

# COMMITTEE OF ADJUSTMENT RESULTS



**Location:** COUNCIL CHAMBER

**Hearing:** September 21, 2017 AT 1:30 P.M.

File	Name of Applicant	Location of Land	Ward	Decision
<b><u>NEW APPLICATIONS - (CONSENT)</u></b>				
B-072/17 A-409/17 A-410/17	2572727 ONTARIO INC	721 EBONY AVE	1	Dec. 14
B-073/17 A-411/17 A-412/17	JEAN & RAMCHANDRA SIRJUE	717 EBONY AVE	1	Dec. 14
<b><u>DEFERRED APPLICATIONS - (CONSENT)</u></b>				
B-029/17	RICHILL CONSTRUCTION LIMITED	0 & 11 ADMIRAL BLVD	5	Approved
<b><u>NEW APPLICATIONS - (MINOR VARIANCE)</u></b>				
A-400/17	SONIA & GIULIANO CHIACCHIA	3500 PALGRAVE RD	7	Approved
A-401/17	627092 ONTARIO INC	3024 HURONTARIO ST	7	Approved
A-402/17	CANADIAN TIRE PROPERTIES INC	1156 DUNDAS ST E	1	Approved
A-403/17	2486059 ONTARIO INC.	1206 WILDFIELD CRES	2	Approved
A-404/17	SARABJIT SINGH	2939 DREW RD	5	Approved
A-405/17	CITY OF MISSISSAUGA	91 PARK ST E	1	Approved
A-406/17	CY & M CORPORATION	220 DUNDAS ST W	7	Oct. 12
A-407/17	ALI AL ALI	5135 CREEKBANK RD	5	Nov 16
A-408/17	ASHLEY SA	1525 KENMUIR AVE	1	Approved
A-413/17	HARDIK PATEL	7124 WRIGLEY CRT	11	Jan 25
<b><u>DEFERRED APPLICATIONS - (MINOR VARIANCE)</u></b>				
A-247/17	DIXIE AIRPORT CENTRE LTD.	1515 BRITANNIA RD E	5	Refused



## 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

RICHILL CONSTRUCTION LIMITED

on Thursday September 21, 2017

Richill Construction Limited is the owner of 0 & 11 Admiral Boulevard being part of Lots 5 & 8, Registered Plan M948 zoned E2-107 - Employment. The applicant requests the consent of the Committee for a easement for access and serving and for the conveyance of a parcel of land having an approximate frontage of 53.13m (174.31ft.) and an approximate area of 5558.00m<sup>2</sup> (59,827.80sq ft). The purpose of the application is to create a new lot.

On April 27, 2017, Mr. W. Surdyka, the authorized agent, attended and presented the application to permit the property to be partitioned into two to allow for both properties to front onto Hurontario Street.

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 (April 21, 2017)  
City of Mississauga, Transportation and Works Department (April 20, 2017)  
City of Mississauga, Community Services Department, Park Planning (April 18, 2017)  
Region of Peel, Environment, Transportation and Planning Services (April 26, 2017)  
Bell Canada (April 26, 2017)

No other persons expressed any interest in the application.

The Committee indicated that there were significant concerns with the proposal identified by staff.

Mr. Surdyka requested a deferral of the application to address these concerns.

The Committee consented to the request and deferred the application to the June 22, 2017 hearing.

On June 22, 2017, Ms. P. Grella, a representative of the property owner, attended and requested a deferral of the application to allow for the opportunity to submit an additional application.

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 (June 16, 2017)  
City of Mississauga, Transportation and Works Department (June 15, 2017)  
City of Mississauga, Community Services Department, Park Planning (June 19, 2017)  
Region of Peel, Environment, Transportation and Planning Services (June 16, 2017)

No other persons expressed any interest in the application.

The Committee consented to the request and deferred the application to the September 21, 2017 or earlier hearing.



File: "B" 29/17  
WARD 5

On Sept 21, 2017, Mr. G. Broll, the authorized agent attended and presented the application to permit the property to be partitioned into two. He indicated that the configuration of the lots were currently oriented north-south and that the lots were consolidated into one lot to be divided orienting east-west. Mr. Broll indicated the newly proposed lot conformed to the zoning by law and no minor variance would be required.

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 (September 21, 2017)  
City of Mississauga, Transportation and Works Department (September 14, 2017)  
City of Mississauga, Community Services Department, Park Planning (September 15, 2017)  
Region of Peel, Public Works ( September 15, 2017)

No other persons expressed any interest in the application.

The Secretary-Treasurer reviewed the recommended conditions for the Committee's consideration should the application be approved.

