

**COMMITTEE OF ADJUSTMENT
RESULTS**



Location: COUNCIL CHAMBER
Hearing: MAY 2, 2019 AT 1:30 P.M.

File	Name of Applicant	Location of Land	Ward	Decision
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| AA = Approved as Amended | ACP= Condition Plan | AC= Approved on Condition | AT = Approved Temporarily | D = Deferred | AIP=Approved in Part

NEW APPLICATIONS - (CONSENT)

B-027/19	DERRY (ARI) LTD & DERRY AERO INC	3160 DERRY RD E	5	D (June 13)
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DEFERRED APPLICATIONS - (CONSENT)

B-016/19	TRIG INVESTMENTS INC	1137 CLARKSON RD N & 1141 CLARKSON RD N	2	Approved (AC)
B-017/19				
B-018/19				

NEW APPLICATIONS - (MINOR VARIANCE)

A-146/19	JAMEL JOSEPH ZAKO	1297 CANTERBURY RD	1	Approved (AA)
A-150/19	JASMEET & GURSIRAT SAMRA	7 THEODORE DR	11	Approved
A-154/19	HARPREET SINGH DHESI	897 FOURTH ST	1	D (June 20)
A-155/19	RAMANDEEP KALIRAI & JASPREET MANN	1046 WEST AVE	1	Approved
A-156/19	SANTOSH, RAMESH & AMAN JAIN	1395 HOLLYROOD AVE	1	Approved
A-157/19	RONMAR PROPERTIES INC	4304 VILLAGE CENTRE CRT	4	Approved (AC)
A-158/19	HAJUNA INVESTMENTS LIMITED	3663 MAVIS RD	7	Approved
A-159/19	JYOTI KOHLI & VIKAS KOHLI	3384 ETUDE DR	5	Approved (AC)
A-160/19	LIFE FOUNTAIN MINISTRIES INC	1606 SEDLESCOMB DR	3	D (July 11)
A-161/19	2647063 ONTARIO INC.	2960 DREW RD	5	Approved
A-162/19	CRISTIANO & ALINE ALMEIDA	3698 BANFF CRT	10	Approved (AC)
A-163/19	KALPESH & RAKSHA RATHOD	4151 SHARONTON CRT	5	Approved
A-164/19	FOREST PARK CIRCLE LTD	1850, 1890 RATHBURN RD E & 4100, 4108 PONYTRAIL DR	3	Approved (AA)

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-384/18	IHSSAN ALI	3889 STONEHAM WAY	10	D (July 11)
A-071/19	MARCO MASTRANGELO	872 HAMPTON CRES	1	Approved

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 **TRIG INVESTMENTS INC** for the property located at
1137 & 1141 CLARKSON ROAD NORTH.
Date of Hearing on Thursday May 2, 2019
Date Decision Signed by the Committee May 9, 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 2:01p.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 15.00m (49.21ft) and an area of approximately 0.08ha (0.20ac).

G. Broll, agent, attended and presented evidence in support of the application.

BACKGROUND

On February 28, 2019, G. Broll, agent, attended and requested to defer the application to allow the rezoning application to progress further.

The Committee consented to the request and deferred the application to the May 2nd, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated February 19, 2019)
- City of Mississauga, Transportation and Works Department (dated February 15, 2019)
- City of Mississauga, Parks Planning Section (dated February 14, 2019)
- City of Mississauga, Culture Division (dated February 6, 2019)
- Region of Peel (dated February 15, 2019)
- Bell Canada (dated February 13, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 17, 2019)
- City of Mississauga, Transportation and Works Department (dated April 18, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated April 17, 2019)
- Region of Peel (dated April 17, 2019)
- Bell Canada, Right-of-Way (dated April 4, 2019)

CORRESPONDENCE & DISCUSSION

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

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

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

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 15.00m and an area of approximately 0.08ha.

