

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER
Hearing: JUNE 13, 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-032/19	ANDREW MILLER & LAURA SANHUEZA MILLER	18 TECUMSETH AVE	1	Approved (AC)
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NEW APPLICATIONS - (MINOR VARIANCE)

A-210/19	FRANTZ & LUCIE SAINT PHARD	1357 ALEXANDRA AVE	1	Approved
A-211/19	KASERAM & NANDINI SAMAROO	3985 LONGO CIR	5	Approved
A-212/19	JASON COLATOSTI	3658 BURNBRAE DR	6	Approved (AC)
A-213/19	REN ZHAO HUI, LIANG QIN	4052 TEAKWOOD DR	6	Deferred (July 25)
A-214/19	SAMIRA BOTTIGLIERI	7063 BLACK WALNUT TR	10	Deferred (Sept 5)
A-215/19	FRED GHOBRIAL & SHELLEY LOGAN	774 GLENLEVEN CRES	2	Approved
A-216/19	ANTOINE MUSIOL	26 BAY ST	1	Approved (AA, ACP)
A-217/19	MAIRIN LIVINGSTON & JULIANA O'SULLIVAN-LIVINGSTON	2479 GRINDSTONE CRT	8	Approved (AC)
A-218/19	HONGA ZHAO & ZHIJIAN WANG	1486 CARMEN DR	1	Approved
A-219/19	[REDACTED]	4188 RAYFIELD CRT	4	Approved (AA, ACP)

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-431/18	SHOAIBUL HAQ SHAH & HINA SHOAIB	1686 VILLAGE VIEW PL	6	Approved (AA, ACP)
A-112/19	2327604 ONTARIO INC	6455 MISSISSAUGA RD	11	Approved (AA)
A-115/19	AHMED MOTAWEA & HEIDY GHANEM	7313 ROSEHURST DR	10	Approved (ACP)
A-135/19	J & D SAHDRA INVESTMENTS LTD.	60 LAKESHORE RD E	1	Deferred (July 25)

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 **ANDREW MILLER & LAURA SANHUEZA MILLER**
for the property located at **18 TECUMSETH AVENUE.**
Date of Hearing on Thursday June 13, 2019
Date Decision Signed by the Committee June 20, 2019

The hearing commenced at approximately 1:33p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:39p.m.

APPLICATION DETAILS

The applicants request 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 7.62m (approx. 25.00ft) and an area of approximately 266.78sq.m (approx. 2871.60sq.ft).

R. Kossak, authorized 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 June 4, 2019)
- City of Mississauga, Transportation and Works Department (dated May 31, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated May 24, 2019)
- Region of Peel (dated June 5, 2019)
- Bell Canada, Right-of-Way (dated May 10, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident, stating support for the subject application.

Committee asked questions of the agent who appeared be for the Committee.

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

DECISION

Committee has taken into consideration correspondence received from one area resident.

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:

To sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 7.62m and an area of approximately 266.78sq.m.

Committee Decision dated at the City of Mississauga on June 20, 2019 |

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

I certify this is copy of the decision of the Committee's decision given on June 20, 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 June 24, 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 **July 14, 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 June 24, 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 B – City and Agency comments that relate to items on Appendix A

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 May 31, 2019.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated May 24, 2019.
6. A letter shall be received from Bell Canada indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated May 10, 2019.

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

City of Mississauga
Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: May 31, 2019

RE: Applicant: Andrew Miller & Laura Sanhueza Miller
Date of Hearing: June 13, 2019
Address: 18 Tecumseth Ave
Our File: 'B' 32/19 Ward 1 (Z-7)

Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval. We note that currently there is an existing block retaining wall located within the municipal boulevard which is not permitted unless an Encroachment Agreement has been entered into with the City. Acknowledging that the proposal is for semi-detached dwellings, the proposed grading plan should consider eliminating the existing retaining wall within the city boulevard. If in the new grading plan proposed there are encroachments into the boulevard, an Encroachment Agreement will be required before clearance of this condition.

2. 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

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

1. Lot Grading and Drainage

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

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands 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 owner.

4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lots on Tecumseth Avenue. In this regard, we advise that all dwellings to be constructed on the both the severed and retained lands will require a sump pump to discharge the weeping tile to grade. It is the full responsibility of the applicant to advise any prospective purchasers of the properties of this requirement.