Mr. Broll consented to the imposition of the proposed conditions.

The Committee, after considering the submissions put forward by Mr. Broll, 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 conveyed 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 services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.
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 Sept., 14 2017.
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 April 18, 2017.
6. A letter shall be received from the Region of Peel, Environment, Transportation and Planning Services, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated Sept 15, 2017.

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



APPLICATION APPROVED ON CONDITIONS AS STATED




Dated at the City of Mississauga on September 28, 2017.

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 OCTOBER 19, 2017.

Date of mailing is September 29, 2017.

  
\_\_\_\_\_  
S. PATRIZIO (CHAIR)

ABSENT  
\_\_\_\_\_  
J. ROBINSON

  
\_\_\_\_\_  
J. PAGE  
\_\_\_\_\_  
P. QUINN  
\_\_\_\_\_  
D. GEORGE  
\_\_\_\_\_  
D. KENNEDY  
\_\_\_\_\_  
D. REYNOLDS

I certify this to be a true copy of the Committee's decision given on September 28, 2017.

  
\_\_\_\_\_  
SEAN KENNEY - 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 **September 29, 2018**.

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



File: "A" 400/17  
WARD 7

Decision of the Mississauga Committee of Adjustment under  
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.  
Application SONIA & GIULIANO CHIACCHIA for the property located at 3500 PALGAVE  
ROAD.

Date of Hearing on Thursday  
September 21, 2017

### **APPLICATION DETAILS**

Sonia & Giuliano Chiacchia are the owners of 3500 Palgrave Road being Block 25, part of Melville Ave (Closed), zoned R3- Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a new dwelling on the subject property proposing:

1. a lot coverage of 39.40% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance; and,
2. a front yard of 5.94m (19.44ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (24.61ft.) in this instance.

Ms. S. Chiacchia, a co-owner of the subject property attended and presented the application to permit the construction of a new dwelling on the subject property. She indicated the dwelling was pushed forward to create a buffer in the rear.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 14, 2017)
- City of Mississauga, Transportation and Works Department (dated September 14, 2017)
- Region of Peel (dated September 15, 2017)
- Credit Valley | Toronto | Halton | Region Conservation (2017)
- The Ministry of Transportation (2017)
- Bell Canada, Right-of-Way (2017)

### **CORRESPONDENCE & DISCUSSION**

No Correspondence was received as a result of the public circulation of this application.

The Committee asked Ms.Chiacchia to confirm the accuracy of the subject application.



## MISSISSAUGA

File: "A" 400/17  
WARD 7

Ms. Chiacchia confirmed that the requested variances were accurate and that no additional variances were required. She requested the Committee to proceed with evaluating the merits of the application.

### DECISION

Committee has taken into consideration all relevant materials: including information provided by the applicant; plans submitted; staff and agency comments and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

MOVED BY: P. Quinn      SECONDED BY: D. Reynolds      CARRIED

The Decision of the Committee is: APPROVED

**APPLICATION APPROVED:**

1. a lot coverage of 39.40% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance; and,
2. a front yard of 5.94m (19.44ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (24.61ft.) in this instance.

<u>"S. PATRIZIO"</u> S. PATRIZIO – (CHAIR)		<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON (CHAIR)		<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE		<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn		

I certify this is copy of the decision of the Committee's decision given on September 28, 2017

"S. KENNEY"

For a signed copy of this document

SEAN KENNEY - SECRETARY-  
TREASURER

please call 905-615-3200 ext. 2408  
or email

[Committee.Adjustment@mississauga.ca](mailto:Committee.Adjustment@mississauga.ca)

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

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 **October 18, 2017**

**NOTES:**

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



Committee Decision dated at the City of Mississauga on September 28, 2017



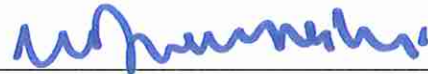
S. PATRIZIO – (CHAIR)



D. GEORGE

ABSENT

J. ROBINSON



D. KENNEDY



J. PAGE



D. REYNOLDS



P. QUINN

I certify the Committee Members who concurred with the decision signed this on  
September 28, 2017



SEAN KENNEY - SECRETARY-TREASURER



File: "A" 401/17  
WARD 7

Decision of the Mississauga Committee of Adjustment under  
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.  
Application 627092 ONTARIO INC for the property located at 3024 HURONTARIO ST.  
Date of Hearing on Thursday  
September 21, 2017

### **APPLICATION DETAILS**

627092 Ontario Inc. is the owner of 3024 Hurontario Street being Part of Lots 1- 4, 21-28, zoned C4-15 - Commercial. The applicant requests the Committee to authorize a minor variance to permit the establishment of a restaurant within the required separation distance to a residential zone; whereas By-law 0225-2007, as amended, requires a minimum separation distance of 60.00m (196.85ft.) from a restaurant to a residential zone in this instance

Mr. A. Orha, the authorized agent, attended and presented the application to permit the establishment of an Coffee shop on the subject property operating daily from 7am-7pm.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 14, 2017)

### **CORRESPONDENCE & DISCUSSION**

No Correspondence was received as a result of the public circulation of this application.

