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<th>Location of Land</th>
<th>Ward</th>
<th>Decision</th>
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<tr>
<td>A-414/17</td>
<td>BADER MUNIR AHMED / ROOBINA BADER AHMED</td>
<td>3158 TACC DR</td>
<td>10</td>
<td>Nov. 30</td>
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<tr>
<td>A-415/17</td>
<td>KENNETH &amp; CHARMAINE KUMAR</td>
<td>1060 INDIAN RD</td>
<td>2</td>
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<tr>
<td>A-416/17</td>
<td>GARETH KNOCHER</td>
<td>1034 MEREDITH AVE</td>
<td>1</td>
<td>January 18</td>
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<td>A-417/17</td>
<td>DANIELLE WALLACE/ ANTHONY SMITH</td>
<td>113 MINEOLA RD W</td>
<td>1</td>
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<td>A-418/17</td>
<td>MALKIT PATARA</td>
<td>1173 STRATHY AVE</td>
<td>1</td>
<td>January 18</td>
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<tr>
<td>A-419/17</td>
<td>SAHIN SAKMAK</td>
<td>465 HILLBURY DR</td>
<td>4</td>
<td>Nov 16</td>
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<td>A-420/17</td>
<td>SHAILTEL INTERNATIONAL INC.</td>
<td>298 DERRY RD W</td>
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**NEW APPLICATIONS - (MINOR VARIANCE)**

**DEFERRED APPLICATIONS - (MINOR VARIANCE)**

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<tr>
<td>A-332/17</td>
<td>JULIE CHALONER</td>
<td>2821 HOLLINGTON CRES</td>
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<tr>
<td>A-333/17</td>
<td>TETIANA DEMKOWICZ</td>
<td>1641 WAVELL CRES</td>
<td>3</td>
<td>Oct. 26</td>
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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 KENNETH & CHARMAINE KUMAR for the property located at
1060 INDIAN RD.
Date of Hearing on Thursday
September 28, 2017

APPLICATION DETAILS

Kenneth & Charmaine Kumar are the owners of 1060 Indian Road being Part Lot 23,
Concession 2, , SDS, which is zoned R2-5 (Residential). The applicants request the
Committee to authorize to permit the construction of a minor variance for a second
storey addition on the existing dwelling on the subject property proposing:

1. A dwelling depth of 29.53m for the existing first floor (approx. 96.88ft); whereas
by-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m
(approx. 65.62ft) in this instance.
2. A dwelling depth of 22.15m for the second floor (approx. 73.10ft); whereas by-law
0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx.
65.62ft) in this instance.

Mr. S. Buckle, the authorized agent, attended and presented the application to permit a
second storey addition onto the existing dwelling. He mentioned discussions were held with
city staff and the conservation authority in regards to the proposed development.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 21, 2017)
- City of Mississauga, Transportation and Works Department (dated September 21,
  2017)
- Region of Peel (dated September 25, 2017)
- Credit Valley Conservation (September 25, 2017)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents(s) of 1102 Indian Road, in support
  of the subject application.

The resident(s) of 1054 Indian Road appeared before the Committee in support of the
subject application, she expressed concerns in regards to proper policing of abandon
properties.
DECISION

Committee has taken into consideration correspondence received from 1102 Indian Road area residence; and the resident 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.
Accordingly, the Committee resolves to authorize and grant the request.

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

The Decision of the Committee is:

APPLICATION APPROVED:

1. a dwelling depth of 29.53m for the existing first floor (approx. 96.88ft); whereas by-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

2. a dwelling depth of 22.15m for the second floor (approx. 73.10ft); whereas by-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

"S. PATRIZIO"  "D. GEORGE"
S. PATRIZIO – (CHAIR) D. GEORGE (CHAIR)

"J. ROBINSON"  "D. KENNEDY"
J. ROBINSON (CHAIR) D. KENNEDY

"J. PAGE"  "D. REYNOLDS"
J. PAGE D. REYNOLDS

"P. QUINN"
P. Quinn

I certify this is copy of the decision of the Committee’s decision given on October 5, 2017

"S. KENNEY"  For a signed copy of this document

SEAN KENNEY - SECRETARY-  please call 905-615-3200 ext. 2408
TREASURER or email 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 25, 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.
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 DANIELLE WALLACE & ANTHONY SMITH for the property located at 113 MINEOLA RD W.
Date of Hearing on Thursday September 28, 2017

APPLICATION DETAILS

Danielle Wallace & Anthony Smith are the owners of 113 Mineola Road West being Lot 78 Registered Plan L78, which is zoned R2-1 (Residential). The applicants request the Committee to authorize a minor variance for a driveway on the subject property, proposing a driveway width of 7.20m (approx. 24.00 ft); whereas by-law 0225-2007, as in permits a maximum driveway width 6.00m (approx. 20.00 ft) in this instance.

