

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER
Hearing: MAY 9, 2019 AT 1:30 P.M.

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

MOTIONS

B27/1: 3160 Derry Road East – Councillor Parrish and agent on the application requests the hearing date to be moved up from June 13th to May 23rd.

NEW APPLICATIONS - (CONSENT)

B-028/19	RAMANDEEP AUJLA	270 DERRY RD W	11	No Decision
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NEW APPLICATIONS - (MINOR VARIANCE)

A-165/19	BHUPINDER PAUL SHARMA	7505 REDSTONE RD	5	Deferred (July 25)
A-166/19	STUART GARNER & JUDY SACKVILLE	36 LAKE ST	1	Approved (AA)
A-167/19	NAVEED ULLAH & AZRA NAVEED	5128 NESTLING GROV	10	Approved
A-168/19	MARIA IVONE & ANTONIO COELHO	1426 FALCONRIDGE CRT	2	Approved (ACP)
A-169/19	NEELAM SHATRUJIT PAUL	1454 SHERWOOD MILLS BLVD	6	Approved
A-170/19	JAMES CASTELLA & LAURIE GABORIT	1150 WILDFIELD CRES	2	Approved
A-171/19	AMBER ROBERTSON & JAN BILEK	551 ARBOR RD	1	Approved (ACP)
A-172/19	MISSING SHADOW HOLDINGS INC	1060 OLD DERRY RD	11	Approved
A-173/19	FIRASA TULLAH SIDDIQUI & UROOJ FIRASAT	29 VISTA DR	11	Approved
A-174/19	SEEMA KHAN , F. S. KHAN, AKBAR KHAN	11 – 13 STAVEBANK RD	1	Approved
A-175/19	SANJAY & MANJU NANDA	5579 RIVER GROVE AVE	6	Approved (ACP)
A-176/19	IAN LOPEZ & LINDA HUA	1182 TECUMSEH PARK DR	2	Approved
A-177/19	1251914 ONTARIO LIMITED	216-218 EXPORT BLVD	5	Deferred (July 11)

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-021/19	DANIEL PARON & MELISSA DOMENEGATO	1529 PARKRIDGE RD	1	Approved
A-040/19	HFH DEVELOPMENTS INC	1277 QUEEN VICTORIA AVE	2	Approved (ACP)
A-077/19	SHAOLIN LI, AIFEN CHEN	898 PARKLAND AVE	2	Deferred (July 11)
A-078/19	AAA SAFE PRIVATE STORAGE INC.	7360 BRAMALEA RD	5	Approved
A-081/19	PAUL & ERIKA PODOBNIK	6430 DONWAY DR	11	Approved (ACP)
A-099/19	JOSEPH LONCAR & SYLVIA ANDREA SANCHEZ VILLENEUVE	233 LAKESHORE RD E	1	Deferred (May 30)

In the matter of the application made to Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.

Application by **RAMANDEEP AUJLA**
for the property located at **270 DERRY ROAD WEST.**

Date of Hearing on Thursday May 9, 2019
Date Decision Signed by the Committee May 16, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:35p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee for the partial release of a private easement on the subject property.

R. Aujla, owner, attended and presented evidence and comment in support of the application.

COMMENTS

Comments were received from:

- City of Mississauga, Planning and Building Department (dated April 29, 2019)
- City of Mississauga, Transportation and Works Department (dated April 30, 2019)
- City of Mississauga, Community Services Department, Culture Division (dated April 18, 2019)
- Region of Peel (dated April 26, 2019)
- Credit Valley Conservation (dated April 15, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer provided the Committee advice and comment on powers granted to them under the Planning Act.

Committee considered whether they are the appropriate Committee for this matter.

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

DETERMINATION

The Committee determined that the request is not within the purview of the Committee.

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 **STUART GARNER & JUDY SACKVILLE**

for the property located at **36 LAKE STREET.**

Date of Hearing on Thursday May 9, 2019

Date Decision Signed by the Committee May 16, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:54p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of an addition and renovations on the subject property proposing:

1. A front yard of 3.91m (approx. 12.83ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.00m (approx. 16.40ft) in this instance; and
2. A flat roof of 63% of the roof area whereas By-law 0225-2007, as amended, permits a maximum flat roof area of 50% of the roof area in this instance.

