

# COMMITTEE OF ADJUSTMENT RESULTS



**Location: COUNCIL CHAMBER**

**Hearing: NOVEMBER 22, 2018 AT 1:30 P.M.**

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

## DEFERRED APPLICATIONS - (CONSENT)

B-068/18 A-425/18	ESSAM & IMAN HARB	1351 BEEMER AVE	8	<div>Approved (AC)</div> <div>Approved (ACP)</div>
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## NEW APPLICATIONS - (MINOR VARIANCE)

A-423/18	CANAHANS COMPANY LIMITED	150 PAISLEY BLVD W	7	Approved
A-424/18	ROBERT RAYMOND ,JOHN FLUNEY	1109 SENECA AVE	1	Approved (AT)
A-426/18	ELENA BELOVA, MAXIM BELOV	5188 AMANA PL	11	D (Mar 21)

## DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-302/18	ZAHIDA & SYED RIZVI	1178 OGDEN AVE	1	D (Mar 21)
A-332/18	SARKARI & SOOFIA DINYAR	29 PLAINSMAN RD	11	Refused
A-334/18	JOHN CAMPBELL	725 BYNGMOUNT AVE	1	Approved (AA)
A-357/18	MANJIT & RAJWINDER MULTANI	3060 BONAVENTURE DR	5	Approved
A-365/18	CHARANJIT & NARINDER SINGH C/O SINGH IN TRUST	2360 LUCKNOW DR	5	Approved (AA, AT)
A-366/18	1493658 ONTARIO LTD	2311 ANSON DR	5	Approved (AA)
A-380/18	1112396 ONTARIO LIMITED	7079 TORBRAM RD	5	Approved

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 **ESSAM & IMAN HARB** for the property located at **1351 BEEMER AVENUE**.  
Date of Hearing on Thursday November 22, 2018  
Date Decision Signed by the Committee November 29, 2018

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

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

The applicants request 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 18.16m (74.61ft) and an area of approximately 1170.78sq.m (12,602.58sq.ft).

G. Barrett, agent, attended and presented evidence in support of the application.

### **BACKGROUND**

On October 4, 2018, G. Barrett, agent, attended and requested to defer the application to address staff comments and submit a required Minor Variance application.

The Committee consented to the request and deferred the application to the November 22, 2018 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated September 24, 2018)
- City of Mississauga, Transportation and Works Department (dated September 21, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated September 20, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated August 31, 2018)
- Region of Peel (dated September 28, 2018)
- Bell Canada, Right-of-Way (dated October 3, 2018)
- A letter of objection were received from 1359 Beemer Avenue.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 13, 2018)
- City of Mississauga, Transportation and Works Department (dated November 9, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated November 9, 2018)
- Region of Peel (dated November 9, 2018)

## **CORRESPONDENCE & DISCUSSION**

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

The owner of 1353 Beemer Avenue appeared before the Committee and expressed concerns regarding the application and the use of the right of way over their property.

Committee asked questions of the agent who appeared before the Committee regarding the existing right of way.

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

## **DECISION**

Committee has taken into consideration correspondence received from 1 area resident and 1 land owner who presented at the hearing.

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 AND THOSE BELOW:**

The applicants request 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 18.16m and an area of approximately 1170.78sq.m.

**CONDITIONS:**

1. Access to the retained lands shall only be provided from North Sheridan Way.

Committee Decision dated at the City of Mississauga on November 29, 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>ABSENT</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 29, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

For a signed copy of this document  
please call 905-615-3200 ext. 2408  
or email  
[Committee.Adjustment@mississauga.ca](mailto:Committee.Adjustment@mississauga.ca)

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

Date of Mailing: December 3, 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 23, 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 December 3, 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 easement 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](mailto: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. ("A"425/18)
4. A letter shall be received from the City of Mississauga, Geospatial Solutions Division, indicating that satisfactory arrangements have been made with respect to any required address changes or assignments (905-615-3200 x5381).
5. 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 November 9, 2019.
6. A letter shall be received from the City of Mississauga, Community Services Department, Park Planning Section, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 31, 2018.
7. A letter shall be received from the City of Mississauga, Community Services Department, Heritage Division, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated September 20, 2018.
8. 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 November 9, 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:** November 9, 2018

**RE:**       **Applicant:**       Essam & Iman Harb  
             **Date of Hearing:** November 22, 2018  
             **Location:**     1351 Beemer Ave  
             **Our File:**     'B' 68/18, Ward 8 (Z-17)

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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. We note that it appears there is a drainage feature along the easterly side of the subject property along North Sheridan Way and a municipal easement may be required. Please note that the MTO approval may be required for any storm sewer connections to North Sheridan Way.

