

COMMITTEE OF ADJUSTMENT
AGENDA



Location: COUNCIL CHAMBER

Hearing: JUNE 16, 2016 AT 4:00 P.M.

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

File	Name of Applicant	Location of Land	Ward	Disposition
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NEW APPLICATIONS - (CONSENT)

B-043/16	FAITH OF LIFE NETWORK, 2503257 ONTARIO LTD	7155 HURONTARIO ST	5	Sept. 15
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NEW APPLICATIONS - (MINOR VARIANCE)

A-242/16	WILLIAN & DORRIS OVERKOTT	1106 EASTMOUNT AVE	1	Approved
A-243/16	S.M. SHAKIL AKHTAR	5307 RUPERTS GATE DR	9	Approved
A-244/16	RAMESH & POONAM GUPTA	3550 SOUTHWICK ST	8	Approved
A-245/16	MOHAMMED ABDUL RAOUF	5210 RUSSELL VIEW RD	9	Approved
A-246/16	ANNE & KEVIN HOLMES	200 DONNELLY DR	1	Approved
A-247/16	ROBERT SEAN TAYLOR	2579 LUNDENE RD	2	Refused
A-250/16	BASEM ABDOU	5451 FRESHWATER DR	10	Approved
A-251/16	PINNACLE INTERNATIONAL (ONTARIO) LTD	5025 & 5033 FOUR SPRINGS AVE	5	Approved
A-252/16	CAMILLA COURT HOMES INC.	2371 CAMILLA RD	7	Approved
A-253/16	FAITH OF LIFE NETWORK	7150 EDWARDS BLVD	5	Approved

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

WILLIAM & DORRIS OVERKOTT

on Thursday, June 16, 2016

William & Dorris Overkott are the owners of 1106 Eastmount Avenue being Part of Lot 48, Plan C-22, zoned R3-75, Residential. The applicants request the Committee to authorize a minor variance to permit the construction of an accessory structure proposing:

1. a floor area of 19.81m² (213.24sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00m² (107.64sq.ft.) in this instance;
2. a height of 3.80m (12.46ft.) for the existing covered gazebo; whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (9.84ft.) for a gazebo in this instance; and,
3. a gazebo area of 66.15m² (712.05sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum gazebo area of 10.00m² (107.64sq.ft.) in this instance.

Mr. V. Gupta, authorized agent, attended and presented the application. Mr. Gupta explained that the owner has been a long time resident of the community and has had a large deck and gazebo in his backyard for almost 30yrs which the whole neighbourhood enjoys. Mr. Gupta explained that the shed is of a small size located along the neighbouring lot line which the owner uses to store a lot of his tools and yard equipment.

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

The City of Mississauga Planning and Building Department commented as follows (June 15, 2016):

"Recommendation

The Planning and Building Department has no objection to requested variance #1; however, we recommend that variances #2 and #3 be refused. Further, we are not able to verify the accuracy of the requested variances or determine whether any additional variances will be required.

Background

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-75 (Residential)

Other Applications:

Building Permit File: BP9 ALT 15-7709

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 Building Permit, we advise that more information is required to verify the accuracy of the requested variances or determine whether additional variances will be required.

Planning

The requested variance #1, for increased permitted Gross Floor Area (GFA) for the shed, should not have significant additional massing impacts on the adjacent property. The proposed structure complies with height and side yard setback requirements and is located next to the neighbouring garage which would screen and mitigate potential impacts from massing from the increased GFA.

However, requested variances #2 and #3 represent an excessive increase in the permitted size of a gazebo and are not minor requests, in our opinion. The requested GFA of the gazebo covers an area nearly as large as the dwelling on the lot and combined with the increased height of the structure it is not appropriate development on the lot. We recognize that the structure is adjacent to the railway tracks and should have limited impacts on their lands; however, it is still the opinion of the department that the proposal does not maintain the general intent of the Zoning By-law with regards to the permitted GFA of accessory structures. The lot is not significantly sized and the intent of the Zoning By-law is to maintain an appropriate relationship between accessory structures, lot sizes, and the dwelling on the lot.

Based on the preceding information, The Planning and Building Department has no objection to requested variance #1; however, we recommend that variances #2 and #3 be refused. Further, we are not able to verify the accuracy of the requested variances or determine whether any additional variances will be required."

The City of Mississauga Transportation and Works Department commented as follows (June 9, 2016):

"Enclosed for Committee's information are some photos of the subject property which depict the existing structures."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (June 13, 2016):

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

An email was received from S. & N. Traynor, of 1109 Eastmount Avenue indicating no objection to the application.

An email was received from A. & M. Panacci, of 1102 Eastmount Avenue expressing no objection to the application and the accessory structures on the subject property. They indicated that they are the only neighbours that could be impacted by the subject property and they have enjoyed many family gatherings on the applicant's deck.

An email was received from M. & S. Hogan of 1096 Eastmount Avenue expressing support for the application. They admire the applicants for the improvements they have done to their property.

An email was received from B. Kennedy of 1101 Eastmount Avenue expressing support for the application.

An email was received from C. & S. Scott of 1105 Eastmount Avenue expressing support for the application.

An email was received from I. Halko of 1076 Eastmount Avenue expressing support for the application.