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

c: rk@newagedesign.ca

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

DATE: May 24, 2019
FILE: "B" 32/19
SUBJECT: CONSENT APPLICATION
18 TECUMSETH AVE
ANDREW MILLER & LAURA SANHUEZA MILLER
WARD 1
JUNE 13, 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:

1. The applicant shall provide a cash contribution of \$574.50 for planting of one (1) street tree on Tecumseth Ave. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

Additionally, City of Mississauga Forestry Staff have attended the site and identified the following City owned trees within the municipal boulevard:

- one (1) Spruce
- one (1) Japanese Maple

Given that the subject lands are not subject to site plan control, should the application be approved, Community Services wishes to impose the following conditions:

1. The applicant shall ensure that the future driveway does not impact or require the removal of the above noted tree.
2. The applicant shall provide tree protection securities in the amount of \$1,071.00 for the above noted trees.
3. The applicant shall provide horizontal tree hoarding to the dripline of the above noted trees to the satisfaction of City of Mississauga Forestry Staff. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.

In addition, Community Services notes the following:

1. Payment of street tree contributions and tree preservation securities can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West.
2. Please be advised that upon the completion of the works, securities may be held for up to two years as determined by City of Mississauga Forestry Staff.
3. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes may be 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 Jim Greenfield, Parks Planner, Community Services Department at 905-615-3200 ext. 8538.

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

Bell Canada
Right of Way
FI-2, 140 Bayfield Street
Barrie, Ontario
L4M 3B1

Tel: 1-800-289-3657
Fax: 705-722-2263
E-mail: carrie.gordon@bell.ca

May 10, 2019

Mississauga Committee of Adjustment
Office of the City Clerk
300 City Centre Drive
Mississauga, ON
L5B 3C1

Attention: Secretary-Treasurer
Email only: committee.adjustment@mississauga.ca

Dear Sir/Madame:

Subject: Consent Application – Severance
18 Tecumseth Ave.
CofA file: B32/19 W1

Bell File: 905-19-214

We acknowledge receipt and thank you for your correspondence May 10, 2019.

Subsequent to review of the Severance Application by our local Engineering Department it has been identified that Bell Canada will require a transfer of easement over these lands, to protect existing aerial facilities, supply service to the properties and to maintain service in the area.

Bell Canada would like to confirm that the severed and the retained lands or a 3.0m wide corridor to be measured 1.5m on either side of the aerial facilities as can be accommodated would satisfy our needs.

Since the easement is necessary in order to provide and maintain service to this area, all costs associated with this transaction is the responsibility of the landowner. Compensation should be set to the nominal amount of \$2.00 for the acquisition of these rights. Additionally, Bell Canada requires separate, registered postponements for any mortgages and certification of title.

We hope this proposal meets with your approval and request a copy of the Committee of Adjustments decision. We look forward to the owners' Solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.



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

If you have any questions or concerns, please feel free to contact me.

Yours truly,

Carrie Gordon
Right of Way Associate
(Encl.)

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 **FRANTZ & LUCIE SAINT PHARD**
for the property located at **1357 ALEXANDRA AVENUE.**

Date of Hearing on Thursday June 13, 2019

Date Decision Signed by the Committee June 20, 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 1:40p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow an addition on the subject property proposing a dwelling depth of 30.70m (approx. 101.00ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 4, 2019)
- City of Mississauga, Transportation and Works Department (dated June 13, 2019)
- Region of Peel (dated June 5, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow for the construction of an addition to the rear of the dwelling on the subject property proposing a dwelling unit depth of 26.52m; whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m in this instance.

Committee Decision dated at the City of Mississauga on June 20, 2019.

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

I certify this is copy of the decision of the Committee's decision given on
June 20, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **July 10, 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 **KASERAM & NANDINI SAMAROO**

for the property located at **3985 LONGO CIRCLE.**

Date of Hearing on Thursday June 13, 2019

Date Decision Signed by the Committee June 20, 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 1:43p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow an addition on the subject property proposing a gross floor area of 233.65sq.m (approx. 2515.00sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 221.90sq.m (approx. 2388.51sq.ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 3, 2019)
- City of Mississauga, Transportation and Works Department (dated June 13, 2019)
- Region of Peel (dated June 5, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow an addition on the subject property proposing a gross floor area of 233.65sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 221.90sq.m in this instance.