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.     Conceptual Site Plan Requirement

The applicant shall submit a conceptual site plan for the severed and retained lands depicting the existing and proposed dwellings on site along with driveway details etc.

4.     Proposed Access from North Sheridan Way

The applicant is to provide an Operational and Safety Review which assesses geometrics, grading, guiderail modifications, sightlines, and operations. The assessment is to be prepared by a Transportation Engineer, recommend design features, and draw

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

a conclusion on traffic safety and the overall operations to the satisfaction of our Traffic Section.

For further information please contact Raniel Pinto of our Transportation projects Section at (905) 615-3200 ext. 3923.

5. Acoustical Report

Due to the proximity and noise emanating from North Sheridan Way and The Queen Elizabeth Way, the owner will be required to retain the services of an Acoustical 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 may be required to ensure that any noise attenuation measures such as air conditioning units and/or acoustical fencing are installed for the proposed dwellings to be constructed.

6. 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 North Sheridan Way 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 and depending on the findings of Item 4 noted above, the applicant may be required to contact the Planning Department, Development Services Section, with regard to obtaining a sample copy of a Development Agreement - Consent. If an Agreement is required, our department will identify the appropriate warning clauses to be incorporated into the Agreement.

7. 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.



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

**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 1500mm diameter storm sewer within North Sheridan Way.

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. Access

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

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

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



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

DATE: AUGUST 31, 2018

FILES: "B" 68/18

SUBJECT: CONSENT APPLICATION  
1351 Beemer Avenue  
Essam and Iman Harb  
WARD 8  
October 4<sup>th</sup>, 2018 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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

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

North Sheridan Way:

- four (4) Colorado Spruce (20cm) – fair condition
- one (1) Norway Maple (22cm) – fair condition
- one (1) Austrian Pine (43cm) – good condition

Beemer Avenue:

- one (1) Pin Oak (73cm) – fair condition

Due to the close proximity of the identified trees in relation to the new driveways and proposed lands to be severed, and considering that the property is not subject to site plan control, should the application be approved, Community Services wishes to impose the following conditions:

1. The applicant shall provide tree protection securities in the amount of \$17,100 for the above noted trees.
2. The applicant shall provide framed tree hoarding to the dripline of the above noted tree to the satisfaction of City of Mississauga Forestry Staff. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.

In addition, Community Services notes the following:



MISSISSAUGA

File: "B" 68/18  
WARD 8

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

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

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

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

Date: 2018/09/20

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

From: Brooke Herczeg, Heritage Analyst  
Culture Division, Community Services

Meeting Date: 2018/10/04

Subject: "B" 068/18 (Ward 5)  
Consent Application  
1351 Beemer Avenue  
Essam & Iman Harb

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

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

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Brooke Herczeg, Heritage Analyst



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

November 9<sup>th</sup>, 2018

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

Re: **Region of Peel Consolidated Comments**  
**City of Mississauga Committee of Adjustment Hearing**  
**November 22<sup>nd</sup>, 2018**

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**Consent Application: B-068/18**

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. Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. All works associated with the servicing of this site will be at the applicant's expense. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

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

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

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](mailto: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 **ESSAM & IMAN HARB** for the property located at **1351 BEEMER AVENUE**.  
Date of Hearing on Thursday November 22, 2018  
Date Decision Signed by the Committee November 29, 2018

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

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

The applicants request the Committee to approve a minor variance to allow the creation of a new lot, being the severed lands of application B68/18, proposing a lot frontage of 18.16m (approx. 59.58ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) in this instance.

G. Barrett, 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 November 13, 2018)
- City of Mississauga, Transportation and Works Department (dated November 9, 2018)
- Region of Peel (dated November 9, 2018)

### **CORRESPONDENCE & DISCUSSION**

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

The owner of 1353 Beemer Avenue appeared before the Committee and expressed concerns regarding the application and the use of the right of way over their property.

