

COMMITTEE OF ADJUSTMENT
AGENDA



Location: COUNCIL CHAMBER

Hearing: MARCH 24, 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-21/16	WIESLAW & IWONA KOT	6 TECUMSETH AVE	1	Approved
B-22/16	XEROX CANADA INC.	2660 SPEAKMAN DR	2	Approved
B-23/16	ROBERT GASPARYAN & HANNA	91 PARK ST W	1	Approved
A-120/16	BONDAR	91 PARK ST W	1	Withdrawn

NEW APPLICATIONS - (MINOR VARIANCE)

A-105/16	MARY MCFADDEN	3131 CASCADE CRT	8	Approved
A-106/16	ORLANDO CORPORATION	6100 BELGRAVE RD	5	Approved
A-107/16	MAHESWARAN THANIKASALAM	841 SPINNING WHEEL CRES	11	Approved
A-108/16	NANCY FONSECA & CHRIS LORD	102 CUMBERLAND DR	1	Approved
A-109/16	DANIELS HR CORPORATION	2550 EGLINTON AVE W	8	Approved
A-110/16	VOLODYMYR LUPANDIN & MARINA LUPANDINA	2752 DUNCAIRN DR	9	May 19
A-111/16	GUNASEKARAN BALASINGAM & PAVANY GUNASEKARAN	402 DERRYDALE DR	11	Approved
A-112/16	ABDURRAHMAN EDDEB	1283 INFINITY ST	2	May 5
A-113/16	ANDREW ODD	5465 TURNEY DR	11	Approved

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

WIESLAW & IWONA KOT

on Thursday, March 24, 2016

Wieslaw & Iwona Kot are the owners of 6 Tecumseth Avenue being Lot 348, Plan F-12, zoned RM7, Residential. The applicants request the consent of the Committee to the conveyance of a parcel of land proposing a lot frontage of approximately 7.62m (25.00ft.) and a lot area of approximately 266.46m² (2,868.24sq.ft.). The effect of the application is to create a new lot for residential (semi-detached) purposes.

Mr. R. Kossak, of New Age Design, authorized agent, attended and presented the application for consent to sever the existing residential lot to permit the construction of two (2) semi-detached dwellings. Mr. Kossak confirmed that the newly created lots will comply with all zoning bylaw regulations as applicable.

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 (March 18, 2016),
City of Mississauga, Transportation and Works Department (March 17, 2016),
City of Mississauga, Community Services Department, Park Planning (March 21, 2016),
Region of Peel, Environment, Transportation & Planning Services (March 18, 2016).

No other persons expressed any interest in the application.

Mr. Kossak advised 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. Kossak, 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.
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 March 17, 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 March 21, 2016 (re: street trees).

MOVED BY: J. Page

SECONDED BY: D. George

CARRIED

Application Approved, on conditions as stated.

Dated at the City of Mississauga on March 31, 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 **APRIL 24, 2016**.

Date of mailing is April 4, 2016.



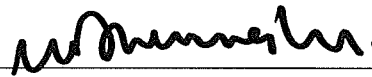
S. PATRIZIO (CHAIR)



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 March 24, 2016.



DAVID L. MARTIN, 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 **April 4, 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

XEROX CANADA INC.

on Thursday, March 24, 2016

Xerox Canada Inc. is the owner of 2660 Speakman Drive being Part of Block B, E, and F, Plan 823, zoned E2-5, Employment. The applicant requests the Consent of the Committee to the conveyance of a parcel of land having a lot frontage of approximately 149.30m (489.82ft) and an area of approximately 0.93ha (2.32 acres). The effect of the application is to create a new lot for employment purposes.

Mr. M. Luchich, of Glen Schnarr & Associates, authorized agent, attended and presented the application for consent to create a new lot for employment purposes with a proposed frontage along Speakman Drive of 402.00m (1318.90ft) and an area of approximately 0.93ha (2.32 acres). Mr. Luchich confirmed that the retained and severed lots will comply with minimum lot area and frontage requirements of the zoning bylaw. He also indicated that the applicant has consulted with the Planning and Transportation & Works departments to ensure the newly created lot will be appropriate in size for the future development of the site.

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 (March 18, 2016),
City of Mississauga, Transportation and Works Department (March 17, 2016),
City of Mississauga, Community Services Department, Park Planning (March 21, 2016),
Region of Peel, Environment, Transportation & Planning Services (March 18, 2016),
Ministry of Transportation (March 7, 2016).

A letter was received from Councillor K. Ras, expressing support for the application.

No other persons expressed any interest in the application.

