

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER
Hearing: JULY 19, 2018 AT 1:30 P.M.

File	Name of Applicant	Location of Land	Ward	Decision
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| AA = Approved as Amended | ACP= Condition Plan | AC= Approved on Condition | AT = Approved Temporarily | D = Deferred | AIP=Approved in Part

NEW APPLICATIONS - (CONSENT)

B-033/17 A-202/17 B-047/18 A-288/18 A-289/18	ROLAND & SYLVIA SMITAS, SIMONE BRADLEY	990-994 LAKESHORE RD W	2	Deferred (Oct 18)
B-046/18	2169460 ONTARIO LIMITED	5758 DIXIE RD	5	Approved (AC)
B-048/18	2145 NORTH SHERIDAN HOSPITALITY INC	2125 NORTH SHERIDAN WAY	2	Approved (AC)

NEW APPLICATIONS - (MINOR VARIANCE)

A-279/18	AGOSTINO & MARIA CALABRO	3994 BRANDON GATE DR	5	Approved
A-280/18	UI HAN SUNG	605 VANESSA CRES	2	Approved (AA)
A-281/18	NAMPOWER INC	3119 CHURCHILL AVE	5	Deferred (Sept 27)
A-282/18	SATWINDER BAINS	7153 LANCASTER AVE	5	Deferred (Sept 27)
A-283/18	DANYAN CHEN	1341 EVERALL RD	2	Deferred (Sept 20)
A-285/18	RAYNETTE LAM WATT	944 MISSISSAUGA HEIGHTS DR	7	Approved
A-286/18	JOHN & KARLA KAUL	2476 ST.WYNTEN'S CRT	8	Approved
A-287/18	YOUSSEF HARB	2180 PORTWAY AVE	8	Approved
A-290/18	2379604 ONTARIO LTD	229 QUEEN ST S	11	Deferred (Sept 6)
A-291/18	1441757 ONTARIO LTD	488 EGLINTON AVE W	4	Approved
A-292/18	MH MATHESON GP INC	2095-2105 MATHESON BLVD E	5	Approved
A-293/18	2406138 ONTARIO INC	85 DERRY RD E	5	Approved
A-294/18	GERYN INVESTMENTS LTD	117 QUEEN ST S	11	Approved



MISSISSAUGA

File: "B" 46/18
WARD 5

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 **2169460 ONTARIO LIMITED**
for the property located at **5758 DIXIE ROAD.**

Date of Hearing on Thursday July 19, 2018

Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 1:34p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:42p.m.

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 86.11m (approx. 282.51ft) and an area of approximately 8,094.00m² (approx. 87,125.94sq.ft).

Mr. B. Oughtred, agent, attended and presented the application to convey a parcel of land for the creation of a new lot.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 13, 2018)
- City of Mississauga, Transportation and Works Department (dated July 12, 2018)
- Region of Peel (dated July 17, 2018)

CORRESPONDENCE & DISCUSSION

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

The Secretary – Treasurer noted the comments received from:

Mr. S. Carrick, Region of Peel, Manager of Transportation spoke clarifying the comments submitted from the Region of Peel.

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

The agent asked Committee to amend the conditions requested by city and agency staff as follows:

Removal of conditions set forth in the comments made by Transportation and Works, and Region of Peel staff.

DECISION

Committee has taken into consideration all correspondence received and staff who presented at the hearing.

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 conditions 1 and 2 (omitting condition 3) addressed in their comments dated July 12, 2018.
5. A letter shall be received from the Region of Peel, Environment, Transportation and Planning Services, indicating that satisfactory arrangements have been made with respect to conditions 1 and 3 (omitting condition 2) addressed in their comments dated July 17, 2018.

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

MOVED BY: S. Patrizio SECONDED BY: P. Quinn 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 86.11m (approx. 282.51ft) and an area of approximately 8,094.00m² (approx. 87,125.94sq.ft).

