

**COMMITTEE OF ADJUSTMENT  
RESULTS**



**Location: COUNCIL CHAMBER**  
**Hearing: SEPTEMBER 13, 2018 AT 4:00 P.M.**

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

**NEW APPLICATIONS - (CONSENT)**

B-064/18	HELENA MARGARET WARNER	6 IROQUOIS AVE	1	Approved (AC)
B-065/18 A-358/18 A-359/18	DAJLAN TROKA	727 GARDNER AVE	1	Approved (AC) Approved Approved

**NEW APPLICATIONS - (MINOR VARIANCE)**

A-350/18 A-351/18	LOUISE CARREIRA	2201 -2207 FIFTH LINE WEST	2	Approved Approved (AC)
A-352/18	BERYL JOYCE P. PLUMMER	932 QUEENSBRIDGE DR	6	Approved (AA)
A-353/18	1147248 ONTARIO INC	939-B LAKESHORE RD E	1	Approved (AC)
A-354/18	DENIZ DEMIREL	860 STONEBRIDGE AVE	6	Approved (AA)
A-355/18	DAVE L. & BARBARA K SHAW	896 STONEBRIDGE AVE	6	Approved (AA)
A-356/18	DOMENIC DURSO & JENA DI GIAMBATTISTA	2164 HAYGATE CRES	2	Approved
A-357/18	MANJIT & RAJWINDER	3060 BONAVENTURE DR	5	Deferred (Nov 22)
A-361/18	EVA KIRSH	72 LAKESHORE RD E	1	Approved (AA, AT)
A-362/18	JOHN GIANNONE	958 NINTH ST	1	Approved
A-363/18	JAPDEEP HOLDING INC	1580 BRITANNIA RD E	5	Approved (ACP)

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 **HELENA MARGARET WARNER** for the property located at **6 IROQUOIS AVENUE.**  
Date of Hearing on Thursday September 13, 2018  
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 7.62m (25.00ft) and an area of approximately 255.5m<sup>2</sup> (2,750.27sq.ft).

B. Oughtred, authorized agent, attended and presented the application to convey a parcel of land for the creation of a new lot.

### **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)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the resident of 9 Iroquois Avenue, stating an objection to the subject application.

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

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

### **DECISION**

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

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

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:**

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 255.5m<sup>2</sup> (2,750.27sq.ft).

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
<b>ABSENT</b> J. ROBINSON		<b>ABSENT</b> 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"

For a signed copy of this document

SEAN KENNEY - SECRETARY-  
TREASURER

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 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.

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

# City of Mississauga Memorandum



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TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: August 31, 2018

RE: Applicant: Helena Margaret Warner  
Date of Hearing: September 13, 2018  
Address: 6 Iroquois Avenue  
Our File: 'B' 64/18, Ward 1 (Z-7)

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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

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

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.

4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lot on Iroquois 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](mailto:john.salvino@mississauga.ca)

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

c: [williamoughtred@on.aibn.com](mailto:williamoughtred@on.aibn.com)

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

DATE: AUGUST 31, 2018  
FILES: "B" 64/18  
SUBJECT: CONSENT APPLICATION  
6 Iroquois Avenue  
Helena Margaret Warner  
WARD 1  
September 13, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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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 Iroquois Avenue. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

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

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

Decision of the Mississauga Committee of Adjustment under  
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.  
Application by **DAJLAN TROKA** for the property located at **727 GARDNER AVENUE**.  
Date of Hearing on Thursday September 13, 2018  
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:05p.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 9.09m (29.82ft) and an area of approximately 309.60m<sup>2</sup> (3,332.62sq.ft).

The property is also subject to Minor Variance files A358/18 and A359/18.

B. Oughtred, authorized agent, attended and presented the application to convey a parcel of land for the creation of a new lot.

### 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)

### 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 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. George                      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:**

To sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 9.09m (29.82ft) and an area of approximately 309.60m<sup>2</sup> (3,332.62sq.ft).

The property is also subject to Minor Variance files A358/18 and A359/18.

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
<b>ABSENT</b> J. ROBINSON	<b>ABSENT</b> 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"

For a signed copy of this document

SEAN KENNEY - SECRETARY-  
TREASURER

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 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" 358/18 & "A" 359/19)
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

City of Mississauga  
**Memorandum**



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TO: S. Kenney, Secretary Treasurer  
Committee of Adjustment

FROM: D. Martin  
Transportation and Works

DATE: August 31, 2018

RE: Applicant: Dajlan Troka  
Date of Hearing: September 13, 2018  
Address: 727 Gardner Avenue  
Our File: 'B' 65/18, Ward 1 (Z-6)

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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

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

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.

