

COMMITTEE OF ADJUSTMENT  
AGENDA



Location: COUNCIL CHAMBER  
Hearing: JULY 7, 2016 AT 1:30 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 - (CONSENT)</u>				
B-045/16	JAMES & PENNY STANBRIDGE	22 PINE AVE N	1	Approved
B-046/16 A-283/16 A-284/16	ORLANDO SUPPA	1573 NORTHMOUNT AVE	1	Approved
<u>NEW APPLICATIONS - (MINOR VARIANCE)</u>				
A-267/16	ZEL KNEZEVIC	2955 RAINWATER DR	9	Approved
A-268/16	RONGGUO LIU	1485 MERROW RD	2	Aug. 11
A-269/16	LORI SMITH	1778 FELLEEN PL	2	Refused
A-270/16	ZBIGNIEW RAPACZ	604 DRYMEN CRES	1	Approved
A-271/16	ZSOLT SZABO	1394 HAIG BLVD	1	Aug. 11
A-272/16	STEVEN SUNJKA, ELIZABETH SAJKO	1402 HAIG BLVD	1	Aug. 11
A-273/16	JOHN KINDREE & LORENA ZAVALLOS	3621 FLAMEWOOD DR	3	Approved
A-274/16	ANGELO & ANNA RAITISINIS	28 THEODORE DR	11	Aug. 11
A-275/16	JOHN M. OZUBKO	1534 LOCHLIN TR	1	Approved
A-276/16	FRUITFUL HOUSE FAMILY CHURCH	6731 COLUMBUS RD	5	Approved
A-277/16	JENNIFER & JOSIP IVANKOVIC	40 BRIARWOOD AVE	1	Approved
A-278/16	AMIR SABIEL & MARIANNA ABIED	1204 ARGREEN RD	1	Aug. 25

## COMMITTEE OF ADJUSTMENT

IN THE MATTER OF SECTION 50(3) AND/OR (5)  
of The Planning Act R.S.O. 1990, c.P.13, as amended  
- and -  
IN THE MATTER OF AN APPLICATION BY

JAMES & PENNY STANBRIDGE

on Thursday, July 7, 2016

James & Penny Stanbridge are the owners of 22 Pine Avenue North being Lot 47, Plan 419, zoned RM7-5, Residential. The applicants request the consent of the Committee to the conveyance of a parcel of land having a lot frontage of approximately 7.30m (22.95ft.) and a lot area of approximately 333.00m<sup>2</sup> (3584.49sq.ft.). The effect of the application is to create a new lot for Residential (semi-detached) purposes.

Mr. J. and Ms. P. Stanbridge, property owners, attended and presented the application. They presented a site plan and explained that they intend to split the existing property in two equal halves and build two new semi-detached dwellings. They intend to live in one and sell the other. Mr. Stanbridge indicated that no variances are required for either of the proposed semi-detached dwellings.

The Committee reviewed the information submitted with the application.

The Committee received comments and recommendations from the following agencies:

City of Mississauga, Planning and Building Department (July 7, 2016),  
City of Mississauga, Transportation and Works Department (June 30, 2016),  
City of Mississauga, Community Services Department (July 6, 2016),  
Region of Peel, Environment, Transportation & Planning Services (July 4, 2016).

Letters were received from the property owners/residents at 19, 20, and 25 Pine Avenue North, expressing no objection to the application.

No other persons expressed any interest in the application.

When asked, Mr. J. and Ms. P. Stanbridge indicated that they had reviewed the recommended conditions and consented to their imposition should the application be approved.

The Committee, after considering the submissions put forward by Mr. J. and Ms. P. Stanbridge, the comments received, and the recommended conditions, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, c. P.13., as amended, resolves to grant provisional consent subject to the following conditions being fulfilled:

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.



MISSISSAUGA

File: "B" 45/16  
WARD 1

2. An application amendment letter shall be received from the applicant or authorized agent confirming that the "severed" land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no additional services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager/Supervisor, Zoning Plan Examination, indicating that the "severed" and "retained" lands comply with the provisions of the Zoning By-law with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to existing building(s), or alternatively, any minor variance is approved, final and binding and/or the demolition of any existing building(s).
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated June 30, 2016.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 6, 2016 (re: street tree).

MOVED BY: D. George

SECONDED BY: J. Page

CARRIED

Application Approved, on conditions as stated.

Dated at the City of Mississauga on July 14, 2016.

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 **August 7, 2016**.

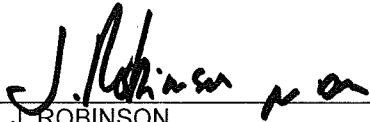
Date of mailing is July 18, 2016.



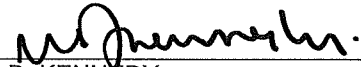
S. PATRIZIO (CHAIR)



D. GEORGE



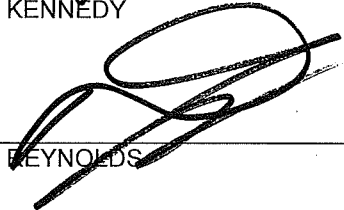
J. ROBINSON




D. KENNEDY



J. PAGE



D. REYNOLDS



P. QUINN

I certify this to be a true copy of the Committee's decision given on July 14, 2016.



DINA MELFI, ACTING SECRETARY-TREASURER

**NOTES:**

The decision to give provisional consent shall be deemed to be refused if the conditions of provisional consent, have not been fulfilled on or before **July 18, 2017**.

See "SUMMARY OF APPEAL PROCEDURES" and "FULFILLING CONDITIONS & CERTIFICATE ISSUANCE" attached.

## COMMITTEE OF ADJUSTMENT

IN THE MATTER OF SECTION 50(3) AND/OR (5)  
of The Planning Act R.S.O. 1990, c.P.13, as amended

- and -

IN THE MATTER OF AN APPLICATION BY

BIOCCA HOMES INC.

on Thursday, July 7, 2016

Biocca Homes Inc. is the owner of 1573 Northmount Avenue being Part of Lots 19 and 20, Plan 308, zoned RM1-26, Residential. The applicant requests the consent of the Committee to the conveyance of a parcel of land having a lot frontage of approximately 9.19m (30.15ft.) and a lot area of approximately 829.80m<sup>2</sup> (8,932.18sq.ft.). The effect of the application is to create a new lot for Residential purposes.

Mr. J. Levac, authorized agent with Glenn Schnarr & Associates, attended and presented the application. Mr. Levac noted for the record that Biocca Homes Inc. is now the registered owner of the subject property and that this be reflected in any decisions on the application. Mr. Levac explained that there have been numerous similar severance applications approved in the Port Credit and Lakeview neighbourhoods over the years under the R3 and RM1 zones in Port Credit and the R7 zone in Lakeview. Mr. Levac presented the map from the Public Notice to illustrate the existing lot fabric in the area and highlighted the lots that have been severed for single and semi-detached dwellings. He also noted that the area has a real mixture of housing types from single-detached, semi-detached and townhouses which results in no prevailing built form in this neighbourhood.

Mr. Levac indicated that the easiest thing for his client to do would be to build a semi-detached home as permitted as of right in accordance with the Zoning By-law and Official Plan policies. Instead his client is seeking to build two single-detached homes which the Official Plan and Zoning By-law permits, provided the lot frontages are 12.00m (39.37ft.), whereas they are proposing 9.19m (30.15ft.). Mr. Levac presented a site plan illustrating the retained and severed lands. He noted that both lots would have the same lot frontage and lot area.