Mr. Luchich advised 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. Luchich, 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.
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 March 17, 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 March 21, 2016 (re: street trees).
6. A letter shall be received from the Region of Peel, Environment, Transportation and Planning Services, Transportation Division, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated March 18, 2016.

MOVED BY: D. George

SECONDED BY: J. Robinson

CARRIED

Application Approved, on conditions as stated.

Dated at the City of Mississauga on March 31, 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 **APRIL 24, 2016**.

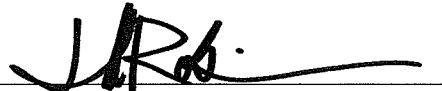
Date of mailing is April 4, 2016.



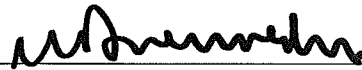
S. PATRIZIO (CHAIR)



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 March 24, 2016.



DAVID L. MARTIN, 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 **April 4, 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

ROBERT GASPARYAN & HANNA BONDAR

on Thursday, March 24, 2016

Robert Gasparyan & Hanna Bondar are the owners of 91 Park Street West being Part of Lot 9, Range 1, C.I.R., zoned RM7, Residential. The applicants request the consent of the Committee to the severance of a parcel of land having a lot frontage of approximately 7.74m (25.42ft.) and a lot area of approximately 295.71m² (3,182.97sq.ft.). The effect of the application is to create a new lot for residential (semi-detached) purposes.

Mr. H. Mardirossian, authorized agent, attended and presented the application for consent to sever the existing residential lot to permit the construction of two (2) semi-detached dwellings. Mr. Mardirossian presented a rendering of the proposed dwellings and explained that the new homes were designed to fit in with the character of the neighbourhood and that they will comply with all zoning bylaw regulations as applicable.

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 (March 18, 2016),
City of Mississauga, Transportation and Works Department (March 17, 2016),
City of Mississauga, Community Services Department, Park Planning (March 21, 2016),
Region of Peel, Environment, Transportation & Planning Services (March 18, 2016).

Mr. and Ms. Hatfield, property owners at 89 Park Street, attended and shared their concerns about a large oak tree that straddled a shared property line with the applicant. They expressed their wishes to have the tree retained and protected from development.

No other persons expressed any interest in the application.

Mr. Mardirossian advised 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. Mardirossian, 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.
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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 March 21, 2016 (re: street trees).

MOVED BY: J. Page

SECONDED BY: D. George

CARRIED

Application Approved, on conditions as stated.

Dated at the City of Mississauga on March 31, 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 **APRIL 24, 2016**.

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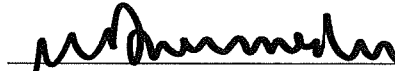
S. PATRIZIO (CHAIR)



D. GEORGE



J. ROBINSON



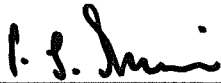
D. KENNEDY



J. PAGE



D. REYNOLDS



P. QUINN

I certify this to be a true copy of the Committee's decision given on March 24, 2016.



DAVID L. MARTIN, 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 **April 4, 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

MARY MCFADDEN

on Thursday, March 24, 2016

Mary McFadden is the owner of 3131 Cascade Court being Lot 84, Plan M-741, zoned R4-52, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing sunroom to remain having a rear yard of 5.75m (18.86ft.); whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (24.60ft.) in this instance.

Mr. M. Marino, of Ultimate Building Design Consultants Inc., authorized agent, attended and presented the application to permit the existing sunroom to remain. Mr. Marino indicated that the sunroom has existed on the subject property for approximately twenty (20) years. He concluded by providing the Committee with 9 letters of support for the application.

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

The City of Mississauga Planning and Building Department commented as follows (March 18, 2016):

"Recommendation"

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

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R4-52 (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 variance or determine whether additional variances will be required. The variance, as requested, has been reviewed however a full zoning review has not been completed. The applicant is advised that should they choose to proceed without submission of a Building Permit application, a full zoning review may result in further variances being required.

Planning

The existing sunroom is relatively small in size and located centrally along the rear of the dwelling. The rear wall of the dwelling complies with the rear yard setback requirement of the zone and there is sufficient open space in the rear yard across the remainder of the lot. The sunroom does not create an imposing massing condition on the property to the rear and, in our opinion, the general intent of the Zoning By-law is maintained in this instance.

Based on the preceding information, we have no objection to the requested variance; however, the applicant may wish to defer the application in order to apply for the required Building Permit in order to verify the accuracy of the requested variance, and to determine whether any additional variances will be required."