Mr. A. Panacci, property owner at 1102 Eastmount Avenue attended expressed that his family has no objection to the applicants minor variance requests. He noted that the deck and accessory structures are not an eye sore and that his family has had the benefit of enjoying time on the applicant's deck.

No other persons expressed any interest in the application.

The Committee, after considering the submissions put forward by Mr. Gupta and having reviewed the plans and comments from City staff and neighbours, is satisfied that the request is desirable for the appropriate further development of the subject property. The Committee indicated that because there are no adverse impacts to the adjacent neighbours from the accessory structures the application is deemed to meet the intent of the Official Plan and Zoning By-law.

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

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

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

MOVED BY:	J. Page	SECONDED BY:	D. George	CARRIED
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Application Approved.

Dated at the City of Mississauga on June 23, 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 **July 13, 2016**.


Date of mailing is June 27, 2016.




S. PATRIZIO



D. GEORGE



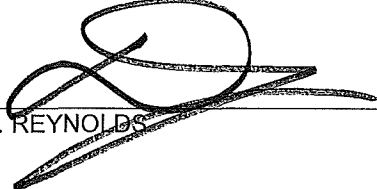
J. ROBINSON (CHAIR)



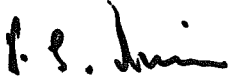
D. KENNEDY



J. PAGE



D. REYNOLDS



P. QUINN

I certify this to be a true copy of the Committee's decision given on June 23, 2016.



DAVID L. MARTIN, SECRETARY-TREASURER

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

NOTES:

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

COMMITTEE OF ADJUSTMENT

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

S.M. SHAKIL AKHTAR

on Thursday, June 16, 2016

S.M. Shakil Akhtar is the owner of 5307 Ruperts Gate Drive being Lot 38, Plan M-1089, zoned R5-5, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing driveway to remain having a width of 8.40m (27.55ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (19.68ft.) in this instance.

Mr. A. Ahmed, authorized agent, attended and presented the application. Mr. Ahmed presented several sketches of the proposed driveway widening illustrating that the applicant is seeking to achieve a direct unobstructed pedestrian connection to the sidewalk from the main entrance of the house. Mr. Ahmed also explained that the owners both possess accessible parking permits and require additional space to manoeuvre around their vehicles.

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

The City of Mississauga Planning and Building Department commented as follows (June 13, 2016):

"Recommendation

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

Background

Mississauga Official Plan

Character Area: Central Erin Mills Neighbourhood
Designation: Low Density Residential II

Zoning By-law 0225-2007

Zoning: R5-5

Other Applications:

Comments

Zoning

We note that a building permit is not required in this instance. It should be noted that the variance(s), as requested, has been reviewed based on information provided, however a full zoning review has not been completed.

Based on information provided with this application, we are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

Planning

The requested driveway width and configuration provides excessive hard surface, removal of mature landscaping, and space for three vehicles to be parked across the front of the dwelling, which is not desirable or meeting the intent of the Zoning By-law. The Zoning By-law intends that the width of driveways be limited to provide space for two vehicles to park side by side.

The proposed driveway would also require a variance for reduced minimum landscaped soft area which would not be supported by the Planning and Building Department.

The applicant requests a wider driveway to create a direct access to the front door. We would support a wider walkway, but not in the proposed configuration.

Based on the preceding information, the Planning and Building Department recommends that the application be refused."

The City of Mississauga Transportation and Works Department commented as follows (June 9, 2016):

"This department cannot support the applicant's request to permit the proposed widening of the driveway. It is our understanding from the sketch plan submitted that the applicant is also proposing to widen the driveway beside the existing garage in order that they could have a "straight/direct" connection from the main door. We have concerns with this proposal because the existing dwelling was constructed in such a manner where such a proposal would not be functional. Secondly we feel that such a proposal would likely result in manoeuvring and site visibility issues for any vehicles exiting the property and not having a clear view of the municipal sidewalk."

The City of Mississauga Community Services Department commented as follows (June 14, 2016):

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

City of Mississauga Forestry Staff have attended the site and identified the following City owned trees within the municipal boulevard:

1. One (1) Locust Tree – good condition

Should the application be approved, this Department wishes to impose the following conditions:

1. The applicant shall provide tree protection securities in the amount of \$700.00 for the above noted trees.
2. The applicant shall provide tree hoarding to the satisfaction of City of Mississauga Forestry Staff. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.

In addition, this Department notes the following:

1. Payment of tree preservation securities can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (June 13, 2016):

"We have no comments or objections to the following application A243/16."

An email was received from A. & Z. Singh, of 5315 Ruperts Gate Drive expressing objection to the application. They feel that the variance will deteriorate the image of the neighbourhood and lower residential property values in the area.

No other persons expressed any interest in the application.

The Committee, after considering the submissions put forward by Mr. Mr. Ahmed and having reviewed the plans and comments from City staff, is satisfied that a smaller widening than requested would be desirable for the appropriate further development of the subject property. The Committee agreed that a modest widening of the driveway would be satisfactory while maintaining as much of the existing landscaping as possible.

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 a driveway having a width of 7.50m (24.60ft.) on the subject property; whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (19.68ft.) in this instance.

MOVED BY:	J. Page	SECONDED BY:	P. Quinn	CARRIED
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Application Approved, as amended.


Dated at the City of Mississauga on June 23, 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 **July 13, 2016**.

