

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER
Hearing: OCTOBER 24, 2019 AT 1:30 P.M.

File	Name of Applicant	Location of Land	Ward	Decision
------	-------------------	------------------	------	----------

| AA = Approved as Amended | ACP= Condition Plan | AC= Approved on Condition | AT = Approved Temporarily | D = Deferred |
AIP=Approved in Part

MOTIONS

A365/19 – 1796 Mattawa Ave: Agent requests to move from Nov 28 to Jan 30 to work with staff.

NEW APPLICATIONS - (CONSENT)

B-063/19	NESTLE PURINA PETCARE CANADA	2500 ROYAL WINDSOR DR	2	D (Jan 16)
----------	------------------------------	-----------------------	---	------------

NEW APPLICATIONS - (MINOR VARIANCE)

A-402/19	PHANI KUMAR SHEELA	5953 SIDMOUTH ST	6	D (Dec 5)
A-403/19	PINNACLE INTERNATIONAL (ONTARIO) INC	35 & 65 WATERGARDEN DR	5	Approved (AC)
A-404/19	ANSODEE INC	3543 NASHUA DR	5	Approved
A-405/19	SONNY & JACQUELINE KUMAR & BOZENA POLROLNIK	536 AMARONE CRT	11	D (Jan 16)
A-406/19	MARA & PAUL KANNAMPUZHA	1105 ALGONQUIN DR	2	D (Jan 16)
A-407/19	JHUTTY SERENA	30 JOSEPH ST	11	Approved (AA, ACP)
A-408/19	KULDEEP DHINGRA	2163 SPRINGBANK RD	8	Approved
A-409/19	1997937 ONTARIO INC./5081 HURONTARIO LIMITED PARTNERSHIP	5081 HURONTARIO ST	5	D (Dec 5)

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-200/19	EXPRESSROOTER INC	1095 LAKESHORE RD E	1	No Show
A-331/19	PERVEZ AKHTER & AASIMA SADIQUE	1610 NORTHMOUNT AVE	1	Refused
A-347/19	ANDRIY & NATALIYA ALEKSANDRYUK	483 AVONWOOD DR	1	D (Jan 23)
A-360/19	2614134 ONTARIO LTD	3075 RIDGEWAY DR	8	Approved (AA)

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 **PINNACLE INTERNATIONAL (ONTARIO) INC** for the property located at
35 & 65 WATERGARDEN DRIVE.

Date of Hearing on Thursday October 24, 2019
Date Decision Signed by the Committee October 31, 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 1:35p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a reduction in parking space size on the subject property proposing a parking space width of 2.60m (approx. 8.53ft) for Unit 14 Level B and Unit 51 Level D whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.75m (approx. 9.02ft) in this instance.

A. Marshall, 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 14, 2019)
- City of Mississauga, Transportation and Works Department (dated October 11, 2019)
- Region of Peel (dated October 18, 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: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To allow a reduction in parking space size on the subject property proposing a parking space width of 2.60m for Unit 14 Level B and Unit 51 Level D whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.75m in this instance.

CONDITION(S):

1. The applicant shall include in the Declaration a warning clause for each parking space that is substandard in size indicating the size deficiency and shall notify all owners and/or purchasers affected by the reduced size of each parking space.

Committee Decision dated at the City of Mississauga on October 31, 2019.

ABSENT S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (VICE CHAIR)	<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 31, 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 **November 20, 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 **ANSODEE INC** for the property located at **3543 NASHUA DRIVE**.
Date of Hearing on Thursday October 24, 2019
Date Decision Signed by the Committee October 31, 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 1:36p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a new driveway on the subject property proposing a landscaped buffer of 0.00m whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer of 3.00m (approx. 9.84ft) in this instance.

K. Gluzberg, 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 14, 2019)
- City of Mississauga, Transportation and Works Department (dated October 11, 2019)
- Region of Peel (dated October 18, 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. Kennedy SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a new driveway on the subject property proposing a landscaped buffer of 0.00m whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer of 3.00m in this instance.

Committee Decision dated at the City of Mississauga on October 31, 2019.

ABSENT S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (VICE CHAIR)	<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 31, 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 **November 20, 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.



