

# COMMITTEE OF ADJUSTMENT RESULTS



**Location: COUNCIL CHAMBER**  
**Hearing: OCTOBER 3, 2019 AT 1:30 P.M.**

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

## **NEW APPLICATIONS - (CONSENT)**

None

## **NEW APPLICATIONS - (MINOR VARIANCE)**

A-377/19	AMACON DEVELOPMENT (CITY CENTRE) CORP	4130 PARKSIDE VILLAGE DR & 430 SQUARE ONE DR	4	Approved (AA, AC)
A-383/19	19649887 ONTARIO LTD	6169 NETHERHART RD	5	Approved
A-384/19	AKGROUP PROPERTIES INC.	21 & 25 DUNDAS ST W	7	Deferred (Nov 28)
A-385/19	1574626 ONTARIO INC.	3986-3990 EGLINTON AVE W	8	Approved (AA)
A-386/19	BOLLU VENKATESWARLU & YATHIPATI SUMATHI	422 MARF AVE	1	Approved
A-387/19	2590204 ONTARIO INC	5590 TENTH LINE WEST	10	Approved (AA)

## **DEFERRED APPLICATIONS - (MINOR VARIANCE)**

A-132/19	GURMAIL & GOBINDO SINDHU	11 KNASEBORO ST	5	Refused
A-160/19	LIFE FOUNTAIN MINISTRIES INC	1606 SEDLESCOMB DR	3	Approved (AC)
A-209/19	2573903 ONTARIO INC	2355 ROYAL WINDSOR DR	2	Refused
A-286/19	DARIUSZ PRZEMYSŁAW SAJDA	504 AVONWOOD DR	1	Approved (AA, AC)



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 **AMACON DEVELOPMENT (CITY CENTRE) CORP**  
for the property located at **4130 PARKSIDE VILLAGE DRIVE & 430 Square One Drive.**  
Date of Hearing on Thursday October 3, 2019  
Date Decision Signed by the Committee October 10, 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 1:39p.m.

### **APPLICATION DETAILS**

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

1. A maximum of 30% of the length of the streetwall set back beyond the build-to area whereas By-law 0050-2013, as amended, requires each building, structure and or use to comply with all regulations related to build-to area in this instance;
2. A minimum of 20% of the area of the first storey streetwall of a building containing a non-residential use facing a B Street Frontage containing glazing whereas By-law 0050-2013, as amended, requires a minimum of 50% of the area of the first storey streetwall of a building containing a non-residential use facing a B Street Frontage to contain glazing in this instance;
3. Not requiring pedestrian access to units above/below the first storey of a building with a first storey streetwall facing an A Street frontage through a main front entrance facing the A Street frontage whereas By-law 0050-2013, as amended, requires pedestrian access to units above/below the first storey of a building with a first storey streetwall facing an A Street frontage through a main front entrance facing the A Street frontage in this instance;
4. Not requiring pedestrian access to units above/below the first storey of a building with a first storey streetwall facing both A & B Street frontages through a main front entrance facing the A Street frontage whereas By-law 0050-2013, as amended, requires pedestrian access to units above/below the first storey of a building with a first storey streetwall facing an A Street frontage through a main front entrance facing the A Street frontage in this instance;
5. Each individual unit with a first storey streetwall facing both a B Street Frontage and internal road shall provide a pedestrian access through a main front entrance facing either the B Street Frontage or internal road whereas By-law 0050-2013, as amended, requires each individual unit with a first storey streetwall facing a B Street Frontage to provide a pedestrian access through a main front entrance facing the B Street Frontage in this instance;
6. The first three storeys of a podium in a residential building projecting beyond or behind the first storey of the streetwall a maximum of 2.80m (approx. 9.19ft) whereas By-law 0050-2013, as amended, does not permit the first three storeys of a podium in a residential building to project beyond or behind the first storey of the streetwall in this instance;
7. A minimum setback from the exterior face of a podium of residential buildings and structures, or parts thereof, located above the podium of 0.00m whereas By-law 0050-2013, as amended, requires a

minimum setback from the exterior face of a podium of residential buildings and structures, or parts thereof, located above the podium of 3.00m (approx. 9.84ft) in this instance;