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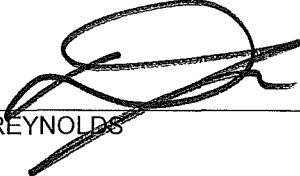

S. PATRIZIO


D. GEORGE


J. ROBINSON (CHAIR)


D. KENNEDY


J. PAGE


D. REYNOLDS


P. QUINN

I certify this to be a true copy of the Committee's decision given on June 23, 2016.


DAVID L. MARTIN, SECRETARY-TREASURER

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

NOTES:

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

COMMITTEE OF ADJUSTMENT

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

RAMESH & POONAM GUPTA

on Thursday, June 16, 2016

Ramesh & Poonam Gupta are the owners of 3550 Southwick Street being Part of Lot 120, Plan M-1537, zoned RM2-18, Residential. The applicants request the Committee to authorize a minor variance to permit:

1. a pedestrian entrance facing a street; whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance facing a street in this instance;
2. a driveway width of 6.20m (20.34ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m (17.06ft.) in this instance; and,
3. a stairwell facilitating an entrance below grade in the exterior side yard; whereas By-law 0225-2007, as amended does not permit stairs, stairwells or retaining walls to facilitate an entrance below grade at any point in front or exterior side yards in this instance.

Mr. V. Gupta, authorized agent, attended and presented the application. Mr. Gupta presented a site plan illustrating the below grade side yard basement entrance and two options for the proposed driveway widening to provide parking for a second unit. Mr. Gupta indicated that the basement entrance has already been constructed. Mr. Gupta also noted that the owner maintains the property very well and has a fence which screens the basement entrance. Mr. Gupta advised that he wished to proceed with the curved, partial driveway widening option.

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

The City of Mississauga Planning and Building Department commented as follows (June 15, 2016):

"Recommendation"

Based on the preceding information, the Planning and Building Department has no objection to requested variances #1 and #3; however, we recommend that variance #2 be refused.

Background

Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood
Designation: Residential Medium Density

Zoning By-law 0225-2007

Zoning: RM2-18 (Residential)

Other Applications:

Building Permit File: Required

Comments

Zoning

A Building Permit application is required for a second unit and in the absence of a Building Permit application we are unable to confirm the accuracy of the requested variances. A full zoning review has not been completed; however, in reviewing the variances as outlined in this application, it was apparent that variance #2 should be amended as follows:

"2. A driveway width of 6.2m; whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.7m in this instance;"

Planning

The subject lands are located within the Churchill Meadows Neighbourhood. In 2002, when some of the initial Churchill Meadows subdivisions were being constructed and registered, the Zoning By-law at that time restricted the width of single-car driveways to 3.80 m (12.50 ft.). In these initial phases of subdivision, it was noted that some builders and/or homeowners installed wider driveways than what was permitted by the By-law.

In order to resolve the matter, on December 11, 2002, Council directed that a new zoning standard for Churchill Meadows be adopted increasing the maximum driveway width for a single car driveway from 3.80 m (12.50 ft.) to 4.30 m (14.10 ft.) for an interior lot and 4.70 m (15.40 ft.) for a corner lot. The new zoning by-law was adopted on April 9, 2003. These new standards were incorporated into the zoning of subsequent plans of subdivision, including that for Southwick Street.

The intent of the Zoning By-law permitting a maximum width of 4.70 m (15.40 ft.) for corner lots is expressed in Council's resolution to adopt the new zoning standard; these widths are intended to accommodate single car width driveways. Further, the Zoning By-law allows additional width for corner lots relative to interior lots. Accordingly, the application to widen the driveway to accommodate an additional vehicle does not maintain the intent of the By-law.

The requested basement entrance stairwell and access point is well screened by a fence that surrounds the exterior side yard of the property and as a result should have no negative visual impacts on the streetscape on Sebastian Drive. The intent of the Zoning By-law is maintained in our opinion, as related to variances #1 and #3

Based on the preceding information, the Planning and Building Department has no objection to requested variances #1 and #3; however, we recommend that variance #2 be refused."

The City of Mississauga Transportation and Works Department commented as follows (June 9, 2016):

"We are noting for Committee's and the applicant's information that the Transportation and Works Department will not support any further widening of the existing curb cut for this particular lot. We also feel that a driveway width of the maximum 5.20M permitted should be an adequate width to accommodate two vehicles side by side. Should Committee see merit in the applicant's request to widen the driveway we would also suggest that the proposed widened portion be modified to reflect a taper (reducing the width of the driveway at the property line)."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (June 13, 2016):

"We have no comments or objections to the following application A244/16."

An email was received from U. & R. Raitz of 3481 Aquinas Avenue expressing objection to the application. They indicated concern about the application having a negative impact on the aesthetics of the neighbourhood and concern about a second unit being permitted.

An email and fax was received from J. Lakhani of 3571 Southwick Street expressing strong objection to the application. J. Lakhani indicated concern about the property having a second unit, increased congestion on the street and the concern of setting a precedent for others to also widen their driveways and the impacts associated with that.

An email was received from M. Haskett, of 3570 Southwick Street expressing support for the application.

Mr. G. Kirton, Planner with the City of Mississauga, Planning & Building Department advised that the Churchill Meadows Neighbourhood was not designed to accommodate more than two (2) parking spaces on each property within this neighbourhood. Mr. Kirton advised that a driveway width of 5.20m (17.06ft.) would be required to accommodate two (2) parking spaces.

