

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER
Hearing: JULY 19, 2018 AT 4:00 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-049/18	2629604 ONTARIO LTD	1018 ROOSEVELT RD	1	Approved (AC)
A-297/18				Approved (AC, ACP)
A-298/18				Approved (AC, ACP)

NEW APPLICATIONS - (MINOR VARIANCE)

A-295/18	4114515 CANADA INC	5160 EXPLORER DR	5	Approved
A-296/18	1190543 ONTARIO INC	1310 DUNDAS ST E	1	Approved (AC)
A-299/18	KIEN LE	1515 HURONTARIO ST	1	Approved (AA)
A-300/18	ROBERT BELZA	520 BOB-O-LINK RD	2	Approved (ACP)

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-395/17	HAZELTON DEVELOPMENT CORPORATION	4078 DIXIE RD	3	Approved (AA)
A-006/18	2539088 ONTARIO INC. C/O THE ERINDALE ACADEMY	1576 DUNDAS ST W	7	Refused
A-035/18	HTUT LIMITED	1606 SEDLESCOMB DR	3	D (Sept 20)
A-109/18	RUPINDER KAUR VIRK	3108 BONAVENTURE DR	5	Refused
A-168/18	RASHID SAIDUR, MARUFA AHMED	7269 HARWICK DR	5	Approved (AA, AIP)
A-197/18	RAJINI URUTHIRAKUMAR	5630 CORTINA CRES	5	Approved (ACP)
A-222/18	DANIEL MAHER/ ANDREA FIELD	16 MAPLE AVE N	1	Approved (ACP)
A-231/18	SHARATH CHANDRA SAMUDRALA, HEMA GANDRAKOTA	38 THEODORE DR	11	Approved
A-250/18	2052716 ONTARIO INC.	2601 MATHESON BLVD E	5	Approved (ACP)



MISSISSAUGA

File: "B" 49/18
WARD 1

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 **2629604 ONTARIO LTD.** for the property located at **1018 ROOSEVELT ROAD.**

Date of Hearing on Thursday July 19, 2018

Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 4:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:02p.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 8.02m (approx. 26.31ft) and an area of approximately 427.00m² (approx. 4,596.34sq.ft).

D. Sajecki, agent, attended and presented the application to convey a parcel of land for the purposes of a new lot. He explained and provided examples of the various built forms in the immediate area and referenced Official Plan policies.

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)
- City of Mississauga, Community Services Department, Park Planning (dated July 12, 2018)
- Region of Peel (dated July 17, 2018)
- Bell Canada, Right-of-Way (dated July 18, 2018)

CORRESPONDENCE & DISCUSSION

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

The property manager of 363 Lakeshore Road East appeared before the Committee and expressed concerns regarding the application as their parking garage is near the property line and several trees may be impacted. He also expressed concerns regarding drainage.

The resident of 1024 Roosevelt Road appeared before the Committee and expressed concerns regarding privacy and construction noise.

Committee asked questions of the agent who appeared before the Committee. The agent indicated that he had seen the Planning report and could reduce the height if required. R. Ruggiero, Planner with the Planning and Building Department, explained the various potential Zoning provisions within the Zoning designations included in his report.

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

DECISION

Committee has taken into consideration correspondence received from 2 residents 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. ("A" 297/18 & "A" 298/18)
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 July 12, 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 July 12, 2018.

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 IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot.

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

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"J. ROBINSON"</u> J. ROBINSON (CHAIR)	<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. |

<u>"S. KENNEY"</u> SEAN KENNEY - SECRETARY- TREASURER	For a signed copy of this document please call 905-615-3200 ext. 2408 or email Committee.Adjustment@mississauga.ca
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A copy of Section 53 of the Planning Act, as amended, is attached.

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. ("A" 297/18 & "A" 298/18)
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 July 12, 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 July 12, 2018.

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: July 12, 2018

RE: **Applicant:** 2629604 Ontario LTD.
Date of Hearing: July 19, 2018
Our File: 'B' 49/18, Ward 1 (Z-7)

Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

Upon the review of an Overall Grading and Drainage Plan it may be determined that a catch basin may be required and satisfactory arrangements will have to be made for the construction of any required catch basin.

B. GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road

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

reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lot on Roosevelt Road. In this regard, we advise that all dwellings to be constructed on the subject lands will require a sump pump to discharge the weeping tile to grade. It is the full responsibility of the applicant to advise any prospective purchasers of the properties of this requirement.

