

# COMMITTEE OF ADJUSTMENT RESULTS



**Location: COUNCIL CHAMBER**  
**Hearing: SEPTEMBER 6, 2018 AT 1:30 P.M.**

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

## NEW APPLICATIONS - (CONSENT)

B-056/18 TO B-059/18 & A-337/18 TO A-340/18	GOLDEN TOWN COMPANY LIMITED	2365 CAMILLA RD	7	Approved (AC) Approved
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## NEW APPLICATIONS - (MINOR VARIANCE)

A-327/18	GURMUKH & KULWANT NIJJAR	7770 NETHERWOOD RD	5	Approved
A-328/18	IMH 2185 SHERIDAN & 2250 HOMELANDS LTD	2250 HOMELANDS DR & 2185 SHERIDAN PARK DR.	2	D (Nov 29)
A-329/18	NOEL FARNUM	7547 TASMAN CRT	5	Approved
A-330/18	GWL REALTY ADVISORS INC	2795 ARGENTIA RD	9	Approved (AC)
A-331/18	SANA BESHAY	250 MINEOLA RD W	1	Approved
A-332/18	SARKARI & SOOFIA DINYAR	29 PLAINSMAN RD	11	D (Nov 22)
A-333/18	NATIONAL RESEARCH COUNCIL CANADA	2620 SPEAKMAN DR	2	Approved
A-334/18	JOHN CAMPBELL	725 BYNGMOUNT AVE	1	D (Nov 1)

## DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-053/18	ATTIQUE ASAD	3127 GIVEN RD	7	Refused
A-124/18	ANTONIO NAPOLITANO- SONIA SICILIA	869 RIBSTON RD	1	Refused
A-196/18	STAN PUSE	1521 ASGARD DR	1	Withdrawn
A-290/18	2379604 ONTARIO LTD	229 QUEEN ST S	11	Withdrawn

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 **GOLDEN TOWN COMPANY LTD** for the property located at **2365 CAMILLA ROAD**.

Date of Hearing on Thursday September 6, 2018

Date Decision Signed by the Committee September 13, 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 1:34p.m.

### **APPLICATION DETAILS**

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a condominium road. The parcel of land has a width of approximately 9.92m (approx. 32.55ft) and an area of approximately 518.50sq.m (approx. 5581.09sq.ft).

B. Oughtred, authorized agent, attended and presented evidence in support of the application. He indicated that the application is identical to the previously approved proposal however the approval had lapsed.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 24, 2018)
- City of Mississauga, Transportation and Works Department (dated August 30, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated August 10, 2018)
- Region of Peel (dated August 24, 2018)
- Bell Canada, Right-of-Way (dated August 30, 2018)

### **CORRESPONDENCE & DISCUSSION**

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

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

The applicant asked Committee to amend the conditions requested by city and agency staff by removing condition number 6 as it had not been requested previously and much of the process had already been completed. Committee consented to the request.

**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. Reynolds      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 condominium road. The parcel of land has a width of approximately 9.92m and an area of approximately 518.50sq.m.

Committee Decision dated at the City of Mississauga on September 13, 2018.

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

I certify this is copy of the decision of the Committee's decision given on September 13, 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](mailto:Committee.Adjustment@mississauga.ca)

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

Date of Mailing September 17, 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 **October 7, 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 17, 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" 337/18-"A" 340/18)
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 30, 2018.
5. 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 24, 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 30, 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 30, 2018

**RE:** **Applicant:** Golden Town Company Limited  
**Date of Hearing:** September 6, 2018  
**Our File:** 'B' 56-59/18, Ward 7

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As Committee is aware, these applications are similar to the previous Consent Applications which were approved under File 'B' 2 to 5/16. The intent of these applications would be to create four (4) parcels, three (3) parcels would be residential building lots and the other parcel would be the condominium roadway. Once created, the parcels will align with the development and Common Element Condominium to the north reviewed by the City under File SP 12/217 and former Condominium File CDM-13/006 which has now registered as Peel Common Elements Condominium Plan No 1017. It should be acknowledged that the two developments were rezoned together as R16-5 and were intended to be constructed as one condominium, however, through some unforeseen circumstances they were not. This proposal differs from the original condominium proposal in that one additional lot has been added to the development and in a different configuration than the Schedule for R16-5.

We note that the City required the former and new owner of the Common Element Condominium to the north of the subject lands to enter into a Municipal Obligations Agreement. The purpose of the Municipal Obligations Agreement was to assume any obligations liabilities, covenants, releases and indemnities in favour of and benefiting the City under any existing Municipal Agreements. Through the registration of the Condominium application, satisfactory arrangements were made to establish any required vehicular, pedestrian and servicing easements through the existing Common Element Condominium in favour of the subject lands.

These lands will be subject to the Building Permit; Site Plan Approval and Condominium Registration Process approvals by the City even though it did not proceed as originally intended (one condominium).

In view of the above, we have no objection to the applicant's requests and are providing the following conditions/requirements for Committee's consideration:

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

**A. Items Required Prior to the Issuance of Final Consent**

1. Site Servicing Plan and Draft Reference Plan Required

A Site Servicing Plan and Draft Reference Plan are to be submitted for our review/approval which would clearly show the location and width of any required servicing easement(s).

2. Required Easement(s)

Upon review of item A.1., the applicant/owner is to provide a letter prepared by their Solicitor which describes any new private easement(s) to be established. It should be acknowledged that any documentation received will be forwarded as an attachment to our clearance memo to the Committee of Adjustment so that any new proposed private easement can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

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

The applicant will be required to provide a completed Environmental Site Screening Questionnaire and Declaration Form to this Department for review. In accordance with City Policy 09-08-02 which is signed by a Commissioner of Oaths and the property owner. After review of the ESSQD, a Phase One and/or Phase Two Environmental Assessment may be required depending on the information stated in the ESSQD.

For further information regarding the above, please contact Valeriya Danylova at (905) 615-3200 ext. 5930 or [valeriya.danylova@mississauga.ca](mailto:valeriya.danylova@mississauga.ca)

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

**August 24<sup>th</sup>, 2018**

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

**Re:           Region of Peel Consolidated Comments  
              City of Mississauga Committee of Adjustment Hearing  
              September 6<sup>th</sup>, 2018**

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Dear Mr. Kenney,

**Consent Applications: B-056/18, B-057/18, B-058/18, B-059/18**  
**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](mailto: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.





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 30, 2018

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

E-mail only: [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca)

**Subject: Applications for Consent B56/18, B57/18, B58/18, B59/18**  
**2365 Camilla Road**  
**Bell File: 905-18-338**

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We acknowledge receipt and thank you for your correspondence dated Aug 2, 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 **GOLDEN TOWN COMPANY LTD** for the property located at **2365 CAMILLA ROAD**.

Date of Hearing on Thursday September 6, 2018

Date Decision Signed by the Committee September 13, 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 1:34p.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 17.17m (approximately 56.33ft) and an area of approximately 612.22sq.m (approx. 6589.88ft).

B. Oughtred, authorized agent, attended and presented evidence in support of the application. He indicated that the application is identical to the previously approved proposal however the approval had lapsed.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 24, 2018)
- City of Mississauga, Transportation and Works Department (dated August 30, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated August 10, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated August 22, 2018)
- Region of Peel (dated August 24, 2018)
- Bell Canada, Right-of-Way (dated August 30, 2018)

### **CORRESPONDENCE & DISCUSSION**

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

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

The applicant asked Committee to amend the conditions requested by city and agency staff by removing condition number 6 as it had not been requested previously and much of the process had already been completed. Committee consented to the request.

**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. Reynolds      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 17.17m and an area of approximately 612.22sq.m.

Committee Decision dated at the City of Mississauga on September 13, 2018. |

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

I certify this is copy of the decision of the Committee's decision given on September 13, 2018. |

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

For a signed copy of this document

please call 905-615-3200 ext. 2408

or email

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

Date of Mailing September 17, 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 **October 7, 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 17, 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.
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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 30, 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 30, 2018

**RE:** **Applicant:** Golden Town Company Limited  
**Date of Hearing:** September 6, 2018  
**Our File:** 'B' 56-59/18, Ward 7

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As Committee is aware, these applications are similar to the previous Consent Applications which were approved under File 'B' 2 to 5/16. The intent of these applications would be to create four (4) parcels, three (3) parcels would be residential building lots and the other parcel would be the condominium roadway. Once created, the parcels will align with the development and Common Element Condominium to the north reviewed by the City under File SP 12/217 and former Condominium File CDM-13/006 which has now registered as Peel Common Elements Condominium Plan No 1017. It should be acknowledged that the two developments were rezoned together as R16-5 and were intended to be constructed as one condominium, however, through some unforeseen circumstances they were not. This proposal differs from the original condominium proposal in that one additional lot has been added to the development and in a different configuration than the Schedule for R16-5.

We note that the City required the former and new owner of the Common Element Condominium to the north of the subject lands to enter into a Municipal Obligations Agreement. The purpose of the Municipal Obligations Agreement was to assume any obligations liabilities, covenants, releases and indemnities in favour of and benefiting the City under any existing Municipal Agreements. Through the registration of the Condominium application, satisfactory arrangements were made to establish any required vehicular, pedestrian and servicing easements through the existing Common Element Condominium in favour of the subject lands.

These lands will be subject to the Building Permit; Site Plan Approval and Condominium Registration Process approvals by the City even though it did not proceed as originally intended (one condominium).

In view of the above, we have no objection to the applicant's requests and are providing the following conditions/requirements for Committee's consideration:

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

**A. Items Required Prior to the Issuance of Final Consent**

1. Site Servicing Plan and Draft Reference Plan Required

A Site Servicing Plan and Draft Reference Plan are to be submitted for our review/approval which would clearly show the location and width of any required servicing easement(s).

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

The applicant will be required to provide a completed Environmental Site Screening Questionnaire and Declaration Form to this Department for review. In accordance with City Policy 09-08-02 which is signed by a Commissioner of Oaths and the property owner. After review of the ESSQD, a Phase One and/or Phase Two Environmental Assessment may be required depending on the information stated in the ESSQD.

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D. Martin  
Supervisor, Development Engineering South  
905-615-3200 ext. 5833

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

**August 24<sup>th</sup>, 2018**

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

**Re:               Region of Peel Consolidated Comments  
                    City of Mississauga Committee of Adjustment Hearing  
                    September 6<sup>th</sup>, 2018**

---

Dear Mr. Kenney,

**Consent Applications: B-056/18, B-057/18, B-058/18, B-059/18**  
**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](mailto: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.





MISSISSAUGA

File: "B" 57/18  
WARD 7

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 30, 2018

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

E-mail only: [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca)

**Subject: Applications for Consent B56/18, B57/18, B58/18, B59/18**  
**2365 Camilla Road**  
**Bell File: 905-18-338**

---

We acknowledge receipt and thank you for your correspondence dated Aug 2, 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 **GOLDEN TOWN COMPANY LTD** for the property located at **2365 CAMILLA ROAD**.  
Date of Hearing on Thursday September 6, 2018  
Date Decision Signed by the Committee September 13, 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 1:34p.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 17.17m (approximately 56.33ft) and an area of approximately 612.00sq.m (approx. 6587.51ft).

B. Oughtred, authorized agent, attended and presented evidence in support of the application. He indicated that the application is identical to the previously approved proposal however the approval had lapsed.

### **COMMENTS**

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**DECISION**

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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. Reynolds      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 17.17m and an area of approximately 612.00sq.m.

Committee Decision dated at the City of Mississauga on September 13, 2018. ]

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

I certify this is copy of the decision of the Committee's decision given on September 13, 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](mailto:Committee.Adjustment@mississauga.ca)

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

Date of Mailing September 17, 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 **October 7, 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 17, 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" 337/18-"A" 340/18)
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 30, 2018.
5. 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 24, 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 30, 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 30, 2018

**RE:** **Applicant:** Golden Town Company Limited  
**Date of Hearing:** September 6, 2018  
**Our File:** 'B' 56-59/18, Ward 7

---

As Committee is aware, these applications are similar to the previous Consent Applications which were approved under File 'B' 2 to 5/16. The intent of these applications would be to create four (4) parcels, three (3) parcels would be residential building lots and the other parcel would be the condominium roadway. Once created, the parcels will align with the development and Common Element Condominium to the north reviewed by the City under File SP 12/217 and former Condominium File CDM-13/006 which has now registered as Peel Common Elements Condominium Plan No 1017. It should be acknowledged that the two developments were rezoned together as R16-5 and were intended to be constructed as one condominium, however, through some unforeseen circumstances they were not. This proposal differs from the original condominium proposal in that one additional lot has been added to the development and in a different configuration than the Schedule for R16-5.

We note that the City required the former and new owner of the Common Element Condominium to the north of the subject lands to enter into a Municipal Obligations Agreement. The purpose of the Municipal Obligations Agreement was to assume any obligations liabilities, covenants, releases and indemnities in favour of and benefiting the City under any existing Municipal Agreements. Through the registration of the Condominium application, satisfactory arrangements were made to establish any required vehicular, pedestrian and servicing easements through the existing Common Element Condominium in favour of the subject lands.

These lands will be subject to the Building Permit; Site Plan Approval and Condominium Registration Process approvals by the City even though it did not proceed as originally intended (one condominium).

In view of the above, we have no objection to the applicant's requests and are providing the following conditions/requirements for Committee's consideration:

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

**A. Items Required Prior to the Issuance of Final Consent**

1. Site Servicing Plan and Draft Reference Plan Required

A Site Servicing Plan and Draft Reference Plan are to be submitted for our review/approval which would clearly show the location and width of any required servicing easement(s).

2. Required Easement(s)

Upon review of item A.1., the applicant/owner is to provide a letter prepared by their Solicitor which describes any new private easement(s) to be established. It should be acknowledged that any documentation received will be forwarded as an attachment to our clearance memo to the Committee of Adjustment so that any new proposed private easement can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

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

The applicant will be required to provide a completed Environmental Site Screening Questionnaire and Declaration Form to this Department for review. In accordance with City Policy 09-08-02 which is signed by a Commissioner of Oaths and the property owner. After review of the ESSQD, a Phase One and/or Phase Two Environmental Assessment may be required depending on the information stated in the ESSQD.

For further information regarding the above, please contact Valeriya Danylova at (905) 615-3200 ext. 5930 or [valeriya.danylova@mississauga.ca](mailto:valeriya.danylova@mississauga.ca)

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

**August 24<sup>th</sup>, 2018**

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

**Re:           Region of Peel Consolidated Comments  
          City of Mississauga Committee of Adjustment Hearing  
          September 6<sup>th</sup>, 2018**

---

Dear Mr. Kenney,

**Consent Applications: B-056/18, B-057/18, B-058/18, B-059/18**  
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](mailto: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.



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 30, 2018

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

E-mail only: [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca)

**Subject: Applications for Consent B56/18, B57/18, B58/18, B59/18**  
**2365 Camilla Road**  
**Bell File: 905-18-338**

---

We acknowledge receipt and thank you for your correspondence dated Aug 2, 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 **GOLDEN TOWN COMPANY LTD** for the property located at **2365 CAMILLA ROAD**.

Date of Hearing on Thursday September 6, 2018

Date Decision Signed by the Committee September 13, 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 1:34p.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 17.17m (approximately 56.33ft) and an area of approximately 612.00sq.m (approx. 6587.51ft).

B. Oughtred, authorized agent, attended and presented evidence in support of the application. He indicated that the application is identical to the previously approved proposal however the approval had lapsed.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 24, 2018)
- City of Mississauga, Transportation and Works Department (dated August 30, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated August 10, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated August 22, 2018)
- Region of Peel (dated August 24, 2018)
- Bell Canada, Right-of-Way (dated August 30, 2018)

### **CORRESPONDENCE & DISCUSSION**

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

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

The applicant asked Committee to amend the conditions requested by city and agency staff by removing condition number 6 as it had not been requested previously and much of the process had already been completed. Committee consented to the request.

## **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. Reynolds      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 17.17m and an area of approximately 612.00sq.m.

Committee Decision dated at the City of Mississauga on September 13, 2018. |

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

I certify this is copy of the decision of the Committee's decision given on September 13, 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](mailto:Committee.Adjustment@mississauga.ca)

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

Date of Mailing September 17, 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 **October 7, 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 17, 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" 337/18-"A" 340/18)
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 30, 2018.
5. 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 24, 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 30, 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 30, 2018

**RE:** **Applicant:** Golden Town Company Limited  
**Date of Hearing:** September 6, 2018  
**Our File:** 'B' 56-59/18, Ward 7

---

As Committee is aware, these applications are similar to the previous Consent Applications which were approved under File 'B' 2 to 5/16. The intent of these applications would be to create four (4) parcels, three (3) parcels would be residential building lots and the other parcel would be the condominium roadway. Once created, the parcels will align with the development and Common Element Condominium to the north reviewed by the City under File SP 12/217 and former Condominium File CDM-13/006 which has now registered as Peel Common Elements Condominium Plan No 1017. It should be acknowledged that the two developments were rezoned together as R16-5 and were intended to be constructed as one condominium, however, through some unforeseen circumstances they were not. This proposal differs from the original condominium proposal in that one additional lot has been added to the development and in a different configuration than the Schedule for R16-5.

We note that the City required the former and new owner of the Common Element Condominium to the north of the subject lands to enter into a Municipal Obligations Agreement. The purpose of the Municipal Obligations Agreement was to assume any obligations liabilities, covenants, releases and indemnities in favour of and benefiting the City under any existing Municipal Agreements. Through the registration of the Condominium application, satisfactory arrangements were made to establish any required vehicular, pedestrian and servicing easements through the existing Common Element Condominium in favour of the subject lands.

These lands will be subject to the Building Permit; Site Plan Approval and Condominium Registration Process approvals by the City even though it did not proceed as originally intended (one condominium).

In view of the above, we have no objection to the applicant's requests and are providing the following conditions/requirements for Committee's consideration:

**A. Items Required Prior to the Issuance of Final Consent**

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

1. Site Servicing Plan and Draft Reference Plan Required

A Site Servicing Plan and Draft Reference Plan are to be submitted for our review/approval which would clearly show the location and width of any required servicing easement(s).

2. Required Easement(s)

Upon review of item A.1., the applicant/owner is to provide a letter prepared by their Solicitor which describes any new private easement(s) to be established. It should be acknowledged that any documentation received will be forwarded as an attachment to our clearance memo to the Committee of Adjustment so that any new proposed private easement can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

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

The applicant will be required to provide a completed Environmental Site Screening Questionnaire and Declaration Form to this Department for review. In accordance with City Policy 09-08-02 which is signed by a Commissioner of Oaths and the property owner. After review of the ESSQD, a Phase One and/or Phase Two Environmental Assessment may be required depending on the information stated in the ESSQD.

For further information regarding the above, please contact Valeriya Danylova at (905) 615-3200 ext. 5930 or [valeriya.danylova@mississauga.ca](mailto:valeriya.danylova@mississauga.ca)

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

**August 24<sup>th</sup>, 2018**

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

**Re:               Region of Peel Consolidated Comments  
                    City of Mississauga Committee of Adjustment Hearing  
                    September 6<sup>th</sup>, 2018**

---

Dear Mr. Kenney,

**Consent Applications: B-056/18, B-057/18, B-058/18, B-059/18**  
**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](mailto: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.





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](mailto:charleyne.hall@bell.ca)

August 30, 2018

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

E-mail only: [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca)

**Subject: Applications for Consent B56/18, B57/18, B58/18, B59/18**  
**2365 Camilla Road**  
**Bell File: 905-18-338**

---

We acknowledge receipt and thank you for your correspondence dated Aug 2, 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 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.  
Application by **GOLDEN TOWN COMPANY LTD** for the property located at **2365 CAMILLA ROAD**.  
Date of Hearing on Thursday September 6, 2018  
Date Decision Signed by the Committee September 13, 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 1:34p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to permit the existing detached dwelling proposing a rear yard of 5.40m (approx. 17.72ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50 (approx. 24.61m) in this instance.

B. Oughtred, agent, attended and presented evidence in support of the application. He indicated that the application is identical to the previously approved proposal however the approval had lapsed.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 24, 2018)
- City of Mississauga, Transportation and Works Department (dated August 30, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated August 10, 2018)
- Region of Peel (dated August 24, 2018)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

The applicant requests the Committee to approve a minor variance to permit the existing detached dwelling proposing a rear yard of 5.40m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance.

Committee Decision dated at the City of Mississauga on September 13, 2018.

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

I certify this is copy of the decision of the Committee's decision given on September 13, 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](mailto: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 **October 3, 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 **GOLDEN TOWN COMPANY LTD** for the property located at **2365 CAMILLA ROAD**.  
Date of Hearing on Thursday September 6, 2018  
Date Decision Signed by the Committee September 13, 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 1:34p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to permit the construction of a detached house proposing:

1. A front yard of 6.50m (approx. 21.32ft.) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.60ft) in this instance;
2. A setback measured to the face of the garage of 6.50m (approx. 21.32ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured to the face of the garage of 7.50m (approx. 24.61ft) in this instance;
3. Eleven (11) dwelling units on eleven (11) lots, whereas By-law 0225-2007, as amended, requires the lands to be developed in accordance with the R16-5 zone provisions in this instance; and
4. Zero (0) visitor parking spaces within a common element area on site, whereas By-law 0225-2007, as amended, requires minimum of one (1) visitor parking spaces within a common element area in this instance.

B. Oughtred, agent, attended and presented evidence in support of the application. He indicated that the application is identical to the previously approved proposal however the approval had lapsed.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 24, 2018)
- City of Mississauga, Transportation and Works Department (dated August 30, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated August 10, 2018)
- Region of Peel (dated August 24, 2018)

### **CORRESPONDENCE & DISCUSSION**

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

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

**DECISION**

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

To permit the construction of a detached house proposing:

1. A front yard of 6.50m whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m in this instance;
2. A setback measured to the face of the garage of 6.50m whereas By-law 0225-2007, as amended, requires a minimum setback measured to the face of the garage of 7.50m in this instance;
3. Eleven (11) dwelling units on eleven (11) lots, whereas By-law 0225-2007, as amended, requires the lands to be developed in accordance with the R16-5 zone provisions in this instance; and
4. Zero (0) visitor parking spaces within a common element area on site, whereas By-law 0225-2007, as amended, requires minimum of one (1) visitor parking spaces within a common element area in this instance.

Committee Decision dated at the City of Mississauga on September 13, 2018.

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

I certify this is copy of the decision of the Committee's decision given on September 13, 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 **October 3, 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 **GOLDEN TOWN COMPANY LTD** for the property located at **2365 CAMILLA ROAD**.  
Date of Hearing on Thursday September 6, 2018  
Date Decision Signed by the Committee September 13, 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 1:34p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to permit the construction of a detached house proposing:

1. A front yard of 6.50m (approx. 21.32ft.) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.60ft) in this instance;
2. A setback measured to the face of the garage of 6.50m (approx. 21.32ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured to the face of the garage of 7.50m (approx. 24.61ft) in this instance;
3. Eleven (11) dwelling units on eleven (11) lots, whereas By-law 0225-2007, as amended, requires the lands to be developed in accordance with the R16-5 zone provisions in this instance; and
4. Zero (0) visitor parking spaces within a common element area on site, whereas By-law 0225-2007, as amended, requires minimum of one (1) visitor parking spaces within a common element area in this instance.

B. Oughtred, agent, attended and presented evidence in support of the application. He indicated that the application is identical to the previously approved proposal however the approval had lapsed.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 24, 2018)
- City of Mississauga, Transportation and Works Department (dated August 30, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated August 10, 2018)
- Region of Peel (dated August 24, 2018)

### **CORRESPONDENCE & DISCUSSION**

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

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

**DECISION**

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



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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

To permit the construction of a detached house proposing:

1. A front yard of 6.50m whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m in this instance;
2. A setback measured to the face of the garage of 6.50m whereas By-law 0225-2007, as amended, requires a minimum setback measured to the face of the garage of 7.50m in this instance;
3. Eleven (11) dwelling units on eleven (11) lots, whereas By-law 0225-2007, as amended, requires the lands to be developed in accordance with the R16-5 zone provisions in this instance; and
4. Zero (0) visitor parking spaces within a common element area on site, whereas By-law 0225-2007, as amended, requires minimum of one (1) visitor parking spaces within a common element area in this instance.

Committee Decision dated at the City of Mississauga on September 13, 2018.

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

I certify this is copy of the decision of the Committee's decision given on September 13, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
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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 **October 3, 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 **GOLDEN TOWN COMPANY LTD** for the property located at **2365 CAMILLA ROAD**.  
Date of Hearing on Thursday September 6, 2018  
Date Decision Signed by the Committee September 13, 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 1:34p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to permit the construction of a detached house proposing:

1. A front yard of 6.50m (approx. 21.32ft.) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.60ft) in this instance;
2. A setback measured to the face of the garage of 6.50m (approx. 21.32ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured to the face of the garage of 7.50m (approx. 24.61ft) in this instance;
3. Eleven (11) dwelling units on eleven (11) lots, whereas By-law 0225-2007, as amended, requires the lands to be developed in accordance with the R16-5 zone provisions in this instance; and
4. Zero (0) visitor parking spaces within a common element area on site, whereas By-law 0225-2007, as amended, requires minimum of one (1) visitor parking spaces within a common element area in this instance.

B. Oughtred, agent, attended and presented evidence in support of the application. He indicated that the application is identical to the previously approved proposal however the approval had lapsed.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 24, 2018)
- City of Mississauga, Transportation and Works Department (dated August 30, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated August 10, 2018)
- Region of Peel (dated August 24, 2018)

### **CORRESPONDENCE & DISCUSSION**

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

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

**DECISION**

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

To permit the construction of a detached house proposing:

1. A front yard of 6.50m whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m in this instance;
2. A setback measured to the face of the garage of 6.50m whereas By-law 0225-2007, as amended, requires a minimum setback measured to the face of the garage of 7.50m in this instance;
3. Eleven (11) dwelling units on eleven (11) lots, whereas By-law 0225-2007, as amended, requires the lands to be developed in accordance with the R16-5 zone provisions in this instance; and
4. Zero (0) visitor parking spaces within a common element area on site, whereas By-law 0225-2007, as amended, requires minimum of one (1) visitor parking spaces within a common element area in this instance.

Committee Decision dated at the City of Mississauga on September 13, 2018.

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

I certify this is copy of the decision of the Committee's decision given on September 13, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **October 3, 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 **GURMUKH & KULWANT NIJJAR** for the property located at  
**7770 NETHERWOOD ROAD.**

Date of Hearing on Thursday September 6, 2018  
Date Decision Signed by the Committee September 13, 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 2:07p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing, a lot coverage of 33.71% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance.

K. Nijjar, 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 24, 2018)
- City of Mississauga, Transportation and Works Department (dated August 30, 2018)
- Region of Peel (dated August 24, 2018)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the resident of 7612 Redstone Road stating no objection to the subject application.
- Correspondence was received through the applicant from 4 area residents stating no objection to the subject application.

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

### **DECISION**

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the construction of an addition proposing a lot coverage of 33.71% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance.

Committee Decision dated at the City of Mississauga on September 13, 2018.

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

I certify this is copy of the decision of the Committee's decision given on September 13, 2018.

"S. KENNEY"

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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 **October 3, 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 **NOEL FARNUM** for the property located at **7547 TASMAN COURT**.  
Date of Hearing on Thursday September 6, 2018  
Date Decision Signed by the Committee September 13, 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 1:49p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow a gazebo proposing a floor area of 23.78sq.m (approx. 256sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00sq.m (approx. 107.64sq.ft).

L. Farnum, 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 24, 2018)
- City of Mississauga, Transportation and Works Department (dated August 30, 2018)
- Region of Peel (dated August 24, 2018)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow a gazebo proposing a floor area of 23.78sq.m whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00sq.m.

Committee Decision dated at the City of Mississauga on September 13, 2018.

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

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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 **October 3, 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 **GWL REALTY ADVISORS INC** for the property located at **2795 ARGENTIA ROAD**.  
Date of Hearing on Thursday September 6, 2018  
Date Decision Signed by the Committee September 13, 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 1:53p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to permit a motor vehicle rental facility whereas By-law 0225-2007, as amended, does not permit a motor vehicle rental facility in this instance.

S. Qi, 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 24, 2018)
- City of Mississauga, Transportation and Works Department (dated August 30, 2018)
- Region of Peel (dated August 24, 2018)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO CONDITION(S):**

To permit a motor vehicle rental facility whereas By-law 0225-2007, as amended, does not permit a motor vehicle rental facility in this instance.

**CONDITION(S):**

1. A maximum of 8 rental vehicles shall be available on the subject property at any given time.

Committee Decision dated at the City of Mississauga on September 13, 2018.

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

I certify this is copy of the decision of the Committee's decision given on September 13, 2018.

"S. KENNEY"

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TREASURER

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **October 3, 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 **SANA BESHAY** for the property located at **250 MINEOLA ROAD WEST**.  
Date of Hearing on Thursday September 6, 2018  
Date Decision Signed by the Committee September 13, 2018

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

Mr. D. Kennedy declared a pecuniary interest in the application. He left the hearing room and did not participate in the proceedings in any manner.

The subject application was heard at approximately 1:55p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to permit the construction of accessory structures proposing:

1. A gross floor area of an accessory structure (gazebo) of 31.66sq.m (approx. 340.79ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of an accessory structure of 10.00sq.m (approx. 107.64ft) in this instance;
2. A rear yard measured to an accessory structure (gazebo) of 0.38m (approx. 1.25ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to an accessory structure of 1.20m (approx. 3.94ft) in this instance
3. A side yard measured to an accessory structure (cabana) of 1.07m (approx. 3.51m) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to an accessory structure of 1.20m (approx. 3.94ft) in this instance;
4. A setback measured to a paverstone terrace of 0.05m (approx. 0.16ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured to a paverstone terrace of 0.61m (approx. 2.00m) in this instance;
5. A driveway width of 14.31m (approx. 46.95ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
6. A walkway width of 5.65m (approx. 18.54ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance;
7. A walkway width of 1.87m (approx. 6.14ft) whereas By-law 0225-2207, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance;
8. A building height of an accessory structure (gazebo) of 3.35m (approx. 10.99ft) whereas By-law 0225-2007, as amended, permits a maximum building height of an accessory structure of 3.00m (approx. 9.84ft) in this instance; and
9. A building height of an accessory structure (cabana) of 3.17m (approx. 10.40ft) whereas By-law 0225-2007, as amended, permits a maximum building height of an accessory structure of 3.00m (approx. 9.84ft) in this instance.

S. Totten, 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 24, 2018)
- City of Mississauga, Transportation and Works Department (dated August 30, 2018)
- Region of Peel (dated August 24, 2018)
- Credit Valley Conservation (dated August 29, 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" 331/18  
WARD 1

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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

To permit the construction of accessory structures proposing:

1. A gross floor area of an accessory structure (gazebo) of 31.66sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of an accessory structure of 10.00sq.m in this instance;
2. A rear yard measured to an accessory structure (gazebo) of 0.38m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to an accessory structure of 1.20m in this instance
3. A side yard measured to an accessory structure (cabana) of 1.07m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to an accessory structure of 1.20m in this instance;
4. A setback measured to a paverstone terrace of 0.05m whereas By-law 0225-2007, as amended, requires a minimum setback measured to a paverstone terrace of 0.61m in this instance;
5. A driveway width of 14.31m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance;
6. A walkway width of 5.65m whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m in this instance;
7. A walkway width of 1.87m whereas By-law 0225-2207, as amended, permits a maximum walkway width of 1.50m in this instance;
8. A building height of an accessory structure (gazebo) of 3.35m whereas By-law 0225-2007, as amended, permits a maximum building height of an accessory structure of 3.00m in this instance; and
9. A building height of an accessory structure (cabana) of 3.17m whereas By-law 0225-2007, as amended, permits a maximum building height of an accessory structure of 3.00m in this instance.

Committee Decision dated at the City of Mississauga on September 13, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"J. ROBINSON"</u> J. ROBINSON (CHAIR)	<u>ABSENT</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"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 September 13, 2018.

"S. KENNEY"

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SEAN KENNEY - SECRETARY-TREASURER

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 **October 3, 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 **NATIONAL RESEARCH COUNCIL CANADA** for the property located at  
**2620 SPEAKMAN DRIVE.**

Date of Hearing on Thursday September 6, 2018  
Date Decision Signed by the Committee September 13, 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 2:04p.m.

### **APPLICATION DETAILS**

The applicant request the Committee to approve a minor variance to permit a two storey building proposing a front yard of 9.70m (approx. 31.82ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 12.50m (approx. 41.01ft) in this instance.

E. Lucassen, 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 24, 2018)
- City of Mississauga, Transportation and Works Department (dated August 30, 2018)
- Region of Peel (dated August 24, 2018)
- The Ministry of Transportation (dated August 28, 2018)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

To permit a two storey building proposing a front yard of 9.70m whereas By-law 0225-2007, as amended, requires a minimum front yard of 12.50m in this instance.

Committee Decision dated at the City of Mississauga on September 13, 2018.

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

I certify this is copy of the decision of the Committee's decision given on September 13, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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please call 905-615-3200 ext. 2408  
or email

[Committee.Adjustment@mississauga.ca](mailto: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 **October 3, 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 **ATTIQUE ASAD** for the property located at **3127 GIVEN ROAD**.  
Date of Hearing on Thursday September 6, 2018  
Date Decision Signed by the Committee September 13, 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 2:10p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to authorize a minor variance to permit alterations and the construction of an unheated wooden storage shed for material storage and on the subject property proposing:

1. a driveway width of 15.97m (approx. 52.39ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft.) in this instance;
2. a driveway setback of 0.00m (approx. 0.00ft.) to the side lot lines; whereas By-law 0225-2007, as amended, requires a minimum setback of 0.60m (approx. 1.96ft.) to the side lot lines in this instance;
3. a northerly walkway attachment of 1.675m (approx. 5.49ft.); whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width of 1.50m (approx. 4.92ft.) in this instance;
4. a soft landscaped area of 31.95% of the front yard; whereas By-law 0225-2007, as amended, requires a minimum soft landscaped area of 40.00% of the front yard in this instance;
5. a floor area of 17.6m<sup>2</sup> (approx. 189.44sq.ft.) for the accessory structure; whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00m<sup>2</sup> (approx. 107.63sq.ft.) for the accessory structure;
6. an occupied area of 13.92m<sup>2</sup> (approx. 149.83sq.ft.) for the Gazebo; whereas By-law 0225-2007, as amended, permits a maximum occupied area of 10.00m<sup>2</sup> (approx. 107.63sq.ft.) for the Gazebo in this instance;
7. total of 75% of the perimeter of the gazebo is enclosed by walls, lattices, doors and/or windows; whereas By-law 0225-2007, as amended, only permits a maximum of 50% of the total perimeter to be enclosed by walls, lattices, doors and/or windows; and
8. a northerly and southerly side yard of 0.00m (approx. 0.00ft.) measured to free standing deck; whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft.) measured to the free standing deck.

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

### **BACKGROUND**

On February 8, 2018, J. Keys, agent, attended and requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the May 3<sup>rd</sup>, 2018 hearing.



Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated February 6, 2018)
- City of Mississauga, Transportation and Works Department (dated February 1, 2018)
- Region of Peel (dated February 5, 2018)
- A memorandum was received from Ward Councillor Iannicca expressing an objection regarding the subject application. He requested the Committee to refuse the subject application.
- Correspondence was received from the agent for the residents of 307 Maple Grove Avenue who objected to the application.

On May 3, 2018, A. Asad, the property owner, attended and requested to defer the application to submit new materials.

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

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated April 27, 2018)
- City of Mississauga, Transportation and Works Department (dated April 24, 2018)
- Region of Peel (dated April 27, 2018)
- A memorandum was received from Ward Councillor Iannicca expressing an objection regarding the subject application. He requested the Committee to refuse the subject application.
- Correspondence was received from the agent for the residents of 307 Maple Grove Avenue who objected to the application.

On June 14, 2018, J. Keys, agent, attended and requested to defer the application to submit new materials and amend the requested variances.

The Committee consented to the request and deferred the application to the September 6<sup>th</sup>, 2018 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated June 8, 2018)
- City of Mississauga, Transportation and Works Department (dated June 7, 2018)
- Region of Peel (dated June 12, 2018)
- A memorandum was received from Ward Councillor Iannicca expressing an objection regarding the subject application. He requested the Committee to refuse the subject application.

## **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 24, 2018)
- City of Mississauga, Transportation and Works Department (dated August 30, 2018)
- Region of Peel (dated August 24, 2018)

## CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Iannicca expressing concerns regarding the subject application. He requested the Committee to refuse the subject application.
- Correspondence was received from the agent for the residents of 307 Maple Grove Avenue stating an objection to the subject application.
- Correspondence was received from the residents of 3121 Given Road stating no objection to the subject application.

The agent for the residents of 307 Maple Grove Avenue appeared before the Committee and objected to the subject application. He raised concerns regarding the location of the structure and the wall along the rear property line.