Committee Decision dated at the City of Mississauga on June 20, 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
June 20, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **July 10, 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 **JASON COLATOSTI** for the property located at **3658 BURNBRAE DRIVE**.
Date of Hearing on Thursday June 13, 2019
Date Decision Signed by the Committee June 20, 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 1:48p.m.

APPLICATION DETAILS

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

1. A lot coverage of 35.58% 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 northerly side yard of 1.97m (approx. 6.46ft) whereas By-law 0225-2007, as amended, requires a minimum northerly side yard of 2.41m (approx. 7.91ft) in this instance;
3. A northerly side yard measured to a balcony of 1.10m (approx. 3.61ft) whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to a balcony of 2.41m (approx. 7.91ft) in this instance;
4. A northerly side yard measured to a deck of 1.16m (approx. 3.80ft) whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to a deck of 1.20m (approx. 3.94ft) in this instance; and
5. A northerly side yard measured to a planter of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to a planter of 1.80m (approx. 5.90ft) in this instance.

E. van Groll, agent, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 3, 2019)
- City of Mississauga, Transportation and Works Department (dated June 13, 2019)
- Region of Peel (dated June 5, 2019)
- Credit Valley Conservation (dated May 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, on balance, any and all submissions made before its decision. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined 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 an addition and renovations on the subject property proposing:

1. A lot coverage of 35.58% 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 northerly side yard of 1.97m whereas By-law 0225-2007, as amended, requires a minimum northerly side yard of 2.41m in this instance;
3. A northerly side yard measured to a balcony of 1.10m whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to a balcony of 2.41m in this instance;
4. A northerly side yard measured to a deck of 1.16m whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to a deck of 1.20m in this instance; and
5. A northerly side yard measured to a planter of 0.90m whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to a planter of 1.80m in this instance.

CONDITION(S):

1. Applicant to provide screening on the section of the balcony facing the property at 3668 Burnbrae Drive.

Committee Decision dated at the City of Mississauga on June 20, 2019.

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

I certify this is copy of the decision of the Committee's decision given on
June 20, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

Committee.Adjustment@mississauga.ca

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



MISSISSAUGA

File: "A" 212/19

WARD 6

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 **July 10, 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 **FRED GHOBRIAL & SHELLEY LOGAN**
for the property located at **774 GLENLEVEN CRESCENT.**

Date of Hearing on Thursday June 13, 2019

Date Decision Signed by the Committee June 20, 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 the construction of a new house on the subject property proposing a combined width of side yards of 4.07m (approx. 13.35ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.80m (approx. 22.31ft) in this instance.

A. Pasculeo, agent attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 4, 2019)
- City of Mississauga, Transportation and Works Department (dated June 13, 2019)
- Region of Peel (dated June 5, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing objection to the subject application.

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including one written submission. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a new house on the subject property proposing a combined width of side yards of 4.07m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.80m in this instance.

Committee Decision dated at the City of Mississauga on June 20, 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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June 20, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **July 10, 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 **ANTOINE MUSIOL** for the property located at **26 BAY STREET**.

Date of Hearing on Thursday June 13, 2019

Date Decision Signed by the Committee June 20, 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 2:03p.m.

APPLICATION DETAILS

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

1. A front yard of 4.70m (approx. 15.42ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.00m (approx. 16.40ft) in this instance;
2. An easterly side yard of 0.92m (approx. 3.02ft) whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.20m (approx. 3.94ft) in this instance;
3. A westerly side yard of 2.50m (approx. 8.20ft) whereas By-law 0225-2007, as amended, requires a minimum westerly side yard of 3.00m (approx. 9.84ft) in this instance;
4. A building length of 21.50m (approx. 70.54ft) whereas By-law 0225-2007, as amended, permits a maximum building length of 20.00m (approx. 65.62ft) in this instance; and
5. A flat roof whereas By-law 0225-2007, as amended, does not permit a flat roof in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 4, 2019)
- City of Mississauga, Transportation and Works Department (dated June 13, 2019)
- City of Mississauga, Community Services Department, Culture Division (dated June 7, 2019)
- Region of Peel (dated June 5, 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, on balance, any and all submissions made before its decision. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined 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 a second storey addition and a two storey rear addition to the existing dwelling on the subject property proposing:

1. A an existing front yard of 4.70m, measured to the existing dwelling; whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.00m in this instance;
2. An existing easterly side yard of 0.92m, measured to the existing dwelling; whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.20m in this instance;
3. An existing westerly side yard of 2.50m, measured to the existing dwelling; whereas By-law 0225-2007, as amended, requires a minimum westerly side yard of 3.00m in this instance;
4. A dwelling unit depth of 21.50m; whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m in this instance; and
5. A flat roof; whereas By-law 0225-2007, as amended, does not permit a flat roof 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 June 20, 2019.