Committee asked questions of the agent who appeared before the Committee regarding the existing right of way.

### **DECISION**

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the creation of a new lot, being the severed lands of application B68/18, proposing a lot frontage of 18.16m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m in this instance.

Committee Decision dated at the City of Mississauga on November 29, 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 November 29, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

[Committee.Adjustment@mississauga.ca](mailto:Committee.Adjustment@mississauga.ca)

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **December 19, 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 **CANAHANS COMPANY LIMITED** for the property located at  
**150 PAISLEY BOULEVARD WEST.**

Date of Hearing on Thursday November 22, 2018  
Date Decision Signed by the Committee November 29, 2018

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

No Member declared a pecuniary interest for this application.

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

### APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of 28 horizontal multiple dwellings on the subject property proposing:

1. 28 Horizontal Multiple Dwellings; whereas Bylaw 0225-2007, as amended, does not permit Horizontal Multiple Dwellings in an RA4-20 zone.
2. 6 dwelling units to be located below the first storey and 8 dwelling units to be located partially below the first storey of the Horizontal Multiple Dwelling building; whereas By-law 0225-2007, as amended, does not permit dwelling units to be located below the first storey of the Horizontal Multiple Dwelling building.
3. A setback of 16.95m measured to the centreline of Confederation Parkway; whereas By-law 0225-2007, as amended, requires a setback of 20.5m measured to the centreline of Confederation Parkway.
4. An exterior side yard (abutting Confederation Parkway) of 5.45m measured to the below grade mechanical room; whereas Bylaw 0225-2007, as amended, requires a minimum exterior side yard of 7.5m.
5. An exterior side yard (abutting Confederation Parkway) setback of 5.45m measured to the balconies on the first storey; whereas Bylaw 0225-2007, as amended, requires a minimum exterior side yard setback of 5.7m for balconies on the first storey.
6. To permit porches, balconies located on the first storey, and landings all being wider than 6m to encroach into the required exterior side yard; whereas Bylaw 0225-2007, as amended, does not permit porches, balconies located on the first storey, staircases, landings and awnings all wider than 6m to encroach into required yards.
7. An exterior side yard (abutting Confederation Parkway) setback of 3.96m measured to the porch stairs accessing the first storey; whereas Bylaw 0225-2007, as amended, requires a minimum exterior side yard setback of 5.7 for porch stairs accessing the first storey.
8. An exterior side yard (abutting Confederation Parkway) setback of 5.45m measured to the balconies above the first storey, whereas Bylaw 0225-2007, as amended, requires a minimum exterior side yard setback of 6.5m for balconies above the first storey.
9. An exterior side yard (abutting Confederation Parkway) setback of 4.35m measured to the stairs and stairwell accessing the below grade mechanical room; whereas Bylaw 0225-2007, as amended, requires a minimum exterior side yard setback of 5.7 for stairs and stairwell accessing the below grade mechanical room.