Committee Decision dated at the City of Mississauga on May 9, 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 9, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

Committee.Adjustment@mississauga.ca

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

Date of Mailing: May 13, 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 **June 2, 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 13, 2020**

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

Appendix A – Conditions of Provisional Consent

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

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. If any city department or external agency (e.g. Region of Peel, Conservation Authority, etc.) determines that an easement or right-of-way is required that was not included in the provisional approval it may be added prior to the final approval of the application.
To clear this condition please send an email indicating no easement/right-of-way is required or, if required, provide details of the easement/right-of-way and who requested it to Committee of Adjustment staff (email address committee.adjustment@mississauga.ca).
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 18, 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 February 6, 2019.
6. A letter shall be received from the City of Mississauga, Community Services Department, Parks Planning Section, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 17, 2019.
7. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 17, 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 18, 2019

RE: **Applicant:** Trig Investments Inc.
Date of Hearing: May 2, 2019
Our File: 'B' 16, 17 & 18/19, Ward 2 (Z-10)

The City is currently reviewing a Rezoning Application for these lands reference File OZ-016/12. This rezoning application has not yet achieved approval from Council "in principle"; however a Recommendation Report is to be considered by Planning and Development Committee on April 29, 2019. Should the application not obtain approval at the scheduled PDC meeting on April 29, 2019, we would recommend the application be further **deferred** until the Rezoning Application is approved.

Should PDC recommend approval of the application at the April 29, 2019 meeting, this department would have **no objection** to the application proceeding at the Committee. This department's conditions of approval have been largely dealt with through the Development Agreement with the Rezoning Application; however, should Committee see merit in the subject applications we provide the following comments for the Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Road Widening on Clarkson Road North

The applicant is to gratuitously dedicate to the City of Mississauga a road allowance widening towards the ultimate right-of-way for Clarkson Road North as identified in the City's Official Plan. The dimensions related to right-of-way width and required widening are to be verified by the City's O.L.S., Al Jeraj at 905-615-3200 ext. 5789.

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

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

2. Environmental Site Assessment (ESA) for Road Widening on Clarkson Road North

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

As a road widening across the Clarkson Road North frontage is being requested, in accordance with Corporate Policy 09-08-02, a Phase 1 Environmental Site Assessment (ESA) will be required. The report should be prepared in accordance with O. Reg 153/04 (as amended), signed and dated by a Qualified Person as defined in O. Reg 153/04 (as amended) and include a clause or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report.

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

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

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

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

4. Municipal Address Requirement

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

B. GENERAL INFORMATION

1. Servicing

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

2. Access

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

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

owner. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.

3. Lot Grading and Drainage

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

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

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

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

Date: 2019/02/06

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

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

Meeting Date: 2019/02/28

Subject: "B" 016/19 (Ward 2)
"B" 017/19
"B" 018/19
Consent
1137-1141 Clarkson Rd North
Trig Investments Inc.

The Heritage Advisory Committee has reviewed and accepted the Heritage Impact Assessment dated June 2017 as part of application OZ 16/012 W2. However, Heritage Planning requests as a condition of approval, an amendment to the Heritage Impact Assessment to address application "B" 018/19.

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

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

DATE: April 17, 2019

FILES: "B" 16/19

SUBJECT: CONSENT APPLICATION
1137-1141 CLARKSON RD NORTH
TRIG INVESTMENTS INC
WARD 2
MAY 2ND, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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

1. The applicant shall provide a cash contribution of \$574.50 for planting of one (1) street tree on Hollow Oak Terr. 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. Requirements for Municipal Boulevard tree protection securities and protective hoarding will be addressed during the Site Plan Process.
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.

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

April 17, 2019

Sean Kenney, Secretary Treasurer
Committee of Adjustment
City of Mississauga
2nd Floor, Clerk's Office
Mississauga, ON – L5B 3C1

**Re: Region of Peel Consolidated Comments
City of Mississauga Committee of Adjustment Hearing
May 2nd, 2019**

Deferred Consent Applications: DEF-B-016/19, DEF-B-017/19, DEF-B-018/19
Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. The applicant may require the creation of private water / sanitary sewer servicing easements. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca

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

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

Development Planning: Tracy Tang (905) 791-7800 x7190

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



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

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 7190 or by email at tracy.tang@peelregion.ca

Sincerely,

A handwritten signature in black ink, appearing to read 'Tracy Tang'.

Tracy Tang
Junior Planner
Development Services, Region of Peel

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 **TRIG INVESTMENTS INC** for the property located at
1137 & 1141 CLARKSON ROAD NORTH.
Date of Hearing on Thursday [May 2, 2019]
Date Decision Signed by the Committee [May 9, 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 2:01p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel has a frontage of approximately 21.23m (69.65ft) and an area of approximately 0.112ha (0.28ac).

G. Broll, agent, attended and presented evidence in support of the application.

BACKGROUND

On February 28, 2019, G. Broll, agent, attended and requested to defer the application to allow the rezoning application to progress further.