The City of Mississauga Transportation and Works Department commented as follows (March 17, 2016):

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

A letter was received from Mr. and Ms. Cabral, residents and property owners at 3130 Cascade Court, expressing full support for the application.

A signed petition was received in support of the application from property owners and residents of 3114, 3119, 3122, 3126, 3130, Cascade Court, and 3169, 3173, 3177, 3181 Colonial Drive.

No other persons expressed any interest in the application.

The Committee, after considering the submissions put forward by Mr. Marino and having reviewed the site plan and City Staff comments, is satisfied that the request is desirable for the appropriate 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 request is minor in nature in this instance.

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

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

Dated at the City of Mississauga on March 31, 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 **APRIL 20, 2016**.

Date of mailing is April 4, 2016.



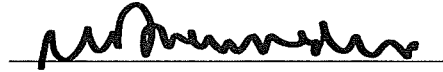
S. PATRIZIO (CHAIR)



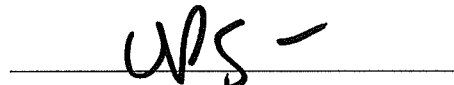
D. GEORGE



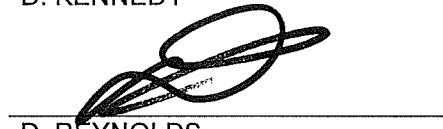
J. ROBINSON



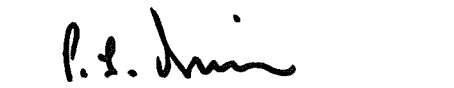
D. KENNEDY



J. PAGE

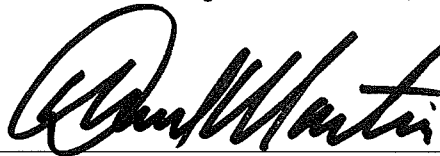


D. REYNOLDS



P. QUINN

I certify this to be a true copy of the Committee's decision given on March 24, 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

ORLANDO CORPORATION

on Thursday, March 24, 2016

Orlando Corporation is the owner of 6100 Belgrave Road being Part of Block 5, Plan 43M-1363, zoned E2, Employment. The applicant requests the Committee to authorize a minor variance to allow a temporary 44-27.6Kv Transformer Substation to supply electrical power to the adjacent six (6) sites; whereas By-law 0225-2007, as amended, does not allow an Electric Transformer and Distribution Facility use on the subject property in this instance.

Mr. L. Dzamba, authorized agent attended and presented the application to permit the construction of a new electric transformer and distribution facility on the subject property to serve approximately six (6) properties in the area.

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

The City of Mississauga Planning and Building Department commented as follows (March 23, 2016):

"Recommendation

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

Background

Mississauga Official Plan

Character Area: Gateway EA East
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2

Other Applications:

BP 9SMAL 15/8513

Comments

Zoning

The Planning and Building Department is currently processing a building permit application for the proposed Electric Transformer and Distribution Facility under file BP 15-8513. Based on the review of the building permit application we advise that the variance request should be amended as follows;

To permit an Electric Transformer and Distribution Facility use, whereas By-law 0225-2007 as amended, does not permit an Electric Transformer and Distribution Facility use in this zone.

Planning

Electric Transformer and Distribution Facility uses are to be located in Utility zones. The proposed Electric Transformer and Distribution Facility is temporary and not visible from the street. The Planning and Building Department has no objection to the requested variance, as amended."

The City of Mississauga Transportation and Works Department commented as follows (March 17, 2016):

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

The Region of Peel, Environment, Transportation and Planning Services commented as follows (March 18, 2016):

"Any changes to the underground water or sanitary sewer will require review by the Region of Peel. For more information, please call our Site Servicing Technicians at (905) 791-7800 ext. 7973."

No other persons expressed any interest in the application.

Mr. Dzamba after 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 amend the application and, after considering the submissions put forward by Mr. Dzamba and having reviewed the plans and City Staff comments, is satisfied that the amended request is desirable for the appropriate 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 proposing to permit an Electric Transformer and Distribution Facility use, whereas By-law 0225-2007 as amended, does not permit an Electric Transformer and Distribution Facility use in this zone.

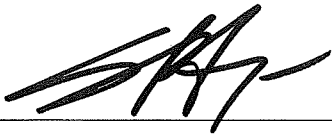
MOVED BY:	D. Reynolds	SECONDED BY:	J. Page	CARRIED
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Application Approved, as amended.

Dated at the City of Mississauga on March 31, 2016.

