

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER
Hearing: OCTOBER 18, 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				

NEW APPLICATIONS - (CONSENT)

File	Name of Applicant	Location of Land	Ward	Decision
B-069/18	PEEL DISTRICT SCHOOL BOARD	5490, 5520, 5576 HURONTARIO ST	5	Approved (AC)

DEFERRED APPLICATIONS - (CONSENT)

File	Name of Applicant	Location of Land	Ward	Decision
B-033/17 A-202/17	ROLAND & SYLVIA SMITAS, SIMONE BRADLEY	990 LAKESHORE RD W	2	Deferred (Jan 17)
B-043/18	RICHARD & VALERIE STOVE	1262 QUEEN VICTORIA AVE	2	Deferred (Jan 17)
B-044/18 A-270/18 A-271/18	JOE PINELLI	446 SOUTH SERVICE RD	1	Approved (AC) Approved
B-047/18 A-288/18 A-289/18	ROLAND SMITAS, SYLVIA SMITAS, SIMONE BRADLEY	990 LAKESHORE RD W	2	Deferred (Jan 17)

NEW APPLICATIONS- (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward	Decision
A-384/18	IHSSAN ALI	3889 STONEHAM WAY	10	Deferred (Jan 10)
A-385/18	ARTHUR GORECKI	510 RICHEY CRES	1	Approved (ACP)
A-386/18	FIRASA TULLAH SIDDIQUI & UROOJ FIRASAT	29 VISTA DR	11	Approved (ACP)
A-387/18	HUNG QUI DUONG, NG A DANG PHUONG NGUYEN	3407 CLAYTON RD	8	Deferred (Dec 13)
A-388/18	GEORGE & CECILIA LING	5625 WATERSFIELD AVE	10	Approved (AA)
A-389/18	PAULA & WALTER VENTURA	431 ABRUZ BLVD	7	Approved (AA)
A-390/18	HAIJIN LEE/ LINDSAY WILSON	1426 GOLDTHORPE RD	1	Approved (AA)
A-391/18	NAHANI RESIDENCES CORPORATION	8 NAHANI WAY	5	Approved (ACP)
A-392/18	ERIN WEN-YU CHOU	3885 DUKE OF YORK BLVD. C207	7	Approved (AA)
A-409/18	NGALE BUSHI	1047 MEREDITH AVE	1	Approved (ACP)

DEFERRED APPLICATIONS- (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward	Decision
A-269/18	DALJIT JUTLA	452 SOUTH SERVICE RD	1	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 **PEEL DISTRICT SCHOOL BOARD** for the property located at **5490, 5520 & 5576
HURONTARIO STREET.**

Date of Hearing on Thursday October 18, 2018

Date Decision Signed by the Committee October 25, 2018

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:35p.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 387.36m (1270.87ft) and an area of approximately 13.15 hectares (32.49 acres).

E. Reisman, 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 October 5, 2018)
- City of Mississauga, Transportation and Works Department (dated September 28, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated October 16, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated October 5, 2018)
- Region of Peel (dated October 5, 2018)
- Credit Valley Conservation (dated September 24, 2018)
- Bell Canada, Right-of-Way (dated October 12, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 449 Faith Drive, stating an objection to the subject application.

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

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

DECISION

Committee has taken into consideration correspondence received from 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 387.36m (1270.87ft) and an area of approximately 13.15 hectares (32.49 acres).

Committee Decision dated at the City of Mississauga on October 25, 2018

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

I certify this is copy of the decision of the Committee's decision given on October 25, 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

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

Date of Mailing October 29, 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 November 18, 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 October 29, 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. If any city department or external agency (e.g. Region of Peel, Conservation Authority, etc.) determines that an easements or right-of-way is required that was not included in the provisional approval it may be added prior to the final approval of the application. To clear this condition please send an email indicating no easement/right-of-way is required or, if required, provide details of the easement/right-of-way and who requested it to Committee of Adjustment staff. (email address committee.adjustment@mississauga.ca)
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 Bell Canada, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated October 12, 2018.

