

**COMMITTEE OF ADJUSTMENT
RESULTS**



Location: COUNCIL CHAMBER
Hearing: April 4, 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

A4/19 (1341 Stavebank Rd): Applicant request to move from Aug 15 to Sept 12 due to scheduling conflicts.
A21/19 (1529 Parkridge Rd): Applicant request to move from May 2 to May 9 due to scheduling conflicts.
B21/19 & B22/19 (1426 & 1414 Indian Grove): Applicant requests to move from May 2 to July 11 to make revisions to the application.

NEW APPLICATIONS - (MINOR VARIANCE)

A-113/19	MASSIMO NINI	28 INGLEWOOD DR	1	Approved (ACP)
A-114/19	VARINDER & GULSHAN SINGLA	1368 KENMUIR AVE	1	Approved (ACP)
A-115/19	AHMED MOTAWEA & HEIDY GHANEM	7313 ROSEHURST DR	10	Deferred (Jun 13)
A-116/19	NATALIYA MULYAVE & VLADYSLAV MAKSYMIV	844 TENTH ST	1	Approved (ACP)
A-117/19	AHMED & REHANA RIZWAN	109 ANGELENE ST	1	Approved (ACP)
A-118/19 A-119/19	10495689 CANADA INC	39-A & 39-B MAPLE AVE N	1	Approved (ACP)
A-120/19 A-121/19	10495719 CANADA INC	41-A & 41-B MAPLE AVE N	1	Approved (ACP)
A-122/19	ANNA CIPRESSI	2375 MISSISSAUGA RD	8	Approved (AA, ACP)
A-123/19	SASA & TATJANA PAVLOVIC	469 LYND AVE	1	Deferred (May 23)
A-124/19	JOSEPH & CARMEN EMANUELE	2615 WHALEY DR	7	Approved
A-125/19	WALTON HOLDINGS 1 INC	209 QUEEN ST S. & 6 & 8 MAIN ST.	11	Approved (AA, ACP)
A-126/19	GHAZALA ISHRAT	3404 FOUNTAIN PARK AVE	10	Approved

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-400/18	1302396 ONTARIO LTD	2199 DUNWIN DR	8	Approved (AA)
A-030/19	PATRICIA / ANDREW AZIZ	778 CANYON ST	2	Approved (ACP)
A-058/19	DANIELLA STERN	886 NINTH ST	1	Approved (ACP)

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 **MASSIMO NINI** for the property located at **28 INGLEWOOD DRIVE**.
Date of Hearing on Thursday April 4, 2019
Date Decision Signed by the Committee April 11, 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 the construction of a two storey dwelling proposing a gross floor area of 370.26sq.m (approx. 3985.45sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 329.35sq.m (approx. 3545.09sq.ft) in this instance.

F. Lima, 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 25, 2019)
- City of Mississauga, Transportation and Works Department (dated March 22, 2019)
- Region of Peel (dated March 22, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident stating no objection to the subject application.

An area resident appeared before the Committee and objected to the application.

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

DECISION

Committee has taken into consideration correspondence received from one area resident and 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: J. Page SECONDED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow the construction of a two storey dwelling proposing a gross floor area of 370.26sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 329.35sq.m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on April 11, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<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 April 11, 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 **May 1, 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 **VARINDER & GULSHAN SINGLA**
for the property located at **1368 KENMUIR AVENUE.**

Date of Hearing on Thursday April 4, 2019
Date Decision Signed by the Committee April 11, 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 a two storey dwelling proposing a gross floor area of 360.10sq.m (approx. 3876.08sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 336.25sq.m (approx. 3619.36sq.ft) in this instance.

R. Kossak, 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 25, 2019)
- City of Mississauga, Transportation and Works Department (dated March 22, 2019)
- Region of Peel (dated March 22, 2019)

CORRESPONDENCE & DISCUSSION

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

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: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow the construction of a two storey dwelling proposing a gross floor area of 360.10sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 336.25sq.m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on April 11, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<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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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 **May 1, 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 **NATALIYA MULYAVE & VLADYSLAV MAKSYMIV**
for the property located at **844 TENTH STREET.**
Date of Hearing on Thursday April 4, 2019
Date Decision Signed by the Committee April 11, 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 2:02p.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 42.20% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance;
2. A side yard of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.94ft) in this instance;
3. A building height measured to the roof of 10.67m (approx. 35.01ft) 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 eaves of 7.93m (approx. 26.02ft) 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.