8. A maximum encroachment of portions of a residential building or structure into the required setback in parcel 1G of 2.80m (approx. 9.19ft) whereas By-law 0050-2013, as amended, permits a maximum encroachment of portions of a residential building or structure into the required setback of 1.50m (approx. 4.92ft) in this instance;
9. The calculation of height to be exclusive of mechanical or architectural components such as mechanical equipment, mechanical penthouses, elevator machine rooms, stairwell enclosures, telecommunication equipment, parapets, turrets, cupolas, stairs and stair enclosures located on the roof provided that the maximum height if such components is no higher than 7.50m (approx. 24.60ft) above the height limit otherwise applicable whereas By-law 0225-2007, as amended, permits the calculation of height to be exclusive of mechanical or architectural components such as mechanical equipment, mechanical penthouses, elevator machine rooms, stairwell enclosures, telecommunication equipment, parapets, turrets, cupolas, stairs and stair enclosures located on the roof provided that the maximum height if such components is no higher than 6.00m (approx. 19.68ft) above the height limit otherwise applicable in this instance;
10. A parking rate of 4.3 parking spaces per 100sq.m gross floor area – non-residential for all non-residential uses whereas By-law 0225-2007, as amended, requires parking to be provided for all uses in accordance with Table 3.1.2.2 in this instance;
11. The height of the podium to be measured as the vertical distance between established grade and the top of the roof surface of the podium but shall not include mechanical equipment, mechanical penthouses, elevator machine rooms, stairwell enclosures, telecommunication equipment, parapets, turrets, cupolas, stairways and structures providing access to the roof tops whereas By-law 0225-2007, as amended, defines the height of the podium as to the vertical distance between established grade and the top of the roof surface of the podium in this instance;
12. The height of buildings with a flat roof to be measured from the established grade to the highest point of the flat roof but not including mechanical penthouses, mechanical equipment, stairways and structures providing access to roof tops whereas By-law 0225-2007, as amended, requires the height of buildings with a flat roof to be measured from the established grade to the highest point of the flat roof but not including mechanical penthouses, stairways and structures providing access to roof tops in this instance;
13. A maximum building height on Parcel Block 1G of 122.5m (approx. 401.9ft) and 38 storeys whereas By-law 0225-2007, as amended, permits a maximum building height on Parcel Block 1G of 18.0m (approx. 59.1ft) and 5 storeys in this instance;
14. A maximum building height on Parcel Block 1H of 158.0m (approx. 518.4ft) and 50 storeys whereas By-law 0225-2007, as amended, permits a maximum building height on Parcel Block 1H of 18.0m (approx. 59.1ft) and 5 storeys in this instance;
15. A maximum podium height on Parcel Block 1G of 29.0m (approx. 95.1ft) and 7 storeys whereas By-law 0225-2007, as amended, permits a maximum podium height on Parcel Block 1G of 18.0m (approx. 59.1ft) and 5 storeys in this instance;
16. A maximum podium height on Parcel Block 1H of 35.5m (approx. 116.5ft) and 9 storeys whereas By-law 0225-2007, as amended, permits a maximum podium height on Parcel Block 1H of 18.0m (approx. 59.1ft) and 5 storeys in this instance;
17. A maximum podium height on Parcel Block 1I of 35.5m (approx. 116.5ft) and 9 storeys whereas By-law 0225-2007, as amended, permits a maximum podium height on Parcel Block 1I of 25.0m (approx. 82.0ft) and 7 storeys in this instance;