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

October 12, 2018

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

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

Subject: Application for Consent B69/18
5490, 5529 and 5576 Hurontario Street
Bell File: 905-18-395

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.

On the attached sketch, the red line indicates the approximate location of our facilities. Bell Canada requests a 3m wide strip to measure 1.5m on either side of the buried installation to extend from the buried cable to a minimum of 1m past any existing installations, as reasonably permitted. In regards to the buried plant, it may be necessary for a surveyor to arrange for a cable locate to identify its precise location.

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.

Sincerely,

Charleyne Hall
Right of Way Associate

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application by **JOE PINELLI** for the property located at **446 SOUTH SERVICE ROAD**.
Date of Hearing on Thursday October 18, 2018
Date Decision Signed by the Committee October 25, 2018

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:43p.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 11.32m (approx. 37.14ft) and area of approximately 349.26sq.m (3,759.40sq.ft).

J. Pinelli, owner, attended and presented evidence in support of the application.

BACKGROUND

On July 12th, 2018, J. Pinelli, agent, attended and requested to defer the application in order to meet with staff and address their comments.

The Committee consented to the request and deferred the application to the October 18th hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 6, 2018)
- City of Mississauga, Transportation and Works Department (dated July 5, 2018)
- Region of Peel (dated July 6, 2018)
- A petition was received through the applicant with two area residents expressing support for the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 10, 2018)
- City of Mississauga, Transportation and Works Department (dated October 5, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated October 5, 2018)
- Region of Peel (dated October 5, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from two area residents, their addresses were not disclosed in the records received by the Committee.

Committee asked questions of the owner 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 two area residents.

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: P. Quinn SECONDED BY: J. Page 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 has a frontage of approximately 11.32m and area of approximately 349.26sq.m.

Committee Decision dated at the City of Mississauga on October 25, 2018

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

I certify this is copy of the decision of the Committee's decision given on October 25, 2018

"S. KENNEY"

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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 October 29, 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 November 18, 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 October 29, 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" 270/18, & "A" 271/18)
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 October 5, 2018.
5. A letter shall be received from the Region of Peel, Environment, Transportation and Planning Services, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated October 5, 2018.
6. A letter shall be received from Community Services Department, Park Planning Section, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated October 5, 2018

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

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 5, 2018

RE: Applicant: Joe Pinelli
Date of Hearing: October 18, 2018
Location: 446 South Service Road
Our File: 'B' 44/18, Ward 1 (Z-7)

Should Committee see merit in the applicant's request we are providing the following conditions/requirements to be imposed as conditions of approval:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Servicing Plan

We request that the applicant submit a Functional Servicing Proposal and Servicing Plan prepared by a Consulting Engineer for this department's review/approval to confirm that all the necessary municipal services can be provided for the proposed lot. It is also to show the location of all existing/proposed services.

2. Overall Grading and Drainage Plan

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

3. Acoustical Report

Due to the proximity and noise emanating from South Service Road and The Queen Elizabeth Way, the owner will be required to retain the services of an Acoustical

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

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

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

4. Development Agreement

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

In view of the above, the applicant should contact this Department with regard to obtaining a sample copy of a Development Agreement to determine which clauses are to be incorporated.

5. Fee Requirements as Per Fees and Charges By-Law

As per the City of Mississauga's Fees and Charges By-law there will be fees required to be paid to the Legal Services Department for their services, in particular for the preparation of documents required for items pertaining to a Development Agreement and/or road widening. The fee amounts payable will be in accordance with the current fees and charges bylaw.