10. A balcony projection of 1.951m from the second storey and 2.015m from the third storey outermost face wall of the building; whereas By-law 0225-2007, as amended, permits a maximum balcony projection of 1m from the outermost face wall of a building.
11. Stairs to be located within the exterior side yard (abutting Confederation Parkway); whereas By-law 0225-2007, as amended, does not permit stairs within an exterior side yard in this instance.
12. A setback of 4.74m measured from the garage enclosure structure to the westerly abutting G1 – Greenlands zone; whereas By-law 0225-2007, as amended, requires a minimum setback of 5m to a G1 – Greenlands zone.
13. A total of 142 resident parking spaces for the existing rental Apartment building and proposed rental Horizontal Multiple Dwellings ; whereas By-law 0225-2007, as amended, requires a total of 159 resident parking spaces for the existing rental Apartment building and proposed rental Horizontal Multiple Dwellings.
14. A total of 14 visitor parking spaces for the existing rental Apartment building and proposed rental Horizontal Multiple Dwellings; whereas By-law 0225-2007, as amended, requires a total of 38 visitor parking spaces for the existing rental Apartment building and proposed rental Horizontal Multiple Dwellings.
15. A setback of 3.66m to the visitor parallel parking spaces and 2.72m to the parking spaces along Paisley Boulevard West; whereas By-law 0225-2007, as amended, requires a minimum setback of 4.5m to parking spaces along a lot line that is a street line.
16. A setback of 2.7m to the aisle along Paisley Boulevard West; whereas By-law 0225-2007, as amended, requires a minimum setback of 4.5m to an aisle along a lot line that is a street line.
17. A setback of 1.48m to parking spaces along the rear lot line; whereas By-law 0225-2007, as amended, requires a minimum setback of 3m to parking spaces along a rear lot line.
18. A setback of 4.5m measured from the parking to the westerly abutting G1 – Greenlands zone; whereas By-law 0225-2007, as amended, requires a minimum setback of 5m to a G1 – Greenlands zone.
19. One resident parking space partially obstructed on one side by the garbage enclosure with a width of 2.6m and a length of 5.2m; whereas By-law 0225-2007, as amended, requires a parking space partially obstructed on one side to have a width of 2.75m and a length of 5.2m.
20. Two parallel visitor parking spaces having a width of 2.75m and a length of 5.2m; whereas By-law 0225-2007, as amended, requires parallel parking spaces to have a width of 2.6m and a length of 6.7m.
21. Two parallel visitor parking spaces being accessed by an aisle with a width of 3.517m; whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7m.
22. A width of 6m for the portion of an aisle accessing resident parking and the garbage enclosure; whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7m.
23. 0 loading spaces for the existing Apartment building; whereas By-law 0225-2007, as amended, requires a minimum of 1 loading spaces for the existing Apartment building.
24. A landscaped area of 27.25% (2,680.2m<sup>2</sup>) of the lot area; whereas By-law 0225-2007, as amended, requires a minimum landscaped area of 40% (3,933.6m<sup>2</sup>) of the lot area.
25. A landscape buffer depth of 3.15m along Confederation Parkway; whereas By-law 0225-2007, as amended, requires a minimum landscape buffer depth of 4.5m along a lot line that is a street line.
26. A landscape buffer depth of 3.66m and 2.70m along Paisley Boulevard West; whereas By-law 0225-2007, as amended, requires a minimum landscape buffer depth of 4.5m along a lot line that is a street line.
27. A landscape buffer depth of 1.48m along the rear lot line; whereas By-law 0225-2007, as amended, requires a minimum landscape buffer depth of 3m along the rear lot line abutting an Apartment Zone.

T. Hong & R. Turner, the agent and the property owner, attended and presented evidence in support of the application. T. Hong indicated that the number of proposed visitor and resident parking spaces reflected actual usage.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 13, 2018)
- City of Mississauga, Transportation and Works Department (dated November 9, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated November 9, 2018)
- Region of Peel (dated November 9, 2018)
- Credit Valley Conservation (dated October 31, 2018)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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



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

MOVED BY: J. Robinson      SECONDED BY: J. Page      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the construction of 28 horizontal multiple dwellings on the subject property proposing:

