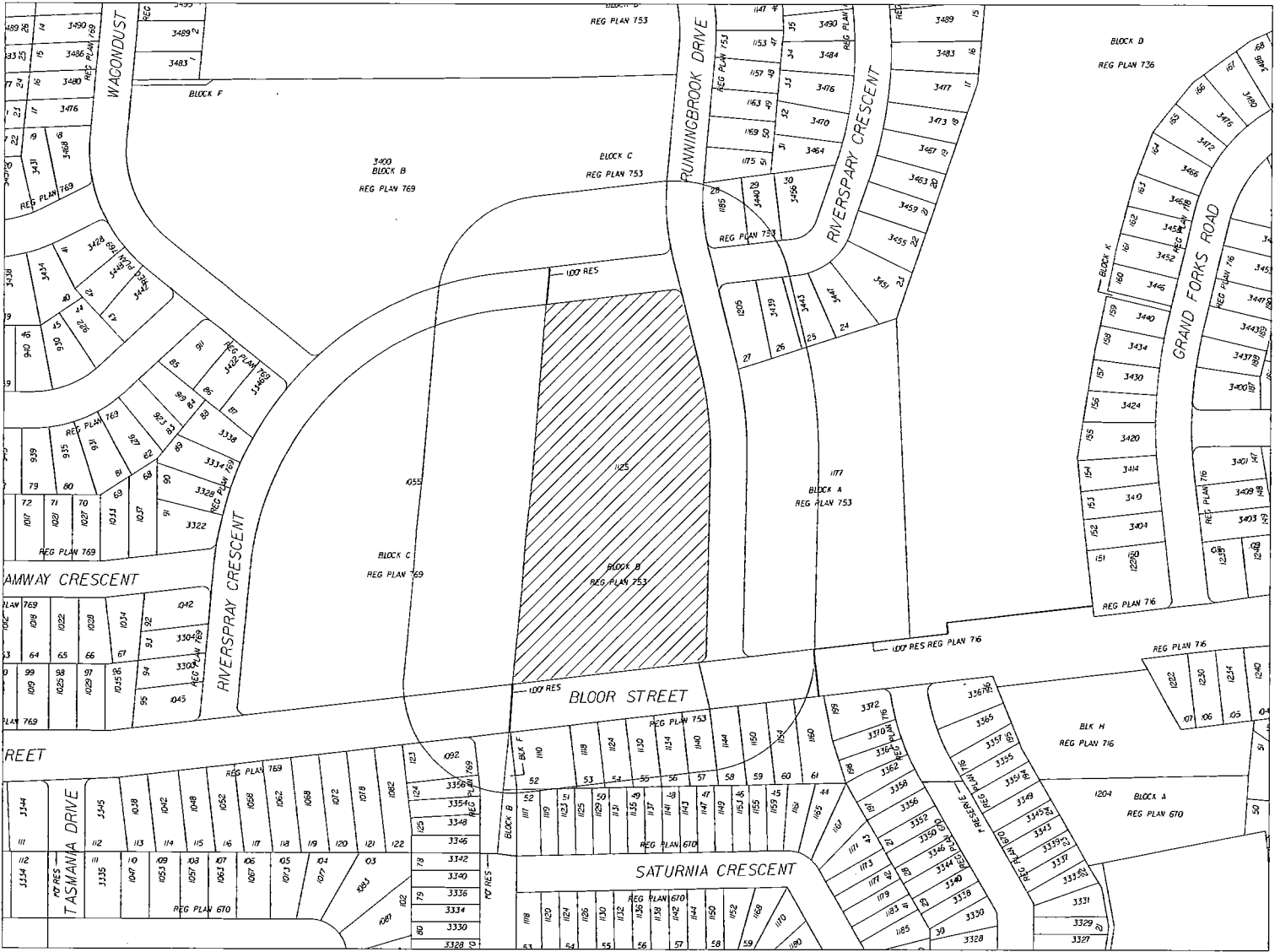
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

SITZER GROUP HOLDINGS NO. 1 LIMITED is the owner of Block B, Registered Plan 753, located and known as **1125 BLOOR STREET**, zoned C2, Commercial. The applicant requests the Committee to authorize a minor variance to permit the construction of additions to the subject development providing a total of 294 parking spaces on-site for all uses; whereas By-law 0225-2007, as amended, requires a minimum of 311 parking spaces on-site for the proposed expansions to the subject development in this instance.

