



COMMITTEE OF ADJUSTMENT AGENDA

Location: COUNCIL CHAMBER

Hearing: June 4, 2015 AT 4:00 P.M.

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

File	Name of Applicant	Location of Land	Ward	Disposition
<u>NEW APPLICATIONS - (MINOR VARIANCE)</u>				
A-253/15	678604 ONTARIO INC, DEZEN REALTY LTD, DEZEN CONSTRUCTION LTD	4560 TOMKEN RD	3	Approved
A-254/15	678604 ONTARIO LTD.	4870 TOMKEN RD	3	Approved
A-255/15 & A-256/15	BRIAN SOUSA	1261 HAIG BLVD	1	July 2
A-257/15	AMEER HAMZAH	3239 DESTINATION DR	10	Refused
A-258/15	PSCC 820	230 PAISLEY BLVD W	7	Approved
A-259/15	1438864 ONTARIO INC	241 LAKESHORE RD E	1	Sep 10
A-260/15	SHAMIM AKHTAR	7308 DRIFTON CRES	5	July 9
A-261/15	SSRA HOLDINGS INC	2107 PARKER DR	7	July 23

COMMITTEE OF ADJUSTMENT

IN THE MATTER OF SECTION 45(1) OR (2)
of The Planning Act R.S.O. 1990, c.P.13, as amended

- and -

IN THE MATTER OF ZONING BY-LAW 0225-2007
as amended

- and -

IN THE MATTER OF AN APPLICATION BY

678604 ONTARIO INC, DEZEN REALTY LTD
& DEZEN CONSTRUCTION LTD

on Thursday June 4, 2015

678604 Ontario Inc, Dezen Realty Ltd & Dezen Construction Ltd are the owners of part of Lot 9, Concession 2, NDS, located and known as 4560 Tomken Road, zoned E2 - Employment, G2-2 - Greenbelt & H-E2-22 - Employment (Holding). The applicant requests the Committee to authorize a minor variance to permit:

1. the operation of a patio ancillary to a convenience restaurant on the subject property; whereas By-law 0225-2007, as amended, does not permit a patio use on the subject property in this instance;
2. a landscape buffer depth of 3.00 m (9.84 ft.) measured along a lot line that abuts a D - Development zone; whereas By-law 0225-2007, as amended, requires a minimum landscape buffer depth of 4.50 m (14.76 ft.) for a lot line that abuts a D - Development zone in this instance; and,
3. a landscape buffer depth of 3.90 m (12.79 ft.) measured along a lot line that abuts a street line; whereas By-law 0225-2007, as amended, requires a minimum landscape buffer depth of 4.50 m (14.76 ft.) for a lot line that abuts a street line in this instance.

Mr. J. Lethbridge, authorized agent, attended and presented the application to permit the operation of a patio ancillary to a convenience restaurant and to permit the reduction of landscape buffers on the subject property. Mr. Lethbridge advised the Committee that the subject property was surrounded with various commercial and employment uses and suggested that the proposed patio use was compatible with the uses on the surrounding lands. He noted that the proposed design of the patio and restaurant building had been carefully considered in consultation with Urban Design staff and that the reduced landscaped buffers were considered appropriate for the property. Mr. Lethbridge explained that a portion of the patio would be located within the required landscape buffer and that the design of the patio was to be an integral part of the landscaping.

The Committee reviewed the information and plans submitted with the application.

The City of Mississauga Planning and Building Department commented as follows (June 3, 2015):

"1.0 RECOMMENDATION"

The Planning and Building Department has no objection to the requested variances, however the applicant may wish to defer to verify the accuracy of the variances and ensure that no additional variances are required.

2.0 BACKGROUND

Mississauga Official Plan

Character Area: Northeast Employment Area (West)
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: "E2", Employment
"H-E2-22" Employment Holding
"G2-2", Greenbelt

3.0 OTHER APPLICATIONS

☒ Site Plan File: SP 14/86 W3

4.0 COMMENTS

The Planning and Building Department is currently processing a Site Plan approval application for the proposed restaurant. Based on the review of the Site Plan approval application we advise that more information is required to verify the accuracy of the requested variance or determine whether additional variances will be required.