Ms. D. Wallace, a co-owner of the subject property attended and presented the application to permit the extension of the driveway on the subject property in order to efficiently park 2 cars.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 21, 2017)
- City of Mississauga, Transportation and Works Department (dated September 21, 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 resolves to authorize and grant the request.

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

The Decision of the Committee is:

APPLICATION APPROVED:

The applicants request the Committee to authorize a minor variance for a driveway on the subject property, proposing a driveway width of 7.20m (approx. 24.00ft); whereas by-law 0225-2007, as in permits a maximum driveway width 6.00m (approx. 20.00ft) in this instance.

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I certify this is copy of the decision of the Committee’s decision given on October 5, 2017

For a signed copy of this document please call 905-615-3200 ext. 2408 or email 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 25, 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.
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 SHAILTEL INTERNATIONAL INC for the property located at 298 DERRY RD W.
Date of Hearing on Thursday September 28, 2017

APPLICATION DETAILS

Shailtel International Inc. is the owner of 298 Derry Road West being Lot 10, Concession 1, WHS, which is zoned E2-123 and G2-1 (Employment & Greenlands). The applicant requests the Committee to authorize a minor variance to permit the construction of a restaurant and associated site facilities such as a patio, etc. on the subject property proposing:

1. a parallel loading space with an adjacent 0.0 (approx. 0.00ft) aisle; whereas By-law 0225-2007, as amended does not permit parallel loading space and requires a 7.0m aisle (approx. 23.00ft) in this instance.
2. a GFA of 616.9m2 (approx. 6641.00sq.ft); whereas By-law 0225-2007, as amended instead of permits a maximum GFA 474.00m² (approx. 5102.30sq.ft) in this instance.
3. 252 parking spaces; By-law 0225-2007, as amended requires minimum of 257 parking spaces in this instance.
4. a patio & trellis to extend/encroach beyond the buildable area; whereas By-law 0225-2007, as amended does not permit a patio & trellis to extend/encroach beyond the buildable in this instance.

Mr. D. Barnard, the authorized agent, attended and presented the application to permit the construction of a restaurant and on site facilities. He presented a parking study to justify providing 5 less parking spaces than the By-law requires.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 22 2017)
- City of Mississauga, Transportation and Works Department (dated September 21, 2017)
- Region of Peel, Public Works (dated September 25, 2017)
- Credit Valley Conservation (September 14, 2017)
CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from Mr. W. Friedman on behalf of the tenants of 320 Derry Road, stating an objection to the subject application. Regards for the grounds of objection were taken into consideration in this decision.

DECISION

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

Committee has taken into consideration correspondence received from Friedman Law Professional Corporation. 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.

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

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED:

1. a parallel loading space with an adjacent 0.0 (approx. 0.00ft) aisle; whereas By-law 0225-2007, as amended does not permit parallel loading space and requires a 7.0m aisle (approx. 23.00ft) in this instance.
2. a GFA of 616.9m² (approx. 6641.00sq.ft); whereas By-law 0225-2007, as amended instead of permits a maximum GFA 474.00m² (approx. 5102.30sq.ft) in this instance.
3. 252 parking spaces; By-law 0225-2007, as amended requires minimum of 257 parking spaces in this instance.
4. a patio & trellis to extend/encroach beyond the buildable area; whereas By-law 0225-2007, as amended does not permit a patio & trellis to extend/encroach beyond the buildable in this instance.

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I certify this is copy of the decision of the Committee’s decision given on October 5, 2017

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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 25, 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.
COMMITEE 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

JULIE CHALONER

on Thursday September 28, 2017

Julie Chaloner is the owner of 2821 Hollington Crescent being part of Lot 57, Registered Plan 015 E and zoned RM1 - Residential. The applicant requests the Committee to authorize a minor variance to permit the 2 existing accessory structures to remain on the subject property proposing:

1. two accessory structures on the subject property; whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure on the subject property in this instance;
2. a floor area of 12.84m² (138.20sq.ft.) for the accessory structure (shed); whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00m² (107.63sq.ft.) for the accessory structure (shed) in this instance;
3. a floor area of 17.00m² (182.98sq.ft.) for the accessory structure (covered walkway); whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00m² (107.63sq.ft.) for the accessory structure in this instance;
4. a side yard of 0.00m (0.00ft); whereas By-law 0225-2007, as amended requires a minimum side yard of 0.81m (2.00ft.) in this instance.