Mr. Levac continued to explain that he appreciates Planning staff's consistency in their use of the Official Plan's 120.00m (393.70ft.) test for the average lot frontage and lot area but that he continues to believe that you cannot measure the character of a diverse neighbourhood containing various built forms using a mathematical model. Mr. Levac believes that the Official Plan is the ultimate test in this case which permits single-detached, semi-detached, triplexes and townhouses. Mr. Levac indicated that it is a matter of whether a semi-detached home or two modestly massed single-detached homes are a better fit for the subject properties. Mr. Levac further noted that the applications meet all the criteria of Section 51 (24) of the Planning Act. Mr. Levac concluded by explaining how the application meets all of the four tests of a minor variance. Mr. Levac also noted that the maple tree on the front yard of the existing property is planned to be protected with no intentions to remove it.

Mr. Levac indicated to the Committee that other lots on the street have side yard setbacks to a minimum of approximately 0.90m (2.95ft.) with lot frontages ranging from 9.14m (30.00ft.) to 10.67m (35.00ft.).

The Committee reviewed the information submitted with the application.

The Committee received comments and recommendations from the following agencies:

City of Mississauga, Planning and Building Department (July 6, 2016),  
City of Mississauga, Transportation and Works Department (June 30, 2016),  
City of Mississauga, Community Services Department (July 6, 2016),  
Region of Peel, Environment, Transportation & Planning Services (July 4, 2016).

An email was received from Ms. Morrison, resident of 1556 Northmount Avenue, expressing an interest in the application and hoping that the maple tree in the front yard of the property will be retained.

Signed letters of support were received from residents at 1596, 1577, 1567, 1576, 1600, 1574, 1580, 1553, and 1563 Northmount Avenue.

No other persons expressed any interest in the application.

When asked, Mr. Levac indicated that he had reviewed the recommended conditions and consented to their imposition should the application be approved.

The Committee, after considering the submissions put forward by Mr. Levac, the comments received, and the recommended conditions, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality. The Committee did not see merit in applying the 120.00m (393.70ft.) in this instance as there is a variety of housing types on the street. They noted that there is strong support from the surrounding neighbours.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, c. P.13., as amended, resolves to grant provisional consent subject to the following conditions being fulfilled:

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the "severed" land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no additional services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager/Supervisor, Zoning Plan Examination, indicating that the "severed" and "retained" lands comply with the provisions of the Zoning By-law with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to existing building(s), or alternatively, any minor variance is approved, final and binding and/or the demolition of any existing building(s). (A 283/16 & A 284/16)
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated June 30, 2016.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 6, 2016 (re: street tree).

MOVED BY: J. Robinson      SECONDED BY: J. Page      CARRIED


Application Approved, on conditions as stated.

Dated at the City of Mississauga on July 14, 2016.

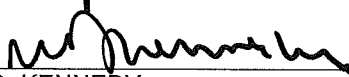
THIS DECISION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY FILING WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT A WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, ACCOMPANIED WITH THE PRESCRIBED FEE ON OR BEFORE **August 7, 2016**.


Date of mailing is July 18, 2016.

  
S. PATRIZIO (CHAIR)


  
D. GEORGE

  
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 July 14, 2016.

  
DINA MELFI, ACTING SECRETARY-TREASURER

**NOTES:**

The decision to give provisional consent shall be deemed to be refused if the conditions of provisional consent, have not been fulfilled on or before **July 18, 2017**.

See "SUMMARY OF APPEAL PROCEDURES" and "FULFILLING CONDITIONS & CERTIFICATE ISSUANCE" attached.

## 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

BIOCCA HOMES INC.

on Thursday, July 7, 2016

Biocca Homes Inc. is the owner of 1573 Northmount Avenue being Part of Lots 19 and 20, Plan 308, zoned RM1-26, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a single family dwelling on a lot (being the 'retained' portion of Consent Application "B" 46/16) proposing a side yard of 0.61m (2.00ft.) on one side and 1.20m (3.93ft.) on the other side; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) on each side in this instance.

Mr. J. Levac, authorized agent with Glenn Schnarr & Associates, attended and presented the application. Mr. Levac noted for the record that Biocca Homes Inc. is now the registered owner of the subject property and that this be reflected in any decisions on the application.

Mr. Levac indicated that the easiest thing for his client to do would be to build a semi-detached home as permitted as of right in accordance with the Zoning By-law and Official Plan policies. Instead his client is seeking to build two single-detached homes which the Official Plan and Zoning By-law permits, provided the lot frontages are 12.00m (39.37ft.), whereas they are proposing 9.19m (30.15ft.). Mr. Levac presented a site plan illustrating the retained and severed lands. He noted that both lots would have the same lot frontage and lot area.

Mr. Levac continued to explain the variances that are being requested for the proposed single-detached homes. He noted that both lots are proposing one side yard of 0.61m (2.00ft.) and the other side yard of 1.20m (3.93ft.) whereas the Zoning By-law requires 1.20m (3.93ft.) on each side. Mr. Levac presented front elevation drawings and noted that the dwellings are 8.99m (29.49ft.) in height whereas a height of 10.70m (35.10ft.) would be permitted for a semi-detached dwelling. Mr. Levac presented a massing comparison drawing illustrating the massing permitted for a semi-detached home versus the much more modest massing of the proposed single-detached homes. Mr. Levac also explained that all the neighbours surrounding the property preferred the more modest single-detached homes over the size of the semi-detached home that could be built as of right on the property without any variances.

Mr. Levac indicated to the Committee that other lots on the street have side yard setbacks to a minimum of approximately 0.90m (2.95ft.) with lot frontages ranging from 9.14m (30.00ft.) to 10.67m (35.00ft.). Mr. Levac concluded by explaining how the application meets all of the four tests of a minor variance. Mr. Levac also noted that the maple tree on the front yard of the existing property is planned to be protected with no intentions to remove it.

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



The City of Mississauga Planning and Building Department commented as follows (July 6, 2016):

**"Recommendation**

The Planning and Building Department recommends that the applications be refused.

**Background**

**Mississauga Official Plan**

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

**Zoning By-law 0225-2007**

**Zoning:** RM1-26 (Residential)

**Other Applications:**

Building Permit File: Required

**Comments**

**Zoning**

A Building Permit application is required and in the absence of a Building Permit application we are unable to confirm the accuracy of the requested variances. The applicant is advised that a full zoning review has not been completed; however, in reviewing the information contained within these applications, it was apparent that the following additional variance is required:

"to permit a minimum lot frontage on an interior lot of 9.19 m (30.15 ft. ) whereas By-law 0225-2007, as amended requires a minimum lot frontage on an interior lot of 12.00 m (39.37 ft.) in this instance.

**Planning**

The Planning and Building Department has reviewed the requested consent and associated minor variance applications in the context of both the immediate surrounding properties as well as the broader neighbourhood.

The application seeks to sever the subject lot to create two lots having lot frontages and lot areas of 9.19 m (30.15 ft.) and 829.80 m<sup>2</sup> (8932.18 sq. ft.), respectively.

In Neighbourhoods, Section 16.1.2.1 of the Official Plan prescribes that new lots created by land division will generally represent the greater of,

- a) The average frontage and area of residential lots (...) on both sides of the same street within 120m of the subject property... or
- b) The requirements of the Zoning By-law.

Staff has conducted a 120m test in accordance with this policy and found that the average lot frontage and lot area within the study area are 13.30 m (43.64 ft.) and 1128.20 m<sup>2</sup> (12143.84 sq. ft.), respectively.

A similar lot frontage and area study was also undertaken for a broader neighbourhood area, generally representing the area south of North Service Road, west of Asgard Drive and north of Ninth Street (a map is attached). The average lot frontage and lot area was found to be 13.91 m (45.64 ft.) and 651.33 m<sup>2</sup> (7010.86 sq. ft.), respectively.