The Committee consented to the request and deferred the application to the May 2nd, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated February 19, 2019)
- City of Mississauga, Transportation and Works Department (dated February 15, 2019)
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- Region of Peel (dated February 15, 2019)
- Bell Canada (dated February 13, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 17, 2019)
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- Region of Peel (dated April 17, 2019)
- Bell Canada, Right-of-Way (dated April 4, 2019)

CORRESPONDENCE & DISCUSSION

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

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

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel has a frontage of approximately 21.23m and an area of approximately 0.112ha.

Committee Decision dated at the City of Mississauga on May 9, 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 9, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

For a signed copy of this document
please call 905-615-3200 ext. 2408
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Committee.Adjustment@mississauga.ca

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

Date of Mailing: May 13, 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 **June 2, 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 13, 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).
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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 18, 2019.
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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 18, 2019

RE: **Applicant:** Trig Investments Inc.
Date of Hearing: May 2, 2019
Our File: 'B' 16, 17 &18/19, Ward 2 (Z-10)

The City is currently reviewing a Rezoning Application for these lands reference File OZ-016/12. This rezoning application has not yet achieved approval from Council "in principle"; however a Recommendation Report is to be considered by Planning and Development Committee on April 29, 2019. Should the application not obtain approval at the scheduled PDC meeting on April 29, 2019, we would recommend the application be further deferred until the Rezoning Application is approved.

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

2. Environmental Site Assessment (ESA) for Road Widening on Clarkson Road North

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

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

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

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B. GENERAL INFORMATION

1. Servicing

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

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

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

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

Date: 2019/02/06

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

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

Meeting Date: 2019/02/28

Subject: "B" 016/19 (Ward 2)
"B" 017/19
"B" 018/19
Consent
1137-1141 Clarkson Rd North
Trig Investments Inc.

The Heritage Advisory Committee has reviewed and accepted the Heritage Impact Assessment dated June 2017 as part of application OZ 16/012 W2. However, Heritage Planning requests as a condition of approval, an amendment to the Heritage Impact Assessment to address application "B" 018/19.

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

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

DATE: April 17, 2019

FILES: "B" 17/19

SUBJECT: CONSENT APPLICATION
1137-1141 CLARKSON RD NORTH
TRIG INVESTMENTS INC
WARD 2
MAY 2, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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

1. The applicant shall provide a cash contribution of \$1149 for planting of two (2) street trees on Clarkson Road North. 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. Requirements for Municipal Boulevard tree protection securities and protective hoarding will be addressed during the Site Plan Process.
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.

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

April 17, 2019

Sean Kenney, Secretary Treasurer
Committee of Adjustment
City of Mississauga
2nd Floor, Clerk's Office
Mississauga, ON – L5B 3C1

**Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 May 2nd, 2019**

Deferred Consent Applications: DEF-B-016/19, DEF-B-017/19, DEF-B-018/19
Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. The applicant may require the creation of private water / sanitary sewer servicing easements. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca

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

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

Development Planning: Tracy Tang (905) 791-7800 x7190

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



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

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 7190 or by email at tracy.tang@peelregion.ca

Sincerely,

A handwritten signature in black ink, appearing to read 'Tracy Tang', written in a cursive style.

Tracy Tang
Junior Planner
Development Services, Region of Peel

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 **TRIG INVESTMENTS INC** for the property located at
1137 & 1141 CLARKSON ROAD NORTH.
Date of Hearing on Thursday May 2, 2019
Date Decision Signed by the Committee May 9, 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 2:01p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel has a frontage of approximately 7.18m (23.56ft) and an area of approximately 0.022ha (0.054ac).

G. Broll, agent, attended and presented evidence in support of the application.

BACKGROUND

On February 28, 2019, G. Broll, agent, attended and requested to defer the application to allow the rezoning application to progress further.

The Committee consented to the request and deferred the application to the May 2nd, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated February 19, 2019)
- City of Mississauga, Transportation and Works Department (dated February 15, 2019)
- City of Mississauga, Parks Planning Section (dated February 14, 2019)
- City of Mississauga, Culture Division (dated February 6, 2019)
- Region of Peel (dated February 15, 2019)
- Bell Canada (dated February 13, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 17, 2019)
- City of Mississauga, Transportation and Works Department (dated April 18, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated April 17, 2019)
- Region of Peel (dated April 17, 2019)
- Bell Canada, Right-of-Way (dated April 4, 2019)

CORRESPONDENCE & DISCUSSION

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

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

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED APPEDIX A AND THOSE LIST BELOW:

The applicant requests the approval of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel has a frontage of approximately 7.18m and an area of approximately 0.022ha.