4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lot on Gardner 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](mailto:john.salvino@mississauga.ca)

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

c: [williamoughtred@on.aibn.com](mailto:williamoughtred@on.aibn.com)

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

DATE: AUGUST 31, 2018  
FILES: "B" 65/18  
SUBJECT: CONSENT APPLICATION  
727 Gardner Avenue  
Dajlan Troka  
WARD 1  
September 13, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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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) Norway Spruce – 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 development 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 \$1400 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.

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 **DAJLAN TROKA** for the property located at **727 GARDNER AVENUE**.  
Date of Hearing on Thursday September 13, 2018  
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:05p.m.

### APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the creation of a new lot, being the retained lands of application B65/18, proposing:

1. A lot frontage of 9.09m (approx. 29.82m) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance; and
2. A lot area of 309.60m<sup>2</sup> (approx. 3,332.62sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00m<sup>2</sup> (approx. 5,920.34sq.ft) in this instance.

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

### COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 31, 2018)
- City of Mississauga, Transportation and Works Department (dated August 31, 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: J. Page                      SECONDED BY: D. George                      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the creation of a new lot, being the retained lands of application B65/18, proposing:

1. A lot frontage of 9.09m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance; and
2. A lot area of 309.60m<sup>2</sup> whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00m<sup>2</sup> 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
<b>ABSENT</b> J. ROBINSON	<b>ABSENT</b> 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

For a signed copy of this document

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

[Committee.Adjustment@mississauga.ca](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 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 **DAJLAN TROKA** for the property located at **727 GARDNER AVENUE**.  
Date of Hearing on Thursday September 13, 2018  
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:05p.m.

### APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the creation of a new lot, being the severed lands of application B65/18, proposing:

1. A lot frontage of 9.09m (approx. 29.82m) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance; and
2. A lot area of 309.60m<sup>2</sup> (approx. 3,332.62sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00m<sup>2</sup> (approx. 5,920.34sq.ft) in this instance.

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

### COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 31, 2018)
- City of Mississauga, Transportation and Works Department (dated August 31, 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: J. Page                      SECONDED BY: D. George                      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the creation of a new lot, being the retained lands of application B65/18, proposing:

1. A lot frontage of 9.09m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance; and
2. A lot area of 309.60m<sup>2</sup> whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00m<sup>2</sup> 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
<b>ABSENT</b> J. ROBINSON	<b>ABSENT</b> 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

For a signed copy of this document

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

[Committee.Adjustment@mississauga.ca](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 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 **LOUISE CARREIRA** for the property located at **2207 FIFTH LINE WEST**.  
Date of Hearing on Thursday September 13, 2018  
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:07p.m.

### APPLICATION DETAILS

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

1. A lot coverage of 33.95% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A side yard of 1.495m (approx. 4.90ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.80m (approx. 5.91ft) in this instance; and
3. A driveway width of 6.12m (approx. 20.08ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) 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 31, 2018)
- City of Mississauga, Transportation and Works Department (dated August 31, 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: P. Quinn                      SECONDED BY: D. Reynolds      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

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

1. A lot coverage of 33.95% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A side yard of 1.495m (approx. 4.90ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.80m (approx. 5.91ft) in this instance; and
3. A driveway width of 6.12m (approx. 20.08ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) 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
<b>ABSENT</b> J. ROBINSON	<b>ABSENT</b> 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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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 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 **LOUISE CARREIRA** for the property located at **2201 FIFTH LINE WEST**.  
Date of Hearing on Thursday September 13, 2018  
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:07p.m.

### **APPLICATION DETAILS**

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

1. A lot coverage of 33.69% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance; and
2. A driveway width of 6.12m (approx. 20.08ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) 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 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)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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



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

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

The Decision of the Committee is:

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

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

1. A lot coverage of 33.69% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance; and
2. A driveway width of 6.12m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance.

**CONDITION(S):**

1. The applicant shall provide a tree protection security in the amount of \$2,868.

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
<b>ABSENT</b> J. ROBINSON	<b>ABSENT</b> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn	

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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 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 **BERYL JOYCE P. PLUMMER**

for the property located at **932 QUEENSBRIDGE DRIVE.**

Date of Hearing on Thursday September 13, 2018

Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:10p.m.

### APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of an exterior stairwell on the subject property proposing stairs, stairwells or retaining walls to facilitate an entrance below grade in an exterior side yard whereas By-law 0225-2007, as amended, does not permit stairs, stairwells or retaining walls to facilitate an entrance below grade in an exterior side yard in this instance.