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

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June 20, 2019

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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 **July 10, 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 **MAIRIN LIVINGSTON & JULIANA O'SULLIVAN-LIVINGSTON**
for the property located at **2479 GRINDSTONE COURT.**
Date of Hearing on Thursday June 13, 2019
Date Decision Signed by the Committee June 20, 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 2:08p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the existing accessory structure on the subject property proposing an interior side yard of 0.26m (approx. 0.85ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m (approx. 3.94ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 4, 2019)
- City of Mississauga, Transportation and Works Department (dated June 13, 2019)
- Region of Peel (dated June 5, 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, on balance, any and all submissions made before its decision. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined 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: J. Page 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 existing accessory structure on the subject property proposing an interior side yard of 0.26m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m in this instance.

CONDITION(S):

1. Redirection of downspout to ensure run off from roof top does not impact neighbouring properties.

Committee Decision dated at the City of Mississauga on June 20, 2019.

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

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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 **July 10, 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 **HONGA ZHAO & ZHIJAN WANG** for the property located at **1486 CARMEN DRIVE**.
Date of Hearing on Thursday June 13, 2019
Date Decision Signed by the Committee June 20, 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 2:11p.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. A combined width of side yards of 5.24m (approx. 17.19ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.30m (approx. 27.23ft) in this instance; and
2. A dwelling unit depth of 22.36m (approx. 73.36ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance.

A. Aodesh, agent, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 4, 2019)
- City of Mississauga, Transportation and Works Department (dated June 13, 2019)
- Region of Peel (dated June 5, 2019)
- Credit Valley Conservation (dated May 28, 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, on balance, any and all submissions made before its decision. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined 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. Kwast SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

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

1. A combined width of side yards of 5.24m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.30m in this instance; and
2. A dwelling unit depth of 22.36m whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m in this instance.

Committee Decision dated at the City of Mississauga on June 20, 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 **July 10, 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 [REDACTED]

for the property located at **4188 RAYFIELD COURT.**

Date of Hearing on Thursday June 13, 2019

Date Decision Signed by the Committee June 20, 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 1:40p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to permit a patio on the subject property proposing:

1. A northerly side yard of 0.25m (approx. 0.83ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) in this instance; and
2. A southerly side yard of 0.25m (approx. 0.83ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) in this instance.

M. Hranyczny, the property owner, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 4, 2019)
- City of Mississauga, Transportation and Works Department (dated June 13, 2019)
- Region of Peel (dated June 5, 2019)

CORRESPONDENCE & DISCUSSION

Two letters of support

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from two area residents expressing support for the subject application.

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, on balance, any and all submissions made before its decision including two written submissions. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined 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 permit a patio on the subject property proposing:

1. A northerly side yard of 0.25m to the proposed pool decking / hard-surface; whereas, By-law 0225-2007, as amended, requires a minimum setback of 0.61m to the pool decking / hard-surface, in this instance; and
2. A southerly side yard of 0.25m to the proposed pool decking / hard-surface; whereas, By-law 0225-2007, as amended, requires a minimum setback of 0.61m to the pool decking / hard-surface, 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 June 20, 2019.

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

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NOTES:

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

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

Application by **SHOAIBUL HAQ SHAH & HINA SHOAIB**
for the property located at **1686 VILLAGE VIEW PLACE.**

Date of Hearing on Thursday June 13, 2019

Date Decision Signed by the Committee June 20, 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 2:17p.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 7.00m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance; and
2. A front yard landscaped area of 36.20% of the front yard whereas By-law 0225-2007, as amended, requires a minimum front yard landscaped area of 40.00% of the front yard in this instance.

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

BACKGROUND

On December 6, 2018, S. Ellahi, agent, attended and requested to defer the application to address staff comments.

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

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated November 26, 2018)
- City of Mississauga, Transportation and Works Department (dated November 29, 2018)
- Region of Peel (dated November 23, 2018)
- A letter of objection was received from an area resident.