Committee Decision dated at the City of Mississauga on July 26, 2018 :

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

I certify this is copy of the decision of the Committee's decision given on July 26, 2018

For a signed copy of this document

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

A copy of Section 53 of the Planning Act, as amended, is attached.

please call 905-615-3200 ext. 2408
or email
Committee.Adjustment@mississauga.ca

Date of Mailing July 30, 2018

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 August 19, 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 July 30, 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 conditions 1 and 2 (omitting condition 3) addressed in their comments dated July 12, 2018.
5. A letter shall be received from the Region of Peel, Environment, Transportation and Planning Services, indicating that satisfactory arrangements have been made with respect to conditions 1 and 3 (omitting condition 2) addressed in their comments dated July 17, 2018.

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

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: July 12, 2018

RE: Applicant: 2169460 Ontario Limited
Date of Hearing: July 19, 2018
Our File: 'B' 46/18, Ward 5 (Z-35W)

This department has no objections to the applicant's request to create a new lot for employment purposes. Should Committee see merit in the applicant's request we are providing the following conditions/requirements to be imposed as conditions of approval:

A. Items Required Prior to the Issuance of Final Consent

1. Drainage Study

A Drainage Study is to be prepared by a Consulting Engineer for our Environmental Engineering Section to review which is to identify and confirm the storm sewer outlet for both parcels. Based on the information available to us, in particular from our review of the Storm Design Areas Drawing, Plan C-28768 (Prepared by R E Winters & Associates Ltd for the Datsun Road Extension dated June 1989), the storm sewer outlet for a significant portion of the subject lands is the existing 675 Diameter storm sewer service connection which is located at the south westerly limits of these lands.

Upon the review of the Drainage Study any required servicing easements can be identified and arrangements will have to be made to establish the required easement(s) in support this severance proposal.

Should the applicant require more information with regards to the above, we would request that they contact Ghazwan Yousif from our Environmental Services at 905 615-3200 ext. 3526.

2. Required Easement(s)

Upon the review of Item's A1 and the confirmation of any required easement(s), the applicant/owner will be required to provide a 43R-Plan and letter/schedule prepared by the applicant's Solicitor which would specifically describe the new private easement(s) to be

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

established. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

3. Environmental Site Screening Questionnaire and Declaration Form (ESSQD)

Since the current use of the property is industrial, in accordance with City Policy 09-08-02, a completed Environmental Site Screening Questionnaire and Declaration (ESSQD), signed by the Owner and a Commissioner of Oaths, must be submitted to the Transportation and Works Department for review.

Should the ESSQD indicate that a Phase One Environmental Site Assessment (ESA) has been prepared for the property, the Phase I ESA must be submitted to the Transportation and Works Department for review. The report must be signed by a Qualified Person as defined in Ontario Regulation 153/04 (as amended) and include a clause or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report.

Should the Phase One ESA indicate potential for contamination; a Phase Two Environmental Site Assessment will be required. If contamination is confirmed, a Remedial Action Plan that appropriately addresses the contamination will be required. Recommendations contained within the plan will be implemented by way of conditions to a development approval.

Please contact Valeriya Danylova, P.Eng, Environmental Technologist at 905 615-3200 ext. 5930 or valeriyadanylova@mississauga.ca should you require further information.

B. General Information

1. Site Plan Approval

Any re-development of the subject lands will require the owner obtaining Site Plan Approval where any site specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. will be addressed.

For further information regarding the above noted comments, please contact Tony Iacobucci at (905) 615-3200 ext. 5129 or tony.iacobucci@mississauga.ca.

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

July 17th, 2018

Sean Kenney, Secretary Treasurer
Committee of Adjustment
City of Mississauga
2nd Floor, Clerk's Office
Mississauga, ON – L5B 3C1

**Re: Region of Peel Consolidated Comments
City of Mississauga Committee of Adjustment Hearing
July 19th, 2018**

Consent Application: B-046/18
Traffic Development: Ayesha Khan (905) 791-7800 x7909

Please note that the Ministry of Transportation, Ontario (MTO) has jurisdiction within 800 metres from their ramp terminals, which this property falls under. Therefore, the Region of Peel will request that the MTO acquire the following lands and provide the Region of Peel with a copy of the transfer documents to confirm the land dedications to the MTO.