The zoning on the subject property permits a single detached dwelling to be constructed within the R4 zoning standards, which requires a 12.00 m (39.37 ft.) frontage. The proposed frontage of 9.19 m (30.15 ft.) is a substantial deviation from the Zoning By-law requirement, and from the average lot frontages both within 120m and the broader neighbourhood study areas.

The applications also seek reductions in minimum side yard requirements, which further suggests that the resulting lots are of an insufficient frontage to accommodate the proposed dwellings, and are not appropriate when considering the evaluating criteria in section 51(24) of the *Planning Act*.

The proposed lots would result in the narrowest lots in the area, their frontages would be uncharacteristic of the neighbourhood and would not maintain the general intent of the Zoning By-law. The applications do not meet the policies of the Official Plan or its general intent, and do not meet the criteria of Section 51(24) of the Planning Act. Accordingly, it is recommended that the applications be refused."

The City of Mississauga Transportation and Works Department commented as follows (June 30, 2016):

"We are noting for information purposes that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 46/16."

The City of Mississauga Community Services Department commented as follows (July 6, 2016):

"The Park Planning Section of the Community Services Department has reviewed the above noted consent application and advise as follows:

Should the application be approved, this Department wishes to impose the following conditions, as the property is not subject to the Site Plan process:

1. The applicant shall provide a cash contribution of \$510.00 for planting 1 street tree on Pine Avenue North. This figure is subject to the most recent Fees and Charges by-law at the time of payment and is therefore subject to change.

In addition, this Department notes the following:

1. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (July 4, 2016):

"We have no comments or objections to the following application A283/16."

An email was received from Ms. Morrison, resident of 1556 Northmount Avenue expressing an interest in the application and hoping that the maple tree in the front yard of the property will be retained.

Signed letters of support were received from residents at 1596, 1577, 1567, 1576, 1600, 1574, 1580, 1553, and 1563 Northmount Avenue.

No other persons expressed any interest in the application.

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



**MISSISSAUGA**

File: "A" 283/16  
WARD 1

The Committee consented to the request and, after considering the submissions put forward by Mr. Levac 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 agreed with the applicant that the single detached homes would be just as suitable on the severed lots as a semi-detached home given the existing neighbourhood lot fabric. They indicated that the modest scale of the single-detached home is in keeping with the character of the neighbourhood.

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 agreed that the 0.61m (2.00ft.) and the 1.20m (3.93ft.) setbacks are very common in the City and deemed appropriate 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

The applicant requests the Committee to authorize a minor variance to permit the construction of a single family dwelling on a lot (being the 'retained' portion of Consent Application "B" 46/16) proposing

1. a side yard of 0.61m (2.00ft.) on one side and 1.20m (3.93ft.) on the other side; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) on each side in this instance.
2. a minimum lot frontage on an interior lot of 9.19 m (30.15 ft. ) whereas By-law 0225-2007, as amended requires a minimum lot frontage on an interior lot of 12.00 m (39.37 ft.) in this instance

The applicant shall proceed in accordance with the plans reviewed by the Committee.

MOVED BY:	J. Robinson	SECONDED BY:	D. Reynolds	CARRIED
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Application Approved, as amended, on condition as stated.

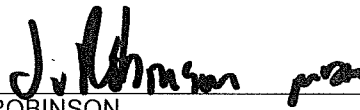
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Date of mailing is July 18, 2016.

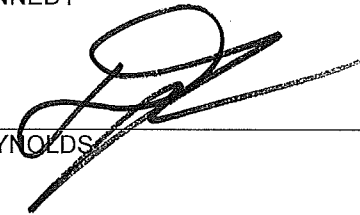
  
S. PATRIZIO (CHAIR)

DISSENTED  
D. GEORGE

  
J. ROBINSON

DISSENTED  
D. KENNEDY

  
J. PAGE

  
D. REYNOLDS

DISSENTED  
P. QUINN

I certify this to be a true copy of the Committee's decision given on July 14, 2016.

  
DINA MELFI, ACTING 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

BIOCCA HOMES INC.

on Thursday, July 7, 2016

Biocca Homes Inc. is the owner of 1573 Northmount Avenue being Part of Lots 19 and 20, Plan 308, zoned RM1-26, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a single family dwelling on a lot (being the 'severed' portion of Consent Application "B" 46/16) proposing a side yard of 0.61m (2.00ft.) on one side and 1.20m (3.93ft.) on the other side; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) on each side in this instance.

Mr. J. Levac, authorized agent with Glenn Schnarr & Associates, attended and presented the application. Mr. Levac noted for the record that Biocca Homes Inc. is now the registered owner of the subject property and that this be reflected in any decisions on the application.

Mr. Levac indicated that the easiest thing for his client to do would be to build a semi-detached home as permitted as of right in accordance with the Zoning By-law and Official Plan policies. Instead his client is seeking to build two single-detached homes which the Official Plan and Zoning By-law permits, provided the lot frontages are 12.00m (39.37ft.), whereas they are proposing 9.19m (30.15ft.). Mr. Levac presented a site plan illustrating the retained and severed lands. He noted that both lots would have the same lot frontage and lot area.

Mr. Levac continued to explain the variances that are being requested for the proposed single-detached homes. He noted that both lots are proposing one side yard of 0.61m (2.00ft.) and the other side yard of 1.20m (3.93ft.) whereas the Zoning By-law requires 1.20m (3.93ft.) on each side. Mr. Levac presented front elevation drawings and noted that the dwellings are 8.99m (29.49ft.) in height whereas a height of 10.70m (35.10ft.) would be permitted for a semi-detached dwelling. Mr. Levac presented a massing comparison drawing illustrating the massing permitted for a semi-detached home versus the much more modest massing of the proposed single-detached homes. Mr. Levac also explained that all the neighbours surrounding the property preferred the more modest single-detached homes over the size of the semi-detached home that could be built as of right on the property without any variances.

Mr. Levac indicated to the Committee that other lots on the street have side yard setbacks to a minimum of approximately 0.90m (2.95ft.) with lot frontages ranging from 9.14m (30.00ft.) to 10.67m (35.00ft.). Mr. Levac concluded by explaining how the application meets all of the four tests of a minor variance. Mr. Levac also noted that the maple tree on the front yard of the existing property is planned to be protected with no intentions to remove it.

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

The City of Mississauga Planning and Building Department commented as follows (July 6, 2016):

**"Recommendation**

The Planning and Building Department recommends that the applications be refused.

**Background**

**Mississauga Official Plan**

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

**Zoning By-law 0225-2007**

**Zoning:** RM1-26 (Residential)

**Other Applications:**

Building Permit File: Required

**Comments**

**Zoning**

A Building Permit application is required and in the absence of a Building Permit application we are unable to confirm the accuracy of the requested variances. The applicant is advised that a full zoning review has not been completed; however, in reviewing the information contained within these applications, it was apparent that the following additional variance is required:

"to permit a minimum lot frontage on an interior lot of 9.19 m (30.15 ft. ) whereas By-law 0225-2007, as amended requires a minimum lot frontage on an interior lot of 12.00 m (39.37 ft.) in this instance.

**Planning**

The Planning and Building Department has reviewed the requested consent and associated minor variance applications in the context of both the immediate surrounding properties as well as the broader neighbourhood.

The application seeks to sever the subject lot to create two lots having lot frontages and lot areas of 9.19 m (30.15 ft.) and 829.80 m<sup>2</sup> (8932.18 sq. ft.), respectively.

