

**COMMITTEE OF ADJUSTMENT
RESULTS**



Location: COUNCIL CHAMBER
Hearing: JANUARY 10, 2019 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

MOTIONS

File A418/18: 1438 Haig Blvd – Applicant requested to defer the application from the January 17th hearing to the March 7th hearing to meet with staff.

NEW APPLICATIONS - (CONSENT)

B-001/19	GLAXOSMITHKLINE INC C/O CATHY PROVENCHER	7333 MISSISSAUGA RD	11	Approved (AC)
B-002/19 A-025/19	151516 CANADA INC	30-70 BRISTOL RD E	5	Approved (AC)
B-003/19 A-005/19 A-006/19	RAVINDRA & CHANDRA CHANDOK	1166 MONA RD	1	Approved Deferred (March 21)
B-004/19 A-008/19 A-009/19	BIOCCA HOMES INC	941 HALLIDAY AVE	1	Approved (AC) Approved Approved

NEW APPLICATIONS - (MINOR VARIANCE)

A-001/19	EVA MORETTI	880 HAMPTON CRES	1	Approved
A-002/19	AUREL MERSINI	962 HEDGE DR	1	Deferred (April 25)
A-003/19	RITU JAIN	869 WHITTIER CRES	2	Deferred (March 7)
A-004/19	DAVID & LISA CABEL	1341 STAVEBANK RD	1	Deferred (May 30)
A-007/19	3065 JAGUAR INC	3065 JAGUAR VALLEY DR	7	Approved (AA, AC)
A-010/19	SUNCOR ENERGY INC	2318 DUNDAS ST W	2	Refused

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-348/18	10014087 CANADA CORP.	6171 CONIN DR.	5	Approved (AA)
A-399/18	VITOR TAVARES	1866 BALSAM AVE	2	Approved (AA, AC)

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 **GLAXOSMITHKLINE INC C/O CATHY PROVENCHER** for the property located at
7333 MISSISSAUGA ROAD.

Date of Hearing on Thursday January 10, 2019

Date Decision Signed by the Committee January 17, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:37p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel has a frontage of approximately 164.6m (540.0ft) and an area of approximately 62,960sq.m (677,696sq.ft).

Mr. Kemp, agent, attended and presented the application to convey a parcel of land for the creation of a new lot.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated December 21, 2018)
- City of Mississauga, Transportation and Works Department (dated December 20, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated December 19, 2018)
- Region of Peel (dated December 18, 2018)
- Credit Valley Conservation (dated December 13, 2018)
- Bell Canada, Right-of-Way (dated January 4, 2019)

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 for the Committee.

The applicant asked Committee to amend the conditions requested by city and agency staff as follows; removal of Heritage Planning Division conditions. Committee consented to the request and removed the condition from the draft conditions.

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To sever a parcel of land for the creation of a new lot. The parcel has a frontage of approximately 164.6m and an area of approximately 62,960sq.m.

Committee Decision dated at the City of Mississauga on January 17, 2019 |

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

I certify this is copy of the decision of the Committee's decision given on January 17, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

Committee.Adjustment@mississauga.ca

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

Date of Mailing: January 21, 2019

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 February 10, 2019.

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 January 21, 2020.

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).
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, 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, December 20, 2018.
6. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 18, 2018.
7. A letter shall be received from Bell Canada indicating that satisfactory arrangements have been made with respect to payment of the matters addressed in their comments dated January 4, 2019.

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

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: December 20, 2018

RE: Applicant: GLAXOSMITHKLINE INC C/O CATHY PROVENCHER
Location: 7333 Mississauga Rd
Date of Hearing: January 10, 2019
Our File: 'B' 01/19, Ward 11 (Z-53W)

The intent of this Consent Application is to create a new lot which would facilitate the future development of the severed lands (southerly portion). The subject lands are comprised of a 24.3 hectare parcel with frontages on Mississauga Road, Meadowvale Boulevard and Financial Drive. The re-alignment of the property will also require servicing easements to be established.