6. Required Easements

We note that it appears that a water and sanitary sewer connection has been constructed through the subject property providing those services to the easterly property know as 452 South Service Road without the benefit of an easement for access and maintenance. Should the application be approved, required easements will be necessary across the severed and retained lands in favour of 452 South Service Road. The applicant will need to provide the appropriate documentation indicating that all the necessary easements

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

required for both sanitary and water services to the existing lot to the east of the applicant's lands (452 South Service Road) have been reviewed and approved to the satisfaction of The Region of Peel.

Should any required easements be necessary for storm sewer connections resulting from a review of documents submitted for condition #1, the applicant/owner will be required to provide a letter or schedule prepared by the applicant's Solicitor which would specifically describe the any new easements to be established through this Consent Application. It should also be noted that any documentation received will be forwarded as an attachment to our clearance memo to the Committee of Adjustment so that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

B. General Information

1. Site Plan Approval

Any re-development of the subject lands will require the owner obtaining Site Plan Approval where any site specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. will be addressed.

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. We advise that the storm sewer outlet for these lands is the existing 1050mm diameter storm sewer within South Service Road.

3. 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.

4. Road Widening on South Service Road

We advise that this portion of South Service Road is under the ownership of the Ministry of Transportation Ontario (MTO) and a road allowance widening on the South Service Road may be required. It is our understanding that the Ministry of Transportation is presently undertaking an assessment for future improvements along the Queen Elizabeth



MISSISSAUGA

File: "B" 44/18
WARD 1

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

Way. We understand they have been circulated the application as such their comments will identify any road widening or access restrictions/requirements.

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

c; joepine10@gmail.com

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

DATE: October 5th, 2018
FILES: "B" 44/18
SUBJECT: CONSENT APPLICATION
446 South Service Road
Joe Pinelli
WARD 1
October 18th, 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 South Service Road. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

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

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

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

October 12th, 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
October 18th, 2018**

Comments for Conditions of Approval:

Deferred Consent and Minor Variance Applications: DEF-B-044/18, DEF-A-270/17, DEF-A-271/18
Development Engineering: Iwona Frandsen (905) 791-7800 x7920

Note that no municipal sanitary sewer is available for servicing of the subject site.

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.

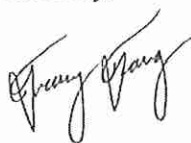
Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.

Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973. Please note that site servicing approvals will be required prior to building permit.

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

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **JOE PINELLI** for the property located at **446 SOUTH SERVICE ROAD**.
Date of Hearing on Thursday October 18, 2018
Date Decision Signed by the Committee October 25, 2018

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:43p.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, being the retained lands of Consent application B44/18, proposing:

1. A lot area of 359.28sq.m (approx. 3,867.26sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance; and
2. A lot frontage of 11.90m (approx. 39.07ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance.

J. Pinelli, owner, attended and presented evidence in support of the application.

BACKGROUND

On July 12th, 2018, J. Pinelli, agent, attended and requested to defer the application in order to meet with staff and address their comments.

The Committee consented to the request and deferred the application to the October 18th hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 6, 2018)
- City of Mississauga, Transportation and Works Department (dated July 5, 2018)
- Region of Peel (dated July 6, 2018)
- A petition was received through the applicant with two area residents expressing support for the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 10, 2018)
- City of Mississauga, Transportation and Works Department (dated October 5, 2018)
- Region of Peel (dated October 5, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from two area residents, their addresses were not disclosed in the records received by the Committee.

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

DECISION

Committee has taken into consideration correspondence received from two 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: P. Quinn SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To approve a minor variance to allow the construction of a new house on the subject property, being the retained lands of Consent application B44/18, proposing:

1. A lot area of 359.28sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m in this instance; and
2. A lot frontage of 11.90m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance.

Committee Decision dated at the City of Mississauga on October 25, 2018.

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

I certify this is copy of the decision of the Committee's decision given on October 25, 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 November 14, 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 **JOE PINELLI** for the property located at **446 SOUTH SERVICE ROAD**.
Date of Hearing on Thursday October 18, 2018
Date Decision Signed by the Committee October 25, 2018

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:43p.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, being the severed lands of Consent application B44/18, proposing:

1. A lot area of 349.26sq.m (approx. 3,759.40sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5920.15sq.ft) in this instance; and
2. A lot frontage of 11.32m (approx. 37.14ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance.

