

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER

Hearing: SEPTEMBER 13, 2018 AT 1:30 P.M.

| File | Name of Applicant | Location of Land | Ward | Decision |
|------|-------------------|------------------|------|----------|
|------|-------------------|------------------|------|----------|

| AA = Approved as Amended | ACP= Condition Plan | AC= Approved on Condition | AT = Approved Temporarily | D = Deferred |
AIP=Approved in Part

MOTIONS

A74/18 – 510 Curran Place: Applicant has requested to withdraw the file.

A196/18 – 1521 Asgard Drive: Applicant has requested to withdraw the file.

NEW APPLICATIONS - (CONSENT)

| | | | | |
|----------------------------------|--|---------------------------------|---|-------------------------------|
| B-060/18 A-344/18 A-345/18 | 2629618 ONTARIO INC | 2476 CONFEDERATION PKY | 7 | Refused Refused Refused |
| B-061/18 A-346/18 A-347/18 | 2629591 ONTARIO INC | 2476 -2482 CONFEDERATION PKY | 7 | Refused Refused Refused |
| B-062/18 | TRUSTEES OF THE MALTON CONGREGATION OF THE UNITED CHURCH OF CANADA | 7113 AIRPORT RD | 5 | Approved (AC) |
| B-063/18 | WOODCASTLE HOLDINGS INC | 11 TECUMSETH AVE | 1 | Approved (AC) |

NEW APPLICATIONS - (MINOR VARIANCE)

| | | | | |
|----------------------|-------------------------|---------------------------|----|----------------------|
| A-335/18 | RACHEL & LIONEL BEST | 39 PETER ST. S. | 1 | Approved (ACP) |
| A-336/18 | MAGNUS BOLL | 1168 CANTERBURY RD | 1 | Approved (AA) |
| A-341/18 A-342/18 | GIANNONE BOYES CORP | 1335 -1345 MADIGAN'S LANE | 2 | Approved Approved |
| A-343/18 | TERRY & SHARLA BALAURA | 865 BALTIMORE AVE | 2 | Approved (AA) |
| A-348/18 | 10014087 CANADA CORP | 6171 CONIN DR | 5 | D (Nov 29) |
| A-349/18 | SUDERSHAN & KANTA DULAT | 472 BRIGGS CRT | 11 | D (Nov 15) |

DEFERRED APPLICATIONS - (MINOR VARIANCE)

| | | | | |
|----------|---|--------------|---|----------------------|
| A-267/18 | PANATTONI DEVELOPMENT COMPANY C/O 2541681 ONTARIO INC. | 7510 BREN RD | 5 | Approved (AC, AA) |
|----------|---|--------------|---|----------------------|

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 **2629618 ONTARIO INC.** for the property located at
2476 CONFEDERATION PARKWAY.

Date of Hearing on Thursday September 13, 2018
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:33p.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 9.26m (approx. 30.38) and area of approximately 365.48sq.m (approx. 3933.99sq.ft).

D. Sajecki, agent, attended and presented evidence in support of the application. He explained how he believed the application complied with the Official Plan and spoke to the built form in the surrounding area.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 30, 2018)
- City of Mississauga, Transportation and Works Department (dated August 31, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated August 31, 2018)
- Region of Peel (dated September 4, 2018)
- Bell Canada, Right-of-Way (dated September 13, 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.

Committee asked questions of the agent who appeared before the Committee regarding the proximity of the built forms he had referenced in his presentation. Committee expressed concerns that the proposal was too far. They believed that where the existing semi-detached dwellings and townhome dwellings are provide a transition from the nearby apartments whereas the proposal did not serve the same purpose.

Committee indicated that they believed a rezoning would be more appropriate.

Committee asked questions of staff who appeared before the Committee. L. Petricca, Planner with the Planning and Building Department, indicated that a rezoning would provide more due process and allow for more public input.