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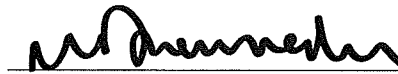
S. PATRIZIO (CHAIR)



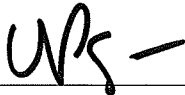
D. GEORGE



J. ROBINSON



D. KENNEDY



J. PAGE

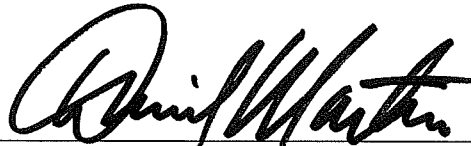


D. REYNOLDS



P. QUINN

I certify this to be a true copy of the Committee's decision given on March 24, 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

MAHESWARAN THANIKASALAM

on Thursday, March 24, 2016

Maheswaran Thanikasalam is the owner of 841 Spinning Wheel Crescent being Lot 82, Plan M-1497, zoned R10-2, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing basement entrance stairwell to remain in the side yard having a side yard of 0.38m (1.25ft); whereas By-law 0225-2007, as amended, permits a basement entrance stairwell in a side yard as long as a minimum side yard of 1.20m (3.93ft) is provided in this instance.

Mr. M. Thanikasalam, property owner, attended and presented the application to permit the existing basement entrance to remain on the subject property. Mr. Thanikasalam indicated that he had applied for a second unit license which identified the side yard non-compliance issue which he seeks relief from by the Committee.

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

The City of Mississauga Planning and Building Department commented as follows (March 18, 2016):

"Recommendation

The Planning and Building Department has no objection to the minor variance application, as amended.

Background

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Low Density Residential II

Zoning By-law 0225-2007

Zoning: R10-2

Other Applications:

SEC UNIT 15/8198

Comments

Zoning

The Planning and Building Department is currently processing a Building Permit application for the proposed basement walkout under file SEC UNIT 15-8197 SU. Based on the review

of the Building Permit application we advise that the variance request should be amended as follows;

To permit a basement entrance stairwell in the side yard, with a side yard setback of 0.38m (1.25ft); whereas By-law 0225-2007, as amended, permits a basement entrance stairwell in a side yard, with a minimum side yard setback of 1.20m (3.93ft) in this instance;

Based on the review of the Building Permit application we advise that more information is required to verify the accuracy of the requested variance or determine whether additional variances will be required.

Planning

The intent of a side yard setback, in part, is to facilitate access to the rear of the property, including access for emergency services. By constructing a basement entrance stairwell, the access to the rear of the property on one side of the property is restricted; however access to the rear is possible on the other side of the detached dwelling.

The Planning and Building Department have no objection to the requested minor variance, as amended, but the applicant may wish to defer in order to provide more information to Zoning."

The City of Mississauga Transportation and Works Department commented as follows (March 17, 2016):

"Enclosed for Committee's information are some photos which depict the existing basement entrance stairwell as constructed and also a copy of the approved Lot Grading and Drainage Plan for the subject lands. From the enclosed photos we note that there is a grade differential in the area of the basement entrance stairwell where the grade is significantly lower in the rear yard. The Lot Grading Plan attached was approved for this property when the dwelling was constructed and it depicts a split drainage pattern which means that the high point elevation is approximately at the mid-point of this property and some of the drainage is directed towards the front and the rest towards the rear. The drainage flowing into the rear yard is then directed into catch basin located on the north side of this property. In view of the above we have no drainage related concerns with the existing basement entrance stairwell as constructed."

An email was received from G. Ng property owner at 822 Spinning Wheel Crescent expressing concern about the property being used as a rental property.

No other persons expressed any interest in the application.

Mr. Thanikasalam, after 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 amend the application and, after considering the submissions put forward by Mr. Thanikasalam and having reviewed the plans and City Staff comments, is satisfied that the amended request is desirable for the appropriate 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 construction of a new detached dwelling on the subject property proposing to permit a basement entrance stairwell in the side yard, with a side yard of 0.38m (1.25ft); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft) in this instance.

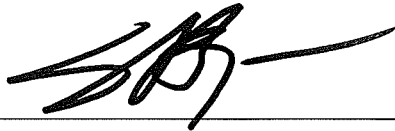
MOVED BY:	D. Kennedy	SECONDED BY:	D. George	CARRIED
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Application Approved, as amended.

Dated at the City of Mississauga on March 31, 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 **APRIL 20, 2016**.

Date of mailing is April 4, 2016.



