

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER
Hearing: AUGUST 15, 2019 AT 1:30 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

MOTIONS

A4/19 – Applicant requests to be removed from Sept 12 agenda to work with Heritage to address their comments.
A200/19 – Agent requests to move from Sept 12 to Oct 24 to further work with staff to address their comments.

NEW APPLICATIONS - (CONSENT)

B-043/19	2688616 ONTARIO INC.	376 REVUS AVE	1	D (Oct 24)
A-303/19				
A-304/19				
B-044/19	JOHN LEOMBRUNO	2170 GORDON DR	7	Approved (AC)
B-045/19	2702532 ONTARIO LTD	1048 ROOSEVELT RD	1	Refused
A-315/19				
A-316/19				

DEFERRED APPLICATIONS - (CONSENT)

B-003/19	RAVINDRA & CHANDRA CHANDOK	1166 MONA RD	1	Refusals
A-005/19				
A-006/19				

NEW APPLICATIONS - (MINOR VARIANCE)

A-302/19	FERNANDA AND PEDRO AIDAR	4253 CAPILANO CRT	3	Approvals (AA)
A-305/19	1794420 ONTARIO INC	191 DONNELLY DR	1	Approved (AA)
A-306/19	HAFSA VARACHHIA	8 BURLINGTON ST	5	Approved (AA)
A-307/19	ALEXANDER SANGWIN	835 NORTH SERVICE RD	1	Approved
A-308/19	LONDON LIFE INSURANCE COMPANY, THE GREAT WEST LIFE INSURANCE	2900 ARGENTIA RD	9	Approved (AA)
A-309/19	JUSTIN DE CLERCQ & LORRAINE ZARB	1452 BLANEFIELD RD	1	Approved
A-310/19	1212837 ONTARIO LTD	833 WESTLOCK RD	6	Approved (AC)
A-311/19	SOLMAR (EDGE) CORP	58 ELM DR W	7	Approved (AA, AC, AT)
A-312/19	SOLMAR (EDGE) CORP	64 ELM DR W		
A-313/19	CITY OF MISSISSAUGA	0 KARIYA DR		
A-314/19	INDWELL COMMUNITY HOMES	425 LAKESHORE RD E	1	Approved (AA)
A-317/19	MIKHAIL BOUTENKO & SUTLANA BUTENKO	526 SILVER CREEK BLVD	4	D (Oct 3)
A-318/19	2689989 ONTARIO INC	755 QUEENSWAY E	1	Approved (AA)

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-165/19	BHUPINDER PAUL SHARMA	7505 REDSTONE RD	5	Approved (ACP)
A-232/19	121 AGNES HOLDINGS INC	121 AGNES ST	7	Approved
A-234/19	ALI EL-CHAYEB & HIND EL-KHATIB	1145 HAIG BLVD	1	Approved (AA)

**COMMITTEE OF ADJUSTMENT
RESULTS**



Location: COUNCIL CHAMBER
Hearing: AUGUST 15, 2019 AT 1:30 P.M.

A-244/19	BASEM & MARINA HANNA	2140 GORDON DR	7	Approved (AA, ACP)
A-262/19	957661 ONTARIO LTD	595 WINSTON CHURCHILL BLVD	2	Approved (AC, ACP, AT)

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 **JOHN LEOMBRUNO** for the property located at **2170 GORDON DRIVE**.
Date of Hearing on Thursday [August 15, 2019]
Date Decision Signed by the Committee [August 22, 2019]

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:38p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel of land has a frontage of approximately 3.72m (12.20ft) and an area of approximately 529.00sq.m (5,694.11sq.ft). The new parcel will be added to the property immediately to the northwest known as 2182 Gordon Drive.

M. Barton, 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 August 5, 2019)
- City of Mississauga, Transportation and Works Department (dated August 2, 2019)
- Region of Peel (dated July 24, 2019)
- Bell Canada, Right-of-Way (dated July 9, 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

Committee has taken into consideration, on balance, any and all submissions made before its decision.

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

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

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

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

The Decision of the Committee is:

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

The applicant requests the approval of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel of land has a frontage of approximately 3.72m and an area of approximately 529.00sq.m.

AND IS SUBJECT THE FOLLOWING:

- a. Subsection 50(3) and/or 50(5) of the Planning Act, shall apply to any subsequent conveyance or transaction that is subject to this consent and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.
- b. The severed portion shall merge into common ownership with the lands municipally known as 2182 Gordon Drive, Mississauga, Ontario. If required the applicant may have to submit a letter from a lawyer describing how the two properties will be merged,

Committee Decision dated at the City of Mississauga on [August 22, 2019.]

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	ABSENT 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 [August 22, 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: [August 26, 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 **[September 15, 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 [August 26, 2020]

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

Appendix A – Conditions of Provisional Consent

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

Appendix A – Conditions of Provisional Consent

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

Lot Addition

- c. Subsection 50(3) and/or 50(5) of the Planning Act, shall apply to any subsequent conveyance or transaction that is subject to this consent and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.
- d. The severed portion shall merge into common ownership with the lands municipally know as 2182 Gordon Drive, Mississauga, Ontario. If required the applicant may have to submit a letter form a lawyer describing how the two properties will be merged.

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

TO: S. Kenney, Secretary Treasurer
Land Division Committee

FROM: D. Martin
Transportation and Works

DATE: August 2, 2019

RE: **Applicant:** **John Leombruno**
 Date of Hearing: **August 15, 2019**
 Our File: **'B' 44/19, Ward 7 (Z-15)**

This Department has no objection to the applicant's request to sever a parcel of land with a frontage of approximately 3.72m to be added to the property immediately to the northwest known as 2182 Gordon Drive. The City is currently processing a Site Plan Application (SP 18-100) for 2182 Gordon Drive which includes the severed lands.

Under the previous Consent Application 'B' 29/18 we noted that from our site inspection and from a review of an aerial photograph that there were some structures which were in close proximity and likely overlapped the proposed severance line, however, from our recent site inspection it appears that the structures have been removed.

Currently, 2170 Gordon Drive (subject lands) has two existing driveways to Gordon Drive. The northwesterly driveway is partially located within the severed lands and must be relocated to be within the new limits of the residual lands. The applicant/owner is advised that all costs incurred for the removal/relocation of the existing northwesterly leg of the driveway will be the responsibility of the owner.

In view of the above and should Committee see merit in the applicant's request, we would have no objections to the applicant's request provided that confirmation be received by this department indicating that satisfactory arrangements have been made with regards to the relocation/removal of the existing northwesterly driveway to be located entirely within the limits of the residual lands.

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

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 **2702532 ONTARIO LTD** for the property located at **1048 ROOSEVELT ROAD**.
Date of Hearing on Thursday [August 15, 2019]
Date Decision Signed by the Committee [August 22, 2019]

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 7.64m (25.06ft) and an area of approximately 386.27sq.m (4,157.78sq.ft).

