

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER
Hearing: MARCH 7, 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

NEW APPLICATIONS - (CONSENT)

B-023/19	GREGORY JONES, REMY B. H JONES, CHRISTINA MOFFATT INCLEDON	3122 GIVEN RD	7	Approved (AC)
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DEFERRED APPLICATIONS - (CONSENT)

B-043/18	RICHARD & VALERIE STOVE	1262 QUEEN VICTORIA AVE	2	D (Apr 25)
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NEW APPLICATIONS - (MINOR VARIANCE)

A-077/19	SHAOLIN LI, AIFEN CHEN	898 PARKLAND AVE	2	D (May 9)
A-078/19	AAA SAFE PRIVATE STORAGE INC.	7360 BRAMALEA RD	5	D (May 9)
A-079/19	OLIVIC INC	4161 TOMKEN RD	3	Approved (AT, AC)
A-080/19	ZEINARB INC.	863 LAKESHORE RD E	1	Approved (AA)
A-081/19	PAUL & ERIKA PODOBNIK	6430 DONWAY DR	11	D (May 9)
A-082/19	VOLODYMYR VIVCHAR	2467 DONNAVALE DR	7	Approved (AA)
A-083/19	DAVID & SHEILA BACK	1375 BRITANNIA RD E	5	Approved (AA, AT, AC)
A-084/19	EDILOU HOLDINGS INC	6671 NINTH LINE	10	Approved (AA)
A-085/19	BAL PROPERTY HOLDINGS LTD	1638 AIMCO BLVD	5	Approved (AA)

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-003/19	RITU JAIN	869 WHITTIER CRES	2	D (Apr 11)
A-019/19	LINDA ZHAO & DAVID WANG	500 ARROWHEAD RD	2	Approved (AC)
A-034/19	RUPINDER KAUR VIRK	3108 BONAVENTURE DR	5	Approved (AC)
A-369/18	TALAL ISSAWI	844 MEADOW WOOD RD	2	Approved (AA, AC)
A-384/18	IHSSAN ALI	3889 STONEHAM WAY	10	D (May 2)
A-418/18	KEVIN HUETHER	1438 HAIG BLVD	1	D (Apr 25)
A-431/18	SHOAIBUL HAQ SHAH & HINA SHOAIB	1686 VILLAGE VIEW PL	6	D (Jun 13)



MISSISSAUGA

File: "B" 23/19
WARD 7

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 **GREGORY JONES, REMY B. H JONES, and CHRISTINA MOFFATT INCLEDON** for
the property located at **3122 GIVEN ROAD.**

Date of Hearing on Thursday March 7, 2019

Date Decision Signed by the Committee March 14, 2019

The hearing commenced at approximately 1:38p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:45p.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 15.24m (50.00ft) and an area of approximately 1133.00sq.m (12,195.51sq.ft).

G. Jones, authorized 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 February 25, 2019)
- City of Mississauga, Transportation and Works Department (dated February 22, 2019)
- City of Mississauga, Community Services Department, Culture Division (dated February 12, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated February 22,, 2019)
- Region of Peel (dated February 21, 2019)
- Bell Canada, Right-of-Way (dated February 11, 2019)

CORRESPONDENCE & DISCUSSION

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

D. Martin, T&W, spoke in regards to staff comments.

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

The applicant asked Committee to amend the conditions requested by city and agency staff as follows:

- The removal of Community Services Department, Culture Division, condition #7. The Committee consented to the request and removed the condition requested by 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 has a frontage of approximately 15.24m and an area of approximately 1133.00sq.m.

Committee Decision dated at the City of Mississauga on March 14, 2019

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHARUKH"</u> W. SHARUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"J. KWAST"</u> J. KWAST
<u>"D. COOK"</u> D. COOK	

I certify this is copy of the decision of the Committee's decision given on March 14, 2019.

"S. KENNEY"

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

SEAN KENNEY - SECRETARY-
TREASURER

Committee.Adjustment@mississauga.ca

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

Date of Mailing: March 11, 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 April 7, 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 March 18, 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 February 22, 2019.
6. A letter shall be received from the City of Mississauga, Community Services Department, Park Planning Division, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated February 22, 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: February 22, 2019

RE: Applicant: Gregory Jones, Remy B.H Jones, And Christina Moffatt Incledon
Date of Hearing: March 7, 2019
Location: 3122 Given Road
Our File: 'B' 23/19, Ward 7 (Z-21W)

Should Committee see merit in the subject application, we are providing the following conditions/requirements that will have to be addressed to the satisfaction of this department prior to the issuance of final consent:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Servicing Proposal

The applicant is to submit a Functional Servicing Proposal prepared by a Consulting Engineer for this department's review/approval to confirm that all the necessary municipal services, in particular a storm sewer connection can be provided to the new dwelling to be constructed on the subject lands. We note that the storm sewer outlet for the subject lands is the existing 450/525mm storm sewer on Given Road.

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. Road Widening on Given Road

The applicant is to gratuitously dedicate to the City of Mississauga a road allowance widening



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

towards the ultimate 20m right-of-way for Given Road as identified in the City's Official Plan. The dimensions related to right-of-way width and required widening are to be verified by the City's O.L.S., Al Jeraj at 905-615-3200 ext. 5789.

The applicant's surveyor is to prepare and submit two draft reference plans (detailing the required lands) to this section for review and approval. Following this approval, the applicant's surveyor should deposit the accepted draft reference plan and forward a copy of the registered plan to the City's Legal Services Section to finalize the process. This condition will be cleared upon receipt of confirmation from Legal Services identifying that the transfer has taken place and associated fees have been paid.

Should the applicant require more information with regards to the above, please contact Zain Zia from our Traffic Section at 905 615-3200 ext. 5318.

4. Environmental Site Assessment (ESA) for Road Widening on Given Road

As a road widening across the Given Road frontage is being requested, in accordance with Corporate Policy 09-08-02, a Phase 1 Environmental Site Assessment (ESA) will be required. The report should be prepared in accordance with O. Reg 153/04 (as amended), signed and dated by a Qualified Person as defined in O. Reg 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.

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.

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

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

6. Municipal Address Requirement

Prior to the issuance of final consent, satisfactory arrangements are to be made with Corporate Services Department, Information Technology Division, Digital Services & Mobility Section, Geospatial Solutions Group for the creation of new municipal addresses for the severed and retained lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or susie.tasca@mississauga.ca



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

B. GENERAL INFORMATION

1. Servicing

We note for the owner's information that all costs incurred in providing the required services (i.e., sanitary, water, storm, hydro, gas, etc.) to the subject lands will be the responsibility of the owner.

2. Access

We advise the applicant that all costs incurred in providing any new driveway entrance 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. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.

3. Lot Grading and Drainage

We advise the applicant that issuance of a building permit for any new dwelling 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.

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

DATE: February 22, 2019
FILES: "B" 23/19
SUBJECT: CONSENT APPLICATION
3122 GIVEN ROAD
GREGORY JONES, REMY B.H JONES, & CHRISTINA MOFFATT INCLEDON
WARD 7
MARCH 7, 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:

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

1. The applicant shall provide a cash contribution of \$1149 for planting of two (2) street trees on Given Road. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Richard Jones Park (Park #084) abuts the rear of the applicant's property.
2. Construction access from the park is not permitted.
3. Stockpiling of construction materials in the adjacent park is not permitted.
4. Payment of street tree contributions can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
5. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

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

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **OLIVIC INC.** for the property located at **4161 TOMKEN ROAD.**
Date of Hearing on Thursday March 7, 2019
Date Decision Signed by the Committee March 14, 2019

The hearing commenced at approximately 1:38p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:46p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the continued operation of a general insurance agency proposing:

1. A general insurance agency whereas By-law 0225-2007, as amended, does not make provisions for such a use in a residential zone; and
2. No parking spaces for persons with disabilities whereas By-law 0225-2007, as amended, requires 1 parking space for persons with disabilities in this instance.

R. Raczka, 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 February 25, 2019)
- City of Mississauga, Transportation and Works Department (dated February 22, 2019)
- Region of Peel (dated February 21, 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 the Committee.

DECISION

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

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



MISSISSAUGA

File: "A" 79/19
WARD 3

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

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS FOR A TEMPORARY PERIOD OF 5 YEARS (approval will lapse on March, 31, 2024):

To allow the continued operation of a general insurance agency proposing:

1. A general insurance agency whereas By-law 0225-2007, as amended, does not make provisions for such a use in a residential zone; and
2. No parking spaces for persons with disabilities whereas By-law 0225-2007, as amended, requires 1 parking space for persons with disabilities in this instance.

CONDITION(S):

1. The business operating from the subject property be limited to an insurance office.
2. The Applicant shall alter the property to provide landscaping in accordance with the approved site plan.
3. Shall provide photographic evidence of landscaping onsite to the satisfaction of the Secretary-Treasurer by August 31st, 2019.

Committee Decision dated at the City of Mississauga on March 14, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHARUKH"</u> W. SHARUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"J. KWAST"</u> J. KWAST
<u>"D. COOK"</u> D. COOK	

I certify this is copy of the decision of the Committee's decision given on March 14, 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 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 **April 3, 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 **ZEINARB INC.** for the property located at **863 LAKESHORE ROAD EAST.**
Date of Hearing on Thursday March 7, 2019
Date Decision Signed by the Committee March 14, 2019

The hearing commenced at approximately 1:38p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:56p.m.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit exterior alterations proposing:

1. Five (5) parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 6 parking spaces in this instance; and
2. A front yard of 5.92m (approx. 19.42ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 3.00m (approx. 9.84ft.) in this instance.

A. Beaumont, 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 February 22, 2019)
- City of Mississauga, Transportation and Works Department (dated February 22, 2019)
- Region of Peel (dated February 21, 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 the Committee.

DECISION

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

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



MISSISSAUGA

File: "A" 80/19
WARD 1

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To permit exterior alterations proposing:

1. Five (5) parking spaces whereas By-law 0225-2007, as amended, requires a minimum of six (6) parking spaces in this instance;
2. A front yard of 5.92m whereas By-law 0225-2007, as amended, permits a maximum front yard of 3.00m in this instance; and
3. A driveway aisle width of 2.40m whereas By-law 0225-2207, as amended, requires a minimum driveway aisle width of 7.00m in this instance.

Committee Decision dated at the City of Mississauga on March 14, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHARUKH"</u> W. SHARUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"J. KWAST"</u> J. KWAST
<u>"D. COOK"</u> D. COOK	

I certify this is copy of the decision of the Committee's decision given on March 14, 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 **April 3, 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 **VOLODYMYR VIVCHAR** for the property located at **2467 DONNAVALE DRIVE**.
Date of Hearing on Thursday March 7, 2019
Date Decision Signed by the Committee March 14, 2019

The hearing commenced at approximately 1:38p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:17p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a two storey dwelling proposing:

1. A lot coverage of 36.10% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
2. A gross floor area of 390.65sq.m (approx. 4204.91sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 328.70sq.m (approx. 3538.10sq.ft) in this instance;
3. An interior side yard (northerly) measured to the first floor of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the first floor of 1.80m (approx. 5.91ft) in this instance;
4. An interior side yard (northerly) measured to the second floor of 1.83m (approx. 6.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the second floor of 2.41m (approx. 5.91ft) in this instance;
5. A combined side yard of 4.63m (approx. 15.20ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard of 4.93m (approx. 16.17ft) in this instance;
6. A front yard of 6.28m (approx. 20.60ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50 (approx. 24.61ft) in this instance;
7. A garage projection beyond the face of the front wall of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection beyond the face of the front wall of 0.00m (approx. 0.00ft) in this instance; and
8. A building height measured to a flat roof of 8.33m (approx. 27.33ft) whereas By-law 0225-2007, permits a maximum building height measured to a flat roof of 7.50m (approx. 24.61ft) in this instance.

O. Stoyanovskyy, 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 February 25, 2019)
- City of Mississauga, Transportation and Works Department (dated February 22, 2019)
- Region of Peel (dated February 21, 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:

The resident of 3232 Riva Road (not in immediate area?) appeared before the Committee and expressed concerns with 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 one resident who presented at the hearing. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

1. A lot coverage of 36.06% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance; and
2. A front yard of 6.28m whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50 in this instance.

Committee Decision dated at the City of Mississauga on March 14, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHARUKH"</u> W. SHARUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"J. KWAST"</u> J. KWAST
<u>"D. COOK"</u> D. COOK	

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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 **April 3, 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 **DAVID & SHEILA BACK** for the property located at **1375 BRITANNIA ROAD EAST**.
Date of Hearing on Thursday March 7, 2019
Date Decision Signed by the Committee March 14, 2019

The hearing commenced at approximately 1:38p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:27p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the operation of an indoor used car dealership proposing:

1. An indoor motor vehicle sales, leasing and/or rental facility - restricted, whereas as By-law 0225-2007, as amended, permits motor vehicle sales, leasing, and rental facility - commercial in this instance; and
2. 38 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 53 parking spaces 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 March 1, 2019)
- City of Mississauga, Transportation and Works Department (dated February 22, 2019)
- Region of Peel (dated February 21, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Parrish expressing support for 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 FOR A TEMPORARY PERIOD OF 5 YEARS (approval will lapse on April, 1, 2024):

To approve a minor variance to allow the operation of an indoor used car dealership proposing:

1. An indoor motor vehicle sales, leasing and/or rental facility - restricted, whereas as By-law 0225-2007, as amended, permits motor vehicle sales, leasing, and rental facility - commercial in this instance; and
2. 36 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 53 parking spaces in this instance.

CONDITION(S):

1. No outdoor display/advertising of vehicles for sale and/or lease.

Committee Decision dated at the City of Mississauga on March 14, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHARUKH"</u> W. SHARUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"J. KWAST"</u> J. KWAST
<u>"D. COOK"</u> D. COOK	

I certify this is copy of the decision of the Committee's decision given on March 14, 2019

"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 **April 3, 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 **EDILOU HOLDINGS INC** for the property located at **6671 NINTH LINE**.
Date of Hearing on Thursday March 7, 2019
Date Decision Signed by the Committee March 14, 2019

The hearing commenced at approximately 1:38p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:42p.m.

APPLICATION DETAILS

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

1. A lot coverage of 38.60% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
2. A garage area of 69.29sq.m (approx. 745.83sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 65.15sq.m (approx. 701.27sq.ft) in this instance;
3. A front yard of 1.83m (approx. 6.00ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 9.00m (approx. 29.53ft) in this instance;
4. A setback measured to a garage of 1.32m (approx. 4.33ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured to a garage of 6.00m (approx. 19.69ft) in this instance;
5. Two driveways whereas By-law 0225-2007, as amended, permits a maximum of 1 driveway in this instance;
6. Two walkway attachments to driveway whereas By-law 0225-2007, as amended, permits one walkway attachment to a driveway in this instance; and
7. Relocation of existing heritage dwelling and addition whereas By-law 0225-2007, as amended, relocation of heritage building is not permitted in this instance.

R. Mateljan, 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 February 25, 2019)
- City of Mississauga, Transportation and Works Department (dated February 22, 2019)
- Community Services Department, Culture Division (dated February 12, 2019)
- Region of Peel (dated February 21, 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 residents of 3681 Banff Court, stating support for the application.

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

DECISION

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

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



MISSISSAUGA

File: "A" 84/19
WARD 10

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 allow an addition proposing:

1. A lot coverage of 38.60% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
2. A garage area of 69.29sq.m (approx. 745.83sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 65.15sq.m (approx. 701.27sq.ft) in this instance;
3. A front yard setback of 0.83m (2.7 ft.), whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 9.0m (29.5 ft.), in this instance;
4. A setback measured to a garage face of 1.29m (4.2 ft.), whereas By-law 0225-2007, as amended, requires a minimum setback to a garage face of 6.0m (19.7 ft.), in this instance;
5. Two driveways whereas By-law 0225-2007, as amended, permits a maximum of 1 driveway in this instance;
6. Two walkway attachments to driveway whereas By-law 0225-2007, as amended, permits one walkway attachment to a driveway in this instance; and
7. Modifications to the heritage dwelling and heritage outbuildings are proposed, whereas By-law 0225-2007, as amended, does not permit modifications to the heritage dwelling and heritage outbuildings, in this instance.

Committee Decision dated at the City of Mississauga on March 14, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHARUKH"</u> W. SHARUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"J. KWAST"</u> J. KWAST
<u>"D. COOK"</u> D. COOK	

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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 **April 3, 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 **BAL PROPERTY HOLDINGS LTD**
for the property located at **1638 AIMCO BOULEVARD.**

Date of Hearing on Thursday March 7, 2019

Date Decision Signed by the Committee March 14, 2019

The hearing commenced at approximately 1:38p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:49p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow an expansion proposing 135 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 209 parking spaces in this instance.

L. Starr, 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 February 25, 2019)
- City of Mississauga, Transportation and Works Department (dated February 22, 2019)
- Region of Peel (dated February 21, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A letter was received from the property owners of 3681 Banff Court stating support for 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.



MISSISSAUGA

File: "A" 85/19
WARD 5

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

The Applicant requests the Committee to approve a minor variance to allow the expansion of the existing banquet hall proposing 135 parking spaces on site, whereas By-law 0225-2007, as amended, requires 209 parking spaces to be provided on site, in this instance.

Committee Decision dated at the City of Mississauga on March 14, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHARUKH"</u> W. SHARUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"J. KWAST"</u> J. KWAST
<u>"D. COOK"</u> D. COOK	

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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 **April 3, 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 **LINDA ZHAO & DAVID WANG** for the property located at **500 ARROWHEAD ROAD**.

Date of Hearing on Thursday March 7, 2019

Date Decision Signed by the Committee March 14, 2019

The hearing commenced at approximately 1:38p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:57p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a detached dwelling proposing:

1. A planter encroachment into a front yard of 1.57m (approx. 5.15ft) whereas By-law 0225-2007, as amended, permits a maximum front yard encroachment of 0.00m (0.00ft) in this instance; and
2. A building height measured to the eaves of 6.92m (approx. 22.70ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

S. Totten, agent, attended and presented evidence in support of the application.

BACKGROUND

On January 17, 2019, S. Totten, agent, attended and requested to defer the application to add additional variances to the application.

The Committee consented to the request and deferred the application to the April 11th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated January 14, 2019)
- City of Mississauga, Transportation and Works Department (dated January 4, 2019)
- City of Mississauga, Community Services Department, Culture Division (dated January 3, 2019)
- Region of Peel (dated January 11, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 22, 2019)
- City of Mississauga, Transportation and Works Department (dated February 22, 2019)
- Region of Peel (dated February 21, 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 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 SUBJECT TO CONDITIONS:

To allow the construction of a detached dwelling proposing:

1. A planter encroachment into a front yard of 1.57m whereas By-law 0225-2007, as amended, permits a maximum front yard encroachment of 0.00m in this instance; and
2. A building height measured to the eaves of 6.92m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on March 14, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHARUKH"</u> W. SHARUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"J. KWAST"</u> J. KWAST
<u>"D. COOK"</u> D. COOK	

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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 **April 3, 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 **RUPINDER KAUR VIRK** for the property located at **3108 BONAVENTURE DRIVE**.
Date of Hearing on Thursday March 7, 2019
Date Decision Signed by the Committee March 14, 2019

The hearing commenced at approximately 1:38p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:59p.m.

APPLICATION DETAILS

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

1. A gross floor area of 328.60sq.m (approx. 3537.02sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 269.63sq.m (approx. 2,902.27sq.ft) in this instance;
2. A lot coverage of 36.1% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% of the lot area in this instance; and
3. A height to the underside of the eaves of 7.21m (approx. 23.65ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of the eaves of 6.40m (approx. 21.00ft) in this instance.

P. del Grosso, agent, attended and presented evidence in support of the application.

BACKGROUND

P. del Grosso agent, appeared and requested to defer the application to revise the requested variances.

The Committee consented to the request and deferred the application to the March 21st, 2019 hearing.

Please note this application had subsequently been moved up to the March 7th, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 18, 2019)
- City of Mississauga, Transportation and Works Department (dated January 11, 2019)
- Region of Peel (dated January 18, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 22, 2019)
- City of Mississauga, Transportation and Works Department (dated February 22, 2019)
- Region of Peel (dated February 21, 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 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. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

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

1. A gross floor area of 328.60sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 269.63sq.m in this instance;
2. A lot coverage of 36.1% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% of the lot area in this instance; and
3. A height to the underside of the eaves of 7.21m whereas By-law 0225-2007, as amended, permits a maximum height to the underside of the eaves of 6.40m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on March 14, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHARUKH"</u> W. SHARUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"J. KWAST"</u> J. KWAST
<u>"D. COOK"</u> D. COOK	

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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 **April 3, 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 **TALAL ISSAWI** for the property located at **844 MEADOW WOOD ROAD**.
Date of Hearing on Thursday March 7, 2019
Date Decision Signed by the Committee March 14, 2019

The hearing commenced at approximately 1:38p.m.

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

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

1. A gross floor area of 73.80sq.m (approx. 794.38sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 10.00sq.m (approx. 107.64sq.ft) in this instance;
2. A height of an accessory structure of 6.54m (approx. 21.46ft) whereas By-law 0225-2007, as amended, permits a maximum building height of an accessory structure of 3.00m (approx. 9.84ft) in this instance; and
3. Three accessory structures (two outdoor fireplace structures and the subject accessory structure) whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure in this instance.

D. Brown, agent, attended and presented evidence in support of the application.

BACKGROUND

On September 27, 2018, P. Giordano, 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 September 19, 2018)
- City of Mississauga, Transportation and Works Department (dated September 18, 2018)
- Region of Peel (dated September 20, 2018)
- Correspondence was received from the resident of 861 Sunningdale Bend stating no objection to the subject application.

On November 29th, 2018, a letter was received from authorized agent D. Brown, requesting deferral of the application to address staff comments.

The committee consented to the request and deferred the application to the March 7th 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 February 22, 2019)
- City of Mississauga, Transportation and Works Department (dated February 22, 2019)
- Region of Peel (dated February 21, 2019)
- Credit Valley Conservation (dated February 21, 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 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 ## area resident and ## residents who presented at the hearing. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.



MISSISSAUGA

File: "A" 369/18
WARD 2

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 allow the existing accessory structure to remain proposing:

1. A gross floor area of 76.82sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 10.00sq.m in this instance;
2. A height of an accessory structure of 6.54m whereas By-law 0225-2007, as amended, permits a maximum building height of an accessory structure of 3.00m in this instance; and
3. Three accessory structures (two outdoor fireplace structures and the subject accessory structure) whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure in this instance.

CONDITION(S):

1. The applicant is to enter into an Easement Encroachment Agreement with the City of Mississauga for the existing structure within the City Easement.
2. The structure must be equipped with an eaves trough and down spout located at the front of the structure and directed towards the applicant's lands (away from slope).
3. No human habitation, water, and/or sanitary services shall be permitted in the subject accessory structure.

Committee Decision dated at the City of Mississauga on March 14, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHARUKH"</u> W. SHARUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"J. KWAST"</u> J. KWAST
<u>"D. COOK"</u> D. COOK	

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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 **April 3, 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.