1. 28 Horizontal Multiple Dwellings; whereas Bylaw 0225-2007, as amended, does not permit Horizontal Multiple Dwellings in an RA4-20 zone.
2. 6 dwelling units to be located below the first storey and 8 dwelling units to be located partially below the first storey of the Horizontal Multiple Dwelling building; whereas By-law 0225-2007, as amended, does not permit dwelling units to be located below the first storey of the Horizontal Multiple Dwelling building.
3. A setback of 16.95m measured to the centreline of Confederation Parkway; whereas By-law 0225-2007, as amended, requires a setback of 20.5m measured to the centreline of Confederation Parkway.
4. An exterior side yard (abutting Confederation Parkway) of 5.45m measured to the below grade mechanical room; whereas Bylaw 0225-2007, as amended, requires a minimum exterior side yard of 7.5m.
5. An exterior side yard (abutting Confederation Parkway) setback of 5.45m measured to the balconies on the first storey; whereas Bylaw 0225-2007, as amended, requires a minimum exterior side yard setback of 5.7m for balconies on the first storey.
6. To permit porches, balconies located on the first storey, and landings all being wider than 6m to encroach into the required exterior side yard; whereas Bylaw 0225-2007, as amended, does not permit porches, balconies located on the first storey, staircases, landings and awnings all wider than 6m to encroach into required yards.
7. An exterior side yard (abutting Confederation Parkway) setback of 3.96m measured to the porch stairs accessing the first storey; whereas Bylaw 0225-2007, as amended, requires a minimum exterior side yard setback of 5.7 for porch stairs accessing the first storey.
8. An exterior side yard (abutting Confederation Parkway) setback of 5.45m measured to the balconies above the first storey, whereas Bylaw 0225-2007, as amended, requires a minimum exterior side yard setback of 6.5m for balconies above the first storey.
9. An exterior side yard (abutting Confederation Parkway) setback of 4.35m measured to the stairs and stairwell accessing the below grade mechanical room; whereas Bylaw 0225-2007, as amended, requires a minimum exterior side yard setback of 5.7 for stairs and stairwell accessing the below grade mechanical room.
10. A balcony projection of 1.951m from the second storey and 2.015m from the third storey outermost face wall of the building; whereas By-law 0225-2007, as amended, permits a maximum balcony projection of 1m from the outermost face wall of a building.
11. Stairs to be located within the exterior side yard (abutting Confederation Parkway); whereas By-law 0225-2007, as amended, does not permit stairs within an exterior side yard in this instance.
12. A setback of 4.74m measured from the garage enclosure structure to the westerly abutting G1 – Greenlands zone; whereas By-law 0225-2007, as amended, requires a minimum setback of 5m to a G1 – Greenlands zone.
13. A total of 142 resident parking spaces for the existing rental Apartment building and proposed rental Horizontal Multiple Dwellings ; whereas By-law 0225-2007, as amended, requires a total of 159 resident parking spaces for the existing rental Apartment building and proposed rental Horizontal Multiple Dwellings.
14. A total of 14 visitor parking spaces for the existing rental Apartment building and proposed rental Horizontal Multiple Dwellings; whereas By-law 0225-2007, as amended, requires a total of 38 visitor parking spaces for the existing rental Apartment building and proposed rental Horizontal Multiple Dwellings.
15. A setback of 3.66m to the visitor parallel parking spaces and 2.72m to the parking spaces along Paisley Boulevard West; whereas By-law 0225-2007, as amended, requires a minimum setback of 4.5m to parking spaces along a lot line that is a street line.
16. A setback of 2.7m to the aisle along Paisley Boulevard West; whereas By-law 0225-2007, as amended, requires a minimum setback of 4.5m to an aisle along a lot line that is a street line.
17. A setback of 1.48m to parking spaces along the rear lot line; whereas By-law 0225-2007, as amended, requires a minimum setback of 3m to parking spaces along a rear lot line.





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WARD 7

18. A setback of 4.5m measured from the parking to the westerly abutting G1 – Greenlands zone; whereas By-law 0225-2007, as amended, requires a minimum setback of 5m to a G1 – Greenlands zone.
19. One resident parking space partially obstructed on one side by the garbage enclosure with a width of 2.6m and a length of 5.2m; whereas By-law 0225-2007, as amended, requires a parking space partially obstructed on one side to have a width of 2.75m and a length of 5.2m.
20. Two parallel visitor parking spaces having a width of 2.75m and a length of 5.2m; whereas By-law 0225-2007, as amended, requires parallel parking spaces to have a width of 2.6m and a length of 6.7m.
21. Two parallel visitor parking spaces being accessed by an aisle with a width of 3.517m; whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7m.
22. A width of 6m for the portion of an aisle accessing resident parking and the garbage enclosure; whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7m.
23. 0 loading spaces for the existing Apartment building; whereas By-law 0225-2007, as amended, requires a minimum of 1 loading spaces for the existing Apartment building.
24. A landscaped area of 27.25% (2,680.2m<sup>2</sup>) of the lot area; whereas By-law 0225-2007, as amended, requires a minimum landscaped area of 40% (3,933.6m<sup>2</sup>) of the lot area.
25. A landscape buffer depth of 3.15m along Confederation Parkway; whereas By-law 0225-2007, as amended, requires a minimum landscape buffer depth of 4.5m along a lot line that is a street line.
26. A landscape buffer depth of 3.66m and 2.70m along Paisley Boulevard West; whereas By-law 0225-2007, as amended, requires a minimum landscape buffer depth of 4.5m along a lot line that is a street line.
27. A landscape buffer depth of 1.48m along the rear lot line; whereas By-law 0225-2007, as amended, requires a minimum landscape buffer depth of 3m along the rear lot line abutting an Apartment Zone.