A. Temporale, 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 29, 2019)
- City of Mississauga, Transportation and Works Department (dated April 30, 2019)
- Region of Peel (dated April 26, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

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

1. A front yard of 3.91m whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.00m in this instance; and
2. Flat roofs on the subject dwelling; whereas By-law 0225-2007, as amended does not permit flat roofs and mansard roofs in this instance.

Committee Decision dated at the City of Mississauga on May 16, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<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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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 **June 5, 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 **NAVEED ULLAH & AZRA NAVEED**
for the property located at **5128 NESTLING GROVE.**

Date of Hearing on Thursday May 9, 2019

Date Decision Signed by the Committee May 16, 2019

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow a widened driveway proposing a driveway width of 5.20m (approx. 17.10ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.30m (approx. 14.11ft) in this instance.

M. Raja, 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 29, 2019)
- City of Mississauga, Transportation and Works Department (dated April 30, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated April 26, 2019)
- Region of Peel (dated April 26, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

DECISION

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

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

MOVED BY: J. Page SECONDED BY: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

The applicants request the Committee to approve a minor variance to allow a widened driveway proposing a driveway width of 5.20m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.30m in this instance.

Committee Decision dated at the City of Mississauga on May 16, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<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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Committee.Adjustment@mississauga.ca

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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 **June 5, 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 **MARIA & ANTONIO COELHO**
for the property located at **1426 FALCONRIDGE COURT.**

Date of Hearing on Thursday May 9, 2019

Date Decision Signed by the Committee May 16, 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 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 - infill residential of 389.38sq.m (approx. 4,191.39sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 379.30sq.m (approx. 4,082.88sq.ft) in this instance;
2. A height of 9.64m (approx. 31.36ft) whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m (approx. 31.17ft) in this instance;
3. A height measured to the eaves of 7.00m (approx. 22.97ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance; and
4. A combined width of side yards of 25% (6.28m/20.60ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27% (6.75m/22.15ft) in this instance.

R. Dovost, 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 29, 2019)
- City of Mississauga, Transportation and Works Department (dated April 30, 2019)
- Region of Peel (dated April 26, 2019)

CORRESPONDENCE & DISCUSSION

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

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from 5 area resident stating an objection to the subject application.

- Correspondence was received from 2 area residents stating concerns for the subject application.

Two area residents appeared before the Committee and expressed objection to the subject application.

One area resident appeared before the Committee and expressed concerns for the subject application.

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

DECISION

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

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

MOVED BY: J. Page SECONDED BY: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

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 - infill residential of 389.38sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 379.30sq.m in this instance;
2. A height of 9.64m whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m in this instance;
3. A height measured to the eaves of 7.00m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance; and
4. A combined width of side yards of 25% (6.28m) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27% (6.75m) in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. No balconies shall be permitted on the subject dwelling.

Committee Decision dated at the City of Mississauga on May 16, 2019.

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

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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 **June 5, 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 **NEELAM SHATRUJIT PAUL**
for the property located at **1454 SHERWOOD MILLS BOULAVARD.**

Date of Hearing on Thursday May 9, 2019

Date Decision Signed by the Committee May 16, 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 2:35p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a sunroom proposing a rear yard of 5.81m (approx. 19.07ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.67ft) in this instance.

I. Kulitis, 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 29, 2019)
- City of Mississauga, Transportation and Works Department (dated April 30, 2019)
- Region of Peel (dated April 26, 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: S. Patrizio SECONDED BY: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

The applicant requests the Committee to approve a minor variance to allow a sunroom proposing a rear yard of 5.81m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance.

Committee Decision dated at the City of Mississauga on May 16, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<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 **June 5, 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 **JAMES CASTELLA & LAURIE GABORIT**
for the property located at **1150 WILDFIELD CRESCENT.**

Date of Hearing on Thursday May 9, 2019

Date Decision Signed by the Committee May 16, 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 2:37p.m.

APPLICATION DETAILS

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

1. An occupied area of 23.71sq.m (approx. 255.21sq.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
2. A height of 3.65m (approx. 11.98ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance.