No other persons expressed any interest in the application.

The Committee, after considering the submissions put forward by Mr. Gupta and having reviewed the plans and comments from City staff, is satisfied that a smaller than requested widening of the driveway is desirable for the appropriate further development of the subject property. The Committee saw merit in the applicant trying to provide parking for the second unit and agreed that a modest widening of the driveway would be satisfactory. The Committee recognized that the basement entrance is well screened from the street by the fence surrounding the property and determined that the request is appropriate.

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 a minor variance to permit:

1. a pedestrian entrance facing a street; whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance facing a street in this instance;
2. a driveway width of 5.20m (17.06ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.70m (15.42ft.) in this instance; and,
3. a stairwell facilitating an entrance below grade in the exterior side yard; whereas By-law 0225-2007, as amended does not permit stairs, stairwells or retaining walls to facilitate an entrance below grade at any point in front or exterior side yards in this instance.

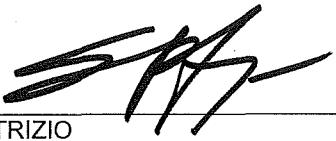
MOVED BY:	P. Quinn	SECONDED BY:	S. Patrizio	CARRIED
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Application Approved, as amended.

Dated at the City of Mississauga on June 23, 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 **July 13, 2016**.


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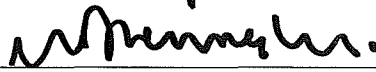
S. PATRIZIO



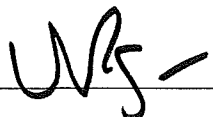
D. GEORGE




J. ROBINSON (CHAIR)



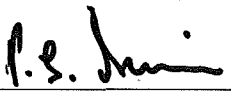
D. KENNEDY



J. PAGE



D. REYNOLDS



P. QUINN

I certify this to be a true copy of the Committee's decision given on June 23, 2016.



DAVID L. MARTIN, SECRETARY-TREASURER

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

NOTES:

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

COMMITTEE OF ADJUSTMENT

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

MOHAMMED ABDUL RAOUF

on Thursday, June 16, 2016

Mohammed Abdul Raouf is the owner of 5210 Russell View Road being Lot 223, Plan M-1089, zoned R5-5, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing driveway to be modified and remain proposing a driveway width of 7.16m (23.50ft.); whereas By-law 0225-2007, as amended, permits a maximum width of 6.00m (19.68ft.) in this instance.

Mr. M. A. Raouf, property owner, attended and presented the application. Mr. Raouf presented a site plan to illustrate the widened driveway. He indicated that both him and his wife have accessible parking permits and the widened driveway provides more room to move around the vehicles on the driveway and open the vehicle doors without hitting the adjacent vehicles.

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

The City of Mississauga Planning and Building Department commented as follows (June 13, 2016):

"Recommendation

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

Background

Mississauga Official Plan

Character Area: Central Erin Mills Neighbourhood
Designation: Low Density Residential II

Zoning By-law 0225-2007

Zoning: R5-5

Other Applications:

Comments

Zoning

We note that a building permit is not required in this instance. It should be noted that the variance(s), as requested, has been reviewed based on information provided, however a full zoning review has not been completed.

Based on information provided with this application, we are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

Planning

The application indicates that the existing driveway was not wide enough for two vehicles. During two separate site visits, the subject site has had three vehicles parked across the front of the dwelling. Attached is a photo for your review.

The requested driveway width and configuration provides space for three vehicles to be parked across the front of the dwelling, which is not desirable or meeting the intent of the Zoning By-law. The Zoning By-law intends that the width of driveways be limited to provide space for two vehicles to park side by side.

The requested variance does not maintain the character of the existing neighbourhood, and is not desirable.

Based on the preceding information, the Planning and Building Department recommends that the application be refused."

The City of Mississauga Transportation and Works Department commented as follows (June 9, 2016):

"Enclosed for Committee's easy reference are some photos which depict the existing driveway."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (June 13, 2016):

"We have no comments or objections to the following application A245/16."

No other persons expressed any interest in the application.

The Committee, after considering the submissions put forward by Mr. Raouf 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 determined that there is sufficient landscaping on the property to accommodate the requested variance and that the parking of three (3) vehicles side by side is not within their authority to control.

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

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

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

MOVED BY:	J. Page	SECONDED BY:	P. Quinn	CARRIED
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Application Approved.

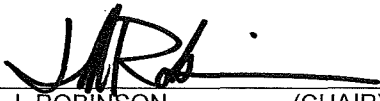
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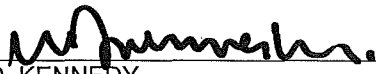
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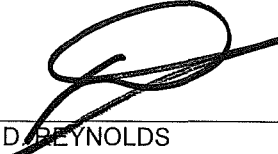

S. PATRIZIO

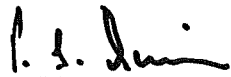

D. GEORGE


J. ROBINSON (CHAIR)

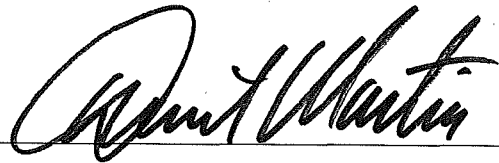

D. KENNEDY


J. PAGE


D. REYNOLDS


P. QUINN

I certify this to be a true copy of the Committee's decision given on June 23, 2016.