### **DECISION**

Committee has taken into all relevant materials: including information provided by the applicant; plans submitted; staff and agency comments and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.



File: "A" 401/17  
WARD 7

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

MOVED BY: J. Page                      SECONDED BY: P. Quinn                      CARRIED  
The Decision of the Committee is:

**APPLICATION APPROVED:**

to permit the establishment of a restaurant within the required separation distance to a residential zone; whereas By-law 0225-2007, as amended, requires a minimum separation distance of 60.00m (196.85ft.) from a restaurant to a residential zone in this instance

<u>"S. PATRIZIO"</u> S. PATRIZIO – (CHAIR)		<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON (CHAIR)		<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE		<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn		

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

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 **October 18, 2017**

**NOTES:**

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



File: "A" 401/17  
WARD 7

Committee Decision dated at the City of Mississauga on September 28, 2017



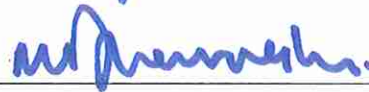
S. PATRIZIO – (CHAIR)



D. GEORGE

ABSENT

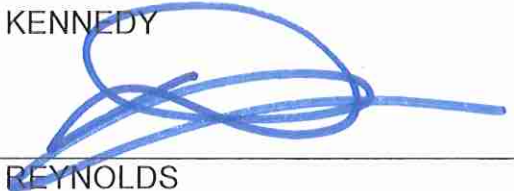
J. ROBINSON



D. KENNEDY



J. PAGE



D. REYNOLDS



P. QUINN

I certify the Committee Members who concurred with the decision signed this on  
September 28, 2017



SEAN KENNEY - SECRETARY-TREASURER





File: "A" 402/17  
WARD 1

Decision of the Mississauga Committee of Adjustment under  
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.  
Application CANADIAN TIRE PROPERTIES INC for the property located at 1156 DUNDAS  
STREET EAST  
Date of Hearing on Thursday  
September 21, 2017

### **APPLICATION DETAILS**

Canadian Tire Properties Inc. is the owner of 1156 Dundas Street East being Part of Lot 7, Concession 1, SDS, zoned C3-46 - Commercial. The applicant requests the Committee to authorize a minor variance to permit (as previously approved in A299/10) the operation of a hotdog vending stand on the subject property; whereas By-law 0225-2007, as amended, makes no provision for this use.

Mr. J. Butorac, the authorized agent attended and presented the subject application to permit the operation of a hot dog stand on the subject property.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 14, 2017)

### **CORRESPONDENCE & DISCUSSION**

No Correspondence was received as a result of the public circulation of this application.

### **DECISION**

Committee has taken into consideration all relevant materials: including information provided by the applicant; plans submitted; staff and agency comments and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

Accordingly, the Committee resolved to authorize and grant the request.

MOVED BY: D. George      SECONDED BY: D. Kennedy      CARRIED  
The Decision of the Committee was:

**APPLICATION APPROVED SUBJECT TO CONDITION(S):**

to permit (as previously approved in A299/10) the operation of a hotdog vending stand on the subject property; whereas By-law 0225-2007, as amended, makes no provision for this use.

**CONDITION(S):**

1. A license shall continue to be obtained from the Licensing Section of the Planning and Building Department, and;
2. The hot dog vending cart shall remain in the location as indicated on the site plan submitted with the application.

<u>"S. PATRIZIO"</u> S. PATRIZIO – (CHAIR)		<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON (CHAIR)		<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE		<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn		

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or email

[Committee.Adjustment@mississauga.ca](mailto:Committee.Adjustment@mississauga.ca)

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

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 **October 18, 2017**

**NOTES:**

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

Committee Decision dated at the City of Mississauga on September 28, 2017

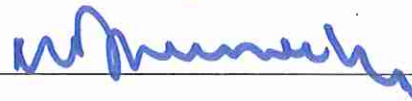


S. PATRIZIO – (CHAIR)



D. GEORGE

ABSENT



J. ROBINSON

D. KENNEDY



J. PAGE



D. REYNOLDS



P. QUINN

I certify the Committee Members who concurred with the decision signed this on  
September 28, 2017



