

**COMMITTEE OF ADJUSTMENT
RESULTS**



Location: COUNCIL CHAMBER
Hearing: JUNE 14, 2018 AT 4:00 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 - (MINOR VARIANCE)				
A-248/18	THE ELIA CORPORATION - C/O CROFTON MOORE	4557 HURONTARIO ST	4	Approved
A-249/18	TOMASZ KLAPSA & DOMENICA GAWEL	562 LYND AVE	1	Approved
A-250/18	2052716 ONTARIO INC.	2601 MATHESON BLVD E	5	D (Jul 19)
A-251/18	CARLOS & ROSA DA SILVA	1467 TROTWOOD AVE	1	Approved (AA)
A-252/18	AMACON DEVELOPMENT (CITY CENTRE) CORP	4055 PARKSIDE VILLAGE DR	4	Approved
A-253/18	MICHAEL & TRACEY HENRY	2353 GLENGARRY RD	7	Approved (AA, ACP)
A-254/18	JOHN NOONAN	3618 STRATTON WOODS GATE	8	Approved (AA)
A-255/18	MORGUARD INVESTMENTS LIMITED	725 VILLAGE GREEN BLVD	1	Approved (AT)
A-256/18	CARLYLE COMMUNITIES (CRESTVIEW) INC.	1640 CRESTVIEW AVE	1	Approved

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 **THE ELIA CORPORATION** for the property located at **4557 HURONTARIO STREET.**
Date of Hearing on Thursday June 14, 2018
Date Decision Signed by the Committee June 21, 2018

The hearing commenced at approximately 4:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:04p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the continued operation of a restaurant within Unit B-8 of the subject property proposing a restaurant use within 60.00m (approx. 196.85ft) of a residential zone whereas By-law 0225-2007, as amended, requires a minimum separation distance of 60.00m (approx. 196.85ft) for a restaurant use to a residential zone in this instance;

D. Brown, agent, attended and presented evidence in support of the application. He requested the Committee not impose a time restriction on the application given the history and the context of the property.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 8, 2018)
- City of Mississauga, Transportation and Works Department (dated June 7, 2018)
- Region of Peel (dated June 12, 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: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the continued operation of a restaurant within Unit B-8 of the subject property proposing a restaurant use within 60.00m of a residential zone whereas By-law 0225-2007, as amended, requires a minimum separation distance of 60.00m for a restaurant use to a residential zone in this instance;

Committee Decision dated at the City of Mississauga on June 21, 2018.

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

I certify this is copy of the decision of the Committee's decision given on June 21, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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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 Local Planning Appeal Tribunal 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 **July 11, 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 **TOMASZ KLAPSA & DOMENICA GAWEL** for the property located at
562 LYND AVENUE.

Date of Hearing on Thursday June 14, 2018
Date Decision Signed by the Committee June 21, 2018

The hearing commenced at approximately 4:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:06p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a new house on the subject property proposing a gross floor area - infill residential of 366.08m² (approx. 3,940.58sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 343.03m² (approx. 3,692.47sq.ft) in this instance.

J. Wallace, agent, attended and presented evidence in support of the application. He explained how the proposal had changed since it was previously before the Committee.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 8, 2018)
- City of Mississauga, Transportation and Works Department (dated June 7, 2018)
- Region of Peel (dated June 12, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the resident of 1446 Radcliffe Boulevard stating an objection to the subject application.

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

DECISION

Committee has taken into consideration correspondence received from 1 area resident 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 resolves to authorize and grant the request.

MOVED BY: J. Page SECONDED BY: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a new house on the subject property proposing a gross floor area - infill residential of 366.08m² whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 343.03m² in this instance.

Committee Decision dated at the City of Mississauga on June 21, 2018.

