COMMITTEE OF ADJUSTMENT RESULTS

MISSISSAUGA

Location: COUNCIL CHAMBER
Hearing: APRIL 26, 2018 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 | AIP=Approved in Part

NEW APPLICATIONS - (CONSENT)

B-020/18	THE ERIN MILLS DEVELOPMENT CORPORATION	0 EGLINTON AVE W	8	Approved (AC)
B-021/18 B-022/18	THE ERIN MILLS DEVELOPMENT CORPORATION	0 PLATINUM DR	8	Approved (AC)

NEW APPLICATIONS - (MINOR VARIANCE)

A-167/18	SOKOL GASHAJ, LEONARD PEPAJ	3632 GOLDEN ORCHARD DR	3	D (June 21)
A-168/18	RASHID SAIDUR, MARUFA AHMED	7269 HARWICK DR	5	D (July 19)
A-169/18	SHAFIE KARAMAT & BIBI ZALEENA RASHEED	3336 TWILIGHT RD	5	D (June 14)
A-170/18	MIEKE GILBERT & GEOFF CULLEN	4025 MARIGOLD CRES	8	Approved (AA)
A-171/18	RAJESH JAIN	778 CRAWFORD MILL AVE	11	Approved (AA, AC)
A-172/18	MARY J. KREINER & HEIDI KREINER-LEY	2057 ROYAL WINDSOR DR	2	D (June 7)
A-173/18	ORLANDO CORPORATION	333 MATHESON BLVD W	5	Approved (AA)

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-002/18	HASSAN & UMER IQBAL	1137 BANCROFT DR	11	D (July 12)
A-004/18	MARY CANADE	2015 SPRINGBANK RD	8	D (June 7)
A-070/18	1900939 ONTARIO INC.	7580 BATH RD	5	Approved
A-094/18	TERRY & ANGELA HORCHOVER	2574 LIRUMA RD	2	Approved (ACP, AA)

MISSISSAUGA

File: "B" 20/18
WARD 8

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application by **THE ERIN MILLS DEVELOPMENT CORPORATION** for the property located at
0 EGLINTON AVENUE WEST.
Date of Hearing on Thursday April 26, 2018
Date Decision Signed by the Committee May 3, 2018

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the purposes of a lot addition and to create an easement. The parcel has a width of approximately 275.61m (approx. 904.23ft) and a depth of approximately 16.4m (approx. 53.81ft). The new parcel will be added to the property immediately to the south known as 0 Platinum Drive.

J. Thibault, agent, attended and presented evidence in support of the application. She requested to withdraw the request to extend the easement as it is a municipal easement and not a private easement.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 19, 2018)
- City of Mississauga, Transportation and Works Department (dated April 25, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated April 23, 2018)
- Region of Peel (dated April 24, 2018)
- Bell Canada, Right-of-Way (dated April 9, 2018)

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 be for the Committee.

The Applicant agreed with the conditions requested by city and agency staff.

DECISION

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

The Committee, having considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, 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 conditions of Appendix A 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 April 25, 2018.

Additional requirements for lot additions:

I. Subsection 50(3) and/or 50(5) of the Planning Act, shall apply to any subsequent conveyance or transaction and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.

II. The severed lot shall be merged into common ownership with the property municipally known as 0 Platinum Drive. If required the applicant may have to submit a letter from a lawyer describing how the two properties will be merged,

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 ON CONDITIONS AS STATED APPEDIX A AND THOSE LISTED BELOW:

The applicant requests the approval of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel has a width of approximately 275.61m and a depth of approximately 16.4m. The new parcel will be added to the property immediately to the south known as 0 Platinum Drive.

AND IS SUBJECT THE FOLLOWING:

a. Subsection 50(3) and/or 50(5) of the Planning Act, shall apply to any subsequent conveyance or transaction that is subject to this consent and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.
b. The severed portion shall merge into common ownership with the lands municipally know as 0 Platinum Drive, Mississauga, Ontario. If required the applicant may have to submit a letter form a lawyer describing how the two properties will be merged,

Committee Decision dated at the City of Mississauga on **May 3, 2018**.

"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 May 3, 2018.