In Neighbourhoods, Section 16.1.2.1 of the Official Plan prescribes that new lots created by land division will generally represent the greater of,

- a) The average frontage and area of residential lots (...) on both sides of the same street within 120m of the subject property... or
- b) The requirements of the Zoning By-law.

Staff has conducted a 120m test in accordance with this policy and found that the average lot frontage and lot area within the study area are 13.30 m (43.64 ft.) and 1128.20 m<sup>2</sup> (12143.84 sq. ft.), respectively.

A similar lot frontage and area study was also undertaken for a broader neighbourhood area, generally representing the area south of North Service Road, west of Asgard Drive and north of Ninth Street (a map is attached). The average lot frontage and lot area was found to be 13.91 m (45.64 ft.) and 651.33 m<sup>2</sup> (7010.86 sq. ft.), respectively.

The zoning on the subject property permits a single detached dwelling to be constructed within the R4 zoning standards, which requires a 12.00 m (39.37 ft.) frontage. The proposed frontage of 9.19 m (30.15 ft.) is a substantial deviation from the Zoning By-law requirement, and from the average lot frontages both within 120m and the broader neighbourhood study areas.

The applications also seek reductions in minimum side yard requirements, which further suggests that the resulting lots are of an insufficient frontage to accommodate the proposed dwellings, and are not appropriate when considering the evaluating criteria in section 51(24) of the *Planning Act*.

The proposed lots would result in the narrowest lots in the area, their frontages would be uncharacteristic of the neighbourhood and would not maintain the general intent of the Zoning By-law. The applications do not meet the policies of the Official Plan or its general intent, and do not meet the criteria of Section 51(24) of the *Planning Act*. Accordingly, it is recommended that the applications be refused."

The City of Mississauga Transportation and Works Department commented as follows (June 30, 2016):

"We are noting for information purposes that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 46/16."

The City of Mississauga Community Services Department commented as follows (July 6, 2016):

"The Park Planning Section of the Community Services Department has reviewed the above noted consent application and advise as follows:

Should the application be approved, this Department wishes to impose the following conditions, as the property is not subject to the Site Plan process:

1. The applicant shall provide a cash contribution of \$510.00 for planting 1 street tree on Pine Avenue North. This figure is subject to the most recent Fees and Charges by-law at the time of payment and is therefore subject to change.

In addition, this Department notes the following:

1. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the *Planning Act* (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (July 4, 2016):

"We have no comments or objections to the following application A284/16."

An email was received from Ms. Morrison, resident of 1556 Northmount Avenue expressing an interest in the application and hoping that the maple tree in the front yard of the property will be maintained.

Signed letters of support were received from residents at 1596, 1577, 1567, 1576, 1600, 1574, 1580, 1553, and 1563 Northmount Avenue.

No other persons expressed any interest in the application.

Mr. Levac 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 Mr. Levac 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 agreed with the applicant that the single detached homes would be just as suitable on the severed lots as a semi-detached home given the existing neighbourhood lot fabric. They indicated that the modest scale of the single-detached home is in keeping with the character of the neighbourhood.

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 agreed that the 0.61m (2.00ft.) and the 1.20m (3.93ft.) setbacks are very common in the City and deemed appropriate 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

The applicant requests the Committee to authorize a minor variance to permit the construction of a single family dwelling on a lot (being the 'retained' portion of Consent Application "B" 46/16) proposing

1. a side yard of 0.61m (2.00ft.) on one side and 1.20m (3.93ft.) on the other side; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) on each side in this instance.
2. a minimum lot frontage on an interior lot of 9.19 m (30.15 ft. ) whereas By-law 0225-2007, as amended requires a minimum lot frontage on an interior lot of 12.00 m (39.37 ft.) in this instance

The applicant shall proceed in accordance with the plans reviewed by the Committee.

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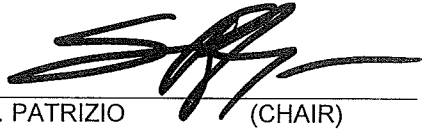


Application Approved, as amended, on condition as stated.

Dated at the City of Mississauga on July 14, 2016.

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 **August 3, 2016**.


Date of mailing is July 18, 2016.

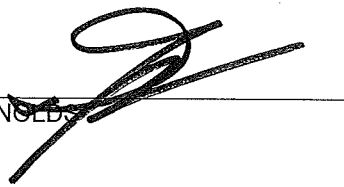
  
S. PATRIZIO (CHAIR)

DISSENTED  
D. GEORGE

  
J. ROBINSON

DISSENTED  
D. KENNEDY

  
J. PAGE

  
D. REYNOLDS

DISSENTED  
P. QUINN

I certify this to be a true copy of the Committee's decision given on July 14, 2016.

  
DINA MELFI, ACTING 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

ZEL KNEZEVIC

on Thursday, July 7, 2016

Zel Knezevic is the owner of 2955 Rainwater Drive being Lot 38, Plan M-905, zoned R5-5, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a one storey addition to the existing dwelling proposing an easterly side yard of 0.61m (2.00ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) in this instance.

Mr. Z. Knezevic, authorized agent, attended and presented the application. Mr. Knezevic presented a site plan illustrating the existing building on the subject property and the proposed single storey addition with a walk out porch. He indicated that his family has been living in the home for 11 years and that they have outgrown the existing space and would like to have a proper dining room. Mr. Knezevic described the requested side yard variance.

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

The City of Mississauga Planning and Building Department commented as follows (July 7, 2016):

### "Recommendation

The Planning and Building Department has no objection to the application.

### Background

#### Mississauga Official Plan

Character Area: Meadowvale Neighbourhood

Designation: Low Density II

#### Zoning By-law 0225-2007

Zoning: R5-5

Other Applications:  
BP 9ALT 16-1186

### Comments

#### Zoning

The Building Department is currently processing a building permit application under file 16-1186. Based on review of the information currently available for this building permit, the variances, as requested are correct.

### Planning

The application is proposing a new addition located at the side of the existing dwelling. The neighbourhood context is regular lots with detached houses constructed in 1991. The subject site is a smaller dwelling compared to the majority of the street.

The proposed addition is located at the rear of the side of the dwelling, set back from the front. It is a one room, one storey addition, with a sloped roof and an attached covered porch located at the rear. The addition is located set back from the main front entrance, and will have little visual impact on the streetscape.

The requested variance of 0.61m to the side yard is not for the entire length of the dwelling. Access to the rear is provided on the opposing side of the dwelling with a 2.00m setback to the lot line. In the opinion of the Planning and Building Department, the general intent of the zoning By-law and official plan are maintained and the variance is minor.

The Planning and Building Department has no objection to the application."

The City of Mississauga Transportation and Works Department commented as follows (June 30, 2016):

"This department has no objections to the applicants request to permit a one-storey addition to the existing dwelling. We are also noting that any Transportation and Works Department concerns/requirements for this property will be addressed at the time of the Building Permit process."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (July 4, 2016):

"We have no comments or objections to the following application A267/16."

A letter was received from U. & S. Mughal, of 2950 Rainwater Drive, expressing their uncontested consent to the proposed addition.

A letter was received from F. Chen, of 2951 Rainwater Drive, expressing their uncontested consent to the proposed addition.

A letter was received from J. & A. Papp, of 2962 Rainwater Drive, expressing their uncontested consent to the proposed addition.

A letter was received from M. & P. Freeze, of 2939 Tradewind Drive, expressing no objections and providing consent to the addition proceeding at this time.

No other persons expressed any interest in the application.

The Committee, after considering the submissions put forward by Mr. Knezevic and having reviewed the plans and comments from City staff, 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:	P. Quinn	SECONDED BY:	J. Page	CARRIED
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Application Approved.

