

# COMMITTEE OF ADJUSTMENT RESULTS



**Location: COUNCIL CHAMBER**  
**Hearing: APRIL 25, 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**

A112/19 – 6455 Mississauga Rd: Agent requests to move from May 23 to June 13 to amend the application.

A072/19 – 6981 & 6991 Millcreek Dr: Agent requests to move from May 23 to May 30 to allow staff time to review parking study.

## **NEW APPLICATIONS - (CONSENT)**

B-026/19	INGRID LANE	1219 RAVINE DR	2	Approved
A-152/19				(AC)
A-153/19				Approved
				Approved

## **DEFERRED APPLICATIONS - (CONSENT)**

B-043/18	RICHARD & VALERIE STOVE	1262 QUEEN VICTORIA AVE	2	Deferred (Sept 19)
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## **NEW APPLICATIONS - (MINOR VARIANCE)**

A-141/19	CARLOS ALMEDIA	3034 PARKERHILL RD	7	Approved
A-142/19	BLUE SKY CAFE INC.	2340 STANFIELD RD	1	Approved (AA, AC, ACP, AT)
A-143/19	CAMILLE & DAMIAN LEIBECK	990 INDIAN RD	2	Approved (AA, ACP)
A-144/19	NIVLOG INVESTMENTS LTD	1630 MATHESON BLVD	5	Approved (AC)
A-145/19	CRISTINA & SIMON DAVID	363 THRACE AVE	7	Approved
A-147/19	SUE MCGUIRE	1080 WALDEN CIR. UNIT 48	2	Approved (AA)
A-148/19	KABEER BAIG & TRACEY GORGES	2182 GORDON DR	7	Approved (AA, ACP)
A-149/19	KEE GROUP INC	512 BRISTOL RD W	5	Approved (AC)
A-151/19	DOMENICO BATTISTA	791 MISSISSAUGA VALLEY BLVD	4	Deferred (June 20)

## **DEFERRED APPLICATIONS - (MINOR VARIANCE)**

A-349/18	SUDERSHAN & KANTA DULAT	472 BRIGGS CRT	11	Deferred (July 18)
A-418/18	KEVIN HUETHER	1438 HAIG BLVD	1	Approved (AA, AC, ACP)
A-003/19	RITU JAIN	869 WHITTIER CRES	2	Approved (AA)
A-051/19	ASIF SALEJI	3135 CHURCHILL AVE	5	Approved (AA)

Decision of the Mississauga Committee of Adjustment under  
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.  
Application by **INGRID LANE** for the property located at **1219 RAVINE DRIVE**.  
Date of Hearing on Thursday April 25, 2019  
Date Decision Signed by the Committee May 2, 2019

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 28.01m (approx. 91.90ft) and an area of approximately 1847sq.m (approx. 19,880sq.ft).

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

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 16, 2019)
- City of Mississauga, Transportation and Works Department (dated April 12, 2019)
- City of Mississauga, Community Services Department, Culture Division (dated April 11, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated April 11, 2019)
- Region of Peel (dated April 11, 2019)
- Credit Valley Conservation (dated April 18, 2019)
- Bell Canada, Right-of-Way (dated March 22, 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Ras.
- Correspondence was received from the six area residents stating an objection to the subject application.

An agent representing an area resident attended and objected to the subject application.

Two other area residents appeared before the Committee and spoke in objection to the application.

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

The applicant asked Committee to amend the condition requested by the Community Services Department, Culture Division, however the Committee denied the request.

### **DECISION**

Committee has taken into consideration correspondence received from seven area residents and three residents who presented at the hearing.

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

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:**

To sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 28.01m and an area of approximately 1847sq.m.

**CONDITION(S):**

1. To the satisfaction of the Secretary-Treasurer in conjunction with legal services, the Applicant shall enter into an easement agreement with the City for the portion of the severed lands containing the pond and a 10m setback.

Committee Decision dated at the City of Mississauga on May 2, 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 May 2, 2019  
For a signed copy of this document

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

please call 905-615-3200 ext. 2408  
or email  
[Committee.Adjustment@mississauga.ca](mailto:Committee.Adjustment@mississauga.ca)

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

Date of Mailing May 6, 2019

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **May 26, 2019**

**NOTES:**

The decision to give provisional consent shall be deemed to be refused if the conditions of provisional consent, have not been fulfilled on or before May 6, 2020

See "SUMMARY OF APPEAL PROCEDURES" and "FULFILLING CONDITIONS & CERTIFICATE ISSUANCE" attached.