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: JULY 12, 2018

FILE: "B" 049/18

SUBJECT: CONSENT APPLICATION
1018 ROOSEVELT ROAD
2629604 ONTARIO LTD
WARD 1
JULY 19, 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 \$535.82 for the planting of one (1) street tree on Roosevelt Road. 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 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 payable to the City of Mississauga.
2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

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 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **2629604 ONTARIO LTD.** for the property located at **1018 ROOSEVELT ROAD.**
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 4:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:02p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a semi-detached dwelling on the subject property, being the retained lands of application B49/18, proposing that the semi-detached dwelling be constructed in accordance with the RM2 zone provisions whereas By-law 0225-2007, as amended, requires the lots to be developed in accordance with the R3-75 zone provisions in this instance.

D. Sajecki, agent, attended and presented evidence in support of the application. He explained and provided examples of the various built forms in the immediate area and referenced Official Plan policies.

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)
- City of Mississauga, Community Services Department, Park Planning (dated July 12, 2018)
- Region of Peel (dated July 17, 2018)
- Bell Canada, Right-of-Way (dated July 18, 2018)

CORRESPONDENCE & DISCUSSION

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

The property manager of 363 Lakeshore Road East appeared before the Committee and expressed concerns regarding the application as their parking garage is near the property line and several trees may be impacted. He also expressed concerns regarding drainage.

The resident of 1024 Roosevelt Road appeared before the Committee and expressed concerns regarding privacy and construction noise.

Committee asked questions of the agent who appeared before the Committee. The agent indicated that he had seen the Planning report and could reduce the height if required. R. Ruggiero, Planner



with the Planning and Building Department, explained the various potential Zoning provisions within the Zoning designations included in his report.

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

DECISION

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

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

The Decision of the Committee was:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To allow the construction of a semi-detached dwelling on the subject property, being the retained lands of application B49/18, proposing that the semi-detached dwelling be constructed in accordance with the RM2 zone provisions whereas By-law 0225-2007, as amended, requires the lots to be developed in accordance with the R3-75 zone provisions in this instance.

CONDITION(S):

1. The maximum height for a sloped roof shall be 9.50m and the maximum height for a flat roof shall be 7.50m.
2. Construction related to this variance shall be in general conformance with the Site Plan approved by the Committee.

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

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

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"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 **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 **2629604 ONTARIO LTD.** for the property located at **1018 ROOSEVELT ROAD.**
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 4:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:02p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a semi-detached dwelling on the subject property, being the severed lands of application B49/18, proposing that the semi-detached dwelling be constructed in accordance with the RM2 zone provisions whereas By-law 0225-2007, as amended, requires the lots to be developed in accordance with the R3-75 zone provisions in this instance.

D. Sajecki, agent, attended and presented evidence in support of the application. He explained and provided examples of the various built forms in the immediate area and referenced Official Plan policies.

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)
- City of Mississauga, Community Services Department, Park Planning (dated July 12, 2018)
- Region of Peel (dated July 17, 2018)
- Bell Canada, Right-of-Way (dated July 18, 2018)

CORRESPONDENCE & DISCUSSION

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

The property manager of 363 Lakeshore Road East appeared before the Committee and expressed concerns regarding the application as their parking garage is near the property line and several trees may be impacted. He also expressed concerns regarding drainage.

The resident of 1024 Roosevelt Road appeared before the Committee and expressed concerns regarding privacy and construction noise.

Committee asked questions of the agent who appeared before the Committee. The agent indicated that he had seen the Planning report and could reduce the height if required. R. Ruggiero, Planner



MISSISSAUGA

File: "A" 298/18

WARD 1

with the Planning and Building Department, explained the various potential Zoning provisions within the Zoning designations included in his report.

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

DECISION

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

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

The Decision of the Committee was:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To allow the construction of a semi-detached dwelling on the subject property, being the severed lands of application B49/18, proposing that the semi-detached dwelling be constructed in accordance with the RM2 zone provisions whereas By-law 0225-2007, as amended, requires the lots to be developed in accordance with the R3-75 zone provisions in this instance.

CONDITION(S):

1. The maximum height for a sloped roof shall be 9.50m and the maximum height for a flat roof shall be 7.50m.
2. Construction related to this variance shall be in general conformance with the Site Plan approved by the Committee.

