

COMMITTEE OF ADJUSTMENT
RESULTS



Location: COUNCIL CHAMBER
Hearing: NOVEMBER 8, 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)

B-073/18	THE NEDO GROUP INC	5228 EVEREST DR &	5	Approved (AC)
B-074/18		5225-5235 TIMBERLEA BLVD		
B-075/18	SATINDER SINGH KAHLON	9 BROADVIEW AVE.	1	Approved (AC)

NEW APPLICATIONS - (MINOR VARIANCE)

A-383/18	HAMED ABDULLAH & AYSHEA RAFIK	6853 LISGAR DR	10	Refused
A-411/18	GAGANDEEP AHEER & JAGJIT AHEER	3877 BRANDON GATE DR	5	Refused
A-412/18	MAHDI ATTEIA	3283 TACC DR	10	Approved (AC)
A-413/18	CHIEFTON INVESTMENTS LIMITED	6050 MILLCREEK DR	11	Approved
A-414/18	2495558 ONTARIO INC	6355 KENNEDY RD	5	Approved (ACP)
A-415/18	CERTAINTED GYPSUM CANADA INC	2424 LAKESHORE RD W	2	Approved (ACP)

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-403/18	PATRICIA & MAURO DE SIMONE	1410 FALCONRIDGE CRT	2	Approved (AC, AA)
----------	----------------------------	----------------------	---	----------------------

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application by **THE NEDO GROUP INC** for the property located at
5228 EVEREST DRIVE & 5225-5235 TIMBERLEA BOULEVARD.

Date of Hearing on Thursday November 8, 2018

Date Decision Signed by the Committee November 15, 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 1:31p.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 33.50m (109.91ft) and an area of approximately 1.3 acres (56,628sq.ft).

P. Grella, agent, attended and presented evidence in support of the application. She noted that the lots were created under a previous Part Lot Control By-law however they had inadvertently merged due to common ownership.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 29, 2018)
- City of Mississauga, Transportation and Works Department (dated October 26, 2018)
- Region of Peel (dated October 25, 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. Reynolds CARRIED

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 33.50m and an area of approximately 1.3 acres.

Committee Decision dated at the City of Mississauga on November 15, 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 November 15, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

For a signed copy of this document

please call 905-615-3200 ext. 2408

or email

Committee.Adjustment@mississauga.ca

Date of Mailing: November 19, 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 **December 9, 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 November 19, 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 the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated October 25, 2018.

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

October 25th, 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
November 8th, 2018**

Consent Applications: B-073/18, B-074/18

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

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

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

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

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application by **THE NEDO GROUP INC** for the property located at
5228 EVEREST DRIVE & 5225-5235 TIMBERLEA BOULEVARD.

Date of Hearing on Thursday November 8, 2018

Date Decision Signed by the Committee November 15, 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 1:31p.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 30.50m (100.07ft) and an area of approximately 0.804 acres (35,022sq.ft).

P. Grella, agent, attended and presented evidence in support of the application. She noted that the lots were created under a previous Part Lot Control By-law however they had inadvertently merged due to common ownership.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 29, 2018)
- City of Mississauga, Transportation and Works Department (dated October 26, 2018)
- Region of Peel (dated October 25, 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. Reynolds CARRIED

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 30.50m and an area of approximately 0.804 acres.

Committee Decision dated at the City of Mississauga on November 15, 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 November 15, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

For a signed copy of this document

please call 905-615-3200 ext. 2408

or email

Committee.Adjustment@mississauga.ca

Date of Mailing: November 19, 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 **December 9, 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 November 19, 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 the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated October 25, 2018.

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

October 25th, 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
November 8th, 2018**

Consent Applications: B-073/18, B-074/18

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

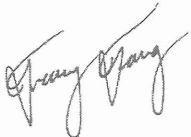
Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario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

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

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

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.

Application by **SATINDER SINGH KAHLON** for the property located at **9 BROADVIEW AVENUE.**

Date of Hearing on Thursday November 8, 2018

Date Decision Signed by the Committee November 15, 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 1:42p.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 7.57m (24.84ft) and an area of approximately 473.10sq.m (5,092.41sq.ft).

B. Oughtred, agent, attended and presented evidence in support of the application. He indicated that the previous approval had lapsed and was returning to have the same application reapproved.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 29, 2018)
- City of Mississauga, Transportation and Works Department (dated October 26, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated October 26, 2018)
- Region of Peel (dated October 25, 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: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 7.57m and an area of approximately 473.10sq.m.

Committee Decision dated at the City of Mississauga on November 15, 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 November 15, 2018.

<u>"S. KENNEY"</u>	For a signed copy of this document please call 905-615-3200 ext. 2408 or email Committee.Adjustment@mississauga.ca
SEAN KENNEY - SECRETARY- TREASURER	
A copy of Section 53 of the Planning Act, as amended, is attached.	

Date of Mailing: November 19, 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 **December 9, 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 November 19, 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 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 26, 2017.
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 October 26, 2018.