J. Pinelli, owner, attended and presented evidence in support of the application.

BACKGROUND

On July 12th, 2018, J. Pinelli, agent, attended and requested to defer the application in order to meet with staff and address their comments.

The Committee consented to the request and deferred the application to the October 18th hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 6, 2018)
- City of Mississauga, Transportation and Works Department (dated July 5, 2018)
- Region of Peel (dated July 6, 2018)
- A petition was received through the applicant with two area residents expressing support for the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 10, 2018)
- City of Mississauga, Transportation and Works Department (dated October 5, 2018)
- Region of Peel (dated October 5, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from two area residents, their addresses were not disclosed in the records received by the Committee.

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

DECISION

Committee has taken into consideration correspondence received from two 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: P. Quinn SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

The applicant requests the Committee to approve a minor variance to allow the construction of a new house on the subject property, being the severed lands of Consent application B44/18, proposing:

1. A lot area of 349.26sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m in this instance; and
2. A lot frontage of 11.32m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance.

Committee Decision dated at the City of Mississauga on October 25, 2018.

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

I certify this is copy of the decision of the Committee's decision given on October 25, 2018

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before November 14, 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 **ARTHUR GORECKI** for the property located at **510 RICHEY CRESCENT**.
Date of Hearing on Thursday October 18, 2018
Date Decision Signed by the Committee October 25, 2018

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:59p.m.

APPLICATION DETAILS

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

1. A front yard of 6.32m (approx. 20.73ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.60ft) in this instance;
2. A front yard landscaped area of 22% of the front yard whereas By-law 0225-2007, as amended, requires a minimum front yard landscaped area of 40% of the front yard in this instance;
3. An easterly side yard of 0.41m (approx. 1.35ft) whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.81m (approx. 5.93ft) in this instance;
4. An westerly side yard of 0.95m (approx. 3.12ft) whereas By-law 0225-2007, as amended, requires a minimum westerly side yard of 1.81m (approx. 5.93ft) in this instance; and
5. A garage projection of 1.80m (approx. 5.91ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance.

K. Olak, 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 October 5, 2018)
- City of Mississauga, Transportation and Works Department (dated October 11, 2018)
- Region of Peel (dated October 5, 2018)
- Credit Valley Conservation (dated October 11, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 512 Richey Crescent, stating an objection to the subject application.
- A signed petition of support was received through the applicant with 11 signatures from area residents.

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To approve a minor variance to allow an addition to the existing house on the subject property proposing:

1. A front yard of 6.32m whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m in this instance;
2. A front yard landscaped area of 22% of the front yard whereas By-law 0225-2007, as amended, requires a minimum front yard landscaped area of 40% of the front yard in this instance;
3. An easterly side yard of 0.41m whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.81m in this instance;
4. An westerly side yard of 0.95m whereas By-law 0225-2007, as amended, requires a minimum westerly side yard of 1.81m in this instance; and
5. A garage projection of 1.80m whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m 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 October 25, 2018.

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

I certify this is copy of the decision of the Committee's decision given on October 25, 2018

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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



MISSISSAUGA

File: "A" 385/18

WARD 1

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 November 14, 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 **FIRASA TULLAH SIDDIQUI & UROOJ FIRASAT**
for the property located at **29 VISTA DRIVE.**
Date of Hearing on Thursday October 18, 2018
Date Decision Signed by the Committee October 25, 2018

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

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

1. A gross floor area - infill residential of 331.01sq.m (approx. 3,562.96sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 291.23sq.m (approx. 3,134.77sq.ft) in this instance; and
2. A lot coverage of 29.00% (204.98sq.m/2,206.39sq.ft) of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (176.53sq.m/1,900.15sq.ft) of the lot area in this instance.