Committee Decision dated at the City of Mississauga on November 29, 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 November 29, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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or email

[Committee.Adjustment@mississauga.ca](mailto:Committee.Adjustment@mississauga.ca)

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **December 19, 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 **ROBERT RAYMOND & JOHN FLUNEY** for the property located at  
**1109 SENECA AVENUE.**

Date of Hearing on Thursday November 22, 2018  
Date Decision Signed by the Committee November 29, 2018

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:02p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the continued operation of an auto body repair garage and retail sales of used motor vehicles and to permit accessory outdoor storage on the subject property whereas By-law 0225-2007, as amended, does not permit these uses in an E2-57 Employment zone in this instance.

R. Fluney, the property co-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 November 13, 2018)
- City of Mississauga, Transportation and Works Department (dated November 9, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated November 9, 2018)
- Region of Peel (dated November 9, 2018)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Letters of support were received through the property owner signed by 7 people.

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

Ms. J. Robinson indicated that in the past it was expected that mentioned at Committee that the owner should apply for an Official Plan Amendment and Rezoning. The owner stated that the City had indicated they would prefer this to continue as variances.

Mr. D. George indicated that he understands the logic to continuing through minor variances and that the area is currently an industrial node within the neighbourhood.



Mr. J. Page mentioned the past appeal that was withdrawn under the premise that the owner would apply for an Official Plan Amendment and Rezoning.

### **DECISION**

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

Committee has taken into consideration correspondence received from 7 area residents and all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

**APPLICATION APPROVED FOR A TEMPORARY PERIOD OF 2 YEARS (approval will lapse on December 31, 2020):**

To allow the continued operation of an auto body repair garage and retail sales of used motor vehicles and to permit accessory outdoor storage on the subject property whereas By-law 0225-2007, as amended, does not permit these uses in an E2-57 Employment zone in this instance.

Committee Decision dated at the City of Mississauga on November 29, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>DISSENTED</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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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 **December 19, 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 **SARKARI & SOOFIA DINYAR** for the property located at **29 PLAINSMAN ROAD**.  
Date of Hearing on Thursday November 22, 2018  
Date Decision Signed by the Committee November 29, 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 2:29p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to permit a two-storey dwelling proposing a gross floor area of 469.80sq.m (approx. 5,056.89ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 391.80sq.m (approx. 4,217.30sq.ft) in this instance.

S. Dinyar, co-owner of the property, attended and presented evidence in support of the application.

### **BACKGROUND**

On September 6, 2018, S. Dinyar, co-owner of the property, attended and requested to defer the application to address staff and neighbour concerns.

The Committee consented to the request and deferred the application to the November 22<sup>nd</sup>, 2018 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated August 24, 2018)
- City of Mississauga, Transportation and Works Department (dated August 30, 2018)
- Region of Peel (dated August 24, 2018)
- Credit Valley Conservation (dated August 24, 2018)
- Correspondence was received from the following residents who objected to the application: 37 Plainsman Road & 27 Plainsman Road.
- A petition of objection was received from the residents of 25 Plainsman Road signed by 125 area residents.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 13, 2018)
- City of Mississauga, Transportation and Works Department (dated November 9, 2018)
- Region of Peel (dated November 9, 2018)

## CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the following residents who objected to the application: 37 Plainsman Road, 69 Suburban Drive, 25 Plainsman Road & 35 Plainsman Road.
- A petition of objection was received signed by 124 area residents.
- A petition of support was received through the property owner signed by 7 area residents.

The following residents appeared before the Committee and objected to the application:

- The resident of 27 Plainsman Road expressed concerns regarding the massing and the protection of the Credit River.
- The resident of 69 Suburban Drive expressed concerns regarding the application being minor, traffic and pedestrian safety, and massing.

Committee asked questions of the owner who appeared before the Committee regarding changes to the designs since the last hearing and the massing.

## DECISION

Committee has taken into consideration correspondence received from 5 area resident 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 not** minor in nature, **is not** desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan **are not** maintained.



Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

**APPLICATION REFUSED:**

The applicant requests the Committee to approve a minor variance to permit a two-storey dwelling proposing a gross floor area of 469.80sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 391.80sq.m in this instance.

