

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER
Hearing: AUGUST 23, 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

NEW APPLICATIONS - (CONSENT)

B-051/18 A-322/18 A-323/18	ZHENSHENG PAN	1362 KENMUIR AVE	1	Approved (AC) Approved Approved
B-052/18	HEIDI & STEVEN SOMFALVI	37 PINE AVE N	1	Approved (AA, AC)
B-053/18	BATES DESIGN AND BUILD	150 HIGH ST W	1	Approved (AC)
B-054/18 B-055/18 A-325/18	KENMUIR BAPTIST CHURCH	1640 CARMEN DR	1	Approved (AC) Approved (AC) Approved

NEW APPLICATIONS - (MINOR VARIANCE)

A-273/18	OSAMA MANSUR & AFAF MOUSA	655 SHETANI PL	4	Approved (AA, AC)
A-319/18	AMINA SAMAC	825 BEXHILL RD	2	Deferred (Oct 4)
A-320/18	ANNA LISA CIPRESSI	33 WOODLAWN AVE	1	Approved (AA)
A-321/18	OBLATE FATHERS OF ASSUMPTION PROVINCE OF ONTARIO	1617 BLYTHE RD	8	Approved
A-324/18	LEENA MALIK	2351 MISSISSAUGA RD	8	Approved (AA)
A-326/18	NELSON VALENTE & JENNY RAPOSO	946 NINTH ST	1	Approved
A-360/18	GURSIMRAN REHILL	7612 REDSTONE RD.	5	Approved

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-129/18	NAIM EL CHAFEI	1374 INDIAN RD	2	Approved (AA)
A-193/18	CANADIAN SOCIETY OF PEACE AND RELIEF	6680 CAMPOBELLO RD	11	Deferred (Oct 25)
A-220/18	YANG YANG	155 LAKESHORE RD E	1	Approved (AA)
A-266/18	WORLD DRIVE CENTRE INC.	30 WORLD DR	5	Approved (AC)

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 **ZHENSHENG PAN** for the property located at **1362 KENMUIR AVENUE**.
Date of Hearing on Thursday August 23, 2018
Date Decision Signed by the Committee August 30, 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 1:39p.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 12.55m (41.17ft) and an area of approximately 504.9m² (5,434.87sq.ft).

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 August 10, 2018)
- City of Mississauga, Transportation and Works Department (dated August 10, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated August 10, 2018)
- Region of Peel (dated August 10, 2018)
- Bell Canada, Right-of-Way (dated August 23, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the following residents who objected to the application: 1326 Kenmuir Avenue, 1365 Kenmuir Avenue, 1377 Kenmuir Avenue, 1483 Carmen Drive, and the Credit Reserve Association.

The following residents appeared before the Committee and objected to the application: 1550 Kenmuir Avenue, 1483 Carmen Drive, and N. Dell from the Credit Reserve Association.

D. Martin, Manager, Transportation and Works, attended and clarified the frontages of certain lots along Kenmuir Avenue for the Committee.

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

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

DECISION

Committee has taken into consideration correspondence received from 5 area residents and 3 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.

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

MOVED BY: J. Page SECONDED BY: J. Robinson CARRIED

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 12.55m and an area of approximately 504.9m².

Committee Decision dated at the City of Mississauga on August 30, 2018

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

I certify this is copy of the decision of the Committee's decision given on August 30, 2018.

<u>"S. KENNEY"</u>	For a signed copy of this document
SEAN KENNEY - SECRETARY- TREASURER	please call 905-615-3200 ext. 2408 or email Committee.Adjustment@mississauga.ca

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

Date of Mailing: September 3, 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 September 23, 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 September 3, 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" 322/18, A323/18).
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 August 10, 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 August 10, 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: August 10, 2018

RE: Applicant: Zhensheng Pan
Address: 1362 Kenmuir Ave.
Date of Hearing: August 23, 2018
Our File: 'B' 51/18, 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 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

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

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 storm sewer outlet for the subject lands is the existing 675mm storm sewer on Kenmuir Avenue.

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: AUGUST 10, 2018
FILE: "B" 51/18
SUBJECT: MINOR VARIANCE APPLICATION
1362 Kenmuir Avenue
Zhensheng Pan
WARD 1
AUGUST 23, 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 planting of one (1) street trees on Kenmuir Avenue. 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 Ibrahim Dia, Planner, Community Services Department at 905-615-3200 ext. 3108.

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 **ZHENSHENG PAN** for the property located at **1362 KENMUIR AVENUE**.
Date of Hearing on Thursday August 23, 2018
Date Decision Signed by the Committee August 30, 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 1:39p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the creation of a new lot, being the severed lands of application B51/18, proposing:

1. A lot frontage of 12.55m (approx. 41.17ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance; and
2. A lot area of 504.90m² (approx. 5,434.87sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00m² (approx. 5,920.34sq.ft) 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 August 10, 2018)
- City of Mississauga, Transportation and Works Department (dated August 10, 2018)
- Region of Peel (dated August 10, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the following residents who objected to the application: 1326 Kenmuir Avenue, 1365 Kenmuir Avenue, 1377 Kenmuir Avenue, 1483 Carmen Drive, and the Credit Reserve Association.

