

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER
Hearing: AUGUST 9, 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

MOTIONS

A164/18 – 6071 Camgreen Cir: Owner has requested to move from Sept 13 to Nov 8 to resubmit to Building.
A239/18 – 158 Angeline St: Owner has requested to withdraw the application.
A263/18 – 7073 Justine Dr: Agent requested to move from Sept 13 to Sept 27 to receive feedback from Planning.

NEW APPLICATIONS - (MINOR VARIANCE)

A-301/18	RAVI SHANKAR JHA	6408 NEWCOMBE DR	11	Approved
A-302/18	ZAHIDA & SYED RIZVI	1178 OGDEN AVE	1	Deferred (Nov 22)
A-303/18	STEPHEN & JUMANA COUCHMAN	1357 NOCTURNE CRT	2	Deferred (Sept 20)
A-304/18	COLIN & ELAINE TOWE	1570 BOTHWELL AVE	2	Approved (AA)
A-305/18	GILBERT VIEIRA	7542 MIDDLEBROOK ST	5	Approved
A-306/18	TONY RAPOSO	170 PINEWOOD TR	1	Refused
A-307/18	GREGORY HAVER & JULIANA SPROTT-HAVER	1075 STOCKWELL AVE	2	Approved (AA)
A-308/18	JADE ESTATES INC	915 NORTH SERVICE RD	1	Approved
A-309/18	JDH HOLDINGS LIMITED, SHL HOLDINGS LIMITED, 1112396 ONTARIO LIMITED	2273 DUNDAS ST W	8	Approved
A-310/18	MASJID-E FAROOQ-E AZAM MISSISSAUGA & MAKKAH HOLDINGS INC	935 EGLINTON AVE W	6	Approved
A-311/18	SOUTHDOWN TOWNS LTD; SOUTHDOWN TOWNS LIMITED PARTNERSHIP	1155 STROUD LANE	2	Approved
A-312/18	KORGOLD DEVELOPMENT CORPORATION	725 VILLAGE GREEN BLVD	1	Approved (AC)

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-002/18	HASSAN & UMER IQBAL	1137 BANCROFT DR	11	Refused
A-189/18	DOMENIC FIGLIOMENI	137 KENOLLIE AVE	1	Approved (AA)

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 **RAVI SHANKAR JHA** for the property located at **6408 NEWCOMBE DRIVE**.
Date of Hearing on Thursday August 9, 2018
Date Decision Signed by the Committee August 16, 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 1:40p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit a secondary unit proposing a setback to a stair/landing of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a stair/landing of 0.59m (approx. 1.96ft) in this instance.

R. Shankar Jah, owner, attended and presented evidence in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 27, 2018)
- City of Mississauga, Transportation and Works Department (dated July 13, 2018)
- Region of Peel (dated July 30, 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

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.



MISSISSAUGA

File: "A" 301/18
WARD 11

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To permit a secondary unit proposing a setback to a stair/landing of 0.30m whereas By-law 0225-2007, as amended, requires a minimum setback to a stair/landing of 0.59m in this instance.

Committee Decision dated at the City of Mississauga on August 16, 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>"P. QUINN"</u> P. Quinn	

I certify this is copy of the decision of the Committee's decision given on August 16, 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 September 5, 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 **COLIN & ELAINE TOWE** for the property located at **1570 BOTHWELL AVENUE**.
Date of Hearing on Thursday August 9, 2018
Date Decision Signed by the Committee August 16, 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 1:44p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance for the construction of a new house proposing;

1. A gross floor area of 353.52sq.m (approx. 3805.26sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 312.35sq.m (approx. 3362.11sq.ft) in this instance;
2. A lot coverage of 38.60% whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 35.00% in this instance;
3. A westerly side yard of 1.27m (approx. 4.17ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance;
4. An easterly side yard of 1.30m (approx. 4.27m) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance; and
5. A height to the highest ridge of 9.09m (approx. 29.82ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.00m (approx. 29.53ft) in this instance.