SEAN KENNEY - SECRETARY-TREASURER





File: "A" 403/17  
WARD 2

Decision of the Mississauga Committee of Adjustment under  
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.  
Application 2486059 ONTARIO INC. for the property located at 1206 WILDFIELD  
CRESCENT Date of Hearing on Thursday  
September 21, 2017

### **APPLICATION DETAILS**

2486059 Ontario Inc. is the owner of 1206 Wildfield Crescent being Part of Block A, Lot 38, Registered Plan 623, zoned R2-4 - Residential. The applicant requests the Committee to authorize a minor variance to permit the existing driveway to remain on the subject property proposing a driveway width of 11.67m (38.2ft) within 6.72m (22.04ft.) of the dwelling and front garage face; whereas By-law 0225-2007, as amended permits a maximum driveway width of 10.5m (34.44ft.) within 6.00m (19.68ft.) of the front garage face.

Mr. M. Luchich, the authorized agent attended and presented the subject application to permit an enlarged driveway on the subject property. He indicated that the enlarged area functions as a connection from the front door to driveway.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 14, 2017)
- City of Mississauga, Transportation and Works Department (dated September 14, 2017)
- Region of Peel, Public Works (dated September 15, 2017)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondences were received from the resident of 1205 Wildfield Crescent, stating an interest in regards to the subject application

### **DECISION**

Committee has taken into consideration correspondence received from 1205 Wildfield Crescent. They have also consider all relevant materials: including information provided by the applicant; plans submitted; staff and agency comments and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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





File: "A" 403/17  
WARD 2

MOVED BY: J. Page      SECONDED BY: D, Reynolds      CARRIED  
The Decision of the Committee is:

**APPLICATION APPROVED:**

to permit the existing driveway to remain on the subject property proposing a driveway width of 11.67m (38.2ft) within 6.72m (22.04ft.) of the dwelling and front garage face; whereas By-law 0225-2007, as amended permits a maximum driveway width of 10.5m (34.44ft.) within 6.00m (19.68ft.) of the front garage face.

<u>"S. PATRIZIO"</u> S. PATRIZIO – (CHAIR)		<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON (CHAIR)		<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE		<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn		

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TREASURER

please call 905-615-3200 ext. 2408  
or email

[Committee.Adjustment@mississauga.ca](mailto:Committee.Adjustment@mississauga.ca)

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

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 **October 18, 2017**

**NOTES:**

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



File: "A" 403/17  
WARD 2

Committee Decision dated at the City of Mississauga on September 28, 2017

S. PATRIZIO – (CHAIR)

D. GEORGE

ABSENT

D. KENNEDY

J. ROBINSON

J. PAGE

D. REYNOLDS

P. QUINN

I certify the Committee Members who concurred with the decision signed this on  
September 28, 2017

SEAN KENNEY - SECRETARY-TREASURER



File: "A" 404/17  
WARD 5

Decision of the Mississauga Committee of Adjustment under  
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.  
Application SARABJIT SINGH for the property located at 2939 DREW ROAD  
Date of Hearing on Thursday  
September 21, 2017

### **APPLICATION DETAILS**

**Sarabjit Singh is the owner of 2939 Drew Road being part of Block 1, 2-6, zoned E2-69 and E2 - Employment. The applicant requests the Committee to authorize a minor variance to permit a reduction in the parking spaces provided on site proposing a total of 279 parking spaces for all uses on site; whereas By-law 0225-2007, as amended, requires a minimum of 313 parking spaces for all uses on site.**

Mr. H. Chiu, the authorized agent attended and presented the subject application to permit a banquet hall on the subject property including a hotel building. Mr. Chiu mentioned that the parking would be located at the rear, and the kitchen area would be used for cold storage. He indicated the parking ratio to be provided for the banquet hall and the hotel were different; however the uses in combination were noted as compatible in the *Zoning By-law* and *Official Plan*.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 14, 2017)
- Region of Peel (dated September 15, 2017)
- Toronto Region Conservation (September 21, 2017)

### **CORRESPONDENCE & DISCUSSION**

No Correspondence was received as a result of the public circulation of this application.

The Committee asked Mr. Chiu to confirm the accuracy of the subject application.

Chiu confirmed that the requested variances were accurate and that no additional variances were required. He requested the Committee to proceed with evaluating the merits of the application.

### **DECISION**

Committee has taken into consideration all relevant materials: including information provided by the applicant; plans submitted; staff and agency comments and find that the application is minor in nature, desirable for the appropriate development on the subject



File: "A" 404/17  
WARD 5

property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.