S. PATRIZIO (CHAIR)



D. GEORGE



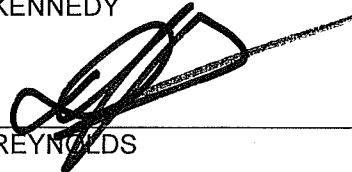
J. ROBINSON




D. KENNEDY



J. PAGE

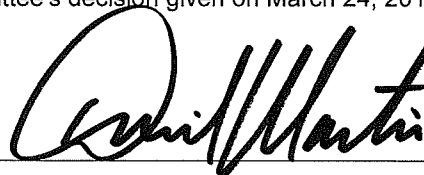


D. REYNOLDS



P. QUINN

I certify this to be a true copy of the Committee's decision given on March 24, 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

NANCY FONSECA & CHRIS LORD

on Thursday, March 24, 2016

Nancy Fonseca & Chris Lord are the owners of 102 Cumberland Drive being Lot 242 and Water Lot 347, Plan H-21, zoned R15-9, Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a two storey addition to the existing dwelling proposing:

1. a front yard of 10.49m (34.41ft.) to the balcony; whereas By-law 0225-2007, as amended, requires a minimum front yard of 11.00m (36.08ft.) in this instance; and,
2. a height of 6.61m (21.68ft.) to the underside of the eaves; whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (20.99ft.) to the underside of the eaves in this instance.

Mr. P. Da Cunha, authorized agent and architect, attended and presented the application to permit the construction of a two (2) storey addition to the existing dwelling. Mr. Da Cunha presented the Committee with drawings illustrating the proposed addition and identified the requested variances.

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

The City of Mississauga Planning and Building Department commented as follows (March 18, 2016):

"Recommendation

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

Background

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: Zoning (Description)

Other Applications:

Pre-Zoning Review Application File: PREAPP 16-116

Comments

Zoning

The Planning and Building Department is currently processing a Pre-Zoning Review application for the proposed addition. Based on the review of the Pre-Zoning Review application we advise that variance #1 should be amended as follows:

"1. a front yard setback of 10.49m (34.41ft.) to the proposed balcony; whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 11.00m (36.08ft.) in this instance; and"

Variance 2 is correct as requested.

Planning

The applicant is proposing to reconstruct the garage on the eastern side of the lot as well as construct a second storey addition above the garage. Variance #1 is required because the balcony is only permitted to encroach into the front yard 1.00 m (3.28 ft.) beyond the required front yard setback. The required setback for the dwelling is 12.00 m (39.37 ft.), in this instance, and the balcony is permitted to be up to 11.00 m (36.08 ft.) to the property line. The requested variance is to allow the balcony to be setback 0.51 m (1.67 ft.) closer to the front lot line. In our opinion the decreased setback to the balcony should not have a significant impact on the adjacent properties, and is a minor request. The main wall of the dwelling, which creates the majority of massing impacts, complies with the Zoning By-law requirements for the front yard setback.

The second variance is a relatively small increase in the permitted height to the underside of the eaves of 0.21 m (0.69 ft.). The requested increase in height to underside of eaves is minor, in our opinion. There is a slight grade change on site which accounts for the increase, and the dwelling appearance from the front yard would be of one that complies with the Zoning By-law requirements.

Based on the preceding information, the Planning and Building Department has no objection to the requested variances, as amended."

The City of Mississauga Transportation and Works Department commented as follows (March 17, 2016):

"We are noting for information purposes that any Transportation and Works Department concerns/requirements for this property will be addressed under the Building Permit process."

The Region of Peel, Environment, Transportation and Planning Services commented as follows (March 18, 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. For more information, please call our Site Servicing Technicians at (905) 791-7800 ext. 7973. Please note that site servicing approvals will be required prior to the issuance of a building permit."

The Credit Valley Conservation commented as follows (March 23, 2016):

"Ontario Regulation 160/06:

This property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of Credit Valley Conservation (CVC) (i.e. the issuance of a permit).

Proposal:

The applicant requests the Committee to authorize a minor variance to permit the construction of a two storey addition to the existing dwelling proposing:

1. A front yard of 10.49m to the balcony; whereas By-law 0225-2007, as amended, requires a minimum front yard of 11.00m in this instance; and,
2. A height of 6.61m to the underside of the eaves; whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m to the underside of the eaves in this instance.

Comments:

The proposed structure is setback adequately from Lake Ontario. As such, CVC has **no objection** to the approval of this application by the Committee at this time.

Be advised a permit from CVC is required for the works as proposed. Please note that this letter only reflects the proposal as it relates to the items in the minor variance application. Additional items (such as the pool, deck and courtyards), as indicated on the Site Plan provided, require additional review and approval by CVC. "

An email was received from A. Beattie, property owner at 96 Cumberland Drive expressing support for the requested variances.