E. Towe, owner, attended and presented evidence in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 27, 2018)
- City of Mississauga, Transportation and Works Department (dated July 13, 2018)
- Region of Peel (dated July 30, 2018)
- The Ministry of Transportation (dated July 24, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 1982 Davebrook Road, 1981 Deanhome Road, 1942 Deanhome Road, 1970 Dean home Road, 1569 Bothwell Avenue, 1952 Davebrook Road, 1491 Robillard Road, 1943 Deanhome Road, 1952 Deanhome Road, and 1583 Bothwell Avenue, stating support for the subject 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 correspondence received from area residents. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED:

1. A gross floor area of 353.52sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 312.35sq.m in this instance;
2. A lot coverage of 38.60% (236.13 m²) whereas By-law 0225, 2007, as amended, permits maximum lot coverage of 35% (214.11 m²) in this instance;
3. A westerly side yard of 1.14 m to the first storey portion and 1.27 m to the second storey portion, whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20 m to the first storey portion and 1.81 m to the second storey portion of the dwelling in this instance;
4. An easterly side yard of 1.30 m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81 m in this instance;
5. A height to the highest ridge of 9.09m whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.00m in this instance.

Committee Decision dated at the City of Mississauga on August 16, 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>"P. QUINN"</u> P. Quinn	

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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 September 5, 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 **GILBERT VIEIRA** for the property located at **7542 MIDDLEBROOK STREET**.
Date of Hearing on Thursday August 9, 2018
Date Decision Signed by the Committee August 16, 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 1:50p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit the existing addition proposing;

1. A lot coverage of 40.04% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance; and
2. A side yard of 0.47m (approx. 1.54ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.94ft).

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 27, 2018)
- City of Mississauga, Transportation and Works Department (dated July 13, 2018)
- Region of Peel (dated July 30, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 7563 Middleshire Drive stating support for the subject application.

The resident of 7538 Middlebrook Street appeared before the Committee and objected to the application.

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

DECISION

Committee has taken into consideration correspondence received from one area resident and one resident who presented at the hearing. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To permit the existing addition proposing;

1. A lot coverage of 40.04% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance; and
2. A side yard of 0.47m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m.

Committee Decision dated at the City of Mississauga on August 16, 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>"P. QUINN"</u> P. Quinn	

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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 September 5, 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 **TONY RAPOSO** for the property located at **170 PINWOOD TRAIL**.

Date of Hearing on Thursday August 9, 2018
Date Decision Signed by the Committee August 16, 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 2:52p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit the construction of a new dwelling proposing;

1. A gross floor area of 704.50sq.m (approx. 7583.17sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 614.99sq.m (approx. 6619.70sq.ft) in this instance;
2. A lot coverage of 29.45% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
3. A garage area of 243.40sq.m (2619.94sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75sq.m (approx. 807.29sq.ft) in this instance
4. A front yard of 7.50m (approx. 24.61ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 12.00m (approx. 39.37ft) in this instance;
5. A combined side yard of 6.90m (approx. 22.64ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard of 9.46m (approx. 31.04ft) in this instance; and
6. A dwelling depth of 29.72m (approx. 97.51ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

D. Brown, 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 27, 2018)
- City of Mississauga, Transportation and Works Department (dated July 13, 2018)
- Region of Peel (dated July 30, 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 1426 Goldthorpe Road, 150 Pinewood Trail, 1444 Goldthorpe Road, 179 Pinewood Trail, 158 Pinewood Trail, 1436 Goldthorpe Road, 167 Pinewood Trail, and the Credit Reserve Association stating an objection to the application.

- Correspondence was received from the residents of 180 Pinewood Trail stating no objection to the subject application.

The resident of 1444 Goldthorpe Road, and 150 Pinewood Trail appeared before the Committee and objected the application.

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

Committee expressed concern for the deficient side yard.

DECISION

Committee has taken into consideration correspondence received from area resident and two 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: D. Kennedy SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION REFUSED:

To permit the construction of a new dwelling proposing;

1. A gross floor area of 704.50sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 614.99sq.m in this instance;
2. A lot coverage of 29.45% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
3. A garage area of 243.40sq.m whereas By-law 0225-2007, as amended, permits a maximum garage area of 75sq.m in this instance
4. A front yard of 7.50m whereas By-law 0225-2007, as amended, requires a minimum front yard of 12.00m in this instance;
5. A combined side yard of 6.90m whereas By-law 0225-2007, as amended, requires a minimum combined side yard of 9.46m in this instance; and
6. A dwelling depth of 29.72m whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m in this instance.