"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

A copy of Section 53 of the Planning Act, as amended, is attached. Date of Mailing: May 7, 2018.

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 **May 27, 2018.**

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 May 7, 2019.

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

Appendix A – Conditions of Provisional Consent
Appendix B – City and Agency comments that relate to items on Appendix A

Appendix A – Conditions of Provisional Consent

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 April 25, 2018.

Additional requirements for lot additions:

I. Subsection 50(3) and/or 50(5) of the Planning Act, shall apply to any subsequent conveyance or transaction and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.

II. The severed lot shall be merged into common ownership with the property municipally known as 0 Platinum Drive. If required the applicant may have to submit a letter from a lawyer describing how the two properties will be merged,

MISSISSAUGA

TO: S .Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: April 25, 2018

RE: **Applicant: The Erin Mills Development Corporation**
Date of Hearing: April 26, 2018
Our File: 'B' 20-22/18, Ward 8

This department has no objections to the creation of new lots, establishment of any required easements and the proposed lot additions to the existing blocks. We note that the subject lands are all blocks located within Registered Plan 43M-1977 and through the subdivision process, any Transportation and Works Department requirements pertaining to grading and drainage, servicing and access, etc. were addressed. We note that the proposed extension of the existing easement is into the retained lands of File 'B' 20/18. The existing easement is a municipal easement in favour of both the City of Mississauga and the Region of Peel. In this regard, the request for a private easement should be **withdrawn** as part of this application as the Committee has no authority to grant a municipal easement.

In view of the above, we have no objection to the applicant's requests and are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Satisfactory Arrangements for the Extension/Establishment of a New Municipal Easement

   The applicant shall make satisfactory arrangements with the City's Legal Services Section for the extension or establishment of a new easement.

2. Draft Reference Plan

   The applicant is to provide a draft reference plan for our review/approval which would clearly show the location and width of the proposed municipal servicing easement.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or john.salvino@mississauga.ca.

D. Martin
Supervisor, Development Engineering South
905-615-3200 ext. 5833

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application by **THE ERIN MILLS DEVELOPMENT CORPORATION** for the property located at
0 PLATINUM DRIVE.
Date of Hearing on Thursday April 26, 2018
Date Decision Signed by the Committee May 3, 2018

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 76.5m (approx. 251.0ft) and an area of approximately 8,100m^2 (approx. 87,188sq.ft).

J. Thibault, agent, attended and presented evidence in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 19, 2018)
- City of Mississauga, Transportation and Works Department (dated April 25, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated April 23, 2018)
- Region of Peel (dated April 24, 2018)
- Bell Canada, Right-of-Way (dated April 9, 2018)

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 be for the Committee.

The Applicant agreed with the conditions requested by city and agency staff.

DECISION

The Committee, having considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, 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 conditions of Appendix A 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 April 25, 2018.

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 23, 2018.

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 ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 76.5m and an area of approximately 8,100m^2.

Committee Decision dated at the City of Mississauga on **May 3, 2018.**

"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 May 3, 2018.

"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 53 of the Planning Act, as amended, is attached.

Date of Mailing May 7, 2018.

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 **May 27, 2018.**

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 May 7, 2019.

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

Appendix A – Conditions of Provisional Consent
Appendix B – City and Agency comments that relate to items on Appendix A

Appendix A – Conditions of Provisional Consent

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.

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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 April 25, 2018.

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 23, 2018.

MISSISSAUGA

Appendix B – City and Agency comments that relate to items on Appendix A

TO: S .Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: April 25, 2018

RE: **Applicant: The Erin Mills Development Corporation**
Date of Hearing: April 26, 2018
Our File: 'B' 20-22/18, Ward 8

This department has no objections to the creation of new lots, establishment of any required easements and the proposed lot additions to the existing blocks. We note that the subject lands are all blocks located within Registered Plan 43M-1977 and through the subdivision process, any Transportation and Works Department requirements pertaining to grading and drainage, servicing and access, etc. were addressed. We note that the proposed extension of the existing easement is into the retained lands of File 'B' 20/18. The existing easement is a municipal easement in favour of both the City of Mississauga and the Region of Peel. In this regard, the request for a private easement should be **withdrawn** as part of this application as the Committee has no authority to grant a municipal easement.