S. Carlson, 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 29, 2019)
- City of Mississauga, Transportation and Works Department (dated April 30, 2019)
- Region of Peel (dated April 26, 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:

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

1. An occupied area of 23.71sq.m whereas By-law 0225-2007, as amended, permits a maximum occupied area of 10.00sq.m in this instance; and
2. A height of 3.65m whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m in this instance.

Committee Decision dated at the City of Mississauga on May 16, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<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 **June 5, 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 **AMBER ROBERTSON & JAN BILEK**

for the property located at **551 ARBOR ROAD.**

Date of Hearing on Thursday May 9, 2019

Date Decision Signed by the Committee May 16, 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 2:39p.m.

APPLICATION DETAILS

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

1. An exterior side yard of 4.22m (approx. 13.85ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m (approx. 19.69ft) in this instance; and
2. An interior side yard of 1.71m (approx. 5.61ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m (approx. 5.93ft) in this instance.

J. Bilek, and A. Robertson, the property owners, 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 29, 2019)
- City of Mississauga, Transportation and Works Department (dated April 30, 2019)
- Region of Peel (dated April 26, 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 approve a minor variance to allow the construction of an addition on the subject property proposing:

1. An exterior side yard of 4.22m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m in this instance; and
2. An interior side yard of 1.71m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on May 16, 2019.

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

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NOTES:

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.

Application by **MISSING SHADOW HOLDINGS INC**
for the property located at **1060 OLD DERRY ROAD.**

Date of Hearing on Thursday May 9, 2019

Date Decision Signed by the Committee May 16, 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 2:43p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a real estate/financial services office on the subject property whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

J. Bailey, 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 29, 2019)
- City of Mississauga, Transportation and Works Department (dated April 30, 2019)
- Region of Peel (dated April 26, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from an area resident expressing no objection to the subject application.

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

DECISION

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

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

MOVED BY: S. Patrizio SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow a real estate/financial services office on the subject property whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

Committee Decision dated at the City of Mississauga on May 16, 2019.

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

I certify this is copy of the decision of the Committee's decision given on May 16, 2019

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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 **June 5, 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 **FIRASA TULLAH SIDDIQUI & UROOJ FIRASAT**

for the property located at **29 VISTA DRIVE.**

Date of Hearing on Thursday May 9, 2019

Date Decision Signed by the Committee May 16, 2019

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit the construction of a new two storey dwelling on the subject property proposing a building height measured to the eaves of 6.86m (approx. 22.51ft) whereas By-law 0225-2207, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 29, 2019)
- City of Mississauga, Transportation and Works Department (dated April 30, 2019)
- Region of Peel (dated April 26, 2019)

CORRESPONDENCE & DISCUSSION

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To permit the construction of a new two storey dwelling on the subject property proposing a building height measured to the eaves of 6.86m whereas By-law 0225-2207, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on May 16, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<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 **June 5, 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 **SEEMA KHAN, F. S. KHAN, AKBAR KHAN**

for the property located at **11-13 STAVEBANK ROAD.**

Date of Hearing on Thursday May 9, 2019

Date Decision Signed by the Committee May 16, 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 2:48p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a takeout restaurant within 60m (approx. 196.85ft) from a residential zone whereas By-law 0225-2007, as amended, does not permit a takeout restaurant within 60m (approx 196.85ft) of a residential zone in this instance.

M. Jain, 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 29, 2019)
- City of Mississauga, Transportation and Works Department (dated April 30, 2019)
- Region of Peel (dated April 26, 2019)

CORRESPONDENCE & DISCUSSION

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow a takeout restaurant within 60m from a residential zone whereas By-law 0225-2007, as amended, does not permit a takeout restaurant within 60m of a residential zone in this instance.

Committee Decision dated at the City of Mississauga on May 16, 2019.

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

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This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **June 5, 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 **SANJAY & MANJU NANDA**
for the property located at **5579 RIVER GROVE AVENUE.**

Date of Hearing on Thursday May 9, 2019

Date Decision Signed by the Committee May 16, 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 garage proposing an unobstructed area for parking of 5.49m x 4.87m (approx. 18.01ft x 15.98ft) whereas By-law 0225-2007, as amended, requires a minimum unobstructed area for parking of 2.75m x 5.20m (approx. 9.02ft x 17.06ft) in this instance.