AND IS SUBJECT THE FOLLOWING:

- a. Subsection 50(3) and/or 50(5) of the Planning Act, shall apply to any subsequent conveyance or transaction that is subject to this consent and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.
- b. The severed portion shall merge into common ownership with the lands municipally know as 1736 Hollow Oak Terrace, Mississauga, Ontario. If required the applicant may have to submit a letter form a lawyer describing how the two properties will be merged,

Committee Decision dated at the City of Mississauga on May 9, 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 9, 2019

"S. KENNEY"

For a signed copy of this document

please call 905-615-3200 ext. 2408

or email

Committee.Adjustment@mississauga.ca

SEAN KENNEY - SECRETARY-
TREASURER

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

Date of Mailing: May 13, 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 June 2, 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 13, 2020

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

Appendix A – Conditions of Provisional Consent

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

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. If any city department or external agency (e.g. Region of Peel, Conservation Authority, etc.) determines that an easement or right-of-way is required that was not included in the provisional approval it may be added prior to the final approval of the application.
To clear this condition please send an email indicating no easement/right-of-way is required or, if required, provide details of the easement/right-of-way and who requested it to Committee of Adjustment staff (email address committee.adjustment@mississauga.ca).
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 18, 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 February 6, 2019.
6. A letter shall be received from the City of Mississauga, Community Services Department, Parks Planning Section, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 17, 2019.
7. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 17, 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 18, 2019

RE: **Applicant:** Trig Investments Inc.
Date of Hearing: May 2, 2019
Our File: 'B' 16, 17 &18/19, Ward 2 (Z-10)

The City is currently reviewing a Rezoning Application for these lands reference File OZ-016/12. This rezoning application has not yet achieved approval from Council "in principle"; however a Recommendation Report is to be considered by Planning and Development Committee on April 29, 2019. Should the application not obtain approval at the scheduled PDC meeting on April 29, 2019, we would recommend the application be further deferred until the Rezoning Application is approved.

Should PDC recommend approval of the application at the April 29, 2019 meeting, this department would have no objection to the application proceeding at the Committee. This department's conditions of approval have been largely dealt with through the Development Agreement with the Rezoning Application; however, should Committee see merit in the subject applications we provide the following comments for the Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Road Widening on Clarkson Road North

The applicant is to gratuitously dedicate to the City of Mississauga a road allowance widening towards the ultimate right-of-way for Clarkson Road North as identified in the City's Official Plan. The dimensions related to right-of-way width and required widening are to be verified by the City's O.L.S., Al Jeraj at 905-615-3200 ext. 5789.

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

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

2. Environmental Site Assessment (ESA) for Road Widening on Clarkson Road North

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

As a road widening across the Clarkson Road North frontage is being requested, in accordance with Corporate Policy 09-08-02, a Phase 1 Environmental Site Assessment (ESA) will be required. The report should be prepared in accordance with O. Reg 153/04 (as amended), signed and dated by a Qualified Person as defined in O. Reg 153/04 (as amended) and include a clause or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report.

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

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

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

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

4. Municipal Address Requirement

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

B. GENERAL INFORMATION

1. Servicing

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

2. Access

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

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

owner. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.

3. Lot Grading and Drainage

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

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

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

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

Date: 2019/02/06

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

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

Meeting Date: 2019/02/28

Subject: "B" 016/19 (Ward 2)
"B" 017/19
"B" 018/19
Consent
1137-1141 Clarkson Rd North
Trig Investments Inc.

The Heritage Advisory Committee has reviewed and accepted the Heritage Impact Assessment dated June 2017 as part of application OZ 16/012 W2. However, Heritage Planning requests as a condition of approval, an amendment to the Heritage Impact Assessment to address application "B" 018/19.

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

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

DATE: April 17, 2019

FILES: "B" 18/19

SUBJECT: CONSENT APPLICATION
1137-1141 CLARKSON RD NORTH
TRIG INVESTMENTS INC
WARD 2
MAY 2, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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

1. The applicant shall provide a cash contribution of \$574.50 for planting of one (1) street tree on Hollow Oak Terr. 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. Requirements for Municipal Boulevard tree protection securities and protective hoarding will be addressed during the Site Plan Process.
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.

