

**COMMITTEE OF ADJUSTMENT
RESULTS**



Location: COUNCIL CHAMBER
Hearing: AUGUST 22, 2019 AT 1:30 P.M.

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

MOTIONS

A301/19 – Agent requests to move from Sept 26 to Nov 7 in order to have further discussions with staff.

NEW APPLICATIONS - (CONSENT)

B-046/19 B-047/19	MARILYN RAPHAEL	1800, 1808 & 1816 MISSISSAUGA RD	8	Approved (AC)
B-048/19	LYDIA VILLAFLO	2512 GLENGARRY RD	7	Approved (AC)
B-049/19 A-328/19 A-329/19	ANITA EKSTEIN HOLDINGS LTD & FRANK SEGAR HOLDINGS LTD	2579 & 2599 RENA RD	5	D (Oct 31)

NEW APPLICATIONS - (MINOR VARIANCE)

A-319/19	FERNAND BEHNAN & HEND RAMO	1050 EDGELEIGH AVE	1	Approved (AC)
A-320/19	LENWORTH 3020 GP INC & LENWORTH 3020 LP	3020 LENWORTH DR	3	Approved
A-321/19	JOSE & EULALIA RAPOSO	663 TEDWYN DR	7	Approved (AC)
A-322/19	KITTI & SIRIWAN PATHOMWICHAIWAT	3358 KINGS MASTING CRES	8	Approved (AA)
A-323/19 A-324/19	FABIO & CARMELA CAPOBIANCO	0 ENOLA AVE	1	Approved (AA)
A-325/19	1212763 ONTARIO LTD	6465 MILLCREEK DR	9	Approved (AA)
A-326/19 A-327/19	PINETREE DEVELOPMENTS INC.	762 & 766 MONTBECK CRES	1	Approved
A-330/19	JING PAN	594 CURZON AVE	1	D (Oct 10)
A-331/19	PERVEZ AKHTER & AASIMA SADIQUE	1610 NORTHMOUNT AVE	1	D (Oct 24)
A-332/19	RABIA OZGE AKSUT	260 HILLSIDE DR	11	Approved (AA)
A-333/19	KEITH & MARILYN FRANCIS	1491 WATERSEDGE RD	2	Approved (AA, ACP)
A-334/19	DONNIE & VIRMALA SHANTA PERSAD	1186 MEADOWGROVE CRT	11	Approved (AC)

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-239/19	DOMENIC & ALESSANDRA RUSCIO	6932 SECOND LINE WEST	11	Approved (AA, ACP)
A-243/19	SRDJANA & MILIVOJE GRABOVICA	1534 LORNE WOOD RD	2	D (Oct 10)

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 **MARILYN RAPHAEL** for the property located at
1800, 1808 & 1816 MISSISSAUGA ROAD.
Date of Hearing on Thursday August 22, 2019
Date Decision Signed by the Committee August 29, 2019

The hearing commenced at approximately 1:30p.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 the land for the creation of a new lot. The parcel of land has a frontage of approximately 45.38m (148.88ft) and an area of approximately 1073sq.m (11,549.68sq.ft).

M. Rogers, 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 14, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- City of Mississauga, Community Services Department, Culture Division (dated August 9, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated August 9, 2019)
- Region of Peel (dated August 2, 2019)
- The Ministry of Transportation (dated July 26, 2019)
- Bell Canada, Right-of-Way (dated July 23, 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 asked Committee to amend the conditions requested by city and agency staff to remove requirement A3 from the Transportation and Works comment. Committee indicated that the condition is only to receive a clearance letter from the Department and that it should be discussed with the Department directly.

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: J. Page SECONDED BY: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of the land for the creation of a new lot. The parcel of land has a frontage of approximately 45.38m and an area of approximately 1073sq.m.

Committee Decision dated at the City of Mississauga on August 29, 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 29, 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 53 of the Planning Act, as amended, is attached.

Date of Mailing: September 2, 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 22, 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 September 2, 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 9, 2019.

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

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: August 9, 2019

RE: **Applicant:** Marilyn Raphael
Date of Hearing: August 22, 2019
Location: 1800, 1808 and 1816 Mississauga Road
Our File: 'B' 46 and 47/19, Ward 8 (Z-16)

This Department advises that through the previously submitted applications for this property under Files 'B' 62 and 63/16, all our previous conditions had been fulfilled and clearance was sent to the Committee of Adjustment Department in January of 2017 which included the requirement for the establishment of new easements.