An email with photos attached was received from Ms. P. Trost, at 24 Hiawatha Parkway expressing concern that the notification sign was not properly posted on the property.

No other persons expressed any interest in the application.

Mr. Da Cunha, after 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 amend the application and, after considering the submissions put forward by Mr. Da Cunha and having reviewed the plans and City Staff comments, is satisfied that the amended request is desirable for the appropriate 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 construction of a two storey addition to the existing detached dwelling on the subject property proposing:

1. a front yard setback of 10.49m (34.41ft.) to the proposed balcony; whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 11.00m (36.08ft.) in this instance; and
2. a height of 6.61m (21.68ft.) to the underside of the eaves; whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (20.99ft.) to the underside of the eaves in this instance.

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

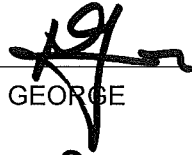
Dated at the City of Mississauga on March 31, 2016.

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 **APRIL 20, 2016**.

Date of mailing is April 4, 2016.



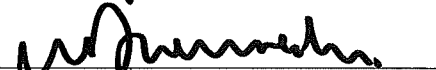
S. PATRIZIO (CHAIR)



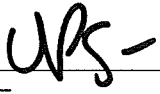
D. GEORGE



J. ROBINSON



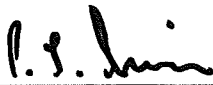
D. KENNEDY



J. PAGE



D. REYNOLDS



P. QUINN

I certify this to be a true copy of the Committee's decision given on March 24, 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

DANIELS HR CORPORATION

on Thursday, March 24, 2016

Daniels Hr Corporation is the owner of 2550 Eglinton Avenue West being Part of Lot 12, R.C.P. 1003, zoned RA5-34, Residential. The applicant requests the Committee to authorize a minor variance to permit the parking spaces and aisles provided within the existing underground parking garage to remain proposing:

1. a parking space length of 5.10m (16.73ft.) for Parking Units 68, 69, 148, 149, & 150 on Level B and Parking Units 68 and 69 on Level C; whereas Zoning By-law 0225-2007, as amended, requires a minimum parking space length of 5.20m (17.06ft.) in this instance;
2. a parking space width of 2.50m (8.20ft.) for Parking Unit 16 and Two (2) Visitor Parking spaces on Level A and Parking Units 42 and 52 on Level C, and a parking space width of 2.20m (7.21ft.) for Parking Unit 3 on Level B; whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.75m (9.02ft.) except for a building, structure or part thereof, that extends 1.00m (3.28ft.) or less into the front and/or rear of the parking space, a minimum parking space width of 2.60m (8.53ft.) is required in this instance; and,
3. a parking aisle width of 6.90m (22.63ft.) in the vicinity of Parking Units 73 and 74 on Level C; whereas By-law 0225-2007, as amended, requires a minimum parking aisle width of 7.00m (22.96ft.) in this instance.

Ms. C. Liggio, authorized agent, attended and presented the application to permit the existing underground parking garage to remain. Ms. Liggio presented the Committee with drawings of the underground parking garage and explained that an as-built survey identified some sub-standard parkings spaces and drive aisle widths which the applicant was seeking relief for. Ms. Liggio indicated that the developer managed to rectify some of the deficiencies but was not able to do so in all situations.

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

The City of Mississauga Planning and Building Department commented as follows (March 18, 2016):

"Recommendation

The Planning and Building Department has no objection to the requested variances, subject to the conditions outlined below. However, the applicant may wish to defer the application in order to verify the accuracy of the requested variances, and to determine whether any additional variances will be required.

Background

Mississauga Official Plan

Character Area: Central Erin Mills Major Node
Designation: Residential High Density

Zoning By-law 0225-2007

Zoning: RA5-34 (Residential)

Other Applications:

Condominium Registration Application File: CDM 15003

Comments

Zoning

The Planning and Building Department is currently processing a Condominium Registration application for the proposed development. Based on the review of the Condominium Registration application we advise that more information is required to verify the accuracy of the requested variance or determine whether additional variances will be required. The applicant indicates in their application that they have applied for these variances as a result of an as built survey of the existing parking; however, the City has not received an as built survey and surveyor's certificate to identify existing parking spaces and aisle widths correctly.