R. Al-Rawi, 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 October 5, 2018)
- City of Mississauga, Transportation and Works Department (dated October 11, 2018)
- Region of Peel (dated October 5, 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: P. Quinn CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

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

1. A gross floor area - infill residential of 331.01sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 291.23sq.m in this instance; and
2. A lot coverage of 29.00% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area 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 October 25, 2018.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before November 14, 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 **GEORGE & CECILIA LING**
for the property located at **5625 WATERSFIELD AVENUE.**

Date of Hearing on Thursday October 18, 2018

Date Decision Signed by the Committee October 25, 2018

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:07p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow a secondary unit on the subject property proposing a side yard of 0.173m (approx. 0.57ft) measured to the entry stairs whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) measured to the entry stairs in this instance.

G. Ling, the 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 October 5, 2018)
- City of Mississauga, Transportation and Works Department (dated October 11, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated October 5, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 5650 Watersfield Avenue, 5629 Waterfield Avenue, 5617 Watersfield Avenue, and 5629 Watersfield Avenue, stating objections to the subject application.

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

DECISION

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

Committee has taken into consideration correspondence received from four 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: D. George SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

The applicants request the Committee to approve a minor variance to allow a stairwell on the subject property proposing a side yard of 0.173m measured to the entry stairs whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m measured to the entry stairs in this instance.

Committee Decision dated at the City of Mississauga on October 25, 2018.

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

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"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 November 14, 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 **PAULA & WALTER VENTURA** for the property located at **431 ABRUZ BOULEVARD**.
Date of Hearing on Thursday October 18, 2018
Date Decision Signed by the Committee October 25, 2018

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the existing shed to remain on the subject property proposing:

1. A rear yard of 0.121m (approx. 0.40ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 1.20m (approx. 3.93ft) in this instance;
2. A side yard of 0.70m (approx. 2.30ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance;
3. A height of 3.15m (approx. 10.33ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance;
4. A length of 4.64m (approx. 15.22ft) whereas By-law 0225-2007, as amended, permits a maximum length of 3.00m (approx. 9.84ft) in this instance; and
5. A width of 3.05m (approx. 10.00ft) whereas By-law 0225-2007, as amended, permits a maximum width of 3.00m (approx. 9.84ft) in this instance.

P. Venutra, the 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 October 5, 2018)
- City of Mississauga, Transportation and Works Department (dated October 11, 2018)
- Region of Peel (dated October 5, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 446 Edgeworth Road, 451 Abruz Boulevard, and 445 Abruz Boulevard, stating an objection to the subject application.

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

DECISION

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

Committee has taken into consideration correspondence received from 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: S. Patrizio SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To approve a minor variance to allow the existing shed to remain on the subject property proposing:

1. A rear yard of 0.121m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 1.20m (approx. 3.93ft) in this instance;
2. A side yard of 0.70m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance;
3. A height of 3.15m whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m in this instance; and
4. A floor area of a shed of 13.00sq.m whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00sq.m in this instance.

Committee Decision dated at the City of Mississauga on October 25, 2018.

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

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"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 November 14, 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 **HAIJIN LEE & LINDSAY WILSON**

for the property located at **1426 GOLDTHORPE ROAD.**

Date of Hearing on Thursday October 18, 2018

Date Decision Signed by the Committee October 25, 2018

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

No member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:19p.m.

APPLICATION DETAILS

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

1. Three accessory structures whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure in this instance;
2. A height of an accessory structure (fireplace) of 7.54m (approx. 24.74ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance;
3. A height of an accessory structure (existing shed) of 3.75m (approx. 12.30ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance; and
4. A floor area for an accessory structure of 14.36sq.m (approx. 154.57sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area for an accessory structure of 10.00sq.m (approx. 107.64sq.ft) in this instance.