D. Sajecki, agent, attended and presented evidence and comment in support of the application. He provided his opinion on how the proposed severance complied with the Official Plan and fit into the character of the area.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 2, 2019)
- City of Mississauga, Transportation and Works Department (dated August 2, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated August 2, 2019)
- Region of Peel (dated July 24, 2019)
- Bell Canada, Right-of-Way (dated July 9, 2019)

CORRESPONDENCE & DISCUSSION

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

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

Committee asked questions of the agent who appeared before the Committee regarding the character of the area.

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 1 oral submission.

The Committee, having considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, is not satisfied that the application will result in 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, as amended, resolves to refuse to grant consent as the application did not satisfy the requirements.

Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

APPLICATION REFUSED:

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 7.64m and an area of approximately 386.27sq.m.

Committee Decision dated at the City of Mississauga on [August 22, 2019.]

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

I certify this is copy of the decision of the Committee's decision given on [August 22, 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: [August 26, 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 **[September 15, 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 **[August 26, 2020]**

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

Appendix A – Conditions of Provisional Consent

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

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. If any city department or external agency (e.g. Region of Peel, Conservation Authority, etc.) determines that an easement or right-of-way is required that was not included in the provisional approval it may be added prior to the final approval of the application.
To clear this condition please send an email indicating no easement/right-of-way is required or, if required, provide details of the easement/right-of-way and who requested it to Committee of Adjustment staff (email address committee.adjustment@mississauga.ca).
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A"315/19 & "A"316/19)
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 August 2, 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 August 2, 2019.

Lot Creation

- a. Variance applications approved under File A315/19 and A316/19 must be finalized.

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: August 2, 2019

RE: **Applicant:** Domenic and Tamara Pariselli
Date of Hearing: August 15, 2019
Address: 1048 Roosevelt Road
Our File: 'B' 45/19 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.

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

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.

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

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 Roosevelt 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

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: August 2, 2019

FILE: "B" 45/19

SUBJECT: CONSENT APPLICATION
1048 ROOSEVELT ROAD
2702532 ONTARIO INC.
WARD 1
AUGUST 15, 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 Roosevelt 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 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 bylaws.

Should further information be required, please contact Jim Greenfield, Park 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 **2702532 ONTARIO LTD** for the property located at **1048 ROOSEVELT ROAD.**

Date of Hearing on Thursday August 15, 2019

Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a new house on the subject property, being the Retained lands of application B45/19, proposing:

1. A semi-detached dwelling whereas By-law 0225-2007, as amended, does not permit semi-detached dwellings in this instance;
2. A lot area of 386.04sq.m (approx. 4,155.30sq.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 frontage of 7.64m (approx. 25.06ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
4. An exterior side yard of 1.18m (approx. 3.87ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m (approx. 19.68ft) in this instance;
5. An interior side yard of 0.00m (approx. 0.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 2.42m (approx. 7.94ft) in this instance; and
6. A height of 9.88m (approx. 32.41ft) whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m (approx. 31.17ft) in this instance.

D. Sajecki, agent, attended and presented evidence and comment in support of the application. He provided his opinion on how the proposed severance complied with the Official Plan and fit into the character of the area.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 2, 2019)
- City of Mississauga, Transportation and Works Department (dated August 2, 2019)
- Region of Peel (dated July 24, 2019)

CORRESPONDENCE & DISCUSSION

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

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

Committee asked questions of the agent who appeared before the Committee regarding the character of the area.

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 1 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 not** minor in nature, **is not** 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 not** maintained.

Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

APPLICATION REFUSED:

To allow the construction of a new house on the subject property, being the Retained lands of application B45/19, proposing:

1. A semi-detached dwelling whereas By-law 0225-2007, as amended, does not permit semi-detached dwellings in this instance;
2. A lot area of 386.04sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m in this instance;
3. A lot frontage of 7.64m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
4. An exterior side yard of 1.18m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m in this instance;
5. An interior side yard of 0.00m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 2.42m in this instance; and
6. A height of 9.88m whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m in this instance.

Committee Decision dated at the City of Mississauga on August 22, 2019.

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

I certify this is copy of the decision of the Committee's decision given on August 22, 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 **September 11, 2019**.

NOTES:

1. A Development Charge maybe payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga maybe 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 **2702532 ONTARIO LTD** for the property located at **1048 ROOSEVELT ROAD.**

Date of Hearing on Thursday August 15, 2019

Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a new house on the subject property, being the Severed lands of application B45/19, proposing:

1. A semi-detached dwelling whereas By-law 0225-2007, as amended does not permit semi-detached dwelling in this instance;
2. A lot area of 386.27sq.m (approx. 4,157.78sq.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 frontage of 7.64m (approx. 25.06ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
4. An exterior side yard of 1.18m (approx. 3.87ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m (approx. 19.68ft) in this instance;
5. An interior side yard of 0.00m (approx. 0.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 2.42m (approx. 7.94ft) in this instance; and
6. A height of 10.02m (approx. 32.87ft) whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m (approx. 31.17ft) in this instance.

D. Sajecki, agent, attended and presented evidence and comment in support of the application. He provided his opinion on how the proposed severance complied with the Official Plan and fit into the character of the area.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 2, 2019)
- City of Mississauga, Transportation and Works Department (dated August 2, 2019)
- Region of Peel (dated July 24, 2019)

CORRESPONDENCE & DISCUSSION

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

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

Committee asked questions of the agent who appeared before the Committee regarding the character of the area.

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 1 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 not** minor in nature, **is not** 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 not** maintained.

Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

APPLICATION REFUSED:

To allow the construction of a new house on the subject property, being the Severed lands of application B45/19, proposing:

1. A semi-detached dwelling whereas By-law 0225-2007, as amended does not permit semi-detached dwelling in this instance;
2. A lot area of 386.27sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m in this instance;
3. A lot frontage of 7.64m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
4. An exterior side yard of 1.18m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m in this instance;
5. An interior side yard of 0.00m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 2.42m in this instance; and
6. A height of 10.02m whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m in this instance.

Committee Decision dated at the City of Mississauga on August 22, 2019.

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

I certify this is copy of the decision of the Committee's decision given on August 22, 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 **September 11, 2019**.

NOTES:

1. A Development Charge maybe payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga maybe 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 **RAVINDRA & CHANDRA CHANDOK** for the property located at **1166 MONA ROAD**.
Date of Hearing on Thursday [August 15, 2019]
Date Decision Signed by the Committee [August 22, 2019]

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:14p.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 15.24m (50.00ft) and an area of approximately 929sq.m (10,000sq.ft).

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

BACKGROUND

On January 17, 2019, S. Anand, agent, requested to defer the application to meet with staff.

The Committee consented to the request and deferred the application to the March 21th, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated December 21, 2018)
- City of Mississauga, Transportation and Works Department (dated January 2, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated December 12, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated December 12, 2018)
- Region of Peel (dated December 18, 2018)
- Credit Valley Conservation (dated December 21, 2018)
- Bell Canada, Right-of-Way (dated January 4, 2019)
- A Letter was received from the legal representative of neighbour immediately west of the property.

On March 21, 2019, D. Brown, agent, requested to defer the application to address staff comments.