Dated at the City of Mississauga on July 14, 2016.

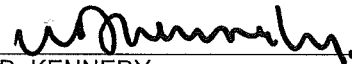
THIS DECISION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY FILING WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT A WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, ACCOMPANIED WITH THE PRESCRIBED FEE ON OR BEFORE **August 3, 2016**.

Date of mailing is July 18, 2016.

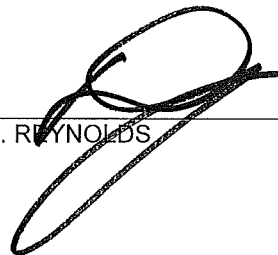
  
S. PATRIZIO (CHAIR)


  
D. GEORGE

  
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 July 14, 2016.

  
DINA MELFI, ACTING 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

LORI SMITH

on Thursday, July 7, 2016

Lori Smith is the owner of 1778 Fellen Place being Part of Lot 35, Plan M-993, zoned R1-4, Residential. The applicant requests the Committee to authorize a minor variance to permit:

1. the existing gazebo to remain having an occupied area of 25.80m<sup>2</sup> (277.71sq.ft.); whereas By-law 0225-2007, as amended, permits a gazebo to have a maximum occupied area of 10.00m<sup>2</sup> (107.64sq.ft.) in this instance;
2. a gazebo height of 3.93m (12.89ft.); whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (9.84ft.) for a gazebo in this instance;
3. a lot coverage of 27.40% 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; and,
4. to allow the existing accessory structure (shed) to remain having a height of 3.93m (12.89ft.); whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (9.84ft.) for an accessory structure in this instance.

Mr. M. Moldenhauer, authorized agent and resident at the subject property, attended and presented the application. Mr. Moldenhauer presented a map of the street and provided a historical account of how he purchased and developed the properties in 1997. He advised that the majority of the lots on the street are zoned R3 and permit a maximum lot coverage of 35.00% of the lot area.

Mr. Moldenhauer presented a photograph illustrating the backyard pool, gazebo and accessory structure (shed) and advised that they commenced construction of the structures approximately three (3) years ago. He indicated that the gazebo was intended to be covered by an open air trellis but they decided that a roof structure was more appropriate as it would provide protection from the sun.

Mr. Moldenhauer explained that the accessory structures meet all the setback requirements and are proportional to the size of the subject lot which is almost 50.00% larger than the other lots on the street. He indicated that any adverse impacts could be mitigated with the planting of vegetation and he presented photographs of trees that have been planted on the west side of the property. He advised that they could plant additional trees between the accessory structures and the fence on the east side of the property.

Mr. Moldenhauer explained that the elevation in his backyard is about two (2) feet lower than his neighbour. He noted that this was a specific design feature implemented at the time the pool was constructed to create more privacy. He indicated that this was done with neighbour consultation and consent.

Mr. Moldenhauer indicated that the design of their backyard was completed with lots of planning, noting that they considered the privacy of their neighbours. Mr. Moldenhauer advised that the application meets the four tests and is an appropriate type of development for the property.

Mr. Moldenhauer indicated that he is aware of the comments provided by his neighbours and advised that their concerns could be mitigated with additional tree plantings. Mr. Moldenhauer advised that he believes that there is sufficient room to provide additional plantings between the fence and the accessory structures. He also noted that the neighbour's house, located at 1770 Fellen Place, was designed to orient the views and living spaces away from Mr. Moldenhauer's residence and that his home does the same as well.

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

The City of Mississauga Planning and Building Department commented as follows (July 5, 2016):

**"Recommendation**

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

**Background**

**Mississauga Official Plan**

Character Area: Clarkson-Lorne Park Neighbourhood  
Designation: Residential Low Density II

**Zoning By-law 0225-2007**

**Zoning:** R1-4 (Residential)

**Other Applications:**

Building Permit File: 16-817

**Comments**

**Zoning**

The Planning and Building Department is currently processing a Building Permit application and based on the review of the information currently available for this application, we advise that the following variances should be amended as follows:

2. a gazebo height of 3.96 m (13.00 ft); whereas By-law 0225-2007, as amended, permits a maximum height of 3.00 m (9.84 ft.) for a gazebo in this instance;
3. a lot coverage of 29.13% 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; and,
4. to allow the existing accessory structure (shed) to remain having a height of 3.96 m (13.00 ft.); whereas By-law 0225-2007, as amended, permits a maximum height of 3.00 m (9.84 ft.) for an accessory structure in this instance.

## Planning

The proposed gazebo and shed structures are located near the easterly lot line of the rear yard of the subject property. The intent of the Zoning By-law provisions in restricting the Gross Floor Area (GFA) and height of accessory structures is to ensure that the structures are proportional to the lot and dwelling, and clearly accessory and subordinate. In this instance, the lot is a large lot with an area of 1070.94 m<sup>2</sup> (11527.86 sq. ft.) and can reasonably accommodate a larger than permitted accessory structure, while maintaining an appropriate relationship between the structure and the lot and dwelling. The requested height variances are functionally less than stated, as a result of the change in grade across the applicant's property. The height above what is permitted, as measured from the top of the retaining wall, which is equal to the grade of the adjacent property is 0.41 m (1.36 ft.).

The Department had concern with the effect of the continuous roofline along the property line and its potential impact on the neighbouring property; however, we have received updated plans that propose additional trees, which would screen the structure from the neighbouring property. The proposed screening is identical to what is planted along other portions of the applicant's property and would adequately screen the gazebo and shed structures and mitigate the potential impact on the neighbouring property. Further, the increase in lot coverage is marginal and minor in nature.

Based on the preceding information, the Planning and Building Department has no objection to the requested variances, as amended, provided that the approval is conditional upon the applicant installing adequate landscaping to mitigate the appearance of the structures from neighbouring properties."

The City of Mississauga Transportation and Works Department commented as follows (June 30, 2016):

"This department has no objections to the existing gazebo as constructed. We are noting from our site inspection that the gazebo has been constructed such that any drainage from the east side of the roof is directed into a landscaped area which is located and self-contained within the applicant's property."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (July 4, 2016):

"We have no comments or objections to the following application A269/16."

A letter was received from Ward Councillor K. Ras indicating that the neighbouring resident raised some concerns which the Committee should consider when they make their decision.

An e-mail was received from R. & B. Ghazi, of 1770 Fellen Place expressing objection to the application. Mr. & Mrs. Ghazi indicated that their property has a significant negative impact due to the large size and height of the structure which was constructed. Mr. and Mrs. Ghazi indicated that there is an additional structure (shed), in the rear corner of the property, which is not shown on the plans and questioned whether the plans are an accurate reflection of what exists on site. They indicated that the proposed structures are more than five times the allowed size based upon City By-laws. Mr. and Mrs. Ghazi indicated that they do not believe the structures are appropriate or desirable and strongly object to the approval of the application.

Signed letters of support were received from the property owners at 1771, 1779, 1784, 1788, 1789, 1794, 1795, 1798, and 1804 Fellen Place indicating no objections to the application.

Mr. and Mrs. Ghazi, property owners at 1770 Fellen Place, attended and expressed their opposition to the application. They presented a package containing photographs, taken from their backyard and from the second storey, and advised that they are faced with a wall, approximately 40.00 feet long. They questioned whether there has been a misrepresentation in the measurement of the length of the gazebo and shed structures. Mr. and Mrs. Ghazi also noted that there is an additional shed, which was not included in the plans, which increases the lot coverage even further.