R. Kossak, 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 October 5, 2018)
- City of Mississauga, Transportation and Works Department (dated October 11, 2018)
- Region of Peel (dated October 5, 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.



MISSISSAUGA

File: "A" 390/18
WARD 1

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 AS AMENDED:

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

1. Four accessory structures whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure in this instance;
2. A height of an accessory structure (fireplace) of 7.54m whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m in this instance;
3. A height of an accessory structure (existing shed) of 3.75m whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m in this instance;
4. A height of an accessory structure (play structure) of 3.75m whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m in this instance; and
5. A floor area for an accessory structure of 14.36sq.m whereas By-law 0225-2007, as amended, permits a maximum floor area for an accessory structure of 10.00sq.m in this instance.

Committee Decision dated at the City of Mississauga on October 25, 2018.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before November 14, 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 **NAHANI RESIDENCES CORPORATION**

for the property located at **8 NAHANI WAY.**

Date of Hearing on Thursday October 18, 2018

Date Decision Signed by the Committee October 25, 2018

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

Ms. Robinson declared a pecuniary interest for this application and left Council Chambers.

The subject application was heard at approximately 2:26p.m.

APPLICATION DETAILS

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

1. An exterior side yard of 3.0m (approx. 9.8ft) for that portion of the building with a height of 11.5m (approx. 37.7ft) whereas By-law 0225-2007, as amended, requires an exterior side yard of 3.0m (approx. 9.8ft) for that portion of the building with a height equal to 6.5m (approx. 21.3ft) in this instance;
2. An interior side yard of 4.5m (approx. 14.8ft) for that portion of the building containing a residential use with a height of 11.5m (approx. 37.7ft) whereas By-law 0225-2007, as amended, requires an interior side yard of 4.5m (approx. 14.8ft) for that portion of the building containing a residential use with a height equal to 6.5m (approx. 21.3ft) in this instance;
3. A rear yard of 3.0m (approx. 9.8ft) for that portion of the building with a height of 8.1m (approx. 26.6ft) whereas By-law 0225-2007, as amended, requires a rear yard of 3.0m (approx. 9.8ft) for that portion of the building with a height equal to 6.5m (approx. 21.3ft) in this instance;
4. A minimum vertical depth of 0.5m (approx. 1.6ft) whereas By-law 0225-2007, as amended, requires a minimum vertical depth of 1.0m (approx. 3.3ft) in this instance;
5. Balcony projections of 1.5m (approx. 4.9ft) beyond the building face whereas By-law 0225-2007, as amended, permits a maximum balcony projection of 1.0m (approx. 3.3ft) beyond the building face in this instance; and
6. A maximum height of mechanical components such as elevator machine rooms of 6.5m (approx. 21.3ft) above the applicable height limit whereas By-law 0225-2007, as amended, permits a maximum height of mechanical components of 6.0m (approx. 19.7ft) above the applicable height limit in this instance.

B. Horosko, 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 October 5, 2018)
- City of Mississauga, Transportation and Works Department (dated October 11, 2018)
- Region of Peel (dated October 5, 2018)

CORRESPONDENCE & DISCUSSION

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

Mr. Petricca, Planning and Building, spoke, and explained staffs position.

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: J. Page SECONDED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

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

1. An exterior side yard of 3.0m for that portion of the building with a height of 11.5m whereas By-law 0225-2007, as amended, requires an exterior side yard of 3.0m for that portion of the building with a height equal to 6.5m in this instance;
2. An interior side yard of 4.5m for that portion of the building containing a residential use with a height of 11.5m whereas By-law 0225-2007, as amended, requires an interior side yard of 4.5m for that portion of the building containing a residential use with a height equal to 6.5m in this instance;
3. A rear yard of 3.0m for that portion of the building with a height of 8.1m whereas By-law 0225-2007, as amended, requires a rear yard of 3.0m for that portion of the building with a height equal to 6.5m in this instance;
4. A minimum vertical depth of 0.5m whereas By-law 0225-2007, as amended, requires a minimum vertical depth of 1.0m in this instance;
5. Balcony projections of 1.5m beyond the building face whereas By-law 0225-2007, as amended, permits a maximum balcony projection of 1.0m beyond the building face in this instance; and
6. A maximum height of mechanical components such as elevator machine rooms of 6.5m above the applicable height limit whereas By-law 0225-2007, as amended, permits a maximum height of mechanical components of 6.0m above the applicable height limit 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 October 25, 2018.