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 March 25, 2019)
- City of Mississauga, Transportation and Works Department (dated March 22, 2019)
- Region of Peel (dated March 22,, 2019)
- Credit Valley Conservation (dated March 15, 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. Cook SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow the construction of a two storey dwelling proposing:

1. A lot coverage of 42.20% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance;
2. A side yard of 0.91m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance;
3. A building height measured to the roof of 10.67m whereas By-law 0225-2007, as amended, permits a maximum building height of 9.50m in this instance; and
4. A building height measured to the eaves of 7.93m 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 with the plans approved by the Committee.

Committee Decision dated at the City of Mississauga on April 11, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<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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SEAN KENNEY - SECRETARY-
TREASURER

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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 **May 1, 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 **AHMED & REHANA RIZWAN**
for the property located at **109 ANGELENE STREET.**
Date of Hearing on Thursday April 4, 2019
Date Decision Signed by the Committee April 11, 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 2:11p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a two storey dwelling proposing a gross floor area of 337.12sq.m (approx. 3628.73sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 295.92sq.m (approx. 3185.26sq.ft) in this instance.

R. Iqbal, 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 25, 2019)
- City of Mississauga, Transportation and Works Department (dated March 22, 2019)
- Region of Peel (dated March 22, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from two area residents stating an objection to the subject application.

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow the construction of a two storey dwelling proposing a gross floor area of 337.12sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 295.92sq.m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on April 11, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<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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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 **May 1, 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 **10495689 CANADA INC.**
for the property located at **39-A MAPLE AVENUE NORTH**
Date of Hearing on Thursday April 4, 2019
Date Decision Signed by the Committee April 11, 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 2:18p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of stairs to facilitate a below grade entrance in the rear yard proposing a side yard of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) 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 March 25, 2019)
- City of Mississauga, Transportation and Works Department (dated March 22, 2019)
- Region of Peel (dated March 22, 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: D. George SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow the construction of stairs to facilitate a below grade entrance in the rear yard proposing a side yard of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on April 11, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<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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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 **10495689 CANADA INC.**
for the property located at **39-B MAPLE AVENUE NORTH**
Date of Hearing on Thursday April 4, 2019
Date Decision Signed by the Committee April 11, 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 2:18p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of stairs to facilitate a below grade entrance in the rear yard proposing a side yard of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) 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 March 25, 2019)
- City of Mississauga, Transportation and Works Department (dated March 22, 2019)
- Region of Peel (dated March 22, 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: D. George SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow the construction of stairs to facilitate a below grade entrance in the rear yard proposing a side yard of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on April 11, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<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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NOTES:

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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 **10495719 CANADA INC.**
for the property located at **41-A MAPLE AVENUE NORTH**
Date of Hearing on Thursday April 4, 2019
Date Decision Signed by the Committee April 11, 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 2:18p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of stairs to facilitate a below grade entrance in the rear yard proposing a side yard of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) 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 March 25, 2019)
- City of Mississauga, Transportation and Works Department (dated March 22, 2019)
- Region of Peel (dated March 22, 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: D. George SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow the construction of stairs to facilitate a below grade entrance in the rear yard proposing a side yard of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on April 11, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"J. KWAST"</u> J. KWAST
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Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **10495719 CANADA INC.**
for the property located at **41-B MAPLE AVENUE NORTH**
Date of Hearing on Thursday April 4, 2019
Date Decision Signed by the Committee April 11, 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 2:18p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of stairs to facilitate a below grade entrance in the rear yard proposing a side yard of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) 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 March 25, 2019)
- City of Mississauga, Transportation and Works Department (dated March 22, 2019)
- Region of Peel (dated March 22, 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: D. George SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow the construction of stairs to facilitate a below grade entrance in the rear yard proposing a side yard of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on April 11, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<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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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 **May 1, 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 **ANNA CIPRESSI** for the property located at **2375 MISSISSAUGA ROAD**.
Date of Hearing on Thursday April 4, 2019
Date Decision Signed by the Committee April 11, 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 lot coverage of 26.9% 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;
2. A height of 12.10m (approx. 39.70ft) whereas By-law 0225-2007, as amended, permits a maximum height of 10.70m (approx. 35.10ft) in this instance;
3. A garage area of 92.20sq.m (approx. 992.43sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq.m (approx. 807.29sq.ft) in this instance;
4. A driveway width of 10.08m (approx. 33.07ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.88ft) in this instance; and
5. Two driveways whereas By-law 0225-2007, as amended, permits a maximum of one driveway 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 25, 2019)
- City of Mississauga, Transportation and Works Department (dated March 22, 2019)
- Region of Peel (dated March 22, 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: J. Page SECONDED BY: D. Kennedy 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 lot coverage of 26.9% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.0% of the lot area in this instance;
2. A height of 12.10m whereas By-law 0225-2007, as amended, permits a maximum height of 10.70m in this instance;
3. A garage area of 92.20sq.m whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq.m in this instance;
4. A driveway width of 10.08m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m in this instance; and
5. Two driveways whereas By-law 0225-2007, as amended, permits a maximum of one driveway in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on April 11, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<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 **May 1, 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 **JOSEPH & CARMEN EMANUELE** for the property located at **2615 WHALEY DRIVE**.
Date of Hearing on Thursday April 4, 2019
Date Decision Signed by the Committee April 11, 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 2:29p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of an addition on the subject property proposing an exterior side yard of 3.33m (approx. 10.93ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m (approx. 19.68ft) in this instance.