Information submitted in the November 8, 2018 letter by Bousfield Inc. indicates that two of the three existing private driveways will continue to serve the northerly parcel; however the southern driveway to Financial Drive will be re-aligned and merged with the northern signalized driveway. The November 8th letter also indicates that the existing sanitary, water and storm services through the lands proposed to be severed are to be disconnected and re-aligned to new connections which will service the existing GSK facility.

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. Drainage Study/Functional Servicing Report

A Functional Servicing and Stormwater Management Implementation Report prepared by R.J Burnside & Associates dated October 2017 has been circulated with this application. This report provides a conceptual design which proposes to reroute some of the existing internal servicing to allow for the proposed severance. It is indicated in the Functional Servicing Report that the ultimate goal is to maintain the existing conditions as much as possible while providing a servicing and grading solution which does not conflict with the proposed severance. It also indicates that the existing services within the severed parcel will eventually be abandoned.

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

A Servicing Plan (DWG S 1) and Grading Plan (DWG S2) prepared by R.J Burnside and Associates Limited and also a "Before and After Plan" prepared by the applicant to highlight the modifications have been provided. The submitted information highlights the proposed modifications and provides details with regards to the existing and proposed servicing proposal for the subject lands. From the information provided we note that servicing easements will have to be established, in particular a servicing easement containing both sanitary and storm sewers which is to be located along the easterly property line of the severed lands (southerly parcel).

Acknowledging the significant size of the property, the proposed re-routing of existing services requiring easements, the reconfiguration of the existing roadway running through the property, accommodation of existing drainage swales and relocation of existing catchbasins, etc., additional information and discussions will be required. Upon the applicant and city staff determining that a satisfactory design/proposal has been achieved, then satisfactory arrangements can be made for any required service relocations and the establishment of the required servicing easements.

Should the applicant require any specific details regarding the storm sewer requirements for this property it is suggested that they contact Ghazwan Yousif from our Environmental Services at 905 615-3200 ext. 3526.

2. Required Easement(s)

Upon the review of Item's A1 and the confirmation of any required easement(s), the applicant/owner will be required to provide a 43R-Plan and letter/schedule prepared by the applicant's Solicitor which would specifically describe the new private easement(s) to be established. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

3. Environmental Site Screening Questionnaire and Declaration (ESSQD)

The Transportation and Works Department reviews development applications for potential contamination to ensure that contaminated sites are identified and appropriately addressed by the proponent of development. Accordingly, this Department requires studies to be submitted that assess the potential for contamination, in accordance with Provincial regulations and standards, as well as City policies, prior to development proceeding.

A cross-reference Site Plan Application 06/154 indicates that a solvent storage facility was approved for the subject property; therefore, a completed Environmental Site Screening Questionnaire and Declaration (ESSQD) form, signed by the Owner and a Commissioner of Oaths, must be submitted to the Transportation and Works Department for review. If the ESSQD form indicates a potential for contamination, a Phase I Environmental Site Assessment will be required. The report must be signed by a Qualified Person as defined in Ontario Regulation 153/04 (as amended) and include a clause or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report.



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

If the Phase One ESA indicates potential for contamination, a Phase Two Environmental Site Assessment will be required. If contamination is confirmed, a Remedial Action Plan that appropriately addresses the contamination will be required. Recommendations contained within the plan will be implemented by way of conditions to the development approval.

Should additional clarification be required with regard to the Environmental Site Assessment (ESA), please contact Valeriya Danylova, P.Eng., Environmental Technologist at 905 615-3200 ext. 5930 or valeriya.danylova@mississauga.ca should you require further information.

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.