Committee Decision dated at the City of Mississauga on November 29, 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 **December 19, 2018**.

**NOTES:**

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

Decision of the Mississauga Committee of Adjustment under  
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.  
Application by **JOHN CAMPBELL** for the property located at **725 BYNGMOUNT AVENUE**.  
Date of Hearing on Thursday November 22, 2018  
Date Decision Signed by the Committee November 29, 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 3:08p.m.

### **APPLICATION DETAILS**

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

1. A lot coverage of 37.30% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
2. An easterly side yard of 1.65m (approx. 5.41ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance;
3. A westerly side yard of 1.67m (approx. 5.48ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance; and
4. A height measured to the eaves of 7.97m (approx. 26.15ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

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

### **BACKGROUND**

On September 6, 2018, L. Bruce, agent, attended and requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the November 1<sup>st</sup>, 2018 hearing.

Comments were received and entered into evidence from the following:

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

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 13, 2018)
- City of Mississauga, Transportation and Works Department (dated November 9, 2018)
- Region of Peel (dated November 9, 2018)

### CORRESPONDENCE & DISCUSSION

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

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

### DECISION

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

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



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

MOVED BY: J. Robinson      SECONDED BY: J. Page      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

To permit a new home on the subject property proposing:

1. A lot coverage of 37.30% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
2. A northeasterly side yard (right side) of 1.65m to the second storey whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m to the second storey in this instance;
3. A southwesterly side yard (left side) of 1.67m to the second storey whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m to the second storey in this instance; and
4. A height measured to the eaves of 7.97m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on November 29, 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 **December 19, 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 **MANJIT & RAJWINDER MULTANI** for the property located at  
**3060 BONAVENTURE DRIVE.**

Date of Hearing on Thursday November 22, 2018  
Date Decision Signed by the Committee November 29, 2018

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:11p.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 386.30m<sup>2</sup> (approx. 4,158.10sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 289.35m<sup>2</sup> (approx. 3,114.64sq.ft) in this instance;
2. A height of 9.99m (approx. 32.78ft) whereas By-law 0225-2007, as amended, permits a maximum height of 9.00m (approx. 29.52ft) in this instance; and
3. A height measured to the underside of the eaves of 6.96m (approx. 22.83ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.40m (approx. 20.99ft) in this instance.

R. Kumar, agent, attended and presented evidence in support of the application.

### **BACKGROUND**

E. Shabell, agent, attended and presented evidence in support of the application. The agent requested deferral to address staff comments. The Committee consented to the request and deferred the application to the November 22<sup>nd</sup> hearing.

The Secretary – Treasurer noted the comments received from:

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

## **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 13, 2018)
- City of Mississauga, Transportation and Works Department (dated November 9, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated November 9, 2018)
- Region of Peel (dated November 9, 2018)

## **CORRESPONDENCE & DISCUSSION**

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

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

## **DECISION**

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



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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

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

1. A gross floor area - infill residential of 386.30m<sup>2</sup> whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 289.35m<sup>2</sup> in this instance;
2. A height of 9.99m whereas By-law 0225-2007, as amended, permits a maximum height of 9.00m in this instance; and
3. A height measured to the underside of the eaves of 6.96m whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on November 29, 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 **December 19, 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 **CHARANJIT & NARINDER SINGH C/O SINGH IN TRUST** for the property located at  
**2360 LUCKNOW DRIVE.**

Date of Hearing on Thursday November 22, 2018  
Date Decision Signed by the Committee November 29, 2018

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:18p.m.

### **APPLICATION DETAILS**

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

1. 115 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 152 parking spaces; and
2. Off-site parking spaces (30) whereas By-law 0225-2007, as amended, does not permit off-site parking in this instance;
3. Tandem parking spaces (30), whereas By-law 0225-2007, as amended, does not permit tandem parking in this instance; and
4. 4 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 6 accessible parking spaces in this instance.

N. Dell, agent, attended and presented evidence in support of the application.

### **BACKGROUND**

On September 20, 2018, N. Dell, agent, attended and requested to defer the application in order to allow staff more time to review submission materials.