Committee Decision dated at the City of Mississauga on August 16, 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>DISSENTED</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 September 5, 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 **GREGORY HAVER & JULIANA SPROTT-HAVER**
for the property located at **1075 STOCKWELL AVENUE.**
Date of Hearing on Thursday August 9, 2018
Date Decision Signed by the Committee August 16, 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 2:03p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit additions proposing;

1. A gross floor area of 460.40sq.m (approx. 4955.70ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 421.84sq.m (approx. 4540.65ft) in this instance;
2. A lot coverage of 33.20% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance; and
3. An exterior side yard measured to a deck of 4.66m (approx. 15.29ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback measured to a deck of 5.90m (approx. 19.36ft) in this instance.

A. Morassutti, 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 27, 2018)
- City of Mississauga, Transportation and Works Department (dated July 13, 2018)
- Region of Peel (dated July 30, 2018)
- Credit Valley Conservation (dated August 2, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A letter was received from the Lorne Park Estates Association stating an objection to the subject application.

The residents of 1081 Mcconell Avenue appeared before the Committee and objected to the subject application. The resident of 866 Tennyson Avenue appeared before the Committee stated support for the application.

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

DECISION

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

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

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

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED:

1. A lot coverage of 33.20% (384.45 m²) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30% (347.75 m²) in this instance;
2. An exterior side yard measured to a deck of 4.66m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback measured to a deck of 5.90m in this instance.

Committee Decision dated at the City of Mississauga on August 16, 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
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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 **JADE ESTATES INC** for the property located at **915 NORTH SERVICE ROAD**.
Date of Hearing on Thursday August 9, 2018
Date Decision Signed by the Committee August 16, 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 2:28p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a detached garage on the subject property proposing a height of 6.43m (approx. 21.10ft) to the highest point whereas By-law 0225-2007, as amended, permits a maximum height of 4.60m (approx. 15.09ft) to the highest point in this instance.

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 27, 2018)
- City of Mississauga, Transportation and Works Department (dated July 13, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated July 18, 2018)
- Region of Peel (dated July 30, 2018)
- The Ministry of Transportation (dated July 24, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 924 Ribston Road, stating an objection to the subject application.

The resident of 915 Ribston Road and 1098 Henley Road appeared before the Committee and objected to the application.

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

DECISION

Committee has taken into consideration correspondence received from one area resident and two 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 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 allow the construction of a detached garage on the subject property proposing a height of 6.43m to the highest point whereas By-law 0225-2007, as amended, permits a maximum height of 4.60m to the highest point in this instance.

Committee Decision dated at the City of Mississauga on August 16, 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>"P. QUINN"</u> P. Quinn	

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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 **JDH HOLDINGS LIMITED, SHL HOLDINGS LIMITED & 1112396 ONTARIO**
for the property located at **2273 DUNDAS STREET WEST.**
Date of Hearing on Thursday August 9, 2018
Date Decision Signed by the Committee August 16, 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 3:09p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the operation of a restaurant in unit 17 on the subject property proposing:

1. 294 parking spaces on site whereas By-law 0225-2007, as amended, requires a minimum of 481 parking spaces on site; and
2. 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.

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 27, 2018)
- City of Mississauga, Transportation and Works Department (dated July 13, 2018)
- Region of Peel (dated July 30, 2018)

CORRESPONDENCE & DISCUSSION

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: D. Reynolds CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the operation of a restaurant in unit 17 on the subject property proposing:

1. 294 parking spaces on site whereas By-law 0225-2007, as amended, requires a minimum of 481 parking spaces on site; and
2. 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 August 16, 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>"P. QUINN"</u> P. Quinn	

I certify this is copy of the decision of the Committee's decision given on August 16, 2018

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"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 September 5, 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 **MASJID-E FAROOQ-E AZAM MISSISSAUGA & MAKKAH HOLDINGS INC** for the
property located at **935 EGLINTON AVENUE WEST**.
Date of Hearing on Thursday August 9, 2018
Date Decision Signed by the Committee August 16, 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 3:33 p.m.

APPLICATION DETAILS

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

1. A front yard measured to an underground parking structure of 0.00m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to an underground parking structure of 3.00m (approx. 9.84ft) in this instance;
2. A rear yard measured to an underground parking structure of 0.00m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to an underground parking structure of 3.00m (approx. 9.84ft) in this instance; and
3. An easterly interior side yard measured to an underground parking structure of 2.00m (approx. 6.56ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to an underground parking structure of 3.00m (approx. 9.84ft) in this instance.

The 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 27, 2018)
- City of Mississauga, Transportation and Works Department (dated July 13, 2018)
- Region of Peel (dated July 30, 2018)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the agent and staff.