Appendix A – Conditions of Provisional Consent

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

## Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. If any city department or external agency (e.g. Region of Peel, Conservation Authority, etc.) determines that an easement or right-of-way is required that was not included in the provisional approval it may be added prior to the final approval of the application.  
To clear this condition please send an email indicating no easement/right-of-way is required or, if required, provide details of the easement/right-of-way and who requested it to Committee of Adjustment staff (email address [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca)).
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A"152/19 & "A"153/19)
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 12, 2019.
5. A letter shall be received from the City of Mississauga, Community Services Department, Culture Division, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated March 14, 2019.
6. A letter shall be received from the City of Mississauga, Parks Planning Section, April 11, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated March 14, 2019.

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

**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** April 12, 2019

**RE:** **Applicant:** Ingrid Lane  
**Address:** 1219 Ravine Drive  
**Date of Hearing:** April 25, 2019  
**Our File:** 'B' 26/19, Ward 2 (Z-10)

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Should Committee see merit in the applicant's request we are providing the following conditions/requirements to be imposed as conditions of approval:

**A. Items Required Prior to the Issuance of Final Consent**

1. Overall Servicing Plan

We request that the applicant submit a Functional Servicing Proposal and Servicing Plan prepared by a Consulting Engineer for this department's review/approval to confirm that all the necessary municipal services can be provided for the proposed lots. It is to show the location of all existing/proposed services.

2. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

3. Conceptual Site Plan

A conceptual Site Plan (for the entire lands) depicting the proposed driveway locations for the proposed two lots is to be provided for our review. We note that the driveway access for the easterly lot must be as far removed from the bend on Ravine Drive as possible. Vegetation within the municipal right of way is to be indicated on the site plan a 'to be removed' to ensure a clearer line of site around the bend.

For further clarification regarding this condition please contact Zain Zia at (905) 615-3200 x5318 or [zain.zia@mississauga.ca](mailto:zain.zia@mississauga.ca).

4. Drainage Study for Existing Pond

A Drainage Study is required to further assess the existing pond on site. This study is to

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

include the limits of the pond as well as any inlet/outlet.

For further information regarding the requirements of this study please contact Ghazwan Yousif at (905) 615-3200 x3526 or [ghazwan.yousif@mississauga.ca](mailto:ghazwan.yousif@mississauga.ca).

**B. General Information**

1. Site Plan Approval

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

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement. We advise that the storm sewer outlet for these lands is the existing 600mm diameter storm sewer within Benson Avenue.

3. Lot Grading and Drainage

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

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

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

c; [williamoughtred@on.aibn.com](mailto:williamoughtred@on.aibn.com)

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

Date: 2019/03/14

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

From: Heritage Planning  
Culture Division, Community Services

Meeting Date: 2019/04/11

Subject: "B" 026/19 (Ward 2)  
Consent Application  
1219 Ravine Dr.  
Ingrid Lane

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

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Heritage Planning  
T: 905-615-3200 x 4061  
Heritage.planning@mississauga.ca



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

DATE: April 11, 2019

FILES: "B" 26/19

SUBJECT: CONSENT APPLICATION  
1219 RAVINE DRIVE  
INGRID LANE  
WARD 2  
April 25, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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

1. The applicant shall provide a cash contribution of \$1,723.50 for planting of three (3) street tree on Ravine Drive. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Securities for Municipal tree protection will be addressed during the Site Plan stage.
2. Payment of street tree contributions can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
3. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

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

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 **INGRID LANE** for the property located at **1219 RAVINE DRIVE**.

Date of Hearing on Thursday April 25, 2019

Date Decision Signed by the Committee May 2, 2019

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the creation of a new lot, being the severed lands of application B26/19, proposing a lot frontage of 28.01m (approx. 91.90ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m (approx. 98.43ft) 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 April 16, 2019)
- City of Mississauga, Transportation and Works Department (dated April 12, 2019)
- Region of Peel (dated April 11, 2019)
- Credit Valley Conservation (dated April 18, 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Ras.
- Correspondence was received from the six area residents stating an objection to the subject application.