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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

permit a reduction in the parking spaces provided on site proposing a total of 279 parking spaces for all uses on site; whereas By-law 0225-2007, as amended, requires a minimum of 313 parking spaces for all uses on site.

<u>"S. PATRIZIO"</u> S. PATRIZIO – (CHAIR)		<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON (CHAIR)		<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE		<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn		

I certify this is copy of the decision of the Committee's decision given on September 28, 2017

"S. KENNEY"

For a signed copy of this document

SEAN KENNEY - SECRETARY-  
TREASURER

please call 905-615-3200 ext. 2408  
or email

[Committee.Adjustment@mississauga.ca](mailto:Committee.Adjustment@mississauga.ca)

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

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 **October 18, 2017**

**NOTES:**

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



File: "A" 404/17  
WARD 5

Committee Decision dated at the City of Mississauga on September 28, 2017

S. PATRIZIO – (CHAIR)

D. GEORGE

ABSENT

J. ROBINSON

D. KENNEDY

J. PAGE

D. REYNOLDS

P. QUINN

I certify the Committee Members who concurred with the decision signed this on  
September 28, 2017

SEAN KENNEY - SECRETARY-TREASURER



File: "A" 405/17  
WARD 1

Decision of the Mississauga Committee of Adjustment under  
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.  
Application CITY OF MISSISSAUGA for the property located at 91 PARK STREET EAST  
Date of Hearing on Thursday  
September 21, 2017

### **APPLICATION DETAILS**

City of Mississauga is the owner of 91 Park Street East being Lot 1, Registered Plan 300E, zoned D - Development. The applicant requests the Committee to authorize a minor variance to permit a temporary parking lot on the subject property proposing:

1. a temporary commuter parking lot; whereas By-law 0225-2007, as amended, only permits buildings or structures on lands zoned D-Development that legally existed on the date of the passing of the By-law;
2. a parking stall width of 2.5m (8.2ft.) for 79 parking spaces; whereas By-law 0225-2007, as amended, requires a minimum parking stall width of 2.6m (8.53ft.) in this instance;
3. a parking stall length of 4.96m (16.27ft.) for 25 parking spaces; whereas By-law 0225-2007, as amended, requires a minimum parking stall length of 5.2m (17.06ft.) in this instance; and,
4. a parking stall length of 4.50m (14.76ft.) for 29 parking spaces; whereas By-law 0225-2007, as amended, requires a minimum parking stall length of 5.2m (17.06ft.) in this instance.

Mr. A. Heath, the authorized agent attended and presented the application to permit the use of the subject property for temporary parking for Port Credit Go, as a result of the surface parking being inaccessible due to construction.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 20, 2017)
- City of Mississauga, Transportation and Works Department (dated September 14, 2017)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:



## MISSISSAUGA

File: "A" 405/17  
WARD 1

- Correspondence was received from the Town of Port Credit Association, expressing concerns with the subject application

The resident of 7 Elizabeth Street appeared before the Committee and expressed concerns with the subject application and the choice of the site for temporary parking.

Committee asked questions of the agent who appeared before the Committee.

Mr G. Kirton, a Planner from Planning & Building Department, indicated that the recommendation for signage for 29 of the temporary parking spaces was prompted by research.

### **DECISION**

Committee has taken into consideration correspondence received from the Town of Port Credit Association; and the resident of 7 Elizabeth Street who presented at the hearing. They have also consider all relevant materials: including information provided by the applicant; plans submitted; staff and agency comments and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.





## MISSISSAUGA

File: "A" 405/17  
WARD 1

Accordingly, the Committee resolved to authorize and grant the request.

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

### APPLICATION APPROVED SUBJECT TO CONDITION(S):

1. a temporary commuter parking lot; whereas By-law 0225-2007, as amended, only permits buildings or structures on lands zoned D-Development that legally existed on the date of the passing of the By-law;
2. a parking stall width of 2.5m (8.2ft.) for 79 parking spaces; whereas By-law 0225-2007, as amended, requires a minimum parking stall width of 2.6m (8.53ft.) in this instance;
3. a parking stall length of 4.96m (16.27ft.) for 25 parking spaces; whereas By-law 0225-2007, as amended, requires a minimum parking stall length of 5.2m (17.06ft.) in this instance; and,
4. a parking stall length of 4.50m (14.76ft.) for 29 parking spaces; whereas By-law 0225-2007, as amended, requires a minimum parking stall length of 5.2m (17.06ft.) in this instance.