18. Balconies, bay windows, canopies, and architectural features including but not limited to coping, sills, and pilasters encroaching a maximum of 2.50m (approx. 8.20ft) into the required streetline setback whereas By-law 0225-2007, as amended, permits balconies and bay windows to encroach a maximum of 1.50m (approx. 4.92ft) into the required streetline setback in this instance;
19. An open staircase and porch located on the ground floor encroaching a maximum of 2.50m (approx. 8.20ft) into the required streetline setback whereas By-law 0225-2007, as amended, permits an open staircase and porch located on the ground level to encroach a maximum of 1.50m (approx. 4.92ft) into the required streetline setback in this instance;
20. A setback to an internal road of 1.25m (approx. 4.10ft) whereas By-law 0225-2007, as amended, requires a minimum setback to an internal road of 4.50m (approx. 14.76ft) in this instance;
21. Balconies, open staircases, porches, bay windows, canopies, and architectural features including but not limited to coping, sills and pilasters encroaching a maximum of 1.25m (approx. 4.10ft) into the required streetline setback whereas By-law 0225-2007, as amended, permits only balconies, open staircases, porches, and bay windows to encroach a maximum of 1.25m (approx. 4.10ft) into the required streetline setback in this instance;
22. Encroachments permitted by Sentence 7.2.5.1.12 where a building, structure, or part thereof abutting an internal road has a minimum separation distance of 16.25m (approx. 53.31ft) from another building, structure, or part thereof located on the opposite side of the same internal road whereas By-law 0225-2007, as amended, only permits encroachments permitted by Sentence 7.2.5.1.12 where a building, structure, or part thereof abutting an internal road has a minimum separation distance of 18.50m (approx. 60.70ft) from another building, structure, or part thereof located on the opposite side of the same internal road; and
23. A maximum setback to an internal road of 13.50m (approx. 44.29ft) whereas By-law 0225-2007, as amended, permits a maximum setback to an internal road of 6.00m (approx. 19.68ft) in this instance.

S. Rosenthal, 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 September 25, 2019)
- City of Mississauga, Transportation and Works Department (dated September 23, 2019)
- Region of Peel (dated October 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 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 SUBJECT TO TERMS:**

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

1. A maximum of 30% of the length of the streetwall set back beyond the build-to area whereas By-law 0050-2013, as amended, requires each building, structure and or use to comply with all regulations related to build-to area in this instance;
2. A minimum of 30% of the area of the first storey streetwall of a building containing a non-residential use facing a B Street Frontage containing glazing whereas By-law 0050-2013, as amended, requires a minimum of 50% of the area of the first storey streetwall of a building containing a non-residential use facing a B Street Frontage to contain glazing in this instance;
3. Not requiring pedestrian access to units above/below the first storey of a building with a first storey streetwall facing an A Street frontage through a main front entrance facing the A Street frontage whereas By-law 0050-2013, as amended, requires pedestrian access to units above/below the first storey of a building with a first storey streetwall facing an A Street frontage through a main front entrance facing the A Street frontage in this instance;
4. Not requiring pedestrian access to units above/below the first storey of a building with a first storey streetwall facing both A & B Street frontages through a main front entrance facing the A Street frontage whereas By-law 0050-2013, as amended, requires pedestrian access to units above/below the first storey of a building with a first storey streetwall facing an A Street frontage through a main front entrance facing the A Street frontage in this instance;
5. Each individual unit with a first storey streetwall facing both a B Street Frontage and internal road shall provide a pedestrian access through a main front entrance facing either the B Street Frontage or internal road whereas By-law 0050-2013, as amended, requires each individual unit with a first storey streetwall facing a B Street Frontage to provide a pedestrian access through a main front entrance facing the B Street Frontage in this instance;
6. The first three storeys of a podium in a residential building projecting beyond or behind the first storey of the streetwall a maximum of 2.80m whereas By-law 0050-2013, as amended, does not permit the first three storeys of a podium in a residential building to project beyond or behind the first storey of the streetwall in this instance;
7. A minimum setback from the exterior face of a podium of residential buildings and structures, or parts thereof, located above the podium of 0.00m whereas By-law 0050-2013, as amended, requires a minimum setback from the exterior face of a podium of residential buildings and structures, or parts thereof, located above the podium of 3.00m in this instance;
8. A maximum encroachment of portions of a residential building or structure into the required setback in parcel 1G of 2.80m whereas By-law 0050-2013, as amended, permits a maximum encroachment of portions of a residential building or structure into the required setback of 1.50m in this instance;
9. The calculation of height to be exclusive of mechanical or architectural components such as mechanical equipment, mechanical penthouses, elevator machine rooms, stairwell enclosures, telecommunication equipment, parapets, turrets, cupolas, stairs and stair enclosures located on the roof provided that the maximum height if such components is no higher than 7.50m above the height limit otherwise applicable