J. Emanuele, 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 March 22, 2019)
- City of Mississauga, Transportation and Works Department (dated March 22, 2019)
- Region of Peel (dated March 22, 2019)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the owner 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. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

The applicants request the Committee to approve a minor variance to allow the construction of an addition on the subject property proposing an exterior side yard of 3.33m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m in this instance.

Committee Decision dated at the City of Mississauga on April 11, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<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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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 **May 1, 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 **WALTON HOLDINGS 1 INC**
for the property located at **209 QUEEN STREET SOUTH & 6-8 MAIN STREET.**
Date of Hearing on Thursday April 4, 2019
Date Decision Signed by the Committee April 11, 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 2:31p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a 10.2sq.m (approx. 109.79sq.ft) addition on the subject property proposing no additional parking whereas By-law 0225-2007, as amended, requires a minimum of 6 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 22, 2019)
- City of Mississauga, Transportation and Works Department (dated March 22, 2019)
- Region of Peel (dated March 22, 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: J. Page SECONDED BY: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

The applicant requests the Committee to approve a minor variance to allow the construction of a 10.2sq.m addition and an expansion of a Restaurant use on the subject property proposing 0 parking spaces on site and 7 parking spaces provided through Payment-In-Lieu; whereas, a total of 12 parking spaces are required, 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 April 11, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<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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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 **May 1, 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 **GHAZALA ISHRAT** for the property located at **3404 FOUNTAIN PARK AVENUE**.
Date of Hearing on Thursday April 4, 2019
Date Decision Signed by the Committee April 11, 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 applicant requests the Committee to approve a minor variance to allow renovations on the subject property proposing:

1. A driveway width of 5.21m (approx. 17.09ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.30m (approx. 14.11ft) in this instance;
2. A rear yard measured to a window well of 6.73m (approx. 22.08ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a window well of 6.89m (approx. 22.60ft) in this instance; and
3. A window well encroachment into a rear yard of 0.99m (approx. 3.24ft) whereas By-law 0225-2007, as amended, permits a maximum window well encroachment of 0.61m (approx. 2.00ft) in this instance.

F. Shams, and A. Haquee, agents, 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 22, 2019)
- City of Mississauga, Transportation and Works Department (dated March 22, 2019)
- Region of Peel (dated March 22, 2019)

CORRESPONDENCE & DISCUSSION

A petition of support was received at the hearing signed by 7 area residents.

Committee asked questions of the agents 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: J. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To approve a minor variance to allow renovations on the subject property proposing:

1. A driveway width of 5.21m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.30m in this instance;
2. A rear yard measured to a window well of 6.73m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a window well of 6.89m in this instance; and
3. A window well encroachment into a rear yard of 0.99m whereas By-law 0225-2007, as amended, permits a maximum window well encroachment of 0.61m in this instance.

Committee Decision dated at the City of Mississauga on April 11, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<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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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 **May 1, 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 **1302396 ONTARIO LTD** for the property located at **2199 DUNWIN DRIVE**.
Date of Hearing on Thursday April 4, 2019
Date Decision Signed by the Committee April 11, 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 2:41p.m.