### CONDITION(S):

1. Install signage indicating that the 29 stalls are for small cars only to the satisfaction of the Commissioner of Planning and Building parking stall length of 4.50m are for smaller vehicles.
2. The variance shall lapse based on terms of the agreement and or any terms between the proponent and City of Mississauga to the satisfaction of the City Solicitor.

<u>"S. PATRIZIO"</u> S. PATRIZIO – (CHAIR)		<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON (CHAIR)		<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE		<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn		

I certify this is copy of the decision of the Committee's decision given on September 28, 2017

"S. KENNEY"

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SEAN KENNEY - SECRETARY-  
TREASURER

please call 905-615-3200 ext. 2408  
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[Committee.Adjustment@mississauga.ca](mailto:Committee.Adjustment@mississauga.ca)

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

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 **October 18, 2017**

### NOTES:

Committee Decision dated at the City of Mississauga on September 28, 2017



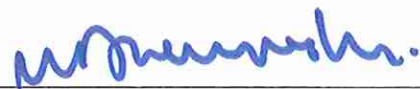
S. PATRIZIO – (CHAIR)



D. GEORGE

ABSENT

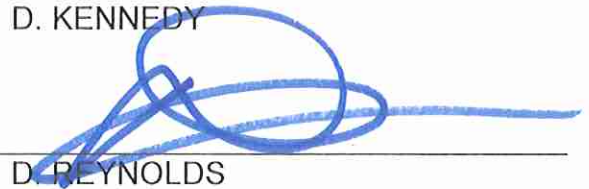
J. ROBINSON



D. KENNEDY



J. PAGE



D. REYNOLDS



P. QUINN

I certify the Committee Members who concurred with the decision signed this on  
September 28, 2017



SEAN KENNEY - SECRETARY-TREASURER



File: "A" 408/17  
WARD 1

Decision of the Mississauga Committee of Adjustment under  
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.  
Application ASHLEY SA for the property located at 1525 KENMUIR AVE  
Date of Hearing on Thursday  
September 21, 2017

### **APPLICATION DETAILS**

Ashley Sa is the owner of 1525 Kenmuir Avenue being Part of Lot 281, Registered Plan F20, zoned R3-1 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new dwelling on the subject property proposing:

1. a height of 7.05m (23.12ft.) measured to the eaves height; whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (20.99ft.) measured to the underside of the eaves, in this instance; and,
2. a height of 9.45m (31.00ft) measured to the highest ridge of the roof; whereas By-law 0225-2007, as amended, permits a maximum height of 9.00m (29.52ft.) measured to the highest ridge of the roof in this instance

Mr. E. Peres, the authorized agent attended and presented the application for the construction of a new dwelling with an excessive wall and building height. He mentioned that no further variances would be needed.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 14, 2017)
- City of Mississauga, Transportation and Works Department (dated September 14, 2017)
- Region of Peel, Public Works (dated September 15, 2017)

### **CORRESPONDENCE & DISCUSSION**

No Correspondence was received as a result of the public circulation of this application.

### **DECISION**

The applicant requested that the application be amended and Committee agreed to the request.



File: "A" 408/17  
WARD 1

Committee has taken into consideration all relevant materials: including information provided by the applicant; plans submitted; staff and agency comments and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.





File: "A" 408/17  
WARD 1

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

MOVED BY: J. Page                      SECONDED BY: P. Quinn                      CARRIED  
The Decision of the Committee was:

**APPLICATION APPROVED AS AMENDED:**

1. a height of 7.05m (23.12ft.) measured to the eaves height; whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (20.99ft.) measured to the underside of the eaves, in this instance; and,
2. a height of 9.46 m (31.04 ft.) measured to the highest ridge of the roof; whereas By-law 0225-2007, as amended, permits a maximum height of 9.00 m (29.52 ft.) measured to the highest ridge of the roof in this instance

<u>"S. PATRIZIO"</u> S. PATRIZIO – (CHAIR)		<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON (CHAIR)		<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE		<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn		

I certify this is copy of the decision of the Committee's decision given on September 28, 2017

"S. KENNEY"

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SEAN KENNEY - SECRETARY-  
TREASURER

please call 905-615-3200 ext. 2408  
or email

[Committee.Adjustment@mississauga.ca](mailto:Committee.Adjustment@mississauga.ca)

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

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 **October 18, 2017**

**NOTES:**

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

Committee Decision dated at the City of Mississauga on September 28, 2017



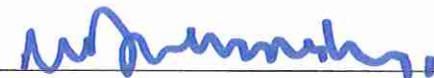
S. PATRIZIO – (CHAIR)