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

April 17, 2019

Sean Kenney, Secretary Treasurer
Committee of Adjustment
City of Mississauga
2nd Floor, Clerk's Office
Mississauga, ON – L5B 3C1

**Re: Region of Peel Consolidated Comments
City of Mississauga Committee of Adjustment Hearing
May 2nd, 2019**

Deferred Consent Applications: DEF-B-016/19, DEF-B-017/19, DEF-B-018/19
Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. The applicant may require the creation of private water / sanitary sewer servicing easements. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca

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

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

Development Planning: Tracy Tang (905) 791-7800 x7190

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



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

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 7190 or by email at tracy.tang@peelregion.ca

Sincerely,

A handwritten signature in black ink, appearing to read 'Tracy Tang'.

Tracy Tang
Junior Planner
Development Services, Region of Peel

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **JAMEL JOSHEPH ZAKO** for the property located at **1297 CANTERBURY ROAD**.
Date of Hearing on Thursday May 2, 2019
Date Decision Signed by the Committee May 9, 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 2:09p.m.

APPLICATION DETAILS

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

1. A gross floor area of 327.57sq.m (approx. 3,525.93sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 311.85sq.m (approx. 3,356.72sq.ft) in this instance;
2. A height of 9.17m (approx. 30.09ft) whereas By-law 0225-2007, as amended, permits a maximum height of 9.00m (approx. 29.53ft) in this instance;
3. An exterior side yard of 2.69m (approx. 8.83ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m (approx. 19.69ft) in this instance;
4. An exterior side yard measured to a porch inclusive of stairs of 2.13m (approx. 6.99ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to a porch inclusive of stairs of 4.40m (approx. 14.44ft) in this instance;
5. An exterior side yard measured to a deck of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to a deck of 4.40m (approx. 14.44ft) in this instance;
6. An exterior side yard measured to the eaves of 2.78m (approx. 9.12ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to the eaves of 5.50m (approx. 18.04ft) in this instance; and
7. An exterior side yard measured to a basement stairwell entrance of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to a basement stairwell entrance of 6.00m (approx. 19.69ft) in this instance.

J. Zako, 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 17, 2019)
- City of Mississauga, Transportation and Works Department (dated May 2, 2019)
- Region of Peel (dated April 17, 2019)
- Credit Valley Conservation (dated April 12, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of support was received through the property owner signed by 5 area residents.
- Letters of support were received through the property owner signed by 2 area residents.

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



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:

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

1. A gross floor area of 330.17sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 311.85sq.m in this instance;
2. A height of 9.17m whereas By-law 0225-2007, as amended, permits a maximum height of 9.00m in this instance;
3. An exterior side yard of 2.69m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m in this instance;
4. An exterior side yard measured to a porch inclusive of stairs of 2.13m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to a porch inclusive of stairs of 4.40m in this instance;
5. An exterior side yard measured to a deck of 3.00m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to a deck of 4.40m in this instance;
6. An exterior side yard measured to the eaves of 1.95m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to the eaves of 5.50m in this instance; and
7. An exterior side yard measured to a basement stairwell entrance of 3.00m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to a basement stairwell entrance of 6.00m in this instance.

Committee Decision dated at the City of Mississauga on May 9, 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 9, 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

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 29, 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 **JASMEET & GURSIMRAT SAMRA** for the property located at **7 THEODORE DRIVE**.
Date of Hearing on Thursday May 2, 2019
Date Decision Signed by the Committee May 9, 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 2:16p.m.

APPLICATION DETAILS

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

1. A gross floor area of 316.70sq.m (approx. 3,408.93sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 297.09sq.m (approx. 3,197.85sq.ft) in this instance; and
2. A maximum lot coverage of 26.03% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance.

W. 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 22, 2019)
- City of Mississauga, Transportation and Works Department (dated May 2, 2019)
- Region of Peel (dated April 17, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of support was received through the agent signed by 16 area residents

One neighbouring property owner attended and expressed concerns regarding the size of the proposed dwelling.

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

DECISION

Committee has taken into consideration 1 resident who presented at the hearing as well as 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 the construction of a new house on the subject property proposing:

1. A gross floor area of 316.70sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 297.09sq.m in this instance; and
2. A maximum lot coverage of 26.03% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance.