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

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

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

December 18th, 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
 January 10th, 2019**

Dear Mr. Kenney,

Comments for Conditions of Approval:

Consent Application: B-001/19

Traffic Development: Ayesha Khan (905) 791-7800 x7909

The Region requires the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 1 (Mississauga Road), which has a right-of-way of 45 metres, 22.5 metres from the centreline of the road allowance. Additional property over and above the Official Plan required within 245 metres of intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters, is 54.0 metres (27.0 metres from the centreline of the road allowance) for a dual left-turn lane configuration;

The Region requires the gratuitous dedication of a 15 x 15 metre daylight triangle at the intersection of Mississauga Road at Meadowvale Boulevard;

The Region requires the gratuitous dedication of a 0.3m reserve behind the property line along Regional Road 1 (Mississauga Road) and the daylight triangle;

The applicant is to dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer, including preparation of the necessary reference plan are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and a draft reference plan for review and approval prior to deposit;

The Region requires that provisions be put in place by way of easements for the purposes of mutually sharing the existing access onto Regional Road 1 (Mississauga Road). No new accesses to Regional Road 1 (Mississauga Road) will be permitted.

Should the committee see merit in this consent application, we request the following be included in the conditions of approval:

Condition: Satisfactory arrangement shall be made between the owner and the Region regarding land dedication and access configuration.

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

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

As per Region of Peel Storm Sewer Design Criteria 2.0, No additional storm drainage shall be conveyed to the Region of Peel's Right of Way.

As per Region of Peel Storm Sewer Design Criteria 2.0 "No grading will be permitted within any Region of Peel Right-of-Way to support adjacent development"

As per Region of Peel Storm Sewer Design Criteria 3.0 "Post-Development flows must be equal to or less than Pre-Development levels"

The applicant is advised that, arrangements satisfactory to the Region of Peel, Public Works, shall be made with respect to grading and drainage.

The retained site does not have frontage on existing municipal sanitary sewer

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. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973. Site Servicing approvals are required prior to the local municipality issuing building permit.

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

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

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

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

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

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

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

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

January 4, 2019

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

E-mail only:

committee.adjustment@mississauga.ca

Subject: Application for Consent B1/19
7333 Mississauga Road
Bell File: 905-19-001

We acknowledge receipt and thank you for your correspondence November 23, 2018.

Subsequent to review by our local engineering department, Bell Canada has identified that we require protection for existing facilities.

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

Since the easement is required in order to protect the integrity of the existing facilities and preserve service, all cost associated with the transaction is the responsibility of the landowner. Compensation should be set to the nominal amount of \$2.00 for the acquisition of these rights. Additionally, Bell Canada requires separate, registered postponements for any mortgages and certification of title.

We hope this proposal meets with your approval and request a copy of the decision. We look forward to the owner's solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

If you have any questions or concerns, please feel free to contact me.

Sincerely,
Charleyne Hall
Right of Way Associate



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

Application by **151516 CANADA INC** for the property located at **30 to 70 BRISTOL ROAD EAST.**

Date of Hearing on Thursday January 10, 2019

Date Decision Signed by the Committee January 17, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:41p.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 79m (259ft) and an area of approximately 8,742sq.m (94,098sq.ft).

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated December 21, 2018)
- City of Mississauga, Transportation and Works Department (dated December 20, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated December 12, 2018)
- Region of Peel (dated December 18, 2018)
- Bell Canada, Right-of-Way (dated December 23, 2018)

CORRESPONDENCE & DISCUSSION

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

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

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 79m and an area of approximately 8,742sq.m.

Committee Decision dated at the City of Mississauga on January 17, 2019 |

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

I certify this is copy of the decision of the Committee's decision given on January 17, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

Committee.Adjustment@mississauga.ca

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

Date of Mailing: January 21, 2019

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 February 10, 2019.

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 January 21, 2020.

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

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: December 20, 2018

RE: Applicant: 151516 Canada Inc
Date of Hearing: January 10, 2018
Location: 30 Bristol Rd E
Our File: 'B' 2/19, Ward 5 (Z-36W)

This department has no objections to the applicant's request to create a new lot and establish the required servicing and access easements. Further to a discussion with the applicant a copy of Reference Plan 43R-16969 was provided which depicted various parts on the plan which we believe to be the (approximate) location of a number of the existing services. The submitted 43R-Plan was also colour coded to reflect the approximate location of the existing underground services (i.e. water, storm, sanitary, hydro, telephone and natural gas supply). The submitted information will assist in our review of determining the location of the existing services; however, a Servicing Plan confirming the location of all underground existing services will be required.