An agent representing an area resident attended and objected to the subject application.

Two other area residents appeared before the Committee and spoke in objection to the application.

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

## **DECISION**

Committee has taken into consideration correspondence received from seven area resident and three 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: J. Page                      SECONDED BY: D. Kennedy                      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the creation of a new lot, being the severed lands of application B26/19, proposing a lot frontage of 28.01m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m in this instance.

Committee Decision dated at the City of Mississauga on May 2, 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. KWAIST"</u> J. KWAIST
<u>"D. COOK"</u> D. COOK	

I certify this is copy of the decision of the Committee's decision given on May 2, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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or email

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **May 22, 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 **INGRID LANE** for the property located at **1219 RAVINE DRIVE**.

Date of Hearing on Thursday April 25, 2019  
Date Decision Signed by the Committee May 2, 2019

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the creation of a new lot, being the retained lands of application B26/19, proposing a lot frontage of 28.01m (approx. 91.90ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m (approx. 98.43ft) 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 April 16, 2019)
- City of Mississauga, Transportation and Works Department (dated April 12, 2019)
- Region of Peel (dated April 11, 2019)
- Credit Valley Conservation (dated April 18, 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Ras.
- Correspondence was received from the six area residents stating an objection to the subject application.

An agent representing an area resident attended and objected to the subject application.

Two other area residents appeared before the Committee and spoke in objection to the application.

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

**DECISION**

Committee has taken into consideration correspondence received from seven area residents and three 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: J. Page                      SECONDED BY: D. Kennedy                      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the creation of a new lot, being the retained lands of application B26/19, proposing a lot frontage of 28.01m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m in this instance.

Committee Decision dated at the City of Mississauga on May 2, 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. KWAIST"</u> J. KWAIST
<u>"D. COOK"</u> D. COOK	

I certify this is copy of the decision of the Committee's decision given on May 2, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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or email

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **May 22, 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 **CARLOS ALMEDIA** for the property located at **3034 PARKERHILL ROAD**.  
Date of Hearing on Thursday April 25, 2019  
Date Decision Signed by the Committee May 2, 2019

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the construction of a detached garage on the subject property proposing a lot coverage for a detached garage of 14% (64.80sq.m/697.50sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage for a detached garage of 10% (46.39sq.m/499.34sq.ft) in this instance.

P. Gaspar, 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 April 12, 2019)
- City of Mississauga, Transportation and Works Department (dated April 12, 2019)
- Region of Peel (dated March 11, 2019)

### **CORRESPONDENCE & DISCUSSION**

A letter of no objection from an area resident was received through the agent.

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: D. Cook                      SECONDED BY: D. George                      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the construction of a detached garage on the subject property proposing a lot coverage for a detached garage of 14% whereas By-law 0225-2007, as amended, permits a maximum lot coverage for a detached garage of 10% in this instance.

Committee Decision dated at the City of Mississauga on May 2, 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 May 2, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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or email

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **May 22, 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 **BLUE SKY CAFE INC.** for the property located at **2340 STANFIELD ROAD.**

Date of Hearing on Thursday April 25, 2019  
Date Decision Signed by the Committee May 2, 2019

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:50p.m.

### **APPLICATION DETAILS**

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

1. A motor vehicle sales, leasing and/or rental facility whereas By-law 0225-2007, as amended, does not permit such a use in this instance; and
2. An aisle width adjacent to parallel parking spaces of 6.70m (approx. 21.99ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.96ft) in this instance.

P, Kyriazis, co-owner of the property, 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 April 16, 2019)
- City of Mississauga, Transportation and Works Department (dated April 12, 2019)
- Region of Peel (dated March 11, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

Committee asked questions of the co-owner who appeared before the Committee.

### **DECISION**

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

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



MISSISSAUGA

File: "A" 142/19  
WARD 1

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 FOR A TEMPORARY PERIOD OF 5 YEARS (approval will lapse on May, 31, 2024):**

To approve a minor variance to allow:

1. A Motor Vehicle Sales, Leasing and/or Rental Facility-Restricted whereas By-law 0225-2007, as amended, does not permit a Motor Vehicle Sales, Leasing and/or Rental Facility-Restricted in this instance; and
2. An aisle width adjacent to parallel parking spaces of 6.70m whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m in this instance.

