

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER
Hearing: OCTOBER 10, 2019 AT 4:00 P.M.

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

NEW APPLICATIONS - (CONSENT)

B-062/19 A-399/19	BAPTIST CHURCH	1640 CARMEN DR	1	D (Dec 12)
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NEW APPLICATIONS - (MINOR VARIANCE)

A-395/19	EHSAN AHMED & AZRA PARVEEN	1529 ELITE RD	2	Approved (AC)
A-396/19	JOHN KAVCIC JR. LTD	6900 MILLCREEK DR	9	D (Dec 12)
A-397/19	TANIA & CHARBEL NOUR	4358 SHELBY CRES	3	Approved (AC, ACP)
A-398/19	SHAHEEN CHAGPAR	253 LAKESHORE RD E	1	Approved (AA)
A-400/19	1997937 ONTARIO INC.	5081 HURONTARIO ST	5	Approved (AT)
A-401/19	MATHESON STORAGE CORP	135 MATHESON BLVD E	5	Approved



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 **EHSAN AHMED & AZRA PARVEEN** for the property located at **1529 ELITE ROAD**.

Date of Hearing on Thursday October 10, 2019

Date Decision Signed by the Committee October 17, 2019

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:03p.m.

APPLICATION DETAILS

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

1. A gross floor area - infill residential of 481.98sq.m (approx. 5187.99sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 431.62sq.m (approx. 4645.92sq.ft) in this instance;
2. A height of a gazebo of 3.99m (approx. 13.09ft) whereas By-law 0225-2007, as amended, permits a maximum height of a gazebo of 3.00m (approx. 9.84ft) in this instance; and
3. Two garages (detached car port and attached garage) whereas By 0225-2007, as amended, permits a maximum of one garage (detached or attached) in this instance.

R. Al-Rawi, 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 30, 2019)
- City of Mississauga, Transportation and Works Department (dated September 27, 2019)
- Region of Peel (dated October 4, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from five area residents expressing objections regarding the subject application.

Committee asked questions of the agent who appeared before the Committee regarding screening of the carport. Committee members expressed concerns regarding the potential of parking cars in the rear carport.

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 5 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 SUBJECT TO TERM(S):

To allow the construction of a new dwelling proposing:

1. A gross floor area - infill residential of 481.98sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 431.62sq.m in this instance;
2. A height of a gazebo of 3.99m whereas By-law 0225-2007, as amended, permits a maximum height of a gazebo of 3.00m in this instance; and
3. Two garages (detached car port and attached garage) whereas By 0225-2007, as amended, permits a maximum of one garage (detached or attached) in this instance.

TERM(S):

1. Screening (lattice) shall be provided along the northerly side of the carport abutting 1539 Elite Road.

Committee Decision dated at the City of Mississauga on October 17, 2019.

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

I certify this is copy of the decision of the Committee's decision given on October 17, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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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 **November 6, 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 **TANIA & CHARBEL NOUR** for the property located at **4358 SHELBY CRESCENT**.
Date of Hearing on Thursday October 10, 2019
Date Decision Signed by the Committee October 17, 2019

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:28p.m.

APPLICATION DETAILS

The applicant request the Committee to approve a minor variance to allow an addition proposing a side yard of 0.78m (approx. 2.56ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.94ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 1, 2019)
- City of Mississauga, Transportation and Works Department (dated September 27, 2019)
- Region of Peel (dated October 4, 2019)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the agent who appeared before the Committee regarding Transportation and Works comments and the shed on the subject property.

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: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO TERM(S) & CONDITION(S):

To allow an addition proposing a side yard of 0.78m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.

TERM(S):

1. Screening shall be provided along the easterly and westerly sides of the proposed balcony.

Committee Decision dated at the City of Mississauga on October 17, 2019.

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

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SEAN KENNEY - SECRETARY-
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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 **November 6, 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 **SHAHEEN CHAGPAR** for the property located at **253 LAKESHORE ROAD EAST**.
Date of Hearing on Thursday October 10, 2019
Date Decision Signed by the Committee October 17, 2019

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit the existing mixed use building proposing:

1. 2 (two) parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 8 (eight) parking spaces in this instance; and
2. An aisle width of 0.59m (approx. 1.94ft) whereas By-law 0225-2207, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 30, 2019)
- City of Mississauga, Transportation and Works Department (dated September 27, 2019)
- Region of Peel (dated October 4, 2019)

CORRESPONDENCE & DISCUSSION

No public 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: J. Page SECONDED BY: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To permit the existing mixed use building proposing:

1. 2 (two) parking spaces for all uses whereas By-law 0225-2007, as amended, requires a minimum of 8 (eight) parking spaces in this instance; and
2. An aisle width of 0.58m whereas By-law 0225-2207, as amended, requires a minimum drive aisle width of 7.00m in this instance.

Committee Decision dated at the City of Mississauga on October 17, 2019.

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

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SEAN KENNEY - SECRETARY-
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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 **November 6, 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 **1997937 ONTARIO INC.** for the property located at **5081 HURONTARIO STREET.**
Date of Hearing on Thursday October 10, 2019
Date Decision Signed by the Committee October 17, 2019

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:37p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit a temporary sales pavillion prior to the Holding provision being lifted on the subject lands, whereas By-law 0225-2007, as amended, does not permit a temporary sales pavillion in this instance.

D. McKay, 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 October 1, 2019)
- City of Mississauga, Transportation and Works Department (dated September 27, 2019)
- Region of Peel (dated October 4, 2019)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the agent who appeared before the Committee regarding a desired timeline for a temporary approval and the progress of the approvals for the proposed tower.

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 FOR A TEMPORARY PERIOD OF 5 YEARS (approval will lapse on November 30, 2024):

To permit a temporary sales pavillion prior to the Holding provision being lifted on the subject lands, whereas By-law 0225-2007, as amended, does not permit a temporary sales pavillion in this instance.

Committee Decision dated at the City of Mississauga on October 17, 2019.

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

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NOTES:

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

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **MATHESON STORAGE CORP** for the property located at
135 MATHESON BOULEVARD EAST.

Date of Hearing on Thursday October 10, 2019
Date Decision Signed by the Committee October 17, 2019

The hearing commenced at approximately 4:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:42p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a self-storage facility on the subject property proposing:

1. 32 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 88 parking spaces in this instance; and
2. 2 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 3 accessible parking spaces in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 1, 2019)
- City of Mississauga, Transportation and Works Department (dated September 27, 2019)
- Region of Peel (dated October 4, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

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

1. 32 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 88 parking spaces in this instance; and
2. 2 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 3 accessible parking spaces in this instance.

Committee Decision dated at the City of Mississauga on October 17, 2019.

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

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NOTES:

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