As identified in the Region of Peel Official Plan Section 7.7.2.1, it is the policy of Regional Council to: "require, as a condition of approval, the proponent of a development application to convey to the Region, land for Regional road widening, consistent with Schedule F in the Plan". As such, the following will be required as a condition of severance:

1. Gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 4 (Dixie Road), which has a right-of-way of 45 metres, 22.5 metres from the centreline of the road allowance. Additional property over and above the Official Plan required within 245 metres of intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters, is 50.5 metres (25.25 metres from the centreline of the road allowance) for a single left-turn lane configuration.

Further, Section 5.9.4.2.11 speaks to "control frontage development and vehicular access onto Regional roads consistent with relevant Regional By-laws". Section 5.9.4.2.12 speaks to "control access to Regional roads so as to optimize traffic safety and carrying capacity, and control the number and location of intersections with Regional roads in consultation with the affected area municipality."

The existing configuration of the access on Dixie Road operating as a full-movement access does not adhere to the Controlled Access By-law 62-2013, which speaks to the Road Characterization Study. Therefore, the Region requests that the MTO require the physical restriction of the existing access onto Dixie Road to a right-in/right-out configuration, by extending the existing center median. In addition, the Region requires the following as conditions of severance:

2. The curb and boulevard to be reinstated in front of the decommissioned access on Dixie Road, and the center median be extended in front of it as well; and

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

3. Provisions be put in place by way of easements for interconnectivity between the two lots so as to provide access to Datsun Road for both properties.

Condition: Satisfactory arrangements shall be made between the Owner and the Region regarding land dedication, access restriction, and establishment of easement between the severed and the retained lands.

Should the Committee see merit in this consent application, we request that the above be included in the conditions of approval.

Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements.

The retained site does not have frontage on existing municipal sanitary sewer.

For location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at PWServiceRequests@peelregion.ca

Complete Public Works Design, Standards Specification & Procedures Manual
<http://www.peelregion.ca/pw/other/standards/>

Condition: Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at tracy.tang@peelregion.ca

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

cc. Robert Ruggiero, City of Mississauga
Marylu Javed, City of Mississauga
Umar Mahmood, City of Mississauga

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 **2125 NORTH SHERIDAN HOSPITALITY**
for the property located at **2125 NORTH SHERIDAN WAY**.

Date of Hearing on Thursday July 19, 2018

Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 1:34p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:11p.m.

APPLICATION DETAILS

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 frontage of approximately 5m (approx. 16.4ft) and an area of approximately 185m² (approx. 1,991.4sq.ft). The new parcel will be added to the property immediately to the West known as 2145 North Sheridan Way.

Mr. O. D'Gare, agent, attended and presented the application to convey a parcel of land for a lot addition.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 13, 2018)
- City of Mississauga, Transportation and Works Department (dated July 12, 2018)
- Region of Peel (dated July 17, 2018)
- Bell Canada, Right-of-Way (dated July 6, 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.

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

DECISION

Committee has taken into consideration all correspondence received.

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.



MISSISSAUGA

File: "B" 48/18
WARD 2

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.

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 ON CONDITIONS AS STATED APPEDIX A AND THOSE LIST 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 frontage of approximately 5m (approx. 16.4ft) and an area of approximately 185m² (approx. 1,991.4sq.ft). The new parcel will be added to the property immediately to the West known as 2145 North Sheridan Way.

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 2145 North Sheridan Way, 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 July 26, 2018

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

I certify this is copy of the decision of the Committee's decision given on July 26, 2018

For a signed copy of this document

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

A copy of Section 53 of the Planning Act, as amended, is attached.

please call 905-615-3200 ext. 2408
or email
Committee.Adjustment@mississauga.ca

Date of Mailing July 30, 2018

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 August 19, 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 July 30, 2019.

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

Appendix A – Conditions of Provisional Consent

Appendix A – Conditions of Provisional Consent

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.