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

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

"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 **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 **4114515 CANADA INC.** for the property located at **5160 EXPLORER DRIVE.**
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 4:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:22p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit the operation of a hair loss clinic, as a similar use to a Personal Service Establishment and Medical Office, whereas By-law 0225-2007, as amended, does not permit a hair loss clinic use in this instance.

P. Harrington, 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. D. George SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To permit the operation of a hair loss clinic, as a similar use to a Personal Service Establishment and Medical Office, whereas By-law 0225-2007, as amended, does not permit a hair loss clinic use 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
<u>"J. ROBINSON"</u> J. ROBINSON (CHAIR)	ABSENT D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	ABSENT D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn	

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"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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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 **1190543 ONTARIO INC.** for the property located at **1310 DUNDAS STREET EAST.**
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 4:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:25p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit renovations to the existing building on the subject property proposing to provide parking at a single rate of 2.85 spaces per 100m² for all existing and future uses whereas By-law 0225-2007, as amended, requires that all parking rates are based on individual rates per use in this instance.

A. Beaumont, agent, attended and presented evidence in support of the application. She indicated that a change in use in one of the units prompted the variance and that the proposed conditions were acceptable.

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 resolved to authorize and grant the request.

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

The Decision of the Committee was:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To permit renovations to the existing building on the subject property proposing to provide parking at a single rate of 2.85 spaces per 100m² for all existing and future uses whereas By-law 0225-2007, as amended, requires that all parking rates are based on individual rates per use in this instance.

CONDITION(S):

1. That the maximum gross floor area – non-residential devoted to retail and personal service uses shall not exceed 7,000 m²
2. That the maximum gross floor area – non-residential to restaurant uses shall not exceed 1,600 m²
3. That the maximum gross floor area – non-residential to medical office uses shall not exceed 215 m²
4. That the maximum gross floor area – non-residential to commercial school uses shall not exceed 645 m²
5. That the following uses shall require parking as per requirements contained within Table 3.1.2.2 of Zoning By-law 0225-2007, as amended:
 - a. Entertainment Establishment
 - b. Banquet Hall/Conference Centre/Convention Centre
 - c. Funeral Establishment
 - d. Night Club
 - e. Overnight Accommodation
 - f. Place of Religious Assembly

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

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-TREASURER

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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 **KIEN LE** for the property located at **1515 HURONTARIO STREET**.
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 4:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:29p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit the continued operation of a residential practitioner office on the subject property proposing:

1. A floor area of 186.00 m² (approx. 2,002.15 sq. ft.) of the existing residential dwelling on the subject property to be utilized for residential practitioner offices whereas By-law 0225-2007, as amended, permits a maximum of 100.00 m² (approx. 1,076.42 sq. ft.) to be utilized for residential practitioner offices in this instance;
2. Two practitioners both living and having their practices within the existing dwelling on the subject property and operating with three employees whereas By-law 0225-2007, as amended, permits a maximum of one resident practitioner and one employee in this instance; and
3. To be located closer than 800.00 m (approx. 2,624.67 ft.) from another office of a physician, dentist or drugless practitioner in a residential zone whereas By-law 0225-2007, as amended, requires a minimum separation distance of 800.00 m (approx. 2,624.67 ft.) to another office of a physician, dentist or drugless practitioner in a Residential zone in this instance.

K. Le, the property owner, attended and presented evidence in support of the application. He indicated that the previous variance was set to expire and he wanted to renew it.

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 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: S. Patrizio SECONDED BY: J. Page CARRIED

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED:

To permit the continued operation of a residential practitioner office on the subject property proposing:

1. A floor area of 186.00 m² of the existing residential dwelling on the subject property to be utilized for residential practitioner offices whereas By-law 0225-2007, as amended, permits a maximum of 100.00 m² to be utilized for residential practitioner offices in this instance;
2. Two practitioners both living and having their practices within the existing dwelling on the subject property and operating with three employees whereas By-law 0225-2007, as amended, permits a maximum of one resident practitioner and one employee in this instance; and
3. To be located closer than 800.00 m from another office of a physician, dentist or drugless practitioner in a residential zone whereas By-law 0225-2007, as amended, requires a minimum separation distance of 800.00 m to another office of a physician, dentist or drugless practitioner in a Residential zone in this instance.
4. Three (3) accessory structures to remain on the subject property; whereas By-law 0225-2007, as amended, permits a maximum of one (1) 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
<u>"J. ROBINSON"</u> J. ROBINSON (CHAIR)	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.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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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 **ROBERT BELZA** for the property located at **520 BOB-O-LINK ROAD**.
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 4:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:32p.m.