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Committee of Adjustment

Subject Property : 1125 BLOOR ST. E.
 Z Area : 20

File Number : A47212
 Agent : J. DRAKE, GOODMAN'S LLP



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



FILE: "A" 473/12

WARD: 2

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

STEVE FOSTER is the owner of Lot 22, Registered Plan 489, located and known as **1309 AMBLESIDE DRIVE**, zoned R2-4, 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 front yard of 8.00 m (26.25 ft.) to the building face of the first storey and 7.50 m (24.61 ft.) to the dormer of the second storey; whereas By-law 0225-2007, as amended, requires a minimum front yard of 9.00 m (29.53 ft.) to the dwelling in this instance,
2. a front yard of 8.00 m (26.25 ft.) to the front garage face; whereas By-law 0225-2007, as amended, requires a minimum front yard of 9.00 m (29.53 ft.) to the front garage face in this instance,
3. a front yard of 7.50 m (24.61 ft.) to the closest point of the roof overhang and a front yard of 6.40 m (21.00 ft.) to the porch; whereas By-law 0225-2007, as amended, requires a minimum front yard of 9.00 m (29.53 ft.) to the roof overhang and 7.40 m (24.28 ft.) to the porch in this instance,
4. a combined width of side yards of 5.21 m (17.09 ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.18 m (20.28 ft.) in this instance,
5. a height of eaves of the dormer of 6.78 m (22.24 ft.); whereas By-law 0225-2007, as amended, requires a maximum height of eaves of 6.40 m (21.00 ft.) in this instance,
6. a total lot coverage of 35% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30% of the lot area in this instance,
7. a total gross floor area - infill residential of 398.80 m² (4,292.79 sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 371.7 m² (4,001.08 sq.ft.) in this instance; and,
8. the existing accessory structure to remain having a floor area of 11.66 m² (125.51 sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00 m² (107.64 sq.ft.) 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.



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

FILE: "A" 474/12

WARD: 5

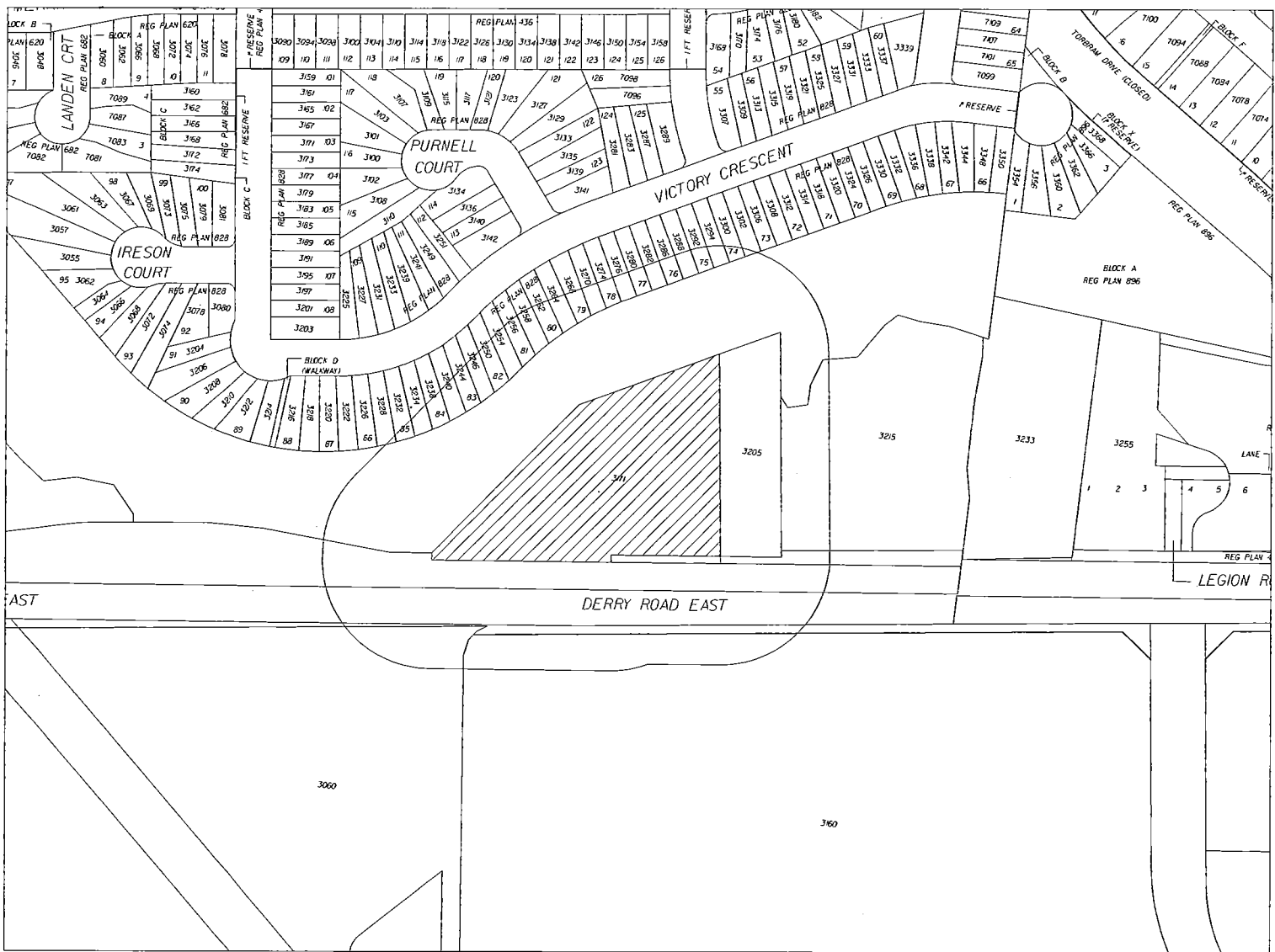
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