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 **AGOSTINO & MARIA CALABRO**
for the property located at **3994 BRANDON GATE DRIVE.**

Date of Hearing on Thursday July 19, 2018

Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 1:30p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:14p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of accessory structures on the subject property proposing:

1. A lot coverage of 39.29% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance; and
2. A floor area of 15.94m² (approx. 171.58sq.ft) for an accessory structure whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00m² (approx. 107.64sq.ft) for an accessory structure in this instance.

Mr. A. Colabro, 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 July 13, 2018)
- City of Mississauga, Transportation and Works Department (dated July 12, 2018)
- Region of Peel (dated July 17, 2018)

CORRESPONDENCE & DISCUSSION

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

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 3996 Brandon Gate Drive, stating no objection to the subject application.

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

DECISION

Committee has taken into consideration correspondence received from one area resident. 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: P. Quinn SECONDED BY: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of accessory structures on the subject property proposing:

1. A lot coverage of 39.29% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance; and
2. A floor area of 15.94m² for an accessory structure whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00m² for an accessory structure in this instance.

Committee Decision dated at the City of Mississauga on July 26, 2018.

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

I certify this is copy of the decision of the Committee's decision given on July 26, 2018

For a signed copy of this document

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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 August 15, 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 **UI HAN SUNG** for the property located at **605 VANESSA CRESCENT**.
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 1:30p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:17p.m.

APPLICATION DETAILS

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

1. A lot coverage of 32.00% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area in this instance;
2. A front yard of 9.02m (approx. 29.59ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 12.00m (approx. 39.37ft) in this instance;
3. A front yard porch encroachment of 2.86m (approx. 9.38ft) whereas By-law 0225-2007, as amended, permits a maximum front yard porch encroachment of 1.60m (approx. 5.25ft) in this instance; and
4. A front yard window well encroachment of 3.59m (approx. 11.78ft) whereas By-law 0225-2007, as amended, permits a maximum front yard window well encroachment of 0.61m (approx. 2.00ft) in this instance.

Mr. O. Stoyanovskyy, 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 July 16, 2018)
- City of Mississauga, Transportation and Works Department (dated July 12, 2018)
- Region of Peel (dated July 17, 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

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: J. Page SECONDED BY: P. Quinn CARRIED

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED:

To allow the construction of a new house on the property proposing:

1. A lot coverage of 32.00% (382.24m sq.) of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% (298.63m sq.) in this instance;
2. A front yard of 9.02m whereas By-law 0225-2007, as amended, requires a minimum front yard of 12.00m in this instance;
3. A front yard porch encroachment of 2.86m whereas By-law 0225-2007, as amended, permits a maximum front yard porch encroachment of 1.60m in this instance; and
4. A front yard window well encroachment of 3.59m whereas By-law 0225-2007, as amended, permits a maximum front yard window well encroachment of 0.61m in this instance.

Committee Decision dated at the City of Mississauga on July 26, 2018.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or email

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

This decision is subject to appeal to the 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 August 15, 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 **RAYNETTE LAM WATT**
for the property located at **944 MISSISSAUGA HEIGHTS DRIVE.**

Date of Hearing on Thursday July 19, 2018

Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 1:34p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:21.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the existing conditions to remain on the property proposing:

1. A driveway width of 17.96m (approx. 58.92ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.88ft) in this instance;
2. A hammerhead with a width of 4.11m (approx. 13.48ft) and a length of 4.94m (approx. 16.21ft) whereas By-law 0225-2007, as amended, permits a maximum hammerhead width of 2.60m (approx. 8.53ft) and length of 3.00m (approx. 9.84ft) in this instance;
3. A floor area of an accessory structure of 32.14m² (approx. 345.96sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of an accessory structure of 10.00m² (approx. 107.64sq.ft) in this instance; and
4. A height of an accessory structure of 3.12m (approx. 10.23ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance.