DAVID L. MARTIN, SECRETARY-TREASURER

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

NOTES:

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

COMMITTEE OF ADJUSTMENT

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

ANNE & KEVIN HOLMES

on Thursday, June 16, 2016

Anne & Kevin Holmes is the owner of 200 Donnelly Drive being Part of Block G, Plan B-09, and Lot 10, Plan 344, zoned R2-4, Residential. The applicants request the Committee to authorize a minor variance to permit the construction of an accessory structure (shed) proposing:

1. a floor area of 11.15m² (120.02sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00m² (107.64sq.ft.) for an accessory structure in this instance; and,
2. a height of 3.77m (12.37ft.); whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (9.84ft.) for an accessory structure in this instance.

Ms. A. Holmes, property owner, attended and presented the application. Ms. Holmes explained they have four children and need to store additional equipment in the proposed shed. She explained that they have a large lot that can appropriately accommodate the proposed shed. Ms. Holmes also noted that the shed is constructed in a standard size that is slightly larger than what the zoning-bylaw permits.

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

The City of Mississauga Planning and Building Department commented as follows (June 15, 2016):

"Recommendation

The Planning and Building Department has no objection to the requested variances; however, the Building Permit application has not yet been reviewed by zoning staff and the accuracy of the requested variances cannot be determined. The applicant may wish to defer the application in order to verify the accuracy of the variances through a full zoning review.

Background

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-4 (Residential)

Other Applications:

Building Permit File: 16-1720

Comments

Zoning

The Planning and Building Department is currently processing a Building Permit application; however, this application has not yet been reviewed by zoning staff. As a result we are unable to provide comment with respect to the accuracy of the requested variances or as to whether additional variances will be required.

Planning

The subject property is a large lot which could reasonably accommodate a larger than permitted accessory structure without causing negative impacts on adjacent properties. The proposed location of the accessory structure is in an area which has mature vegetation on multiple sides to help with the screening of the structure. The requested increases in Gross Floor Area and structure height are relatively small given the size of the lot and are proportional to the dwelling and lot and maintain the general intent of the Zoning By-law, in our opinion.

Based on the preceding information, the Planning and Building Department has no objection to the requested variances; however, the Building Permit application has not yet been reviewed by zoning staff and the accuracy of the requested variances cannot be determined. The applicant may wish to defer the application in order to verify the accuracy of the variances through a full zoning review."

The City of Mississauga Transportation and Works Department commented as follows (June 9, 2016):

"This department has no objections to the applicant's request to permit the construction of the accessory structure (shed)."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (June 13, 2016):

"We have no comments or objections to the following application A246/16."

An email was received from J.L. & M. Cloutier, of 208 Donnelly Drive expressing opposition to the application. They are concerned about the shed's proximity to their property line, the potential loss of sunlight and shadows cast on their property and pool.

An email was received from B. Maule, of 1539 Point -O-Woods Road, expressing concern about the proposed shed being located too close to the neighbouring property and blocking sunlight to their pool.

No other persons expressed any interest in the application.

The Committee, after considering the submissions put forward by Ms. Holmes 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.



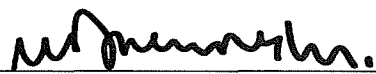
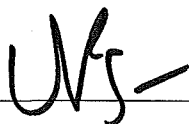
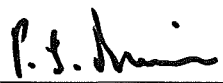
MOVED BY:	S. Patrizio	SECONDED BY:	D. Reynolds	CARRIED
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Application Approved.

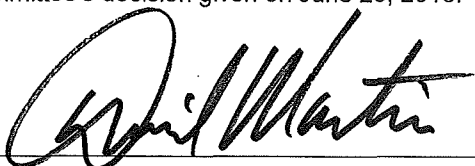
Dated at the City of Mississauga on June 23, 2016.

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 **July 13, 2016**.

Date of mailing is June 27, 2016.


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

I certify this to be a true copy of the Committee's decision given on June 23, 2016.


DAVID L. MARTIN, SECRETARY-TREASURER

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

NOTES:

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

COMMITTEE OF ADJUSTMENT

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

ROBERT SEAN TAYLOR

on Thursday, June 16, 2016

Robert Sean Taylor is the owner of 2579 Lundene Road being Part of Lot 80, Plan 925, zoned RM1, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new garage on the subject property proposing a side yard of 0.60m (2.00ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.80m (5.93ft.) in this instance.

Mr. V. Gupta, authorized agent, attended and presented the application for a garage that has already been built. Mr. Gupta explained that the owner consulted with his neighbours prior to constructing the garage. Mr. Gupta indicated that the owner thought he had to maintain a 0.61m (2.00ft.) setback but found out as a result of a complaint that a 1.80m (5.93ft.) setback is required. Mr. Gupta noted that the owner has four (4) motorcycles which he stores in the garage. He also noted that the owner intends to maintain the tree that is located in front of the house on the City boulevard.

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

The City of Mississauga Planning and Building Department commented as follows (June 15, 2016):

"Recommendation

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

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: RM1 (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, or determine whether additional variances may be required.