The following residents appeared before the Committee and objected to the application: 1550 Kenmuir Avenue, 1483 Carmen Drive, and N. Dell from the Credit Reserve Association.

D. Martin, Manager, Transportation and Works, attended and clarified the frontages of certain lots along Kenmuir Avenue for the Committee.

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

DECISION

Committee has taken into consideration correspondence received from 5 area residents and 3 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: J. Robinson CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the creation of a new lot, being the severed lands of application B51/18, proposing:

1. A lot frontage of 12.55m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance; and
2. A lot area of 504.90m² whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00m² in this instance.

Committee Decision dated at the City of Mississauga on August 30, 2018.

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

I certify this is copy of the decision of the Committee's decision given on August 30, 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 **September 19, 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 **ZHENSHENG PAN** for the property located at **1362 KENMUIR AVENUE**.

Date of Hearing on Thursday August 23, 2018

Date Decision Signed by the Committee August 30, 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 1:39p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the creation of a new lot, being the retained lands of application B51/18, proposing:

1. A lot frontage of 12.55m (approx. 41.17ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance; and
2. A lot area of 504.90m² (approx. 5,434.87sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00m² (approx. 5,920.34sq.ft) 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 August 10, 2018)
- City of Mississauga, Transportation and Works Department (dated August 10, 2018)
- Region of Peel (dated August 10, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the following residents who objected to the application: 1326 Kenmuir Avenue, 1365 Kenmuir Avenue, 1377 Kenmuir Avenue, 1483 Carmen Drive, and the Credit Reserve Association.

The following residents appeared before the Committee and objected to the application: 1550 Kenmuir Avenue, 1483 Carmen Drive, and N. Dell from the Credit Reserve Association.

D. Martin, Manager, Transportation and Works, attended and clarified the frontages of certain lots along Kenmuir Avenue for the Committee.

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

DECISION

Committee has taken into consideration correspondence received from 5 area residents and 3 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: J. Robinson CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the creation of a new lot, being the retained lands of application B51/18, proposing:

1. A lot frontage of 12.55m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance; and
2. A lot area of 504.90m² whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00m² in this instance.

Committee Decision dated at the City of Mississauga on August 30, 2018.

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

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"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 **September 19, 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 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.

Application by **HEIDI & STEVEN SOMFALVI** for the property located at **37 PINE AVENUE NORTH**.

Date of Hearing on Thursday August 23, 2018

Date Decision Signed by the Committee August 30, 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 2:11p.m.

APPLICATION DETAILS

The applicants request 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 6.84m (22.44ft) and an area of approximately 310.0m² (3,336.92sq.ft).

B. Oughtred, agent, attended and presented evidence in support of the application. He requested to amend the application based on information he had received from the Surveyor and the Committee agreed to the request.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 10, 2018)
- City of Mississauga, Transportation and Works Department (dated August 10, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated August 10, 2018)
- Region of Peel (dated August 10, 2018)
- Bell Canada, Right-of-Way (dated August 23, 2018)

CORRESPONDENCE & DISCUSSION

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

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

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

DECISION

The Committee, having considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, c. P.13., as amended, resolves to grant provisional consent subject to the conditions of Appendix A being fulfilled.

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 AS AMENDED ON CONDITIONS AS STATED IN APPENDIX A:

The applicants request 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 6.84m and an area of approximately 309.5m².

Committee Decision dated at the City of Mississauga on August 30, 2018

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<u>"J. ROBINSON"</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 30, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

For a signed copy of this document

please call 905-615-3200 ext. 2408

or email

Committee.Adjustment@mississauga.ca

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

Date of Mailing: September 3, 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 September 23, 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 September 3, 2019.

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

Appendix A – Conditions of Provisional Consent

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

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 10, 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 August 10, 2018.
6. A letter shall be received from Bell Canada, Right-of-way, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 23, 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: August 10, 2018

RE: **Applicant:** Heidi & Stephen Somfalvi
 Address: 37 Pine Ave N
 Date of Hearing: August 23, 2018
 Our File: 'B' 52/18, Ward 1 (Z-8)

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 storm sewer outlet for the subject lands is the existing 450mm storm sewer on Maple Avenue North; however, as this is a shallow sewer a sump pump may be required to discharge the weeping tile to grade. In this regard, we advise that 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: AUGUST 10, 2018

FILE: "B" 52/18

SUBJECT: MINOR VARIANCE APPLICATION

37 Pine Avenue North

Heidi & Steven Somfalvi

WARD 1

AUGUST 23, 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 planting of one (1) street trees on Pine Avenue North. 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 Ibrahim Dia, Planner, Community Services Department at 905-615-3200 ext. 3108.

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

Bell Canada
Right of Way
Floor 2, 140 Bayfield Street
Barrie, Ontario
L4M 3B1

Tel: 705-722-2264
Fax: 705-726-4600
E-mail: charleyne.hall@bell.ca

August 23, 2018

Mississauga Committee of Adjustment
300 City Center Drive
Mississauga, Ontario
L5B 3C1

E-mail only: committee.adjustment@mississauga.ca

Subject: Application for Consent B52/18
37 Pine Avenue North
Bell File: 905-18-320

We acknowledge receipt and thank you for your correspondence dated July 19, 2018.

Subsequent to review by our local engineering department, Bell Canada has identified that we require protection for existing facilities.

Bell Canada requests a 3m wide strip measuring 1.5m on either side of the rear lot aerial installation to extend from any poles to a minimum of 1.5m past any existing anchor installations, measuring 0.5m on either side of the guywire installation, as reasonably permitted.

Since the easement is required in order to protect the integrity of the existing facilities and preserve service, all cost associated with the transaction is the responsibility of the landowner. Compensation should be set to the nominal amount of \$2.00 for the acquisition of these rights. Additionally, Bell Canada requires separate, registered postponements for any mortgages and certification of title.

We hope this proposal meets with your approval and request a copy of the decision. We look forward to the owner's solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

If you have any questions or concerns, please feel free to contact me:

Yours truly,

Charleyne Hall
Right of Way Associate

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 **BATES DESIGN AND BUILD** for the property located at **150 HIGH STREET WEST**.

Date of Hearing on Thursday August 23, 2018

Date Decision Signed by the Committee August 30, 2018

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the 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 8.49m (27.85ft) and a lot area of approximately 234.9m² (approx. 2,528.53sq.ft).

B. Oughtred, agent, attended and presented evidence in support of the application. He indicated that this had been approved by the Committee before however the approval had lapsed due to the conditions not being cleared on time.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 10, 2018)
- City of Mississauga, Transportation and Works Department (dated August 10, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated August 10, 2018)
- Region of Peel (dated August 10, 2018)
- Bell Canada, Right-of-Way (dated August 23, 2018)

CORRESPONDENCE & DISCUSSION

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

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

The applicant asked Committee to amend the conditions requested by city and agency staff by removing the condition requested by Bell Canada as it had not been requested in previous applications. The Committee decided to leave the condition in place.

DECISION

The Committee, having considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, c. P.13., as amended, resolves to grant provisional consent subject to the conditions of Appendix A being fulfilled.

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 ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 8.49m and a lot area of approximately 234.9m².

Committee Decision dated at the City of Mississauga on **August 30, 2018**

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<u>"J. ROBINSON"</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 30, 2018**.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

For a signed copy of this document

please call 905-615-3200 ext. 2408

or email

Committee.Adjustment@mississauga.ca

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

Date of Mailing: **September 3, 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 **September 23, 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 **September 3, 2019**.

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

Appendix A – Conditions of Provisional Consent

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

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.
4. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 10, 2018.
5. A letter shall be received from Bell Canada indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 23, 2018.

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

DATE: AUGUST 10, 2018

FILE: "B" 53/18

SUBJECT: MINOR VARIANCE APPLICATION

150 High Street West

Bates Design and Build

WARD 1

AUGUST 23, 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 planting of one (1) street trees on High Street West. 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 Ibrahim Dia, Planner, Community Services Department at 905-615-3200 ext. 3108.



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

Bell Canada
Right of Way
Floor 2, 140 Bayfield Street
Barrie, Ontario
L4M 3B1

Tel: 705-722-2264
Fax: 705-726-4600
E-mail: charleyne.hall@bell.ca

August 23, 2018

Mississauga Committee of Adjustment
300 City Center Drive
Mississauga, Ontario
L5B 3C1

E-mail only:

committee.adjustment@mississauga.ca

Subject: Application for Consent B53/18
150 High Street West
Bell File: 905-18-321

We acknowledge receipt and thank you for your correspondence dated July 19, 2018.

Subsequent to review by our local engineering department, Bell Canada has identified that we require protection for existing facilities.

Bell Canada requests a 3m wide strip measuring 1.5m on either side of the rear lot aerial installation to extend from any poles to a minimum of 1.5m past any existing anchor installations, measuring 0.5m on either side of the guywire installation, as reasonably permitted.

Since the easement is required in order to protect the integrity of the existing facilities and preserve service, all cost associated with the transaction is the responsibility of the landowner. Compensation should be set to the nominal amount of \$2.00 for the acquisition of these rights. Additionally, Bell Canada requires separate, registered postponements for any mortgages and certification of title.

We hope this proposal meets with your approval and request a copy of the decision. We look forward to the owner's solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

If you have any questions or concerns, please feel free to contact me.

Yours truly,

Charleyne Hall
Right of Way Associate

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 **KENMUIR BAPTIST CHURCH** for the property located at **1640 CARMEN DRIVE**.

Date of Hearing on Thursday August 23, 2018

Date Decision Signed by the Committee August 30, 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 2:21p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel has a width of approximately 17.83m (58.50ft) and a depth of approximately 30.44m (99.87ft). The new parcel will be added to the property immediately to the south known as 1624 Carmen Drive.

G. Di Giambattista, 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 August 14, 2018)
- City of Mississauga, Transportation and Works Department (dated August 10, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated August 10, 2018)
- Region of Peel (dated August 10, 2018)
- Bell Canada, Right-of-Way (dated August 23, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the resident of 1629 Crediton Parkway stating an objection to the subject application.

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

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

DECISION

Committee has taken into consideration correspondence received from 1 area resident.

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.

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

MOVED BY: J. Page SECONDED BY: J. Robinson CARRIED

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED APPEDIX A AND THOSE LIST BELOW:

The applicant requests the approval of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel has a width of approximately 17.83m and a depth of approximately 30.44m.

AND IS SUBJECT THE FOLLOWING:

- a. Subsection 50(3) and/or 50(5) of the Planning Act, shall apply to any subsequent conveyance or transaction that is subject to this consent and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.
- b. The severed portion shall merge into common ownership with the lands municipally know as 1624 Carmen Drive, Mississauga, Ontario. If required the applicant may have to submit a letter form a lawyer describing how the two properties will be merged,

Committee Decision dated at the City of Mississauga on August 30, 2018

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<u>"J. ROBINSON"</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 30, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-TREASURER

For a signed copy of this document

please call 905-615-3200 ext. 2408

or email

Committee.Adjustment@mississauga.ca

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

Date of Mailing: September 3, 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 September 23, 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 September 3, 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"325/18)
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 August 10, 2018. (B55/18 only)
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 August 10, 2018. (B55/18 only)
6. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 10, 2018. (B55/18 only)

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 **KENMUIR BAPTIST CHURCH** for the property located at **1640 CARMEN DRIVE**.
Date of Hearing on Thursday August 23, 2018
Date Decision Signed by the Committee August 30, 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 2:21p.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 18.0m (59.06ft) and an area of approximately 1204.8m² (12,968.78sq.ft).

G. Di Giambattista, 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 August 14, 2018)
- City of Mississauga, Transportation and Works Department (dated August 10, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated August 10, 2018)
- Region of Peel (dated August 10, 2018)

CORRESPONDENCE & DISCUSSION

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

The following residents appeared before the Committee and objected to the application: 1614 Carmen Drive & 1624 Carmen Drive.

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

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

DECISION

Committee has taken into consideration 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.

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

MOVED BY: J. Page SECONDED BY: J. Robinson CARRIED

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 18.0m and an area of approximately 1204.8m².

Committee Decision dated at the City of Mississauga on **August 30, 2018**

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<u>"J. ROBINSON"</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 30, 2018**.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

For a signed copy of this document

please call 905-615-3200 ext. 2408

or email

Committee.Adjustment@mississauga.ca

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

Date of Mailing: **September 3, 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 **September 23, 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 **September 3, 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"325/18)
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 August 10, 2018. (B55/18 only)
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 August 10, 2018. (B55/18 only)
6. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 10, 2018. (B55/18 only)

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

TO: S. Kenney, Secretary Treasurer
Land Division Committee

FROM: D. Martin
Transportation and Works

DATE: August 10, 2018

RE: **Applicant:** Kenmuir Baptist Church
 Address: 1640 Carmen Dr
 Date of Hearing: August 23, 2018
 Our File: 'B' 55/18, Ward 1 (Z-7)

This Department has reviewed the information submitted with this application and has performed a site inspection of the property. Currently, the existing church has 2 access points, one from South Service Road and one from Carmen Drive. A majority of the church parking is located on the west side of the church. With the proposed severance line in its current location, the existing access from South Service Road will be entirely within the limits of the proposed severed lot as well as much of the existing church parking area. We question if the church will have sufficient parking and also if having only one access point onto Carmen Drive will be sufficient for the church at its peak times.

We also advise that currently there is no existing storm or sanitary services along South Service Road to service the proposed lot. Servicing easements may be required as the sanitary sewers are located on Carmen Drive. We also note that it appears the watermain is located on South Service Road.

Should Committee see merit in the subject application we are providing the following conditions/requirements that will have to be addressed to the satisfaction of this department prior to the issuance of final consent:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Servicing Proposal

We request that the applicant submit a Functional Servicing Proposal prepared by a Consulting Engineer for this department's review/approval to confirm that all the necessary municipal services can be provided for any dwelling to be constructed on the subject lands.

2. 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.

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

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

3. Site Plan Requirement

A conceptual Site Plan for the severed and retained lands is required depicting the existing and proposed dwelling on site, access locations and geometrics, parking areas, driveways, etc..

4. Required Easement(s)

Upon the review of all items A.1, A.2 & A.3 above, and the confirmation of the required easement(s), the applicant/owner will be required to provide a letter/schedule prepared by the applicant's Solicitor which would specifically describe the new private easement(s) to be established. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

5. Draft Reference Plan

A draft 43R-Plan is to be submitted for our review/approval in order that indicates any required easements/road widenings illustrated as parts on the proposed 43R-Plan.

6. Record of Site Condition

As the proposed land use is changing from a less sensitive (community use) to a more sensitive use (residential use), in accordance with Ontario Regulation 153/04 (as amended), the applicant is required to submit a complete Record of Site Condition (RSC) to the Transportation and Works Department.

The RSC must also be posted to the Environmental Site Registry. All reports prepared in support of the RSC must be submitted to the City along with a signed copy of the RSC. The reports must be signed by a Qualified Person as defined on Ontario Regulation 153/04 (as amended) and include a clause or be accompanied by a letter signed by the author of the reports or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report. Please contact Valeriya Danylova at ext. 5930 for further information.

7. Acoustical Report

Due to the proximity and noise emanating from South Service Road and The Queen Elizabeth Way, the owner will be required to retain the services of an Acoustical Consultant to prepare a detailed Acoustical Report for the subject lands and make

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

comments/recommendations in support of this severance application. This report is to determine the need for the implementation of any noise attenuation measures that are to be incorporated into the construction of the site works to achieve the City's and the M.O.E.C.P.'s current noise level objectives. The scope of this report is to define the minimum noise attenuation requirements for the control of outdoor and indoor environmental sound levels.

We are also noting for the owner's information that securities will be required to ensure that any noise attenuation measures such as air conditioning units are installed for the dwellings to be constructed.

8. Development Agreement

Upon the review of the Acoustical Report which would contain the appropriate Warning Clauses, the owner may be required to enter into a Development Agreement which is to be registered against title of the subject lands. The said agreement is to advise any prospective purchasers that, despite the inclusion of noise control features, noise levels emanating from South Service Road and The Queen Elizabeth Way may continue to be of concern, occasionally interfering with some of the activities of the dwelling occupants as the noise exposure level may exceed the noise criteria of the municipality and the Ministry of the Environment, Conservation and Park (M.O.E.C.P.).

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 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

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

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 South Service 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: AUGUST 10, 2018

FILE: "B" 55/18

SUBJECT: MINOR VARIANCE APPLICATION
1640 CARMEN DRIVE
KENMUIR BAPTIST CHURCH
WARD 1
AUGUST 23, 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 \$1071.64 for planting of two (2) street trees on South Service 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 Ibrahim Dia, Planner, Community Services Department at 905-615-3200 ext. 3108.

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

August 10th, 2018

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 August 23rd, 2018**

Consent Application: B-055/18

Development Engineering: Iwona Frandsen (905) 791-7800 x7920

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

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

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

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

Sincerely,

Tracy Tang
Junior Planner
Development Services, Region of Peel

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 **KENMUIR BAPTIST CHURCH** for the property located at **1640 CARMEN DRIVE**.
Date of Hearing on Thursday August 23, 2018
Date Decision Signed by the Committee August 30, 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 2:21p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the creation of a new lot, being the severed lands of application B55/18, proposing a lot frontage of 18.00m (approx. 59.06ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m (approx. 98.43ft) in this instance.

G. Di Giambattista, 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 August 14, 2018)
- City of Mississauga, Transportation and Works Department (dated August 10, 2018)
- Region of Peel (dated August 10, 2018)

CORRESPONDENCE & DISCUSSION

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

The following residents appeared before the Committee and objected to the application: 1614 Carmen Drive & 1624 Carmen Drive.

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

DECISION

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

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

MOVED BY: J. Page SECONDED BY: J. Robinson CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the creation of a new lot, being the severed lands of application B55/18, proposing a lot frontage of 18.00m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m in this instance.

Committee Decision dated at the City of Mississauga on August 30, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<u>"J. ROBINSON"</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 30, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or email

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **September 19, 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 **OSAMA MANSUR & AFAF MOUSA** for the property located at
655 SHETANI PLACE.

Date of Hearing on Thursday August 23, 2018
Date Decision Signed by the Committee August 30, 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 2:41p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of a roof over the existing front porch proposing a side yard of 0.27m (approx. 0.88ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance.

O. Mansur, co-owner of the property, attended and presented evidence in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 10, 2018)
- City of Mississauga, Transportation and Works Department (dated August 10, 2018)
- Region of Peel (dated August 10, 2018)
- The Ministry of Transportation (dated July 25, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received through the property owner from the resident at 651 Shetani Place who expressed no objection to the application.

Committee asked questions of the owner 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.



MISSISSAUGA

File: "A" 273/18
WARD 4

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

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

The Decision of the Committee was:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To allow the construction of a roof over the existing front porch proposing a side yard of 0.27m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance.

CONDITION(S):

The new roof shall be equipped with an eavestrough and the downspout shall be located such that there are no drainage impacts on the abutting property.

Committee Decision dated at the City of Mississauga on August 30, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<u>"J. ROBINSON"</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 30, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or email

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **September 19, 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 **ANNA LISA CIPRESSI** for the property located at **33 WOODLAWN AVENUE**.
Date of Hearing on Thursday August 23, 2018
Date Decision Signed by the Committee August 30, 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 2:45p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the conversion of the existing duplex into a triplex proposing:

1. A driveway setback of 0.48m (approx. 1.57ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.96ft) in this instance;
2. 39% front yard landscaping whereas By-law 0225-2007, as amended, requires a minimum of 50% front yard landscaping in this instance; and
3. The floor of a dwelling unit 1.27m (approx. 4.17ft) below grade whereas By-law 0225-2007, as amended, permits the floor of a dwelling unit to be a maximum of 1.20m (approx. 3.93ft) below grade.

M. Marino, agent, attended and presented evidence in support of the application. He indicated that comments from the Planning Department indicated that they could not support a reduction in front yard landscaping but would instead support a reduction in parking. The agent requested to amend the application to reflect these comments.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 10, 2018)
- City of Mississauga, Transportation and Works Department (dated August 10, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated August 10, 2018)
- Region of Peel (dated August 10, 2018)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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: D. Reynolds CARRIED

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED:

to allow the conversion of the existing duplex into a triplex proposing:

1. A driveway setback of 0.48m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m in this instance;
2. 3 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 4 parking spaces in this instance; and
3. A dwelling unit proposed in the basement of a Triplex with a finished floor level 1.27 m below the highest grade level immediately adjacent to the dwelling unit, whereas By-law 0225-2007, as amended, states a dwelling unit shall be permitted in the basement of a triplex provided that the finished floor level of the dwelling unit is not more than 1.2 m below the highest grade level immediately adjacent to the dwelling unit at any point.

Committee Decision dated at the City of Mississauga on August 30, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<u>"J. ROBINSON"</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 19, 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 **OBLATE FATHERS OF ASSUMPTION PROVINCE OF ONTARIO** for the property
located at **1617 BLYTHE ROAD**.

Date of Hearing on Thursday August 23, 2018

Date Decision Signed by the Committee August 30, 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 2:51p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of an addition to the existing dwelling on the subject property proposing:

1. A height to a flat roof of 11.27m (approx. 36.98ft) whereas By-law 0225-2007, as amended, permits a maximum height to a flat roof of 7.50m (approx. 24.60ft) in this instance;
2. 3 garages whereas By-law 0225-2007, as amended, permits a maximum of 1 garage in this instance; and
3. A garage area of 123.72m² (approx. 1,331.75sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00m² (approx. 807.32sq.ft) in this instance.

P. Dacunha, 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 August 10, 2018)
- City of Mississauga, Transportation and Works Department (dated August 10, 2018)
- Region of Peel (dated August 10, 2018)
- Credit Valley Conservation (dated August 10, 2018)

CORRESPONDENCE & DISCUSSION

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

J. Levac, agent on behalf of the owners of 1625 Blythe Road, attended and spoke about the existing easement and inquired about how the existing use of the land would be defined under the Zoning By-law. He expressed no objection to the application.

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

DECISION

Committee has taken into consideration 1 agent who presented at the hearing and all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

MOVED BY: J. Robinson SECONDED BY: P. Quinn CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of an addition to the existing dwelling on the subject property proposing:

1. A height to a flat roof of 11.27m whereas By-law 0225-2007, as amended, permits a maximum height to a flat roof of 7.50m in this instance;
2. 3 garages whereas By-law 0225-2007, as amended, permits a maximum of 1 garage in this instance; and
3. A garage area of 123.72m² whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00m² in this instance.

Committee Decision dated at the City of Mississauga on August 30, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<u>"J. ROBINSON"</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 30, 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 **September 19, 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 **LEENA MALIK** for the property located at **2351 MISSISSAUGA ROAD**.
Date of Hearing on Thursday August 23, 2018
Date Decision Signed by the Committee August 30, 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 3:06p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a new house on the subject property proposing a front yard of 12.00m (approx. 39.37ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 19.52m (approx. 64.04ft) in this instance.

J. Huether, 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 August 10, 2018)
- City of Mississauga, Transportation and Works Department (dated August 10, 2018)
- Region of Peel (dated August 10, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the resident of 2365 Mississauga Road stating no objection to the subject 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 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.



MISSISSAUGA

File: "A" 324/18
WARD 8

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

MOVED BY: S. Patrizio SECONDED BY: P. Quinn CARRIED

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED:

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

1. A front yard of 12.00m whereas By-law 0225-2007, as amended, requires a minimum front yard of 19.52m in this instance;
2. A front yard setback of 13.17m measured to the front porch inclusive of stairs whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 17.92m measured to the front porch inclusive of stairs in this instance; and
3. An easterly side yard setback of 5.34m measured to the window wells whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 5.39m measured to the easterly window wells in this instance.

Committee Decision dated at the City of Mississauga on August 30, 2018.

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

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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 19, 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 **NELSON VALENTE & JENNY RAPOSO**
for the property located at **946 NINTH STREET.**
Date of Hearing on Thursday August 23, 2018
Date Decision Signed by the Committee August 30, 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 3:11p.m.

APPLICATION DETAILS

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

1. A height measured to the eaves of 7.085m (approx. 23.24ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
2. A westerly driveway setback of 0.00m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.96ft) in this instance;
3. A front yard of 5.792m (approx. 19.00ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 6.00m (approx. 19.68ft) in this instance;
4. A front yard measured to a porch of 3.955m (approx. 12.98ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a porch of 4.40m (approx. 14.44ft) in this instance;
5. An easterly side yard of 0.795m (approx. 2.61ft) whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.20m (approx. 3.93ft) in this instance;
6. An easterly side yard measured to an Air Conditioning unit of 0.122m (approx. 0.40ft) whereas By-law 0225-2007, as amended, requires a minimum easterly side yard measured to an Air Conditioning unit of 0.61m (approx. 2.00ft) in this instance;
7. An easterly side yard measured to a shed of 0.305m (approx. 1.00ft) whereas By-law 0225-2007, as amended, requires a minimum easterly side yard measured to a shed of 0.61m (approx. 2.00ft) in this instance;
8. A rear yard measured to a shed of 0.178m (approx. 0.58ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a shed of 0.61m (approx. 2.00ft) in this instance;
9. A side yard measured to a garage of 0.559m (approx. 1.83ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a garage of 0.61m (approx. 2.00ft) in this instance; and
10. A rear yard measured to a garage of 0.54m (approx. 1.77ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a garage of 0.61m (approx. 2.00ft) in this instance.

N. Espinola, 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 August 10, 2018)
- City of Mississauga, Transportation and Works Department (dated August 10, 2018)
- Region of Peel (dated August 10, 2018)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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



MISSISSAUGA

File: "A" 326/18
WARD 1

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of an addition on the subject property proposing:

1. A height measured to the eaves of 7.085m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance;
2. A westerly driveway setback of 0.00m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m in this instance;
3. A front yard of 5.792m whereas By-law 0225-2007, as amended, requires a minimum front yard of 6.00m in this instance;
4. A front yard measured to a porch of 3.955m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a porch of 4.40m in this instance;
5. An easterly side yard of 0.795m whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.20m in this instance;
6. An easterly side yard measured to an Air Conditioning unit of 0.122m whereas By-law 0225-2007, as amended, requires a minimum easterly side yard measured to an Air Conditioning unit of 0.61m in this instance;
7. An easterly side yard measured to a shed of 0.305m whereas By-law 0225-2007, as amended, requires a minimum easterly side yard measured to a shed of 0.61m in this instance;
8. A rear yard measured to a shed of 0.178m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a shed of 0.61m in this instance;
9. A side yard measured to a garage of 0.559m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a garage of 0.61m in this instance; and
10. A rear yard measured to a garage of 0.54m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a garage of 0.61m in this instance.

Committee Decision dated at the City of Mississauga on August 30, 2018.

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

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SEAN KENNEY - SECRETARY-TREASURER

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 19, 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 **GURSIMRAN REHILL** for the property located at **7612 REDSTONE ROAD**.
Date of Hearing on Thursday August 23, 2018
Date Decision Signed by the Committee August 30, 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 3:13p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a new house on the subject property proposing a Gross Floor Area of 311.61m² (approx. 3,354.25sq.ft) whereas By-law 0225-2007, as amended, permits a maximum Gross Floor Area of 267.04m² (approx. 2,874.49sq.ft) in this instance.

B. Sidhu, 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 August 10, 2018)
- Region of Peel (dated August 10, 2018)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a new house on the subject property proposing a Gross Floor Area of 311.61m² whereas By-law 0225-2007, as amended, permits a maximum Gross Floor Area of 267.04m² in this instance.

Committee Decision dated at the City of Mississauga on August 30, 2018.

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

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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 **September 19, 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 **NAIM EL CHAFEI** for the property located at **1374 INDIAN ROAD**.

Date of Hearing on Thursday August 23, 2018

Date Decision Signed by the Committee August 30, 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 3:17p.m.

APPLICATION DETAILS

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

1. A lot coverage of 31.70% of the lot area (approx. 248.90m²/2,679.13sq.ft.), whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area (approx. 235.05m²/2,530.05sq.ft.) in this instance;
2. A gross floor area - infill residential of 390.40m² (approx. 4202.23sq.ft.) whereas By-law 0225-2007, as amended, permits a maximum gross floor area- infill residential of 346.70m² (3731.84sq.ft.) in this instance;
3. A height of 7.26m (approx. 23.82ft) measured to the underside of the eaves; whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (approx. 21.00ft) measured to the underside of the eaves in this instance; and,
4. A height of 9.88m (approx. 32.41ft) measured to the highest ridge of the roof; whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m (approx. 31.16ft) measured to the highest ridge of the roof in this instance.

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

BACKGROUND

On April 5, 2018, J. Cogliati, agent, attended and requested to defer the application to confirm the variances required.