APPLICATION DETAILS

The applicant requests 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 of 593.54m^2 (approx. 6,389.02sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 564.40m^2 (approx. 6,075.35sq.ft) in this instance;
2. A dwelling unit depth of 23.66m (approx. 77.62ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
3. A height measured to the flat roof of a masonry feature wall of 7.95m (approx. 26.08ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the flat roof of a masonry feature wall of 7.50m (approx. 24.61ft) in this instance;
4. A height measured to the underside of the eaves of 7.32m (approx. 24.02ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.40m (approx. 21.00ft) in this instance;
5. A floor area of an accessory structure (cabana) of 17.77m^2 (approx. 191.28sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of an accessory structure (cabana) of 10.00m^2 (approx. 107.64sq.ft) in this instance;
6. Two accessory structures whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure in this instance; and
7. A combined width of driveway access points of 9.09m (approx. 29.82ft) whereas By-law 0225-2007, as amended, permits a maximum combined width of driveway access points of 8.50m (approx. 27.89ft) in this instance.

R. Belza, the property owner, attended and presented evidence in support of the application. He explained that he had approached his neighbours and that the dwelling depth variance was only due to the usable space under the rear porch.

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

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 511 Meadow Wood Road, 545 Meadow Wood Road, 474 Bob-O-Link Road, and the President of the Meadow Wood Rattray Ratepayers Association stating an objection to the subject application.
- The owner submitted a petition of support signed by 5 neighbours.

The resident of 474 Bob-O-Link Road appeared before the Committee and expressed concerns about the number and size of accessory structures.

The President of the Meadow Wood Rattray Ratepayers Association appeared before the Committee and expressed concerns about the size of the second accessory structure.

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

DECISION

Committee has taken into consideration correspondence received from 4 area residents and 2 residents 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 resolved to authorize and grant the request.

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

The Decision of the Committee was:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

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

1. A gross floor area of 593.54m² whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 564.40m² in this instance;
2. A dwelling unit depth of 23.66m whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m in this instance;
3. A height measured to the flat roof of a masonry feature wall of 7.95m whereas By-law 0225-2007, as amended, permits a maximum height measured to the flat roof of a masonry feature wall of 7.50m in this instance;
4. A height measured to the underside of the eaves of 7.32m whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.40m in this instance;
5. A floor area of an accessory structure (cabana) of 17.77m² whereas By-law 0225-2007, as amended, permits a maximum floor area of an accessory structure (cabana) of 10.00m² in this instance;
6. Two accessory structures whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure in this instance; and
7. A combined width of driveway access points of 9.09m whereas By-law 0225-2007, as amended, permits a maximum combined width of driveway access points of 8.50m 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 July 26, 2018.

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

"S. KENNEY"

SEAN KENNEY - SECRETARY-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 **HAZELTON DEVELOPMENT CORPORATION**
for the property located at **4078 DIXIE ROAD.**
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 4:01p.m.

Ms. J. Robinson declared a pecuniary interest in the application. She left the hearing room and did not participate in the proceedings in any manner.

The subject application was heard at approximately 4:53p.m.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit a temporary sales trailer on the subject property, prior to the commencement of construction on the lot; whereas By-law 0225-2007, as amended, permits a sales trailer to facilitate the sale of units when construction has commenced on the property.

G. Paniccia, agent, attended and presented evidence in support of the application.

BACKGROUND

On September 14, 2017, G. Paniccia, agent, attended and presented the application to erect a sales trailer on the subject property. He indicated the lands were zoned D – Development, and an application for rezoning was submitted to the Planning and Development Committee.

The Committee expressed concerns with the application being premature. The agent requested to defer the application as per the direction of Planning staff.

The resident of 4901 Hickory Drive appeared before the Committee and expressed concerns with no notice being given prior to the sales tent being installed on site.

The Committee consented to the request and deferred the application to the June 14th, 2018 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated September 8, 2017)
- City of Mississauga, Transportation and Works Department (dated September 7, 2017)
- Region of Peel (dated September 12, 2017)

On June 14, 2018, G. Paniccia, agent, attended and requested to defer the application to meet with staff.