Should Committee see merit in the applicant's request we are providing the following conditions/requirements to be imposed as conditions of approval:

A. Items Required Prior to the Issuance of Final Consent

1. Draft Reference Plan Required

A draft reference plan is to be submitted for our review/approval which would clearly show the location of all easements/rights-of-ways.

2. Required Easement(s)

The applicant/owner is to provide a letter prepared by their Solicitor which describes the new private easement(s) to be established for access purposes, servicing, etc. It should be acknowledged that any documentation received will be forwarded as an attachment to our clearance memo to the Committee of Adjustment so that any new proposed private easement can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

3. Environmental Certification Letter

Since a Record of Site Condition (RSC) had been filed for the property more than 4 years ago, a certification letter, prepared, signed and sealed by a Qualified Person (as defined by O. Reg. 153/04, as amended) must be submitted to the City for review. The Qualified Person should confirm that no significant change has occurred to the site that could alter soil and groundwater quality since the date of the existing Phase I ESA

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

report (the report that was submitted in support of the RSC) and that this land is suitable for the intended land use.

The above-referenced certification letter must include a clause to the satisfaction of the City, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report. The wording of the reliance letter must meet the City's requirements. The template is provided on the City's website under terms-of-reference:

<http://www.mississauga.ca/portal/residents/terms-of-reference>

For further assistance on this matter please contact Valeriya Danylova at 905-615-3200, x5930 or at valeriya.danylova@mississauga.ca

B. General Information

1. Site Plan Approval

Any re-development of the subject lands will require the owner obtaining Site Plan Approval where any site specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. will be addressed.

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. We advise that the storm sewer outlet for these lands is the existing 1050mm diameter storm sewer within South Service Road.

3. 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.

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

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 **MARILYN RAPHAEL** for the property located at
1800, 1808 & 1816 MISSISSAUGA ROAD.
Date of Hearing on Thursday August 22, 2019
Date Decision Signed by the Committee August 29, 2019

The hearing commenced at approximately 1:30p.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 23.00m (75.46ft) and an area of approximately 1087.87sq.m (11,709.74sq.ft).

M. Rogers, 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 14, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- City of Mississauga, Community Services Department, Culture Division (dated August 9, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated August 9, 2019)
- Region of Peel (dated August 2, 2019)
- The Ministry of Transportation (dated July 26, 2019)
- Bell Canada, Right-of-Way (dated July 23, 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 asked Committee to amend the conditions requested by city and agency staff to remove requirement A3 from the Transportation and Works comment. Committee indicated that the condition is only to receive a clearance letter from the Department and that it should be discussed with the Department directly.

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: J. Page SECONDED BY: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 23.00m and an area of approximately 1087.87sq.m.

Committee Decision dated at the City of Mississauga on August 29, 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 29, 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 53 of the Planning Act, as amended, is attached.

Date of Mailing: September 2, 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 22, 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 September 2, 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 9, 2019.

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

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: August 9, 2019

RE: **Applicant:** Marilyn Raphael
Date of Hearing: August 22, 2019
Location: 1800, 1808 and 1816 Mississauga Road
Our File: 'B' 46 and 47/19, Ward 8 (Z-16)

This Department advises that through the previously submitted applications for this property under Files 'B' 62 and 63/16, all our previous conditions had been fulfilled and clearance was sent to the Committee of Adjustment Department in January of 2017 which included the requirement for the establishment of new easements.

Should Committee see merit in the applicant's request we are providing the following conditions/requirements to be imposed as conditions of approval:

A. Items Required Prior to the Issuance of Final Consent

1. Draft Reference Plan Required

A draft reference plan is to be submitted for our review/approval which would clearly show the location of all easements/rights-of-ways.