On March 7th, 2019, S. Ellahi, agent, attended and requested to defer the application to address staff comments.

The Committee consented to the request and deferred the application to the June 13th, 2019 hearing.

- City of Mississauga, Planning and Building Department (dated February 22, 2019)
- City of Mississauga, Transportation and Works Department (dated February 22, 2019)
- Region of Peel (dated February 21, 2019)
- A letter of objection was received from an area resident.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 3, 2019)
- City of Mississauga, Transportation and Works Department (dated June 13, 2019)
- Region of Peel (dated June 5, 2019)

CORRESPONDENCE & DISCUSSION

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

One resident appeared and objected to the 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, on balance, any and all submissions made before its decision including two written submissions, and one oral submission. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined 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. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

1. A driveway width of 7.04m; whereas, By-law 0225-2007, as amended, requires a maximum driveway of 6.0m, in this instance; and
2. A soft-landscaped area of 32.2%; whereas, By-law 0225-2007, as amended, requires a minimum soft-landscaped area of 40.0%, in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the site plan approved by the Committee.
2. To provide to the Committee of Adjustment Office a letter from the Region of Peel, advising they do not object to the part of the driveway on their easement.

Committee Decision dated at the City of Mississauga on June 20, 2019.

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

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June 20, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **July 10, 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 **2327604 ONTARIO INC** for the property located at **6455 MISSISSAUGA ROAD**.
Date of Hearing on Thursday June 13, 2019
Date Decision Signed by the Committee June 20, 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 2:34p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a motor vehicle wash facility on the subject property proposing:

1. 26 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 27 parking spaces in this instance;
2. A detailing use for a Motor Vehicle Service Station whereas By-law 0225-2007, as amended, does not permits a detailing use in this instance; and
3. A lot frontage of 48.41m (approx. 158.83ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 70.0m (approx. 229.66ft) in this instance.

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

BACKGROUND

On March 28, 2019, P. Bekederemu, agent, attended and requested to defer the application to review staff comments.

The Committee consented to the request and deferred the application to the May 23rd, 2019 hearing.

Comments were received and entered into evidence from the following:

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 4, 2019)
- City of Mississauga, Transportation and Works Department (dated June 13, 2019)
- Region of Peel (dated June 5, 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, on balance, any and all submissions made before its decision. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To approve a minor variance to allow a motor vehicle wash facility on the subject property proposing a corner lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - commercial motor vehicle, in combination with any other permitted use on a property with a lot frontage of 48.41m; whereas, By-law 0225-2007, as amended, permits this use on a corner lot with a minimum lot frontage of 70.0m, in this instance.

Committee Decision dated at the City of Mississauga on June 20, 2019.

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

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NOTES:

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

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **AHMED MOTAWEA & HEIDY GHANEM**
for the property located at **7313 ROSEHURST DRIVE.**
Date of Hearing on Thursday June 13, 2019
Date Decision Signed by the Committee June 20, 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 widened driveway proposing:

1. A driveway width of 6.70m (approx. 21.98ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
2. A soft landscape area of 28.50% whereas By-law 0225-2007, as amended, requires a minimum soft landscape area of 30.00% in this instance;
3. A walkway attachment of 1.70m (approx. 5.58ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance; and
4. A driveway setback of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.96ft) in this instance.

A. Motawea, the property owner, attended and presented evidence and comment in support of the application.

BACKGROUND

On April 4, 2019, A. Motawea, owner, attended and requested to defer the application to work with staff to redesign the driveway.

The Committee consented to the request and deferred the application to the June 13th, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 22, 2019)
- City of Mississauga, Transportation and Works Department (dated March 22, 2019)
- Region of Peel (dated March 22, 2019)
- A petition of no objection signed by 6 area residents.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 3, 2019)
- City of Mississauga, Transportation and Works Department (dated June 13, 2019)
- Region of Peel (dated June 5, 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

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

Committee has taken into consideration, on balance, any and all submissions made before its decision including a petition signed by 6 area residents. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined 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 a widened driveway proposing:

1. A driveway width of 6.70m (approx. 21.98ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
2. A soft landscape area of 28.50% whereas By-law 0225-2007, as amended, requires a minimum soft landscape area of 30.00% in this instance;
3. A walkway attachment of 1.70m (approx. 5.58ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance; and
4. A driveway setback of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.96ft) 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 June 20, 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
June 20, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **July 10, 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.