**CONDITION(S):**

1. Vehicles for sale shall not exceed seven (7); and
2. Vehicles for sale shall only occupy parking spots P1, P2, P14, P15, P16, P17 and P18 as shown on the approved site plan.

Committee Decision dated at the City of Mississauga on May 2, 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 May 2, 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 **May 22, 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 **CAMILLE & DAMIAN LEIBECK** for the property located at **990 INDIAN ROAD**.  
Date of Hearing on Thursday April 25, 2019  
Date Decision Signed by the Committee May 2, 2019

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:59p.m.

### **APPLICATION DETAILS**

The applicants request the Committee to approve a minor variance to allow a widened driveway on the subject property proposing:

1. A driveway width of 9.12m (approx. 29.92ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance; and
2. A driveway hammerhead width of 7.20m (approx. 23.62ft.) whereas By-law 0225-2007, as amended, permits a maximum driveway hammerhead width of 2.50m (approx. 8.20ft) in this instance.

D. Brown, 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 April 16, 2019)
- City of Mississauga, Transportation and Works Department (dated April 12, 2019)
- Region of Peel (dated April 11, 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Ras expressing support for the subject application. She requested the Committee to approve the subject application.

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

### **DECISION**

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

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

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

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

The Decision of the Committee is:

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

A driveway width of 10.70m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m 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 May 2, 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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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 22, 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 **NIVLOG INVESTMENTS LTD.**

for the property located at **1630 MATHESON BOULEVARD.**

Date of Hearing on Thursday April 25, 2019

Date Decision Signed by the Committee May 2, 2019

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:00p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the operation of a Motor Vehicle Repair Facility - Commercial Motor Vehicle in Units 3A & 4 of the subject property whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

S. Martino, 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 April 12, 2019)
- City of Mississauga, Transportation and Works Department (dated April 12, 2019)
- City of Mississauga, By-law Enforcement (dated April 1, 2019)
- Region of Peel (dated April 11, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

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

The Decision of the Committee is:

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

To allow the operation of a Motor Vehicle Repair Facility - Commercial Motor Vehicle in Units 3A & 4 of the subject property whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

**CONDITION(S):**

1. Work to be performed on vehicles shall be limited to the installation of aftermarket car and truck accessories; and
2. Vehicles on the premises shall not exceed 3000 Kilograms.

Committee Decision dated at the City of Mississauga on May 2, 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. KWAIST"</u> J. KWAIST
<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 22, 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 **CRISTINA & SIMON DAVID** for the property located at **363 THRACE AVENUE**.  
Date of Hearing on Thursday April 25, 2019  
Date Decision Signed by the Committee May 2, 2019

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:09p.m.

### **APPLICATION DETAILS**

The applicants request the Committee to approve a minor variance to allow an addition proposing:

1. A lot coverage of 38.90% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance; and
2. An interior side yard of 0.76m (approx. 2.49ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m (approx. 3.94ft) in this instance.

C. David, the property 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 April 12, 2019)
- City of Mississauga, Transportation and Works Department (dated April 12, 2019)
- Region of Peel (dated April 11, 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:**

To allow an addition proposing:

1. A lot coverage of 38.90% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance; and
2. An interior side yard of 0.76m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m in this instance.

Committee Decision dated at the City of Mississauga on May 2, 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-  
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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 22, 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 **SUE MCGUIRE** for the property located at **1080 WALDEN CIRCLE**.

Date of Hearing on Thursday April 25, 2019  
Date Decision Signed by the Committee May 2, 2019

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:12p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the construction of a rear deck proposing a rear yard projection of 4.06m (approx. 13.32ft) whereas By-law 0225-2007, as amended, permits a maximum rear yard projection of 1.00m (approx. 3.28ft) in this instance.

M. Marino, 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 April 16, 2019)
- City of Mississauga, Transportation and Works Department (dated April 12, 2019)
- Region of Peel (dated April 11, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

The Secretary – Treasurer noted the comments received from:

- A petition of support was received signed by 4 area residents.