2. Required Easement(s)

The applicant/owner is to provide a letter prepared by their Solicitor which describes the new private easement(s) to be established for access purposes, servicing, etc. It should be acknowledged that any documentation received will be forwarded as an attachment to our clearance memo to the Committee of Adjustment so that any new proposed private easement can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

3. Environmental Certification Letter

Since a Record of Site Condition (RSC) had been filed for the property more than 4 years ago, a certification letter, prepared, signed and sealed by a Qualified Person (as defined by O. Reg. 153/04, as amended) must be submitted to the City for review. The Qualified Person should confirm that no significant change has occurred to the site that could alter soil and groundwater quality since the date of the existing Phase I ESA

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

report (the report that was submitted in support of the RSC) and that this land is suitable for the intended land use.

The above-referenced certification letter must include a clause to the satisfaction of the City, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report. The wording of the reliance letter must meet the City's requirements. The template is provided on the City's website under terms-of-reference:

<http://www.mississauga.ca/portal/residents/terms-of-reference>

For further assistance on this matter please contact Valeriya Danylova at 905-615-3200, x5930 or at valeriya.danylova@mississauga.ca

B. General Information

1. Site Plan Approval

Any re-development of the subject lands will require the owner obtaining Site Plan Approval where any site specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. will be addressed.

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. We advise that the storm sewer outlet for these lands is the existing 1050mm diameter storm sewer within South Service Road.

3. 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.

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

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 **LYDIA VILLAFLOR** for the property located at **2512 GLENGARRY ROAD**.
Date of Hearing on Thursday August 22, 2019
Date Decision Signed by the Committee August 29, 2019

The hearing commenced at approximately 1:30p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:48p.m.

APPLICATION DETAILS

The applicant requests the 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 765.00sq.m (8,234.39sq.ft).

M. Rogers, 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 13, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated August 9, 2019)
- Region of Peel (dated August 2, 2019)
- Bell Canada, Right-of-Way (dated July 19, 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 asked questions regarding the consent process.
2523 SHaron

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

The applicant asked Committee to amend the conditions requested by city and agency staff to remove the requirement for hoarding of the street trees. The agent indicated that the hoarding would have to go up to clear the consent conditions however no construction may happen for over a year on the property. Committee agreed and struck the requirement.

DECISION

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

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 15.24m and an area of approximately 765.00sq.m.

Committee Decision dated at the City of Mississauga on August 29, 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 29, 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 53 of the Planning Act, as amended, is attached.

Date of Mailing: September 2, 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 22, 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 September 2, 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 9, 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 9, 2019.

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

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: August 9, 2019

RE: **Applicant:** Lydia Villaflor
Date of Hearing: August 22, 2019
Our File: 'B' 48/19, Ward 7 (Z-16)

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. Road Widening on Glengarry Road

The owner will be required to dedicate gratuitously to the City of Mississauga an approximate 3.00 metre road widening across the Glengarry Road frontage towards the ultimate right-of way width of 26 meters. We are also advising that any particulars with regards to land dedication for the widening have to be to the satisfaction of the City of Mississauga's Ontario Land Surveyor and our Traffic Section.

3. Environmental Site Assessment (ESA) for Road Widening on Glengarry Road Dedication

In regards to Condition A.2., the applicant will be required to deed gratuitously to the City a road widening across the Glengarry Road frontage. Therefore, in accordance with Corporate Policy 09-08-02, a Phase 1 Environmental Site Assessment (ESA) will be required. The report should be prepared in accordance with O. Reg 153/04 (as amended), signed and dated by a Qualified Person as defined in O. Reg 153/04 (as amended) and include a clause or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report.

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

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

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

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

As per the City of Mississauga's Fees and Charges By-law there will be a fee required to be paid to the Legal Services Department for their services, in particular for the preparation of documents required for items pertaining a road widening. The fee amount payable will be in accordance with the current Fees and Charges Bylaw and be submitted to the Transportation and Works Department in the form of a certified cheque.

5. 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 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

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

We are also noting that should any utilities need to be relocated, or municipal curbs need to be modified, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The storm outlet is the existing 750mm diameter storm sewer on Glengarry Road. Please note the minimum basement elevation for a gravity connection is 1m above the top of the storm sewer in the street.

For further information regarding the above noted comments, please contact Tony Iacobucci at (905) 615-3200 ext. 5129 or tony.iacobucci@mississauga

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 9, 2019

FILE: "B" 48/19

SUBJECT: CONSENT APPLICATION
2512 GLENGARRY ROAD
LYDIA VILLAFLOR
WARD 7
AUGUST 22, 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 Glengarry 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.