The Committee consented to the request and deferred the application to the July 19th, 2018 hearing.

Comments were received and entered into evidence from the following:

- 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)

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 this 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: P. Quinn SECONDED BY: J. Page CARRIED

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED:

To permit a temporary sales trailer on the subject property, prior to the commencement of construction on the lot; whereas By-law 0225-2007, as amended, permits a temporary sales trailer incidental to ongoing construction on the lot which has neither been finished nor abandoned.

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

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
ABSENT J. ROBINSON (CHAIR)	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.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
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 **2539088 ONTARIO INC. C/O THE ERINDALE ACADEMY**
for the property located at **1576 DUNDAS STREET WEST.**
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 4:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:57p.m.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit a private school on the subject property proposing:

1. A front yard of 44.96m (approx. 147.51ft) measured to the proposed addition whereas By-law 0225-2007, as amended, permits a maximum front yard of 3.00m (approx. 9.84ft) in this instance;
2. 100% of the length of a streetwall set back beyond the maximum front yard of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended, permits a maximum of 30% of the length of a streetwall to be set back beyond the maximum front yard of 3.00m (approx. 9.84ft) in this instance;
3. A total of 11 parking spaces to be provided on site whereas By-law 0225-2007, as amended, requires a minimum of 26 parking spaces to be provided on site in this instance;
4. An aisle width of 6.00m (approx. 19.68ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.96ft) in this instance;
5. Parking to be provided between a streetwall and a lot line that is a street line whereas By-law 0225-2007, as amended, does not permit parking between a streetwall and a lot line that is a street line in this instance; and
6. To provide parking off-site on an adjacent property whereas By-law 0225-2007, as amended, requires all parking to be provided wholly on-site in this instance.

K. Weiss, agent, attended and presented evidence in support of the application. He indicated how he had been attempting to engage the surrounding community and requested to add a variance to permit tandem parking as per Planning and Building's comments.

BACKGROUND

On January 11, 2018, K. Weiss, agent, attended and presented the application to permit a private school on the subject property.

G. Kirton, a Planner from Planning & Building Department, indicated that the comments provided were based on a previously submitted proposal. He explained further information was needed for the parking variance and suggested that a parking arrangement be established between the property owners as a condition of approval.

Committee expressed concerns with there being no parking sharing agreement in place between the School and Church.

The applicant requested to defer the applicant for Church committee to make decision and put shared parking agreement into place.

The Committee consented to the request and deferred the application to the **March 22nd** hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated January 5, 2018)
- City of Mississauga, Transportation and Works Department (dated January 4, 2018)
- Region of Peel (dated January 5, 2018)
- Credit Valley Conservation (dated December 15, 2017)

On March 22, 2018, K. Weiss, agent, attended and requested to defer the application in order to finalize the parking arrangement with the church.

The Committee consented to the request and deferred the application to the **May 24th** hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated March 20, 2018)
- City of Mississauga, Transportation and Works Department (dated March 15, 2018)
- Region of Peel (dated March 16, 2018)
- Credit Valley Conservation (dated February 27, 2018)
- A letter of objection was received from the owner of 2570 Robinson Street.

On May 24, 2018, K. Weiss, agent, attended and requested to defer the application in order to give staff time to review an updated parking study and parking agreement.

The Committee consented to the request and deferred the application to the **July 19th** hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated May 23, 2018)
- City of Mississauga, Transportation and Works Department (dated May 17, 2018)
- Region of Peel (dated May 22, 2018)
- Letters of objection were received from the owners of 2505 Jarvis Street, 2567 Proudfoot Street, 2558 Mindemoya Road, and 1592 Adamson Street.
- A petition of objection was submitted by the Erindale Village Association.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 17, 2018)
- City of Mississauga, Transportation and Works Department (dated July 12, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated June 29, 2018)
- Region of Peel (dated July 17, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Iannicca expressing concerns regarding the subject application. He requested the Committee to refuse the subject application.
- Correspondence was received from the residents of 2570 Robinson Street and the Erindale Village Association stating an objection to the subject application.

The residents of 2505 Jarvis Street, 2577 Robinson Street, 1502 Adamson Street, 2560 Robinson Street, 2542 Jarvis Street, 1580 Adamson Street, 2595 Jarvis Street, and one other area resident appeared before the Committee and objected to the application, expressing concerns regarding traffic, privacy, and parking.