whereas By-law 0225-2007, as amended, permits the calculation of height to be exclusive of mechanical or architectural components such as mechanical equipment, mechanical penthouses, elevator machine rooms, stairwell enclosures, telecommunication equipment, parapets, turrets, cupolas, stairs and stair enclosures located on the roof provided that the maximum height if such components is no higher than 6.00m above the height limit otherwise applicable in this instance;

10. A parking rate of 4.3 parking spaces per 100sq.m gross floor area – non-residential for all non-residential uses whereas By-law 0225-2007, as amended, requires parking to be provided for all uses in accordance with Table 3.1.2.2 in this instance;
11. The height of the podium to be measured as the vertical distance between established grade and the top of the roof surface of the podium but shall not include mechanical equipment, mechanical penthouses, elevator machine rooms, stairwell enclosures, telecommunication equipment, parapets, turrets, cupolas, stairways and structures providing access to the roof tops whereas By-law 0225-2007, as amended, defines the height of the podium as to the vertical distance between established grade and the top of the roof surface of the podium in this instance;
12. The height of buildings with a flat roof to be measured from the established grade to the highest point of the flat roof but not including mechanical penthouses, mechanical equipment, stairways and structures providing access to roof tops whereas By-law 0225-2007, as amended, requires the height of buildings with a flat roof to be measured from the established grade to the highest point of the flat roof but not including mechanical penthouses, stairways and structures providing access to roof tops in this instance;
13. A maximum building height on Parcel Block 1G of 122.5m and 38 storeys whereas By-law 0225-2007, as amended, permits a maximum building height on Parcel Block 1G of 18.0m and 5 storeys in this instance;
14. A maximum building height on Parcel Block 1H of 158.0m and 50 storeys whereas By-law 0225-2007, as amended, permits a maximum building height on Parcel Block 1H of 18.0m and 5 storeys in this instance;
15. A maximum podium height on Parcel Block 1G of 29.0m and 7 storeys whereas By-law 0225-2007, as amended, permits a maximum podium height on Parcel Block 1G of 18.0m and 5 storeys in this instance;
16. A maximum podium height on Parcel Block 1H of 35.5m and 9 storeys whereas By-law 0225-2007, as amended, permits a maximum podium height on Parcel Block 1H of 18.0m and 5 storeys in this instance;
17. A maximum podium height on Parcel Block 1I of 35.5m and 9 storeys whereas By-law 0225-2007, as amended, permits a maximum podium height on Parcel Block 1I of 25.0m and 7 storeys in this instance;
18. Balconies, bay windows, canopies, and architectural features including but not limited to coping, sills, and pilasters encroaching a maximum of 2.50m into the required streetline setback whereas By-law 0225-2007, as amended, permits balconies and bay windows to encroach a maximum of 1.50m into the required streetline setback in this instance;
19. An open staircase and porch located on the ground floor encroaching a maximum of 2.50m into the required streetline setback whereas By-law 0225-2007, as amended, permits an open staircase and porch located on the ground level to encroach a maximum of 1.50m into the required streetline setback in this instance;
20. A setback to an internal road of 1.25m whereas By-law 0225-2007, as amended, requires a minimum setback to an internal road of 4.50m in this instance;
21. Balconies, open staircases, porches, bay windows, canopies, and architectural features including but not limited to coping, sills and pilasters encroaching a maximum of 1.25m into the required streetline

setback whereas By-law 0225-2007, as amended, permits only balconies, open staircases, porches, and bay windows to encroach a maximum of 1.25m into the required streetline setback in this instance;