Mr. and Mrs. Ghazi indicated that they bought their property from the applicant, who sold it to them at a premium for the views of trees and greenery. Their views have now been blocked by a 40.00 foot structure. Mr. and Mrs. Ghazi presented an aerial photograph to illustrate the amount of trees on all the properties surrounding Mr. Moldenhauer's property and the proximity of the trees and greenery that are being obstructed by the structures. They presented a photograph taken from the second floor window and advised that there is approximately two feet of space available from the roof line of the structure to the fence. Mr. and Mrs. Ghazi indicated that there is not enough space to provide any plantings.

No other persons expressed any interest in the application.

Mr. Moldenhauer 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 Mr. Moldenhauer and Mr. and Mrs. Ghazi and having reviewed the plans and comments received, is not satisfied that the request is desirable for the appropriate further development of the subject property. The Committee indicated that they do not believe that there is adequate room to provide any plantings for screening between the roof line of the accessory structures and the fence. The Committee recognized that the property is of a significant size to accommodate larger accessory structures; however, the proximity of the structures to the neighbouring property, its excessive roof massing, and the visual impact on the neighbouring property was not minor or desirable in this instance.

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 request is not minor in nature in this instance.



Accordingly, the Committee resolves to deny the amended request.

MOVED BY:	J. Page	SECONDED BY:	J. Robinson	CARRIED
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Application Refused.

Dated at the City of Mississauga on July 14, 2016.

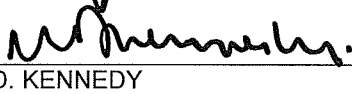
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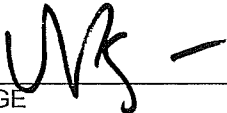
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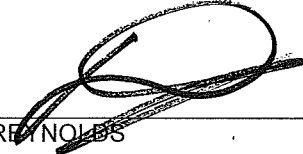
  
S. PATRIZIO (CHAIR)

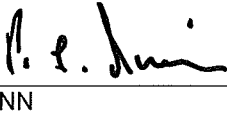
  
D. GEORGE

  
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 July 14, 2016.

  
DINA MELFI, ACTING 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

ZBIGNIEW RAPACZ

on Thursday, July 7, 2016

Zbigniew Rapacz is the owner of 604 Drymen Crescent being Lot 126, Plan 460, zoned R3-1, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new two storey dwelling proposing a combined width of side yards of 2.42m (7.93ft.); whereas By-law 0225-2007, as amended, requires a combined width of side yards of 3.60m (11.81ft.) in this instance.

Mr. K. Fudala, authorized agent, attended and presented the application. Mr. Fudala presented a site plan illustrating the proposed structure. Mr. Fudala indicated that the proposed new dwelling meets the individual setbacks but not the combined width requirement of 3.60m (11.81ft.) whereas 2.42m (7.93ft.) is proposed in this instance. He also noted that the variance is only required along the wider portion of the house where the garage is located.

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

The City of Mississauga Planning and Building Department commented as follows (July 7, 2016):

### "Recommendation

The Planning and Building Department has no objection to the requested variance; however, the applicant may wish to defer the application to verify the accuracy of the requested variances and to determine whether any additional variances will be required.

### Background

#### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density II

#### Zoning By-law 0225-2007

Zoning: R3-1 (Residential)

#### Other Applications:

Site Plan Approval Application File: SPI 16-039

#### Comments

#### Zoning

The Planning and Building Department is currently processing a Site Plan Approval application and based on the review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variance or determine whether additional variances will be required. There are conflicting dimensions listed on the site plan for the projection of the eaves.

### Planning

Through conversations with the applicant we understand that the intention is to comply with the permitted eave projections of 0.45 m (1.48 ft.), despite the plans with the variance application showing 0.60 m (1.97 ft.) and 0.61 m (2.00 ft.). If the eave projections remain at the values indicated on the plans provided with this application, then it is likely that additional variances for coverage and further setback reductions would be required. However, the Department has no objection to the variances, as requested.

The proposal meets the individual side yard setback requirements for each side yard and has similar setbacks to other newly constructed dwellings in the neighbourhood. Many existing older homes have larger setbacks on one side yard as a result of detached garages being common in the rear yard; however, nearly every newly constructed dwelling has an attached garage with minimum side yard setbacks on either side. The requested variance maintains adequate separation distance between the dwelling and adjacent lots and maintains the general intent of the Zoning By-law.

Based on the preceding information, the Planning and Building Department has no objection to the requested variance; however, the applicant may wish to defer the application to verify the accuracy of the requested variances and to determine whether any additional variances will be required."

The City of Mississauga Transportation and Works Department commented as follows (June 30, 2016):

"We note for Committee's information that the City is currently processing a Site Plan Application for this property, Reference SP 16/39. Transportation and Works Department concerns/requirements for this property will be addressed through the Site Plan Process."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (July 4, 2016):

"We have no comments or objections to the following application A270/16."

An email was received from B. & B. Townsend, property owners of 1070 Roosevelt Road expressing privacy concerns, demolition and asbestos related impacts, fencing and construction activity and the clean up of the property.

Ms. C. Bumbury, property owner at 608 Drymen Crescent attended and presented her concern regarding the potential infringement of her privacy by the second storey and any windows along that side of the property.

No other persons expressed any interest in the application.

Mr. Fudala, upon hearing the comments of the Committee and the neighbouring residents clarified that there were no windows proposed along the second storey that would create any overlook issues.

The Committee, after considering the submissions put forward by Mr. Fudala and having reviewed the plans and comments from City staff, 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.



**MISSISSAUGA**

File: "A" 270/16  
WARD 1

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 subject to the following condition:

1. The applicant is to proceed in accordance with the plans reviewed by the Committee.

MOVED BY:	D. George	SECONDED BY:	J. Page	CARRIED
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Application Approved, on condition as stated.

Dated at the City of Mississauga on July 14, 2016.

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 **August 3, 2016**.

Date of mailing is July 18, 2016.



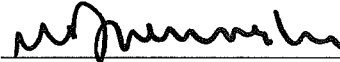
S. PATRIZIO (CHAIR)



D. GEORGE



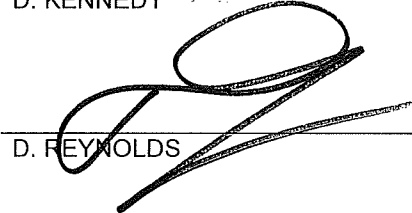
J. ROBINSON



D. KENNEDY



J. PAGE

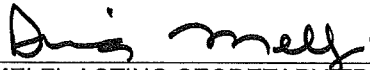


D. REYNOLDS



P. QUINN

I certify this to be a true copy of the Committee's decision given on July 14, 2016.



DINA MELFI, ACTING 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

JOHN KINDREE & LORENA ZAVALLOS

on Thursday, July 7, 2016

John Kindree & Lorena Zavallos are the owners of 3621 Flamewood Drive being Lot 212, Plan 785, zoned R3, Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a two storey addition to the front of the existing dwelling proposing:

1. a southerly side yard of 1.31m (4.29ft.) to the existing dwelling and proposed second storey addition; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (5.93ft.) to the second storey in this instance;
2. a setback of 0.96m (3.14ft.) from the accessory structure (frame shed) to the side property line and a setback of 0.45m (1.47ft.) from the accessory structure (frame shed) to the rear property line; whereas By-law 0225-2007, as amended, requires a minimum setback from the accessory structure to the side and rear property lines of 1.20m (3.93ft.) in this instance; and,
3. a northerly side yard of 1.25m (4.10ft.) to the existing dwelling; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (5.93ft.) to the second storey in this instance.