The Committee consented to the request and deferred the application to the November 22<sup>nd</sup>, 2018 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated September 10, 2018)
- City of Mississauga, Transportation and Works Department (dated September 7, 2018)
- Region of Peel (dated September 10, 2018)
- A letter of objection was received from the property owner at 7055 Fir Tree Drive.

## **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 13, 2018)
- City of Mississauga, Transportation and Works Department (dated November 9, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated November 9, 2018)
- Region of Peel (dated November 9, 2018)
- A letter of objection was received from the resident of 7055 Fir Tree Drive.

## **CORRESPONDENCE & DISCUSSION**

No resident comments were received as a result of this 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 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 minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.



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

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

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED FOR A TEMPORARY PERIOD OF 5 YEARS (approval will lapse on December 31, 2023):**

To permit a banquet hall proposing:

1. 115 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 152 parking spaces;
2. Off-site parking spaces (30) whereas By-law 0225-2007, as amended, does not permit off-site parking in this instance;
3. Tandem parking spaces (30), whereas By-law 0225-2007, as amended, does not permit tandem parking in this instance; and
4. 5 accessible parking spaces (including 1 Type B) whereas By-law 0225-2007, as amended, requires a minimum of 6 accessible parking spaces in this instance.

Committee Decision dated at the City of Mississauga on November 29, 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 November 29, 2018.

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

[Committee.Adjustment@mississauga.ca](mailto:Committee.Adjustment@mississauga.ca)

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **December 19, 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 **1493658 ONTARIO LIMITED** for the property located at **2311 ANSON DRIVE**.  
Date of Hearing on Thursday November 22, 2018  
Date Decision Signed by the Committee November 29, 2018

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:22p.m.

### **APPLICATION DETAILS**

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

1. 32 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 57 parking spaces;
2. A drive aisle width of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance; and
3. 2 accessibility spaces whereas By-law 0225-2007, as amended, requires a minimum of 3 accessibility spaces in this instance.

N. Dell, agent, attended and presented evidence in support of the application.

### **BACKGROUND**

On September 20, 2018, N. Dell, agent, attended and requested to defer the application in order to clarify the existing parking conditions.

The Committee consented to the request and deferred the application to the November 22<sup>nd</sup>, 2018 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated September 10, 2018)
- City of Mississauga, Transportation and Works Department (dated September 7, 2018)
- Region of Peel (dated September 10, 2018)

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 13, 2018)
- City of Mississauga, Transportation and Works Department (dated November 9, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated November 9, 2018)
- Region of Peel (dated November 9, 2018)

### CORRESPONDENCE & DISCUSSION

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

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

### DECISION

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

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



Accordingly, the Committee 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:**

to permit a manufacturing warehouse proposing:

1. 32 parking spaces (including 24 tandem spaces) whereas By-law 0225-2007, as amended, requires a minimum of 57 parking spaces;
2. A drive aisle width of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance; and
3. 2 accessibility spaces whereas By-law 0225-2007, as amended, requires a minimum of 3 accessibility spaces in this instance.

Committee Decision dated at the City of Mississauga on November 29, 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 November 29, 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 **December 19, 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 **1112396 ONTARIO LIMITED** for the property located at  
**7079, 7089 & 7093 TORBRAM ROAD.**

Date of Hearing on Thursday November 22, 2018  
Date Decision Signed by the Committee November 29, 2018

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:16p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the operation of a vehicle pound facility on the subject property whereas By-law 0225-2007, as amended, does not permit a vehicle pound facility use in this instance.

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

### **BACKGROUND**

On October 4, 2018, B. Oughtred, agent, attended and requested to defer the application to address staff comments and to obtain a certificate of occupancy.

The Committee consented to the request and deferred the application to the November 22<sup>nd</sup>, 2018 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated September 21, 2018)
- City of Mississauga, Transportation and Works Department (dated September 21, 2018)
- Region of Peel (dated September 28, 2018)

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 13, 2018)
- City of Mississauga, Transportation and Works Department (dated November 9, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated November 9, 2018)
- Region of Peel (dated November 9, 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:**

To allow the operation of a vehicle pound facility on the subject property whereas By-law 0225-2007, as amended, does not permit a vehicle pound facility use in this instance.

Committee Decision dated at the City of Mississauga on November 29, 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 November 29, 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 **December 19, 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.