22. Encroachments permitted by Sentence 7.2.5.1.12 where a building, structure, or part thereof abutting an internal road has a minimum separation distance of 16.25m from another building, structure, or part thereof located on the opposite side of the same internal road whereas By-law 0225-2007, as amended, only permits encroachments permitted by Sentence 7.2.5.1.12 where a building, structure, or part thereof abutting an internal road has a minimum separation distance of 18.50m from another building, structure, or part thereof located on the opposite side of the same internal road; and
23. A maximum setback to an internal road of 13.50m whereas By-law 0225-2007, as amended, permits a maximum setback to an internal road of 6.00m in this instance.

**TERMS:**

1. Parking standards under variance #10 shall not apply to places of worship, banquet halls, or nightclub uses on the subject property.

Committee Decision dated at the City of Mississauga on October 10, 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 October 10, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **October 30, 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 **19649887 ONTARIO LTD** for the property located at **6169 NETHERHART ROAD**.  
Date of Hearing on Thursday October 3, 2019  
Date Decision Signed by the Committee October 10, 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 1:46p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow an addition proposing an interior side yard of 3.60m (approx. 11.81ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 6.24m (approx. 20.47ft) in this instance.

F. Mancini, 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 September 25, 2019)
- City of Mississauga, Transportation and Works Department (dated September 23, 2019)
- Region of Peel (dated September 20, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and 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:**

To allow an addition proposing an interior side yard of 3.60m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 6.24m in this instance.

Committee Decision dated at the City of Mississauga on October 10, 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 October 10, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **October 30, 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 **1574626 ONTARIO INC.**  
for the property located at **3986-3990 EGLINTON AVENUE WEST.**

Date of Hearing on Thursday October 3, 2019

Date Decision Signed by the Committee October 10, 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 Committee to approve a minor variance to permit a take-out restaurant proposing an area for an accessory take-out restaurant of 90.00sq.m (approx. 968.75sq.ft) whereas By-law 0225-2207, as amended, permits a maximum area for an accessory take-out restaurant of 30.00sq.m (approx. 322.92sq.ft) in this instance.

S. Jones, 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 September 24, 2019)
- City of Mississauga, Transportation and Works Department (dated September 23, 2019)
- Region of Peel (dated September 20, 2019)
- The Ministry of Transportation (dated September 10, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and 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 AS AMENDED:**

To permit a convenience/take out restaurant associated with a retail and service kiosk with a floor area of 145 m<sup>2</sup> whereas By-law 0225-2007, as amended permits a maximum floor area for a take-out restaurant associated with a convenience retail and service kiosk of 30 m<sup>2</sup>.

Committee Decision dated at the City of Mississauga on October 10, 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 October 10, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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or

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **October 30, 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 **BOLLU VENKATESWARLU & YATHIPATI SUMATHI**  
for the property located at **422 MARF AVENUE**.  
Date of Hearing on Thursday October 3, 2019  
Date Decision Signed by the Committee October 10, 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 1:55p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing a setback to a railway right-of-way of 9.58m (approx. 31.43ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a railway right-of-way of 30.00m (approx. 90.43ft) in this instance.

L. Bruce, 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 September 24, 2019)
- City of Mississauga, Transportation and Works Department (dated September 23, 2019)
- Region of Peel (dated September 20, 2019)
- Credit Valley Conservation Authority (dated September 18, 2019)
- The Ministry of Transportation (dated , 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing objections to 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 one written submissions. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing a setback to a railway right-of-way of 9.58m whereas By-law 0225-2007, as amended, requires a minimum setback to a railway right-of-way of 30.00m in this instance.