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

I certify this is copy of the decision of the Committee's decision given on October 25, 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 November 14, 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 **ERIN WEN-YU CHOU**
for the property located at **3885 DUKE OF YORK BLVD UNIT C207.**

Date of Hearing on Thursday October 18, 2018

Date Decision Signed by the Committee October 25, 2018

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:37p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a personal service establishment within the subject unit proposing:

1. A personal service establishment whereas By-law 0225-2007, as amended, does not permit a personal establishment use in this instance;
2. 46 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 61 parking spaces in this instance; and
3. A personal service establishment whereas By-law 0046-2011, as amended, does not permit an expansion to the uses or structures that existed on the property on March 9, 2011 in this instance.

R. Morash, 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 October 5, 2018)
- City of Mississauga, Transportation and Works Department (dated October 11, 2018)
- Region of Peel (dated October 5, 2018)

CORRESPONDENCE & DISCUSSION

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

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Iannicca expressing support for the subject application.
- Correspondence was received from the residents of 223 Webb Drive, 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 two 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: S. Patrizio SECONDED BY: D. Reynolds CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

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

1. A Personal Service Establishment; whereas By-law 0225-2007, as amended, does not permit a Personal Service Establishment in this instance;
2. 46 parking spaces; whereas By-law 0225-2007, as amended, requires a minimum of 63 parking spaces in this instance; and
3. A Personal Service Establishment; whereas Interim Control By-law 0046-2011, as amended, does not permit a Personal Service Establishment in this instance.

Committee Decision dated at the City of Mississauga on October 25, 2018.

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

I certify this is copy of the decision of the Committee's decision given on October 25, 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 November 14, 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 **ENO BUSHI (NGALE)** for the property located at **1047 MEREDITH AVENUE**.
Date of Hearing on Thursday October 18, 2018
Date Decision Signed by the Committee October 25, 2018

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow for the construction of additions to the existing dwelling and for the construction of a detached garage on the property proposing:

1. A lot coverage of 49.83% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% of the lot area in this instance;
2. A front yard of 2.54m (approx. 8.33ft) measured to the dwelling; whereas By-law 0225-2007, as amended, requires a minimum front yard of 6.00m (approx. 19.69ft) measured to the dwelling in this instance;
3. A front yard of 1.80m (approx. 5.91ft) measured to the balcony; whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.00m (approx. 16.40ft) measured to the balcony in this instance;
4. An interior side yard of 0.27m (approx. 0.89ft) measured to the dwelling; whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m (approx. 3.94ft) measured to the dwelling in this instance;
5. An interior side yard of 0.61m (approx. 2.00ft) measured to the balcony; whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m (approx. 3.94ft) measured to the balcony in this instance;
6. An exterior side yard 3.00m (approx. 9.84ft) measured to the dwelling; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 4.50m (approx. 14.76ft) measured to the dwelling in this instance;
7. An exterior side yard of 2.29m (approx. 7.51ft) measured to the roof of the porch; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 2.90m (approx. 9.51ft) measured to the porch in this instance;
8. An exterior side yard of 3.43m (approx. 11.25ft) measured to the basement entrance stairwell; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 4.50m (approx. 14.76ft) measured to the basement entrance stairwell in this instance;
9. An eave height of 7.21m (approx. 23.65ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance;
10. An interior side yard of 0.05m (approx. 0.16ft) measured to the detached garage; whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m (approx. 3.94ft) measured to the detached garage in this instance; and
11. A rear yard of 0.05m (approx. 0.16ft) measured to the detached garage; whereas By-law 0225-2007, as amended, requires a minimum rear yard of 1.20m (approx. 3.94ft) measured to the detached garage in this instance.