The Planning and Building department has no objection to the request to operate a patio on the subject lands. Adjacent land uses should not be negatively impacted by the existence of a front yard patio; adjacent uses include an office building, restaurant and vacant land. A single detached dwelling does exist in the adjacent development zone to the south; however, the building and patio are not located near that lot line and there is significant separation through a roadway, sidewalk, and undeveloped land. Additionally these lands are designated Business Employment.

With regards to variance #2, the Planning and Building department has no objection to the reduced landscape buffer depth along a development zone. The area is designated Business Employment and through an eventual rezoning the Development lands will likely become some form of Employment zoning, in which case the required landscape buffer depth would be 0m.

With regards to variance #3, the reduction in the landscape buffer along a street line from 4.50m (14.76ft) to 3.90m (12.79ft), the Planning and Building department is of the opinion that the decrease in depth is minor and the reduction would not change the nature of the proposal or have added impact on the neighbouring properties.

As a result of the previous information the Planning and Building Department has no objection to the requested variances; however, as noted, the applicant may wish to defer in order to verify the accuracy of the variances."

The City of Mississauga Transportation and Works Department commented as follows (May 28, 2015):

"This Department has no objections to the applicant's request."

The Region of Peel, Environment, Transportation and Planning Services, commented as follows (June 1, 2015):

"We note that there is an existing Region of Peel easement through the subject lands. Certain restrictions apply with respect to easement as per the documents registered on title."



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WARD 3

No other persons expressed any interest in the application.

Mr. Lethbridge confirmed the accuracy of the subject application and request the Committee to proceed with adjudication the application.

The Committee after considering the submissions put forward by Mr. Lethbridge and having reviewed the plans and comments received, is satisfied that the request is desirable for the appropriate further development of the subject property.

The Committee is satisfied that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained in this instance.

The Committee is of the opinion that the requested variance is minor in nature in this instance.

Accordingly, the Committee resolves to authorize and grant the request as presented.

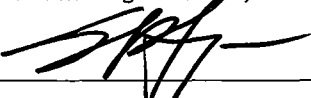
MOVED BY: J. Robinson SECONDED BY: D. Kennedy CARRIED

Application Approved.

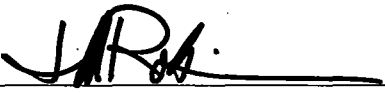
Dated at the City of Mississauga on June 11, 2015.


THIS DECISION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY FILING WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT A WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, ACCOMPANIED WITH THE PRESCRIBED FEE ON OR BEFORE JULY 1, 2015.

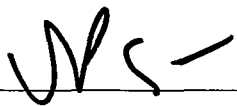
Date of mailing is June 15, 2015.

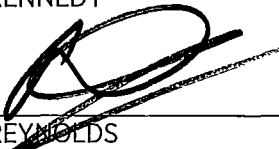

S. PATRIZIO



D. GEORGE (CHAIR)


J. ROBINSON

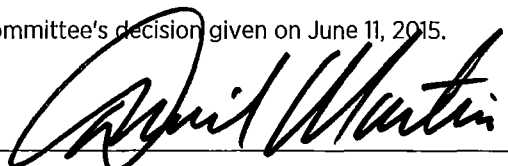

D. KENNEDY


J. PAGE


D. REYNOLDS


P. QUINN

I certify this to be a true copy of the Committee's decision given on June 11, 2015.


DAVID L. MARTIN, SECRETARY-TREASURER

A copy of Section 45 of the Planning Act, as amended, is attached.