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



MISSISSAUGA

File: "A" 310/18

WARD 11

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: David George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a private school on the subject property proposing:

1. A front yard measured to an underground parking structure of 0.00m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to an underground parking structure of 3.00m in this instance;
2. A rear yard measured to an underground parking structure of 0.00m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to an underground parking structure of 3.00m in this instance; and
3. An easterly interior side yard measured to an underground parking structure of 2.00m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to an underground parking structure of 3.00m in this instance.



MISSISSAUGA

File: "A" 310/18
WARD 11

Committee Decision dated at the City of Mississauga on August 16, 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>"P. QUINN"</u> P. Quinn	

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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 September 5, 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 **SOUTHDOWN TOWNS LTD/SOUTHDOWN TOWNS LIMITED PARTNERSHIP** for
the property located at **1155 STROUD LANE.**
Date of Hearing on Thursday August 9, 2018
Date Decision Signed by the Committee August 16, 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 3:37p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of stacked back-to-back townhouses on the subject property proposing a building encroachment of a maximum of 0.71m (approx. 2.33ft) beyond the buildable area and into the required 4.50m (approx. 14.76m) side yard whereas By-law 0225-2007, as amended, requires a minimum 4.50m (approx. 14.76ft) side yard in this instance.

The agent 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 27, 2018)
- City of Mississauga, Transportation and Works Department (dated July 13, 2018)
- Region of Peel (dated July 30, 2018)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the agent.

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.



MISSISSAUGA

File: "A" 311/18
WARD 2

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

MOVED BY:

SECONDED BY:

CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of stacked back-to-back townhouses on the subject property proposing a building encroachment of a maximum of 0.71m beyond the buildable area and into the required 4.50m side yard whereas By-law 0225-2007, as amended, requires a minimum 4.50m side yard in this instance.



MISSISSAUGA

File: "A" 311/18
WARD 2

Committee Decision dated at the City of Mississauga on August 16, 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>ABSENT</u> J. PAGE	<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn	

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"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 September 5, 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 **KORGOLD DEVELOPMENT CORPORATION** for the property located at
725 VILLAGE GREEN BOULEVARD.

Date of Hearing on Thursday August 9, 2018
Date Decision Signed by the Committee August 16, 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 3:45 p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit the construction of stacked back-to-back townhouses on the property proposing:

1. A setback of 4.50m (approx. 14.76ft) between surface parking spaces and a dwelling unit whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.68ft) between surface parking spaces and a dwelling unit in this instance;
2. A setback of 2.00m (approx. 6.56ft) between surface parking spaces and a lot line whereas By-law 0225-2007, as amended, requires a minimum setback of 3.00m (approx. 9.84ft) between surface parking spaces and a lot line in this instance;
3. Stairs encroaching 1.20m (approx. 3.93ft) beyond the buildable area into the required 3.00m (approx. 9.84ft) setback along Cawthra Road and Atwater Avenue whereas By-law 0225-2007, as amended, requires a minimum setback of 3.00m (approx. 9.84ft) in this instance;
4. A setback of 2.30m (approx. 7.55ft) to the Parkwest Place and Atwater Avenue sight triangle whereas By-law 0225-2007, as amended, requires a minimum setback of 3.00m (approx. 9.84ft) to the Parkwest Place and Atwater Avenue sight triangle in this instance;
5. An interior side yard of 4.00m (approx. 13.12ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 6.00m (approx. 19.68ft) in this instance;
6. An above grade building separation of 4.80m (approx. 15.75ft) from a side wall to a side wall whereas By-law 0225-2007, as amended, requires a minimum above grade building separation of 9.00m (approx. 29.52ft) from a side wall to a side wall in this instance;
7. A setback to a waste enclosure/loading area of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 10.00m (approx. 32.80ft) to a waste enclosure/loading area in this instance;
8. A dwelling unit in the basement, having its floor more than 1.20m (approx. 3.93ft) below the highest grade level whereas By-law 0225-2007, as amended, does not permit a dwelling unit in the basement where the floor is more than 1.20m (approx. 3.93ft) below the highest grade level in this instance;
9. A maximum projection of a balcony located above the first storey of 1.50m (approx. 4.92ft) whereas By-law 0225-2007, as amended, permits a maximum projection of a balcony located above the first storey of 1.00m (approx. 3.28ft) in this instance;
10. A minimum depth of a landscape buffer of 2.00m (approx. 6.56ft) along an interior side lot line whereas By-law 0225-2007, as amended, requires a minimum depth of a landscape buffer of 3.00m (approx. 9.84ft) along an interior side lot line in this instance;