In view of the above, we have no objection to the applicant's requests and are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Satisfactory Arrangements for the Extension/Establishment of a New Municipal Easement

   The applicant shall make satisfactory arrangements with the City's Legal Services Section for the extension or establishment of a new easement.

2. Draft Reference Plan

   The applicant is to provide a draft reference plan for our review/approval which would clearly show the location and width of the proposed municipal servicing easement.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or john.salvino@mississauga.ca.

D. Martin
Supervisor, Development Engineering South
905-615-3200 ext. 5833

MISSISSAUGA

Appendix B – City and Agency comments that relate to items on Appendix A

DATE: APRIL 23, 2018

FILE: "B" 21/18

SUBJECT: CONSENT APPLICATION
0 PLATINUM DRIVE
THE ERIN MILLS DEVELOPMENT CORPORATION
WARD 8
APRIL 26, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

The Park Planning Section of the Community Services Department has reviewed the above noted consent application and advises as follows:

Should the application be approved, Community Services wishes to impose the following condition:

1. The applicant shall provide a cash contribution of $3,750.74 for the planting of seven (7) street trees on Platinum Drive. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment of street tree cash contributions can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order.

Should further information be required, please contact Lucas Petricca, Planning Assistant, Community Services Department at 905-615-3200 ext. 4388.

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application by **THE ERIN MILLS DEVELOPMENT CORPORATION** for the property located at
0 PLATINUM DRIVE.
Date of Hearing on Thursday April 26, 2018
Date Decision Signed by the Committee May 3, 2018

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 75.44m (approx. 247.51ft) and an area of approximately 8,100m^2 (approx. 87,188sq.ft).

J. Thibault, agent, attended and presented evidence in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 19, 2018)
- City of Mississauga, Transportation and Works Department (dated April 25, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated April 23, 2018)
- Region of Peel (dated April 24, 2018)
- Bell Canada, Right-of-Way (dated April 9, 2018)

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 be for the Committee.

The Applicant agreed with the conditions requested by city and agency staff.

DECISION

The Committee, having considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, 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 conditions of Appendix A 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 April 25, 2018.

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 23, 2018.

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 ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 75.44m and an area of approximately 8,100m^2.

Committee Decision dated at the City of Mississauga on **May 3, 2018.**

"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 May 3, 2018.

"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 53 of the Planning Act, as amended, is attached.

Date of Mailing May 7, 2018.

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 **May 27, 2018.**

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 May 7, 2019.

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

Appendix A – Conditions of Provisional Consent
Appendix B – City and Agency comments that relate to items on Appendix A

Appendix A – Conditions of Provisional Consent

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 April 25, 2018.

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 23, 2018.

MISSISSAUGA

Appendix B – City and Agency comments that relate to items on Appendix A

TO: S .Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: April 25, 2018

RE: **Applicant: The Erin Mills Development Corporation**
Date of Hearing: April 26, 2018
Our File: 'B' 20-22/18, Ward 8

This department has no objections to the creation of new lots, establishment of any required easements and the proposed lot additions to the existing blocks. We note that the subject lands are all blocks located within Registered Plan 43M-1977 and through the subdivision process, any Transportation and Works Department requirements pertaining to grading and drainage, servicing and access, etc. were addressed. We note that the proposed extension of the existing easement is into the retained lands of File 'B' 20/18. The existing easement is a municipal easement in favour of both the City of Mississauga and the Region of Peel. In this regard, the request for a private easement should be **withdrawn** as part of this application as the Committee has no authority to grant a municipal easement.

In view of the above, we have no objection to the applicant's requests and are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Satisfactory Arrangements for the Extension/Establishment of a New Municipal Easement

   The applicant shall make satisfactory arrangements with the City's Legal Services Section for the extension or establishment of a new easement.

2. Draft Reference Plan

   The applicant is to provide a draft reference plan for our review/approval which would clearly show the location and width of the proposed municipal servicing easement.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or john.salvino@mississauga.ca.