Committee Decision dated at the City of Mississauga on May 9, 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 9, 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

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 29, 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 **RAMANDEEP KALIRAI & JASPREET MANN**
for the property located at **1046 WEST AVENUE.**
Date of Hearing on Thursday May 2, 2019
Date Decision Signed by the Committee May 9, 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 2:22p.m.

APPLICATION DETAILS

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

1. A lot coverage of 37.60% 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;
2. A westerly side yard to the second storey of 1.21m (approx. 3.97ft) whereas By-law 0225-2007, as amended, requires a minimum westerly side yard to the second storey of 1.81m (approx. 5.94ft) in this instance; and
3. A easterly side yard to the second storey of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.81m (approx. 5.94ft) in this instance.

D. Dewsbury, 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 17, 2019)
- City of Mississauga, Transportation and Works Department (dated May 2, 2019)
- Region of Peel (dated April 17, 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: W. Shahrukh SECONDED BY: D. Cook CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow an addition proposing:

1. A lot coverage of 37.60% 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;
2. A westerly side yard to the second storey of 1.21m whereas By-law 0225-2007, as amended, requires a minimum westerly side yard to the second storey of 1.81m in this instance; and
3. A easterly side yard to the second storey of 1.22m whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.81m in this instance.

Committee Decision dated at the City of Mississauga on May 9, 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

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 29, 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 **SANTOSH, RAMESH & AMAN JAIN** for the property located at
1395 HOLLYROOD AVENUE.

Date of Hearing on Thursday May 2, 2019
Date Decision Signed by the Committee May 9, 2019

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

Mr. Patrizio declared a pecuniary interest in the application. He left the hearing room and did not participate in the proceedings in any manner.

The subject application was heard at approximately 2:25p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of a new house:

1. A gross floor area of 455.71sq.m (approx. 4,905.22sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 407.08sq.m (approx. 4,381.80sq.ft) in this instance;
2. A height measured to the eaves of 6.71m (approx. 22.01ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
3. A height to the highest ridge of 9.91m (approx. 32.51ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m (approx. 31.17ft) in this instance; and
4. A height of an accessory structure (fire place) of 3.94m (approx. 12.93ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance.

J. Wallace, 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 17, 2019)
- City of Mississauga, Transportation and Works Department (dated May 2, 2019)
- Region of Peel (dated April 17, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Dasko expressing concerns regarding the subject application.
- Correspondence was received from one area resident stating an objection to the subject application.

One area resident attended and expressed objections relating to the application regarding the size of the proposed house.

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

DECISION

Committee has taken into consideration correspondence received from 2 area residents and 1 resident who presented at the hearing. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.



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

MOVED BY: D. George SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a new house:

1. A gross floor area of 455.71sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 407.08sq.m in this instance;
2. A height measured to the eaves of 6.71m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance;
3. A height to the highest ridge of 9.91m whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m in this instance; and
4. A height of an accessory structure (fire place) of 3.94m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m in this instance.

Committee Decision dated at the City of Mississauga on May 9, 2019.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **May 29, 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 **RONMAR PROPERTIES INC.** for the property located at
4304 VILLAGE CENTRE COURT.

Date of Hearing on Thursday May 2, 2019
Date Decision Signed by the Committee May 9, 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 2:40p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit a medical office proposing 296 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 309 parking spaces in this instance.

N. Ali, agent, attended and presented evidence in support of the application. M. Cianfarani, the property manager, indicated that the off-site parking agreement with the MTO is still valid and they are currently in negotiations to extend it.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 22, 2019)
- City of Mississauga, Transportation and Works Department (dated May 2, 2019)
- Region of Peel (dated April 17, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area property owner expressing objections regarding the subject application.

Committee asked questions of the agent who appeared before the Committee regarding the previous use of the subject space, the number of units within the complex.

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To permit a medical office proposing 296 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 309 parking spaces in this instance.

CONDITION(S):

1. The applicant shall obtain an extension to the Off-Site Parking Agreement with the MTO.

Committee Decision dated at the City of Mississauga on May 9, 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 29, 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 **HAJUNA INVESTMENTS LIMITED** for the property located at **3663 MAVIS ROAD**.
Date of Hearing on Thursday May 2, 2019
Date Decision Signed by the Committee May 9, 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 permit a personal service establishment proposing a tattoo parlour whereas By-law 0225-2007, as amended, does not permit a tattoo parlour in this instance.