DECISION

The Committee, having considered consider all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, is not satisfied that the application will result in the proper and orderly development of the municipality. The Committee believed that the application was premature, did not fit in to the neighbourhood context and lot fabric and that Council should have the ability to consider a rezoning on these properties.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, as amended, resolves to refuse to grant consent as the application did not satisfy the requirements.

Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

APPLICATION REFUSED:

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 9.26m and area of approximately 365.48sq.m.

Committee Decision dated at the City of Mississauga on September 20, 2018.

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|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>ABSENT</u> J. ROBINSON | <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 20, 2018.

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

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

Date of Mailing: September 24, 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 14, 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 24, 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"344/18 & "A"345/18)
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 31, 2018.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 31, 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 31, 2018

Re: **Applicant:** 2629618 Ontario Inc
 Date of Hearing: September 13, 2018
 Location: 2476 Confederation Pkwy
 Our File: 'B' 60/18 Ward 7(Z-15)

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

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

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

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

2. Overall Site Servicing Plan

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

3. Conceptual Site Plan Detailing Proposed Driveway Locations

As limited information regarding the driveway access geometrics for the proposed semi-detached dwellings has been submitted with the application, the applicant will be required to provide for our review/approval a more detailed conceptual site plan which must include the location of the existing municipal sidewalk on Confederation Parkway across the frontage.

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

GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

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

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

DATE: AUGUST 31, 2018

FILES: "B" 60/18

SUBJECT: CONSENT APPLICATION
2476 Confederation Parkway
2629618 Ontario Inc
WARD 7

September 13, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

The Park Planning Section of the Community Services Department has reviewed the above noted consent application, and advises as follows:

Should the application be approved, Community Services wishes to impose the following condition:

1. The applicant shall provide a cash contribution of \$535.82 for planting of one (1) street tree on Confederation Parkway. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment of street tree contributions can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Ibrahim Dia, Planner, Community Services Department at 905-615-3200 ext. 3108.

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **2629618 ONTARIO INC.** for the property located at
2476 CONFEDERATION PARKWAY.

Date of Hearing on Thursday September 13, 2018

Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:33p.m.

APPLICATION DETAILS

The applicant request the Committee to approve a minor variance to allow the construction of a semi-detached dwelling proposing construction to be in accordance with the RM2 (semi-detached dwellings) zone provisions, whereas, By-law 0225-2007, as amended, requires construction to be in accordance with the R3 (detached dwellings) zone provisions in this instance.

D. Sajecki, agent, attended and presented evidence in support of the application. He explained how he believed the application complied with the Official Plan and spoke to the built form in the surrounding area.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 30, 2018)
- City of Mississauga, Transportation and Works Department (dated September 6, 2018)
- Region of Peel (dated September 4, 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.

Committee asked questions of the agent who appeared be for the Committee regarding the proximity of the built forms he had referenced in his presentation. Committee expressed concerns that the proposal was too far. They believed that where the existing semi-detached dwellings and townhome dwellings are provide a transition from the nearby apartments whereas the proposal did not serve the same purpose.

Committee indicated that they believed a rezoning would be more appropriate.

Committee asked questions of staff who appeared before the Committee. L. Petricca, Planner with the Planning and Building Department, indicated that a rezoning would provide more due process and allow for more public input.

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 and that the general intent and purpose of the Zoning By-law and the Official Plan **are not** maintained.

Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

APPLICATION REFUSED:

To allow the construction of a semi-detached dwelling proposing construction to be in accordance with the RM2 (semi-detached dwellings) zone provisions, whereas, By-law 0225-2007, as amended, requires construction to be in accordance with the R3 (detached dwellings) zone provisions in this instance.

Committee Decision dated at the City of Mississauga on September 20, 2018.

| | |
|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| ABSENT J. ROBINSON | ABSENT 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 20, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

For a signed copy of this document
please call 905-615-3200 ext. 2408
or email

Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **October 10, 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 **2629618 ONTARIO INC.** for the property located at
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D. Sajecki, agent, attended and presented evidence in support of the application. He explained how he believed the application complied with the Official Plan and spoke to the built form in the surrounding area.

