

# COMMITTEE OF ADJUSTMENT RESULTS



**Location: COUNCIL CHAMBER**  
**Hearing: JUNE 13, 2018 AT 4:00 P.M.**

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

## NEW APPLICATIONS - (CONSENT)

B-033/19 A-222/19 A-223/19	PINETREE DEVELOPMENTS INC	1034 WEST AVE	1	Approved (AC)
				Approved (AA)
				Approved
B-034/19 A-226/19	DOMENIC & TAMARA PARISELLI	1459 STAVEBANK RD	1	Approved (AC)
				Approved

## NEW APPLICATIONS - (MINOR VARIANCE)

A-220/19	MUHAMMAD AZAM & ANILA AZAM	5 EARL ST	11	Approved (AC, ACP)
A-224/19	PINETREE DEVELOPMENT INC	918 GOODWIN RD	1	Approved (ACP)
A-225/19	DUNWIN LIMITED	2111 DUNWIN DR	8	Approved (AA)
A-227/19	SAM MIKHAEIL & OLIVIA TAWFIK	575 SHENANDOAH DR	2	Approved (AC, ACP)
A-229/19	SHERIDAN STORAGE INC	2068 & 2076 SOUTH SHERIDAN WAY	2	Approved (AA)

Decision of the Mississauga Committee of Adjustment under  
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.  
Application by **PINETREE DEVELOPMENTS INC** for the property located at  
**1028 & 1032 WEST AVENUE.**

Date of Hearing on Thursday June 13, 2019  
Date Decision Signed by the Committee June 20, 2019

The hearing commenced at approximately 4:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:04p.m.

### **APPLICATION DETAILS**

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 11.24m (36.88ft) and an area of approximately 393.30sq.m (4,233.45sq.ft).

B. Oughtred, agent, attended and presented evidence and comment in support of the application. He indicated that he had worked with staff to modify the application to address their concerns.

### **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 & June 10, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated May 24, 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.

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

### **DECISION**

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

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

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

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

The Decision of the Committee is:

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

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 11.24m and an area of approximately 393.30sq.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"

For a signed copy of this document

please call 905-615-3200 ext. 2408

or email

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

SEAN KENNEY - SECRETARY-  
TREASURER

A copy of Section 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 A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. If any city department or external agency (e.g. Region of Peel, Conservation Authority, etc.) determines that an easement or right-of-way is required that was not included in the provisional approval it may be added prior to the final approval of the application.  
To clear this condition please send an email indicating no easement/right-of-way is required or, if required, provide details of the easement/right-of-way and who requested it to Committee of Adjustment staff (email address [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca)).
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A"222/19 & "A"223/19)
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated June 10, 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.

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

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

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

**DATE:** June 10, 2019

**RE:**       **Applicant:**       **Pinetree Developments Inc.**  
             **Date of Hearing:** **June 13, 2019**  
             **Address:**       **1034 West Ave.**  
             **Our File:**       **'B' 33/19 Ward 1 (Z-6)**

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Further to our comments dated May 31, 2019, the applicant has submitted revised plans (see attached) which eliminate the detached garage at the rear of the proposed severed lands. With the elimination of the detached garage and deficiencies in side yards, driveway length and setback to the street eliminated, this department has no further concerns with the amended application.

Should Committee see merit in the amended application, this department provide the following conditions for 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.

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](mailto:susie.tasca@mississauga.ca)

**B. GENERAL INFORMATION**

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

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

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 lot on West Avenue. In this regard, we advise that the dwelling to be constructed on the subject 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](mailto:john.salvino@mississauga.ca)

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

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

DATE: May 24, 2019  
FILE: "B" 33/19  
SUBJECT: CONSENT APPLICATION  
1034 WEST AVE  
PINETREE DEVELOPMENTS INC.  
WARD 1  
JUNE 13, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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

1. The applicant shall provide a cash contribution of \$574.50 for planting of one (1) street tree on West 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.

In addition, Community Services notes the following:

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

Should further information be required, please contact Jim Greenfield, Parks Planner, Community Services Department at 905-615-3200 ext. 8538.