In view of the above and 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. Servicing Plan

A full scale 'As Constructed' Servicing Plan is to be submitted for our review/approval which would clearly identify the location of any existing underground services. Upon the review of the Servicing Plan the location and width of any required easements can be addressed.

2. Site Plan/Survey Plan Requirement

A Site Plan depicting the existing buildings, access geometrics, parking spaces, driveways and access areas is to be provided. A Survey Plan (43R-Plan) will also be required for our review/approval in order that the location and width of any proposed servicing and access right-of-way easements can be described as parts on the 43R-Plan.

Appendix A – Conditions of Provisional Consent

3. Required Easement(s)

Upon the review of Item's A1 and A2, and the confirmation of the required easement(s), the applicant/owner will be required to provide a letter/schedule prepared by the applicant's Solicitor which would specifically describe the new private easement(s) to be established. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

B. General Information

1. Site Plan Approval

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

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

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

c; jfarber@foglers.com

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

Date: 2018/12/12

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

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

Meeting Date: 2019/01/10

Subject: "B" 002/19 (Ward 5)
Consent Application
30-70 Bristol Road East
151516 Canada Inc

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.

Brooke Herczeg, Heritage Analyst
T: 905-615-3200 x 4061
Brooke.herczeg@mississauga.ca

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

December 18th, 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
 January 10th, 2019**

Dear Mr. Kenney,

Consent Application: B-002/19
Development Engineering: Iwona Frandsen (905) 791-7800 x7920

The severed lot does not have direct frontage onto municipal sanitary sewer.

Satisfactory Functional Servicing Report will have to be submitted reviewed and approved as part of this consent application.

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

There are existing services that are being shared with the rest of the plaza, service abandonment or private easement maybe required.

Condition: Arrangements satisfactory to the Region of Peel, Public Works Department shall be made with respect to servicing the severed and retained parcels.

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



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

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).
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"25/19)
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 December 20, 2018.
6. 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 December 12, 2018.
7. 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 December 18, 2018.

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 **151516 CANADA INC** for the property located at **30-70 BRISTOL ROAD EAST**.
Date of Hearing on Thursday January 10, 2019
Date Decision Signed by the Committee January 17, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:41p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the existing retail centre, being the retained lands of application B2/19, to remain proposing 425 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 459 parking spaces in this instance.

J. Farber, 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 December 21, 2018)
- City of Mississauga, Transportation and Works Department (dated December 20, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated December 12, 2018)
- Region of Peel (dated December 18, 2018)
- Bell Canada, Right-of-Way (dated November 23, 2018)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To approve a minor variance to allow the existing retail centre, being the retained lands of application B2/19, to remain proposing 425 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 459 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on January 17, 2019.

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

I certify this is copy of the decision of the Committee's decision given on January 17, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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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 **February 6, 2019**

NOTES:

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

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application by **BIOCCA HOMES INC** for the property located at **941 HALLIDAY AVENUE**.
Date of Hearing on Thursday January 10, 2019
Date Decision Signed by the Committee January 17, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:52p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 9.00m (29.53ft) and an area of approximately 319sq.m (3,433.69sq.ft).

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated December 21, 2018)
- City of Mississauga, Transportation and Works Department (date January 2, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated December 12, 2018)
- Region of Peel (dated December 18, 2018)
- Bell Canada, Right-of-Way (dated January 4, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the previous owners of the property, stating an objection to the subject application.

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

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

DECISION

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. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 9.00m and an area of approximately 319sq.m.

Committee Decision dated at the City of Mississauga on January 17, 2019

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

I certify this is copy of the decision of the Committee's decision given on January 17, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

Committee.Adjustment@mississauga.ca

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

Date of Mailing: January 21, 2019

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 February 10, 2019.

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 January 21, 2020.

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).
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"8/19 & "A"9/19)
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 January 2, 2019.
6. 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 December 12, 2018.
7. 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 December 18, 2018.

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

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: January 2, 2019

Re: Applicant: Biocca Homes
Date of Hearing: January 10, 2019
Location: 941 Halliday Ave.
Our File: 'B' 4/19 Ward 1 (Z-6)

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.