APPLICATION DETAILS

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

1. A change of use to office whereas By-law 0225-2007, as amended, does not permit an office use in this instance; and
2. 152 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 201 parking spaces in this instance.

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

BACKGROUND

On October 25, 2018, M. Rinkle, agent, attended and requested to defer the application to complete a traffic study.

The Committee consented to the request and deferred the application to the January 17th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated October 12, 2018)
- City of Mississauga, Transportation and Works Department (dated October 12, 2018)
- Region of Peel (dated October 15, 2018)

On January 17, 2019, M. Rinkle, agent, attended and requested to defer the application to confirm the required variances.

The Committee consented to the request and deferred the application to the April 4th, 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)
- Region of Peel (dated January 11, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 25, 2019)
- City of Mississauga, Transportation and Works Department (dated March 22, 2019)
- Region of Peel (dated March 22, 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: J. Page SECONDED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow an office building proposing:

1. 137 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 201 parking spaces in this instance; and
2. Five (5) accessible parking spaces whereas by-law 0225-2007, as amended, requires a minimum of seven (7) accessible parking spaces in this instance.

Committee Decision dated at the City of Mississauga on April 11, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<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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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 **May 1, 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 **PATRICIA & ANDREW AZIZ** for the property located at **778 CANYON STREET**.
Date of Hearing on Thursday April 4, 2019
Date Decision Signed by the Committee April 11, 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 2:45p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of an accessory structure proposing:

1. An occupied area for an accessory structure of 23.16sq.m (approx. 249.29sq.ft) whereas By-law 0225-2007, as amended, permits a maximum occupied area for an accessory structure of 10.00sq.m (approx. 107.64sq.ft) in this instance; and
2. A building height of an accessory structure of 3.58m (approx. 11.75ft) 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.

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

BACKGROUND

S. Albanese, agent, requested to defer the application in order to submit revised plans.

Committee consented to the requests and deferred the application to the April 4th, 2019 hearing.

Comments were received and entered into evidence from the following:

- 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 March 25, 2019)
- City of Mississauga, Transportation and Works Department (dated March 22, 2019)
- Region of Peel (dated March 22, 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: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow the construction of an accessory structure proposing:

1. An occupied area for an accessory structure of 23.16sq.m whereas By-law 0225-2007, as amended, permits a maximum occupied area for an accessory structure of 10.00sq.m in this instance; and
2. A building height of an accessory structure of 3.58m whereas By-law 0225-2007, as amended, permits a maximum building height of an accessory structure of 3.00m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on April 11, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<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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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 **May 1, 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 **DANIELLA STERN** for the property located at **886 NINTH STREET**.
Date of Hearing on Thursday April 4, 2019
Date Decision Signed by the Committee April 11, 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 2:52p.m.

APPLICATION DETAILS

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

1. A lot coverage of 50.8% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance;
2. An interior side yard (westerly) of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m (approx. 3.94ft) in this instance;
3. An interior side yard (easterly) of 1.12m (approx. 3.67ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m (approx. 3.94ft) in this instance; and
4. A building height measured to a flat roof of 7.83 (approx. 25.69ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to a flat roof of 7.50m (approx. ft) in this instance.

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

BACKGROUND

On February 14, 2019, the owners father, attended and presented evidence in support of the application. He requested to amend the first variance to increase the proposed coverage.

Committee expressed concerns with the requested amendment to the coverage request. The owners father requested to defer the application to have the application recirculated.

The Committee consented to the request and deferred the application to the April 4th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated February 5, 2019)
- City of Mississauga, Transportation and Works Department (dated February 1, 2019)
- Region of Peel (dated January 24, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 25, 2019)
- City of Mississauga, Transportation and Works Department (dated March 22, 2019)

- Region of Peel (dated March 22, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A letter of objection was received from one area resident.

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

DECISION

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: J. Page SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow an addition proposing:

1. A lot coverage of 50.8% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance;
2. An interior side yard (westerly) of 0.30m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m in this instance;
3. An interior side yard (easterly) of 1.12m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m in this instance; and
4. A building height measured to a flat roof of 7.83 whereas By-law 0225-2007, as amended, permits a maximum building height measured to a flat roof of 7.50m in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. No balconies shall be permitted on the 2nd and 3rd floors.

Committee Decision dated at the City of Mississauga on April 11, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<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 April 11, 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 **May 1, 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.