MISSISSAUGA

File: "A" 407/19
WARD 11

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 **JHUTTY SERENA** for the property located at **30 JOSEPH STREET**.
Date of Hearing on Thursday October 24, 2019
Date Decision Signed by the Committee October 31, 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 1:49p.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 gross floor area of 345.65sq.m (approx. 3,720.55sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 322.93sq.m (approx. 3,475.99sq.ft) in this instance;
2. A lot coverage of 34.48% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
3. A front yard measured to the dwelling of 6.90m (approx. 22.64ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the dwelling of 7.50m (approx. 24.61ft) in this instance;
4. A front yard measured to the garage of 5.52m (approx. 18.11ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the garage of 7.50m (approx. 24.61ft) in this instance;
5. A front yard measured to the porch of 5.52m (approx. 18.11ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the porch of 5.90m (approx. 19.36ft) in this instance;
6. A front yard measured to the eave of 4.61m (approx 15.13ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the eave of 7.05m (approx. 23.13ft) in this instance;
7. A southerly side yard measured to the eave of 1.21m (approx. 3.97ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the eave of 1.36m (approx. 4.46ft) in this instance;
8. A southerly side yard measured to the eave on the first storey of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the eave on the first storey of 0.75m (approx. 2.46ft) in this instance;
9. A height measured to the flat roof of 8.15m (approx. 26.74ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the flat roof of 7.5m (approx. 24.61ft) in this instance;
10. A height measured to the upper flat roof of 9.22m (approx. 30.25ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the flat roof of 7.50m (approx. 24.61ft) in this instance; and
11. A height measured to the eave of 6.71m (approx. 22.01ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eave of 6.40m (approx. 21.00ft) in this instance.

J. Domb, 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 14, 2019)
- City of Mississauga, Transportation and Works Department (dated October 11, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 10, 2019)
- Region of Peel (dated October 18, 2019)

CORRESPONDENCE & DISCUSSION.

The Secretary – Treasurer noted the comments received from:

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

Mr. Kwast indicated that during his site visit the sign had not been posted properly. The remainder of the Committee indicated that they were comfortable that the requirement for notice had still been met as a resident letter had been submitted and a resident was present at the hearing.

Committee asked questions of the agent who appeared before the Committee and expressed concerns regarding the requested front yard variances. Concerns were raised that the reduced front yard would be an anomaly on the street and may not be desirable.

1 area resident appeared before the Committee and objected to the application. The resident provided a petition of objection signed by 19 area residents. Concerns included massing, shadowing, privacy, and the health of a shared tree.

DECISION

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

Committee has taken into consideration, on balance, any and all submissions made before its decision including 1 written submission, 1 oral submission and 1 petition. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.



MISSISSAUGA

File: "A" 407/19
WARD 11

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

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

1. A gross floor area – infill residential of 345.65sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 322.93sq.m in this instance;
2. A lot coverage of 34.48% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
3. A southerly side yard setback of 1.21m to the eave of the second storey whereas By-law 0225-2007, as amended, requires a minimum setback of 1.36m for the eave of the second storey in this instance;
4. A southerly side yard measured to the eave on the first storey of 0.30m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the eave on the first storey of 0.75m in this instance;
5. A height measured to the flat roof of 8.15m whereas By-law 0225-2007, as amended, permits a maximum height measured to the flat roof of 7.5m in this instance;
6. A height measured to the upper flat roof of 9.22m whereas By-law 0225-2007, as amended, permits a maximum height measured to the flat roof of 7.50m in this instance; and
7. A height measured to the eave of 6.71m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eave of 6.40m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on October 31, 2019.

ABSENT S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (VICE CHAIR)	<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 31, 2019.

"S. KENNEY"

For a signed copy of this document

please call 905-615-3200 ext. 2408

or email

Committee.Adjustment@mississauga.ca

SEAN KENNEY - SECRETARY-TREASURER

A copy of Section 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 20, 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.



MISSISSAUGA

File: "A" 408/19
WARD 8

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 **KULDEEP DHINGRA** for the property located at **2163 SPRINGBANK ROAD**.
Date of Hearing on Thursday October 24, 2019
Date Decision Signed by the Committee October 31, 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 2:17p.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 coverage of 26.98% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance;
2. A garage size of 228sq.m (approx. 2454sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage size of 75sq.m (approx. 807sq.ft) in this instance;
3. A southerly side yard measured to entrance stairs of 0.58m (approx. 1.90ft) whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 1.80m (approx. 5.91ft) in this instance; and
4. A northerly side yard measured to a feature wall of 3.66m (approx. 12.00ft) whereas By-law 0225-2007, as amended, requires a minimum northerly side yard of 4.20m (approx. 13.78ft) in this instance.