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

- Silver Maple – 20cm DBH, and Eastern White Cedar

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

1. The applicant shall ensure that the future driveway does not impact or require the removal of the above noted trees.
2. The applicant shall provide tree protection securities in the amount of \$900.00 for the above noted trees.
3. The applicant shall provide frame tree hoarding at the dripline of the above noted trees to the satisfaction of City of Mississauga Forestry Staff. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.

In addition, Community Services notes the following:

1. Payment of street tree contributions and tree preservation securities can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West.
2. Please be advised that upon the completion of the works, securities may be held for up to two years as determined by City of Mississauga Forestry Staff.
3. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes may be required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P. 13, as amended) and in accordance with the City's policies and By-Laws.

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

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 **FERNAND BEHNAN & HEND RAMO** for the property located at
1050 EDGELEIGH AVENUE.

Date of Hearing on Thursday August 22, 2019
Date Decision Signed by the Committee August 29, 2019

The hearing commenced at approximately 1:30p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:56p.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 lot coverage of 39.60% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
2. A height measured to the eaves of 6.50m (approx. 21.33ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 20.99ft) in this instance; and
3. An exterior side yard of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m (approx. 19.69ft) in this instance.

J. Chow, 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 14, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated August 9, 2019)
- Region of Peel (dated August 2, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

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

1. A lot coverage of 39.60% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
2. A height measured to the eaves of 6.50m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance; and
3. An exterior side yard of 1.20m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m in this instance.

CONDITIONS:

1. A letter shall be received from the Community Services Department indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 9, 2019.

Committee Decision dated at the City of Mississauga on August 29, 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 29, 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 18, 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 **LENWORTH 3020 GP INC & LENWORTH 3020 LP** for the property located at
3020 LENWORTH DRIVE.

Date of Hearing on Thursday August 22, 2019
Date Decision Signed by the Committee August 29, 2019

The hearing commenced at approximately 1:30p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:00p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of a self-storage facility on the subject property proposing:

1. 14 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 78 parking spaces in this instance; and
2. An interior side yard of 4.0m (approx. 13.1ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 5.6m (approx. 18.4ft) in this instance.

S. Thompson, 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 13, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- Region of Peel (dated August 2, 2019)

CORRESPONDENCE & DISCUSSION

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

An agent on behalf of one area property owner appeared before the Committee and expressed concerns regarding drainage, garbage and parking.

Committee asked questions of the agent who appeared before the Committee regarding the parking and landscaping.

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 minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a self-storage facility on the subject property proposing:

1. 14 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 78 parking spaces in this instance; and
2. An interior side yard of 4.0m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 5.6m in this instance.

Committee Decision dated at the City of Mississauga on August 29, 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 29, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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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 18, 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 **JOSE & EULALIA RAPOSO** for the property located at **663 TEDWYN DRIVE**.
Date of Hearing on Thursday August 22, 2019
Date Decision Signed by the Committee August 29, 2019

The hearing commenced at approximately 1:30p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:10p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of an accessory structure (shed) on the subject property proposing:

1. An area of an accessory structure of 20.81sq.m (approx. 224.00sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 10.00sq.m (approx. 107.64sq.ft) in this instance; and
2. A height of an accessory structure of 3.62m (approx. 11.88ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance.

J. Raposo, 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 13, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- Region of Peel (dated August 2, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from 1 area residents expressing no concerns regarding the subject application.
- A petition of support was received through the property owner signed by 7 area residents.

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 1 petition. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To allow the construction of an accessory structure (shed) on the subject property proposing:

1. An area of an accessory structure of 20.81sq.m whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 10.00sq.m in this instance; and
2. A height of an accessory structure of 3.62m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m in this instance.

CONDITIONS:

1. The accessory structure shall be equipped with an eavestrough and any downspout(s) shall be located such that drainage is not directed onto the abutting properties.

Committee Decision dated at the City of Mississauga on August 29, 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 29, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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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 18, 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 **KITTI & SIRIWAN PATHOMWICHAIWAT** for the property located at
3358 KINGS MASTING CRESCENT.

