COMMITTEE OF ADJUSTMENT RESULTS

MISSISSAUGA

Location: COUNCIL CHAMBER
Hearing: NOVEMBER 23, 2017 AT 1:30 P.M.

File	Name of Applicant	Location of Land	Ward	Decision

| AA = Approved as Amended | ACP= Condition Plan | AC= Approved on Condition | AT = Approved Temporarily | D = Deferred |

NEW APPLICATIONS - (MINOR VARIANCE)

A-485/17	JOEL J. G. LUIS	3127 INNISDALE RD	9	Approved
A-486/17	PARI OZA/ RAVINDRA DAVE	1509 STAVEBANK RD	1	Approved
A-487/17	ANDREW PEPPIN	109 INDIAN VALLEY TR	1	Approved (AA)
A-488/17	N. TURK INVESTMENTS LTD.	1625 TRINITY DR	5	Approved
A-489/17	SAMER AYOUB	5473 BIMINI CRT	11	February 8th 2018 (D)
A-490/17	JAMAL DYRAWAN, M. AMJAD ALADEL & MHD-HASSAN DIRAWAN	1489 GREGWOOD RD	2	February 8th 2018 (D)
A-491/17	TERESA PIZZI	822 SILVERTHORN MILL AVE	11	February 8th 2018 (D)
A-499/17	HARJAP MANN	1160 BIRCHVIEW DR.	2	Approved

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-459/17	A.A.A. 5033 MAINGATE DRIVE INC.	5033 MAINGATE DR	5	Approved (AT,AC)

MISSISSAUGA

File: "A" 485/17
WARD 9

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 by **JOEL J. G. LUIS** for the property located at **3127 INNISDALE ROAD**.
Date of Hearing on Thursday November 23, 2017

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit the construction of a covered porch on the subject property proposing a lot coverage of 41.70% (185.88m^2/approx 2,000.79sq.ft.) of the lot area whereas By-law 0225-2007, as amended, permits a maximum coverage of 40.00% (178.50m^2/approx 1,921.35sq.ft.) of the lot coverage in this instance.

Mr. J. Luis, the property owner, attended and presented the application to permit a covered porch on the subject property. He mentioned the proposed porch being covered resulted in an overage in lot coverage. Mr. Luis suggested no further variances were being requested for setbacks to the porch.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 17, 2017)
- City of Mississauga, Transportation and Works Department (dated November 16, 2017)

CORRESPONDENCE & DISCUSSION

No resident comments were received as a result of the public circulation of this application.

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

DECISION

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and 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. Reynolds SECONDED BY: P. Quinn CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

The applicant requests the Committee to authorize a minor variance to permit the construction of a covered porch on the subject property proposing a lot coverage of 41.70% (185.88m^2) of the lot area whereas By-law 0225-2007, as amended, permits a maximum coverage of 40.00% (178.50m^2) of the lot coverage in this instance.

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

I certify this is copy of the decision of the Committee's decision given on November 30, 2017

"S. KENNEY"

SEAN KENNEY - SECRETARY-TREASURER

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 December 20, 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.

MISSISSAUGA

File: "A" 486/17
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 by **PARI OZA/ RAVINDRA DAVE** for the property located at **1509 STAVEBANK ROAD**.
Date of Hearing on Thursday November 23, 2017

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit the construction of a second storey on the subject property proposing a combined width of side yards of 21.60% of the lot frontage (6.21m/approx 20.37ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27.00% of the lot frontage (7.76m/approx 25.46ft) in this instance.

Ms. P. Oza, a co-owner of the subject property, attended and presented the application to permit a second storey addition onto the existing dwelling to accommodate family needs. She mentioned the building footprint would remain unchanged.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 17, 2017)
- City of Mississauga, Transportation and Works Department (dated November 16, 2017)
- Region of Peel (dated November 16, 2017)

CORRESPONDENCE & DISCUSSION

No resident comments were received as a result of the public circulation of this application.

Committee asked questions of the co-owner who appeared before the Committee.

DECISION

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and 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: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

The applicant requests the Committee to authorize a minor variance to permit the construction of a second storey on the subject property proposing a combined width of side yards of 21.60% of the lot frontage (6.21m) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27.00% of the lot frontage (7.76m) in this instance.

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

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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.

MISSISSAUGA

File: "A" 487/17
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 by **ANDREW PEPPIN** for the property located at **109 INDIAN VALLEY TRAIL**.
Date of Hearing on Thursday November 23, 2017

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit alterations to the driveway proposing:

1. a driveway width of 13.9m (approx 45.6ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.5m (approx 27.9ft) in this instance; and
2. a walkway attachment of 6.4m (approx 21.0ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.5m (approx 4.9ft) in this instance.

Mr. A. Peppin, the property owner, attended and presented the application to permit the existing flagstone patio walkway flushed with the driveway to remain on the property.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 17, 2017)
- City of Mississauga, Transportation and Works Department (dated November 16, 2017)
- Region of Peel (dated November 16, 2017)

CORRESPONDENCE & DISCUSSION

No resident comments were received as a result of the public circulation of this application.

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

DECISION

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

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and 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: S. Patrizio CARRIED

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED:

The applicant requests the Committee to authorize a minor variance to permit alterations to the driveway proposing a driveway width of 13.9m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.5m in this instance.