A. Al Rawy, 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 29, 2019)
- City of Mississauga, Transportation and Works Department (dated April 30, 2019)
- Region of Peel (dated April 26, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of support signed by 18 area residents was received.

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 SUBJECT TO CONDITIONS:

The applicant requests the Committee to approve a minor variance to permit a garage proposing an unobstructed area for parking of 5.49m x 4.87m whereas By-law 0225-2007, as amended, requires a minimum unobstructed area for parking of 2.75m x 5.20m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on May 16, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<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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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 **June 5, 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 **IAN LOPEZ & LINDA HUA**
for the property located at **1182 TECUMSEH PARK DRIVE.**

Date of Hearing on Thursday May 9, 2019

Date Decision Signed by the Committee May 16, 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 2:52p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow interior alterations proposing a gross floor area of 518.00sq.m (approx. 5,575.71sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 500.69sq.m (approx. 5,389.38sq.ft) in this instance.

I. Lopez, and L. Hua, the property owners 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 29, 2019)
- City of Mississauga, Transportation and Works Department (dated April 30, 2019)
- Region of Peel (dated April 26, 2019)
- Credit Valley Conservation (dated April 18, 2019)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the owners 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. Kennedy SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

Allow interior alterations proposing a gross floor area of 518.00sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 500.69sq.m in this instance.

Committee Decision dated at the City of Mississauga on May 16, 2019.

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

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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 **June 5, 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 **DANIEL PARON & MELISSA DOMENEGATO**

for the property located at **1529 PARKRIDGE ROAD.**

Date of Hearing on Thursday May 9, 2019

Date Decision Signed by the Committee May 16, 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 2:55p.m.

APPLICATION DETAILS

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

1. A front yard of 6.48m (approx. 21.26ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 6.40m (approx. 21.00ft) in this instance;
2. A combined side yard of 5.50m (approx. 18.04ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard of 5.72m (approx. 18.77ft) in this instance;
3. A building height measured to the eaves of 6.48m (approx. 21.26ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

D. Paron, and M. Domenegato, the property owners, attended and presented evidence in support of the application.

BACKGROUND

On January 17, 2019, D. Paron, owner, requested to defer the application to submit revised plans.

The Committee consented to the request and deferred the application to the May 9th, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 29, 2019)



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- City of Mississauga, Transportation and Works Department (dated April 30, 2019)
- Region of Peel (dated April 26, 2019)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the owners 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: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

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

1. A front yard measured to the front porch of 7.23m whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m measured to the front porch in this instance;
2. A combined side yard of 5.50m whereas By-law 0225-2007, as amended, requires a minimum combined side yard of 5.72m in this instance;
3. A building height measured to the eaves of 6.48m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on May 16, 2019.

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

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"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 **June 5, 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 **HFH DEVELOPMENTS INC.**

for the property located at **1277 QUEEN VICTORIA AVENUE.**

Date of Hearing on Thursday May 9, 2019

Date Decision Signed by the Committee May 16, 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 2:58p.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 height measured to a flat roof of 10.94m (approx. 35.89ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to a flat roof of 7.50m (approx. 24.60ft) in this instance;
2. A height measured to the eaves of 6.97m (approx. 22.87ft) 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 dwelling depth of 22.60m (approx. 74.15ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
4. A garage projection of 22.73m (approx. 74.57ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance;
5. One garage and one carport whereas By-law 0225-2007, as amended, permits a maximum of one garage or carport in this instance;
6. No garage attachment to a dwelling above grade whereas By-law 0225-2007, as amended, requires a minimum garage attachment to a dwelling above grade of 5.00m (approx. 16.40ft) in length and 2.00m (approx. 6.56ft) in height;
7. A driveway width of 8.11m (approx. 26.61ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.82m (approx. 15.81ft) in this instance; and
8. A pool in the front yard whereas By-law 0225-2007, as amended, does not permit a pool in the front yard in this instance.

T. Martino, agent, attended and presented evidence in support of the application.

BACKGROUND

On January 24, 2019, P. Hatzioannou, owner, requested to defer the application to meet with staff and address staff and resident comments.