2. Overall Site Servicing Plan

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

3. Conceptual Site Plan Detailing Proposed Driveway Locations

The applicant will be required to provide for our review/approval a more detailed conceptual site plan which must include the location of all utilities on site as well as the proposed locations of the driveway entrances. We are advising that the proposed driveway location for the "Retained Lands" must be located to be as far removed from the intersection of Alexandra Avenue and Halliday Avenue as possible.

GENERAL INFORMATION

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

1. Lot Grading and Drainage

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

2. Servicing

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

3. Access

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

4. Storm Sewer Outlet

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

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

D. Martin
Supervisor, Development Engineering South
905-615-3200, ext. 5833
c: jiml@gsai.ca

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

DATE: December 12, 2018
FILES: "B" 4/19
SUBJECT: CONSENT APPLICATION
941 HALLIDAY AVENUE
BIOCCA HOMES INC
WARD 1
January 10, 2019 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:

1. The applicant shall provide a cash contribution of \$535.82 for planting of one (1) street tree on Halliday 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.

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

- one (1) Sugar Maple

Due to the close proximity of the new proposed driveway, and considering that the property is not subject to site plan control, should the application be approved, Community Services wishes to impose the following condition:

2. The applicant shall provide tree protection securities in the amount of \$1846.00 for the above noted tree.
3. 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:

1. Payment of tree preservation securities and 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. 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.

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

December 18th, 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
January 10th, 2019

Comments for Conditions of Approval:

Consent Application: B-004/19

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

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

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

Sincerely,



Tracy Tang
Junior Planner
Development Services, Region of Peel

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **BIOCCA HOMES INC** for the property located at **941 HALLIDAY AVENUE**.
Date of Hearing on Thursday January 10, 2019
Date Decision Signed by the Committee January 17, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:52p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a single detached dwelling on the subject property, being the severed lands of Consent application B4/19, proposing:

1. A lot frontage of 9.00m (approx. 29.52ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 12.00m (approx. 39.37ft) in this instance; and
2. A lot area of 319sq.m (approx. 3,433.69sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 365sq.m (approx. 3,928.83sq.ft) in this instance.

J. Levac, 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 December 21, 2018)
- City of Mississauga, Transportation and Works Department (date January 2, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated December 12, 2018)
- Region of Peel (dated December 18, 2018)
- Bell Canada, Right-of-Way (dated January 4, 2019)

CORRESPONDENCE & DISCUSSION

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

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the previous owners of the property, stating an objection to the subject application.

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a single detached dwelling on the subject property, being the severed lands of Consent application B4/19, proposing:

1. A lot frontage of 9.00m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 12.00m in this instance; and
2. A lot area of 319sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 365sq.m in this instance.

Committee Decision dated at the City of Mississauga on January 17, 2019.

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

I certify this is copy of the decision of the Committee's decision given on January 17, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or email

Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 6, 2019**

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 **BIOCCA HOMES INC** for the property located at **941 HALLIDAY AVENUE**.
Date of Hearing on Thursday January 10, 2019
Date Decision Signed by the Committee January 17, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:52p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a single detached dwelling on the subject property, being the retained lands of Consent application B4/19, proposing:

1. A lot frontage of 12.10m (approx. 39.70ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 16.50m (approx. 54.13ft) in this instance; and
2. A lot area of 428.20sq.m (approx. 4,609.11sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 500.00sq.m (approx. 5,381.96sq.ft) in this instance.

J. Levac, 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 December 21, 2018)
- City of Mississauga, Transportation and Works Department (date January 2, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated December 12, 2018)
- Region of Peel (dated December 18, 2018)
- Bell Canada, Right-of-Way (dated January 4, 2019)

CORRESPONDENCE & DISCUSSION

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

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the previous owners of the property, stating an objection to the subject application.

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a single detached dwelling on the subject property, being the retained lands of Consent application B4/19, proposing:

1. A lot frontage of 12.10m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 16.50m in this instance; and
2. A lot area of 428.20sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 500.00sq.m in this instance.