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 the construction of balcony proposing:

1. A rear yard projection of 4.06m whereas By-law 0225-2007, as amended, permits a maximum rear yard projection of 1.00m in this instance; and
2. A side yard measured to a balcony of 1.95m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a balcony of 2.50m in this instance.

Committee Decision dated at the City of Mississauga on May 2, 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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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 22, 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 **KABEER BAIG & TRACEY GORGES** for the property located at **2182 GORDON DRIVE**.  
Date of Hearing on Thursday April 25, 2019  
Date Decision Signed by the Committee May 2, 2019

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:19p.m.

### **APPLICATION DETAILS**

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

1. An accessory structure floor area of 102.26sq.m (approx. 1,100.75sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure floor area of 10.00sq.m (approx. 107.64sq.ft) in this instance;
2. An accessory structure height of 5.00m (approx. 16.40ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m (approx. 9.84ft) in this instance;
3. Two garages whereas By-law 0225-2007, as amended, permits a maximum of one garage in this instance;
4. A garage floor area of 200.29sq.m (approx. 2,155.97sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage floor area of 75.00sq.m (approx. 807.32sq.ft) in this instance;
5. A driveway width within 6.00m of the garage face of 34.50m (approx. 113.19ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width within 6.00m of the garage face of 10.50m (approx. 34.45ft) in this instance;
6. A driveway width beyond 6.00m of the garage face of 34.50m (approx. 113.19ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond 6.00m of the garage face of 8.50m (approx. 27.88ft) in this instance; and
7. A driveway located within an interior side yard whereas By-law 0225-2007, as amended, does not permit a driveway within an interior side yard in this instance.

M. Barton, 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 April 12, 2019)
- City of Mississauga, Transportation and Works Department (dated April 12, 2019)
- Region of Peel (dated April 11, 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 SUBJECT TO CONDITIONS:**

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

1. An accessory structure floor area of 119.96m<sup>2</sup> whereas By-law 0225-2007, as amended, permits a maximum accessory structure floor area of 10.00m<sup>2</sup> in this instance;
2. An accessory structure height of 8.48m measured to the highest point of structure, whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m in this instance;
3. An accessory structure height of 6.93m measured to the highest ridge, whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m in this instance;
4. Three garages, whereas By-law 0225-2007, as amended, permits a maximum of one garage in, this instance;
5. A garage floor area of 88.97m<sup>2</sup> whereas By-law 0225-2007, as amended, permits a maximum garage floor area of 75.0m<sup>2</sup> in this instance;
6. A garage floor area of 111.32m<sup>2</sup> whereas By-law 0225-2007, as amended, permits a maximum garage floor area of 75.00m<sup>2</sup> in this instance;
7. A driveway width within 6.00m of the front loaded garage face and carport (Porte Cochere) of 34.50m whereas By-law 0225-2007, as amended, permits a maximum driveway width within 6.00m of the garage face of 10.50m in this instance;
8. A driveway width beyond 6.00m of the front loaded garage face and carport (Porte Cochere) of 31.00m whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond 6.00m of the garage face of 8.50m in this instance;
9. A driveway width within 6.00m of the side-loaded garage face of 15.80m whereas By-law 0225-2007, as amended, permits a maximum driveway width within 6.00m of the garage face of 10.50m in this instance;
10. A driveway width beyond 6.00m of the side loaded garage face of 14.65m whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond 6.00m of the garage face of 8.50m in this instance; and
11. A carport (Port Cochere) rectangular area measured from the inside face of walls of 5.28m (width) x 3.76m (length), whereas By-law 0225-2007, as amended, permits a minimum carport (Port Cochere) rectangular area measured from the inside face of 2.75m (width) x 6.0m (length), 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 May 2, 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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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 22, 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 **KEE GROUP INC** for the property located at **512 BRISTOL ROAD WEST**.  
Date of Hearing on Thursday April 25, 2019  
Date Decision Signed by the Committee May 2, 2019

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:25p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the existing restaurant in Units 13-15 to remain proposing:

1. A restaurant located within 60.00m (approx. 196.85ft) of a residential zone whereas By-law 0225-2007, as amended, requires a minimum separation distance from a residential zone of 60.00m (approx. 196.85ft) in this instance;
2. Parking to be provided at a rate of 4.30 spaces per 100sq.m of gross floor area for the restaurant use whereas By-law 0225-2007, as amended, requires parking to be provided at a rate of 16.00 spaces per 100sq.m of gross floor area for the restaurant use in this instance; and
3. No additional parking spaces for persons with disabilities whereas By-law 0225-2007, as amended, requires 5 parking spaces for persons with disabilities in this instance.