B. Mason, 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 22, 2019)
- City of Mississauga, Transportation and Works Department (dated May 2, 2019)
- Region of Peel (dated April 17, 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: J. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To permit a personal service establishment proposing a tattoo parlour whereas By-law 0225-2007, as amended, does not permit a tattoo parlour in this instance.

Committee Decision dated at the City of Mississauga on May 9, 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 29, 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 **JYOTI KOHLI & VIKAS KOHLI** for the property located at **3384 ETUDE DRIVE**.
Date of Hearing on Thursday May 2, 2019
Date Decision Signed by the Committee May 9, 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 2:53p.m.

APPLICATION DETAILS

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

1. A lot coverage of 31.00% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A gross floor area of 333.12sq.m (approx. 3585.67ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 277.21sq.m (approx. 2983.86ft) in this instance; and
3. A building height measured to the eaves of 6.80m (approx. 22.31ft) 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.

P. Pimentel, 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 22, 2019)
- City of Mississauga, Transportation and Works Department (dated May 2, 2019)
- Region of Peel (dated April 17, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of support was received through the agent signed by 8 area residents.

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow an addition proposing:

1. A lot coverage of 31.00% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A gross floor area of 333.12sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 277.21sq.m in this instance; and
3. A building height measured to the eaves of 6.80m 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. Balcony screening shall be provided to limit overlook into neighbouring properties.

Committee Decision dated at the City of Mississauga on May 9, 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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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 29, 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 **2647063 ONTARIO INC.** for the property located at **2960 DREW ROAD.**
Date of Hearing on Thursday May 2, 2019
Date Decision Signed by the Committee May 9, 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 3:07p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow an expansion proposing 691 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 727 parking spaces in this instance.

A. Saini, 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 22, 2019)
- City of Mississauga, Transportation and Works Department (dated May 2, 2019)
- Region of Peel (dated April 17, 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:

To allow an expansion proposing 691 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 727 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on May 9, 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 29, 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 **CRISTIANO & ALINE ALMEIDA** for the property located at **3698 BANFF COURT**.
Date of Hearing on Thursday May 2, 2019
Date Decision Signed by the Committee May 9, 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 2:05p.m.

APPLICATION DETAILS

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

1. Below grade entrance in the front yard, whereas By-law 0225-2007, as amended, does not permit a below grade entrance in the front yard; and
2. 0 parking spaces for a second unit whereas By-law 0225-2007, as amended, requires a minimum of 1 parking space for the second unit in this instance.

A. Almeida, 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 22, 2019)
- City of Mississauga, Transportation and Works Department (dated May 2, 2019)
- Region of Peel (dated April 17, 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: J. Page SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow a second unit proposing:

1. Below grade entrance in the front yard, whereas By-law 0225-2007, as amended, does not permit a below grade entrance in the front yard; and
2. 0 parking spaces for a second unit whereas By-law 0225-2007, as amended, requires a minimum of 1 parking space for the second unit in this instance.

CONDITION(S):

1. The existing privacy fencing shall be maintained.

Committee Decision dated at the City of Mississauga on May 9, 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 29, 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 **KALPESH & RAKSHA RATHOD** for the property located at
4151 SHARONTON COURT.

Date of Hearing on Thursday May 2, 2019
Date Decision Signed by the Committee May 9, 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 applicant requests the Committee to approve a minor variance to permit a swimming pool and accessory structure proposing:

1. A setback to a Greenbelt Zone measured to a swimming pool of 1.52m (approx. 4.99ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a Greenbelt Zone measured to a swimming pool of 5.00m (approx. 16.40ft) in this instance; and
2. A setback to a Greenbelt Zone measured to a shed of 0.61m (approx. 2.00ft) whereas By-law 0225-2207, as amended, requires a minimum setback to a Greenbelt Zone measured to a shed of 5.00m (approx. 16.40ft) in this instance.

K. Rathod, 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 17, 2019)
- City of Mississauga, Transportation and Works Department (dated May 2, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated April 17, 2019)
- Region of Peel (dated April 17, 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: J. Page SECONDED BY: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

to permit a swimming pool and accessory structure proposing:

1. A setback to a Greenbelt Zone measured to a swimming pool of 1.52m whereas By-law 0225-2007, as amended, requires a minimum setback to a Greenbelt Zone measured to a swimming pool of 5.00m in this instance; and
2. A setback to a Greenbelt Zone measured to a shed of 0.61m whereas By-law 0225-2207, as amended, requires a minimum setback to a Greenbelt Zone measured to a shed of 5.00m in this instance.