Mr. T. Jackson, the authorized agent, attended and presented the application to permit the existing accessory structure to remain on the subject property. Mr. Jackson indicated the shed was used for equipment and storage purposes.

Mr. Chaloner, the husband of the property owner attended and mentioned the shed was constructed to shelter his equipment and store his waste management bins.

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

City of Mississauga, Planning and Building Department (August 3, 2017)

"Recommendation"

The Planning and Building Department has no objection to variance #2; however, we recommend that variances #1, #3, #4 be refused.

Background

Mississauga Official Plan

Character Area: Sheridan Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM1 (Residential)
Other Applications:

Building Permit File: 16-2359

Comments

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

3. a floor area of 17.01 m² (183.09 sq. ft.) for the interior side yard accessory structure; whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.0 m² (107.63 sq. ft.) for an accessory structure in this instance;

4. a side yard of 0.00 m (0.00 ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.80 m (5.91 ft.) in this instance;

Planning
The applicant is requesting a minor variance to allow the existing accessory structures to remain on the subject property. The accessory shed in the rear yard near the back corner of the lot exceeds the permitted Gross Floor Area (GFA) by a relatively small amount that should not have any negative impacts on any neighbours and is in scale with the lot and the dwelling.

However, the accessory structure in the side yard cannot be supported by staff. It is inappropriate to have a 0.00 m (0.00 ft.) setback to the neighbouring property along the length of the structure. The setback for an accessory structure in the interior side yard is required to maintain the setback of the required interior side yard for the zone in which it is located, in order to maintain the appropriate separation distance from the neighbouring property.

Based on the preceding information, the Planning and Building Department has no objection to variance #2; however, we recommend that variances #1, #3, #4 be refused.

City of Mississauga, Transportation and Works Department (August 3, 2017)

"Please find enclosed pictures depicting the subject accessory structures."

The Committee expressed concerns with the size and location of the shed as well as its proximity to the lot line.

No other persons expressed any interest in the application.

Mr. Jackson requested to defer the application to deal with Committee's concerns.

The Committee consented to the request and deferred the application to the September 28, 2017 Hearing.

On September 28, Mr. T. Jackson the authorized agent, attended and presented the revised application to permit the existing accessory structures to remain on the subject property. He advised committee the lean to shed, would be shifted from the property line to allow a passage way to the back yard as per the direction of Staff.

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

City of Mississauga, Planning and Building Department (September 21, 2017)

"Recommendation
The Planning and Building Department has no objection to the requested variances; however, the applicant may wish to defer the application to submit updated plans through the Building Permit process to ensure that all variances have been accurately identified."
Background

Mississauga Official Plan
Character Area: Sheridan Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM1 (Residential)

Other Applications:
Building Permit File: 16-2359

Comments

Zoning
The Planning and Building Department is currently processing a Building Permit application; however, no new submissions have been made since the changes to the Committee of Adjustment application and as a result we are unable to verify the accuracy of the requested variances based on the review of the Building Permit application.

Planning
This application was previously before the Committee on August 10, 2017 where staff had concerns with the 0.00 m (0.00 ft.) setback to the neighbouring property line for the accessory structure at the side of the dwelling. At that time the applicant chose to defer the application to alter their plans to address the concerns of staff and the Committee. The applicant is now proposing to provide some separation distance from the neighbouring property, alleviating the concerns of staff. As a result of the modification to this accessory structure staff now has no objection to all requested variances. The structure does not impose on the neighbouring property anymore, the Gross Floor Area (GFA) is not significantly beyond what the Zoning By-law permits, and the height of the structure is below what is permitted. Staff are of the opinion that the general intent of the Zoning By-law is maintained.

Based on the preceding information, the Planning and Building Department has no objection to the requested variances; however, the applicant may wish to defer the application to submit updated plans through the Building Permit process to ensure that all variances have been accurately identified."

City of Mississauga, Transportation and Works Department (September 21, 2017)

"Enclosed please find photos of the subject structures."

No other persons expressed any interest in the application.

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

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

The Committee is of the opinion that the requested variance is minor in nature in this instance.
Accordingly, the Committee resolves to authorize and grant the request as presented.

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

APPLICATION APPROVED

Dated at the City of Mississauga on October 5, 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 25, 2017.

Date of mailing is October 6, 2017.

S. PATRIZIO

J. ROBINSON (CHAIR)

J. PAGE

P. QUINN

I certify this to be a true copy of the Committee's decision given on October 5, 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.