D. Laframboise, 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 April 12, 2019)
- City of Mississauga, Transportation and Works Department (dated April 12, 2019)
- Region of Peel (dated April 11, 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 existing restaurant in Units 13-15 to remain proposing:

1. A restaurant located within 60.00m of a residential zone whereas By-law 0225-2007, as amended, requires a minimum separation distance from a residential zone of 60.00m in this instance;
2. Parking to be provided at a rate of 4.30 spaces per 100sq.m of gross floor area for the restaurant use whereas By-law 0225-2007, as amended, requires parking to be provided at a rate of 16.00 spaces per 100sq.m of gross floor area for the restaurant use in this instance; and
3. No additional parking spaces for persons with disabilities whereas By-law 0225-2007, as amended, requires 5 parking spaces for persons with disabilities in this instance.

**CONDITION(S):**

1. There shall be no music played on the patio;
2. There shall be no televisions on the patio;
3. The patio shall close by 10:00pm nightly; and
4. All windows and doors of the building shall remain closed during the duration of any live music being performed within the restaurant.

Committee Decision dated at the City of Mississauga on May 2, 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. KWAIST"</u> J. KWAIST
<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 22, 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 **KEVIN HUETHER** for the property located at **1438 HAIG BOULEVARD**.  
Date of Hearing on Thursday April 25, 2019  
Date Decision Signed by the Committee May 2, 2019

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:35p.m.

### **APPLICATION DETAILS**

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

1. A floor area of a below grade garage of 136.01sq.m (approx. 1464.00sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of a below grade garage of 75.00sq.m (approx. 807.30sq.ft) in this instance;
2. A floor area of an accessory structure (cabana) of 23.32sq.m (approx. 251.01 sq.ft), whereas By-law 0225 -2007, as amended, permits a maximum floor area of an accessory structure (cabana) of 10.00sq.m (approx. 107.64sq.ft) in this instance;
3. An occupied area of a gazebo of 18.67sq.m (approx. 200.96sq.ft) whereas By-law 0225-2007, as amended, permits a maximum occupied area of a gazebo of 10.00sq.m (approx. 107.64sq.ft) in this instance;
4. A dwelling height measured to a peak of 11.29m (approx. 37.04ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling height measured to a peak of 9.50m (approx. 31.17ft) in this instance;
5. A dwelling depth of 36.67m (approx. 120.31 ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
6. A driveway width of 10.51m (approx. 34.48ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
7. A driveway width of 10.51 m (approx. 34.48ft) that is within 6.00m (approx. 19.69ft) of the front garage face whereas By-law 0225-2007, as amended, permits a maximum driveway width of 10.50m (approx. 34.45ft) that is within 6.00m (approx. 19.69ft) of the front garage face in this instance; and
8. Two garages (1 below grade, 1 at grade) whereas By-law 0225-2007, as amended, permits a maximum of 1 garage in this instance.

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

### **BACKGROUND**

On November 15<sup>th</sup>, 2018, J. Formosa, agent, attended and requested to defer the application to redesign the dwelling.

The Committee consented to the request and deferred the application to the March 7<sup>th</sup>, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 5, 2018)
- City of Mississauga, Transportation and Works Department (dated November 2, 2018)
- Region of Peel (dated November 1, 2018)
- Correspondence was received from the resident at 1439 Applewood Road.

On March 7<sup>th</sup>, 2019, J. Formosa, agent, attended and requested deferral to the April 25<sup>th</sup> hearing to meet with staff.

The Committee consented to the request and deferred the application to the April 25<sup>th</sup>, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 27, 2019)
- City of Mississauga, Transportation and Works Department (dated February 22, 2019)
- Region of Peel (dated February 21, 2019)

## **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 16, 2019)
- City of Mississauga, Transportation and Works Department (dated April 12, 2019)
- Region of Peel (dated April 11, 2019)

## **CORRESPONDENCE & DISCUSSION**

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

The Secretary – Treasurer noted the comments received from:

- A petition of support was received signed by five area residents.