NOTES:

- A Development Charge may be payable prior to the issuance of a Building Permit.
- Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

COMMITTEE OF ADJUSTMENT

IN THE MATTER OF SECTION 45(1) OR (2)
of The Planning Act R.S.O. 1990, c.P.13, as amended
- and -
IN THE MATTER OF ZONING BY-LAW 0225-2007
as amended
- and -
IN THE MATTER OF AN APPLICATION BY

678604 ONTARIO LTD

on Thursday June 4, 2015

678604 Ontario Ltd. is the owner of part of Lot 9, Concession 2, NDS, located and known as 4870 Tomken Road, zoned E2-59 - Employment. The applicant requests the Committee to authorize a minor variance to permit the development of the subject property proposing parking to be provided at a standard of 4.54 parking spaces per 100.00 m² (1,076.42 sq. ft.) gross floor area non-residential for all existing and proposed buildings; whereas By-law 0225-2007, as amended, requires parking to be provided in accordance with the uses identified in Table 3.1.2.2 of the Zoning By-law in this instance.

On June 4, 2015, Mr. J. Lethbridge, authorized agent, attended and presented the application to permit a standardized parking reduction for all current and future uses on the subject property. Mr. Lethbridge advised the Committee that the subject property was only partially developed and that additional freestanding buildings were anticipated to be constructed on the property in the future. Mr. Lethbridge explained that the encompassing nature of the variance would allow flexibility for a variety of tenants to lease units within the development without requiring individual relief to the parking requirements of the Zoning By-law.

Mr. Lethbridge confirmed any future buildings that would be constructed on the property would require Site Plan Approval. He suggested that limits on the number of medical offices and offices would be appropriate as a condition of approval to ensure that the existing parking supply would be sufficient for all current and future uses.

The Committee reviewed the information and plans submitted with the application.

The City of Mississauga Planning and Building Department commented as follows (June 4, 2015):

"1.0 RECOMMENDATION"

The Planning and Building Department has no objection to the requested variance, as amended, subject to the conditions provided.

2.0 BACKGROUND

Mississauga Official Plan

Character Area: Northeast Employment Area (West)
Designation: Business Employment

Zoning By-law 0225-2007



MISSISSAUGA

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WARD 3

Zoning: "E2-59", Employment

3.0 OTHER APPLICATIONS

N/A

4.0 COMMENTS

Based on the review of the minor variance application, we advise that the request should be amended as follows;

1. "The applicant requests the Committee to authorize a minor variance to permit the development of the subject property proposing existing building 'E' (private School, day care and commercial school) to provide parking at a rate of 1.0 spaces per 100.00m² (1076.42 sq. ft.) as previously approved by the Committee pursuant to Minor Variance 'A' 239/13, and to provide parking at a rate of 4.54 parking spaces per 100.00m² (1076.42 sq. ft.) gross floor area non-residential for all other existing and proposed buildings; whereas By-law 0225-2007, as amended, requires parking to be provided in accordance with the uses identified in Table 3.1.2.2 of the Zoning By-law in this instance."

Based on a review of the parking study provided by the applicant, the City of Mississauga Policy Planning Department recommends that the following conditions be applied to the requested variance:

1. Medical office uses be capped at 1320m²;
2. Restaurant uses be capped at 1380m² GFA Restaurant; and
3. The following uses shall apply parking at the By-law rate:
 - a. Banquet Hall/Conference Centre/Convention Centre
 - b. Night Club
 - c. Overnight Accommodation

Based on the previous information the Planning and Building Department has no objection to the requested variance, as amended, subject to the proposed conditions."

The City of Mississauga Transportation and Works Department commented as follows (May 28, 2015):

"The Planning and Building Department will be commenting on this application on behalf of this department with respect to any parking requirements."

The Region of Peel, Environment, Transportation and Planning Services, commented as follows (June 1, 2015):

"We have no objection to the minor variance; however any future proposal(s) and their approval are contingent on Region of Peel review / comment / approval."

Mr. G. Kirton, a Planner for the Planning and Building Department, attended and requested for an amendment to be to the Planning staff report for inclusion of the Committee's written decision. He noted that the referenced file number was incorrect.

No other persons expressed any interest in the application.