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

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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 **CARLOS & ROSA DA SILVA** for the property located at **1467 TROTWOOD AVENUE**.
Date of Hearing on Thursday June 14, 2018
Date Decision Signed by the Committee June 21, 2018

The hearing commenced at approximately 4:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:10p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to permit the construction of a new house on the subject property proposing:

1. A gross floor area - infill residential of 350.3m² (approx. 3,770.7sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 349.4m² (approx. 3,761.0sq.ft) in this instance;
2. A height of 9.0m (approx. 29.5ft) whereas By-law 0225-2007, as amended, permits a maximum height of 7.5m (approx. 24.6ft) in this instance;
3. A height measured to the underside of the eaves of 6.6m (approx. 21.7ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.4m (approx. 21.0ft) in this instance;
4. A combined width of side yards of 3.93m (approx. 12.89ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 5.37m (approx. 17.62ft) in this instance; and
5. A northerly side yard measured to a second storey of 1.83m (approx. 6.00ft) whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to a second storey of 2.41m (approx. 7.91ft) in this instance.

M. Vieira, 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 June 8, 2018)
- City of Mississauga, Transportation and Works Department (dated June 7, 2018)
- Region of Peel (dated June 12, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the following residents who objected to the subject application: 1463 Trotwood Avenue, 1473 Trotwood Avenue, and 1401 Carmen Drive.

The resident of 1463 Trotwood Avenue appeared before the Committee and objected to the application, concerned about tree removal and potential flooding.

Committee asked questions of the agent who appeared before the Committee regarding the percentage of flat roof and the increased side yard on one side of the proposal. Mr. J. Page, Committee Member, indicated he would prefer the house to be shifted to increase the side yard on the deficient side.

DECISION

The applicant consented to the amendment suggested by the Committee as well as those requested by the Planning and Building Department and requested that the application be amended. The Committee consented to the request.

Committee has taken into consideration correspondence received from 3 area residents and 1 resident who presented at the hearing. They have also considered 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: D. Reynolds CARRIED

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED:

To permit the construction of a new house on the subject property proposing:

1. A gross floor area - infill residential of 350.3m² whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 349.4m² in this instance;
2. A height of 9.00m to the proposed flat roof whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m for a flat roof in this instance;
3. A height measured to the underside of the eaves of 6.6m whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.4m in this instance;
4. A combined width of side yards of 19.70% (3.93m) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27.00% (5.37m) in this instance; and
5. A northerly side yard measured to a second storey of 1.95m whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to a second storey of 2.41m in this instance.

Committee Decision dated at the City of Mississauga on June 21, 2018.

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

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SEAN KENNEY - SECRETARY-
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This decision is subject to appeal to the Local Planning Appeal Tribunal 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 **July 11, 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 **AMACON DEVELOPMENT (CITY CENTRE) CORP**
for the property located at **4055 PARKSIDE VILLAGE DRIVE.**
Date of Hearing on Thursday June 14, 2018
Date Decision Signed by the Committee June 21, 2018

The hearing commenced at approximately 4:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:28p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of residential condominiums on the subject property proposing a 0.00m (approx. 0.00ft) setback from the exterior face of a podium of buildings or structures, or parts thereof above the podium structure whereas By-law 0225-2007, as amended, requires a minimum setback of 3.00m (approx. 9.84ft) from the exterior face of a podium of buildings or structures, or parts thereof above the podium structures.

S. Rosenthal, 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 June 8, 2018)
- City of Mississauga, Transportation and Works Department (dated June 7, 2018)
- Region of Peel (dated June 12, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the property owners of 2706-4099 Brickstone Mews and 3305-4099 Brickstone Mews stating an objection to the subject application.

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

DECISION

Committee has taken into consideration correspondence received from 2 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 resolves to authorize and grant the request.

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of residential condominiums on the subject property proposing a 0.00m setback from the exterior face of a podium of buildings or structures, or parts thereof above the podium structure whereas By-law 0225-2007, as amended, requires a minimum setback of 3.00m from the exterior face of a podium of buildings or structures, or parts thereof above the podium structures.

Committee Decision dated at the City of Mississauga on June 21, 2018.

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

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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 **MICHAEL & TRACEY HENRY** for the property located at **2353 GLENGARRY ROAD**.
Date of Hearing on Thursday June 14, 2018
Date Decision Signed by the Committee June 21, 2018

The hearing commenced at approximately 4:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:34p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the existing landscaping on the property to remain proposing:

1. A driveway width of 6.57m (approx. 21.56ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance;
2. A hammerhead length of 4.94m (approx. 16.21ft) whereas By-law 0225-2007, as amended, permits a maximum hammerhead length of 3.00m (approx. 9.84ft) in this instance; and
3. A walkway attachment of 1.65m (approx. 5.41ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance.