Mr. B. McCall-Richmond, 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 July 13, 2018)
- City of Mississauga, Transportation and Works Department (dated July 12, 2018)
- Region of Peel (dated July 17, 2018)
- Credit Valley Conservation (dated July 10, 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: P. Quinn SECONDED BY: J. Robinson CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

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

- 1. A driveway width of 17.96m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m in this instance;
2. A hammerhead with a width of 4.11m and a length of 4.94m whereas By-law 0225-2007, as amended, permits a maximum hammerhead width of 2.60m and length of 3.00m in this instance;
3. A floor area of an accessory structure of 32.14m² whereas By-law 0225-2007, as amended, permits a maximum floor area of an accessory structure of 10.00m² in this instance; and
4. A height of an accessory structure of 3.12m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m in this instance.

Committee Decision dated at the City of Mississauga on July 26, 2018.

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

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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 August 15, 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 **JOHN & KARLA KAUL** for the property located at **2476 ST. WYNTEN'S COURT**.
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 1:34p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:25p.m.

APPLICATION DETAILS

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

1. Two accessory structures whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure in this instance;
2. A gazebo height of 3.35m (approx. 11.00ft) whereas By-law 0225-2007, as amended, permits a maximum gazebo height of 3.00m (approx. 9.84ft) in this instance;
3. An accessory structure height of 3.35m (approx. 11.00ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m (approx. 9.84ft) in this instance; and
4. A northerly side yard of 1.55m (approx. 5.09ft) to an accessory structure whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.20m (approx. 13.78ft) to an accessory structure in this instance.

Mr. B. Oughtred, 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 July 13, 2018)
- City of Mississauga, Transportation and Works Department (dated July 12, 2018)
- Region of Peel (dated July 17, 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: J. Page SECONDED BY: J. Robinson CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To approve a minor variance to allow the existing conditions on the subject property to remain proposing:

1. Two accessory structures whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure in this instance;
2. A gazebo height of 3.35m whereas By-law 0225-2007, as amended, permits a maximum gazebo height of 3.00m in this instance;
3. An accessory structure height of 3.35m whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m in this instance; and
4. A northerly side yard of 1.55m to an accessory structure whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.20m to an accessory structure in this instance.

Committee Decision dated at the City of Mississauga on July 26, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE – (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON	ABSENT D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	ABSENT 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 **YOUSSEF HARB** for the property located at **2180 PORTWAY AVENUE**.
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 1:34p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:27p.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:

1. A lot coverage of 29.20% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lots area in this instance;
2. A side yard of 3.29m (approx. 10.79ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.20m (approx. 13.78ft) in this instance;
3. A side yard measured to a window well of 2.11m (approx. 6.92ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a window well of 3.59m (approx. 11.78ft) in this instance; and
4. A floor area of an accessory structure of 19.00m² (approx. 204.52sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of an accessory structure of 10.00m² (approx. 107.64sq.ft) in this instance.

Mr. G. Barrett, 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 July 16, 2018)
- City of Mississauga, Transportation and Works Department (dated July 12, 2018)
- Region of Peel (dated July 17, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A signed petition was received through the agent with four signatures from area residents expressing support for the application.
- Correspondence was received from the resident of 1559 Bunsden Avenue expressing an objection for the subject application.

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

DECISION

Committee has taken into consideration correspondence received from area resident and 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: J. Robinson CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

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

1. A lot coverage of 29.20% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lots area in this instance;
2. A side yard of 3.29m whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.20m in this instance;
3. A side yard measured to a window well of 2.11m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a window well of 3.59m in this instance; and
4. A floor area of an accessory structure of 19.00m² whereas By-law 0225-2007, as amended, permits a maximum floor area of an accessory structure of 10.00m² in this instance.

Committee Decision dated at the City of Mississauga on July 26, 2018.

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

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TREASURER

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

This decision is subject to appeal to the 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 August 15, 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 **1441757 ONTARIO LTD** for the property located at **488 EGLINTON AVENUE WEST**.
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 1:34p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:31p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit the construction of an outdoor patio proposing:

1. An outdoor patio whereas By-law 0225-2007, as amended, does not permit an outdoor patio use in this instance; and
2. A landscape buffer of 1.52m (approx. 4.99ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) in this instance.