Date of Hearing on Thursday August 22, 2019
Date Decision Signed by the Committee August 29, 2019

The hearing commenced at approximately 1:30p.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 permit a second storey addition proposing:

1. A rear yard of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.61ft) in this instance;
2. A driveway width with a walkway attachment of 8.28m (approx. 27.17ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width with a walkway attachment of 6.00m (approx. 19.69ft) in this instance.
3. An eave encroachment into the rear yard of 1.51m (approx. 4.95ft) whereas By-law 0225-2007, as amended, permits a maximum eave encroachment into the rear yard of 0.45m (approx. 1.48ft) in this instance; and
4. An eave encroachment into the side yard of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, permits a maximum eave encroachment into the side yard of 0.45m (approx. 1.48ft) in this instance.

K. Chow, 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 14, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- Region of Peel (dated August 2, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To permit a second storey addition proposing:

1. A rear yard of 6.60m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance;
2. An eave encroachment into the rear yard of 1.51m whereas By-law 0225-2007, as amended, permits a maximum eave encroachment into the rear yard of 0.45m in this instance; and
3. An eave encroachment into the side yard of 0.61m whereas By-law 0225-2007, as amended, permits a maximum eave encroachment into the side yard of 0.45m in this instance.

Committee Decision dated at the City of Mississauga on August 29, 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 29, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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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 18, 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 **FABIO CAPOBIANCO** for the property located at **0 ENOLA AVENUE**.
Date of Hearing on Thursday August 22, 2019
Date Decision Signed by the Committee September 5, 2019

The hearing commenced at approximately 1:30p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:19p.m.

APPLICATION DETAILS

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

1. A lot frontage of 7.62m (approx. 25.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A lot area of 295.00sq.m (approx. 3,175.35sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance;
3. A lot coverage of 37.10% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
4. An exterior side yard of 1.32m (approx. 4.33ft) measured to the second storey whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 1.81m (approx. 5.93ft) measured to the second storey in this instance;
5. An interior side yard of 0.60m (approx. 1.96ft) measured to the first storey whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m (approx. 3.93ft) measured to the first storey in this instance; and
6. An interior side yard of 0.60m (approx. 1.96ft) measured to the second storey whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m (approx. 5.93ft) measured to the second storey in this instance.

J. Levac, 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 14, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- Region of Peel (dated August 2, 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. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

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

1. A lot frontage of 7.62m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
2. A lot area of 295.00sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m in this instance;
3. A lot coverage of 37.10% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
4. An interior side yard of 1.32m measured to the second storey whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m measured to the second storey in this instance;
5. An interior side yard of 0.60m measured to the first storey whereas By-law 0225-2007, as amended, requires a minimum interior side yard of of 1.20m measured to the first storey in this instance; and
6. An interior side yard of 0.60m measured to the second storey whereas By-law 0225-2007, as amended, requires a minimum interior side yard of of 1.81m measured to the second storey in this instance.

Committee Decision dated at the City of Mississauga on September 5, 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 September 5, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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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 26, 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 **CARMELA CAPOBIANCO** for the property located at **0 ENOLA AVENUE**.
Date of Hearing on Thursday August 22, 2019
Date Decision Signed by the Committee September 5, 2019

The hearing commenced at approximately 1:30p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:19p.m.

APPLICATION DETAILS

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

1. A lot frontage of 7.62m (approx. 25.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A lot area of 295.00sq.m (approx. 3,175.35sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance;
3. A lot coverage of 37.10% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
4. An exterior side yard of 1.32m (approx. 4.33ft) measured to the second storey whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 1.81m (approx. 5.93ft) measured to the second storey in this instance;
5. An interior side yard of 0.60m (approx. 1.96ft) measured to the first storey whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m (approx. 3.93ft) measured to the first storey in this instance; and
6. An interior side yard of 0.60m (approx. 1.96ft) measured to the second storey whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m (approx. 5.93ft) measured to the second storey in this instance.

J. Levac, 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 14, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- Region of Peel (dated August 2, 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. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

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

1. A lot frontage of 7.62m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
2. A lot area of 295.00sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m in this instance;
3. A lot coverage of 37.10% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
4. An interior side yard of 1.32m measured to the second storey whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m measured to the second storey in this instance;
5. An interior side yard of 0.60m measured to the first storey whereas By-law 0225-2007, as amended, requires a minimum interior side yard of of 1.20m measured to the first storey in this instance; and
6. An interior side yard of 0.60m measured to the second storey whereas By-law 0225-2007, as amended, requires a minimum interior side yard of of 1.81m measured to the second storey in this instance.