Committee consented to the request and deferred the application to the May 9th, 2019, hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated January 18, 2019)
- City of Mississauga, Transportation and Works Department (dated January 10, 2019)
- City of Mississauga, Community Services Department, Park Planning Division (dated January 10, 2019)
- Region of Peel (dated January 18, 2019)
- Two Letters of objection were received from area residents.
- A memorandum was received from Ward Councillor Ras.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 29, 2019)
- City of Mississauga, Transportation and Works Department (dated April 30, 2019)
- Region of Peel (dated April 26, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

Three area residents appeared before the Committee and expressed concerns for the application.

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

DECISION

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

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

MOVED BY: J. Page SECONDED BY: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

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

1. A height measured to a flat roof of 10.94m whereas By-law 0225-2007, as amended, permits a maximum height measured to a flat roof of 7.50m in this instance;
2. A height measured to the eaves of 6.97m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance;
3. A dwelling depth of 22.60m whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m this instance;
4. A garage projection of 22.73m whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance;
5. One garage and one carport whereas By-law 0225-2007, as amended, permits a maximum of one garage or carport in this instance;
6. No garage attachment to a dwelling above grade whereas By-law 0225-2007, as amended, requires a minimum garage attachment to a dwelling above grade of 5.00m in length and 2.00m in height;
7. A driveway width of 8.11m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.82m in this instance; and
8. A pool in the front yard whereas By-law 0225-2007, as amended, does not permit a pool in the front yard in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on May 16, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (CHAIR)
<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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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 5, 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 **AAA SAFE PRIVATE STORAGE INC.**

for the property located at **7360 BRAMALEA ROAD.**

Date of Hearing on Thursday May 9, 2019

Date Decision Signed by the Committee May 16, 2019

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a new building on the subject property proposing 48 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 123 parking spaces in this instance.

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

BACKGROUND

On March 7, 2019, P. Jaruczik, agent, attended and requested to defer the application in order to submit a parking justification study.

The Committee consented to the request and deferred the application to the May 9th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated February 25, 2019)
- City of Mississauga, Transportation and Works Department (dated February 22, 2019)
- Region of Peel (dated February 21, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 29, 2019)
- City of Mississauga, Transportation and Works Department (dated April 30, 2019)
- Region of Peel (dated April 26, 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: S. Patrizio SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a new building on the subject property proposing 48 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 123 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on May 16, 2019.

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

I certify this is copy of the decision of the Committee's decision given on May 16, 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 **June 5, 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 **PAUL & ERIKA PODOBNIK** for the property located at **6430 DONWAY DRIVE**.
Date of Hearing on Thursday May 9, 2019
Date Decision Signed by the Committee May 16, 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 3:43p.m.

APPLICATION DETAILS

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

1. A driveway width of 7.73m (approx. 25.36ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance; and
2. A driveway setback measured from the property line of 0.32m (approx. 1.05ft) whereas By-law 0225-2007, as amended, permits a minimum driveway setback measured from the property line of 0.6m (approx. 1.97ft) in this instance.
3. A walkway attachment of 2.35m (approx. 7.71ft) whereas By-law 0225-2007, as amended, permits a maximum driveway attachment of 1.50m (approx. 4.92ft) in this instance.

P. Podobnik, the property owner, attended and presented evidence in support of the application.

BACKGROUND

On March 7th, 2019, E. Podobnik, and P. Podobnik, property owners, attended and requested to defer the application to meet with staff.

The Committee consented to the request and deferred the application to the May 9th, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 25, 2019)
- City of Mississauga, Transportation and Works Department (dated February 22, 2019)
- Region of Peel (dated February 21, 2019)
- A petition of support signed by seventeen area residents was received.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 29, 2019)
- City of Mississauga, Transportation and Works Department (dated April 30, 2019)

- Region of Peel (dated April 26, 2019)
- Credit Valley Conservation (dated April 8, 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.



MISSISSAUGA

File: "A" 81/19
WARD 11

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

MOVED BY: S. Patrizio SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow a widened driveway on the subject property proposing:

1. A driveway width of 7.73m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance; and
2. A driveway setback measured from the property line of 0.32m whereas By-law 0225-2007, as amended, permits a minimum driveway setback measured from the property line of 0.6m in this instance.
3. A walkway attachment of 2.35m whereas By-law 0225-2007, as amended, permits a maximum driveway attachment of 1.50m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on May 16, 2019.

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

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NOTES:

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