B. Plummer, property owner, attended and presented evidence in support of the application.

### COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 30, 2018)
- City of Mississauga, Transportation and Works Department (dated August 31, 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

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: D. George      SECONDED BY: J. Page      CARRIED

The Decision of the Committee was:

**APPLICATION APPROVED AS AMENDED:**

The applicant requests the Committee to approve a minor variance to allow the construction of an exterior stairwell on the subject property proposing:

1. stairs, stairwells or retaining walls to facilitate an entrance below grade in an exterior side yard whereas By-law 0225-2007, as amended, does not permit stairs, stairwells or retaining walls to facilitate an entrance below grade in an exterior side yard in this instance; and
2. A new pedestrian entrance facing Knollwood Street to facilitate a second unit; whereas By-Law 0225-2007 as amended, does not permit a new pedestrian entrance facing a street to facilitate a second unit.

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
<b>ABSENT</b> J. ROBINSON	<b>ABSENT</b> 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 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 **1147248 ONTARIO INC**

for the property located at **939-B LAKESHORE ROAD EAST.**

Date of Hearing on Thursday September 13, 2018

Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:13p.m.

### APPLICATION DETAILS

**The applicant requests the Committee to approve a minor variance to allow the operation of a restaurant on the subject property proposing:**

- 1. A restaurant use whereas By-law 0225-2007, as amended, does not permit a restaurant within 60m (196.85ft) of a residential zone in this instance; and**
- 2. 4 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 6 parking spaces in this instance.**

J. Faddoul, 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 August 31, 2018)
- Region of Peel (dated September 4, 2018)

### CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 946 First Street, stating an objection to the subject application.

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

### DECISION

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

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



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

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

The Decision of the Committee was:

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

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

1. A take-out restaurant use whereas By-law 0225-2007, as amended, does not permit a take-out restaurant use within 60 m of a residential zone in this instance.
2. 4 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 6 parking spaces in this instance.

**CONDITION(S):**

1. Hours of operation of the restaurant shall be limited to 11am-9pm, 7 days a week.

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
<b>ABSENT</b> J. ROBINSON	<b>ABSENT</b> 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 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 **DENIZ DEMIREL** for the property located at **860 STONEBRIDGE AVENUE**.  
Date of Hearing on Thursday September 13, 2018  
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:16p.m.

### APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the existing basement walkout to remain on the subject property proposing:

1. A below grade entrance in an exterior side yard whereas By-law 0225-2007, as amended, does not permit a below grade entrance in an exterior side yard in this instance;
2. An exterior side yard measured to a basement walkout of 3.09m (approx. 10.14ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to a basement walkout of 4.50m (approx. 14.76ft) in this instance; and
3. A driveway width of 6.00m (approx. 19.68ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m (approx. 17.06ft) in this instance.

M. Zaman, agent, presented evidence in support of the application.

### COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 30, 2018)
- City of Mississauga, Transportation and Works Department (dated August 31, 2018)
- Region of Peel (dated September 4, 2018)

### CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 806 Stonebridge Avenue, stating no objection to the subject application.

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

### DECISION

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

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

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

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

The Decision of the Committee was:

**APPLICATION APPROVED AS AMENDED:**

The applicant requests the Committee to approve a minor variance to allow the existing basement walkout to remain on the subject property proposing:

1. A below grade entrance in an exterior side yard whereas By-law 0225-2007, as amended, does not permit a below grade entrance in an exterior side yard in this instance;
2. An exterior side yard measured to a basement walkout of 3.09m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 4.5m in this instance; and
3. A driveway width of 6.00m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m 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
<b>ABSENT</b> J. ROBINSON	<b>ABSENT</b> 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 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 **DAVE L. & BARBARA K SHAW**

for the property located at **896 STONEBRIDGE AVENUE.**

Date of Hearing on Thursday September 13, 2018

Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:20p.m.

### APPLICATION DETAILS

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

1. A pedestrian entrance facilitating a second unit facing the front yard whereas By-law 0225-2007, as amended, does not allow a pedestrian entrance facilitating a second unit facing the front yard in this instance;
2. A parking space in a garage of 1.93m x 4.90m x 3.05m (approx. 6.33ft x 16.08ft x 10.01ft) whereas By-law 0225-2007, as amended requires a minimum parking space in a garage of 2.75m x 5.20m x 2.00m (approx. 9.02ft x 17.06ft x 6.56ft) in this instance; and
3. A driveway width of 5.69m (approx. 18.67ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m (approx. 17.06ft) in this instance.

M. Zaman, 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)
- Region of Peel (dated September 4, 2018)

### CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 883 Stonebridge Avenue, stating no objection to the subject application.
- Correspondence was received from the resident at 872 Stonebridge Avenue and 895 Stonebridge Avenue, stating an objection to the subject application.