Committee asked questions of the agent and residents who appeared before the Committee. Committee expressed concerns regarding the potential future termination of the parking arrangement and the implications on the operation of the school site.

G. Vanderkuur, Principal of the Toronto Central Academy, attended and indicated that at the Toronto Central Academy location very few students drive and it is expected most students will not be driving to the Erindale Academy. Agents from NexTrans, who authored the traffic study, attended and indicated that they believe any additional traffic from the development would be negligible and that should the parking agreement with the church fall through there are other alternatives in the area.

DECISION

Committee has taken into consideration correspondence received from 6 area residents and 8 residents 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 not** minor in nature, **is not** 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 not** maintained.

Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

APPLICATION REFUSED:

To permit a private school on the subject property proposing:

1. A front yard of 44.96m measured to the proposed addition whereas By-law 0225-2007, as amended, permits a maximum front yard of 3.00m in this instance;
2. 100% of the length of a streetwall set back beyond the maximum front yard of 3.00m whereas By-law 0225-2007, as amended, permits a maximum of 30% of the length of a streetwall to be set back beyond the maximum front yard of 3.00m in this instance;
3. A total of 11 parking spaces to be provided on site whereas By-law 0225-2007, as amended, requires a minimum of 26 parking spaces to be provided on site in this instance;
4. An aisle width of 6.00m whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m in this instance;
5. Parking to be provided between a streetwall and a lot line that is a street line whereas By-law 0225-2007, as amended, does not permit parking between a streetwall and a lot line that is a street line in this instance; and
6. To provide parking off-site on an adjacent property whereas By-law 0225-2007, as amended, requires all parking to be provided wholly on-site 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
<u>"J. ROBINSON"</u> J. ROBINSON – (CHAIR)	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.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
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 **RUPINDER KAUR VIRK** for the property located at **3108 BONAVENTURE DRIVE**.
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 4:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 6:12p.m.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit the construction of a new 2 storey dwelling on the subject property proposing:

1. A gross floor area of 382.29m² (approx. 4,114.94sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 262.53m² (approx. 2,825.94sq.ft) in this instance;
2. A lot coverage of 40.50% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance; and
3. A building height measured to the underside of soffit/eave of 7.07m (approx. 23.20ft) whereas By-law 0225-2007, as amended, permits a building height measured to the underside of the soffit/eave of 6.40m (approx. 21.00ft) in this instance.

P. Del Grosso, agent, attended and presented evidence in support of the application.

BACKGROUND

On March 22, 2018, P. Del Grosso, agent, attended and requested to defer the application in order to address staff comments.

The Committee consented to the request and deferred the application to the **May 24th** hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated March 16, 2018)
- City of Mississauga, Transportation and Works Department (dated March 15, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated March 19, 2018)
- Region of Peel (dated March 16, 2018)

On May 24, 2018, P. Del Grosso, agent, attended and requested to defer the application in order to address staff comments.

The Committee consented to the request and deferred the application to the **July 19th** hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated May 17, 2018)

- City of Mississauga, Transportation and Works Department (dated May 17, 2018)
- Region of Peel (dated May 22, 2018)

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 this public circulation of this application.

Committee asked questions of the agent who appeared before the Committee and expressed concerns regarding the overall size of the proposal.

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 not** minor in nature, **is not** 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 not** maintained.

Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

APPLICATION REFUSED:

To permit the construction of a new 2 storey dwelling on the subject property proposing:

1. A gross floor area of 382.29m² whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 262.53m² in this instance;
2. A lot coverage of 40.50% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance; and
3. A building height measured to the underside of soffit/eave of 7.07m whereas By-law 0225-2007, as amended, permits a building height measured to the underside of the soffit/eave of 6.40m 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
<u>"J. ROBINSON"</u> J. ROBINSON – (CHAIR)	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

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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 **RASHID SAIDUR & MARUFA AHMED** for the property located at
7269 HARWICK DRIVE.