D. Martin
Supervisor, Development Engineering South
905-615-3200 ext. 5833

Appendix B – City and Agency comments that relate to items on Appendix A

DATE: APRIL 23, 2018

FILE: "B" 22/18

SUBJECT: CONSENT APPLICATION
0 PLATINUM DRIVE
THE ERIN MILLS DEVELOPMENT CORPORATION
WARD 8
APRIL 26, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

The Park Planning Section of the Community Services Department has reviewed the above noted consent application and advises as follows:

Should the application be approved, Community Services wishes to impose the following condition:

1. The applicant shall provide a cash contribution of $3,750.74 for the planting of seven (7) street trees on Platinum Drive. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment of street tree cash contributions can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order.

Should further information be required, please contact Lucas Petricca, Planning Assistant, Community Services Department at 905-615-3200 ext. 4388.

MISSISSAUGA

File: "A" 170/18
WARD 8

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 **MIEKE GILBERT & GEOFF CULLEN** for the property located at
4025 MARIGOLD CRESCENT.
Date of Hearing on Thursday April 26, 2018
Date Decision Signed by the Committee May 3, 2018

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow additions onto the existing house proposing an exterior side yard of 3.66m (approx. 12.01ft) where a minimum exterior side yard of 6.00m (approx. 19.68ft) is required in the Zoning By-law.

D. Venturuzzo, agent, attended and presented evidence in support of the application. He indicated he was confident he had correctly identified all required variances.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 19, 2018)
- City of Mississauga, Transportation and Works Department (dated April 19, 2018)
- Region of Peel (dated April 24, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- The agent submitted a petition of support signed by 3 neighbours.

Committee asked questions of the agent 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 correspondence 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. Reynolds CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow additions onto the existing house proposing an exterior side yard of 3.66m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m in this instance.

Committee Decision dated at the City of Mississauga on May 3, 2018.

"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 May 3, 2018.

"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 **May 23, 2018**.

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" 171/18
WARD 11

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 **RAJESH JAIN** for the property located at **778 CRAWFORD MILL AVENUE**.
Date of Hearing on Thursday April 26, 2018
Date Decision Signed by the Committee May 3, 2018

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a deck on the property proposing:

1. **A lot coverage of 48.44% of the lot area where a maximum lot coverage of 40.00% of the lot area is allowed in the Zoning By-law;**
2. **A rear yard measured to a deck of 4.913m (approx. 16.12ft) where a minimum rear yard measured to a deck of 7.50m (approx. 24.60ft) is required under the Zoning By-law; and**
3. **A rear yard measured to a shed of 0.61m (approx. 2.00ft) where a minimum rear yard measured to a shed of 1.20m (approx. 3.93ft) is required under the Zoning By-law.**

M. Zaman, agent, attended and presented evidence in support of the application. He indicated that the shed was existing when the property was purchased.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 20, 2018)
- City of Mississauga, Transportation and Works Department (dated April 19, 2018)
- Region of Peel (dated April 24, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the following residents who objected to the application: 851 Golden Farmer Way, 853 Golden Farmer Way, 857 Golden Farmer Way, and 859 Golden Farmer Way.

Committee asked questions of the agent who appeared before the Committee. Committee expressed concerns regarding privacy and asked staff about the variances required for this type of deck.

DECISION

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

Committee has taken into consideration correspondence received from 4 area residents and 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 resolve 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 SUBJECT TO CONDITION(S):

To allow the construction of a deck on the property proposing:

1. A lot coverage of 48.44% of the lot area whereas By-law 0225-2007, as amended permits a maximum lot coverage of 40% in this instance; and
2. A rear yard of 4.91 m whereas By-law 0225-2007, as amended requires a minimum rear setback of 7.5 m in this instance.

CONDITION(S):

1. A privacy screening fence shall be installed along the south-easterly length of the deck.

Committee Decision dated at the City of Mississauga on May 3, 2018.

"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 May 3, 2018.

"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 **May 23, 2018**.

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 by **ORLANDO CORPORATION** for the property located at
333 MATHESON BOULEVARD WEST.
Date of Hearing on Thursday April 26, 2018
Date Decision Signed by the Committee May 3, 2018

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the existing building to remain proposing an exterior side yard of 6.60m (approx. 21.65ft) where a minimum exterior side yard of 7.50m (approx. 24.60ft) is required in the Zoning By-law.