1181525 ONTARIO INC. is the owner of Part of Lot 11, Concession 7, EHS, located and known as **3171 DERRY ROAD EAST**, zoned C5-3, Commercial and G1, Greenbelt. The applicant requests the Committee to authorize a minor variance to permit the parking of trucks on the subject property; whereas By-law 0225-2007, as amended, does not permit truck parking in a C5-3 zone in this instance.

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Committee of Adjustment

Subject Property : 3171 DERRY RD E.

File Number : A47412

Z Area : 48W

Agent : R. SINGH DULAI





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

FILE: "A" 475/12

WARD: 5

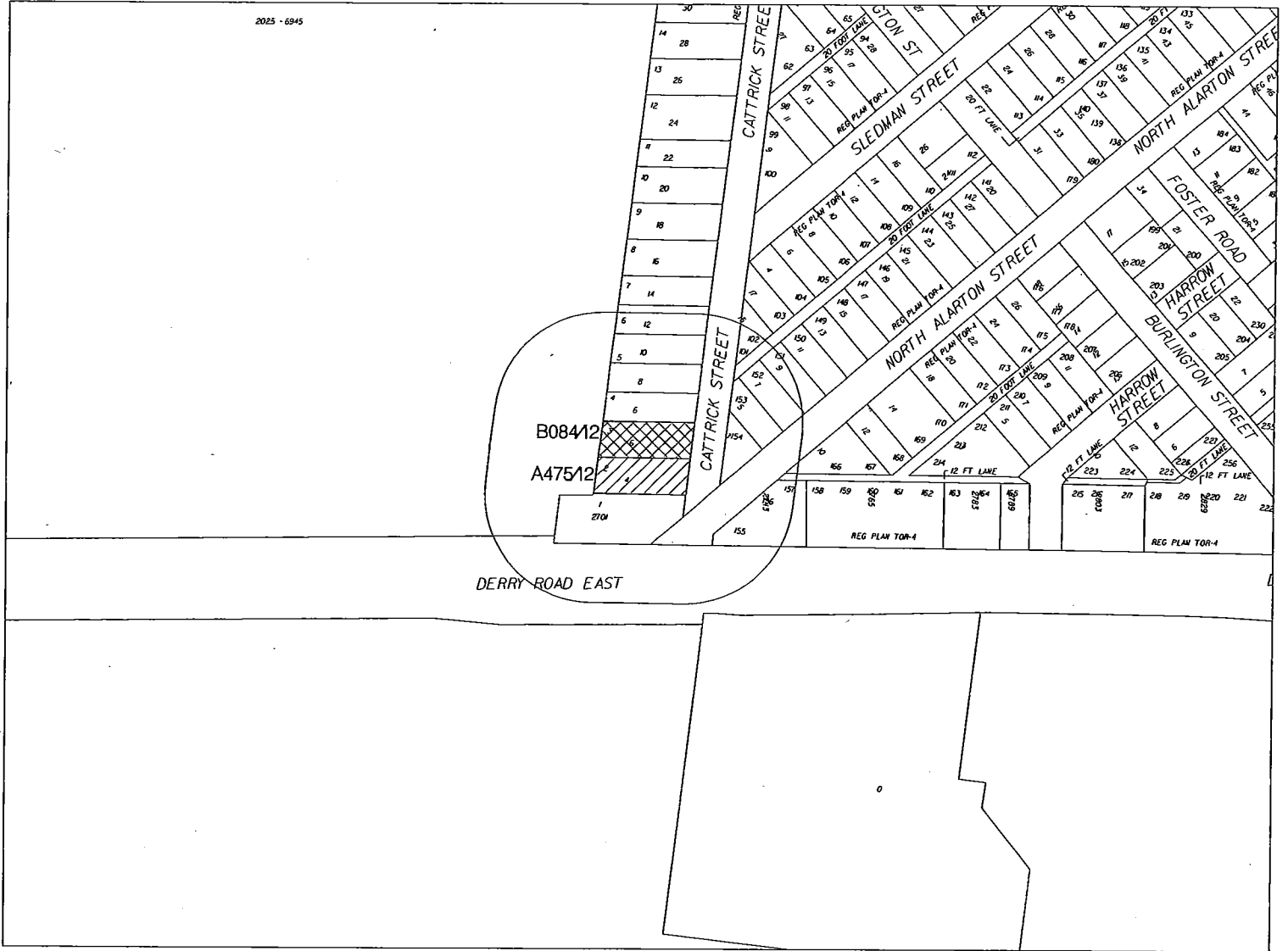
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

ELLEN & ANNA SVENTZOURIS is the owner of Lot 2, Registered Plan TOR 4, located and known as **4 and 6 CATTRICK STREET**, zoned R3, Residential. The applicants request the Committee to authorize a minor variance to permit the creation of a new lot (being "conveyed" land of Consent application "B" 84/12) proposing the existing one storey detached dwelling and detached garage to remain on the subject property having a southerly side yard of 0.80 m (2.62 ft.) to the existing detached dwelling and a northerly side yard of 0.415 m (1.36 ft.) to the existing detached garage; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20 m (3.94 ft.) for a detached dwelling and detached garage in this instance.

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Committee of Adjustment

Subject Property : 4 & 6 CATTRICK ST.

File Number : B08412 & A47512

Z Area : 49E

Agent : W.E. OUGHTRED & ASSOCIATES INC.





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

FILE: "A" 476/12

WARD: 2

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

ARINDER S MAHAL & BALJEET TAKHAR is the owner of Lot 4, Registered Plan 449, located and known as **1018 ALBERTSON CRESCENT**, zoned R2-1, Residential. The applicants request the Committee to authorize a minor variance to permit the existing driveway to remain having a driveway width of 20.40 m (66.93 ft.) covering approximately 55.10% of the area of the front yard; whereas By-law 0225-2007, as amended, permits a maximum driveway width of 10.50 m (34.45 ft.), and requires the driveway to not cover more than 50.00% of the area of the front yard in this instance.