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

The hearing commenced at approximately 4:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 6:20p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow an addition onto the existing house proposing:

1. A lot coverage of 42.32% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A gross floor area of 283.75m² (approx. 3,054.26sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 272.68m² (approx. 2,935.10sq.ft) in this instance;
3. A driveway setback of 0.00m (0.00ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.96ft) in this instance;
4. A driveway width of 6.72m (approx. 22.05ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.74m (approx. 15.55ft) in this instance;
5. Two kitchens whereas By-law 0225-2007, as amended, permits a maximum of one kitchen in this instance;
6. A gross floor area of 28.66m² (approx. 308.49sq.ft) for an accessory structure whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 10.00m² (approx. 107.64sq.ft) for an accessory structure in this instance;
7. A gross floor area of 16.78m² (approx. 180.62sq.ft) for an accessory structure whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 10.00m² (approx. 107.64sq.ft) for an accessory structure in this instance; and
8. Two accessory structures (sheds) whereas By-law 0225-2007, as amended, permits a maximum of 1 accessory structure in this instance.

N. Dell, agent, attended and presented evidence in support of the application.

BACKGROUND

On April 26, 2018, N. Dell, agent, attended and requested to defer the application in order to meet with staff.

The Committee consented to the request and deferred the application to the July 19th, 2018 hearing.

Comments were received and entered into evidence from the following:

- 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)
- A letter expressing concern regarding the subject application was received from the residents at 7263 Harwick Drive.

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

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the resident of 7263 Harwick Drive expressing concerns regarding the subject application.

Committee asked questions of the agent who appeared before the Committee regarding the driveway. The agent indicated that the application should request a driveway width of 6.72m as the walkway would be raised the required amount to prevent the parking of vehicles. Committee asked whether raising the walkway would change Zoning's interpretation.

DECISION

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

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 only variances 1, 2, 4, 5, 6, 7, and 8 were minor in nature, desirable for the appropriate development on the subject property, and maintain the general intent and purpose of the Zoning By-law and the Official Plan.



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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow an addition onto the existing house proposing:

1. A lot coverage of 42.32% (259.59m²) of the lot area, whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 30% (184.02m²) in this instance;
2. A gross floor area of 283.75m², whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 272.68m² in this instance;
3. A driveway width of 6.72m, whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.74m in this instance;
4. Two kitchens proposed, whereas By-law 0225-2007, as amended, permits a maximum of one kitchen in this instance;
5. A floor area of 28.66m² for an accessory structure, whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.00m² in this instance;
6. A floor area of 16.78m² for an accessory structure, whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.00m² in this instance;
7. Two accessory structures, whereas By-law 0225-2007, as amended, permits a maximum of one other 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
<u>"J. ROBINSON"</u> J. ROBINSON (CHAIR)	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.

"S. KENNEY"

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or email

SEAN KENNEY - SECRETARY-
TREASURER

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 **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 **RAJINI URUTHIRAKUMAR** for the property located at **5630 CORTINA CRESCENT**.
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 4:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 6:35p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a below grade entrance proposing a side yard measured to stairs providing access to a below grade entrance of 0.00m (approx. 0.00ft) whereas By-law 0225-2007, as amended requires a side yard measured to stairs providing access to a below grade entrance of 1.2m (approx. 3.94ft) in this instance.

R. Bala, agent, attended and presented evidence in support of the application.

BACKGROUND

On May 24, 2018, B. Jee, agent, attended and requested to defer the application stating a new architect will be working on the file and needs more time to speak to staff.

The Committee consented to the request and deferred the application to the **July 19th** hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated May 17, 2018)
- City of Mississauga, Transportation and Works Department (dated May 17, 2018)
- Region of Peel (dated May 22, 2018)

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

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the resident of 5632 Cortina Crescent expressing concerns regarding the subject application.

Committee asked questions of the agent who appeared before the Committee regarding the closure of the rear door.

DECISION

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

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 resolve to authorize and grant the request.

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

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

To permit the existing stairwell accessing an entrance below grade to remain within the rear yard of the property proposed a side yard of 0.00 m measured to the stairwell; whereas By-law 0225-2007, as amended requires a minimum side yard of 1.20 m measured to the stairwell 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 July 26, 2018.

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

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

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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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 **DANIEL MAHER/ANDREA FIELD** for the property located at
16 MAPLE AVENUE NORTH.

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

The hearing commenced at approximately 4:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 6:50p.m.

APPLICATION DETAILS

The applicants request the Committee to allow the construction of a second story addition and detached garage on the subject property proposing:

1. A side yard of 2.55m (approx. 8.37ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 3.00m (approx. 9.84ft) in this instance;
2. A setback to a driveway of 0.00m (approx. 0.00ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a driveway of 0.60m (approx. 1.97ft) in this instance; and
3. A driveway width of 2.55m (approx. 8.37ft) whereas By-law 0225-2007, as amended, requires a minimum driveway width of 2.60m (approx. 8.53ft) in this instance.