Planning

Through the construction process a number of the parking spaces for the Condominium were constructed with smaller than required parking space dimensions. The majority of the requested variances are relatively small decreases in length or width, and all the spaces could still be used for parking of motor vehicles. This Department has no objection to the requested variances, however the applicant should make prospective buyers aware of the parking stall size deficiencies; as a result, we recommend that the following condition be imposed:

"1. that the applicant shall register on title a warning clause for each parking space that is substandard in size indicating the size deficiency and shall notify all owners and/or purchasers affected by the reduced size of each parking space."

Further the applicant may wish to defer the application to submit additional information to verify the accuracy of the requested variances, and to determine whether any additional variances will be required."

No other persons expressed any interest in the application.

The Committee, after considering the submissions put forward by Ms. Liggio and having reviewed the plans and City Staff comments, is satisfied that the request is desirable for the appropriate 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 request 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. A letter shall be received from the Planning & Building Department indicating that satisfactory arrangements have been made for a warning clause to be registered on title of the subject property for each parking space that is substandard in size indicating the size deficiency and shall notify all owners, purchasers and/or renters affected by the reduced size of each parking space.

MOVED BY:	P. Quinn	SECONDED BY:	J. Page	CARRIED
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Application Approved, on condition as stated.


Dated at the City of Mississauga on March 31, 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 **APRIL 20, 2016**.

Date of mailing is April 4, 2016.



S. PATRIZIO (CHAIR)




D. GEORGE



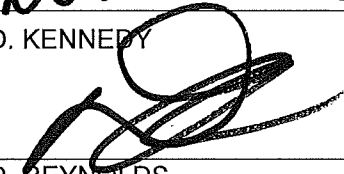
J. ROBINSON



D. KENNEDY



J. PAGE




D. REYNOLDS



P. QUINN

I certify this to be a true copy of the Committee's decision given on March 24, 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

GUNASEKARAN BALASINGAM & PAVANY GUNASEKARAN

on Thursday, March 24, 2016

Gunasekaran Balasingam & Pavany Gunasekaran are the owners of 402 Derrydale Drive being Lot 83, Plan M-1758, zoned R10, Residential. The applicants request the Committee to authorize a minor variance to permit the existing basement entrance stairwell to remain within the side yard having a side yard of 0.03m (0.09ft.); whereas By-law 0225-2007, as amended requires a minimum side yard of 1.20m (3.93ft.) is required in this instance.

Mr. B Gunasekaran, property owner, and his daughter Ms. S. Gunasekaran attended and presented the application to permit the existing basement entrance stairwell to remain on the subject property. Ms. Gunasekaran explained that a similar application was before the Committee last year ('A' 157/15); subsequently the applicant applied for a Building Permit and through that process it was determined that the side yard was measured incorrectly. As a result, a new minor variance application is required to rectify the non-compliance issue. Ms. Gunasekaran confirmed that the side yard has now been measured correctly and accurately reflects the as-built condition of the existing basement entrance.

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

The City of Mississauga Planning and Building Department commented as follows (March 23, 2016):

"Recommendation

The Planning and Building Department has no objection to the requested variance.

Background

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Low Density Residential II

Zoning By-law 0225-2007

Zoning: R10

Other Applications:

BP 9ALT 15/7799

Comments

Zoning

The Planning and Building Department is currently processing a Building Permit application for the proposed Basement walkout under file BP9 ALT 15-7799. Based on the review of the Building Permit application we advise that the variance request should be amended as follows;

To permit a basement entrance stairwell in the side yard, with a side yard setback of 0.035m (0.11ft); whereas By-law 0225-2007, as amended requires a minimum side yard of 1.20m (3.93ft.) in this instance.

Planning

At the March 26, 2015 hearing, the Planning and Building department had no objection to the requested variance 'A'-157/15 a basement side entrance stairwell in the side yard with a side yard of 0.16m (0.52ft). The current application presents a minor change from the previous application.

The intent of a side yard setback, in part, is to facilitate access to the rear of the property, including access for emergency services. By constructing a basement entrance stairwell, the access to the rear of the property on one side of the property is restricted; however access to the rear is possible on the other side of the detached dwelling.

Based on our previous comments, we the Planning and Building Department has no objection to the requested variance."

The City of Mississauga Transportation and Works Department commented as follows (March 17, 2016):

"Enclosed for Committee's information are some photos which depict the existing basement entrance stairwell as constructed and also a copy of the approved Lot Grading Plan approved for the subject lands. The Lot Grading Plan depicts a split drainage pattern which means that the high point in elevation is approximately at the mid-point of this property (area of the basement entrance stairwell) and some of the drainage is directed towards the front and the rest towards the rear yard. The drainage directed towards the rear yard was also designed to be directed towards the abutting property to the west which contains a catch basin in the rear yard."