D. GEORGE

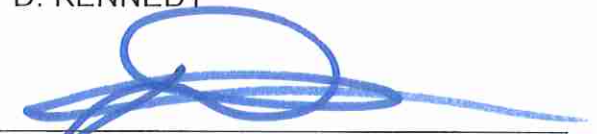
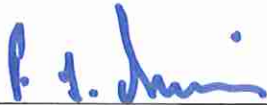
ABSENT

J. ROBINSON



D. KENNEDY

J. PAGE



D. REYNOLDS

P. QUINN

I certify the Committee Members who concurred with the decision signed this on  
September 28, 2017



SEAN KENNEY - SECRETARY-TREASURER

## 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

DIXIE AIRPORT CENTRE LTD.

on Thursday September 21, 2017

Dixie Airport Centre Ltd. is the owner of 1515 Britannia Road East being part of Lots 1-14 & 16-19, Concession 4, EHS, 43R23281, zoned E2 - Employment. The applicant requests the Committee to authorize a minor variance to permit outdoor storage on the subject property proposing:

1. outdoor storage in the exterior side yard, and front yard; whereas By-law 0225-2007, as amended, does not permit outdoor storage within an exterior side yard or front yard in this instance;
2. outdoor storage that will be located closer to the street; whereas By-law 0225-2007, as amended, states outdoor storage shall not be located within the front yard or exterior side yard in this instance;
3. no fence having a height of 0.00m; whereas By-law 0225-2007, as amended, requires a minimum height of 2.40m (7.87ft.) for the fence in this instance; and,
4. a total of 200 parking spaces for all uses on site; whereas By-law 0225-2007, as amended, requires a total of 215 parking spaces for all uses on site in this instance.

On June 15, 2017, Mr. B. Kashin, the authorized agent, attended and requested a deferral of the application. Mr. Kashin indicated that additional zoning information was required to accurately reflect the intended relief required to the Zoning By-law and to provide a parking utilization study.

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

City of Mississauga, Planning and Building Department (June 9, 2017)

### "Recommendation

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

### Background

#### Mississauga Official Plan

Character Area: Northeast Employment Area  
Designation: Business Employment

#### Zoning By-law 0225-2007

Zoning: E2 (Employment)

#### Other Applications:

Certificate of Occupancy: Required

#### Comments



### Zoning

We note that a certificate of occupancy application and a site plan approval application are required. In the absence of one of these permit applications we are unable to confirm the accuracy of the requested variances or determine whether additional variances may be required.

### Planning

The subject site is located in the Northeast Employment area, near the intersection of Britannia Road East and Dixie Road. The subject lot frontage is Britannia Road, but the exterior side along Dixie Road acts as the effective front. The subject site is a multi-tenant commercial and industrial building with a variety of tenants.

The application requests minor variances to permit outdoor storage of vehicles in parking spaces in the exterior side yard along Dixie Road, and at the side of the building.

The application indicates the "automobiles are not driveable and are purchased from Impact Auto Auctions as insurance write-offs." The vehicles are consolidated and shipped overseas.

The E2 zone has specific provisions for outdoor storage. Part of the intent of the provisions is to conceal any outdoor storage, and to locate outdoor storage in an inconspicuous location. The provisions further require all outdoor storage to be fully fenced. The outdoor storage proposed is partially located along Dixie Road in front of the building, and does not propose any fencing.

The proposed outdoor storage is located in 50 parking spaces. The application requests a reduction of 215 required parking spaces to 200 parking spaces on site. However, if the proposed outdoor storage is located in the 50 parking spaces as indicated in the application, only 150 parking spaces are available. Outdoor storage is not to be located within required parking spaces.

In our opinion, the requested variances contravene the intent of the Zoning By-law.

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

City of Mississauga, Transportation and Works Department (June 8, 2017)

"From our recent site inspection and enclosed photos it is clearly evident that this property is being significantly over utilized by the derelict and stored vehicles and bears a resemblance to a wrecking yard. Information submitted with the application indicates that this business has been operating in this fashion for over 16 years at this location and currently there is not enough space to store all the vehicles waiting to be sorted and put into containers to be shipped overseas. Should Committee see merit in this request we would recommend that some changes/alterations be made in order that the appearance of this property be enhanced."

City of Mississauga, Transportation and Works Department, Compliance and Licensing (2017)

"On August 06, 2016, (M.L.E.O.) Officer performed an inspection of a property at 1515 Britannia Road East. Observed numerous collision damaged vehicles parked on the property. Spoke to Business Owner in unit# 1-6, and requested him to remove all the unlicensed, inoperative vehicles from the property. He stated, "he was planning to re-zone the property".