COMMENTS

The Secretary – Treasurer noted the comments received from:

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- City of Mississauga, Transportation and Works Department (dated September 6, 2018)
- Region of Peel (dated September 4, 2018)

CORRESPONDENCE & DISCUSSION

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- A memorandum was received from Ward Councillor Iannicca expressing concerns regarding the subject application. He requested the Committee to refuse the subject application.

Committee asked questions of the agent who appeared before the Committee regarding the proximity of the built forms he had referenced in his presentation. Committee expressed concerns that the proposal was too far. They believed that where the existing semi-detached dwellings and townhome dwellings are provide a transition from the nearby apartments whereas the proposal did not serve the same purpose.

Committee indicated that they believed a rezoning would be more appropriate.

Committee asked questions of staff who appeared before the Committee. L. Petricca, Planner with the Planning and Building Department, indicated that a rezoning would provide more due process and allow for more public input.

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 and that the general intent and purpose of the Zoning By-law and the Official Plan **are not** maintained.

Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

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To allow the construction of a semi-detached dwelling proposing construction to be in accordance with the RM2 (semi-detached dwellings) zone provisions, whereas, By-law 0225-2007, as amended, requires construction to be in accordance with the R3 (detached dwellings) zone provisions in this instance.

Committee Decision dated at the City of Mississauga on September 20, 2018.

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

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application by **2629591 ONTARIO INC.** for the property located at
2482 CONFEDERATION PARKWAY.

Date of Hearing on Thursday September 13, 2018
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:33p.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 7.44m (24.41 ft) and an area of approximately 293.27m² (3,156.73 sq.ft).

D. Sajecki, agent, attended and presented evidence in support of the application. He explained how he believed the application complied with the Official Plan and spoke to the built form in the surrounding area.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 30, 2018)
- City of Mississauga, Transportation and Works Department (dated August 31, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated August 31, 2018)
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Committee indicated that they believed a rezoning would be more appropriate.

Committee asked questions of staff who appeared before the Committee. L. Petricca, Planner with the Planning and Building Department, indicated that a rezoning would provide more due process and allow for more public input.

DECISION

The Committee, having considered consider all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, is not satisfied that the application will result in the proper and orderly development of the municipality. The Committee believed that the application was premature, did not fit in to the neighbourhood context and lot fabric and that Council should have the ability to consider a rezoning on these properties.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, as amended, resolves to refuse to grant consent as the application did not satisfy the requirements.

Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

APPLICATION REFUSED:

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 7.44m and an area of approximately 293.27m².

Committee Decision dated at the City of Mississauga on September 20, 2018.

| | |
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| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>ABSENT</u> J. ROBINSON | <u>ABSENT</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 53 of the Planning Act, as amended, is attached.

Date of Mailing: September 24, 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 14, 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 24, 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"346/18 & "A"347/18)
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 31, 2018.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 31, 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 31, 2018

Re: **Applicant:** 2629591 Ontario Inc
 Date of Hearing: September 13, 2018
 Location: 2482 Confederation Pkwy
 Our File: 'B' 61/18 Ward 7(Z-15)

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

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

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

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

2. Overall Site Servicing Plan

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

3. Conceptual Site Plan Detailing Proposed Driveway Locations

As limited information regarding the driveway access geometrics for the proposed semi-detached dwellings has been submitted with the application, the applicant will be required to provide for our review/approval a more detailed conceptual site plan which must include the location of the existing fire hydrant, light standard pole and municipal sidewalk on Confederation Parkway across the frontage and also the location of the stop sign on Dunbar Road in relation to this property.

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

We are advising that the proposed driveway location for the "Retained Lands" must be relocated to be as far removed from the Confederation Parkway and Dunbar Street intersection as possible.

GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

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

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

DATE: AUGUST 31, 2018

FILES: "B" 61/18

SUBJECT: CONSENT APPLICATION
2482 Confederation Parkway
2629591 Ontario Inc
WARD 7

September 13, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

The Park Planning Section of the Community Services Department has reviewed the above noted consent application, and advises as follows:

Should the application be approved, Community Services wishes to impose the following condition:

1. The applicant shall provide a cash contribution of \$535.82 for planting of one (1) street tree on Confederation Parkway. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment of street tree contributions can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Ibrahim Dia, Planner, Community Services Department at 905-615-3200 ext. 3108.

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **2629591 ONTARIO INC.** for the property located at
2482 CONFEDERATION PARKWAY.

Date of Hearing on Thursday September 13, 2018
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:33p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a semi-detached dwelling on the subject property, being the severed lands of application B61/18, proposing construction in accordance with the RM2 zone provisions whereas By-law 0225-2007, as amended, requires the lot to be developed in accordance with the R3 zone provisions in this instance.

D. Sajecki, agent, attended and presented evidence in support of the application. He explained how he believed the application complied with the Official Plan and spoke to the built form in the surrounding area.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 30, 2018)
- City of Mississauga, Transportation and Works Department (dated September 6, 2018)
- Region of Peel (dated September 4, 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.

Committee asked questions of the agent who appeared be for the Committee regarding the proximity of the built forms he had referenced in his presentation. Committee expressed concerns that the proposal was too far. They believed that where the existing semi-detached dwellings and townhome dwellings are provide a transition from the nearby apartments whereas the proposal did not serve the same purpose.

Committee indicated that they believed a rezoning would be more appropriate.

Committee asked questions of staff who appeared before the Committee. L. Petricca, Planner with the Planning and Building Department, indicated that a rezoning would provide more due process and allow for more public input.

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 and that the general intent and purpose of the Zoning By-law and the Official Plan **are not** maintained.

Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

APPLICATION REFUSED:

To allow the construction of a semi-detached dwelling on the subject property, being the severed lands of application B61/18, proposing construction in accordance with the RM2 zone provisions whereas By-law 0225-2007, as amended, requires the lot to be developed in accordance with the R3 zone provisions in this instance.

Committee Decision dated at the City of Mississauga on September 20, 2018.

| | |
|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>ABSENT</u> J. ROBINSON | <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 20, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

For a signed copy of this document
please call 905-615-3200 ext. 2408
or email

Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **October 10, 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 **2629591 ONTARIO INC.** for the property located at
2482 CONFEDERATION PARKWAY.

Date of Hearing on Thursday September 13, 2018

Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:33p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a semi-detached dwelling on the subject property, being the retained lands of application B61/18, proposing construction in accordance with the RM2 zone provisions whereas By-law 0225-2007, as amended, requires the lot to be developed in accordance with the R3 zone provisions in this instance.

D. Sajecki, agent, attended and presented evidence in support of the application. He explained how he believed the application complied with the Official Plan and spoke to the built form in the surrounding area.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 30, 2018)
- City of Mississauga, Transportation and Works Department (dated September 6, 2018)
- Region of Peel (dated September 4, 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.

Committee asked questions of the agent who appeared before the Committee regarding the proximity of the built forms he had referenced in his presentation. Committee expressed concerns that the proposal was too far. They believed that where the existing semi-detached dwellings and townhome dwellings are provide a transition from the nearby apartments whereas the proposal did not serve the same purpose.

Committee indicated that they believed a rezoning would be more appropriate.

Committee asked questions of staff who appeared before the Committee. L. Petricca, Planner with the Planning and Building Department, indicated that a rezoning would provide more due process and allow for more public input.

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 and that the general intent and purpose of the Zoning By-law and the Official Plan **are not** maintained.

Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

APPLICATION REFUSED:

To allow the construction of a semi-detached dwelling on the subject property, being the retained lands of application B61/18, proposing construction in accordance with the RM2 zone provisions whereas By-law 0225-2007, as amended, requires the lot to be developed in accordance with the R3 zone provisions in this instance.