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

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 26, 2018

RE: **Applicant:** Satinder Singh Kahlon
Location: 9 Broadview Avenue
Date of Hearing: November 8, 2018
Our File: 'B' 75/18 Ward 1 (Z-8)

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

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

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

B. GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

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

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

3. Access

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

4. Storm Sewer Outlet

The storm sewer outlet for this property is the existing 525mm Dia. Storm sewer located on Broadview Avenue.

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

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

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

DATE: October 26th, 2018

FILES: "B" 75/18

SUBJECT: CONSENT APPLICATION
9 Broadview Avenue Satinder
Singh Kahlon WARD 1
November 8, 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 Broadview Avenue. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

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

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

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **HAMED ABDULLAH & AYSHEA RAFIK** for the property located at
6853 LISGAR DRIVE.

Date of Hearing on Thursday November 8, 2018
Date Decision Signed by the Committee November 15, 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 applicants request the Committee to approve a minor variance to allow a widened driveway on the subject property proposing a driveway width of 7.50m (approx. 24.61ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance.

A. Rafik, co-owner of the property, attended and presented evidence in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 29, 2018)
- City of Mississauga, Transportation and Works Department (dated October 26, 2018)
- City of Mississauga, Compliance and Licensing Enforcement (dated October 31, 2018)
- Region of Peel (dated October 25, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 6858 Lisgar Drive stating an objection to the subject application.

Committee asked questions of the owner who appeared before the Committee regarding how the application was different from the last application on the property. Committee expressed concern that nothing had been done to the driveway to bring it into compliance since the previous refusal.

DECISION

Committee has taken into consideration correspondence received from 1 area resident and all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application **is not** minor in nature, **is not** desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law **is not** maintained.

Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

APPLICATION REFUSED:

To allow a widened driveway on the subject property proposing a driveway width of 7.50m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance.

Committee Decision dated at the City of Mississauga on November 15, 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 November 15, 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 **December 5, 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 **GAGANDEEP AHEER & JAGJIT AHEER** for the property located at
3877 BRANDON GATE DRIVE.

Date of Hearing on Thursday November 8, 2018
Date Decision Signed by the Committee November 15, 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 1:44p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow a widened driveway on the subject property proposing:

1. A driveway width of 8.50m (approx. 27.88ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance; and
2. A driveway setback of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.97ft) in this instance.

J. Aheer, co-owner of the property, attended and presented evidence in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 29, 2018)
- City of Mississauga, Transportation and Works Department (dated October 26, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated October 26, 2018)
- Region of Peel (dated October 25, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the following residents who supported the subject application: 7752 Wildfern Drive, 7758 Wildfern Drive, 7806 Wildfern Drive & 3893 Rhinebank Street.
- Letters of support were received through the applicant from the residents at 7730 Wildfern Drive, 3873 Brandon Gate Drive, 3883 Brandon Gate Drive & 3890 Brandon Gate Drive.

Committee asked questions of the owner who appeared before the Committee. Committee expressed concerns that the driveway is wider than an accessible parking space is required to be as well as the driveway was widened in the municipal boulevard which would not impact accessibility.

DECISION

Committee has taken into consideration correspondence received from 8 area residents and all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application **is not** minor in nature, **is not** desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law **is not** maintained.

Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

APPLICATION REFUSED:

To allow a widened driveway on the subject property proposing:

1. A driveway width of 8.50m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance; and
2. A driveway setback of 0.30m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m in this instance.

Committee Decision dated at the City of Mississauga on November 15, 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 November 15, 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 **December 5, 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 **MAHDI ATTEIA** for the property located at **3283 TACC DRIVE**.
Date of Hearing on Thursday November 8, 2018
Date Decision Signed by the Committee November 15, 2018

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:53p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a below grade entrance for a second unit on the subject property proposing a side yard of 0.076m (approx. 0.25ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance.

M. Atteia, 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 29, 2018)
- City of Mississauga, Transportation and Works Department (dated October 26, 2018)
- Region of Peel (dated October 25, 2018)

CORRESPONDENCE & DISCUSSION

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

The resident of 3274 Paul Henderson Drive appeared before the Committee and expressed concerns regarding the subject application.

Committee asked questions of the owner who appeared before the Committee relating to the air conditioning unit.

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION:

To allow a below grade entrance for a second unit on the subject property proposing a side yard of 0.076m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance.

CONDITION(S):

1. The air conditioner unit is to be relocated to the rear yard to provide unencumbered access to the rear yard no later than June 30, 2019.

Committee Decision dated at the City of Mississauga on November 15, 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 November 15, 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 **December 5, 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 **CHIEFTON INVESTMENTS LIMITED** for the property located at
6050 MILLCREEK DRIVE.

Date of Hearing on Thursday November 8, 2018
Date Decision Signed by the Committee November 15, 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 2:01p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of an industrial building on the subject property proposing a fire truck turnaround to be located within a required landscape buffer whereas By-law 0225-2007, as amended, does not permit a fire truck turnaround within a required landscape buffer in this instance.