11. A setback to a rooftop balcony of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a rooftop balcony of 1.20m (approx. 3.93ft) in this instance;
12. 1.3 resident parking spaces per two-bedroom unit whereas By-law 0225-2007, as amended, requires a minimum of 1.5 resident parking spaces per two-bedroom unit in this instance;
13. 1.4 resident parking spaces per three-bedroom unit whereas By-law 0225-2007, as amended, requires a minimum of 1.75 resident parking spaces per three-bedroom unit in this instance; and
14. 0.2 visitor parking spaces per unit whereas By-law 0225-2007, as amended, requires a minimum of 0.25 visitor parking spaces per unit in this instance.

The 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 27, 2018)
- City of Mississauga, Transportation and Works Department (dated July 13, 2018)
- Region of Peel (dated July 30, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 1234 Parkway Place and Unit 406 1140 Parkway Place who expressed concerns about the application.

The resident of 406-1140 Parkwest place appeared and expressed concerns with application.

Committee asked questions of the agent and staff.

G. Guthrie architect for the project answer Committee questions about the basement units and the amount of day light available in the basements.

DECISION

Committee has taken into consideration correspondence received from 2 area resident and 1 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: D. George SECONDED BY: John Page CARRIED

The Decision of the Committee was:

APPLICATION APPROVED SUBJECT TO CONDITION:

To approve a minor variance to permit the construction of stacked back-to-back townhouses on the property proposing:

1. A setback of 4.50m between surface parking spaces and a dwelling unit whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m between surface parking spaces and a dwelling unit in this instance;
2. A setback of 2.00m between surface parking spaces and a lot line whereas By-law 0225-2007, as amended, requires a minimum setback of 3.00m between surface parking spaces and a lot line in this instance;
3. Stairs encroaching 1.20m beyond the buildable area into the required 3.00m (approx. 9.84ft) setback along Cawthra Road and Atwater Avenue whereas By-law 0225-2007, as amended, requires a minimum setback of 3.00m in this instance;
4. A setback of 2.30m to the Parkwest Place and Atwater Avenue sight triangle whereas By-law 0225-2007, as amended, requires a minimum setback of 3.00m to the Parkwest Place and Atwater Avenue sight triangle in this instance;
5. An interior side yard of 4.00m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 6.00m in this instance;
6. An above grade building separation of 4.80m from a side wall to a side wall whereas By-law 0225-2007, as amended, requires a minimum above grade building separation of 9.00m from a side wall to a side wall in this instance;
7. A setback to a waste enclosure/loading area of 3.50m whereas By-law 0225-2007, as amended, requires a minimum setback of 10.00m to a waste enclosure/loading area in this instance;
8. A dwelling unit in the basement, having its floor more than 1.20m below the highest grade level whereas By-law 0225-2007, as amended, does not permit a dwelling unit in the basement where the floor is more than 1.20m below the highest grade level in this instance;
9. A maximum projection of a balcony located above the first storey of 1.50m whereas By-law 0225-2007, as amended, permits a maximum projection of a balcony located above the first storey of 1.00m in this instance;
10. A minimum depth of a landscape buffer of 2.00m along an interior side lot line whereas By-law 0225-2007, as amended, requires a minimum depth of a landscape buffer of 3.00m along an interior side lot line in this instance;
11. A setback to a rooftop balcony of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a rooftop balcony of 1.20m in this instance;
12. 1.3 resident parking spaces per two-bedroom unit whereas By-law 0225-2007, as amended, requires a minimum of 1.5 resident parking spaces per two-bedroom unit in this instance;
13. 1.4 resident parking spaces per three-bedroom unit whereas By-law 0225-2007, as amended, requires a minimum of 1.75 resident parking spaces per three-bedroom unit in this instance; and
14. 0.2 visitor parking spaces per unit whereas By-law 0225-2007, as amended, requires a minimum of 0.25 visitor parking spaces per unit in this instance.

CONDITION(S):

Construction associated with this application shall proceed generally in accordance with the plans approved by the Committee.



MISSISSAUGA

File: "A" 312/18
WARD 1

Committee Decision dated at the City of Mississauga on August 16, 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>"P. QUINN"</u> P. Quinn	

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"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 September 5, 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 **HASSAN & UMER IQBAL** for the property located at **1137 BANCROFT DRIVE**.
Date of Hearing on Thursday August 9, 2018
Date Decision Signed by the Committee August 16, 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 4:03 p.m.