Mr. Lethbridge upon hearing the comments of the Committee and the Planning and Building Department, requested that the application be amended in accordance with their recommendations.

The Committee consented to Messrs. Kirton and Lethbridge's requests and, after considering the submissions put forward by Mr. Lethbridge and having reviewed the plans and comments



MISSISSAUGA

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received, is satisfied that the amended request is desirable for the appropriate further development of the subject property.

The Committee is satisfied that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained in this instance.

The Committee is of the opinion that the amended request is minor in nature in this instance.

Accordingly, the Committee resolves to authorize and grant the amended request to permit the development of the subject property proposing existing building 'E' (private School, day care and commercial school) to provide parking at a rate of 1.0 spaces per 100.00m² (1076.42 sq. ft.) as previously approved by the Committee pursuant to Minor Variance 'A' 239/13, and to provide parking at a rate of 4.54 parking spaces per 100.00m² (1076.42 sq. ft.) gross floor area non-residential for all other existing and proposed buildings; whereas By-law 0225-2007, as amended, requires parking to be provided in accordance with the uses identified in Table 3.1.2.2 of the Zoning By-law in this instance.

This decision is subject to the following conditions:

1. There shall be a maximum Gross Floor Area – Non-Residential of 1320.00 m² (14,208.82 sq. ft.) dedicated for Medical Office uses.
2. There shall be a maximum Gross Floor Area – Non-Residential of 1380.00 m² (14,854.68 sq. ft.) dedicated for Restaurant uses.
3. The following uses shall apply parking at the By-law rate:
 - a. Banquet Hall/Conference Centre/Convention Centre
 - b. Night Club
 - c. Overnight Accommodation



File: "A" 254/15
WARD 3

MOVED BY: S. Patrizio SECONDED BY: D. Reynolds CARRIED

Application Approved, as amended, on conditions as stated.

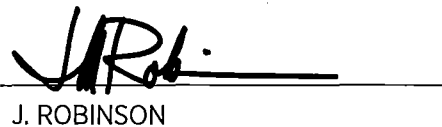
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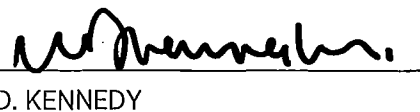
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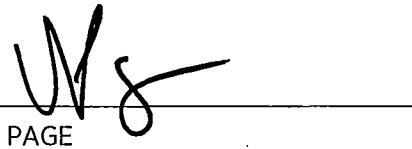
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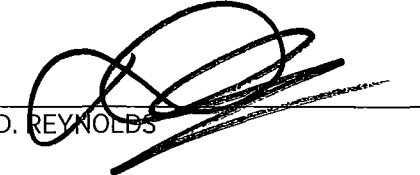

S. PATRIZIO

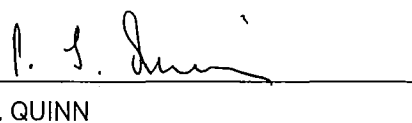

D. GEORGE (CHAIR)


J. ROBINSON

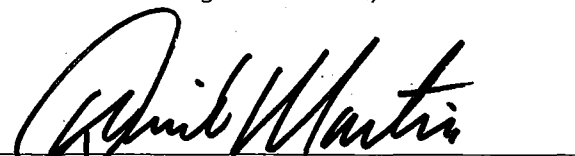

D. KENNEDY


J. PAGE


D. REYNOLDS


P. QUINN

I certify this to be a true copy of the Committee's decision given on June 11, 2015.


DAVID L. MARTIN, SECRETARY-TREASURER

A copy of Section 45 of the Planning Act, as amended, is attached.