Planning

The requested variance is to permit the proposed garage structure to be located 0.60 m (2.00 ft.) from the property line, which is equal to the setback required for other accessory structures. Garage structures are permitted additional height and Gross Floor Area under the Zoning By-law, are generally more significantly sized than other accessory structures, and as a result require an additional setback to provide adequate separation distance from an adjacent lot. There is no space restraint between the proposed garage and dwelling that requires the garage to be located 0.60 m (2.00 ft.) from the side lot line. Further the proposed garage location is problematic as a result of the driveway relocation that would be required. The proposed driveway location in front of the garage would lead directly into a city owned street tree along the boulevard that could be difficult to navigate past given the applicants plan to reinstate the current driveway to a landscaped area.

Based on the preceding information, the Planning and Building Department is of the opinion that the location of the proposed garage is inappropriate and undesirable and does not maintain the general intent of the Zoning By-law to provide increased setbacks for accessory garage structures. As a result we recommend that the application be refused."

The City of Mississauga Transportation and Works Department commented as follows (June 9, 2016):

"This department has no objections to the applicant's request to permit the construction of a new garage."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (June 13, 2016):

"We have no comments or objections to the following application A247/16."

No other persons expressed any interest in the application.

The Committee, after considering the submissions put forward by Mr. Gupta 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 believed that the garage is too big and imposing on the neighbouring property given its proximity to the property line.

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 request as presented.

MOVED BY:	J. Page	SECONDED BY:	D. Reynolds	CARRIED
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Application Refused.


Dated at the City of Mississauga on June 23, 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 **July 13, 2016**.

Date of mailing is June 27, 2016.



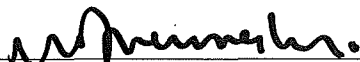
S. PATRIZIO



D. GEORGE



J. ROBINSON (CHAIR)



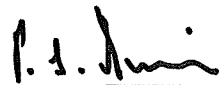
D. KENNEDY



J. PAGE



D. REYNOLDS



P. QUINN

I certify this to be a true copy of the Committee's decision given on June 23, 2016.



DAVID L. MARTIN, SECRETARY-TREASURER

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

NOTES:

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

COMMITTEE OF ADJUSTMENT

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

- and -

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

- and -

IN THE MATTER OF AN APPLICATION BY

BASEM ABDOU

on Thursday, June 16, 2016

Basem Abdou is the owner of 5451 Freshwater Drive being Lot 167, Plan M-1734, zoned R6-1, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of an addition to the existing dwelling proposing a rear yard of 6.82m (22.37ft.); whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (24.60ft.) in this instance.

Mr. D. Tadros, authorized agent, attended and presented the application for a one (1) storey addition to the existing dwelling in order to provide additional living space. Mr. Tadros, indicated that the owner received approximately twenty (20) signatures from the neighbouring residents in support of the application. Mr. Tadros stated that the variance is minor with only 0.67m (2.23ft.) of relief being requested.

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

The City of Mississauga Planning and Building Department commented as follows (June 13, 2016):

"Recommendation

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

Background

Mississauga Official Plan

Character Area: Churchill Meadows
Designation: Low Density Residential I

Zoning By-law 0225-2007

Zoning: R6-1

Other Applications:

Building permit application is required

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 applicant proposes an addition to the rear of an existing dwelling. The context of the subject site is a 10 year old residential community with detached houses on regular and uniform lots.

The requested variance is for relief of the rear yard setback of 6.82m where 7.50m is required.

The proposal indicates a one storey addition with basement, with a flat roof. The one storey and flat roof would not create massing, or height impact, nor would it create loss of light or overlook conditions. The current property is fully fenced. The addition is not visible from the street, and would not impact the character of the neighbourhood. The general intent of the zoning by-law and official plan is maintained, and the reduction in rear yard setback is minor in nature.

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

The City of Mississauga Transportation and Works Department commented as follows (June 9, 2016):

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

The Region of Peel, Environment, Transportation and Planning Services commented as follows (June 13, 2016):

"Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required."

A petition was signed by twenty (20) neighbouring property owners indicating consent for the application.

No other persons expressed any interest in the application.

The Committee, after considering the submissions put forward by Mr. Tadros 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:	D. George	SECONDED BY:	D. Kennedy	CARRIED
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Application Approved.

Dated at the City of Mississauga on June 23, 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 **July 13, 2016**.

Date of mailing is June 27, 2016.



S. PATRIZIO



D. GEORGE



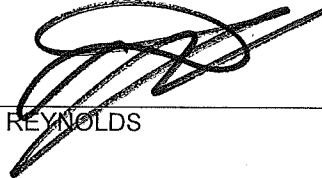
J. ROBINSON (CHAIR)



D. KENNEDY



J. PAGE



D. REYNOLDS



P. QUINN

I certify this to be a true copy of the Committee's decision given on June 23, 2016.



DAVID L. MARTIN, SECRETARY-TREASURER

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

NOTES:

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

COMMITTEE OF ADJUSTMENT

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

- and -

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

- and -

IN THE MATTER OF AN APPLICATION BY

PINNACLE INTERNATIONAL (ONTARIO) LTD.

on Thursday, June 16, 2016

PINNACLE INTERNATIONAL (ONTARIO) LTD. is the owner of 5025 & 5033 FOUR SPRINGS AVENUE being Block 1, Plan M-1957, zoned H-RA5-42, Residential with a Holding provision and RA5-42, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a residential development on the subject property proposing development not in accordance with Schedule RA5-42; whereas By-law 0225-2007, as amended, requires all development to be in accordance with Schedule RA5-42 in this instance.