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 **PINETREE DEVELOPMENTS INC** for the property located at **1028 WEST AVENUE**.  
Date of Hearing on Thursday June 13, 2019  
Date Decision Signed by the Committee June 20, 2019

The hearing commenced at approximately 4:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:04p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow construction of a new house and accessory structure on the subject property, being the severed lands of Consent application B33/19, proposing:

1. A lot frontage of 11.24m (approx. 36.88ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 19.50m (approx. 63.98ft) in this instance;
2. A lot area of 393.27sq.m (approx. 4,233.12sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 720.00sq.m (approx. 7,750.02sq.ft) in this instance;
3. A lot coverage of 37.12% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
4. A northerly side yard measured to a second storey of 0.60m (approx. 1.97ft) whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to a second storey of 2.42m (approx. 7.94ft) in this instance;
5. A southerly side yard of 4.57m (approx. 14.99ft) whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 6.00m (approx. 19.69ft) in this instance;
6. A detached garage lot coverage of 11.92% of the lot area whereas By-law 0225-2007, as amended, permits a maximum detached garage lot coverage of 10.00% of the lot area in this instance;
7. A height of a detached garage of 3.96m (approx. 12.99ft) whereas By-law 0225-2007, as amended, permits a maximum height of a detached garage of 3.00m (approx. 9.84ft) in this instance;
8. A southerly side yard measured to a detached garage of 3.84m (approx. 12.60ft) whereas By-law 0225-2007, as amended, requires a minimum southerly side yard measured to a detached garage of 6.00m (approx. 19.69ft) in this instance; and
9. A rear yard measured to a detached garage of 0.00m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a detached garage of 3.00m (approx. 9.84ft) in this instance.

B. Oughtred, agent, attended and presented evidence and comment in support of the application. He indicated that he had worked with staff to modify the application to address their concerns.

### **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 & June 10, 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: D. George      SECONDED BY: J. Page      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

To allow construction of a new house and accessory structure on the subject property, being the severed lands of Consent application B33/19, proposing:

1. A lot frontage of 11.24m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 19.50m in this instance;
2. A lot area of 393.27sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 720.00sq.m in this instance;
3. A lot coverage of 38.84% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
4. A northerly side yard measured to a second storey of 0.60m whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to a second storey of 2.42m in this instance;
5. An exterior side yard of 4.00m measured to the dwelling and 2.49m measured to the front porch stairs whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m in this instance;

Committee Decision dated at the City of Mississauga on 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

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or email

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **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 **PINETREE DEVELOPMENTS INC** for the property located at **1032 WEST AVENUE**.  
Date of Hearing on Thursday June 13, 2019  
Date Decision Signed by the Committee June 20, 2019

The hearing commenced at approximately 4:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:04p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow construction of a new house and accessory structure on the subject property, being the retained lands of Consent application B33/19, proposing:

1. A lot frontage of 8.91m (approx. 29.23ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A lot area of 311.50sq.m (approx. 3,352.96sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance;
3. A lot coverage of 38.84% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
4. A front yard of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.60ft) in this instance;
5. A northerly side yard measured to a second storey of 1.21m (approx. 3.97ft) whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to a second storey of 1.81m (approx. 5.94ft) in this instance;
6. A southerly side yard of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 1.81m (approx. 5.93ft) in this instance; and
7. A height to a flat roof of 7.91m (approx. 25.95ft) whereas By-law 0225-2007, as amended, permits a maximum height to a flat roof of 7.50m (approx. 24.60ft) in this instance.

B. Oughtred, agent, attended and presented evidence and comment in support of the application. He indicated that he had worked with staff to modify the application to address their concerns.

### **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)
- 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: D. George      SECONDED BY: J. Page      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow construction of a new house and accessory structure on the subject property, being the retained lands of Consent application B33/19, proposing:

1. A lot frontage of 8.91m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
2. A lot area of 311.50sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m in this instance;
3. A lot coverage of 38.84% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
4. A front yard of 6.00m whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m in this instance;
5. A northerly side yard measured to a second storey of 1.21m whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to a second storey of 1.81m in this instance;
6. A southerly side yard of 0.61m whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 1.81m in this instance; and
7. A height to a flat roof of 7.91m whereas By-law 0225-2007, as amended, permits a maximum height to a flat roof of 7.50m 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

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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 53 of The Planning Act R.S.O. 1990, C.P. 13, as amended.  
Application by **DOMENIC & TAMARA PARISELLI** for the property located at  
**1459 STAVEBANK ROAD.**

Date of Hearing on Thursday June 13, 2019  
Date Decision Signed by the Committee June 20, 2019

The hearing commenced at approximately 4:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:13p.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 34.24m (112.34ft) and an area of approximately 1805.10sq.m (19,429.93sq.ft).

B. Oughtred, 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 May 31, 2019)
- City of Mississauga, Community Services Department, Culture Division (dated May 31, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated May 24, 2019)
- Region of Peel (dated June 5, 2019)
- Credit Valley Conservation (dated May 29, 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from three area residents expressing objections to the subject application.
- A petition of support was submitted through the agent signed by 5 area residents.

Committee asked questions of the agent who appeared before the Committee regarding the previous concerns of the conservation authority and the associated variances.