Committee Decision dated at the City of Mississauga on January 17, 2019.

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

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SEAN KENNEY - SECRETARY-
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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 **February 6, 2019**

NOTES:

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

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **EVA MORETTI** for the property located at **880 HAMPTON CRESCENT**.
Date of Hearing on Thursday January 10, 2019
Date Decision Signed by the Committee January 17, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:57p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the existing accessory structures to remain proposing:

1. 2 accessory structures whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure in this instance;
2. A height of 3.10m (approx. 10.17ft) for an accessory structure (shed) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) for an accessory structure (shed) in this instance;
3. A height of 3.63m (approx. 11.91ft) for an accessory structure (cabana) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) for an accessory structure (cabana) in this instance;
4. A side yard of 0.69m (approx. 2.26ft) measured to an accessory structure whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) measured to an accessory structure in this instance; and
5. A floor area of 23.12sq.m (approx. 248.86sq.ft) for an accessory structure whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00sq.m (approx. 107.64sq.ft) for an accessory structure in this instance.

W. Holownia, 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 December 21, 2018)
- City of Mississauga, Transportation and Works Department (dated December 20, 2018)
- Region of Peel (dated December 18, 2018)
- Credit Valley Conservation (dated December 14, 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: P. Quinn CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the existing accessory structures to remain proposing:

1. 2 accessory structures whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure in this instance;
2. A height of 3.10m for an accessory structure (shed) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m for an accessory structure (shed) in this instance;
3. A height of 3.63m for an accessory structure (cabana) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m for an accessory structure (cabana) in this instance;
4. A side yard of 0.69m measured to an accessory structure whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m measured to an accessory structure in this instance; and
5. A floor area of 23.12sq.m for an accessory structure whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00sq.m for an accessory structure in this instance.

Committee Decision dated at the City of Mississauga on January 17, 2019.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 6, 2019**

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 **3065 JAGUAR INC** for the property located at **3065 JAGUAR VALLEY DRIVE**.
Date of Hearing on Thursday January 10, 2019
Date Decision Signed by the Committee January 17, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:08p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the conversion of the existing building to a condominium proposing:

1. A lot frontage of 26.88m (approx. 88.19ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m (approx. 98.43ft) in this instance;
2. 22 residential parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 28 residential parking spaces in this instance;
3. 0 visitor parking spaces whereas By-law 0225-2007, as amended, requires 4 visitor parking spaces in this instance; and
4. Six parking spaces that abut a structure of 2.60m x 4.80m (approx. 8.53ft x 15.75ft) whereas By-law 0225-2007, as amended, requires parking spaces that abut a structure to be 2.90m x 5.20m (approx. 9.51ft x 17.06ft) in this instance.

J. Ormiston, 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 December 21, 2018)
- City of Mississauga, Transportation and Works Department (dated December 20, 2018)
- Region of Peel (dated December 18, 2018)
- Credit Valley Conservation (dated December 14, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from Ward Councillor Damerla stating an objection to the subject application.

Two representatives from Mississauga Community Legal Services spoke in objection of the application.

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

DECISION

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

Committee has taken into consideration correspondence received from one area resident and two representatives 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: P. Quinn SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow the conversion of the existing building to a condominium proposing:

1. A lot frontage of 26.88m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m in this instance;
2. 22 residential parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 28 residential parking spaces in this instance;
3. To provide a total of 0 total visitor parking spaces (3 provided via payment in-lieu) whereas By-law 0225-2007, as amended, requires a minimum of 4 visitor parking space in this instance;
4. One parking space having a length of 4.80m whereas By-law 0225-2007, as amended, requires a minimum length of 5.20m in this instance.
5. Five parking spaces having a width of 2.7m whereas By-law 0225-2007, as amended, requires a minimum width of 2.9m where the length of both sides of a parking space abuts a building, structure or part thereof that is 1m or greater; and
6. One parking spaces having a width of 2.6m whereas By-law 0225-2007, as amended, requires a minimum width of 2.9m where the length of both sides of a parking space abuts a building, structure or part thereof that is 1m or greater.