Mr. I. DiPietro, authorized agent, attended and presented the application. Mr. DiPietro presented a site plan and explained that the original plan for the residential condominium tower development was to have a road running through the development. It was later determined that it would be better to connect the two towers with a central lobby instead of having a road separating the two buildings. The plans were changed which triggered a non-compliance issue with a schedule in the zoning by-law. Mr. DiPietro indicated that the redesigned development still has all the buildings in the same location and continues to maintain the intent of the zoning by-law and is minor in nature.

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

The City of Mississauga Planning and Building Department commented as follows (June 10, 2016):

"Recommendation"

The Planning and Building Department has no objection to the application, but the applicant may wish to defer in order to ensure that all required variances have been accurately identified.

Background

Mississauga Official Plan

Character Area: Uptown Major Node
Designation: Residential High Density

Zoning By-law 0225-2007

Zoning: RA5-42, H-RA5-42

Other Applications:

Comments

Zoning

The Building Department is currently processing a site plan approval application under file 16-01. Based on review of the information currently available for this permit, we advise that additional variance(s) may also be required.

Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments

Planning

The application proposes to change the RA5-42 schedule. The proposed changes arose from discussions with staff during the site plan approval. Staff are satisfied with the site plan at this stage. The original RA5-42 schedule indicated two residential towers to be separated by a private driveway, whereas the current proposal indicates a shared lobby at ground level. Part of the intent of the private road was to provide a fine grain network for pedestrian movement. The proposed shared lobby will have access on two sides, thereby maintaining a pedestrian link through the site. The request is minor, and the general intent of the zoning bylaw and official plan are maintained.

The Planning and Building Department has no objection to the application, but the applicant may wish to defer in order to ensure that all required variances have been accurately identified."

The City of Mississauga Transportation and Works Department commented as follows (June 9, 2016):

"We note for Committee's information that the City is currently processing a Site Plan Application for this property, Reference SP 13/162. 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 (June 13, 2016):

"We have no comments or objections to the following application A251/16."

No other persons expressed any interest in the application.

The Committee, after considering the submissions put forward by Mr. DiPietro 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.


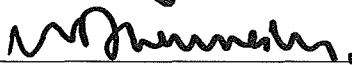
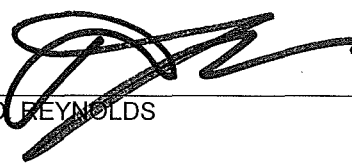
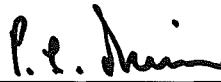
MOVED BY:	S. Patrizio	SECONDED BY:	J. Page	CARRIED
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Application Approved.


Dated at the City of Mississauga on June 23, 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 **July 13, 2016**.

Date of mailing is June 27, 2016.


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

I certify this to be a true copy of the Committee's decision given on June 23, 2016.


DAVID L. MARTIN, SECRETARY-TREASURER

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

NOTES:

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

COMMITTEE OF ADJUSTMENT

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

CAMILLA COURT HOMES INC.

on Thursday, June 16, 2016

Camilla Court Homes Inc. is the owner of 2371 Camilla Road being Part of Block A, Plan A-27, zoned R16-5, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new dwelling unit proposing stairs to access a basement walk-out to encroach a maximum of 5.00m (16.40ft.) into the rear yard; whereas By-law 0225-2007, as amended, permits stairs to encroach a maximum of 5.00m (16.40ft.) into the rear yard only when accessing a deck or porch in this instance.

Mr. J. Henderson, of Glenn Schnarr & Associates, authorized agent, attended and presented the application. Mr. Henderson presented a zoning schedule and explained that the zoning by-law does not make any provision for stairs to access a basement walkout entrance. Mr. Henderson indicated that the stairs would be permitted if they were accessing a deck or porch and can therefore be considered a technical variance. He also noted that there were six (6) identical variances approved by the Committee on the neighbouring properties earlier this year. Mr. Henderson concluded by stating that the application meets the four tests, is minor in nature and appropriate for the development of the property.

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

The City of Mississauga Planning and Building Department commented as follows (June 15, 2016):

"Recommendation

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

Background

Mississauga Official Plan

Character Area: Cooksville Neighbourhood (East)
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R16-5 (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, or determine whether additional variances may be required.

Planning

The Committee has approved identical variances on the adjacent lots on Mateo Place, which the Planning and Building Department has supported. The requested encroachment variance is only required as a result of the stairs accessing the basement walkout; the variance would not be required if the stairs were accessing an above grade porch or deck. We are of the opinion that the intent of the by-law restricting the encroachment is maintained and this represents a technical variance situation.

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 apply for the required Building Permit 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 9, 2016):

"We note for Committee's information that the City is currently processing a Site Plan Application for this property, Reference SP 12/217. 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 (June 13, 2016):

"We have no comments or objections to the following application A252/16."

No other persons expressed any interest in the application.

The Committee, after considering the submissions put forward by Mr. Henderson 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:	J. Page	SECONDED BY:	S. Patrizio	CARRIED
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Application Approved.

Dated at the City of Mississauga on June 23, 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 **July 13, 2016**.

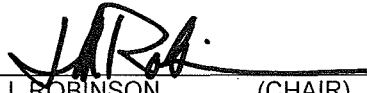
Date of mailing is June 27, 2016.