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

BACKGROUND

On June 7, 2018, J. Cabral, agent, attended and requested to defer the application in order to provide the grading plan requested by staff.

The Committee consented to the request and deferred the application to the July 19th, 2018 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated May 31, 2018)
- City of Mississauga, Transportation and Works Department (dated May 31, 2018)
- Region of Peel (dated June 4, 2018)
- A letter of concern was received from the resident at 9 Maple Avenue North.

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 this public circulation of this 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 resolved to authorize and grant the request.

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

The Decision of the Committee was:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To allow the construction of a second story addition and detached garage on the subject property proposing:

1. A side yard of 2.55m whereas By-law 0225-2007, as amended, requires a minimum side yard of 3.00m in this instance;
2. A setback to a driveway of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a driveway of 0.60m in this instance; and
3. A driveway width of 2.55m whereas By-law 0225-2007, as amended, requires a minimum driveway width of 2.60m in this instance.

CONDITION(S):

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

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

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

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

"S. KENNEY"

SEAN KENNEY - SECRETARY-
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 **SHARATH CHANDRA SAMUDRALA & HEMA GANDRAKOTA**
for the property located at **38 THEODORE DRIVE**.
Date of Hearing on Thursday July 19, 2018
Date Decision Signed by the Committee July 26, 2018

The hearing commenced at approximately 4:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 6:52p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of a new house on the property proposing a height measured to the underside of the eaves of 7.56m (approx. 24.80ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.40m (approx. 21.00ft) in this instance.

B. Naghash, agent, attended and presented evidence in support of the application.

BACKGROUND

On June 7, 2018, B. Naghash, agent, attended and requested to defer the application in order to submit revised drawings.

The Committee consented to the request and deferred the application to the **July 19th** hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated June 1, 2018)
- City of Mississauga, Transportation and Works Department (dated May 31, 2018)
- Region of Peel (dated June 4, 2018)
- Letters of objection were received from the residents of 5887 Rayshaw Crescent and 31 Theodore Drive.

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

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 31 Theodore Drive stating an objection to the subject application.
- Correspondence was received from the residents of 30 Theodore Drive stating support for 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: S. Patrizio SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a new house on the property proposing a height measured to the underside of the eaves of 7.56m whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.40m 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
<u>"J. ROBINSON"</u> J. ROBINSON (CHAIR)	<u>ABSENT</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>ABSENT</u> D. REYNOLDS
<u>ABSENT</u> P. Quinn	

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

"S. KENNEY"

SEAN KENNEY - SECRETARY-
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 **2052716 ONTARIO INC.** for the property located at
2601 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 4:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 6:54p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit:

1. **A Personal Service Establishment in unit 15 whereas By-law 0225-2007, as amended, does not permit a Personal Services Establishment in this instance; and**
2. **A Laboratory & Wholesale Medical Supply/Equipment sales operation in unit 15 whereas By-law 0225-2007, as amended, does not permit a Laboratory & Wholesale Medical Supply/Equipment sales operation in this instance.**

D. Dutka, the property owner, attended and presented evidence in support of the application.

BACKGROUND

On June 14, 2018, Mr. S. Kenney, Secretary Treasurer, read an email that was received from the authorized agent indicating he would be unable to attend due to a personal commitment and requested deferral of the application.

The Committee consented to the request and deferred the application to the **July 19th** hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated June 8, 2018)
- City of Mississauga, Transportation and Works Department (dated June 7, 2018)
- City of Mississauga, By-Law Enforcement (dated May 31, 2018)
- Region of Peel (dated June 12, 2018)

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 owner who appeared before the Committee regarding the exact uses.

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 SUBJECT TO CONDITION(S):

To permit:

1. A Personal Service Establishment in unit 15 whereas By-law 0225-2007, as amended, does not permit a Personal Services Establishment in this instance; and
2. A Laboratory & Wholesale Medical Supply/Equipment sales operation in unit 15 whereas By-law 0225-2007, as amended, does not permit a Laboratory & Wholesale Medical Supply/Equipment sales operation 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 July 26, 2018.

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

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

"S. KENNEY"

SEAN KENNEY - SECRETARY-
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