No other persons expressed any interest in the application.

Ms. Gunasekaran, after 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 amend the application and, after considering the submissions put forward by Ms. Gunasekaran and having reviewed the plans and City Staff comments, is satisfied that the amended request is desirable for the appropriate 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 basement stairwell entrance in the side yard to remain having a side yard setback of 0.035m (0.11ft); whereas By-law 0225-2007, as amended requires a minimum side yard of 1.20m (3.93ft) in this instance.

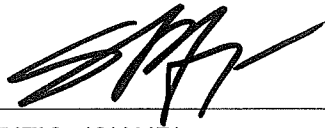
MOVED BY:	J. Page	SECONDED BY:	P. Quinn	CARRIED
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Application Approved, as amended.

Dated at the City of Mississauga on March 31, 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 **APRIL 20, 2016**.

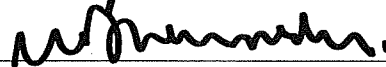
Date of mailing is April 4, 2016.



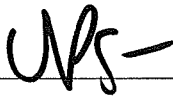
S. PATRIZIO (CHAIR)



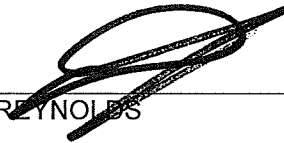
D. GEORGE



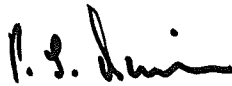
D. KENNEDY



J. PAGE

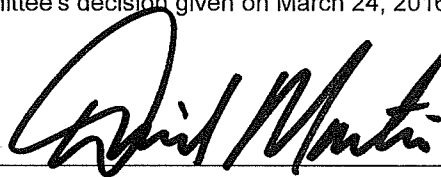


D. REYNOLDS



P. QUINN

I certify this to be a true copy of the Committee's decision given on March 24, 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
ANDREW ODD

on Thursday, March 24, 2016

Andrew Odd is the owner of 5465 Turney Drive being Lot 2, Plan 591, zoned R2-50, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a gazebo and accessory structure proposing:

1. a height 3.59m (11.77ft.); whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (9.84ft.) in this instance;
2. an area occupied by a gazebo of 17.65m² (189.98sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum area occupied by a gazebo of 10.00m² (107.64sq.ft.) in this instance; and,
3. a floor area of 14.12m² (151.99sq.ft.) for the accessory structure; whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00m² (107.64sq.ft.) in this instance.

Mr. R. Heath, authorized agent, attended and presented the application to permit the construction of a new gazebo and accessory structure on the subject property. Mr. Heath presented a site plan illustrating the proposed structures and indicated that he has reviewed the Staff comments.

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

The City of Mississauga Planning and Building Department commented as follows (March 18, 2016):

"Recommendation

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

Background

Mississauga Official Plan

Character Area: Streetsville Neighbourhood
Designation: Low Density Residential I

Zoning By-law 0225-2007

Zoning: R2-50

Other Applications:

BP 9ALT 15/8497

Comments

Zoning

The Planning and Building Department is currently processing a Building Permit application under file BP9 ALT 15-8497. Based on the information provided with the Building Permit application, the variances, as requested, are correct.

Planning

For variance #1, we recognize the requested height increase is minor, and have no objection.

For variances #2 and #3, the increased area of the requested variances is below the maximum lot coverage and maximum gross floor area permitted in this zone. The size of the lot and modest size of the existing dwelling can accommodate the proposed gazebo and accessory structure without becoming an overdevelopment of the site.

Based on the preceding information, the Planning and Building Department has no objection to the requested variances. "

The City of Mississauga Transportation and Works Department commented as follows (March 17, 2016):

"This department has no objections to the applicant's request to permit the construction of a gazebo and accessory structure on the subject property. Should Committee see merit in the applicant's request we would recommend that the structures be constructed such that drainage does not impact on the adjacent properties."

No other persons expressed any interest in the application.

The Committee, after considering the submissions put forward by Mr. Heath and having reviewed the site plan and City Staff comments, is satisfied that the request is desirable for the appropriate 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 request is minor in nature in this instance.

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


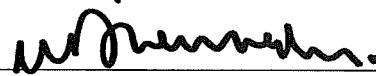

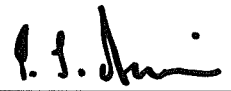
MOVED BY:	J. Page	SECONDED BY:	D. Reynolds	CARRIED
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Application Approved.

Dated at the City of Mississauga on March 31, 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 **APRIL 20, 2016**.

Date of mailing is April 4, 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 March 24, 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.