Committee Decision dated at the City of Mississauga on May 9, 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 9, 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

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 29, 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 **FOREST PARK CIRCLE LTD** for the property located at **1850 & 1890 RATHBURN
ROAD EAST & 4100 & 4108 PONYTRAIL DRIVE.**

Date of Hearing on Thursday May 2, 2019
Date Decision Signed by the Committee May 9, 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 condominiums proposing:

1. 0.15 visitor parking spaces per residential unit whereas By-law 0225-2007, as amended, requires a minimum of 0.20 visitor parking spaces per residential unit in this instance;
2. A setback of 4.50m (approx. 14.63ft) from the street to a pergola whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) from the street to a pergola in this instance.
3. Two accessory structures (pergolas) on the subject lands whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure per lot in this instance;
4. Two pergolas with an occupied area of 70.00sq.m (approx. 753.47sq.ft) whereas By-law 0225-2007, as amended, permits a maximum occupied area of 10.00sq.m (approx. 107.64sq.ft) in this instance; and
5. An accessory structure (pergola) height of 3.90m (approx. 12.78ft), whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure (pergola) of 3.00m (approx. 9.84ft) in this instance.

G. Broll, 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 22, 2019)
- City of Mississauga, Transportation and Works Department (dated May 2, 2019)
- Region of Peel (dated April 17, 2019)

CORRESPONDENCE & DISCUSSION

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

One area resident attended and expressed objections relating to the subject application regarding visitor parking and density.

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 1 resident who presented at the hearing as well as 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 AS AMENDED SUBJECT TO CONDITIONS:

To allow the construction of condominiums proposing:

1. 0.15 visitor parking spaces per residential unit, for both the existing and proposed apartment buildings; whereas By-law 0225-2007, as amended, requires a minimum of 0.20 visitor parking spaces per residential unit, in this instance;
2. A setback from the front lot line to a pergola of 4.50m; whereas By-law 0225-2007, as amended, requires a minimum of 7.80m, in this instance;
3. Two pergolas on the subject lot; whereas By-law 0225-2007, as amended, permits one pergola per lot, in this instance;
4. Two pergolas on the subject lot with a maximum height of 3.90m; whereas By-law 0225-2007, as amended, permits a maximum height of a pergola of 3.00m, in this instance; and,
5. Two pergolas on the subject lot, each with a maximum area occupied of 70.00m², whereas By-law 0225-2007, as amended, permits a maximum area occupied of a pergola of 10.00 m², in this instance.

Committee Decision dated at the City of Mississauga on May 9, 2019.

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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 29, 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 **MARCO MASTRANGELO** for the property located at **872 HAMPTON CRESCENT**.
Date of Hearing on Thursday May 2, 2019
Date Decision Signed by the Committee May 9, 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 3:26p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve minor variances to permit the existing pool and accessory structure to remain proposing:

1. A side yard (easterly) setback to a G1 Zone measured to a pool of 4.02m (approx. 13.19ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to a G1 zone measured to a pool of 5.00m (approx. 16.40ft) in this instance; and
2. A side yard (easterly) setback to a G1 Zone measured to an accessory structure of 3.99m (approx. 13.09ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to a G1 Zone measured to an accessory structure of 5.00m (approx. 16.40ft) in this instance.

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

BACKGROUND

W. Oughtred, agent, attended and requested to defer the application to get surveyor to accurately measure setback being requested.

Committee consented to the request and deferred the application to the May 2nd 2019, hearing date.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 15, 2019)
- City of Mississauga, Transportation and Works Department (dated February 15, 2019)
- Region of Peel (dated February 15, 2019)
- Credit Valley Conservation (dated February 15, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 17, 2019)
- City of Mississauga, Transportation and Works Department (dated May 2, 2019)
- Region of Peel (dated April 17, 2019)
- Credit Valley Conservation (dated April 24, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To permit the existing pool and accessory structure to remain proposing:

1. A side yard (easterly) setback to a G1 Zone measured to a pool of 4.02m whereas By-law 0225-2007, as amended, requires a minimum side yard setback to a G1 zone measured to a pool of 5.00m in this instance; and
2. A a side yard (easterly) setback to a G1 Zone measured to an accessory structure of 3.99m whereas By-law 0225-2007, as amended, requires a minimum side yard setback to a G1 Zone measured to an accessory stucture of 5.00m in this instance.

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