

**COMMITTEE OF ADJUSTMENT
RESULTS**



Location: COUNCIL CHAMBER
Hearing: October 31, 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-064/19 A-414/19 A-415/19	ROBERTO SANDRO MARCHIONI	926 GOODWIN RD	1	Approved (AC) Approved Approved
B-065/19 A-416/19 A-417/19	HEIDI NAEMSCH	890 BEECHWOOD AVE	1	Refused Refused Refused

DEFERRED APPLICATIONS - (CONSENT)

B-049/19 A-328/19 A-329/19	ANITA EKSTEIN HOLDINGS LTD & FRANK SEGAR HOLDINGS LTD	2579 RENA ROAD	5	Approved (AC) Approved Approved
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NEW APPLICATIONS - (MINOR VARIANCE)

A-410/19	ASPE 7861 HOLDINGS INC	2417 MISSISSAUGA RD	8	Approved
A-411/19	ZELKO & NADA ODORCIC	4278 GREYBROOK CRES	3	Approved (AA)
A-412/19	MUHAMMAD & NAZIA MASUD	7176 LANTERN FLY HOLLOW	11	Approved (AC)
A-413/19	SEEMA & MOHANPAL DULAI	1431 STAVEBANK RD	1	Approved (AA)
A-418/19	SANJAY & MANJU NANDA	5579 RIVER GROVE AVE	6	Approved

DEFERRED APPLICATIONS - (MINOR VARIANCE)

NONE

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.

Application by **ROBERTO SANDRO MARCHIONI** for the property located at **926 GOODWIN ROAD.**

Date of Hearing on Thursday **October 31, 2019**

Date Decision Signed by the Committee **November 7, 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 1:34p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 10.06m (approx. 33.01ft) and an area of approximately 454.90sq.m (approx. 4,896.50sq.ft).

M. Kailley, agent, and Robert Marchioni owner, 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 21, 2019)
- City of Mississauga, Transportation and Works Department (dated October 18, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 18, 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 objections to the subject application.

Two area residents appeared before the Committee and expressed objections to the application. Concerns included, application does not follow the character of the neighbourhood, privacy concerns, and tree preservation.

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

The Applicant agreed with the conditions requested by city and agency staff.

DECISION

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

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 10.06m and an area of approximately 454.90sq.m.

Committee Decision dated at the City of Mississauga on November 7, 2019

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>DISSENTED</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 November 7, 2019.

<u>"S. KENNEY"</u>	For a signed copy of this document
SEAN KENNEY - SECRETARY- TREASURER	please call 905-615-3200 ext. 2408 or email Committee.Adjustment@mississauga.ca

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

Date of Mailing: November 11, 2019

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **December 1, 2019**.

NOTES:

The decision to give provisional consent shall be deemed to be refused if the conditions of provisional consent, have not been fulfilled on or before November 11, 2020.

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

Appendix A – Conditions of Provisional Consent

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

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding (A414/19, A415/19).
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated October 18, 2019.
5. A letter shall be received from the Community Services, Park Planning Section, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated October 18, 2019.

Lot Creation

- a. The variance application approved under File(s) A414/19 & A415/19 must be finalized.

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

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 18, 2019

Re: **Applicant:** Roberto Sandro Marchioni
Date of Hearing: October 31, 2019
Location: 926 Goodwin Road
Our File: 'B' 64/19 Ward 1 (Z-1)

Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

2. Municipal Address Requirement

Prior to the issuance of final consent, satisfactory arrangements are to be made with Corporate Services Department, Information Technology Division, Digital Services & Mobility Section, Geospatial Solutions Group for the creation of new municipal addresses for the severed and retained lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or susie.tasca@mississauga.ca

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

GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The applicant is advised that the storm sewer outlet for the subject lands is the existing 1800mm storm sewer located on Goodwin Road.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or john.salvino@mississauga.ca

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

c: manmeet.kailley@hotmail.com

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

DATE: October 18, 2019
FILE: "B" 64/19
SUBJECT: CONSENT APPLICATION
926 GOODWIN ROAD
ROBERTO SANDRO MARCHIONI
WARD 1
OCTOBER 31, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

1. The applicant shall provide a cash contribution of \$574.50 for planting of one (1) street tree on Goodwin Road. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

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

- Norway Maple – 33cm DBH, Good Condition

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

1. The applicant shall ensure that the future driveway does not impact or require the removal of the above noted tree.
2. The applicant shall provide tree protection securities in the amount of \$2345.00 for the above noted tree.
3. The applicant shall provide frame tree hoarding at the dripline of the above noted tree to the satisfaction of City of Mississauga Forestry Staff. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.

In addition, Community Services notes the following:

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

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

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **ROBERTO SANDRO MARCHIONI** for the property located at **926 GOODWIN ROAD**.
Date of Hearing on Thursday October 31, 2019
Date Decision Signed by the Committee November 7, 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 1:34p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 10.06m (approx. 33.01ft) and an area of approximately 454.90sq.m (approx. 4,896.50sq.ft).

A minor variance is requested for the Severed Lands proposing:

1. A lot frontage of 10.06m (approx. 33.01ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance; and
2. A lot area of 454.90sq.m (approx. 4,896.50sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance.

M. Kailley, agent, and Robert Marchioni, owner, 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 21, 2019)
- City of Mississauga, Transportation and Works Department (dated October 18, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 18, 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 objections to the subject application.

Two area residents appeared before the Committee and expressed objections to the application. Concerns included, application does not follow the character of the neighbourhood, privacy concerns, and tree preservation.



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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

A minor variance is requested for the Severed Lands proposing:

1. A lot frontage of 10.06m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance; and
2. A lot area of 454.90sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m in this instance.

Committee Decision dated at the City of Mississauga on November 7, 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 November 7, 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 27, 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 **ROBERTO SANDRO MARCHIONI** for the property located at **926 GOODWIN ROAD**.
Date of Hearing on Thursday October 31, 2019
Date Decision Signed by the Committee November 7, 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 1:34p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 10.06m (approx. 33.01ft) and an area of approximately 454.90sq.m (approx. 4,896.50sq.ft).

A minor variance is requested for the Retained Lands proposing:

1. A lot frontage of 10.06m (approx. 33.01ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance; and
2. A lot area of 454.90sq.m (approx. 4,896.50sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance.

M. Kailley, agent, and Robert Marchioni, owner, 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 21, 2019)
- City of Mississauga, Transportation and Works Department (dated October 18, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 18, 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 objections to the subject application.

Two area residents appeared before the Committee and expressed objections to the application. Concerns included, application does not follow the character of the neighbourhood, privacy concerns, and tree preservation.



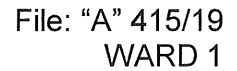
MISSISSAUGA

File: "A" 415/19
WARD 1

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



Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application by **HEIDI NAEMSCH** for the property located at **890 BEECHWOOD AVENUE**.
Date of Hearing on Thursday |October 31, 2019|
Date Decision Signed by the Committee |November 7, 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 1:54p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot and minor variances for both the Severed and Retained lots.

The proposed lot (file B65/19) has a frontage of approximately 7.55m (24.77ft) and an area of approximately 287.24sq.m (3,091.93sq.ft).

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 21, 2019)
- City of Mississauga, Transportation and Works Department (dated October 18, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 18, 2019)
- Region of Peel (dated October 18, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Dasko expressing support for the residents who are objecting the application.
- Correspondence was received from one area resident on behalf of 30 area residents expressing objections for the subject application.
- One petition of objection signed by 30 area residents was received.

Three area residents appeared before the Committee and objected the application. Concerns included traffic safety, over intensification, the application not in line with the character of the neighbourhood, and the precedence setting nature of the application.

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

The Applicant agreed with the conditions requested by city and agency staff.

Committee discussed the merits of the application. The Committee expressed concerns for the application in relation to the character of the neighbourhood and whether the consent application conforms to the Official Plan and Provincial Policy Statement.

DECISION

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

The Committee, having considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, is not satisfied that the application will result in the proper and orderly development of the municipality.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, as amended, resolves to refuse to grant consent as the application did not satisfy the requirements.

Accordingly, the Committee resolves to refuse the request.

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

The Decision of the Committee is:

APPLICATION REFUSED:

To sever a parcel of land for the creation of a new lot and minor variances for both the Severed and Retained lots. The proposed lot has a frontage of approximately 7.55m and an area of approximately 287.24sq.m.

Committee Decision dated at the City of Mississauga on November 7, 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 November 7, 2019.

<u>"S. KENNEY"</u>	For a signed copy of this document
SEAN KENNEY - SECRETARY- TREASURER	please call 905-615-3200 ext. 2408 or email Committee.Adjustment@mississauga.ca

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

Date of Mailing: November 11, 2019

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **December 1, 2019**.

NOTES:

The decision to give provisional consent shall be deemed to be refused if the conditions of provisional consent, have not been fulfilled on or before November 11, 2020.

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

Appendix A – Conditions of Provisional Consent

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

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding (A416/19, A417/19).
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated October 18, 2019.
5. A letter shall be received from the Community Services, Park Planning Section, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated October 18, 2019.

Lot Creation

- a. The variance application approved under File(s) A416/19 & A417/19 must be finalized.

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

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 18, 2019

RE: **Applicant:** Heidi Naemsch
Date of Hearing: October 31, 2019
Address: 890 Beechwood Avenue
Our File: 'B' 65/19, Ward 1 (Z-7)

Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

Upon the review of an Overall Grading and Drainage Plan it may be determined that a catch basin may be required and satisfactory arrangements will have to be made for the construction of any required catch basin.

2. Municipal Address Requirement

Prior to the issuance of final consent, satisfactory arrangements are to be made with Corporate Services Department, Information Technology Division, Digital Services & Mobility Section, Geospatial Solutions Group for the creation of new municipal addresses for the severed and retained lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or susie.tasca@mississauga.ca

B. GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for

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

review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lot on Beechwood Ave. In this regard, we advise that all dwellings to be constructed on the subject lands will require a sump pump to discharge the weeping tile to grade. It is the full responsibility of the applicant to advise any prospective purchasers of the properties of this requirement.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or john.salvino@mississauga.ca

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

c: marco@epicdesignsinc.ca

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

DATE: October 18, 2019
FILE: "B" 65/19
SUBJECT: CONSENT APPLICATION
890 BEECHWOOD AVENUE
HEIDI NAEMSCH
WARD 1
OCTOBER 31, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

1. The applicant shall provide a cash contribution of \$574.50 for planting of one (1) street tree on Beechwood Avenue. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment for street tree contributions can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes may be required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P. 13, as amended) and in accordance with the City's policies and

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

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application by **HEIDI NAEMSCH** for the property located at **890 BEECHWOOD AVENUE**.

Date of Hearing on Thursday October 31, 2019
Date Decision Signed by the Committee November 7, 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 1:54p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot and minor variances for both the Severed and Retained lots.

A minor variance is requested for the Retained lands (file A416/19) proposing:

1. A lot area of 287.24sq.m (approx. 3,091.93sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.34sq.ft) in this instance;
2. A lot frontage of 7.55m (approx. 24.77ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
3. A lot coverage of 38.11% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
4. An westerly side yard of 0.61m (approx. 2.00ft) to the first, second, and third stories, whereas By-law 0225-2007, as amended, requires a minimum westerly side yard of 1.20m (approx. 3.93ft) to the first storey, 1.81m (approx. 5.93ft) to the second storey, and 2.42m (approx. 7.93ft) to the third storey in this instance;
5. A easterly side yard of 1.20m (approx. 3.93ft) to the first, second, and third stories, whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.20m (approx. 3.93ft) to the first storey, 1.81m (approx. 5.93ft) to the second storey, and 2.42m (approx. 7.93ft) to the third storey in this instance;
6. A building height of 9.89m (approx. 32.45ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.50m (approx. 31.16ft) in this instance; and
7. A height of eaves of 7.01m (approx. 23.00ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m (approx. 21.00ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 21, 2019)
- City of Mississauga, Transportation and Works Department (dated October 18, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 18, 2019)
- Region of Peel (dated October 18, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Dasko expressing support for the residents who are objecting the application.
- Correspondence was received from one area resident on behalf of 30 area residents expressing objections for the subject application.
- One petition of objection signed by 30 area residents was received.

Three area residents appeared before the Committee and objected the application. Concerns included traffic safety, over intensification, the application not in line with the character of the neighbourhood, and the precedence setting nature of the application.

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

Committee discussed the merits of the application. The Committee expressed concerns for the application in relation to the character of the neighbourhood and whether the consent application conforms to the Official Plan and Provincial Policy Statement.

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including two written submissions, three oral submissions and one 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 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:

A minor variance is requested for the Retained lands (file A416/19) proposing:

1. A lot area of 287.24sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m in this instance;
2. A lot frontage of 7.55m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
3. A lot coverage of 38.11% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
4. An westerly side yard of 0.61m to the first, second, and third stories, whereas By-law 0225-2007, as amended, requires a minimum westerly side yard of 1.20m to the first storey, 1.81m to the second storey, and 2.42m to the third storey in this instance;
5. A easterly side yard of 1.20m to the first, second, and third stories, whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.20m to the first storey, 1.81m to the second storey, and 2.42m to the third storey in this instance;
6. A building height of 9.89m whereas By-law 0225-2007, as amended, permits a maximum building height of 9.50m in this instance; and
7. A height of eaves of 7.01m whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on November 7, 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 November 7, 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.



MISSISSAUGA

File: "A" 416/19

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 **November 27, 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 **HEIDI NAEMSCH** for the property located at **890 BEECHWOOD AVENUE**.
Date of Hearing on Thursday October 31, 2019
Date Decision Signed by the Committee November 7, 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 1:54p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot and minor variances for both the Severed and Retained lots.

A minor variance is requested for the Severed lands (file A417/19) proposing:

1. A lot area of 287.58sq.m (approx. 3,095.59sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.34sq.ft) in this instance;
2. A lot frontage of 7.55m (approx. 24.77ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
3. A lot coverage of 38.12% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
4. An easterly side yard of 0.61m (approx. 2.00ft) to the first, second, and third stories, whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.20m (approx. 3.93ft) to the first storey, 1.81m (approx. 5.93ft) to the second storey, and 2.42m (approx. 7.93ft) to the third storey in this instance; and
5. A westerly side yard of 1.20m (approx. 3.93ft) to the first, second, and third stories, whereas By-law 0225-2007, as amended, requires a minimum westerly side yard of 1.20m (approx. 3.93ft) to the first storey, 1.81m (approx. 5.93ft) to the second storey, and 2.42m (approx. 7.93ft) to the third storey in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 21, 2019)
- City of Mississauga, Transportation and Works Department (dated October 18, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 18, 2019)
- Region of Peel (dated October 18, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Dasko expressing support for the residents who are objecting the application.
- Correspondence was received from one area resident on behalf of 30 area residents expressing objections for the subject application.
- One petition of objection signed by 30 area residents was received.

Three area residents appeared before the Committee and objected the application. Concerns included traffic safety, over intensification, the application not in line with the character of the neighbourhood, and the precedence setting nature of the application.

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

Committee discussed the merits of the application. The Committee expressed concerns for the application in relation to the character of the neighbourhood and whether the consent application conforms to the Official Plan and Provincial Policy Statement.

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including two written submissions, three oral submissions and one 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 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:

A minor variance is requested for the Severed lands (file A417/19) proposing:

1. A lot area of 287.58sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m in this instance;
2. A lot frontage of 7.55m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
3. A lot coverage of 38.12% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
4. An easterly side yard of 0.61m to the first, second, and third stories, whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.20m to the first storey, 1.81m to the second storey, and 2.42m to the third storey in this instance; and
5. A westerly side yard of 1.20m to the first, second, and third stories, whereas By-law 0225-2007, as amended, requires a minimum westerly side yard of 1.20m to the first storey, 1.81m to the second storey, and 2.42m to the third storey in this instance.

Committee Decision dated at the City of Mississauga on November 7, 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 November 7, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or
email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **November 27, 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 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application by **ANITA EKSTEIN HOLDINGS LTD & FRANK SEGAR HOLDINGS LTD**
for the property located at **2579 & 2599 RENA ROAD.**
Date of Hearing on Thursday **October 31, 2019**
Date Decision Signed by the Committee **November 7, 2019**

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicants request the approval of the Committee to sever a parcel of land for the creation of a new lot and easements. The parcel of land has a frontage of approximately 35.11m (115.19ft) and an area of approximately 0.43 hectares (1.06 acres).

The subject property is also subject to Minor Variance applications A328/19 & A329/19.

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

BACKGROUND

On August 22, 2019, J. Thibault, 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 31st, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated 13, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- City of Mississauga, Community Services Department, Culture Division (dated August 9, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated August 9, 2019)
- Region of Peel (dated August 2, 2019)
- Bell Canada, Right-of-Way (dated July 19, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 21, 2019)
- City of Mississauga, Transportation and Works Department (dated October 18, 2019)

- City of Mississauga, Community Services Department, Park Planning (dated October 18, 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.

The Applicant agreed with the conditions requested by city and agency staff.

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To sever a parcel of land for the creation of a new lot and easements. The parcel of land has a frontage of approximately 35.11m and an area of approximately 0.43 hectares.

Committee Decision dated at the City of Mississauga on November 7, 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 November 7, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or

email Committee.Adjustment@mississauga.ca

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

Date of Mailing: November 11, 2019

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **December 1, 2019**.

NOTES:

The decision to give provisional consent shall be deemed to be refused if the conditions of provisional consent, have not been fulfilled on or before November 11, 2020.

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

Appendix A – Conditions of Provisional Consent

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

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A" 328/19 & "A" 329/19)
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated October 18, 2019.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated October 18, 2019.
6. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated October 18, 2019.
7. A letter shall be received from the City of Mississauga, Planning and Building Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated October 23, 2019.

Lot Creation

- a. The variance application approved under File(s) A328/19 & A329/19 must be finalized.

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

City of Mississauga Memorandum



TO: S .Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: October 18, 2019

RE: **Applicant:** Anita Ekstein Holdings LTD & Frank Segar
Holdings Ltd
Date of Hearing: October 31, 2019
Address: 2579 & 2599 Rena Road
Our File: 'B' 49/19, