

**COMMITTEE OF ADJUSTMENT  
RESULTS**



**Location: COUNCIL CHAMBER**  
**Hearing: MARCH 28, 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**

A21/19 (1529 Parkridge Rd): Applicant request to move from May 2 to May 9 due to scheduling conflicts.

**NEW APPLICATIONS - (MINOR VARIANCE)**

A-102/19	SURJIT BHALLA, BIBI BHALLA	194 LAKESHORE RD W	1	Approved
A-103/19	SUSAN RILEY	162 OAKES DR	1	Approved (AA, ACP)
A-104/19	ANTHONY L. & MARIA V. FERNANDES	5099 PRESERVATION CIR	10	Approved
A-105/19	RYAN STROME	993 ALBERTSON CRES	2	Approved (AA, ACP)
A-106/19	2247990 ONTARIO INC	145 QUEEN ST S	11	D (May 23)
A-107/19	PATRICIA SMITH	714 MONTBECK CRES	1	Approved (ACP)
A-108/19	RAJ JAIN	1612 BROADMOOR AVE	1	Approved (AA, ACP)
A-109/19	UMAR MANSOOR, ANAM SHEIKH	1469 INDIAN RD	2	Approved (AA, ACP)
A-110/19	MOHAMMED AL SARRAF	2545 GLENGARRY RD	7	Approved (AA, ACP, AC)
A-111/19	TOCO HILL & ROCKAWAY CONSTRUCTION	1185 DUNDAS ST E	3	Approved (AA)
A-112/19	2327604 ONTARIO INC	6455 MISSISSAUGA RD	11	D (May 23)

**DEFERRED APPLICATIONS - (MINOR VARIANCE)**

A-140/18	ANITA AGRAWAL	7488 MCKECHNIE CRT	5	Approved (ACP)
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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 **SURJIT BHALLA & BIBI BHALLA** for the property located at  
**194 LAKESHORE ROAD WEST.**

Date of Hearing on Thursday March 28, 2019  
Date Decision Signed by the Committee April 4, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:34p.m.

### **APPLICATION DETAILS**

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

1. A personal service establishment use whereas By-law 0225-2007, as amended, does not permit a personal service establishment use in this instance; and
2. 1 parking space whereas By-law 0225-2007, as amended, requires a minimum of 4 parking spaces in this instance.

S. Qi, 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 15, 2019)
- City of Mississauga, Transportation and Works Department (dated March 15, 2019)
- Region of Peel (dated March 18, 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 regarding a potential temporary approval.

### **DECISION**

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow a personal service establishment proposing:

1. A personal service establishment use whereas By-law 0225-2007, as amended, does not permit a personal service establishment use in this instance; and
2. 1 parking space whereas By-law 0225-2007, as amended, requires a minimum of 4 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on April 4, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 April 4, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **April 24, 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 **SUSAN RILEY** for the property located at **162 OAKES DRIVE**.  
Date of Hearing on Thursday March 28, 2019  
Date Decision Signed by the Committee April 4, 2019

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

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

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

1. A side yard of 2.11m (approx. 6.92ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 3.70m (approx. 12.14ft) in this instance;
2. A combined side yard of 4.52m (approx. 14.83ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard of 6.11m (approx. 20.05ft) in this instance;
3. A rear yard measured to a shed of 1.15m (approx. 3.77ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a shed of 1.20m (approx. 3.94ft) in this instance; and
4. A building height measured to the underside of the eaves of 6.61m (approx. 21.69ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the underside of the eaves of 6.40m (approx. 21.00ft) in this instance.

T. Marcino, 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 15, 2019)
- City of Mississauga, Transportation and Works Department (dated March 15, 2019)
- Region of Peel (dated March 18, 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the following residents who expressed support for the application: 87 Oakes Drive, 107 Oakes Drive and 143 Oakes Drive.

The residents of 150 Oakes Drive appeared before the Committee and expressed concerns regarding the application. Concerns were expressed regarding the distance between the two houses.

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:**

To allow a two storey dwelling proposing:

1. A westerly interior side yard of 2.11m whereas By-law 0225-2007, as amended, requires a minimum side yard of 2.41m in this instance;
2. A combined side yard of 4.52m whereas By-law 0225-2007, as amended, requires a minimum combined side yard of 6.17m in this instance;
3. A rear yard setback of 1.15m to an accessory structure located in the rear yard whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 1.20m in this instance; and
4. An eave height of 6.59m measured from average grade and to the underside of the eaves whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m in this instance.

**CONDITION(S):**

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

Committee Decision dated at the City of Mississauga on April 4, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 24, 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 **ANTHONY L. & MARIA V. FERNANDES** for the property located at  
**5099 PRESERVATION CIRCLE.**

Date of Hearing on Thursday March 28, 2019  
Date Decision Signed by the Committee April 4, 2019

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

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing a rear yard of 6.94m (approx. 22.77ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.61ft) in this instance.

W. Kram, 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 18, 2019)
- City of Mississauga, Transportation and Works Department (dated March 15, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated March 13, 2019)
- Region of Peel (dated March 18, 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- A petition of support was received through the agent signed by 10 area residents.
- A letter of support was received through the agent signed by 1 area resident.

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: J. Kwast      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the construction of an addition proposing a rear yard of 6.94m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance.

Committee Decision dated at the City of Mississauga on April 4, 2019.

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

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SEAN KENNEY - SECRETARY-  
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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 **April 24, 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 **RYAN STROME** for the property located at **993 ALBERTSON CRESCENT**.  
Date of Hearing on Thursday March 28, 2019  
Date Decision Signed by the Committee April 4, 2019

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

No Member declared a pecuniary interest for this application.

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

### APPLICATION DETAILS

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

1. An area of soft landscaping in the yard containing the driveway of 27.18% whereas By-law 0225-2007, as amended, requires a minimum area of soft landscaping in the yard containing the driveway of 40.00% in this instance;
2. A dwelling depth of 26.19m (approx. 85.93ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
3. A building height of 11.16m (approx. 36.61ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.50m (approx. 31.17ft) in this instance; and
4. A building height measured to the underside of the eaves of 8.68m (approx. 28.48ft) whereas By-law 0225-2007 as amended, permits a maximum building height of 6.40m (approx. 21.00ft) in this instance.

B. Oughtred, agent, attended and presented evidence in support of the application. He indicated variance number one was no longer required.

### COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 15, 2019)
- City of Mississauga, Transportation and Works Department (dated March 15, 2019)
- Region of Peel (dated March 18, 2019)

### CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Letters of support were received through the agent signed by 2 area residents.

The resident of 988 Albertson Crescent appeared before the Committee and expressed concerns regarding the proposed height and environmental impacts.

Committee asked questions of the agent who appeared before the Committee regarding the average grade and the height variances.

**DECISION**

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

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION:**

To allow the construction of a new dwelling proposing:

1. A dwelling depth of 26.19m whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m in this instance;
2. A building height of 11.16m whereas By-law 0225-2007, as amended, permits a maximum building height of 9.50m in this instance; and
3. A building height measured to the underside of the eaves of 8.68m whereas By-law 0225-2007 as amended, permits a maximum building height of 6.40m in this instance.

**CONDITION:**

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

Committee Decision dated at the City of Mississauga on April 4, 2019.

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

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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.

Decision of the Mississauga Committee of Adjustment under  
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.  
Application by **PATRICIA SMITH** for the property located at **714 MONTBECK CRESCENT**.  
Date of Hearing on Thursday March 28, 2019  
Date Decision Signed by the Committee April 4, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:20p.m.

### **APPLICATION DETAILS**

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

1. A side yard (southerly) of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance; and
2. A building height of 7.80m (approx. 25.59ft) whereas By-law 0225-2007, as amended requires a maximum building height of 7.50m (approx. 24.61ft) in this instance.

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

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 15, 2019)
- City of Mississauga, Transportation and Works Department (dated March 15, 2019)
- Region of Peel (dated March 18, 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.

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

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

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION:**

to allow the construction of a new dwelling proposing:

1. A side yard (southerly) of 1.20m whereas By-law 0225-2007, as amended requires a minimum side yard of 1.81m in this instance; and
2. A building height to a flat roof of 7.8m whereas By-law 0225-2007, as amended requires a maximum building height to a flat roof of 7.5m.

**CONDITION(S):**

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

Committee Decision dated at the City of Mississauga on April 4, 2019.

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

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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.

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 **RAJ JAIN** for the property located at **1612 BROADMOOR AVENUE**.  
Date of Hearing on Thursday March 28, 2019  
Date Decision Signed by the Committee April 4, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:25p.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 520.59sq.m (approx. 5,603.58sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 467.08sq.m (approx. 5,027.61sq.ft) in this instance;
2. A lot coverage of 26% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area in this instance;
3. A height measured to the highest ridge 10.60m (approx. 34.78ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the highest ridge of 9.50m (approx. 31.16ft) in this instance;
4. A height measured to the underside of the eaves of 7.85m (approx. 25.75ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.40m (approx. 21.00ft) in this instance;
5. A driveway width of 9.63m (approx. 31.59ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.88ft) in this instance; and
6. A combined width of two points of access for a circular driveway of 11.00m (approx. 36.09ft) whereas By-law 0225-2007, as amended, permits a maximum combined width of two points of access for a circular driveway of 8.50m (approx. 27.88ft) in this instance.

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

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 28, 2019)
- City of Mississauga, Transportation and Works Department (dated March 15, 2019)
- Region of Peel (dated March 18, 2019)

## **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 277 Radley Road stating no objection to the subject application.
- Correspondence was received from the Credit Reserve Association stating an objection to the subject application.

Committee asked questions of the agent who appeared before the Committee regarding what was contributing to the coverage variance and the driveway configuration.

## **DECISION**

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

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



MISSISSAUGA

File: "A" 108/19  
WARD 1

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

MOVED BY: S. Patrizio      SECONDED BY: W. Shahrukh      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:**

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

1. A gross floor area of 520.59sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 467.08sq.m in this instance;
2. A lot coverage of 26% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area in this instance;
3. A height measured to the highest ridge 9.99m whereas By-law 0225-2007, as amended, permits a maximum height measured to the highest ridge of 9.50m in this instance;
4. A height measured to the underside of the eaves of 7.24m whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.40m in this instance;
5. A driveway width of 9.63m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m in this instance; and
6. A combined width of two points of access for a circular driveway of 9.80m, whereas By-law 0225-2007, as amended, permits a maximum combined width of two points of access for a circular driveway of 8.50m in this instance.

**CONDITION(S):**

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

Committee Decision dated at the City of Mississauga on April 4, 2019.

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

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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.



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 **UMAR MANSOOR & ANAM SHEIKH** for the property located at **1469 INDIAN ROAD**.  
Date of Hearing on Thursday March 28, 2019  
Date Decision Signed by the Committee April 4, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:38p.m.

### **APPLICATION DETAILS**

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

1. A lot coverage of 32.08% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A driveway width of 9.22m (approx. 30.25ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance; and
3. A walkway attachment of 3.70m (approx. 12.14ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance.

K. Olak, agent, attended and presented evidence in support of the application.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 15, 2019)
- City of Mississauga, Transportation and Works Department (dated March 15, 2019)
- Region of Peel (dated March 18, 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.



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

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

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:**

to allow the construction of additions on the subject property proposing:

1. A lot coverage of 32.08% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A driveway width of 9.22m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance; and
3. A walkway attachment of 4.65m whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m in this instance.

**CONDITION(S):**

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 April 4, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 April 4, 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 **April 24, 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 **MOHAMMED AL SARRAF** for the property located at **2545 GLENGARRY ROAD**.  
Date of Hearing on Thursday March 28, 2019  
Date Decision Signed by the Committee April 4, 2019

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

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

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

1. A lot coverage of 37.3% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance; and
2. A rear yard of 6.96m (approx. 22.83ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.60ft) in this instance.

R. Al-Rawi, agent, attended and presented evidence in support of the application.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 18, 2019)
- City of Mississauga, Transportation and Works Department (dated March 15, 2019)
- Region of Peel (dated March 18, 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 2550 Claymore Crescent stating an objection to the subject application.

Committee asked questions of the agent who appeared before the Committee regarding the potential overlook created by the balcony.

### **DECISION**

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

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



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

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

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:**

To allow the construction of a balcony on the subject property proposing:

1. A lot coverage of 37.3% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance; and
2. A rear yard of 6.96m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance.

**CONDITION(S):**

1. Immediately adjacent to the balcony provide and maintain a solid row of cedars or other appropriate plantings that will provide screening for the neighbouring properties. The applicant shall provide Committee of Adjustment staff a picture for final signoff no later than September 30, 2019 (email pictures along with property address and CofA file number to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca))
2. Construction related to this variance shall be in general conformance with the plans approved by the Committee.

Committee Decision dated at the City of Mississauga on April 4, 2019.

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

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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 **April 24, 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 **TOCO HILL & ROCKAWAY CONSTRUCTION** for the property located at  
**1185 DUNDAS STREET EAST.**

Date of Hearing on Thursday March 28, 2019  
Date Decision Signed by the Committee April 4, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:51p.m.

### **APPLICATION DETAILS**

The applicants request the Committee to approve a minor variance to allow the operation of a restaurant in unit 2 of the subject property proposing 152 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 159 parking spaces in this instance.

R. Al-Rawi, agent, attended and presented evidence in support of the application.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 18, 2019)
- City of Mississauga, Transportation and Works Department (dated March 15, 2019)
- Region of Peel (dated March 18, 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the property owner of 1195 Dundas Street East and the tenant at 1195 Dundas Street East stating an objection to the subject application.
- Correspondence was received from the property owner of the subject property 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 3 area property owners/tenants and all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

To allow the proposed restaurant in Unit 2 to reduce the required parking spaces to 152 whereas By-law 0225-2007, as amended required 159 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on April 4, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 April 4, 2019.

"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 24, 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 **ANITA AGRAWAL** for the property located at **7488 MCKECHNIE COURT**.  
Date of Hearing on Thursday March 28, 2019  
Date Decision Signed by the Committee April 4, 2019

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

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

The applicant requests the Committee to authorize a minor variance to permit a two storey dwelling on the subject property proposing:

1. A lot coverage of 39.13% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A gross floor area- infill residential of 301.36m<sup>2</sup> (3,243.81sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum gross floor area- infill residential of 269.36m<sup>2</sup> (2,899.36sq.ft.) in this instance;
3. A driveway width of 6.00m (19.68ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.74m (15.55ft.) in this instance;
4. A northerly side yard of 1.2m (3.93ft.) measured to the second storey; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.80m (5.90ft.) measured to the second storey in this instance;
5. A southerly side yard of 1.65m (5.41ft.) measured to the second storey; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (5.93ft.) measured to the second storey in this instance;

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

### **BACKGROUND**

On April 5, 2018, S. Qi, the authorized 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 July 12<sup>th</sup>, 2018 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated April 3, 2018)
- City of Mississauga, Transportation and Works Department (dated March 29, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated April 2, 2018)
- Region of Peel (dated March 26, 2018)

## **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 18, 2019)
- City of Mississauga, Transportation and Works Department (dated March 15, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated March 14, 2019)
- Region of Peel (dated March 18, 2019)

## **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Parrish.
- A petition of support was submitted through the agent signed by 7 area residents.

Committee asked questions of the agent who appeared before the Committee regarding the extent of the redesigns and the massing of the proposed dwelling.

## **DECISION**

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

Committee has taken into consideration correspondence received from 1 area resident and the Ward Councillor. Committee has 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: S. Patrizio      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO CONDITION:**

To permit a two storey dwelling on the subject property proposing:

1. A lot coverage of 39.13% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A gross floor area- infill residential of 301.36m<sup>2</sup>; whereas By-law 0225-2007, as amended, permits a maximum gross floor area- infill residential of 269.36m<sup>2</sup> in this instance;
3. A driveway width of 6.00m; whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.74m in this instance;
4. A northerly side yard of 1.2m measured to the second storey of the dwelling; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m in this instance.
5. A southerly side yard of 1.65m measured to the second storey; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m measured to the second storey in this instance;

**CONDITION:**

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

Committee Decision dated at the City of Mississauga on April 4, 2019.

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

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**NOTES:**

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2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.