Mr. P. DaCunha, authorized agent, attended and presented the application. Mr. DaCunha presented the site plan and highlighted the variances requested and noted that the proposed addition is extending over the existing garage and that the building footprint will remain unchanged. The variances for the reduced side yard to the existing dwelling and the reduced setback to the accessory structure are to address existing conditions on the subject property.

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

The City of Mississauga Planning and Building Department commented as follows (July 7, 2016):

### "Recommendation

The Planning and Building Department has no objection to the application.

### Background

#### Mississauga Official Plan

Character Area: Applewood Neighbourhood  
Designation: Low Density I

**Zoning:** R3

**Other Applications:**

**Comments**

**Zoning**

We note that a building permit application is required. In the absence of a building permit application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that the variance(s), as requested, have been reviewed based on information provided however a full zoning review has not been completed.

**Planning**

The application proposes an addition to an existing house and the recognition of an existing accessory structure condition.

The subject site is a regular lot in a neighbourhood experiencing some redevelopment. The neighbourhood was developed in the late 1960s. The existing dwelling is a back split, with one storey at the front and two storeys at the rear.

Regarding variance #1: the proposed addition would be located above the existing two car garage, utilizing the same building footprint and setbacks. The addition would align with the existing second storey at the rear of the property. The addition complements to the character of the neighbourhood. Therefore, the Planning and Building Department considers the variance to be minor in nature.

Variances #2 and #3 are recognizing existing conditions. There are no proposed changes to these items. The setback to the existing accessory structure and the side yard to the existing dwelling are consistent with the neighbourhood context and character. Furthermore, the dwelling and accessory structure are shielded by mature landscaping.

Based on the preceding, the Planning and Building Department has no objection to the application."

The City of Mississauga Transportation and Works Department commented as follows (June 30, 2016):

"This department has no objections to the applicants request to permit a two-storey addition to the existing dwelling. We are also noting that any Transportation and Works Department concerns/requirements for this property will be addressed at the time of the Building Permit process."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (July 4, 2016):

"We have no comments or objections to the following application A273/16."

An email was received from C. Lord, of 773 Saddle Crescent expressing support for the application.

No other persons expressed any interest in the application.

Mr. DaCunha, upon hearing the comments of the Committee and the Planning and Building Department, requested that the application proceed as presented.

The Committee, after considering the submissions put forward by Mr. DaCunha and having reviewed the plans and comments from City staff, 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:	P. Quinn	SECONDED BY:	J. Robinson	CARRIED
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Application Approved.



Dated at the City of Mississauga on July 14, 2016.

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 **August 3, 2016**.

Date of mailing is July 18, 2016.



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S. PATRIZIO (CHAIR)



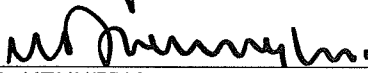
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D. GEORGE



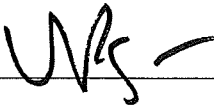
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J. ROBINSON



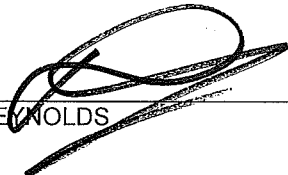
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D. KENNEDY




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J. PAGE



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D. REYNOLDS



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P. QUINN

I certify this to be a true copy of the Committee's decision given on July 14, 2016.



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DINA MELFI, ACTING 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

JOHN M. OZUBKO

on Thursday, July 7, 2016

John M. Ozubko is the owner of 1534 Lochlin Trail being Lot 1, Plan 464, zoned R1-1, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing accessory structure (shed) to remain in the rear yard proposing:

1. a height of 3.40m (11.15ft.); whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (9.84ft.) for an accessory structure in this instance; and,
2. a floor area of 20.00m<sup>2</sup> (215.28sq.ft.) for the accessory structure; whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00m<sup>2</sup> (107.64sq.ft.) for an accessory structure in this instance.

Mr. O. Stoyanovskyy, authorized agent, attended and presented the application to permit the existing shed to remain in the rear yard of the property. Mr. Stoyanovskyy explained that the shed has been there for a very long time and when the owner installed a new swimming pool he contemplated removing the shed but determined it was more feasible to keep it. The requested variances are for the height and floor area which are in excess of the Zoning By-Law requirements.

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

The City of Mississauga Planning and Building Department commented as follows (July 7, 2016):

### "Recommendation

The Planning and Building Department has no objection to the requested variances; however, the applicant may wish to defer the application to verify the accuracy of the requested variances and determine whether any additional variances will be required.

### Background

#### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density I

#### Zoning By-law 0225-2007

Zoning: R1-1 (Residential)

**Other Applications:**

Building Permit      File: Required

**Comments**

**Zoning**

A Building Permit application is required and in the absence of a Building Permit application we are unable to confirm the accuracy of the information provided, or determine whether additional variances may be required. A previous permit was issued for a new dwelling based on the removal of accessory structures. It is possible that other variances such as lot coverage may be required as a result of this application. Based on the drawings provided with the application it also appears that a variance may be required for side yard setback to the accessory structure.

**Planning**

The Planning and Building Department is of the opinion that the subject property is a large enough lot that it could reasonably accommodate a larger than permitted accessory structure while still maintaining an appropriate relationship between the scale of the accessory structure, dwelling, and the lot. The height increase is a relatively small request and is minor in nature. The lot is 1265.80 m<sup>2</sup> (13624.96 sq. ft.) in lot area and has a frontage of 27.43 m (90.00 ft.). The proposed accessory structure Gross Floor Area (GFA) of 20.00 m<sup>2</sup> (215.28 sq. ft.) maintains the general intent of an appropriately sized accessory structure to the lot.

Based on the preceding information, the Planning and Building Department has no objection to the requested variances; however, the applicant may wish to defer the application to verify the accuracy of the requested variances and determine whether any additional variances will be required."

The City of Mississauga Transportation and Works Department commented as follows (June 30, 2016):

"This department has no objections to the existing accessory structure and from our site inspection we observed no evident drainage related concerns with the shed."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (July 4, 2016):

"We have no comments or objections to the following application A275/16."

An email was received from J. Sinton, of 1525 Lochlin Trail. Mr. Sinton expressed objection to the application and concerns about the height being unnecessary and the large size is undesirable in a backyard. Mr. Sinton indicated that the variances are not minor and have a negative impact on the neighbourhood.

Mr. G. Kirton, Planner with the City of Mississauga Planning & Building Department attended and indicated that the an additional variance would likely be required to permit a side yard setback of 1.13m (3.61ft.) to the accessory structure (shed) whereas the Zoning By-Law requires 1.20m (3.93ft.).

No other persons expressed any interest in the application.

Mr. Stoyanovskyy upon hearing the comments of the Committee and Mr. Kirton, requested that the application be amended in accordance with Mr. Kirton's recommendation.



The Committee consented to the request and, after considering the submissions put forward by Mr. Stoyanovskyy 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.

Accordingly, the Committee resolves to authorize and grant the amended request to permit the existing accessory structure (shed) to remain in the rear yard proposing:

1. a side yard of 1.13m (3.61ft.); whereas By-law 0225-2007, as amended, requires a minimum of 1.20m (3.93ft.) for an accessory structure in this instance,
2. a height of 3.40m (11.15ft.); whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (9.84ft.) for an accessory structure in this instance; and,
3. a floor area of 20.00m<sup>2</sup> (215.28sq.ft.) for the accessory structure; whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00m<sup>2</sup> (107.64sq.ft.) for an accessory structure in this instance.

MOVED BY:	P. Quinn	SECONDED BY:	D. Kennedy	CARRIED
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Application Approved, as amended.

Dated at the City of Mississauga on July 14, 2016.

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 **August 3, 2016**.

Date of mailing is July 18, 2016.