Committee Decision dated at the City of Mississauga on September 5, 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 September 5, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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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 26, 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.

Committee Decision dated at the City of Mississauga on September 5, 2019.

S. PATRIZIO – (CHAIR)

D. GEORGE

W. SHAHRUKH

D. KENNEDY

J. PAGE

J. KWAST

D. COOK

I certify the Committee Members who concurred with the decision signed this on September 5, 2019.

SEAN KENNEY - SECRETARY-TREASURER

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 **1212763 ONTARIO LTD** for the property located at **6465 MILLCREEK DRIVE**.
Date of Hearing on Thursday August 22, 2019
Date Decision Signed by the Committee August 29, 2019

The hearing commenced at approximately 1:30p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:27p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the expansion of a fitness gym proposing 245 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 248 parking spaces in this instance.

S. Michalak, 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 13, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- Region of Peel (dated August 2, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow the expansion of a Recreational Establishment proposing 245 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 248 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on August 29, 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 29, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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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 18, 2019**.

NOTES:

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

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **PINETREE DEVELOPMENTS INC.** for the property located at
766 MONTBECK CRESCENT.

Date of Hearing on Thursday August 22, 2019
Date Decision Signed by the Committee August 29, 2019

The hearing commenced at approximately 1:30p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:30p.m.

APPLICATION DETAILS

The applicant requests the Committee to allow the creation of a new lot being the retained lands under consent application B71/18, proposing a lot frontage of 10.06m (approx. 33.01ft) whereas By-law 0225-2007 as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) 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 14, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- Region of Peel (dated August 2, 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 creation of a new lot being the retained lands under consent application B71/18, proposing a lot frontage of 10.06m whereas By-law 0225-2007 as amended, requires a minimum lot frontage of 15.00m in this instance.

Committee Decision dated at the City of Mississauga on August 29, 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 29, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **September 18, 2019**.

NOTES:

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

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **PINETREE DEVELOPMENTS INC.** for the property located at
762 MONTBECK CRESCENT.

Date of Hearing on Thursday August 22, 2019
Date Decision Signed by the Committee August 29, 2019

The hearing commenced at approximately 1:30p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:30p.m.

APPLICATION DETAILS

The applicant requests the Committee to allow the creation of a new lot being the severed lands under consent application B71/18, proposing a lot frontage of 10.06m (approx. 33.01ft) whereas By-law 0225-2007 as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) 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 14, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- Region of Peel (dated August 2, 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 creation of a new lot being the severed lands under consent application B71/18, proposing a lot frontage of 10.06m whereas By-law 0225-2007 as amended, requires a minimum lot frontage of 15.00m in this instance.

Committee Decision dated at the City of Mississauga on August 29, 2019.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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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 18, 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 **RABIA OZGE AKSUT** for the property located at **260 HILLSIDE DRIVE**.
Date of Hearing on Thursday August 22, 2019
Date Decision Signed by the Committee August 29, 2019

The hearing commenced at approximately 1:30p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:30p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a gazebo and detached garage on the subject property proposing:

1. A gazebo area of 25.15sq.m (approx. 270.71sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gazebo area of 10.00sq.m (approx. 107.64sq.ft) in this instance;
2. A side yard measured to the garage of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the garage of 1.20m (approx. 3.93ft) in this instance; and
3. A garage setback from the dwelling unit of 0.00m whereas By-law 0225-2007, as amended, requires a minimum garage setback from the dwelling unit of 1.20m (approx. 3.93ft) in this instance.

M. Atashi, 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 13, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- Region of Peel (dated August 2, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow the construction of a gazebo and detached garage on the subject property proposing:

1. A gazebo area of 25.15sq.m whereas By-law 0225-2007, as amended, permits a maximum gazebo area of 20.00sq.m in this instance;
2. A side yard measured to the garage of 0.90m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the garage of 1.20m in this instance; and
3. A setback of 0.00m from a detached garage to the dwelling on the same lot whereas By-law 0225-2007, as amended, requires a minimum setback of 1.20m from a detached garage to the dwelling on the same lot in this instance.

Committee Decision dated at the City of Mississauga on August 29, 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 29, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **September 18, 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 **KEITH & MARILYN FRANCIS** for the property located at
1491 WATSEEDGE ROAD.