The Committee consented to the request and deferred the application to the March 21th, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 8, 2018)
- City of Mississauga, Transportation and Works Department (dated March 8, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated March 7, 2018)

- Region of Peel (dated March 7, 2018)

On May 30, 2019, B. Oughtred, agent, attended and requested to defer the application to address staff and Credit Valley Conservation concerns.

The Committee consented to the request and deferred the application to the August 15, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated May 23, 2019)
- City of Mississauga, Transportation and Works Department (dated May 17, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated May 15, 2019)
- Region of Peel (dated May 17, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 2, 2019)
- City of Mississauga, Transportation and Works Department (dated August 2, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated August 2, 2019)
- Region of Peel (dated July 24, 2019)
- Credit Valley Conservation (dated August 15, 2019)

CORRESPONDENCE & DISCUSSION

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

The agent on behalf of the Credit Reserve Association appeared before the Committee and indicated that the association was not in support of the application.

An area resident appeared before the Committee and expressed concerns regarding the subject application. Concerns included the watercourse to the rear and the health of the trees.

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

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 1 written submission and 2 oral submissions.

The Committee, having considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, is not satisfied that the application will result in 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, as amended, resolves to refuse to grant consent as the application did not satisfy the requirements.

Accordingly, the Committee resolves to refuse the request.

MOVED BY: J. Page SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION REFUSED:

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 15.24m and an area of approximately 929sq.m.

Committee Decision dated at the City of Mississauga on [August 22, 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 [August 22, 2019]

"S. KENNEY"

For a signed copy of this document

please call 905-615-3200 ext. 2408

or

email Committee.Adjustment@mississauga.ca

SEAN KENNEY - SECRETARY-
TREASURER

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

Date of Mailing: [August 26, 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 [September 15, 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 [August 26, 2020]

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

Appendix A – Conditions of Provisional Consent

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

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. If any city department or external agency (e.g. Region of Peel, Conservation Authority, etc.) determines that an easement or right-of-way is required that was not included in the provisional approval it may be added prior to the final approval of the application.
To clear this condition please send an email indicating no easement/right-of-way is required or, if required, provide details of the easement/right-of-way and who requested it to Committee of Adjustment staff (email address committee.adjustment@mississauga.ca).
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A"5/19 & "A"6/19)
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 August 2, 2019.
5. A letter shall be received from the City of Mississauga, Community Services Department, Culture Division indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 12, 2018.
6. A letter shall be received from the City of Mississauga, Community Services Department, Parks Planning Section indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 2, 2019.

Lot Creation

- a. Variance applications approved under File A5/19 and A6/19 must be finalized.

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: August 2, 2019

Re: **Applicant:** **Ravindra & Chandra Chandok**
 Date of Hearing: **August 15, 2019**
 Location: **1166 Mona Road**
 Our File: **'B' 3/19 Ward 1 (Z-8)**

This Department has reviewed the request to create a new parcel of land for residential purposes with a frontage of 15.24m. We draw your attention to the northerly "retained" lot with a proposed frontage of 15.24m as well. There is an existing 3.048m (10') Sanitary Storm Sewer easement in favor of The Region of Peel along the north side of this lot (please see attached). 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. Overall Site Servicing Plan

We request that the applicant submit a Site Servicing Plan prepared by a Consulting Engineer for this department's review/approval. The Site Servicing Plan is to confirm that all the necessary municipal services can be provided for the dwellings to be constructed on the subject lands.

3. Conceptual Site Plan Detailing Proposed Driveway Locations

The applicant will be required to provide for our review/approval a more detailed conceptual site plan which must include the location of all utilities on site as well as the proposed locations of the driveway entrances and proposed building footprints.

4. Municipal Address Requirement

Prior to the issuance of final consent, satisfactory arrangements are to be made with Corporate Services Department, Information Technology Division, Digital Services &

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

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

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

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 Mona Road. 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

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

Date: 2018/12/12

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

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

Meeting Date: 2019/01/10

Subject: "B" 003/19 (Ward 1)
Consent Application
1166 Mona Road
Ravindra & Chandra Chandok

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.

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

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

DATE: August 2, 2019

FILES: "B" 3/19

SUBJECT: CONSENT APPLICATION
1166 MONA ROAD
RAVINDRA & CHANDRA CHANDOK
WARD 1
August 15, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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

1. The applicant shall provide a cash contribution of \$574.50 for planting of one (1) street tree on Mona 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. Tree preservation securities will be required as a condition of site plan approval for the White Spruce that is located within the Municipal Boulevard.
2. 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.
3. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Jim Greenfield, Park 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 **RAVINDRA & CHANDRA CHANDOK** for the property located at **1166 MONA ROAD**.
Date of Hearing on Thursday August 15, 2019
Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:14p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the creation of a new lot proposing a lot frontage of 15.24m (approx. 50.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m (approx. 98.43ft) in this instance.

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

BACKGROUND

On January 17, 2019, S. Anand, agent, requested to defer the application to meet with staff.

The Committee consented to the request and deferred the application to the March 21th, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated December 21, 2018)
- City of Mississauga, Transportation and Works Department (dated January 2, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated December 12, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated December 12, 2018)
- Region of Peel (dated December 18, 2018)
- Credit Valley Conservation (dated December 21, 2018)
- Bell Canada, Right-of-Way (dated January 4, 2019)
- A Letter was received from the legal representative of neighbour immediately west of the property.

On March 21, 2019, D. Brown, agent, requested to defer the application to address staff comments.

The Committee consented to the request and deferred the application to the March 21th, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 8, 2018)
- City of Mississauga, Transportation and Works Department (dated March 8, 2018)

- City of Mississauga, Community Services Department, Park Planning (dated March 7, 2018)
- Region of Peel (dated March 7, 2018)

On May 30, 2019, B. Oughtred, agent, attended and requested to defer the application to address staff and Credit Valley Conservation concerns.

The Committee consented to the request and deferred the application to the August 15, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated May 23, 2019)
- City of Mississauga, Transportation and Works Department (dated May 17, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated May 15, 2019)
- Region of Peel (dated May 17, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 2, 2019)
- City of Mississauga, Transportation and Works Department (dated August 2, 2019)
- Region of Peel (dated July 24, 2019)
- Credit Valley Conservation (dated August 15, 2019)

CORRESPONDENCE & DISCUSSION

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

The agent on behalf of the Credit Reserve Association appeared before the Committee and indicated that the association was not in support of the application.

An area resident appeared before the Committee and expressed concerns regarding the subject application. Concerns included the watercourse to the rear and the health of the trees.

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 1 written submission and 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 not** minor in nature, **is not** 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 not** maintained.

Accordingly, the Committee resolves to refuse the request.

MOVED BY: J. Page SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION REFUSED:

To allow the creation of a new lot proposing a lot frontage of 15.24m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m in this instance.

Committee Decision dated at the City of Mississauga on August 22, 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 August 22, 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 **September 11, 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 **RAVINDRA & CHANDRA CHANDOK** for the property located at **1166 MONA ROAD**.
Date of Hearing on Thursday August 15, 2019
Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:14p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the creation of a new lot proposing a lot frontage of 15.24m (approx. 50.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m (approx. 98.43ft) in this instance.