S. PATRIZIO (CHAIR)

D. GEORGE

J. ROBINSON

D. KENNEDY

J. PAGE

ABSENT

D. REYNOLDS

P. QUINN

I certify this to be a true copy of the Committee's decision given on July 14, 2016.

DINA MELFI, ACTING 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

FRUITFUL HOUSE FAMILY CHURCH

on Thursday, July 7, 2016

Fruitful House Family Church is the owner of 6731 Columbus Road being Peel Condominium Plan 436, Level 1, Units 1 & 1A, zoned E3, Employment. The applicant requests the Committee to authorize a minor variance to continue to permit the operation of a restaurant within Unit 1A of the subject condominium development providing two (2) parking spaces as previously approved pursuant to Committee of Adjustment Decision File "A" 180/11; whereas By-law 0225-2007, as amended, requires a minimum of 17 parking spaces to be provided for the restaurant use in this instance.

Mr. R. Watson, authorized agent, attended and presented the application to permit the continued operation of the existing restaurant, which has been operating for over 20 years. Mr. Watson advised that the landlord has changed. He noted that the restaurant will continue to operate in the same manner, as previously approved.

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

The City of Mississauga Planning and Building Department commented as follows (July 4, 2016):

**"Recommendation**

The Planning and Building Department has no objection to the application.

**Background**

**Mississauga Official Plan**

Character Area: Northeast Employment Area West  
Designation: Industrial

**Zoning By-law 0225-2007**

**Zoning:** E3

**Other Applications:**

**Comments**

**Zoning**

The applicant is advised that a full zoning review has not been completed; however, based on information currently available in City records, it appears that the variance(s) should be amended as follows:



to permit the continued operation of a restaurant within Unit 1A of the subject condominium development allowing two (2) parking spaces for Unit 1A resulting in a total of 67 spaces for all uses on site whereas By-law 0225-2007 requires a minimum of 146 spaces for all uses on site in this instance.

**Planning**

We advise that the Committee previously granted similar variances under files 'A' 180/11, 'A' 64/06, 'A' 711/00, 'A' 851/97.

The restaurant has been in operation since 1997, and no changes are proposed. The variance is set to expire June 30, 2016.

The Planning and Building Department has no objection to the application."

The City of Mississauga Transportation and Works Department commented as follows (June 30, 2016):

"This Department has no objections, comments or requirements with respect to C.A. 'A' 276."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (July 4, 2016):

"We have no comments or objections to the following application A276/16."

No other persons expressed any interest in the application.

Mr. Watson 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 Mr. Watson 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.

Accordingly, the Committee resolves to authorize and grant the amended request to permit the continued operation of a restaurant within Unit 1A of the subject condominium development allowing two (2) parking spaces for Unit 1A resulting in a total of 67 spaces for all uses on site; whereas By-law 0225-2007, as amended, requires a minimum of 146 parking spaces for all uses on site in this instance.

MOVED BY:	D. Reynolds	SECONDED BY:	D. George	CARRIED
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Application Approved, as amended.


Dated at the City of Mississauga on July 14, 2016.

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 **August 3, 2016**.

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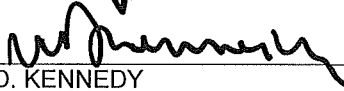
S. PATRIZIO (CHAIR)



D. GEORGE



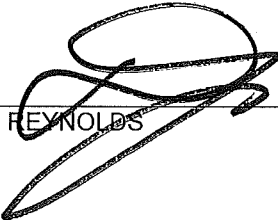
J. ROBINSON



D. KENNEDY



J. PAGE



D. REYNOLDS

ABSENT  
P. QUINN

I certify this to be a true copy of the Committee's decision given on July 14, 2016.



DINA MELFI, ACTING 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

JENNIFER & JOSIP IVANKOVIC

on Thursday, July 7, 2016

Jennifer & Josip Ivankovic is the owner of 40 Briarwood Avenue being Lot 177, Plan F-12, zoned RM7-5, Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a rear addition and alterations to the existing dwelling and the construction of a new accessory structure proposing:

1. a northerly side yard of 0.86m (2.82ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) in this instance; and,
2. to permit the construction of an accessory structure (shed) having a floor area of 18.58m<sup>2</sup> (200.00sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00m<sup>2</sup> (107.64sq.ft.) for an accessory structure in this instance.

Mr. N. Espinola, authorized agent, attended and presented the application. Mr. Espinola presented a site plan illustrating the proposed shed and second storey addition. Mr. Espinola indicated that the applicants are losing space in their existing shed and detached garage, both of which will be demolished and replaced by a larger shed that is proposed to be constructed. Mr. Espinola presented a site plan illustrating the proposed shed and addition to the existing home and noted that the northerly side yard setback is an existing condition which will be maintained by the addition. The proposed shed meets the required setback but is larger than permitted by the Zoning By-law.

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

The City of Mississauga Planning and Building Department commented as follows (July 7, 2016):

### "Recommendation

The Planning and Building Department recommends that the application be deferred to allow the applicant time to submit additional information through the Pre-Zoning Review application to identify the multiple additional variances, which are most likely required.

### Background

#### Mississauga Official Plan

Character Area: Port Credit Neighbourhood (East)  
Designation: Residential Low Density II

#### Zoning By-law 0225-2007

**Zoning:** RM7-5 (Residential)

**Other Applications:**

Pre-Zoning Review Application File: PREAPP 16-1189

**Comments**

**Zoning**

The Planning and Building Department is currently processing a Pre-Zoning Review application and based on the review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variances and to determine which additional variances will be required. It appears that variances will likely be required for the front yard setback, height of the accessory structure, setbacks to the accessory structure, and possibly height of the dwelling. Clarification should be provided to confirm these variances.

**Planning**

The requested variance for the side yard setback is a continuation of the existing condition on the first floor, to the second storey of the proposed addition. The neighbourhood has a variety of types of built form and varying setbacks throughout. The requested variance maintains adequate separation distance from the neighbouring property and is a minor request.

The requested variance for the Gross Floor Area (GFA) of the shed does not appear to impact lot coverage and would be located adjacent to three other sheds in the corners of the other adjacent lots. The variance request may be appropriate, but given that additional information is required to clarify setbacks and height of the accessory structure the Department cannot comment on this request at this time.

Based on the preceding information, the Planning and Building Department recommends that the application be deferred to allow the applicant time to submit additional information through the Pre-Zoning Review application to identify the multiple additional variances, which are most likely required."

The City of Mississauga Transportation and Works Department commented as follows (June 30, 2016):

"This department has no objections to the applicants request to permit a rear addition and alterations to the existing dwelling. We are also noting that any Transportation and Works Department concerns/requirements for this property will be addressed at the time of the Building Permit process."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (July 4, 2016):

"We have no comments or objections to the following application A277/16."

An email was received from J. Lee, of 38 Briarwood Avenue expressing an interest in the application.

No other persons expressed any interest in the application.

Mr. Espinola, upon hearing the comments of the Committee and the Planning and Building Department, requested that the application proceed as presented.

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



MISSISSAUGA

File: "A" 277/16  
WARD 1

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:	D. Kennedy	SECONDED BY:	J. Page	CARRIED
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Application Approved.

Dated at the City of Mississauga on July 14, 2016.

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 **August 3, 2016**.

Date of mailing is July 18, 2016.

S. PATRIZIO (CHAIR)

D. GEORGE

J. ROBINSON

D. KENNEDY

J. PAGE

D. REYNOLDS

ABSENT

P. QUINN

I certify this to be a true copy of the Committee's decision given on July 14, 2016.

DINA MELFI, ACTING 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.