L. Malito, agent, attended and presented evidence in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 20, 2018)
- City of Mississauga, Transportation and Works Department (dated April 19, 2018)
- Region of Peel (dated April 24, 2018)

CORRESPONDENCE & DISCUSSION

No public 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

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: D. George SECONDED BY: S. Patrizio CARRIED

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED:

To allow the existing building to remain proposing an exterior side yard of 6.60m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 7.50m in this instance.

Committee Decision dated at the City of Mississauga on May 3, 2018.

"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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"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 **May 23, 2018**.

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" 70/18
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 **1900939 ONTARIO INC.** for the property located at **7580 BATH ROAD.**
Date of Hearing on Thursday April 26, 2018
Date Decision Signed by the Committee May 3, 2018

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 an addition to the existing building on the subject property proposing a side yard of 1.2m (approx. 3.9ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 5.6m (approx. 18.4ft) in this instance.

F. Martinello, agent, attended and presented evidence in support of the application. He indicated that he had worked with staff to address their concerns since the previous hearing.

BACKGROUND

On February 22, 2018, F. Martinello, agent, attended and presented the application to permit reduced parking, a reduced access aisle on the property and tandem parking in a non-residential zone. He suggested the hydro easement compromised the buildable area of site. He indicated the easement was lifted on the south portion of site to allow for the addition.

D. Martin, Supervisor of Development Engineering from the Transportation and Works Department, attended and discussed the history of the lands including going through part lot control for the establishment of easements. He noted variances were requested as a result of the reconfiguration of property lines, triggering reduced setbacks.

F. Martinello requested to defer the application to properly establish an easement with adjacent property owner and to potentially redesign aspects of the proposal.

The Committee consented to the request and deferred the application to the April 26th, 2018 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated February 15, 2018)
- City of Mississauga, Transportation and Works Department (dated February 15, 2018)
- Region of Peel (dated February 15, 2018)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 20, 2018)
- City of Mississauga, Transportation and Works Department (dated April 19, 2018)
- Region of Peel (dated April 24, 2018)

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: D. George SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To permit the construction of an addition to the existing building on the subject property proposing a side yard of 1.2m whereas By-law 0225-2007, as amended, requires a minimum side yard of 5.6m in this instance.

Committee Decision dated at the City of Mississauga on May 3, 2018.

"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 May 3, 2018.

"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 **May 23, 2018**.

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 by **TERRY & ANGELA HORCHOVER**
for the property located at **2574 LIRUMA ROAD**.
Date of Hearing on Thursday April 26, 2018
Date Decision Signed by the Committee May 3, 2018

No Member declared a pecuniary interest for this application.

APPLICATION DETAILS

The applicants request the Committee to authorize a minor variance to permit the construction of a new dwelling proposing:

1. **A garage area of 76.92m^2 (approx. 827.96sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00m^2 (approx. 807.29sq.ft) in this instance; and**
2. **A combined width of access points for a circular driveway of 13.63m (approx. 44.72ft) whereas By-law 0225-2007, as amended, permits a maximum combined width of access points for a circular driveway of 8.50m (approx. 27.88ft) in this instance.**

T. Kerr, agent, attended and presented evidence in support of the application.

BACKGROUND

On March 8, 2018, T. Kerr, agent, attended and presented evidence in support of the application. After reviewing the staff comments on file he requested to defer the file in order to confirm the required variances.

The Committee consented to the request and defer the application to the April 26th hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated March 2, 2018)
- City of Mississauga, Transportation and Works Department (dated March 1, 2018)
- Region of Peel (dated March 7, 2018)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 19, 2018)
- City of Mississauga, Transportation and Works Department (dated April 19, 2018)
- Region of Peel (dated April 19, 2018)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the agent 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 resolve to authorize and grant the request.

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

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

To permit the construction of a new dwelling proposing:

1. A driveway width of 11.47 m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50 m in this instance;
2. A garage area of 82.42 m^2 whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00 m^2 in this instance; and
3. A lot coverage of 27.3% (545.11 m^2) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% (498.74 m^2) in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.

Committee Decision dated at the City of Mississauga on May 3, 2018.

"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 May 3, 2018.

"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 May 23, 2018.

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.