L. Malito, agent, attended and presented evidence in support of the application. He explained the request was due to the relocation of the noise wall at the request of the Planning & Building Department through Site Plan Approval.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 29, 2018)
- City of Mississauga, Transportation and Works Department (dated October 26, 2018)
- Region of Peel (dated October 25, 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. Reynolds CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of an industrial building on the subject property proposing a fire truck turnaround to be located within a required landscape buffer whereas By-law 0225-2007, as amended, does not permit a fire truck turnaround within a required landscape buffer in this instance.

Committee Decision dated at the City of Mississauga on November 15, 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 November 15, 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 **December 5, 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 **2495558 ONTARIO INC.** for the property located at **6355 KENNEDY ROAD.**
Date of Hearing on Thursday November 8, 2018
Date Decision Signed by the Committee November 15, 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 2:05p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a personal service establishment on the subject property whereas By-law 0225-2007, as amended, does not permit a personal service establishment use 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 October 29, 2018)
- City of Mississauga, Transportation and Works Department (dated October 26, 2018)
- City of Mississauga, Compliance and Licensing Enforcement
- Region of Peel (dated October 25, 2018)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION:

To allow a personal service establishment on the subject property whereas By-law 0225-2007, as amended, does not permit a personal service establishment use 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 November 15, 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 November 15, 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 **December 5, 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 **CERTAINTED GYPSUM CANADA INC** for the property located at
2424 LAKESHORE ROAD WEST.

Date of Hearing on Thursday November 8, 2018
Date Decision Signed by the Committee November 15, 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 2:09p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of an addition on the subject property proposing a setback to lands zoned G1-16 of 2.60m (approx. 8.53ft) whereas By-law 0225-2007, as amended, requires a minimum setback to lands zoned G1-16 of 5.00m (approx. 16.40ft) in this instance.

D. Sajecki, 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 29, 2018)
- City of Mississauga, Transportation and Works Department (dated October 26, 2018)
- Region of Peel (dated October 25, 2018)
- Credit Valley Conservation (dated October 26, 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 relating to the existing encroachment into the G1-16 zone.

DECISION

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

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

MOVED BY: S. Patrizio SECONDED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION:

To allow the construction of an addition on the subject property proposing a setback to lands zoned G1-16 of 2.60m whereas By-law 0225-2007, as amended, requires a minimum setback to lands zoned G1-16 of 5.00m 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 November 15, 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 November 15, 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 **December 5, 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 **PATRICIA & MAURO DE SIMONE** for the property located at
1410 FALCONRIDGE COURT.

Date of Hearing on Thursday November 8, 2018
Date Decision Signed by the Committee November 15, 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 2:15p.m.

APPLICATION DETAILS

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

1. A floor area of an accessory structure of 12.35sq.m (approx. 132.93sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of an accessory structure of 10.00sq.m (approx. 107.64sq.ft) in this instance;
2. An interior side yard of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.80m (approx. 5.91ft) in this instance;
3. A combined side yard width of 4.93m (approx 16.17ft), whereas the By-law requires 6.58m (approx 21.59ft), in this instance; and
4. A height of an accessory structure of 3.80m (approx. 12.48ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance.

B. Oughtred, agent, attended and presented evidence in support of the application. He indicated that a surveyor had visited the property and confirmed that the requirement for combined side yard width is 6.81m and not 6.58m. He also indicated that they had confirmed the requested height variance was correct.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 29, 2018)
- City of Mississauga, Transportation and Works Department (dated October 26, 2018)
- Region of Peel (dated October 25, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 1413 Falconridge Court stating support for the subject application.
- Correspondence was received from the residents of 1406 Falconridge Court and the Whiteoaks Lorne Park Community Association stating an objection to the subject application.
- A petition of support was received through the agent signed by 14 area residents

Committee asked questions of the agent who appeared before the Committee regarding the frontage calculation. Committee expressed concerns regarding the impact of the shed on the street and the neighbour.

The resident of 1421 Falconridge Court appeared before the Committee and expressed support for the subject application.

The residents of 1406 Falconridge Court appeared before the Committee and objected to the application. Concerns included visual impact on their property and the size of the structure.

The agent indicated that the owner would be open to planting more trees to provide screening.

DECISION

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

Committee has taken into consideration correspondence received from 3 area residents and 2 residents who presented at the hearing. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To permit a shed proposing:

1. A floor area of an accessory structure of 12.35sq.m whereas By-law 0225-2007, as amended, permits a maximum floor area of an accessory structure of 10.00sq.m in this instance;
2. An interior side yard of 0.61m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.80m in this instance;
3. A combined side yard width of 4.93m, whereas the By-law requires 6.81m, in this instance; and
4. A height of an accessory structure of 3.80m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m in this instance.

CONDITION(S):

1. A planting plan shall be submitted and approved by the Secretary-Treasurer based on the redlined plan approved by the Committee.

Committee Decision dated at the City of Mississauga on November 15, 2018.

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

I certify this is copy of the decision of the Committee's decision given on November 15, 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 **December 5, 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.