Committee Decision dated at the City of Mississauga on October 10, 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 October 10, 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 **October 30, 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 **2590204 ONTARIO INC** for the property located at **5590 TENTH LINE WEST**.  
Date of Hearing on Thursday October 3, 2019  
Date Decision Signed by the Committee October 10, 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 1:59p.m.

### **APPLICATION DETAILS**

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

1. A height of 16.70m (approx. 54.79ft) whereas By-law 0225-2007, as amended, permits a maximum height of 13.00m (approx. 42.65ft) in this instance;
2. An exterior side yard of 4.50m (approx. 14.76ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 7.50m (approx. 24.60ft) in this instance;
3. A centre line setback from Tenth Line of 19.40m (approx. 63.65ft) whereas By-law 0225-2007, as amended, requires a minimum centre line setback from Tenth Line of 25.50m (approx. 83.66ft) in this instance;
4. A landscape buffer of 2.10m (approx. 6.89ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) in this instance;
5. A garbage enclosure setback of 2.10m (approx. 6.89ft) to a Residential zone whereas By-law 0225-2007, as amended, requires a minimum garbage enclosure setback of 6.00m (approx. 19.68ft) to a Residential zone in this instance; and
6. A floor space index of 0.52m (approx. 1.71ft) whereas By-law 0225-2007, as amended, permits a maximum floor space index of 0.50m (approx. 1.64ft) in this instance.

D. Wang, 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 September 25, 2019)
- City of Mississauga, Transportation and Works Department (dated September 23, 2019)
- Region of Peel (dated September 20, 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

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

One area resident appeared before the Committee and objected the application.

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

### **DECISION**

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

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





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

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

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

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

1. A height of 16.70m and 4 storeys; whereas, By-law 0225-2007, as amended, permits a maximum height of 13.0m and 4 storeys, in this instance;
2. An exterior side yard of 4.50m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 7.50m in this instance;
3. A centre line setback from Tenth Line of 19.40m whereas By-law 0225-2007, as amended, requires a minimum centre line setback from Tenth Line of 25.50m in this instance;
4. A landscape buffer of 2.10m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m in this instance;
5. A garbage enclosure setback of 2.10m to a Residential zone whereas By-law 0225-2007, as amended, requires a minimum garbage enclosure setback of 6.00m to a Residential zone in this instance; and
6. A floor space index of 0.52m whereas By-law 0225-2007, as amended, permits a maximum floor space index of 0.50m in this instance.

Committee Decision dated at the City of Mississauga on October 10, 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 October 10, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **October 30, 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 **GURMAIL & GOBINDO SINDHU**  
for the property located at **11 KNASEBORO STREET.**

Date of Hearing on Thursday October 3, 2019

Date Decision Signed by the Committee October 10, 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 2:28p.m.

### **APPLICATION DETAILS**

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

1. A gross floor area - infill residential of 356.00sq.m (approx. 3,831.95sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 268.98sq.m (approx. 2,895.28sq.ft) in this instance;
2. A lot coverage of 31.6% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% of the lot area in this instance; and
3. A height of 9.30m (approx. 30.51ft) whereas By-law 0225-2007, as amended, permits a maximum height of 9.00m (approx. 29.53ft) in this instance.

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

### **BACKGROUND**

On July 18, 2019, D. Allan, agent, requested to defer the application to submit amended variances.

Committee consented to the request and deferred the application to the October 3<sup>th</sup>, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated July 8, 2019)
- City of Mississauga, Transportation and Works Department (dated July 5, 2019)
- Region of Peel (dated June 28, 2019)

On April 11, 2019, D. Allan, agent, attended and requested to defer the application to address staff, neighbours and councillor concerns.