Committee Decision dated at the City of Mississauga on September 20, 2018.

| | |
|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| ABSENT J. ROBINSON | ABSENT 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 20, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

For a signed copy of this document
please call 905-615-3200 ext. 2408
or email

Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **October 10, 2018**.

NOTES:

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application by **TRUSTEES OF THE MALTON CONGREGATION OF THE UNITED CHURCH OF
CANADA** for the property located at **7113 AIRPORT ROAD.**
Date of Hearing on Thursday September 13, 2018
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:03p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel has a frontage of approximately 32.87m (107.84ft) and an area of approximately 791.14m² (approx. 8,516.04sq.ft).

A. Barclay, 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 30, 2018)
- City of Mississauga, Transportation and Works Department (dated August 31, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated August 21, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated August 31, 2018)
- Region of Peel (dated September 7, 2018)
- Bell Canada, Right-of-Way (dated August 21, 2018)

CORRESPONDENCE & DISCUSSION

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

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

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel has a frontage of approximately 32.87m and an area of approximately 791.14m².

Committee Decision dated at the City of Mississauga on September 20, 2018.

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|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>ABSENT</u> J. ROBINSON | <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 20, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

For a signed copy of this document

please call 905-615-3200 ext. 2408

or email

Committee.Adjustment@mississauga.ca

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

Date of Mailing: September 24, 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 14, 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 24, 2019.

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

Appendix A – Conditions of Provisional Consent

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

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.
4. A letter shall be received from the City of Mississauga, Community Services Department (Parks Planning Section), indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 31, 2018.
5. A letter shall be received from the City of Mississauga, Community Services Department (Culture Division), indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 21, 2018.
6. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated September 7, 2018.

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

DATE: AUGUST 31, 2018

FILES: "B" 62/18

SUBJECT: CONSENT APPLICATION
7113 Airport Road
Trustees of the Malton Congregation of the United Church of Canada
WARD 5
September 13, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

The Park Planning Section of the Community Services Department has reviewed the above noted consent application, and advises as follows:

Should the application be approved, Community Services wishes to impose the following condition:

1. The applicant shall provide a cash contribution of \$535.82 for planting of one (1) street tree on Merritt Avenue. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment of street tree contributions can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Ibrahim Dia, Planner, Community Services Department at 905-615-3200 ext. 3108.

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

Date: 2018/08/21

To: Chair, Committee of Adjustment
S. Kenney, Secretary-Treasurer, Committee of Adjustment

From: P. Wubbenhorst, Heritage Planner
Culture Division, Community Services

Meeting Date: 2018/09/13

Subject: "B" 062/18 (Ward 5)
Consent Application
7113 Airport Road
Trustees of the Malton Congregation of the United Church of Canada

The property is adjacent to the Malton (Victory) Wartime Housing Cultural Landscape, which is listed on the City's Heritage Register. Section 7.4.1.12 of the Mississauga Official Plan: "The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment prepared to the satisfaction of the City and other appropriate authorities having jurisdiction." As such, a Heritage Impact Assessment is required.

The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Tourism, Culture and Sport confirming that all archaeological resource concerns have met licensing and resource conservation requirements. Letters to this effect from said Ministry corresponding to each archaeological assessment report and activity are required to be submitted to the Culture Division for review.

Heritage Planning recommends that the owner complete the archaeological assessment, with Ministry letters, and Heritage Impact Assessment as a condition of approval of the consents.

P. Wubbenhorst, Heritage Planner

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

September 7th, 2018

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

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 September 13th, 2018**

Consent Application: B-062/18

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

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca

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

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

Development Planning: Tracy Tang (905) 791-7800 x8047

The southernmost corner of the subject land is located within the limits of the regulated area of the Toronto and Region Conservation Authority (TRCA). The Region relies on the environmental expertise of the TRCA for the review of development applications located within or adjacent to this regulated area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the TRCA and incorporate their conditions of approval appropriately.

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 **WOODCASTLE HOLDINGS INC.** for the property located at
11 TECUMSETH AVENUE.