NOTES:

- A Development Charge may be payable prior to the issuance of a Building Permit.
- Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

COMMITTEE OF ADJUSTMENT

IN THE MATTER OF SECTION 45(1) OR (2)
of The Planning Act R.S.O. 1990, c.P.13, as amended
- and -
IN THE MATTER OF ZONING BY-LAW 0225-2007
as amended
- and -
IN THE MATTER OF AN APPLICATION BY

AMEER HAMZAH

on Thursday June 4, 2015

Ameer Hamzah is the owner of Lot 1 Registered PlanM-1767, located and known as 3239 Destination Drive, zoned R7-5 - Residential. The applicant requests the Committee to authorize a minor variance to permit the expansion of the existing driveway on the subject property proposing:

1. a driveway width of 9.15 m (30.01 ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.50 m (21.32 ft.) in this instance; and,
2. a walkway abutting a driveway having an attachment width of 2.13 m (7.00 ft.); whereas By-law 0225-2007, as amended, permits a walkway abutting a driveway having a maximum attachment width of 1.50 m (4.92 ft.) in this instance.

Mr. A. Hamzah, the property owner, attended and presented the application to permit the expansion of the existing driveway on the subject property. Mr. Hamzah advised the Committee that the driveway would be widened and attached to a walkway that would lead to the front of the dwelling. He explained that the subject property was a corner lot and would maintain sufficient landscaping. Mr. Hamza explained that the driveway entrance was located a sufficient distance to the adjacent intersection and that a large stone boulder was located at the edge of the driveway to prevent a vehicle from colliding with the light standard located on the municipal boulevard.

He noted that the additional width was required to park motor vehicles as his garage was fully utilized for storage purposes.

The Committee reviewed the information and plans submitted with the application.

The City of Mississauga Planning and Building Department commented as follows (May 29, 2015):

"1.0 RECOMMENDATION

The Planning and Building Department recommend that the application be refused.

2.0 BACKGROUND

Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: "R7-5", Residential

3.0 OTHER APPLICATIONS

N/A

4.0 COMMENTS

The intent of the restrictions on driveway width is to maximize opportunities for landscaping in the front yard while reducing negative appearances on the general streetscape due to excessive hard surface area.

Based on site photos the Planning and Building Department has concerns with the existing driveway width, as it results in excessive hard surface covering the front yard that creates a significant emphasis on the parking area. The subject property is a corner lot where visual impacts can be seen on multiple streets. Additionally there is a light post near the end of the driveway that could create problems for cars parked tightly along the southwestern edge of the driveway. This is not a desirable or appropriate development for the neighbourhood and does not maintain or enhance the character of the area.

Given the previous information, the proposal is not minor in nature and does not maintain the general intent of the Zoning By-law."

The City of Mississauga Transportation and Works Department commented as follows (May 28, 2015):

"This department does not support the requested variance to permit a driveway width of 9.15m whereas the maximum driveway width permitted is 6.5m. We are concerned that in this instance a wider driveway in such close proximity to an intersection (with a stop sign directly in front) could create sight visibility concerns for any vehicles exiting the property. We are also noting that there is a sidewalk in front and in very close proximity to the driveway there is an existing light standard pole which could also create additional concerns for any vehicles backing out onto Destination Drive if the driveway was significantly widened where 3 vehicles could be parked in the driveway."

A letter was received from M. Hassan, a resident of 3215 Destiny Drive, stating no objection to the subject application.

A letter was received from R. Ravi, a resident of 3223 Destiny Drive, stating no objection to the subject application.

A letter was received from A. Ahmed, a resident of 3227 Destiny Drive, stating no objection to the subject application.

A letter was received from K. Latif, a resident of 3231 Destiny Drive, stating no objection to the subject application.

A letter was received from S. Syed, a resident of 3235 Destiny Drive, stating no objection to the subject application.

A letter was received from A. Hassan, a resident of 5086 Oscar Peterson Boulevard, stating no objection to the subject application.

A letter was received from S. Marzouca, a resident of 5100 Oscar Peterson Boulevard, stating no objection to the subject application.

A letter was received from A. Aleid, a resident of 5104 Oscar Peterson Boulevard, stating no objection to the subject application.



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A letter was received from S. Annedi, a resident of 5108 Oscar Peterson Boulevard, stating no objection to the subject application.