The Committee consented to the request and deferred the application to the July 11<sup>th</sup>, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated April 1, 2019)
- City of Mississauga, Transportation and Works Department (dated March 29, 2019)
- Region of Peel (dated March 28, 2019)

## **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 25, 2019)
- City of Mississauga, Transportation and Works Department (dated September 23, 2019)
- Region of Peel (dated September 20, 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.

Committee members discussed the merits based on the four tests and expressed concerns over the size of the dwelling. Committee stated the size of dwelling, specifically the height and massing would have a negative impact on the neighbourhood.

## **DECISION**

Committee has taken into consideration 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. Cook                      CARRIED

The Decision of the Committee is:

**APPLICATION REFUSED:**

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

1. A gross floor area - infill residential of 356.00sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 268.98sq.m in this instance;
2. A lot coverage of 31.6% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% of the lot area in this instance; and
3. A height of 9.30m whereas By-law 0225-2007, as amended, permits a maximum height of 9.00m in this instance.

Committee Decision dated at the City of Mississauga on October 10, 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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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 **October 30, 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 **LIFE FOUNTAIN MINISTRIES INC**  
for the property located at **1606 SEDLESCOMB DRIVE UNIT 8.**

Date of Hearing on Thursday October 3, 2019

Date Decision Signed by the Committee October 10, 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 2:42p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow all parking off-site whereas By-law 0225-2007, as amended, requires a minimum of 86 parking space on site in this instance.

L. Plenner, agent, attended and presented evidence and comment in support of the application.

### **BACKGROUND**

On July 11, 2019, L. Plenner, agent, attended and requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the October 3<sup>rd</sup>, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated June 28, 2019)
- City of Mississauga, Transportation and Works Department (dated June 27, 2019)
- Region of Peel (dated June 27, 2019)
- Toronto and Region Conservation Authority (dated April 18, 2019)

On May 2, 2019, L. Plenner, agent, attended and presented evidence in support of the application.

Committee asked questions of the agent who appeared before the Committee regarding the off-site parking and if it is surplus to the owner of the off-site property.

The agent requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the July 11<sup>th</sup>, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated April 22, 2019)
- City of Mississauga, Transportation and Works Department (dated May 2, 2019)
- Region of Peel (dated April 17, 2019)
- Toronto and Region Conservation (dated April 18, 2019)

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 25, 2019)
- City of Mississauga, Transportation and Works Department (dated September 23, 2019)
- Region of Peel (dated September 20, 2019)
- Toronto and Region Conservation Authority (date April 18, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

Committee asked questions of the 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 ## written submissions, ## oral submissions and ## 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: D. George      SECONDED BY: D. Kennedy      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO TERMS AND CONDITIONS:**

To approve a minor variance to allow all parking off-site whereas By-law 0225-2007, as amended, requires a minimum of 86 parking space on site in this instance.

**TERMS:**

1. The variance is only valid until the duration of the Shared Parking Agreement.

**CONDITIONS:**

1. The applicant shall provide a Shared Parking Agreement for off-site parking satisfactory to the Planning and Building Department by January 31, 2020.

Committee Decision dated at the City of Mississauga on October 10, 2019.

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

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"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 **October 30, 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 **2573903 ONTARIO INC**  
for the property located at **2355 ROYAL WINDSOR DRIVE UNIT 1.**

Date of Hearing on Thursday October 3, 2019

Date Decision Signed by the Committee October 10, 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 2:57p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow for the continuance of an automobile repair garage with ancillary automobile leasing and sales and a body repair facility in Unit 1 whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

J. Frig, agent, attended and presented evidence and comment in support of the application.

### **BACKGROUND**

On June 20, 2019, J. Frig, agent, requested deferral to allow staff time to review the parking study.

Committee consented to the request and deferred the application to the October 3, 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)
- The Ministry of Transportation (dated , 2019)
- Three letters of objection were received from area business owners.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 24, 2019)
- City of Mississauga, Transportation and Works Department (dated September 23, 2019)
- Region of Peel (dated September 20, 2019)

### **CORRESPONDENCE & DISCUSSION**

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



The Secretary – Treasurer noted the comments received from:

- Correspondence was received from four area residents expressing objections to the subject application.