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

**DECISION**

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

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

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

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

The Decision of the Committee was:

**APPLICATION APPROVED AS AMENDED:**

To approve a minor variance to allow the construction of a second unit on the subject property proposing:

1. A new pedestrian entrance facilitating a second unit facing a street whereas By-law 0225-2007, as amended, does not allow a new pedestrian entrance facilitating a second unit facing a street in this instance;
2. Unobstructed area for parking in the garage of 1.93 m x 4.90 m x 3.05 m whereas By-law 0225-2007, as amended requires a minimum unobstructed area for parking in a garage of 2.75 m x 5.20 m x 2.00 m in this instance; and
3. A driveway width of 5.69m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m 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
<b>ABSENT</b> J. ROBINSON	<b>ABSENT</b> 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 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 **DOMENIC DURSO & JENA DI GIAMBATTISTA**  
for the property located at **2164 HAYGATE CRESCENT**.  
Date of Hearing on Thursday September 13, 2018  
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:27p.m.

### APPLICATION DETAILS

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

1. A setback from a G1 Zone measured to a swimming pool of 2.50m (approx. 8.20ft) whereas By-law 0225-2007, as amended, requires a minimum setback from a G1 Zone measured to a swimming pool of 5.00m (approx. 16.40ft) in this instance; and
2. A setback from a G1 Zone measured to a cabana of 1.83m (approx. 6.00ft) whereas By-law 0225-2007, as amended, requires a minimum setback from a G1 Zone measured to a cabana of 5.00m (approx. 16.40ft) in this instance.

G. Giambattista, agent, 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 August 31, 2018)
- Region of Peel (dated September 4, 2018)
- Credit Valley Conservation (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 pool on the subject property proposing:

1. A setback from a G1 Zone measured to a swimming pool of 2.50m whereas By-law 0225-2007, as amended, requires a minimum setback from a G1 Zone measured to a swimming pool of 5.00m in this instance; and
2. A setback from a G1 Zone measured to a cabana of 1.83m whereas By-law 0225-2007, as amended, requires a minimum setback from a G1 Zone measured to a cabana of 5.00m 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
<b>ABSENT</b> J. ROBINSON	<b>ABSENT</b> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn	

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This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before 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 **EVA KIRSH** for the property located at **72 LAKESHORE ROAD EAST**.  
Date of Hearing on Thursday September 13, 2018  
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

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

### APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow alterations proposing:

1. One (1) parking space to be provided on site whereas By-law 0225-2007, as amended, requires a minimum of fourteen (14) parking spaces to be provided on site; and
2. Ten (10) parking spaces provided off-site whereas By-law 0225-2007, as amended, does not permit off-site parking.

K. Martel, 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 4, 2018)
- City of Mississauga, Transportation and Works Department (dated August 31, 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

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 resolved to authorize and grant the request.

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

The Decision of the Committee was:

**APPLICATION APPROVED AS AMENDED FOR A TEMPORARY PERIOD OF 5 YEARS (approval will lapse on September 30, 2023):**

To approve a minor variance to allow alterations proposing:

1. To provide one (1) parking space on site whereas By-law 0225-2007, as amended, requires a minimum of Sixteen (16) parking spaces to be provided on site; and
2. Ten (10) parking spaces provided off-site whereas By-law 0225-2007, as amended, does not permit off-site parking.

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
<b>ABSENT</b> J. ROBINSON	<b>ABSENT</b> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn	

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For a signed copy of this document

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

[Committee.Adjustment@mississauga.ca](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 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 **JOHN GIANNONE** for the property located at **958 NINTH STREET**.  
Date of Hearing on Thursday September 13, 2018  
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:38p.m.

### APPLICATION DETAILS

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

1. A lot coverage of 40.28% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance; and
2. A height measured to the underside of the eaves of 6.71m (approx. 22.01ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.40m (approx. 20.99ft) in this instance.

G. Giannone, 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 August 31, 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: P. Quinn                      SECONDED BY: D. George                      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

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

1. A lot coverage of 40.28% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance; and
2. A height measured to the underside of the eaves of 6.71m. whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.40m in this instance.

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

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

[Committee.Adjustment@mississauga.ca](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 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 **JAPDEEP HOLDING INC** for the property located at **1580 BRITANNIA ROAD EAST**.  
Date of Hearing on Thursday September 13, 2018  
Date Decision Signed by the Committee September 20, 2018

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:42p.m.

### APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a new building on the subject property proposing a side yard of 4.50m (approx. 14.76ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 6.091m (approx. 19.98ft) in this instance.

R. Chaku, 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)
- Region of Peel (dated September 6, 2018)

### CORRESPONDENCE & DISCUSSION

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

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

### DECISION

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

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

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

The Decision of the Committee was:

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

To allow the construction of a new building on the subject property proposing a side yard of 4.50m whereas By-law 0225-2007, as amended, requires a minimum side yard of 6.091m 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.

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