A letter was received from Oscar Peterson Boulevard, a resident of 5111 Oscar Peterson Boulevard, stating no objection to the subject application.

A letter was received from Y. Kang, a resident of 5112 Oscar Peterson Boulevard, stating no objection to the subject application.

A letter was received from S. Kazmi, a resident of 5115 Oscar Peterson Boulevard, stating no objection to the subject application.

A letter was received from S. Morwane, a resident of 5116 Oscar Peterson Boulevard, stating no objection to the subject application.

A letter was received from A. Reyes, a resident of 5119 Oscar Peterson Boulevard, stating no objection to the subject application.

A letter was received from K. Rehman, a resident of 5123 Oscar Peterson Boulevard, stating no objection to the subject application.

A letter was received from I. Duarte, a resident of 5128 Oscar Peterson Boulevard, stating no objection to the subject application.

No other persons expressed any interest in the application.

The Committee after considering the submissions put forward by Mr. Hamzah and having reviewed the plans and comments received, is not satisfied that the request is desirable for the appropriate use of the subject property. The Committee indicated that the subject property contained a two car garage with a driveway of sufficient width to access each car bay door and suggested that the property contained sufficient parking for the residential purposes of the property. They noted that an enlarged driveway would result in an inappropriate amount of hard surface on the property and would contribute to an excessive amount of parking that was not appropriate a residential property of this size. The Committee expressed safety concerns with the proposal as the driveway was located adjacent to an intersection and a light standard was located on the abutting municipal boulevard.

The Committee is not satisfied that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained in this instance.

The Committee is of the opinion that the requested variance is not minor in nature in this instance.



MISSISSAUGA

File: "A" 257/15
WARD 10

Accordingly, the Committee resolves to deny the request as presented.

MOVED BY: S. Patrizio SECONDED BY: J. Page CARRIED

Application Refused.

Dated at the City of Mississauga on June 11, 2015.

THIS DECISION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY FILING WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT A WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, ACCOMPANIED WITH THE PRESCRIBED FEE ON OR BEFORE JULY 1, 2015.

Date of mailing is June 15, 2015.

S. PATRIZIO

D. GEORGE (CHAIR)

J. ROBINSON

D. KENNEDY

J. PAGE

D. REYNOLDS

P. QUINN

I certify this to be a true copy of the Committee's decision given on June 11, 2015.

DAVID L. MARTIN, SECRETARY-TREASURER

A copy of Section 45 of the Planning Act, as amended, is attached.

NOTES:

- A Development Charge may be payable prior to the issuance of a Building Permit.
- Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.



File: "A" 258/15
WARD 7

COMMITTEE OF ADJUSTMENT

IN THE MATTER OF SECTION 45(1) OR (2)
of The Planning Act R.S.O. 1990, c.P.13, as amended

- and -

IN THE MATTER OF ZONING BY-LAW 0225-2007
as amended

- and -

IN THE MATTER OF AN APPLICATION BY

PEEL STANDARD CONDOMINIUM CORPORATION 820

on Thursday June 4, 2015

Peel Standard Condominium Corporation 820 is the owner of Peel Standard Condominium Corporation 820, located and known as 230 Paisley Boulevard West, zoned RM4-62 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a balcony at the rear of Unit #25 of the development on the subject property proposing a balcony projection of 2.44 m from the rear wall of the townhouse dwelling; whereas By-law 0225-2007, as amended, permits a maximum projection of 1.00 m (3.28 ft.) from the rear wall of the townhouse dwelling in this instance.

Ms. K. Zurawel, authorized agent, attended and presented the application to permit the construction of a second storey balcony at the rear of the existing townhouse dwelling unit. Ms. Zurawel advised the Committee that the proposed balcony would be similar to the many other balconies within the development that have been subject to previous Minor Variance applications that had been approved by the Committee.

The Committee reviewed the information and plans submitted with the application.

The City of Mississauga Planning and Building Department commented as follows (May 29, 2015):

1.0 RECOMMENDATION

The Planning and Building Department has no objection to the requested variances, as amended.