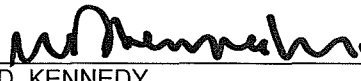
S. PATRIZIO



D. GEORGE



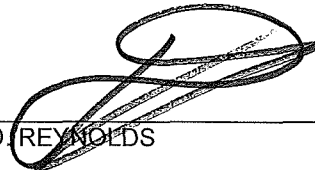
J. ROBINSON (CHAIR)



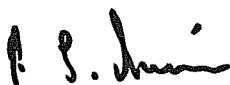
D. KENNEDY



J. PAGE



D. REYNOLDS



P. QUINN

I certify this to be a true copy of the Committee's decision given on June 23, 2016.



DAVID L. MARTIN, SECRETARY-TREASURER

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

NOTES:

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

COMMITTEE OF ADJUSTMENT

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

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

IN THE MATTER OF AN APPLICATION BY

FAITH OF LIFE NETWORK

on Thursday, June 16, 2016

Faith Of Life Network is the owner of 7150 Edwards Boulevard being Blocks 7 and 8, Plan M-957, zoned E2, Employment. The applicant requests the Committee to authorize a minor variance to continue to permit the operation of a place of religious assembly, as previously approved pursuant to Committee of Adjustment Decision File 'A' 425/10, proposing:

1. a total of 181 parking spaces on site; whereas By-law 0225-2007, as amended, requires a minimum of 191 parking spaces in this instance; and,
2. an aisle width of 4.70m (15.41ft.) for eight (8) parallel parking spaces; whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (22.96ft.) in this instance.

Mr. M. DeNardis, authorized agent, attended and presented the application for the parking variances as previously approved by the Committee five years ago. Mr. DeNardis presented a site plan and described the requested variances. He requested that the Committee grant the approval on a permanent basis given that the applicant is only deficient by 5.2% or 10 parking spaces and has not had any issues with parking during the course of their operation at this location. Mr. DeNardis also noted that the Banquet Hall neighbour has agreed in writing to allow the Faith of Life Network to use 100 of their parking spaces on Friday afternoons. Mr. DeNardis indicated that the Faith of Life Network has purchased the neighbouring property to the west to provide additional overflow parking spaces for the congregation.

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

The City of Mississauga Planning and Building Department commented as follows (June 15, 2016):

"Recommendation

The Planning and Building Department has no objection to the application, subject to the previous conditions.

Background

Mississauga Official Plan

Character Area: Gateway Corporate Centre

Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2

Other Applications:
A 425/10

Comments

Zoning

The referenced use was approved under zoning certificate application 10-428, and as such we have no objections to the continued use proposed in this minor variance.

Planning

The application is a continuation of A 425/10 at which time a letter of justification was prepared by Transtech, dated October 3, 2011 and was submitted in support of the parking variance. In the material submitted with the current application it is noted that "The Faith Group has confirmed that since the Place of Worship has become operational there have been zero parking conflicts". The application is not proposing any changes to the site or use.

In addition, the applicant has submitted to staff an updated letter dated June 3, 2016 outlining the continuation of an informal offsite parking agreement with the banquet hall at 7180 Edwards Blvd.

We request that the conditions previously imposed in A 425/10 regarding gross floor area caps and a temporary time period be requested.

The Planning and Building Department has no objection to the application, subject to the previous conditions."

The City of Mississauga Transportation and Works Department commented as follows (June 9, 2016):

"Enclosed for Committee's easy reference are some photos which depict the subject property."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (June 13, 2016):

"We have no comments or objections to the following application A253/16."

No other persons expressed any interest in the application.

The Committee, after considering the submissions put forward by Mr. DeNardis 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 comfortable granting a permanent approval given that there have been no previous issues with parking and the applicant has made provisions to allow for additional parking if needed in the future.

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.



MISSISSAUGA

File: "A" 253/16
WARD 5

Accordingly, the Committee resolves to authorize and grant the request as presented subject to the following condition:

1. The gross floor area be capped as follows:

Use	Maximum Gross Floor Area
Multi-Purpose Hall, Kitchen, and Hall - combined	638.00m ² (6,867.37sq.ft.) combined total
Prayer Area	505.00m ² (5,435.77 sq. ft.)
Total Building GFA	1,909.98m ² (20,559.52 sq. ft.)

MOVED BY:	S. Patrizio	SECONDED BY:	P. Quinn	CARRIED
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Application Approved, on condition as stated.

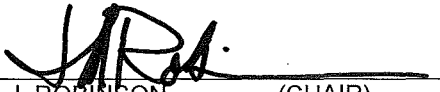
Dated at the City of Mississauga on June 23, 2016.

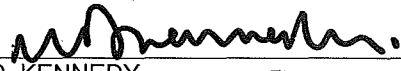
THIS DECISION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY FILING WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT A WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, ACCOMPANIED WITH THE PRESCRIBED FEE ON OR BEFORE **July 13, 2016**.

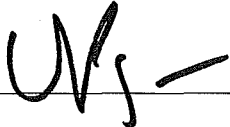
Date of mailing is June 27, 2016.

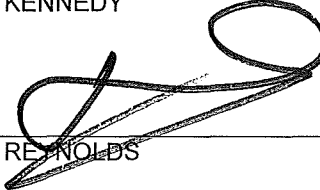

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