On March 08, 2017, (M.L.E.O.) Officer telephoned the Agent, information revealed they were applying for a Committee of Adjustment for outdoor storage of vehicles.





## MISSISSAUGA

File: "A" 247/17  
WARD 5

On March 22, 2017, and April 28, 2017, (M.L.E.O.) Officer attended the property, and observed approximately 74 collision damaged vehicles parked on the property both days.

On May 02, 2017, (M.L.E.O.) Officer telephoned Agent again, requesting the unlicensed, collision damaged vehicles be removed from the property. Officer mailed out a Property Standards Order with a compliance date of May 23, 2017.

Officer continued to communicate with the Agent trying to get cooperation. Officer met with him on May 17, 2017, in By-Law Office to discuss the issues. Information revealed Committee of Adjustment Hearing was scheduled on June 15, 2017.

Compliance and Licensing bring this information to Committee's attention for their consideration."

A memorandum was received from Ward Councillor Parrish expressing objections to the subject application.

No other persons expressed any interest in the application.

The Committee consented to the request and deferred the application to the September 21, 2017 hearing.

On September 21, 2017, a representative of the property owner attended and presented the application to continue the operation of the services on the subject property. He requested to get temporary approval for 2 years, to find a suitable location to relocate the business.

Mr. S. Mohammed, the property owner, attended and explained why the variances were being sought. He mentioned the business has operated on the subject property for over 15 years.

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

City of Mississauga, Planning and Building Department (September 14, 2017)

### **"Recommendation**

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

### **Background**

#### **Mississauga Official Plan**

Character Area: Northeast Employment Area

Designation: Business Employment

#### **Zoning By-law 0225-2007**

Zoning: E2 (Employment)

#### **Other Applications:**

Certificate of Occupancy: Required

### **Comments**

#### **Zoning**

We note that a certificate of occupancy application and a site plan approval application are required. In the absence of one of these permit applications we are unable to confirm the accuracy of the requested variances or determine whether additional variances may be required.

#### **Planning**



## MISSISSAUGA

File: "A" 247/17  
WARD 5

The application was deferred on June 15, 2017. No new submissions have been received. Our previous comments still apply.

The subject site is located in the Northeast Employment area, near the intersection of Britannia Road East and Dixie Road. The subject lot frontage is Britannia Road, but the exterior side along Dixie Road acts as the effective front. The subject site is a multi-tenant commercial and industrial building with a variety of tenants.

The application requests minor variances to permit outdoor storage of vehicles in parking spaces in the exterior side yard along Dixie Road, and at the side of the building.

The application indicates the "automobiles are not driveable and are purchased from Impact Auto Auctions as insurance write-offs." The vehicles are consolidated and shipped overseas.

The E2 zone has specific provisions for outdoor storage. Part of the intent of the provisions is to conceal any outdoor storage, and to locate outdoor storage in an inconspicuous location. The provisions further require all outdoor storage to be fully fenced. The outdoor storage proposed is partially located along Dixie Road in front of the building, and does not propose any fencing.

The proposed outdoor storage is located in 50 parking spaces. The application requests a reduction of 215 required parking spaces to 200 parking spaces on site. However, if the proposed outdoor storage is located in the 50 parking spaces as indicated in the application, only 150 parking spaces are available. Outdoor storage is not to be located within required parking spaces.

In our opinion, the requested variances contravene the intent of the Zoning By-law.

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

A letter was received from Mr. A. Walker, a Planning Consultant for 1331897 Ontario Ltd, the residents of 1565 Britannia Road East, stating an objection to the subject application.

A letter was received from Ms. N. Bunyard, a resident of 1525 Britannia Road East, stating an objection to the subject application.

Representatives of 1545-1565 & 1525 Britannia Road attended and expressed concerns with the subject application.

The Committee expressed concerns with the subject application, and stated that it was not desirable for the subject property and the inconveniencing to neighbouring properties.

No other persons expressed any interest in the application.

The Committee after considering the submissions put forward by the representative, having reviewed the plans and comments received, is not satisfied that the request is desirable for the appropriate use of the subject property.

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

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

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

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

APPLICATION REFUSED

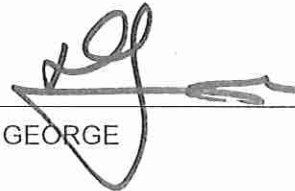
Dated at the City of Mississauga on September 28, 2017.

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 OCTOBER 18, 2017.

Date of mailing is September 29, 2017.



S. PATRIZIO (CHAIR)



D. GEORGE

ABSENT

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 September 28, 2017.



SEAN KENNEY - 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.