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

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NOTES:

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MISSISSAUGA

File: "A" 488/17
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 by **N. TURK INVESTMENTS LTD.**
for the property located at **1625 TRINITY DRIVE**
Date of Hearing on Thursday November 23, 2017

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit the operation of a motor repair facility - restricted within unit 4 of the subject building proposing a total of 107 parking spaces for all uses on site, whereas By-law 0225-2007, as amended, requires a minimum of 149 parking spaces in this instance.

Mr. W. Oughtred, the authorized agent, attended and presented the application to provide reduced parking on the subject property. He indicated the application for a Zoning Certificate for Unit 4 prompted the parking variance.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 17, 2017)

CORRESPONDENCE & DISCUSSION

No resident comments were received as a result of the public circulation of this application.

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

DECISION

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and 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: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

The applicant requests the Committee to authorize a minor variance to permit the operation of a motor repair facility - restricted within unit 4 of the subject building proposing a total of 107 parking spaces for all uses on site, whereas By-law 0225-2007, as amended, requires a minimum of 149 parking spaces in this instance.

"S. PATRIZIO" S. PATRIZIO		"D. GEORGE" D. GEORGE
"J. ROBINSON" J. ROBINSON (CHAIR)		"D. KENNEDY" D. KENNEDY
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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.

MISSISSAUGA

File: "A" 499/17
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 by **HARJAP MANN** for the property located at **1160 BIRCHVIEW DRIVE**.
Date of Hearing on Thursday November 23, 2017

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit the construction of a two storey dwelling on the subject property proposing:

1. a southerly side yard of 1.77m (5.80ft.) measured to the first and second storey; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.8m (5.90ft.) to the first storey and 2.41m (7.90ft.) to the second storey, in this instance; and,
2. a combined width of side yards of 3.96m (12.99ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 4.94m (16.20ft.) in this instance.

Mr. G. Guiducci, the authorized agent, attended and presented the application to permit reduced side yards on the subject property. He mentioned the property previously got approved for a reduced side yard on one side; however both side yard deficiencies were not captured.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 17, 2017)
- City of Mississauga, Transportation and Works Department (dated November 16, 2017)
- Region of Peel (dated November 16, 2017)

CORRESPONDENCE & DISCUSSION

No resident comments were received as a result of the public circulation of this application.

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

DECISION

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and 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:

The applicant requests the Committee to authorize a minor variance to permit the construction of a two storey dwelling on the subject property proposing:

1. a southerly side yard of 1.77m measured to the first and second storey; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.8m (5.90ft.) to the first storey and 2.41m to the second storey, in this instance; and,
2. a combined width of side yards of 3.96m; whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 4.94m in this instance.

"S. PATRIZIO" S. PATRIZIO		"D. GEORGE" D. GEORGE
"J. ROBINSON" J. ROBINSON (CHAIR)		"D. KENNEDY" D. KENNEDY
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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.

MISSISSAUGA

File: "A" 459/17
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 by **A.A.A. 5033 MAINGATE DRIVE INC.**
for the property located at **5033 MAINGATE DRIVE**.
Date of Hearing on Thursday November 23, 2017

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit a Waste Processing Station and Waste Transfer Station at this location, whereas zoning By-law 225/07, does not permit this use in this instance.

Mr. O. De Guerre, the authorized agent, attended and presented the application to permit the operation of a waste processing station on the subject property.

BACKGROUND

On October 26, Mr. O. De Guerre, the authorized agent, attended and presented the application to permit a waste processing and transferring station on the subject property. He indicated that an ECA (Environmental Compliance Approval) would not be required as the materials processed fit under the legislative definition of a recycling facility/plant.

Committee inquired about the outdoor storage, as a previous condition of approval was no outdoor storage. The agent confirmed presently there is no outdoor storage on the subject property

Ms. J. Lavitour, the owner of the business, attended and indicated that the Ministry of Environment exempts recycling facilities/plants from being a waste transfer station.

Mr. D. Martin, the Supervisor of Transportation Engineering, clarified that recycling or garbage processing is grouped as waste processing under the Mississauga Zoning-by law.

Mr. De Guerre requested to defer the application, after seeing staff comments and concerns.

The Committee consented to the request and deferred the application to the November 23rd hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated October 20, 2017)
- City of Mississauga, Transportation and Works Department (dated October 19, 2017)
- No resident comments were received as a result of the public circulation of this application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 17, 2017)
- City of Mississauga, Transportation and Works Department (dated November 16, 2017)

CORRESPONDENCE & DISCUSSION

No resident comments were received as a result of the public circulation of this application.

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

Ms. J. Lavitour indicated that 5 days is the maximum amount of time materials are stored outside.

DECISION

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and 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. Reynolds SECONDED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION(S) FOR A TEMPORARY PERIOD OF 5 YEARS approval will lapse on December, 20, 2022:

The applicant requests the Committee to authorize a minor variance to permit a Waste Processing Station and Waste Transfer Station at this location; whereas By-law 0225-2007, does not permit this use in this instance.

CONDITION(S):

1. There shall be no outdoor storage on the subject property.

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