B. Naghash, 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 15, 2019)
- City of Mississauga, Transportation and Works Department (dated October 11, 2019)
- Region of Peel (dated October 18, 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: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

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

1. A lot coverage of 26.98% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance;
2. A garage size of 228sq.m whereas By-law 0225-2007, as amended, permits a maximum garage size of 75sq.m in this instance;
3. A southerly side yard measured to entrance stairs of 0.58m whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 1.80m in this instance; and
4. A northerly side yard measured to a feature wall of 3.66m whereas By-law 0225-2007, as amended, requires a minimum northerly side yard of 4.20m in this instance.

Committee Decision dated at the City of Mississauga on October 31, 2019.

<u>ABSENT</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (VICE CHAIR)	<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 31, 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 **November 20, 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 **PERVEZ AKHTER & AASIMA SADIQUE** for the property located at
1610 NORTHMOUNT AVENUE.

Date of Hearing on Thursday October 24, 2019
Date Decision Signed by the Committee October 31, 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 2:31p.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 garage floor area of 100.70sq.m (approx. 1,083.93sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage floor area of 75.00sq.m (approx. 807.29sq.ft) in this instance;
2. A dwelling unit depth of 54.26m (approx. 178.02ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
3. A driveway width of 13.65m (approx. 44.78ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 10.50m (approx. 34.45ft) in this instance; and
4. A driveway width for that portion of the driveway that is beyond 6 metres from the garage face of 15.02m (approx. 49.28ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width for that portion of the driveway that is beyond 6 metres from the garage face of 8.50m (approx. 27.88ft) in this instance.

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

BACKGROUND

On August 22, 2019, E. Abunahla, 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 24th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated 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)
- Region of Peel (dated August 2, 2019)
- The Ministry of Transportation (dated July 26, 2019)
- A petition of support was submitted signed by 39 area residents.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 15, 2019)
- City of Mississauga, Transportation and Works Department (dated October 11, 2019)
- Region of Peel (dated October 18, 2019)
- The Ministry of Transportation (dated September 24, 2019)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the agent who appeared before the Committee regarding the proposed design. Concerns were expressed regarding what on the site was legal non-conforming and how it would be impacted by the proposed variances.

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 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 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 **are not** maintained.

Accordingly, the Committee resolves to refuse the request.

MOVED BY: D. Kennedy SECONDED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION REFUSED:

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

1. A garage floor area of 100.70sq.m whereas By-law 0225-2007, as amended, permits a maximum garage floor area of 75.00sq.m in this instance;
2. A dwelling unit depth of 54.26m whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m in this instance;
3. A driveway width of 13.65m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 10.50m in this instance; and
4. A driveway width for that portion of the driveway that is beyond 6 metres from the garage face of 15.02m whereas By-law 0225-2007, as amended, permits a maximum driveway width for that portion of the driveway that is beyond 6 metres from the garage face of 8.50m in this instance.

Committee Decision dated at the City of Mississauga on October 31, 2019.

ABSENT S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (VICE CHAIR)	<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 31, 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 **November 20, 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 **2614134 ONTARIO LTD** for the property located at
3075 RIDGEWAY DRIVE UNIT 21.

Date of Hearing on Thursday October 24, 2019

Date Decision Signed by the Committee October 31, 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 2:52p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the operation of a professional service establishment & recreational establishment within Unit 21 of the subject property proposing 259 parking spaces for all uses on site whereas By-law 0225-2007, as amended, requires a minimum of 501 parking spaces for all uses on site in this instance.

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

BACKGROUND

On September 12, 2019, L. Starr, agent, attended and requested to defer the application to have the parking study further reviewed.

The Committee consented to the request and deferred the application to the October 24th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated September 4, 2019)
- City of Mississauga, Transportation and Works Department (dated August 30, 2019)
- Region of Peel (dated August 29, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 15, 2019)
- City of Mississauga, Transportation and Works Department (dated October 11, 2019)
- Region of Peel (dated October 18, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

MOVED BY: D. George SECONDED BY: D. Cook CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow the operation of a professional service establishment & recreational establishment within Unit 21 of the subject property proposing a total of 259 parking spaces for all uses on site whereas By-law 0225-2007, as amended, requires a total of 501 parking spaces for all uses on site in this instance.

Committee Decision dated at the City of Mississauga on October 31, 2019.

ABSENT S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (VICE CHAIR)	<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 31, 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 **November 20, 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.