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

## DECISION

Committee has taken into consideration correspondence received from 2 area residents and 1 agent who presented at the hearing. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application **is not** desirable for the appropriate development on the subject property and that the general intent and purpose of the Zoning By-law **is not** maintained.

Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

**APPLICATION REFUSED:**

To permit alterations and the construction of an unheated wooden storage shed for material storage on the subject property proposing:

1. a driveway width of 15.97m; whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance;
2. a driveway setback of 0.00m to the side lot lines; whereas By-law 0225-2007, as amended, requires a minimum setback of 0.60m to the side lot lines in this instance;
3. a northerly walkway attachment of 1.675m; whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width of 1.50m in this instance;
4. a soft landscaped area of 31.95% of the front yard; whereas By-law 0225-2007, as amended, requires a minimum soft landscaped area of 40.00% of the front yard in this instance;
5. a floor area of 17.6m<sup>2</sup> for the accessory structure; whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00m<sup>2</sup> for the accessory structure;
6. an occupied area of 13.92m<sup>2</sup> for the Gazebo; whereas By-law 0225-2007, as amended, permits a maximum occupied area of 10.00m<sup>2</sup> for the Gazebo in this instance;
7. total of 75% of the perimeter of the gazebo is enclosed by walls, lattices, doors and/or windows; whereas By-law 0225-2007, as amended, only permits a maximum of 50% of the total perimeter to be enclosed by walls, lattices, doors and/or windows; and
8. a northerly and southerly side yard of 0.00m measured to free standing deck; whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m measured to the free standing deck.

Committee Decision dated at the City of Mississauga on September 13, 2018.

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

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"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 **October 3, 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 **ANTONIO NAPOLITANO & SONIA SICILIA**  
for the property located at **869 RIBSTON ROAD.**  
Date of Hearing on Thursday September 6, 2018  
Date Decision Signed by the Committee September 13, 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 2:24p.m.

### **APPLICATION DETAILS**

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

1. A occupied floor area of 40.59m<sup>2</sup> (approx. 436.90sq.ft.) for the gazebo; whereas By-law 0225-2007, as amended, permits a maximum occupied floor area of 10.00m<sup>2</sup> (approx. 107.63sq.ft.) in this instance; and
2. A exterior side yard of 0.76m (2.49ft.) measured to the gazebo; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m (approx. 19.68ft.) measured to the gazebo in this instance.

A. Napolitano, co-owner of the property, attended and presented evidence in support of the application. He stated he had spoken to Transportation and Works to address all of their comments and had gathered support from the surrounding neighbourhood, including his neighbours. He indicated how the application had changed since the original submission.

### **BACKGROUND**

On March 22, 2018, S. Spiolo, agent, attended with the owner and presented evidence in support of the application. After reviewing staff comments the applicant requested to defer the application to address staff comments.

The Committee consented to the request and deferred the application to the **May 24<sup>th</sup>** hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated March 16, 2018)
- City of Mississauga, Transportation and Works Department (dated March 15, 2018)
- Region of Peel (dated March 16, 2018)
- A letter of objection was received from one area resident.

On May 24, 2018, A. Napolitano, co-owner of the property, attended and requested to defer the application as his architect was unable to attend.

The Committee consented to the request and deferred the application to the **July 12<sup>th</sup>** hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated May 17, 2018)
- City of Mississauga, Transportation and Works Department (dated May 17, 2018)
- Region of Peel (dated May 22, 2018)
- The applicant submitted a petition of support signed by 56 neighbours.

On July 12, 2018, S. Spiolo, agent, attended and requested to defer the application in order to submit revised information.

The Committee consented to the request and deferred the application to the **September 6<sup>th</sup>** hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated July 6, 2018)
- City of Mississauga, Transportation and Works Department (dated July 5, 2018)
- Region of Peel (dated July 6, 2018)
- City of Mississauga, Compliance and Licensing Enforcement (dated July 12, 2018)
- A letter of objection was received from the resident at 2161 Wedgewood Road.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 24, 2018)
- City of Mississauga, Transportation and Works Department (dated August 30, 2018)
- Region of Peel (dated August 24, 2018)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received through the applicant from the following residents who expressed support for the application: 883 Ribston Road, 878 Ribston Road, 866 Ribston Road, and 2032 Breezy Brae Drive.

Committee asked questions of the owner who appeared before the Committee regarding the separation distance between the pool and relocated gazebo, the existing encroachments onto City property, and the proposed screening methods. Concerns were expressed regarding the impact on the streetscape.

### **DECISION**

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application **is not** minor in nature, **is not** desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan **are not** maintained.

Accordingly, the Committee resolves to refuse the request.

MOVED BY: D. Kennedy      SECONDED BY: D. Reynolds      CARRIED

The Decision of the Committee is:

**APPLICATION REFUSED:**

To permit the construction of a gazebo on the subject property proposing:

1. A occupied floor area of 40.59m<sup>2</sup> for the gazebo; whereas By-law 0225-2007, as amended, permits a maximum occupied floor area of 10.00m<sup>2</sup> in this instance; and
2. A exterior side yard of 0.76m measured to the gazebo; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m measured to the gazebo in this instance.

Committee Decision dated at the City of Mississauga on September 13, 2018.

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

I certify this is copy of the decision of the Committee's decision given on September 13, 2018.

**"S. KENNEY"**

SEAN KENNEY - SECRETARY-  
TREASURER

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

This decision is subject to appeal to the Ontario Municipal Board by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **October 3, 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.