CONDITION(S):

1. Applicant shall obtain a Payment-in-lieu (PIL) for 3 visitor parking spaces.

Committee Decision dated at the City of Mississauga on January 17, 2019.

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

I certify this is copy of the decision of the Committee's decision given on January 17, 2019

"S. KENNEY"

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or email

SEAN KENNEY - SECRETARY-TREASURER

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 **February 6, 2019**

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 **SUNCOR ENERGY INC** for the property located at **2318 DUNDAS STREET WEST**.
Date of Hearing on Thursday January 10, 2019
Date Decision Signed by the Committee January 17, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:43p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow outdoor storage and sales of motor vehicles on the subject property whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

B. Richmond, 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 December 21, 2018)
- City of Mississauga, Transportation and Works Department (dated December 20, 2018)
- Region of Peel (dated December 18, 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 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: D. George SECONDED BY: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION REFUSED:

To allow motor vehicle sales - restricted on the subject property whereas By-law 0225-2007, as amended does not permit motor vehicle sales in this instance.

Committee Decision dated at the City of Mississauga on January 17, 2019.

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

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This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 6, 2019**

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 **10014087 CANADA CORP** for the property located at **6171 CONIN DRIVE**.
Date of Hearing on Thursday January 10, 2019
Date Decision Signed by the Committee January 17, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:58p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow alterations proposing no loading bay whereas By-law 0225-2007, as amended, requires one loading bay to be provided on site in this instance.

H. Arriojas, agent, attended and presented evidence in support of the application.

BACKGROUND

On September 13th, 2018, H. Arriojas, agent, attended and requested to defer the application in order to address staff comments.

The Committee consented to the request and deferred the application to the November 29th 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 September 6, 2018)
- Region of Peel (dated September 4, 2018)

On November 29th, 2018, H. Arriojas, agent, attended and requested to defer the application in order to revise variances.

The Committee consented to the request and deferred the application to the January 10th, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 16, 2018)
- City of Mississauga, Transportation and Works Department (dated November 19, 2018)
- Region of Peel (dated November 14, 2018)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated December 21, 2018)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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



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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To provide no Loading space whereas By-law 0225-2007, as amended, requires a minimum of one (1) Loading space to be provided on site in this instance.

Committee Decision dated at the City of Mississauga on January 17, 2019.

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

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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 **February 6, 2019**

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 **VITOR TAVARES** for the property located at **1866 BALSAM AVENUE**.
Date of Hearing on Thursday January 10, 2019
Date Decision Signed by the Committee January 17, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:02p.m.

APPLICATION DETAILS

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

1. Three (3) accessory structures whereas By-law 0225-2007, as amended, permits one (1) accessory structure in this instance;
2. An area of an accessory structure (wood shelter) of 11.70sq.m (approx. 125.94sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 10.00sq.m (approx. 107.64sq.ft) in this instance;
3. A walkway width of 3.37m (approx. 11.06ft) whereas By-law 0225-2007, as amended, permits maximum driveway width of 1.50m (approx. 4.92ft) in this instance;
4. A setback to a railway of 19.31m (approx. 63.35ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a railway of 30.00m (approx. 98.42ft) in this instance;
5. A front yard of 1.72m (approx. 5.64ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) in this instance;
6. A floor area of 56.20sq.m (approx. 604.93sq.ft) for an accessory structure (storage above a garage) whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00sq.m (approx. 107.64sq.ft) for an accessory structure (storage above a garage) in this instance;
7. A height of an accessory structure (garage) of 5.73m (approx. 18.80ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure (garage) of 4.60m (approx. 15.10ft) in this instance;
8. An eave height for an accessory structure (garage) of 4.69m (approx. 15.39ft) whereas By-law 0225-2007, as amended, permits a maximum eave height for an accessory structure of 3.00m (approx. 9.84ft) in this instance;
9. Storage above a detached garage whereas By-law 0225-2007, as amended, does not permit storage above a detached garage in this instance;
10. A deck projecting from an accessory structure (garage) whereas By-law 0225-2007, as amended, does not permit a deck on top, above, or projecting from an accessory structure in this instance;
11. A side yard (where overhang is greater than 0.45m) of 1.94m (approx. 6.36ft) whereas By-law 0225-2007, as amended, requires a minimum side yard (where overhang is greater than 0.45m) of 2.41m (approx. 7.91ft) in this instance;
12. A height of an accessory structure (shed) of 3.66m (approx. 12.00ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure (shed) of 3.00m (approx. 9.84ft) in this instance;
13. A driveway width of 13.79m (approx. 45.24ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
14. A driveway setback of 0.00m (approx. 0.00ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.97ft) in this instance;
15. A side yard measured to an accessory structure of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to an accessory structure of 1.20m (approx. 3.94ft) in this instance; and
16. A setback from a railway measured to a garage of 8.98m (approx. 29.46ft) whereas By-law 0225-2007, as amended, requires a minimum setback of a railway measured to a garage of 30.00m (approx. 98.42ft) in this instance.