G. Rubinoff, 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 October 5, 2018)
- City of Mississauga, Transportation and Works Department (dated October 11, 2018)
- Region of Peel (dated October 12, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 1046 Edgeleigh Avenue, stating an objection to the subject application.

The resident of 1046 Edgeleigh appeared before the Committee and objected the application.

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

DECISION

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

Committee has taken into consideration correspondence received from 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: D. Reynolds CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow for the construction of additions to the existing dwelling and for the construction of a detached garage on the property proposing:

1. A lot coverage of 49.83% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% of the lot area in this instance;
2. A front yard of 2.54m measured to the dwelling; whereas By-law 0225-2007, as amended, requires a minimum front yard of 6.00m measured to the dwelling in this instance;
3. A front yard of 1.80m measured to the balcony; whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.00m measured to the balcony in this instance;
4. An interior side yard of 0.27m measured to the dwelling; whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m measured to the dwelling in this instance;
5. An interior side yard of 0.61m measured to the balcony; whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m measured to the balcony in this instance;
6. An exterior side yard 3.00m measured to the dwelling; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 4.50m measured to the dwelling in this instance;
7. An exterior side yard of 2.29m measured to the roof of the porch; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 2.90m measured to the porch in this instance;
8. An exterior side yard of 3.43m measured to the basement entrance stairwell; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 4.50m measured to the basement entrance stairwell in this instance;
9. An eave height of 7.21m whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m in this instance;
10. An interior side yard of 0.05m measured to the detached garage; whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m measured to the detached garage in this instance; and
11. A rear yard of 0.05m measured to the detached garage; whereas By-law 0225-2007, as amended, requires a minimum rear yard of 1.20m measured to the detached garage in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the drawings approved by the Committee.
2. Installation of privacy screens on the rear deck to provide screening for the neighbouring property at 1046 Edgeleigh Avenue.

Committee Decision dated at the City of Mississauga on October 25, 2018.

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

I certify this is copy of the decision of the Committee's decision given on October 25, 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 November 14, 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 **DALJIT JUTLA** for the property located at **452 SOUTH SERVICE ROAD**.
Date of Hearing on Thursday October 18, 2018
Date Decision Signed by the Committee October 25, 2018

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:53p.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 area of 285.74m² (approx. 3,075.78sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00m² (approx. 5,920.34sq.ft) in this instance;
2. A lot frontage of 9.126m (approx. 29.94ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
3. An easterly side yard of 1.48m (approx. 4.86ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance;
4. A westerly side yard of 1.00m (approx. 3.28ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance; and
5. A combined width of side yards of 2.48m (approx. 8.14ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.60m (approx. 11.81ft) in this instance.

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

BACKGROUND

On July 12th, 2018, J. Pinelli, agent, attended and requested to defer the application in order to meet with staff and address their comments.

The Committee consented to the request and deferred the application to the October 18th hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 10, 2018)
- City of Mississauga, Transportation and Works Department (dated July 5, 2018)
- Region of Peel (dated July 6, 2018)
- A petition was received through the applicant with two area residents expressing support for the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 10, 2018)

- City of Mississauga, Transportation and Works Department (dated October 11, 2018)
- Region of Peel (dated October 5, 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 correspondence received 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: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPORVED SUBJECT TO CONDITIONS:

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

1. A lot area of 285.74m² whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00m² in this instance;
2. A lot frontage of 9.126m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
3. An easterly side yard of 1.48m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m in this instance;
4. A westerly side yard of 1.00m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m in this instance; and
5. A combined width of side yards of 2.48m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.60m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on October 25, 2018.

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

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"S. KENNEY"

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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 November 14, 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.