Date of Hearing on Thursday September 13, 2018
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 1:31p.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 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 7.62m (25.00ft) and an area of approximately 266.50m² (approx. 2,868.68sq.ft).

B. Cromie, the property owner, attended and presented the application to convey a parcel of land for

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 31, 2018)
- City of Mississauga, Transportation and Works Department (dated August 31, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated August 31, 2018)
- Region of Peel (dated September 4, 2018)
- Bell Canada, Right-of-Way (dated September 13, 2018)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

MOVED BY: J. Page SECONDED BY: D. 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 7.62m and an area of approximately 266.50m².

Committee Decision dated at the City of Mississauga on September 20, 2018.

| | |
|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>ABSENT</u> J. ROBINSON | <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 20, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

For a signed copy of this document

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

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

Date of Mailing: September 24, 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 14, 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 24, 2019.

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

Appendix A – Conditions of Provisional Consent

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

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 31, 2018.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 31, 2018.
6. A letter shall be received from Bell Canada indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated September 13, 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 31, 2018

RE: **Applicant:** Woodcastle Holdings Inc.
Date of Hearing: September 13, 2018
Address: 11 Tecumseth Avenue
Our File: 'B' 63/18, Ward 1 (Z-7)

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

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

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

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

GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

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

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

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

3. Access

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

4. Storm Sewer Outlet

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

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or john.salvino@mississauga.ca

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

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

DATE: AUGUST 31, 2018

FILES: "B" 63/18

SUBJECT: CONSENT APPLICATION

11 Tecumseth Avenue

Woodcastle Holdings Inc

WARD 1

September 13, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

The Park Planning Section of the Community Services Department has reviewed the above noted minor variance application, and advises as follows:

City of Mississauga Forestry Staff have attended the site and identified the following City owned trees within the municipal boulevard:

- One (1) Silver Maple (36cm) – good condition

Due to the close proximity of the identified tree in relation to the proposed lands to be severed and given that the applicant has not provided any site plan drawings indicating that this tree will not be impacted, the Community Services wishes to impose the following conditions should the application be approved:

1. The applicant shall provide tree protection securities in the amount of \$2,467 for the above noted tree.

In addition, Community Services notes the following:

1. Given that the property is not subject to site plan approval, Community Services requests that the applicant notify the Forestry Section to inspect framed tree hoarding to the dripline of the above noted tree. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.
2. Payment of tree preservation securities can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
3. Please be advised that securities may be held for up to two years, as determined by City of Mississauga Forestry Staff.
4. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Ibrahim Dia, Planner, Community Services Department at 905-615-3200 ext. 3108.

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

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

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

September 13, 2018

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

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

Subject: Application for Consent B63/18
11 Tecumseh Avenue
Bell File: 905-18-353

We acknowledge receipt and thank you for your correspondence.

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 **RACHEL & LIONEL BEST** for the property located at **39 PETER STREET SOUTH**.
Date of Hearing on Thursday September 13, 2018
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:12p.m.

APPLICATION DETAILS

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

1. A side yard of 0.47m (approx. 1.54ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance; and
2. A rear yard of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.60ft) in this instance.

R. Best, co-owner of the property, attended and presented evidence in support of the application. She indicated she had worked with her neighbours to ensure there were no concerns with the proposal.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 31, 2018)
- City of Mississauga, Transportation and Works Department (dated September 6, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated September 11, 2018)
- Region of Peel (dated September 4, 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: J. Page SECONDED BY: P. Quinn CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To allow the construction of a garage on the subject property proposing:

1. A side yard of 0.47m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance; and
2. A rear yard of 0.91m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on September 20, 2018.

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|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>ABSENT</u> J. ROBINSON | <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 20, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or email

Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **October 10, 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 **MAGNUS BOLL** for the property located at **1168 CANTERBURY ROAD**.