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

FILE: "A" 477/12

WARD: 10

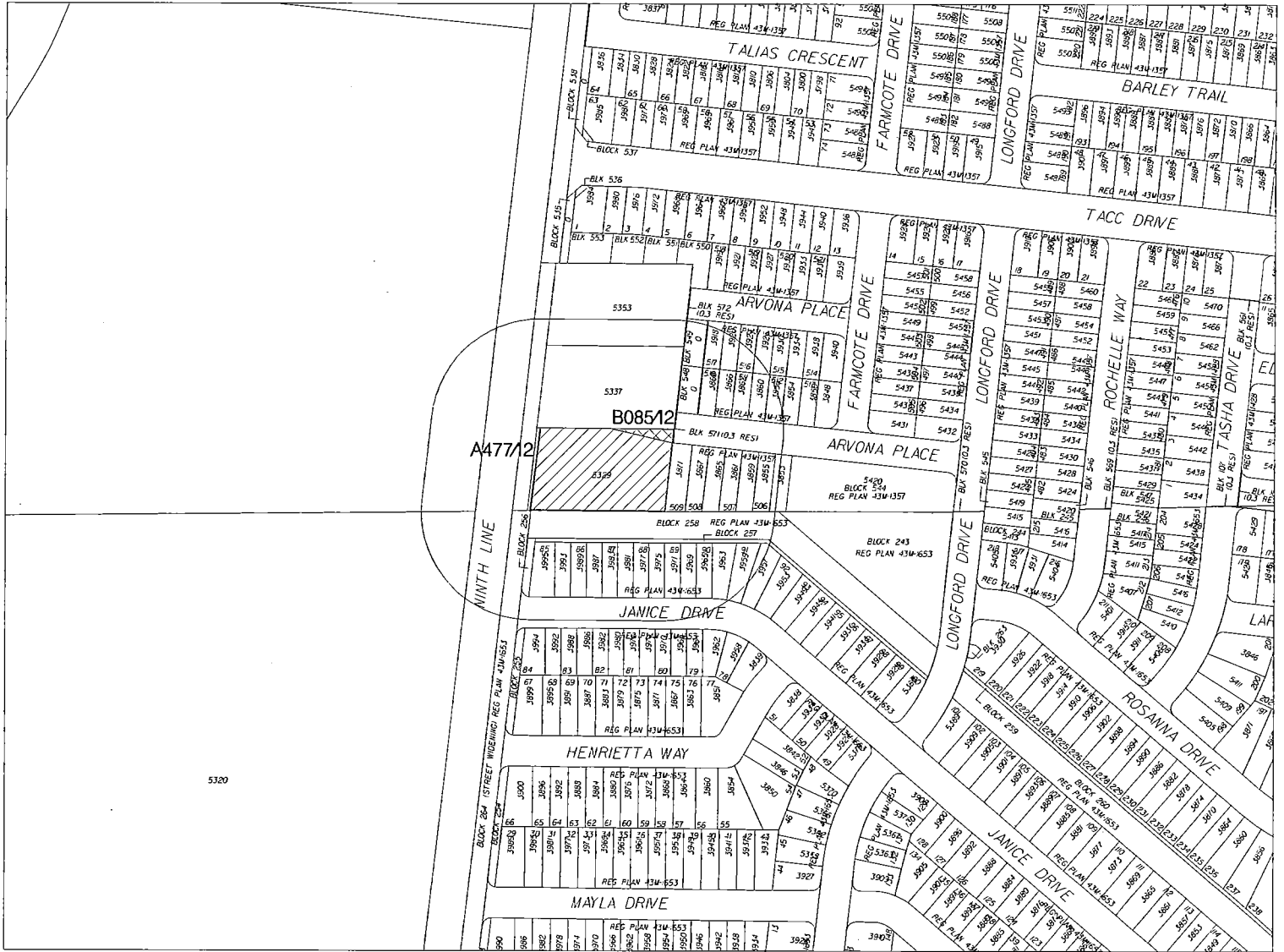
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

2209568 ONTARIO INC. is the owner of Part of Lot 3, Concession 10, located and known as **5329 NINTH LINE**, zoned R1, Residential. The applicant requests the Committee to approve a minor variance to permit the creation of a lot (being the "conveyed" land of Consent application "B" 85/12) proposing an interior side yard of 1.09 m (3.58 ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.80 m (5.91 ft.) in this instance.

The Committee has set **Thursday November 8, 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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Committee of Adjustment

Subject Property : 5329 NINTH LINE

File Number : B08512 - A477/2

Z Area : 57

Agent : KLM PLANNING PARTNERS INC.





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

FILE: "A" 478/12

WARD: 6

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

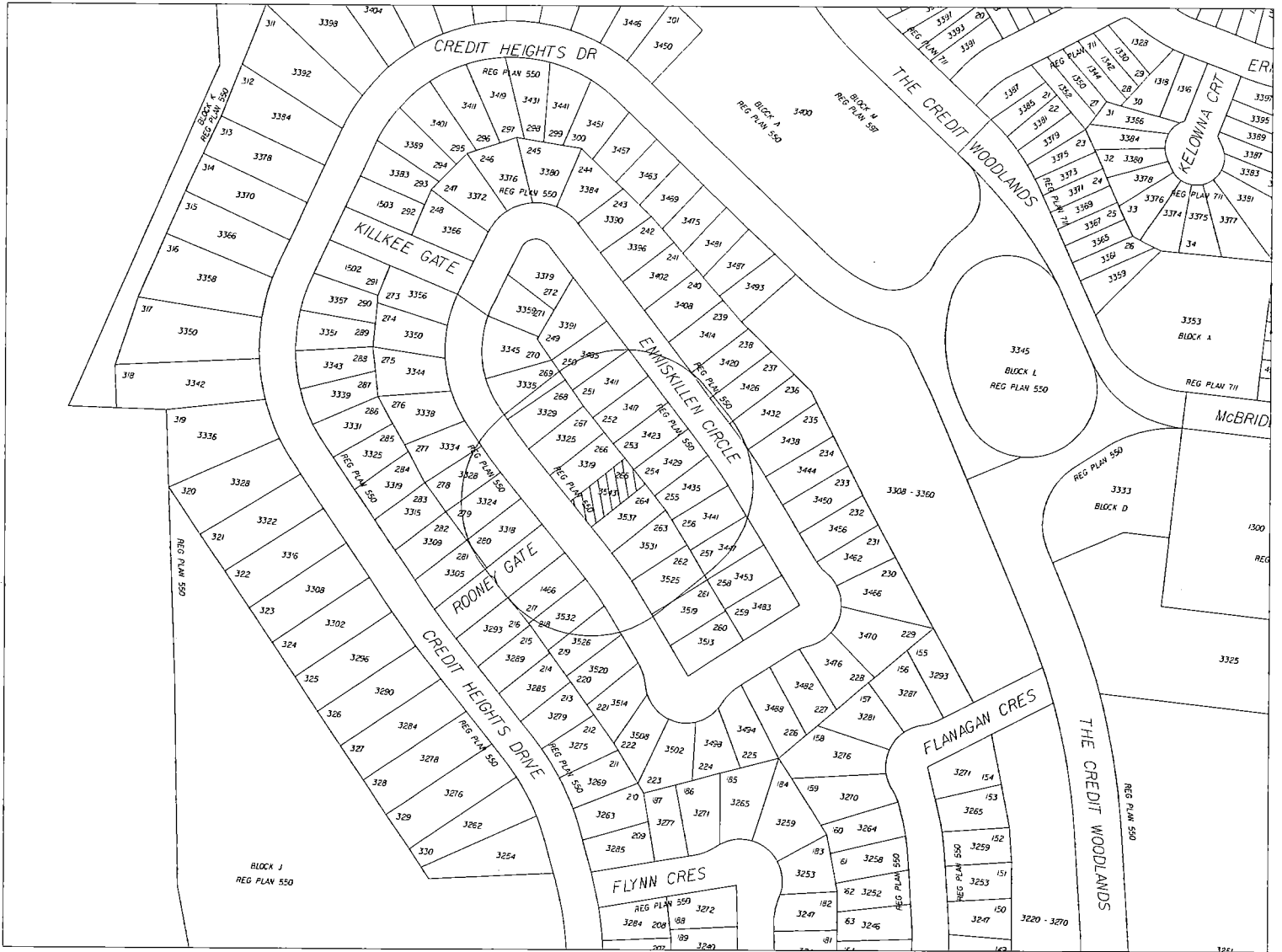
RANDY & BARBARA LYNN NORRIS is the owner of Lot 265, Registered Plan 550, located and known as **3543 ENNISKILLEN CIRCLE**, zoned R2, Residential. The applicants request the Committee to approve a minor variance to permit the construction of a roof over the existing porch on the subject property proposing:

1. a total lot coverage of 30.80% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30% of the lot area in this instance; and,
2. a front yard of 6.99 m (22.93 ft.) to the existing porch steps; whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.40 m (24.28 ft.) in this instance.

The Committee has set **Thursday November 8, 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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Committee of Adjustment

Subject Property : 3543 ENNISKILLEN CIR.

File Number : A47812

Z Area : 24

Agent : M. MARTIN