M. Henry, co-owner of the property, 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 June 8, 2018)
- City of Mississauga, Transportation and Works Department (dated June 7, 2018)
- Region of Peel (dated June 12, 2018)

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

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: S. Patrizio SECONDED BY: J. Page CARRIED

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

To allow the existing landscaping on the property to remain proposing:

1. A driveway width of 11.11m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance; and
2. A walkway attachment of 1.65m whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m 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 June 21, 2018.

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

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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 **JOHN NOONAN** for the property located at **3618 STRATTON WOODS GATE**.
Date of Hearing on Thursday June 14, 2018
Date Decision Signed by the Committee June 21, 2018

The hearing commenced at approximately 4:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:37p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of an inground pool and storage shed on the property proposing:

1. A rear yard measured to a shed of 1.23m (approx. 4.04ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a shed of 21.00m (approx. 68.90ft) in this instance; and
2. A rear yard measured to an inground pool of 11.42m (approx. 37.47ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to an inground pool of 21.00m (approx. 68.90ft) in this instance.

J. Noonan, the property owner, 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 June 12, 2018)
- City of Mississauga, Transportation and Works Department (dated June 7, 2018)
- Region of Peel (dated June 12, 2018)

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: P. Quinn SECONDED BY: D. George CARRIED

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED:

To permit the tree preservation area identified on Schedule R3-9 to be used for an accessory structure and pool whereas By-law 0225-2009, as amended, states that the tree preservation area shall only be used for conservation purposes and no buildings or structures, no swimming pools or any like recreational facilities, except for fences along the lot line shall be permitted.

Committee Decision dated at the City of Mississauga on June 21, 2018.

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

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 **MORGUARD INVESTMENTS LIMITED** for the property located at
725 VILLAGE GREEN BOULEVARD.

Date of Hearing on Thursday June 14, 2018
Date Decision Signed by the Committee June 21, 2018

The hearing commenced at approximately 4:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:40p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a temporary sales pavilion that is located off-site from the subject development site whereas By-law 0225-2007, as amended, requires a temporary sales pavilion to be located on-site in this instance.

E. Warankie, 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 June 12, 2018)
- City of Mississauga, Transportation and Works Department (dated June 7, 2018)
- Region of Peel (dated June 12, 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 resolved to authorize and grant the request.

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

The Decision of the Committee was:

APPLICATION APPROVED FOR A TEMPORARY PERIOD OF 2 YEARS (approval will lapse on July 31, 2020):

To allow a temporary sales pavilion that is located off-site from the subject development site whereas By-law 0225-2007, as amended, requires a temporary sales pavilion to be located on-site in this instance.

Committee Decision dated at the City of Mississauga on June 21, 2018.

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

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SEAN KENNEY - SECRETARY-
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Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **CARLYLE COMMUNITIES (CRESTVIEW) INC** for the property located at
1640 CRESTVIEW AVENUE.

Date of Hearing on Thursday June 14, 2018
Date Decision Signed by the Committee June 21, 2018

The hearing commenced at approximately 4:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:43p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit the creation of a common element condominium corner lot having a lot frontage of 8.25m (approx. 27.07ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 8.30m (approx. 27.23ft) in this instance.

J. Levac, 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 June 8, 2018)
- City of Mississauga, Transportation and Works Department (dated June 7, 2018)
- Region of Peel (dated June 12, 2018)
- The Ministry of Transportation (dated June 14, 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: S. Patrizio SECONDED BY: D. Reynolds CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To permit the creation of a common element condominium corner lot having a lot frontage of 8.25m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 8.30m in this instance.

Committee Decision dated at the City of Mississauga on June 21, 2018.

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

I certify this is copy of the decision of the Committee's decision given on June 21, 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 Local Planning Appeal Tribunal 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 **July 11, 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.