APPLICATION DETAILS

The applicants request the Committee to authorize a minor variance to permit a driveway width of 8.50m (approx. 27.89ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance.

The property owner presented evidence in support of the application; included a petition of support from 17 neighbours.

BACKGROUND

On January 11, 2018, U. Iqbal, the property owner, attended and requested a deferral in order to address staff comments.

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

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated January 5, 2018)
- City of Mississauga, Transportation and Works Department (dated January 4, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated January 8, 2018)
- Region of Peel (dated January 5, 2018)

On April 26, 2018, U. Iqbal, the property co-owner, attended and requested to defer the application in order to have new drawings submitted.

The Committee consented to the request and deferred the application to the July 12th, 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)
- City of Mississauga, Community Services Department, Park Planning (dated April 23, 2018)
- Region of Peel (dated April 24, 2018)

The applicant failed to pay the required fee and provide amended plans and variances prior to required date to meet the July 12, 2018 hearing, as such the items was removed from the agenda.



The required fees and information was provided on June 22, 2018 and the item was scheduled for the August 9th 2018 hearing.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 27, 2018)
- City of Mississauga, Transportation and Works Department (dated July 13, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated August 2, 2018)
- Region of Peel (dated July 30, 2018)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the owner.

Committee discussed the merits of the application.

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 general intent and purpose of the Zoning By-law is not maintained.

Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

APPLICATION REFUSED:



MISSISSAUGA

File: "A" 002/18
WARD 11

Committee Decision dated at the City of Mississauga on August 16, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO – (CHAIR)	<u>ABSENT</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>"P. QUINN"</u> P. Quinn	

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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 September 5, 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 **DOMENIC FIGLIOMENI** for the property located at **137 KENOLLIE AVENUE**.
Date of Hearing on Thursday August 9, 2018
Date Decision Signed by the Committee August 16, 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 4:13 p.m.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit the construction of a second garage on the property proposing:

1. A gross floor area of 663.00m² (approx. 7,136.47sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 543.68m² (approx. 5,852.12sq.ft) in this instance;
2. A garage area of 121.97m² (approx. 1312.87sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00m² (approx. 807.29sq.ft) in this instance;
3. A side yard of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.93ft) in this instance;
4. A combined width of side yards of 3.92m (approx. 12.86ft/11.4%) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 9.28m (approx. 30.45ft/27.0%) in this instance;
5. Two garages whereas By-law 0225-2007, as amended, permits a maximum of one garage in this instance; and
6. No garage attachment whereas By-law 0225-2007, as amended, requires a minimum garage attachment of 5.00m x 2.00m (approx. 16.40ft x 6.56ft) in this instance.

The agent attended and presented evidence in support of the application.

BACKGROUND

On May 10, 2018, F. Di Sarra, requested to defer the application so they could meet with staff to address their comments.

The Committee consented to the request and deferred the application to the August 9th hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated May 7, 2018)
- City of Mississauga, Transportation and Works Department (dated May 3, 2018)
- Region of Peel (dated May 7, 2018)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 27, 2018)
- City of Mississauga, Transportation and Works Department (dated July 13, 2018)
- Region of Peel (dated July 30, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 123 Kenollie Ave, 141 Kenollie Avenue in support the application.

Committee amended the application as per zoning comments.

Committee asked questions of the agent.

DECISION

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

Committee has taken into consideration correspondence received from 2 area residents. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED:

to authorize a minor variance to permit the construction of a second garage on the property proposing:

1. A gross floor area of 663.00m² whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 543.68m² in this instance;
2. A garage area of 121.97m² whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00m² in this instance;
3. A side yard of 0.61m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m in this instance;
4. A combined width of side yards of 3.92m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 9.28m in this instance;



5. Two garages whereas By-law 0225-2007, as amended, permits a maximum of one garage in this instance; and
6. Insufficient garage attachment proposed; whereas By-law 0225-2007, as amended, requires a minimum area of attachment of a dwelling and attached garage above grade to be 5.00 m in length and 2.00 m in height.



MISSISSAUGA

File: "A" A189/18
WARD 1

Committee Decision dated at the City of Mississauga on August 16, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO – (CHAIR)	<u>ABSENT</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>"P. QUINN"</u> P. Quinn	

I certify this is copy of the decision of the Committee's decision given on August 16, 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 September 5, 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.