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

BACKGROUND

On January 17, 2019, S. Anand, agent, requested to defer the application to meet with staff.

The Committee consented to the request and deferred the application to the March 21th, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated December 21, 2018)
- City of Mississauga, Transportation and Works Department (dated January 2, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated December 12, 2018)
- City of Mississauga, Community Services Department, Park Planning (dated December 12, 2018)
- Region of Peel (dated December 18, 2018)
- Credit Valley Conservation (dated December 21, 2018)
- Bell Canada, Right-of-Way (dated January 4, 2019)
- A Letter was received from the legal representative of neighbour immediately west of the property.

On March 21, 2019, D. Brown, agent, requested to defer the application to address staff comments.

The Committee consented to the request and deferred the application to the March 21th, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 8, 2018)
- City of Mississauga, Transportation and Works Department (dated March 8, 2018)

- City of Mississauga, Community Services Department, Park Planning (dated March 7, 2018)
- Region of Peel (dated March 7, 2018)

On May 30, 2019, B. Oughtred, agent, attended and requested to defer the application to address staff and Credit Valley Conservation concerns.

The Committee consented to the request and deferred the application to the August 15, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated May 23, 2019)
- City of Mississauga, Transportation and Works Department (dated May 17, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated May 15, 2019)
- Region of Peel (dated May 17, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 2, 2019)
- City of Mississauga, Transportation and Works Department (dated August 2, 2019)
- Region of Peel (dated July 24, 2019)
- Credit Valley Conservation (dated August 15, 2019)

CORRESPONDENCE & DISCUSSION

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

The agent on behalf of the Credit Reserve Association appeared before the Committee and indicated that the association was not in support of the application.

An area resident appeared before the Committee and expressed concerns regarding the subject application. Concerns included the watercourse to the rear and the health of the trees.

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 1 written submission and 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 not** minor in nature, **is not** 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 not** maintained.

Accordingly, the Committee resolves to refuse the request.

MOVED BY: J. Page SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION REFUSED:

To allow the creation of a new lot proposing a lot frontage of 15.24m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m in this instance.

Committee Decision dated at the City of Mississauga on August 22, 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 August 22, 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 **September 11, 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 **FERNANDA AND PEDRO AIDAR** for the property located at
4253 CAPILANO COURT.

Date of Hearing on Thursday August 15, 2019

Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:39p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of an accessory structure (pergola) on the subject property proposing a lot coverage of 45.00% of the lot area (254.62sq.m/approx 2,740.71sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area (198.04sq.m/approx 2131.68sq.ft) in this instance.

A. Skene, agent | the property owner | 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 August 5, 2019)
- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- Region of Peel (dated June 11, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

Committee has taken into consideration, 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 the construction of an accessory structure (pergola) on the subject property proposing a lot coverage of 41.00% 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.

Committee Decision dated at the City of Mississauga on August 22, 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 August 22, 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 **September 11, 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 **1794420 ONTARIO INC** for the property located at **191 DONNELLY DRIVE**.

Date of Hearing on Thursday August 15, 2019
Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:41p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit accessory structures on the subject property proposing:

1. A floor area of an accessory structure of 10.18sq.m (approx. 109.58ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of an accessory structure of 10.00sq.m (approx. 107.64ft) in this instance;
2. A height of an accessory structure of 5.59m (approx. 18.34ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance;
3. A floor area of a second accessory structure (outdoor kitchen) of 15.00sq.m (approx. 161.46ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of an accessory structure of 10.00sq.m (approx. 107.64ft) in this instance;
4. Area of an accessory structure (gazebo) of 15.06sq.m (approx. 162.10ft) whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure (gazebo) of 10.00sq.m (approx. 107.64ft) in this instance; and
5. A height of an accessory structure (gazebo) of 5.59m (approx. 18.34ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure (gazebo) of 3.00m (approx. 9.84ft) in this instance.

M. Regimbal, 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 August 2, 2019)
- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- Region of Peel (dated June 11, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

Committee has taken into consideration, 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. Cook SECONDED BY: J. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To permit the construction of 2 accessory structures (pool equipment room and outdoor kitchen) and 1 gazebo within the rear yard of the subject property proposing:

1. A total of 2 accessory structures (pool equipment room and outdoor kitchen); whereas By-law 0225-2007, as amended, permits a maximum of 1 accessory structure.
2. A floor area of 10.18m² for the proposed accessory structure (pool equipment room); whereas By-law 0225-2007, as amended, permits a maximum floor area of 10m².
3. A height of 4.08m for the proposed accessory structure (pool equipment room); whereas By-law 0225-2007, as amended, permits a maximum height of 3m.
4. An area occupied of 15.06m² for the proposed gazebo; whereas By-law 0225-2007, as amended, permits a maximum area occupied of 10m².
5. A height of 4.08m for the proposed gazebo; whereas By-law 0225-2007, as amended, permits a maximum height of 3m.

Committee Decision dated at the City of Mississauga on August 22, 2019.

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

I certify this is copy of the decision of the Committee's decision given on August 22, 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 **September 11, 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 **HAUSA VARACHHIA** for the property located at **8 BURLINGTON STREET**.

Date of Hearing on Thursday August 15, 2019
Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit the construction of a second storey addition to the dwelling on the subject property proposing:

1. A lot area of 464.51m² (approx. 4,999.94sq.ft); whereas By-law 0225-2007, as amended, requires a minimum lot area of 720.00m² (approx. 7,750.02sq.ft) in this instance;
2. A lot frontage of 15.24m (approx. 50.00ft); whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 19.50m (approx. 63.98ft) in this instance.
3. A lot coverage of 33.52% 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;
4. A front yard of 4.03m (approx. 13.22ft) measured to the dwelling; whereas By-law 0225-2007, as amended, requires a minimum front yard of 6.00m (approx. 19.68ft) in this instance;
5. A front yard setback of 2.95m (approx. 9.67ft) measured to the front porch, inclusive of stairs; whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 4.4m (approx. 14.43ft) in this instance;
6. A front yard setback of 2.95m (approx. 9.67ft) measured to the front balcony; whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 5m (approx. 16.40ft) in this instance;
7. An exterior side yard of 0.49m (approx. 1.64ft) measured to the existing dwelling and proposed additions; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6m (approx. 19.67ft) in this instance in this instance;
8. An exterior side yard setback of 0.49m (approx. 1.74ft) measured to the front porch, inclusive of stairs; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 4.4m (approx. 14.43ft) in this instance;
9. An exterior side yard setback of 0.49m (approx. 1.74ft) measured to the front balcony; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 5m (approx. 16.40ft) in this instance;
10. An exterior side yard setback of 0m (0ft) for the existing air conditioning unit; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 0.61m (approx. 2.00ft) in this instance;
11. A landscaped soft area of 22.26% (21.55m²); whereas By-law 0225-2007, as amended, requires a minimum landscaped soft area of 40% (38.72m²) in this instance.
12. 2 existing driveways; whereas By-law 0225-2007, as amended, permits a maximum of 1 driveway in this instance.
13. An easterly side yard setback of 0m to the existing driveway accessing Burlington Street; whereas By-law 0225-2007, as amended, requires a minimum setback of 0.6m in this instance.

14. An rear yard setback of 0m to the existing driveway accessing Harrow Street; whereas By-law 0225-2007, as amended, requires a minimum setback of 0.6m in this instance.
15. An driveway width of 8.35m for the existing driveway accessing Burlington Street; whereas By-law 0225-2007, as amended, permits a maximum width of 6m in this instance.
16. An interior side yard setback of 1.10m measured to the existing deck located in the easterly side yard; whereas By-law 0225-2007, as amended, requires a minimum setback of 1.2m in this instance.

J. Ramirez, 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 August 5, 2019)
- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- Region of Peel (dated June 11, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

Committee has taken into consideration, 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. Shahruck CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To permit the construction of a second storey addition to the dwelling on the subject property proposing:

1. A front yard setback of 2.95m (approx. 9.67ft) measured to the front porch, inclusive of stairs; whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 4.4m (approx. 14.43ft) in this instance;
2. A front yard setback of 2.95m (approx. 9.67ft) measured to the front balcony; whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 5m (approx. 16.40ft) in this instance;
3. An exterior side yard of 0.49m (approx. 1.64ft) measured to the existing dwelling and proposed additions; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6m (approx. 19.67ft) in this instance;
4. An exterior side yard setback of 0.49m (approx. 1.74ft) measured to the front porch, inclusive of stairs; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 4.4m (approx. 14.43ft) in this instance;
5. An exterior side yard setback of 0.49m (approx. 1.74ft) measured to the front balcony; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 5m (approx. 16.40ft) in this instance;
6. An exterior side yard setback of 0m (0ft) for the existing air conditioning unit; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 0.61m (approx. 2.00ft) in this instance;
7. 2 existing driveways; whereas By-law 0225-2007, as amended, permits a maximum of 1 driveway in this instance.
8. An interior side yard setback of 1.10m measured to the existing deck located in the easterly side yard; whereas By-law 0225-2007, as amended, requires a minimum setback of 1.2m in this instance.

Committee Decision dated at the City of Mississauga on August 22, 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 August 22, 2019.

"S. KENNEY"

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

SEAN KENNEY - SECRETARY-TREASURER

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 **September 11, 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 **ALEXANDER SANGWIN** for the property located at **835 NORTH SERVICE ROAD**.
Date of Hearing on Thursday August 15, 2019
Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:49p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit accessory structures on the subject property proposing:

1. A floor area of an accessory structure (Shed) of 27.59sq.m (approx. 296.98ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of an accessory structure of 10.00sq.m (approx. 107.64ft) in this instance;
2. A height of an accessory structure of 3.96m (approx. 12.99ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance;
3. An side yard measured to a shed of 0.93m (approx. 3.05ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a shed of 1.20m (approx. 3.94ft) in this instance; and
4. A front yard measured to porch stairs of 4.58m (approx. 15.03ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to porch stairs of 5.90m (approx. 19.36ft) 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 August 2, 2019)
- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- Region of Peel (dated June 11, 2019)
- The Ministry of Transportation (dated July 9, 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. Cook SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

to permit accessory structures on the subject property proposing:

1. A floor area of an accessory structure (Shed) of 27.59sq.m whereas By-law 0225-2007, as amended, permits a maximum floor area of an accessory structure of 10.00sq.m in this instance;
2. A height of an accessory structure of 3.96m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m in this instance;
3. An side yard measured to a shed of 0.93m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a shed of 1.20m in this instance; and
4. A front yard measured to porch stairs of 4.58m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to porch stairs of 5.90m in this instance.

Committee Decision dated at the City of Mississauga on August 22, 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 August 22, 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 **September 11, 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 **LONDON LIFE INSURANCE COMPANY, THE GREAT WEST LIFE INSURANCE COMPANY & CANADA LIFE INSURANCE COMPANY** for the property located at **2900 ARGENTIA ROAD**.

Date of Hearing on Thursday August 15, 2019

Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:52p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow a retail display area within Unit 4 of the subject property of 28% of the floor area whereas By-law 0225-2007, as amended, permits a retail display area to be a maximum of 20% of the floor area in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- Region of Peel (dated June 11, 2019)

CORRESPONDENCE & DISCUSSION

R. Vertolli, Planner with the Planning and Building Department, indicated that the department had no objections to the requested variance however Zoning is requesting an amendment due to the bathroom being included in the calculation.

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. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow a retail display area within Unit 4 of the subject property of 34.9% of the floor area whereas By-law 0225-2007, as amended, permits a retail display area to be a maximum of 20% of the floor area in this instance.

Committee Decision dated at the City of Mississauga on August 22, 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 August 22, 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 **September 11, 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 **JUSTIN DE CLERCQ & LORRAINE ZARB** for the property located at
1452 BLANEFIELD ROAD.

Date of Hearing on Thursday August 15, 2019

Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:56p.m.

APPLICATION DETAILS

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

1. An easterly side yard of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.81m (approx. 5.94ft) in this instance; and
2. A height measured to the eaves of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

J. De Clercq & J. Genova, co-owner of the property and 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 August 5, 2019)
- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- Region of Peel (dated June 11, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

Committee has taken into consideration, 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. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow the construction of additions on the subject property proposing:

1. An easterly side yard of 1.22m whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.81m in this instance; and
2. A height measured to the eaves of 6.95m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on August 22, 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 August 22, 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 **September 11, 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 **1212837 ONTARIO LTD** for the property located at **833 WESTLOCK ROAD**.

Date of Hearing on Thursday August 15, 2019
Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:58p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit a recreational establishment on the subject property whereas By-law 0225-2007, as amended, does not permit a recreational establishment in this instance.

M. Planticca, agent, attended and presented evidence and comment in support of the application. He indicated that the proposed use was a board game café.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 5, 2019)
- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- Region of Peel (dated June 11, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from three area residents expressing objections to the subject application.
- Correspondence was received from one area resident indicating no objection to the subject application.

Committee asked questions of the agent who appeared before the Committee regarding the parking variances raised by the Planning and Building Department. The agent indicated that the parking could be provided on site.

Committee asked questions of the agent regarding the hours of operation.

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 4 written submissions and 1 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: D. George SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO TERMS:

To permit a recreational establishment on the subject property whereas By-law 0225-2007, as amended, does not permit a recreational establishment in this instance.

TERMS:

1. The Gross Floor Area of the recreational establishment shall not exceed 246sq.m.

Committee Decision dated at the City of Mississauga on August 22, 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 August 22, 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 **September 11, 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 **SOLMAR (EDGE) CORP** for the property located at **58 ELM DRIVE WEST**.

Date of Hearing on Thursday August 15, 2019

Date Decision Signed by the Committee August 22, 2019

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

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

The subject application was heard at approximately 3:07p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a temporary daycare facility proposing:

1. A setback of a garbage enclosure to a residential zone of 2.30m (approx. 7.55ft) whereas By-law 0225-2007, as amended, requires a minimum setback of a garbage enclosure to a residential zone of 6.0m (approx. 19.69ft) in this instance;
2. A landscape buffer abutting all lot lines of 0.00m (approx. 0.00ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer abutting all lot lines of 4.50m (approx. 14.76ft) in this instance;
3. A drive aisle width of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.0m (approx. 22.97ft) in this instance;
4. Treat all the lands zoned as OS2 (City parcel, 58 and 64 Elm Drive West) as one contiguous lot, whereas By-law 0225-2007, does not permit lands zoned as OS2 to be treated as one contiguous lot in this instance;
5. To erect a construction trailer on site incidental to construction on an adjacent lot, whereas By-law 0225-2007, as amended, does not permit a construction trailer on site incidental to construction on an adjacent lot in this instance; and
6. Parking to be provided off-site, whereas By-law 0225-2207, as amended, requires parking to be provided on site in this instance.

L. Correia, 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 August 2, 2019)
- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated August 2, 2019)
- Region of Peel (dated June 11, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing concerns regarding the subject application.

Committee asked questions of the agent who appeared before the Committee regarding the garbage enclosure. The agent indicated that it was away from any neighbouring condominium buildings.

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS FOR A TEMPORARY PERIOD OF 3 YEARS (approval will lapse on September 31, 2022):

To allow a temporary daycare facility proposing:

1. A setback of a garbage enclosure to a residential zone of 2.30m whereas By-law 0225-2007, as amended, requires a minimum setback of a garbage enclosure to a residential zone of 6.0m in this instance;
2. A drive aisle width of 3.50m whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.0m in this instance;
3. Treat all the lands zoned as OS1 (City parcel, 58 and 64 Elm Drive West) as one contiguous lot, whereas By-law 0225-2007, as amended, does not permit lands zoned as OS1 to be treated as one contiguous lot in this instance;
4. To erect a construction trailer on site incidental to construction on an adjacent lot, whereas By-law 0225-2007, as amended, does not permit a construction trailer on site incidental to construction on an adjacent lot in this instance; and
5. Parking to be provided off-site, whereas By-law 0225-2207, as amended, requires parking to be provided on site in this instance.

CONDITIONS:

1. A letter shall be received from the Parks Planning Section indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 2, 2019.

Committee Decision dated at the City of Mississauga on August 22, 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>ABSENT</u> J. KWAIST
<u>"D. COOK"</u> D. COOK	

I certify this is copy of the decision of the Committee's decision given on August 22, 2019.

"S. KENNEY"

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

SEAN KENNEY - SECRETARY-TREASURER

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 **September 11, 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 **SOLMAR (EDGE) CORP** for the property located at **64 ELM DRIVE WEST**.
Date of Hearing on Thursday August 15, 2019
Date Decision Signed by the Committee August 22, 2019

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

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

The subject application was heard at approximately 3:07p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a temporary daycare facility proposing:

1. A landscape buffer abutting all lot lines of 0.00m (approx. 0.00ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer abutting all lot lines of 4.50m (approx. 14.76ft) in this instance;
2. A drive aisle width of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.0m (approx. 22.97ft) in this instance;
3. To erect a construction trailer on site incidental to construction on an adjacent lot, whereas By-law 0225-2007, as amended, does not permit a construction trailer on site incidental to construction on an adjacent lot in this instance; and
4. Treat all the lands zoned as OS2 (City parcel, 58 and 64 Elm Drive West) as one contiguous lot, whereas By-law 0225-2007, does not permit lands zoned as OS2 to be treated as one contiguous lot in this instance;
5. Parking to be provided off-site, whereas By-law 0225-2207, as amended, requires parking to be provided on site in this instance.

L. Correia, 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 August 2, 2019)
- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated August 2, 2019)
- Region of Peel (dated June 11, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing concerns regarding the subject application.

Committee asked questions of the agent who appeared before the Committee regarding the garbage enclosure. The agent indicated that it was away from any neighbouring condominium buildings.

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS FOR A TEMPORARY PERIOD OF 3 YEARS (approval will lapse on September 31, 2022):

To allow a temporary daycare facility proposing:

1. A drive aisle width of 3.50m whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.0m in this instance;
2. To erect a construction trailer on site incidental to construction on an adjacent lot, whereas By-law 0225-2007, as amended, does not permit a construction trailer on site incidental to construction on an adjacent lot in this instance; and
3. Treat all the lands zoned as OS1 (City parcel, 58 and 64 Elm Drive West) as one contiguous lot, whereas By-law 0225-2007, as amended, does not permit lands zoned as OS1 to be treated as one contiguous lot in this instance; and
4. Parking to be provided off-site, whereas By-law 0225-2207, as amended, requires parking to be provided on site in this instance.

CONDITIONS:

1. A letter shall be received from the Parks Planning Section indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 2, 2019.

Committee Decision dated at the City of Mississauga on August 22, 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	ABSENT J. KWAST
<u>"D. COOK"</u> D. COOK	

I certify this is copy of the decision of the Committee's decision given on August 22, 2019.

"S. KENNEY"

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

SEAN KENNEY - SECRETARY-
TREASURER

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 **September 11, 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 **SOLMAR (EDGE) CORP** for the property located at **0 KARIYA DRIVE**.
Date of Hearing on Thursday August 15, 2019
Date Decision Signed by the Committee August 22, 2019

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

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

The subject application was heard at approximately 3:07p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit a temporary daycare facility proposing:

1. A front yard of 4.23m (approx. 13.88ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 4.50m (approx. 14.76ft) in this instance;
2. An exterior side yard of 0.16m (approx. 0.52ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 4.50m (approx. 14.76ft) in this instance;
3. A landscape buffer abutting all lot lines of 0.00m (approx. 0.00ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer abutting all lot lines of 4.50m (approx. 14.76ft) in this instance;
4. A drive aisle width of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.0m (approx. 22.97ft) in this instance;
5. Treat all the lands zoned as OS2 (City parcel, 58 and 64 Elm Drive West) as one contiguous lot, whereas By-law 0225-2007, does not permit lands zoned as OS2 to be treated as one contiguous lot in this instance; and
6. Parking to be provided off-site, whereas By-law 0225-2207, as amended, requires parking to be provided on site in this instance.

L. Correia, 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 August 2, 2019)
- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated August 2, 2019)
- Region of Peel (dated June 11, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing concerns regarding the subject application.

Committee asked questions of the agent who appeared before the Committee regarding the garbage enclosure. The agent indicated that it was away from any neighbouring condominium buildings.

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS FOR A TEMPORARY PERIOD OF 3 YEARS (approval will lapse on September 31, 2022):

To allow a temporary daycare facility proposing:

1. A front yard of 4.23m whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 4.50m in this instance;
2. An exterior side yard of 0.16m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 4.50m in this instance;
3. A drive aisle width of 3.50m whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.0m in this instance;
4. Treat all the lands zoned as OS1 (City parcel, 58 and 64 Elm Drive West) as one contiguous lot, whereas By-law 0225-2007, as amended, does not permit lands zoned as OS1 to be treated as one contiguous lot in this instance; and
5. Parking to be provided off-site, whereas By-law 0225-2207, as amended, requires parking to be provided on site in this instance.

CONDITIONS:

1. A letter shall be received from the Parks Planning Section indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 2, 2019.

Committee Decision dated at the City of Mississauga on August 22, 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	ABSENT J. KWAST
<u>"D. COOK"</u> D. COOK	

I certify this is copy of the decision of the Committee's decision given on August 22, 2019.

"S. KENNEY"

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

SEAN KENNEY - SECRETARY-TREASURER

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 **September 11, 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 **INDWELL COMMUNITY HOMES** for the property located at
425 LAKESHORE ROAD EAST.

Date of Hearing on Thursday August 15, 2019

Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:18p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a mixed use building on the subject property proposing:

1. An interior side yard of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 4.50m (approx. 14.774ft) in this instance;
2. A building height (exclusive of parapet, 4 storeys) of 13.91m (approx. 45.64ft) whereas By-law 0225-2007, as amended, permits a maximum building height (3 storeys, flat roof) of 12.50m (approx. 41.01ft) in this instance;
3. A landscape buffer of 2.70m (approx. 8.86ft); whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 3.00m (approx. 9.84ft) in this instance;
4. Twenty six (26) parking spaces whereas By-law 0225-2007, as amended, requires a minimum of one-hundred and ten (110) parking spaces in this instance;
5. Parking between street wall and street line whereas By-law 0225-2007, as amended, does not permit parking between street wall and street line in this instance;
6. A food bank as an accessory use whereas By-law 0225-2007, as amended, does not permit a food bank as an accessory use in this instance; and
7. A street wall setback of 16.80m (approx. 55.12ft); whereas By-law 0225-2007, as amended, permits a maximum street wall setback of 10.00m (approx. 32.81ft) in this instance.

E. Comeau and S. Harris, agents, 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 August 2, 2019)
- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- City of Mississauga, Community Services Department, Culture Division (dated July 10, 2019)
- Region of Peel (dated July 24, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from five community groups and one area resident expressing support for the public application.
- Correspondence was received from one area property owner expressing concerns regarding the subject application.
- Correspondence was received from one area property owner expressing objections regarding the subject application.

Committee expressed concerns regarding the proposed parking for the uses on site.

An agent on behalf of the Lakeview Ratepayers Association appeared before the Committee and expressed support regarding the application.

An agent for a neighbouring property owner appeared before the Committee and expressed concerns regarding the reduction in the interior side yard.

An agent on behalf of The Compass appeared before the Committee and expressed support regarding the application. He also explained the parking requirements that were anticipated at the proposed location.

Committee asked questions of the agents 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 8 written submissions and 3 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: D. Cook SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow the construction of a mixed use building on the subject property proposing:

1. A minimum interior side yard abutting residential of 1.2 m, whereas By-law 0225-2007, as amended requires a minimum interior side yard of 4.5 m;
2. A maximum height of 13.91 m and 4 storeys for a flat roof, whereas By-law 0225-2007, as amended permits a maximum building height of 12.5 m and 3 storeys for a flat roof;
3. A maximum length of a street wall that may be set back beyond the maximum front yard of 50%, whereas By-law 0225-2007, as amended permits a maximum of 30%;
4. Reduce the required number of combined parking spaces for proposed food bank use, residential and visitor spaces to 26 (including 2 accessible spaces) , whereas By-law 0225-2007, as amended requires 110 spaces;
5. A minimum landscape buffer between a street line and a parking area of 2.6 m, whereas By-law 0225-2007, as amended requires a minimum of 3 m;
6. To permit parking between a street wall and a street line whereas By-law 0225-2007, as amended does not permit parking between a street wall and a street line; and
7. To permit accessory uses, run by or on behalf of the food bank, to be operated from within the food bank, whereas accessory uses are not permitted.

Committee Decision dated at the City of Mississauga on August 22, 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 August 22, 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 **September 11, 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 **2689989 ONTARIO INC** for the property located at **755 QUEENSWAY EAST**.

Date of Hearing on Thursday August 15, 2019

Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:41p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a bakery patio accessory to an existing bakery whereas By-law 0225-2007, as amended, does not permit a patio in this instance.

S. Viola, 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 August 2, 2019)
- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- Region of Peel (dated June 11, 2019)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the agent who appeared before the Committee regarding hours of operation and music.

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. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To permit an outdoor Patio accessory to the existing Restaurant whereas By-law 0225-2007, as amended, does not permit an outdoor patio in this instance.

Committee Decision dated at the City of Mississauga on August 22, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>ABSENT</u> D. KENNEDY
<u>ABSENT</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 August 22, 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 **September 11, 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 **BHUPINDER PAUL SHARMA** for the property located at **7505 REDSTONE ROAD**.
Date of Hearing on Thursday August 15, 2019
Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:45p.m.

APPLICATION DETAILS

The applicant requests 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 - infill residential of 345.30sq.m (approx. 3,716.78sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 268.89sq.m (approx. 2,894.31sq.ft) in this instance;
2. A height measured to the eaves of 6.80m (approx. 22.31ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance; and
3. A height measured to the roof ridge of 9.50m (approx. 31.16ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the roof ridge of 9.00m (approx. 29.52ft) in this instance.

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

BACKGROUND

On May 9, 2019, B. Sharma, agent, attended and requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the August 15th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated April 29, 2019)
- City of Mississauga, Transportation and Works Department (dated April 30, 2019)
- Region of Peel (dated July 24, 2019)
- A letter of objection was received from one area resident.
- A petition of support was submitted signed by six area residents.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 5, 2019)
- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- Region of Peel (dated July 24, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

One area resident appeared before the Committee and expressed objections regarding the 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 2 written submissions, 1 oral submission 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: W. Shahrukh SECONDED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

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

1. A gross floor area - infill residential of 345.30sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 268.89sq.m in this instance;
2. A height measured to the eaves of 6.80m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance; and
3. A height measured to the roof ridge of 9.50m whereas By-law 0225-2007, as amended, permits a maximum height measured to the roof ridge of 9.00m in this instance.

CONDITIONS:

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 August 22, 2019.

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

I certify this is copy of the decision of the Committee's decision given on August 22, 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 **September 11, 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 **121 AGNES HOLDINGS INC** for the property located at **121 AGNES STREET**.
Date of Hearing on Thursday August 15, 2019
Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:55p.m.

APPLICATION DETAILS

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

1. 143 resident parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 177 resident parking spaces in this instance; and
2. 18 visitor parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 28 visitor parking spaces in this instance.

N. Agish, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On June 20, 2019, N. Agish, agent, attended and requested to defer the application to allow staff time to review the submitted parking study.

The Committee consented to the request and deferred the application to the August 15th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated June 10, 2019)
- City of Mississauga, Transportation and Works Department (dated June 7, 2019)
- Region of Peel (dated July 24, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 5, 2019)
- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- Region of Peel (dated June 11, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

Committee has taken into consideration, 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:

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

1. 143 resident parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 177 resident parking spaces in this instance; and
2. 18 visitor parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 28 visitor parking spaces in this instance.

Committee Decision dated at the City of Mississauga on August 22, 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 August 22, 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 **September 11, 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 **ALI EL-CHAYEB & HIND EL-KHATIB** for the property located at
1145 HAIG BOULEVARD.

Date of Hearing on Thursday August 15, 2019
Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:58p.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 lot coverage of 38.98% 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 southerly side yard of 1.04m (approx. 3.41ft) whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 1.81m (approx. 5.94 ft) in this instance;
3. A northerly side yard measured to a balcony of 0.42m (approx. 1.38ft) whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to a balcony of 1.20m (approx. 3.93ft) in this instance;
4. A side yard of 0.58m to a second storey whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) to a second storey in this instance;
5. A side yard measured to a covered porch of 0.42m (approx. 1.38ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a covered porch of 1.20m (approx. 3.93ft) in this instance;
6. A driveway width of 10.91m (approx. 35.79ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
7. A front yard soft landscaped area of 48.00sq.m (approx. 516.67sq.ft) whereas By-law 0225-2007, as amended, requires a minimum front yard soft landscaped area of 47.72sq.m (approx. 513.65sq.ft) in this instance; and
8. A basement entrance stairwell located in the front yard whereas By-law 0225-2007, as amended, does not permit a basement entrance stairwell in a front yard in this instance.

O. Nassar, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On June 20, 2019, O. Nassar, agent, attended and requested to defer the application to verify the accuracy of the drawings.

The Committee consented to the request and deferred the application to the August 15th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated June 11, 2019)
- City of Mississauga, Transportation and Works Department (dated June 7, 2019)
- Region of Peel (dated June 11, 2019)
- Letters of objection were received from two area residents.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 2, 2019)
- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- Region of Peel (dated June 11, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from two area residents expressing concerns regarding the subject application.

Committee asked questions of the agent who appeared before the Committee regarding the proposed balcony and the proposed changes to the driveway to bring it into compliance.

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 4 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: J. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO TERMS AND/OR CONDITIONS:

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

1. A lot coverage of 38.98% 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 southerly side yard of 1.04m whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 1.81m in this instance;
3. A northerly side yard measured to a balcony of 0.42m whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to a balcony of 1.20m in this instance;
4. A side yard of 0.58m to a second storey whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m to a second storey in this instance;
5. A side yard measured to a covered porch of 0.42m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a covered porch of 1.20m in this instance;
6. A front yard soft landscaped area of 48.00sq.m whereas By-law 0225-2007, as amended, requires a minimum front yard soft landscaped area of 47.72sq.m in this instance; and
7. A basement entrance stairwell located in the front yard whereas By-law 0225-2007, as amended, does not permit a basement entrance stairwell in a front yard 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 August 22, 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 August 22, 2019.

"S. KENNEY"

For a signed copy of this document

please call 905-615-3200 ext. 2408

SEAN KENNEY - SECRETARY-TREASURER

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 **September 11, 2019**.

NOTES:

1. A Development Charge maybe payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga maybe 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 **BASEM & MARINA HANNA** for the property located at **2140 GORDON DRIVE**.
Date of Hearing on Thursday August 15, 2019
Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:05p.m.

APPLICATION DETAILS

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

1. A height measured to the midpoint of the roof of 11.80m (approx. 38.71ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the midpoint of the roof of 10.70m (approx. 35.10ft) in this instance;
2. Two garages whereas By-law 0225-2007, as amended, permits a maximum of one garage in this instance;
3. A below grade garage floor area of 387.49sq.m (approx. 4,170.91sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage floor area of 75.00sq.m (approx. 807.29sq.ft) in this instance;
4. A driveway width beyond 6m of the garage face of 27.87m (approx. 91.44ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond 6m of the garage face of 8.50m (approx. 27.88ft) in this instance;
5. A front walkway attachment of 1.98m (approx. 6.50ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance;
6. A front walkway attachment of 3.42m (approx. 11.22ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance;
7. A side walkway attachment of 11.57m (approx. 37.96ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance; and
8. An accessory structure (fireplace) height of 6.35m (approx. 20.83ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m (approx. 9.84ft) in this instance.

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

BACKGROUND

On June 20, 2019, B. Oughtred, agent, attended and presented evidence and comment in support of the application. The agent requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the August 15th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated June 10, 2019)
- City of Mississauga, Transportation and Works Department (dated June 7, 2019)
- Region of Peel (dated June 11, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 5, 2019)
- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- Region of Peel (dated June 11, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing concerns regarding the subject application.

One area resident appeared before the Committee and expressed concerns regarding the application. Concerns included noise and the proposed side yard setbacks and height.

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 1 written submission and 1 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: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

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

1. A flat roof height of 13.53m whereas By-law 0225-2007, as amended, permits a maximum roof height of 10.70m in this instance;
2. A proposed garage area of 435.69sq.m whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq.m in this instance;
3. A driveway width beyond 6m of the garage face of 27.87m whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond 6m of the garage face of 8.50m in this instance;
4. A front walkway attachment of 1.98m whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m in this instance;
5. A front walkway attachment of 3.42m whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m in this instance;
6. A side walkway attachment of 11.57m whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m in this instance; and
7. An accessory structure (fireplace) height of 6.35m whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m in this instance.

CONDITIONS:

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 August 22, 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 August 22, 2019.

"S. KENNEY"

For a signed copy of this document

please call 905-615-3200 ext. 2408

SEAN KENNEY - SECRETARY-TREASURER

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 **September 11, 2019**.

NOTES:

1. A Development Charge maybe payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga maybe 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 **957661 ONTARIO LTD** for the property located at

595 WINSTON CHURCHILL BOULEVARD.

Date of Hearing on Thursday August 15, 2019

Date Decision Signed by the Committee August 22, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:26p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow outdoor storage associated with an office use for small motor vehicles whereas By-law 0225-2007, as amended, does not permit outdoor storage associated with an office use for small motor vehicles in this instance.

N. Dell, 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 August 2, 2019)
- City of Mississauga, Transportation and Works Department (dated August 15, 2019)
- Region of Peel (dated June 11, 2019)
- Credit Valley Conservation (dated August 12, 2019)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the agent who appeared before the Committee regarding the proposed storage and the type of vehicles to be stored. The agent indicated that it would be storage of new cars overflow to a car dealership elsewhere in the City.

Committee asked questions of the agent who appeared before the Committee regarding the customer traffic on the proposed site and the accessible parking spaces. The agent indicated that customers would not generally be visiting the site and the accessible spaces were provided as per the Zoning By-law.

Committee asked questions of the agent who appeared before the Committee regarding the potential storm water runoff and the proposed condition from Transportation and Works.

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: J. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO TERM(S) AND CONDITION(S) FOR A TEMPORARY PERIOD OF 5 YEARS (approval will lapse on September 30, 2024):

To allow outdoor storage associated with an office use for small motor vehicles whereas By-law 0225-2007, as amended, does not permit outdoor storage associated with an office use for small motor vehicles in this instance.

TERMS:

1. No sales of motor vehicles shall occur on site.
2. No washing of motor vehicles shall occur on the site.
3. No mechanical servicing of vehicles shall occur on site.

CONDITIONS:

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. A letter shall be received from Transportation and Works indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 15, 2019.

Committee Decision dated at the City of Mississauga on August 22, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>ABSENT</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 August 22, 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 **September 11, 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.