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

Committee expressed concerns over the accessory use aspect, parking concerns, and unknown variables.

Dissenting members of the Committee expressed support for the application, stating that it is minor in nature with stipulations of conditions.

### **DECISION**

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

The Decision of the Committee is:

**APPLICATION REFUSED:**

To allow for the continuance of an automobile repair garage with ancillary automobile leasing and sales and a body repair facility in Unit 1 whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

Committee Decision dated at the City of Mississauga on October 10, 2019.

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

I certify this is copy of the decision of the Committee's decision given on October 10, 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 **October 30, 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 **DARIUSZ PRZEMYSŁAW SAJDA**  
for the property located at **504 AVONWOOD DRIVE.**

Date of Hearing on Thursday October 3, 2019

Date Decision Signed by the Committee October 10, 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 3:18p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow a detached garage proposing:

1. A lot coverage for garage structure of 14.05% whereas By-law 0225-2007, as amended, permits a maximum lot coverage for a garage structure of 10.00% area in this instance;
2. A garage floor area of 76.88sq.m (approx. 827.53ft) whereas By-law 0225-2007, as amended, permits a maximum garage floor area of 75.00sq.m (approx. 807.29ft) in this instance;
3. A building height of a garage of 5.08m (approx. 16.66ft) whereas By-law 0225-2007, as amended, permits a maximum building height of a garage of 4.60m (approx. 15.09ft) in this instance;
4. A rectangular area inside garage of 5.79m x 2.75m (approx. 18.99ft x 9.02ft) whereas By-law 0225-2007, as amended, requires a minimum rectangular area inside a garage of 6.00m x 2.75m (approx. 19.69ft x 9.02ft) in this instance; and
5. A driveway width of 10.18m (approx. 33.40ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

M. Gabris, agent, attended and presented evidence and comment in support of the application.

### **BACKGROUND**

On July 25, 2019, M. Trkulja, agent, attended and requested to defer the application to allow the owner to attend the hearing.

The Committee consented to the request and deferred the application to the October 3<sup>rd</sup>, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated July 19, 2019)
- City of Mississauga, Transportation and Works Department (dated July 12, 2019)
- Region of Peel (dated July 16, 2019)
- Credit Valley Conservation (dated June 28, 2019)

## **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 24, 2019)
- City of Mississauga, Transportation and Works Department (dated September 23, 2019)
- Region of Peel (dated September 20, 2019)

## **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- One area resident expressing objection to the subject application

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

## **DECISION**

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

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

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

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

The Decision of the Committee is:

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

to allow a detached garage proposing:

1. A Lot coverage of 14.0% for the Detached garage whereas By-law 0225-2007 as amended, requires a maximum lot coverage of 10% in this instance.
2. A garage floor area of 76.88sq.m whereas By-law 0225-2007, as amended, permits a maximum garage floor area of 75.00sq.m in this instance;
3. A building height of a garage of 5.08m whereas By-law 0225-2007, as amended, permits a maximum building height of a garage of 4.60m in this instance;
4. A rectangular area inside garage of 5.79m x 2.75m whereas By-law 0225-2007, as amended, requires a minimum rectangular area inside a garage of 6.00m x 2.75m in this instance;
5. To permit a driveway width of 10.18m whereas By-law 0225-2007, as amended, requires a maximum driveway width of 6.0m in this instance; and
6. To allow a walkway attachment to the driveway of 3.6m at the rear of the dwelling whereas By-law 0225-2007, as amended, requires a maximum walkway attachment to a driveway of 1.5m in this instance.

**CONDITIONS:**

1. Satisfactory arrangements must be made with the Transportation and Works Department with respect to drainage.

Committee Decision dated at the City of Mississauga on October 10, 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>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 October 10, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

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



File: "A"286/19  
WARD 1

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 **October 30, 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.