A family member attended on behalf of an area resident and expressed concerns regarding 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 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.



MISSISSAUGA

File: "A" 418/18  
WARD 1

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

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

The Decision of the Committee is:

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

To allow the construction of a detached dwelling proposing:

1. A floor area of a below grade garage of 136.01sq.m whereas By-law 0225-2007, as amended, permits a maximum floor area of a below grade garage of 75.00sq.m in this instance;
2. A floor area of an accessory structure (cabana) of 23.32sq.m, whereas By-law 0225 -2007, as amended, permits a maximum floor area of an accessory structure (cabana) of 10.00sq.m in this instance;
3. An occupied area of a gazebo of 18.67sq.m whereas By-law 0225-2007, as amended, permits a maximum occupied area of a gazebo of 10.00sq.m in this instance;
4. A dwelling height measured to a peak of 11.29m whereas By-law 0225-2007, as amended, permits a maximum dwelling height measured to a peak of 9.50m in this instance;
5. A dwelling depth of 36.67m whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m in this instance;
6. A driveway width of 10.50m that is beyond 6.00m of the front garage face and which is providing direct vehicular access to the grade level garage and carport; whereas By-law 0225-2007, as amended, permits a maximum width of 8.50m for the portion of the driveway that is beyond 6.00m of the front garage face and which is providing direct vehicular access to the garage;
7. A total of 3 garages (1 below grade, 1 at grade and 1 carport); whereas Zoning By-law 0225-2007, as amended, permits a maximum of 1 garage;
8. A total of 2 accessory structures (cabana and storage room adjacent to the at-grade garage); whereas By-law 0225-2007, as amended, permits a maximum of 1 accessory structure; and
9. A height of 3.05m for the proposed cabana; whereas Zoning By-law 0225-2007, as amended, permits a maximum height of 3.00m.

**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 May 2, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>DISSENTED</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>DISSENTED</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 May 2, 2019.

"S. KENNEY"

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please call 905-615-3200 ext. 2408 or email  
[Committee.Adjustment@mississauga.ca](mailto:Committee.Adjustment@mississauga.ca)

SEAN KENNEY - SECRETARY-TREASURER

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 22, 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 **RITU JAIN** for the property located at **869 WHITTIER CRESCENT**.

Date of Hearing on Thursday April 25, 2019

Date Decision Signed by the Committee May 2, 2019

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:13p.m.

### **APPLICATION DETAILS**

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

1. A garage area of 87.69sq.m (approx. 943.89sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq.m (approx. 807.29sq.ft) in this instance;
2. A garage projection of 11.51m (approx. 37.76ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance;
3. A dwelling unit depth of 33.93m (approx. 111.32ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
4. A combined width of side yards of 4.70m (approx. 15.42ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.23m (approx. 27.00ft) in this instance;
5. A balcony area above an attached garage of 36.15sq.m (approx. 389.12sq.ft) whereas By-law 0225-2007, as amended, permits a maximum balcony area above an attached garage of 10.00sq.m (approx. 107.64ft) in this instance;
6. A driveway width 9.64m (approx. 31.63ft) beyond 6.00m (approx. 19.69ft) of the garage face, whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) beyond 6.00m (approx. 19.69ft) of the garage face in this instance; and
7. An eave height of 8.12m (approx. 26.64ft) measured to the highest eave whereas By-law 0225-2007, as amended, a maximum eave height of 6.40m (approx. 21.00ft) measured to the highest eave is permitted in this instance.

M. Sauder, agent, attended and presented evidence in support of the application.

### **BACKGROUND**

On January 10, 2019, M. Sauder, agent, attended and requested to defer the application to address staff comments.

The Committee consented to the request and deferred the application to the March 7, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

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

- City of Mississauga, Transportation and Works Department (dated December 20, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated December 12, 2018)
- Region of Peel (dated December 18, 2018)

On March 7, 2019, M. Sauder, agent, attended and requested to defer the application to submit revised variances after completing a preliminary zoning review.