Date of Hearing on Thursday August 22, 2019
Date Decision Signed by the Committee August 29, 2019

The hearing commenced at approximately 1:30p.m.

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

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

1. A combined width of side yards measured to the dwelling of 8.05m (approx. 26.41ft) whereas By-law 0225-2007, as amended, requires a minimum width of side yards measured to the dwelling of 9.77m (approx. 32.05ft) in this instance;
2. A combined width of side yards measured to the wing wall of 6.15m (approx. 20.18ft) whereas By-law 0225-2007, as amended, requires a minimum width of side yards measured to the wing wall of 9.77m (approx. 32.05ft) in this instance; and
3. A wing wall encroachment into the northerly side yard of 1.15m (approx. 3.77ft) whereas By-law 0225-2007, as amended, permits a maximum wing wall encroachment into a side yard of 0.00m in this instance.

G. Lolos, 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 14, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- Region of Peel (dated August 2, 2019)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the owner(s)/agent/resident(s) 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: W. Shahrukh SECONDED BY: J. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

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

1. A combined width of side yards measured to the dwelling of 22% of the lot frontage (8.05m) whereas By-law 0225-2007, as amended, requires a minimum combined side yard of 27% of the lot frontage (9.77m) in this instance;
2. A combined width of side yards measured to the wing wall of 17% of the lot frontage (6.15m) whereas By-law 0225-2007, as amended, requires a minimum combined side yard of 27% of the lot frontage (9.77m) in this instance; and
3. A wing wall encroachment into the northerly side yard of 1.15m (approx. 3.77ft) whereas By-law 0225-2007, as amended, permits a maximum wing wall encroachment into a side yard of 0.00m in this instance.

CONDITIONS:

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 29, 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 29, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **September 18, 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 **DONNIE & VIRMALA SHANTA PERSAD** for the property located at
1186 MEADOWGROVE COURT.

Date of Hearing on Thursday August 22, 2019
Date Decision Signed by the Committee August 29, 2019

The hearing commenced at approximately 1:30p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:43p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of a deck on the subject property proposing a rear yard of 2.23m (approx. 7.32ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.61ft) in this instance.

D. & S. Persad, co-owners 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 13, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- City of Mississauga, Community Services Department, Culture Division (dated August 9, 2019)
- Region of Peel (dated August 2, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

Committee has taken into consideration, 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 SUBJECT TO TERM(S):

To allow the construction of a deck on the subject property proposing a rear yard of 2.23m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance.

TERM(S):

1. Screening shall be provided along the south side of the proposed deck.

Committee Decision dated at the City of Mississauga on August 29, 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 29, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **September 18, 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 **DOMENIC & ALESSANDRA RUSCIO** for the property located at
6932 SECOND LINE WEST.

Date of Hearing on Thursday August 22, 2019
Date Decision Signed by the Committee August 29, 2019

The hearing commenced at approximately 1:30p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:48p.m.

APPLICATION DETAILS

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

1. A height of 4.95m (approx. 16.24ft) whereas By-law 0225-2007, as amended, permits a maximum height of 4.60m (approx. 15.09ft) in this instance;
2. An occupied area of 106.80sq.m (approx. 1,149.62sq.ft) whereas By-law 0225-2007, as amended, permits a maximum occupied area of 75.00sq.m (approx. 807.32sq.ft) in this instance; and
3. Two garages whereas By-law 0225-2007, as amended, permits a maximum of one garage in this instance.

V. Stasieczek, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On June 20, 2019, V. Stasieczek, agent, attended and requested to defer the application to meet with staff.

The Committee consented to the request and deferred the application to the August 22nd, 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 13, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- Region of Peel (dated August 2, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

To allow the construction of a detached garage on the subject property proposing:

1. An occupied area of 90.00sq.m whereas By-law 0225-2007, as amended, permits a maximum occupied area of 75.00sq.m in this instance; and
2. Two garages whereas By-law 0225-2007, as amended, permits a maximum of one garage in this instance.
3. A minimum driveway width of 2.52m whereas By-law 0225-2007, as amended, requires a minimum driveway width of 2.60m in this instance.

CONDITIONS:

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 29, 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 29, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **September 18, 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.