Date of Hearing on Thursday September 13, 2018

Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the Committee to approve a minor to allow an addition proposing;

1. A front yard measured to an addition of 5.14m (approx. 16.86ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) in this instance;
2. A front yard measured to the face of a garage of 6.40m (approx. 21.00ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) in this instance;
3. A side yard of 1.65m (approx. 5.41ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 2.42m (approx. 7.94ft) in this instance;
4. A combined side yard of 2.39m (approx. 7.84ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard of 3.60m (approx. 11.81ft) in this instance; and
5. A porch encroachment into the front yard of 5.50m (approx. 18.04ft) whereas By-law 0225-2007, as amended, permits a maximum porch encroachment into the front yard of 1.60m (approx. 5.25ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 31/September 4, 2018)
- City of Mississauga, Transportation and Works Department (dated August 31, 2018)
- Region of Peel (dated September 4/6/7, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- The agent submitted a petition of support signed by 8 neighbours.

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow an addition proposing;

1. A front yard measured to an addition of 5.14m whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m in this instance;
2. A front yard measured to the face of a garage of 6.04m whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m in this instance;
3. A side yard of 1.65m whereas By-law 0225-2007, as amended, requires a minimum side yard of 2.42m in this instance;
4. A combined side yard of 2.39m whereas By-law 0225-2007, as amended, requires a minimum combined side yard of 3.60m in this instance; and
5. A porch encroachment into the front yard of 5.50m whereas By-law 0225-2007, as amended, permits a maximum porch encroachment into the front yard of 1.60m in this instance.

Committee Decision dated at the City of Mississauga on September 20, 2018.

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|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>ABSENT</u> J. ROBINSON | <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 20, 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 10, 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 **GIANNONE BOYES CORP** for the property located at **1335 MADIGAN'S LANE**.
Date of Hearing on Thursday September 13, 2018
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:20p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a detached dwelling proposing:

1. A height to the highest ridge of 9.78m (approx. 32.09ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m (approx. 31.17ft) in this instance; and
2. A height measured to the underside of eaves of 7.09m (approx. 23.26ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of eaves of 6.40m (approx. 21.00ft) in this instance.

J. Wallace, 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 31, 2018)
- City of Mississauga, Transportation and Works Department (dated September 6, 2018)
- Region of Peel (dated September 4, 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. Reynolds SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a detached dwelling proposing:

1. A height to the highest ridge of 9.78m whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m in this instance; and
2. A height measured to the underside of eaves of 7.09m whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on September 20, 2018.

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|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>ABSENT</u> J. ROBINSON | <u>ABSENT</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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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 10, 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 **GIANNONE BOYES CORP** for the property located at **1345 MADIGAN'S LANE**.
Date of Hearing on Thursday September 13, 2018
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:20p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a detached dwelling proposing:

1. A gross floor area of 427.82sq.m (approx. 4605.07sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 404.10sq.m (approx. 4349.70sq.ft) in this instance;
2. A garage projection of 1.07m (approx. 3.50ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m (approx. 0.00ft) in this instance;
3. A height to the highest ridge of 9.97m (approx. 32.71ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m (approx. 31.17ft) in this instance; and
4. A height measured to the underside of eaves of 7.29m (approx. 23.92ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of eaves of 6.40m (approx. 21.00ft) in this instance.

J. Wallace, 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 31, 2018)
- City of Mississauga, Transportation and Works Department (dated September 6, 2018)
- Region of Peel (dated September 4, 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. Reynolds . SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a detached dwelling proposing:

1. A gross floor area of 427.82sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 404.10sq.m in this instance;
2. A garage projection of 1.07m whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance;
3. A height to the highest ridge of 9.97m whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m in this instance; and
4. A height measured to the underside of eaves of 7.29m whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on September 20, 2018.

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

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SEAN KENNEY - SECRETARY-
TREASURER

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **October 10, 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 **TERRY & SHARLA BALAURA** for the property located at
865 BALTIMORE AVENUE.