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

BACKGROUND

On October 25, 2018, J. Campos, agent, attended and presented evidence in support of the application.

D. Martin, Manager, Transportation and Works, indicated that floor space above the garage was previously included in garage area but could not confirm if the removal of plumbing and appliances would change the interpretation. His concerns were that the layout of the space would still be conducive to creating living space in the future.

M. Milisivic, agent, stated that it would be difficult to turn the space above the garage into a habitable 4-season space. Committee still expressed concerns that the layout appears to be livable space and could be converted in the future, and if it were changed it may impact the variances.

The agent requested to defer the application to confirm the requested variances.

The Committee consented to the request and deferred the application to the January 10th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated October 17, 2018)
- City of Mississauga, Transportation and Works Department (dated October 12, 2018)
- Region of Peel (dated October 15, 2018)
- Credit Valley Conservation (dated October 11, 2018)
- Metrolinx (dated October 4, 2018)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated December 21, 2018)
- City of Mississauga, Transportation and Works Department (dated December 20, 2018)
- Region of Peel (dated December 18, 2018)
- CN Rail (dated January 9, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 1856 Balsam Avenue, stating an objection to the subject application.

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To permit existing structures proposing:

1. Three (3) accessory structures whereas By-law 0225-2007, as amended, permits one (1) accessory structure in this instance;
2. An area of an accessory structure (wood shelter) of 11.70sq.m whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 10.00sq.m in this instance;
3. A walkway width of 3.37m whereas By-law 0225-2007, as amended, permits maximum driveway width of 1.50m in this instance;
4. A setback to a railway of 19.31m whereas By-law 0225-2007, as amended, requires a minimum setback to a railway of 30.00m in this instance;
5. A front yard of 1.72m whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m in this instance;
6. Storage space of 56.20 m² above a detached garage whereas By-law 0225-2007, as amended, does not permit storage space above a detached garage in this instance;
7. A height of an accessory structure (garage) of 5.73m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure (garage) of 4.60m in this instance;
8. Excessive eave encroachment of 0.56m into the required side yard whereas By-law 0225-2007, as amended, permits a maximum eave encroachment of 0.45m into the required side yard in this instance;
9. Storage above a detached garage whereas By-law 0225-2007, as amended, does not permit storage above a detached garage in this instance;
10. A deck projecting from the second storey of an accessory structure, whereas By-law 0225-2007, as amended, does not permit a deck on top, above or projecting from any part of an accessory structure in this instance;
11. A side yard (where overhang is greater than 0.45m) of 1.94m whereas By-law 0225-2007, as amended, requires a minimum side yard (where overhang is greater than 0.45m) of 2.41m in this instance;
12. A height of an accessory structure (shed) of 3.66m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure (shed) of 3.00m in this instance;
13. A driveway width of 13.79m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m in this instance;
14. A driveway setback of 0.00m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m in this instance; and
15. A side yard measured to an accessory structure of 0.90m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to an accessory structure of 1.20m in this instance.

CONDITION(S):

1. Habitation in the second floor of the garage shall not be permitted.



Committee Decision dated at the City of Mississauga on January 17, 2019.

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

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NOTES:

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