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

## **DECISION**

Committee has taken into consideration, on balance, any and all submissions made before its decision including 3 written submissions and 1 petition.

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

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

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

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

The Decision of the Committee is:

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

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 34.24m and an area of approximately 1805.10sq.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. 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"

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or email

SEAN KENNEY - SECRETARY-  
TREASURER

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

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

Date of Mailing: 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 A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. If any city department or external agency (e.g. Region of Peel, Conservation Authority, etc.) determines that an easement or right-of-way is required that was not included in the provisional approval it may be added prior to the final approval of the application.  
To clear this condition please send an email indicating no easement/right-of-way is required or, if required, provide details of the easement/right-of-way and who requested it to Committee of Adjustment staff (email address [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca)).
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A"226/19)
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated May 31, 2019.
5. A letter shall be received from the City of Mississauga, Community Services Department (Parks Planning Section), indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated May 24, 2019.
6. A letter shall be received from the City of Mississauga, Community Services Department (Culture Division), indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated May 31, 2019.

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

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

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

**DATE:** May 31, 2019

**RE:** **Applicant:** Domenic and Tamara Pariselli  
**Date of Hearing:** June 13, 2019  
**Address:** 1459 Stavebank Road  
**Our File:** 'B' 34/19 Ward 1 (Z-8)

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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.

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](mailto:susie.tasca@mississauga.ca)

**B. GENERAL INFORMATION**

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

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

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 lot on Stavebank Road. In this regard, we advise that the dwelling to be constructed on the subject 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](mailto:john.salvino@mississauga.ca)

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

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

DATE: May 24, 2019

FILES: "B" 34/19

SUBJECT: CONSENT APPLICATION  
1459 STAVEBANK AVE  
DOMENIC & TAMARA PARISELLI  
WARD 1  
JUNE 13, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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

In addition, Community Services notes the following:

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

Should further information be required, please contact 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

Date: 2019/05/31

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

From: Heritage Planning  
Culture Division, Community Services

Meeting Date: 2019/06/13

Subject: "B" 034/19 and A-226/19 (Ward 1)  
Consent Application 1459  
Stavebank Rd  
Domenic & Tamara Pariselli

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

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

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 **DOMENIC & TAMARA PARISELLI** for the property located at  
**1459 STAVEBANK ROAD.**

Date of Hearing on Thursday June 13, 2019  
Date Decision Signed by the Committee June 20, 2019

The hearing commenced at approximately 4:02p.m.

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

The applicants request the Committee to approve a minor variance to allow the existing dwelling to remain on the subject property, being the retained lands of Consent application B34/19, proposing:

1. A lot coverage of 34.41% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance; and
2. A gross floor area - infill residential of 581.19sq.m (approx. 6,255.88sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 533.30sq.m (approx. 5,740.39sq.ft) in this instance.

B. Oughtred, 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 May 31, 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.

- Correspondence was received from three area residents expressing objections to the subject application.
- A petition of support was submitted through the agent signed by 5 area residents.

Committee asked questions of the agent who appeared before the Committee regarding the previous concerns of the conservation authority and the associated variances.

### **DECISION**

Committee has taken into consideration, on balance, any and all submissions made before its decision including 3 written submissions and 1 petition. 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:**

To allow the existing dwelling to remain on the subject property, being the retained lands of Consent application B34/19, proposing:

1. A lot coverage of 34.41% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance; and
2. A gross floor area - infill residential of 581.19sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 533.30sq.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. 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](mailto:Committee.Adjustment@mississauga.ca)

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **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 **MUHAMMAD AZAM & ANILA AZAM** for the property located at **5 EARL STREET**.  
Date of Hearing on Thursday June 13, 2019  
Date Decision Signed by the Committee June 20, 2019

The hearing commenced at approximately 4:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:33p.m.

### **APPLICATION DETAILS**

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

1. A gross floor area of 358.53sq.m (approx. 3,859.18sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 315.37sq.m (approx. 3,394.61sq.ft) in this instance; and
2. A building height measured to the eaves of 6.76m (approx. 22.18ft) 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.

M. Azam, co-owner of the property, 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 May 31, 2019)
- Region of Peel (dated June 5, 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from three area residents expressing objections to the subject application.
- A petition of support was received through the property owner signed by 3 area residents.
- A petition of objection was received through an area resident signed by 15 area residents.

One area resident appeared before the Committee and expressed objections to the subject application. Concerns included the size of the proposed dwelling.

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

Committee asked questions of staff regarding the permissible dwelling depth.



**DECISION**

Committee has taken into consideration, on balance, any and all submissions made before its decision including 3 written submissions, 1 oral submission and 2 petitions. 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 AS AMENDED SUBJECT TO CONDITIONS:**

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

1. A gross floor area of 358.53sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 315.37sq.m in this instance; and
2. A building height measured to the eaves of 6.76m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance.

**CONDITION(S):**

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. The balcony on the second floor shall be screened on the south side.

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

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please call 905-615-3200 ext. 2408  
or email

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **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 **PINETREE DEVELOPMENT INC** for the property located at **918 GOODWIN ROAD**.  
Date of Hearing on Thursday June 13, 2019  
Date Decision Signed by the Committee June 20, 2019

The hearing commenced at approximately 4:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:55p.m.

### **APPLICATION DETAILS**

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

1. A lot coverage of 38.10% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
2. A height to a flat roof of 7.80m (approx. 25.59ft) 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; and
3. A southerly side yard of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance.

B. Oughtred, 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 May 31, 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: D. George      SECONDED BY: W. Shahrukh      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO CONDITIONS:**

To allow the construction of a new house proposing:

1. A lot coverage of 38.10% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
2. A height to a flat roof of 7.80m (approx. 25.59ft) 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; and
3. A southerly side yard of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance.

**CONDITION(S):**

1. Construction related to this variance shall be in general conformance with the drawings 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

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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 **DUNWIN LIMITED** for the property located at **2111 DUNWIN DRIVE**.

Date of Hearing on Thursday June 13, 2019

Date Decision Signed by the Committee June 20, 2019

The hearing commenced at approximately 4:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:58p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the operation of a veterinary clinic within Unit 3 of the subject property proposing:

1. 140 parking spaces for all uses on site (including 2 accessible spaces) whereas By-law 0225-2007, as amended, requires a minimum of 242 parking spaces for all uses on site in this instance; and
2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 7 accessible parking spaces in this instance.

B. Oughtred, 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 May 31, 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: D. Kennedy      SECONDED BY: D. George      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

To allow the operation of a veterinary clinic within Unit 3 of the subject property proposing:

1. 140 parking spaces for all uses on site (including 2 accessible spaces) whereas By-law 0225-2007, as amended, requires a minimum of 242 parking spaces for all uses on site in this instance; and
2. 2 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 7 accessible parking spaces 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

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or email

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **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 **SAM MIKHAEIL & OLIVIA TAWFIK** for the property located at  
**575 SHENANDOAH DRIVE.**

Date of Hearing on Thursday June 13, 2019  
Date Decision Signed by the Committee June 20, 2019

The hearing commenced at approximately 4:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 5:01p.m.

### **APPLICATION DETAILS**

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

1. A lot coverage of 27.83% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance;
2. A gross floor area of 474.74sq.m (approx. 5,110.05sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 422.22sq.m (approx. 4,544.74sq.ft) in this instance;
3. A front yard of 11.10m (approx. 36.42ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 12.00m (approx. 39.37ft) in this instance;
4. A front yard measured to a porch of 9.63m (approx. 31.59ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a porch of 10.40m (approx. 34.12ft) in this instance; and
5. A front yard measured to a window well of 10.64m (approx. 34.90ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a window well of 11.39m (approx. 37.37ft) in this instance.

P. Giordano, 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 May 31 & June 10, 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.

Two area residents appeared before the Committee and asked questions regarding the proposed grading of the property and concerns regarding privacy.

Committee asked questions of the agent who appeared before the Committee regarding the proposed balcony and grading on the property.

## **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 2 oral 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 allow the construction of a new home on the subject property proposing:

1. A lot coverage of 27.83% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance;
2. A gross floor area – infill residential of 474.74sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 422.22sq.m in this instance;
3. A front yard of 11.10m whereas By-law 0225-2007, as amended, requires a minimum front yard of 12.00m in this instance;
4. A front yard measured to a porch of 9.63m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a porch of 10.40m in this instance; and
5. A front yard measured to a window well of 10.64m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a window well of 11.39m in this instance.

**CONDITION(S):**

1. Balcony screening shall be provided on the second floor balcony.
2. 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	

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

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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or email

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **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 **SHERIDAN STORAGE INC** for the property located at  
**2068 & 2076 SOUTH SHERIDAN WAY.**

Date of Hearing on Thursday June 13, 2019

Date Decision Signed by the Committee June 20, 2019

The hearing commenced at approximately 4:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 5:35p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the construction of a storage facility on the subject property proposing 61 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 90 parking spaces in this instance.

E. Perlman, 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 May 31 & June 10, 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: D. George      SECONDED BY: D. Cook      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the construction of a storage facility on the subject property proposing 61 parking spaces and 3 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 90 parking spaces and 4 accessible parking spaces 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](mailto:Committee.Adjustment@mississauga.ca)

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

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