Date of Hearing on Thursday September 13, 2018
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 1:31p.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 approve a minor variance to allow an addition proposing:

1. A combined side yard of 4.91m (approx. 16.11ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard of 6.58m (approx. 21.59ft) in this instance;
2. A front yard measured to the face of an eave projection of 7.63m (approx. 25.03ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the face of an eave projection of 9.00m (approx. 29.53ft) in this instance;
3. A garage projection of 1.83m (approx. 6.00ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m (approx. 0.00ft) in this instance; and
4. A garage depth of 5.93m (approx. 19.46ft) whereas By-law 0225-2007, as amended, requires a minimum garage depth of 6.00m (approx. 19.69ft) in this instance.

J. Wallace, agent, attended and presented evidence in support of the application. He indicated combined side yard setback is to the eave, not the walls of the dwelling.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 31, 2018)
- City of Mississauga, Transportation and Works Department (dated September 6, 2018)
- Region of Peel (dated September 4, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received through the agent from 6 residents who expressed support for the application.

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

DECISION

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

Committee has taken into consideration correspondence received through the agent from 6 area residents and all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow an addition proposing:

1. A combined side yard of 4.91m whereas By-law 0225-2007, as amended, requires a minimum combined side yard of 6.58m in this instance;
2. A front yard of 8.24m whereas By-law 0225-2007, as amended, requires a minimum front yard of 9.00m in this instance;
3. A garage projection of 1.83m whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance;
4. A garage depth of 5.93m whereas By-law 0225-2007, as amended, requires a minimum garage depth of 6.00m in this instance; and
5. An eave encroachment of 1.37m into the required front yard whereas By-law 0225-2007, as amended, permits an eave encroachment of 0.45m in this instance.

Committee Decision dated at the City of Mississauga on September 20, 2018.

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|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>ABSENT</u> J. ROBINSON | <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 20, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or email

Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **October 10, 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 **PANATTONI DEVELOPMENT COMPANY C/O 2541681 ONTARIO INC**
for the property located at **7510 BREN ROAD.**
Date of Hearing on Thursday September 13, 2018
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:33p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of an outdoor storage area proposing:

1. Outdoor storage situated closer to the street line than any portion of the building whereas By-law 0225-2007, as amended, does not permit outdoor storage to be situated closer to the street line than any portion of the building; and
2. Outdoor storage area in a front yard whereas By-law 0225-2007, as amended, does not permit outdoor storage in a front yard in this instance.

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

BACKGROUND

On June 21, 2018, P. Stewart, agent, attended and requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the September 13th, 2018 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated June 15, 2018)
- City of Mississauga, Transportation and Works Department (dated May 14, 2018)
- Region of Peel (dated June 18, 2018)
- A letter of objection were received from the owner of 2533 & 2565 Rena Road.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 30, 2018)
- City of Mississauga, Transportation and Works Department (dated September 6, 2018)
- Region of Peel (dated September 4, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the owner of 2533 & 2565 Rena Road stating an objection to the subject application.

The owner of 2533 & 2565 Rena Road appeared before the Committee and expressed concerns regarding the subject application.

Committee asked questions of the agent who appeared before the Committee regarding the landscape plan as well as the type of bins being used for the outdoor storage.

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow the construction of an outdoor storage area proposing:

1. To permit outdoor storage situated closer to the street line than any portion of the building whereas By-law 0225-2007, as amended, does not permit outdoor storage to be situated closer to the street line than any portion of the building; and
2. To permit outdoor storage in a front yard whereas By-law 0225-2007, as amended, does not permit outdoor storage to be located within the front yard in this instance.

CONDITION(S):

1. A revised landscape plan including additional privacy fencing and cedars shall be submitted to the Secretary-Treasurer, Committee of Adjustment for approval.
2. The landscaping as approved by the Secretary-Treasurer shall be reasonably maintained at all times.
3. The storage bins shall be covered while on-site and catch basins shall be sufficiently protected to ensure no waste enters the sewer system.

Committee Decision dated at the City of Mississauga on September 20, 2018.

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|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>ABSENT</u> J. ROBINSON | <u>ABSENT</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 10, 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.