The Committee consented to the request and deferred the application to the April 25<sup>th</sup>, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

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

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 16, 2019)
- City of Mississauga, Transportation and Works Department (dated April 12, 2019)
- Region of Peel (dated April 11, 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. Kennedy      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

To allow the construction of an addition on the subject property proposing:

1. A garage area of 87.69sq.m whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq.m in this instance;
2. A garage projection of 11.51m whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance;
3. A dwelling unit depth of 33.39m whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m in this instance;
4. A combined width of side yards of 4.70m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.23m in this instance;
5. A balcony area above an attached garage of 36.15sq.m whereas By-law 0225-2007, as amended, permits a maximum balcony area above an attached garage of 10.00sq.m in this instance;
6. A driveway width 9.64m beyond 6.00m of the garage face, whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m beyond 6.00m of the garage face in this instance; and
7. An eave height of 8.12m measured to the highest eave whereas By-law 0225-2007, as amended, a maximum eave height of 6.40m measured to the highest eave is permitted in this instance.

Committee Decision dated at the City of Mississauga on May 2, 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>ABSENT</u> J. PAGE	<u>"J. KWAST"</u> J. KWAST
<u>ABSENT</u> D. COOK	

I certify this is copy of the decision of the Committee's decision given on May 2, 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 **May 22, 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 **ASIF SALEJI** for the property located at **3135 CHURCHILL AVENUE**.  
Date of Hearing on Thursday April 25, 2019  
Date Decision Signed by the Committee May 2, 2019

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:24p.m.

### **APPLICATION DETAILS**

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

1. A lot coverage of 35.60% (approx. 136.84sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% (approx. 111.42sq.m) in this instance;
2. A gross floor area of 236.27sq.m (approx. 2543.19ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 177.27sq.m (approx. 1908.19ft) in this instance;
3. A front yard of 6.52m (approx. 21.40ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) in this instance;
4. An easterly side yard of 1.45m (approx. 4.76ft) whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.81m (approx. 5.94ft) in this instance;
5. A westerly side yard of 1.45m (approx. 4.76ft) whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.81m (approx. 5.94ft) in this instance;
6. An interior garage length of 5.33m (approx. 17.49ft) whereas By-law 0225-2007, as amended, requires a minimum garage length of 6.00m (approx. 19.69ft) in this instance;
7. Two (2) parking spaces whereas By-law 0225-2007, as amended, requires a minimum of three (3) parking spaces in this instance;
8. A building height measured to the highest ridge of 9.07m (approx. 29.76ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.00m (approx. 29.53ft) and
9. A building height measured to the eaves of 7.19m (approx. 23.59ft) 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.

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

### **BACKGROUND**

On February 14, 2019, D. Falzon, agent, attended and requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the April 25<sup>th</sup>, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated February 1, 2019)
- City of Mississauga, Transportation and Works Department (dated February 1, 2019)



- Region of Peel (dated January 24, 2019)
- Toronto Region Conservation (dated January 31, 2019)
- A letter of concern was received from resident at 3139 Churchill Avenue.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 12, 2019)
- City of Mississauga, Transportation and Works Department (dated April 12, 2019)
- Region of Peel (dated April 11, 2019)
- Toronto and Region Conservation Authority (dated April 12, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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



MISSISSAUGA

File: "A" 51/19  
WARD 5

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

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

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

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

1. A lot coverage of 35.60% (approx. 136.84sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% (approx. 111.42sq.m) in this instance;
2. A gross floor area-infill residential of 236.37sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 177.27sq.m in this instance;
3. An easterly side yard of 1.45m measured to the second storey of the dwelling whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.81m measured to the second storey of the dwelling in this instance;
4. A westerly side yard of 1.45m measured to the second storey of the dwelling whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.81m measured to the second storey of the dwelling in this instance;
5. An interior garage length of 5.33m whereas By-law 0225-2007, as amended, requires a minimum garage length of 6.00m in this instance;
6. A driveway width of 5.8m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.4m in this instance;
7. A dwelling height of 9.07m measured to the highest ridge whereas By-law 0225-2007, as amended, permits a maximum building height of 9.00m measured to the highest ridge in this instance; and
8. A height of 7.19m measured to the eaves whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m measured to the eaves in this instance.

Committee Decision dated at the City of Mississauga on May 2, 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 May 2, 2019

"S. KENNEY"

For a signed copy of this document

SEAN KENNEY - SECRETARY-TREASURER

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 **May 22, 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.