Mr. I. Khan, 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 July 13, 2018)
- City of Mississauga, Transportation and Works Department (dated July 12, 2018)
- Region of Peel (dated July 17, 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 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: J. Page SECONDED BY: P. Quinn CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To permit the construction of an outdoor patio proposing:

1. An outdoor patio whereas By-law 0225-2007, as amended, does not permit an outdoor patio use in this instance; and
2. A landscape buffer of 1.52m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m in this instance.

Committee Decision dated at the City of Mississauga on July 26, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE – (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON	<u>ABSENT</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>ABSENT</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 **MH MATHESON GP INC** for the property located at **2095-2105 MATHESON
BOULEVARD EAST.**

Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 1:34p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:40p.m.

APPLICATION DETAILS

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

1. A floor space index of 0.22 whereas By-law 0225-2007, as amended, requires a minimum floor space index of 0.50 in this instance;
2. A streetwall setback of 20.02m (approx. 65.68ft) from the lot line abutting Spectrum Way whereas By-law 0225-2007, as amended, permits a maximum streetwall setback of 5.00m (approx. 16.40ft) from the lot line abutting Spectrum Way in this instance; and
3. A total of 100% of both buildings to be less than 2 storeys whereas By-law 0225-2007, as amended, permits a maximum of 30% of buildings to be less than 2 storeys in this instance.

Mr. B. Harlton, 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 July 13, 2018)
- City of Mississauga, Transportation and Works Department (dated July 12, 2018)
- Region of Peel (dated July 17, 2018)
- Toronto Region Conservation (dated July 13, 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: J. Robinson SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To approve a minor variance to allow the construction of office buildings on the subject property proposing:

1. A floor space index of 0.22 whereas By-law 0225-2007, as amended, requires a minimum floor space index of 0.50 in this instance;
2. A streetwall setback of 20.02m from the lot line abutting Spectrum Way whereas By-law 0225-2007, as amended, permits a maximum streetwall setback of 5.00m from the lot line abutting Spectrum Way in this instance; and
3. A total of 100% of both buildings to be less than 2 storeys whereas By-law 0225-2007, as amended, permits a maximum of 30% of buildings to be less than 2 storeys in this instance.

Committee Decision dated at the City of Mississauga on July 26, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE – (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON	<u>ABSENT</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>ABSENT</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 **2406138 ONTARIO INC** for the property located at **85 DERRY ROAD EAST**.
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 1:34p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:45p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a motel and banquet hall on the subject property proposing a landscape buffer abutting a D zone of 0.0m (0.0ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer abutting a D zone of 4.5m (approx. 14.76ft) in this instance.

Mr. R. Chaku, 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 July 13, 2018)
- City of Mississauga, Transportation and Works Department (dated July 12, 2018)
- Region of Peel (dated July 17, 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: J. Robinson CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a motel and banquet hall on the subject property proposing a landscape buffer abutting a D zone of 0.0m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer abutting a D zone of 4.5m in this instance.

Committee Decision dated at the City of Mississauga on July 26, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE – (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON	ABSENT D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	ABSENT 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 **GERYN INVESTMENTS LTD.**
for the property located at **117 QUEEN STREET SOUTH.**
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 1:34p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:47p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the operation of a restaurant within 60.00m (approx. 196.85ft) of a Residential zone whereas By-law 0225-2007, as amended, requires a minimum 60.00m (approx. 196.85ft) separation distance from a Residential zone in this instance.

Mr. R. Al-Rawi, 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 July 13, 2018)
- City of Mississauga, Transportation and Works Department (dated July 12, 2018)
- Region of Peel (dated July 17, 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: J. Robinson SECONDED BY: J. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the operation of a restaurant within 60.00m of a Residential zone whereas By-law 0225-2007, as amended, requires a minimum 60.00m separation distance from a Residential zone in this instance.

Committee Decision dated at the City of Mississauga on July 26, 2018.

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

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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 August 15, 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.