2.0 BACKGROUND

Mississauga Official Plan

Character Area: Cooksville Neighbourhood
Designation: Residential Medium Density

Zoning By-law 0225-2007

Zoning: "RM4-62", Residential

3.0 OTHER APPLICATIONS

☒ *Building Permit* File: BP 15-5578

4.0 COMMENTS

Based on a review of the Building Permit application for the proposed balcony, we advise that the variance request should be amended as follows:



MISSISSAUGA

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WARD 7

"The applicant requests the Committee to authorize a minor variance to permit the construction of a balcony at the rear of Unit #25 of the development on the subject property proposing:

- 1) a balcony projection of 2.44 m (8.00 ft.) from the rear wall of the unit; whereas By-law 0225-2007, as amended, permits a maximum projection of 1.00 m (3.28 ft.) from the rear wall of the unit in this instance;
- 2) the area below the balcony to be included in the calculation for landscaped area; whereas By-law 0225-2007, as amended, does not permit open space below a structure to be included as landscaped area in this instance."

We note that the Committee has previously approved several similar variances for other units throughout the residential development on the subject property. We have no objection to the proposed balcony as it will have a similar projection as the previously approved balconies, and will not impose a negative impact on adjacent units or the streetscape.

We advise that the property is subject to Site Plan Control."

The City of Mississauga Transportation and Works Department commented as follows (May 28, 2015):

"This Department has no objections, comments or requirements with respect to C.A. 'A' 258/15."

A letter was received from the Peel District School Board expressing an interest in the application.

No other persons expressed any interest in the application.

Ms. Zurawel upon hearing the comments of the Committee and the Planning and Building Department, requested that the application be amended in accordance with their recommendations.

The Committee consented to the request and, after considering the submissions put forward by Ms. Zurawel and having reviewed the plans and comments received, is satisfied that the amended request is desirable for the appropriate further development of the subject property.

The Committee is satisfied that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained in this instance.

The Committee is of the opinion that the amended request is minor in nature in this instance.



MISSISSAUGA

File: "A" 258/15
WARD 7

Accordingly, the Committee resolves to authorize and grant the amended request to permit the construction of a balcony at the rear of Unit #25 of the development on the subject property proposing:

1. a balcony projection of 2.44 m (8.00 ft.) from the rear wall of the unit; whereas By-law 0225-2007, as amended, permits a maximum projection of 1.00 m (3.28 ft.) from the rear wall of the unit in this instance; and,
2. the area below the balcony to be included in the calculation for landscaped area; whereas By-law 0225-2007, as amended, does not permit open space below a structure to be included as landscaped area in this instance.

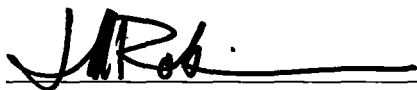
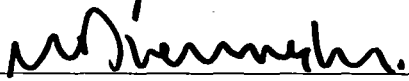
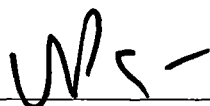
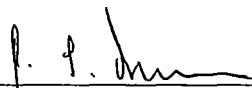
MOVED BY: J. Robinson SECONDED BY: D. Reynolds CARRIED

Application Approved, as amended.

Dated at the City of Mississauga on June 11, 2015.

THIS DECISION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY FILING WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT A WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, ACCOMPANIED WITH THE PRESCRIBED FEE ON OR BEFORE JULY 1, 2015.

Date of mailing is June 15, 2015.


S. PATRIZIO
D. GEORGE (CHAIR)
J. ROBINSON
D. KENNEDY
J. PAGE
D. REYNOLDS
P. QUINN

I certify this to be a true copy of the Committee's decision given on June 11, 2015.


DAVID L. MARTIN, SECRETARY-TREASURER

A copy of Section 45 of the Planning Act, as amended, is attached.

NOTES:

- A Development Charge may be payable prior to the issuance of a Building Permit.
- Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.