The Committee consented to the request and deferred the application to the **August 23rd** hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated April 3, 2018)
- City of Mississauga, Transportation and Works Department (dated March 29, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated April 2, 2018)
- Region of Peel (dated March 26, 2018)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 10, 2018)
- City of Mississauga, Transportation and Works Department (dated August 10, 2018)
- Region of Peel (dated August 10, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- The agent submitted a petition of no objection signed by 6 area residents.

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 the construction of a two storey dwelling on the subject property proposing:

1. A lot coverage of 31.77% of the lot area (approx. 248.90m²), whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area (approx. 235.05m²) in this instance;
2. A gross floor area - infill residential of 390.40m² whereas By-law 0225-2007, as amended, permits a maximum gross floor area- infill residential of 346.70m² in this instance;
3. A height of 7.26m measured to the underside of the eaves; whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m measured to the underside of the eaves in this instance; and,
4. A height of 9.88m measured to the highest ridge of the roof; whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m measured to the highest ridge of the roof in this instance.

Committee Decision dated at the City of Mississauga on August 30, 2018.

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

I certify this is copy of the decision of the Committee's decision given on August 30, 2018.

"S. KENNEY"

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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 19, 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 **YANG YANG** for the property located at **155 LAKESHORE ROAD EAST**.
Date of Hearing on Thursday August 23, 2018
Date Decision Signed by the Committee August 30, 2018

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:28p.m.

APPLICATION DETAILS

The applicant requests the Committee to permit a personal services establishment on the subject property proposing:

1. A personal services establishment, whereas By-law 0225-2007, as amended, does not permit a personal services establishment in this instance; and
2. 1 parking space whereas By-law 0225-2007, as amended, requires a minimum of 2 parking spaces in this instance.

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

BACKGROUND

On June 7, 2018, J. Quintal, agent, attended. Committee pointed out staff's comments and discussed the potential requirements for PIL. Committee asked staff why in live-work units the Zoning didn't account for the parking. G. Kirton, Planner, indicated that the applicant was proposing to include the basement as part of the commercial portion of the unit which increased GFA and caused the parking shortfall. The agent requested to defer the application in order to meet with staff to discuss the parking variance.

The Committee consented to the request and deferred the application to the August 23rd, 2018 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated June 4, 2018)
- City of Mississauga, Transportation and Works Department (dated May 31, 2018)
- Region of Peel (dated June 4, 2018)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 17, 2018)
- City of Mississauga, Transportation and Works Department (dated August 10, 2018)
- Region of Peel (dated August 10, 2018)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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:

1. A personal service establishment within the ground floor of the unit on the subject property; whereas By-law 0225-2007, as amended, does not permit a personal service establishment in this instance; and
2. One parking space for the subject use; whereas By-law 0225-2007, as amended, requires a minimum of two parking spaces to be provided for the subject use in this instance.

Committee Decision dated at the City of Mississauga on August 30, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<u>"J. ROBINSON"</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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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 **WORLD DRIVE CENTRE INC.** for the property located at **30 WORLD DRIVE.**
Date of Hearing on Thursday August 23, 2018
Date Decision Signed by the Committee August 30, 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 3:34p.m.

APPLICATION DETAILS

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

1. To permit a Retail Store, having a maximum Gross Floor Area of 130.00m² (approx. 1,399.35sq.ft), whereas By-law 0225-2007, as amended, does not permit a Retail Store in this instance; and
2. 64 parking spaces (including 5 accessible) whereas By-law 0225-2007, as amended, requires a minimum of 118 parking spaces (including 5 accessible) in this instance.

G. Broll, agent, attended and presented evidence in support of the application. He requested that the cap on restaurants of 50% of the Gross Floor Area proposed by the Planning Department be increased to 56%.

BACKGROUND

On June 21, 2018, G. Broll, agent, attended and requested to defer the application to meet with staff in order to address their comments.

The Committee consented to the request and deferred the application to the **August 23rd** hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated June 15, 2018)
- City of Mississauga, Transportation and Works Department (dated May 14, 2018)
- Region of Peel (dated June 18, 2018)
- A memorandum was received from Ward Councillor Parrish expressing support for the subject application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 10, 2018)
- City of Mississauga, Transportation and Works Department (dated August 10, 2018)
- Region of Peel (dated August 10, 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 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 permit a retail store proposing:

1. To permit a Retail Store, having a maximum Gross Floor Area of 130.00m², whereas By-law 0225-2007, as amended, does not permit a Retail Store in this instance; and
2. 64 parking spaces (including 5 accessible) whereas By-law 0225-2007, as amended, requires a minimum of 118 parking spaces (including 5 accessible) in this instance.

CONDITION(S):

1. The Retail Store shall be limited to the sales of nutritional supplements.
2. The combined GFA of all restaurant uses (take-out restaurant, convenience restaurant and restaurant) shall be capped at 56% of the total combined GFA for both buildings.

Committee Decision dated at the City of Mississauga on August 30, 2018.

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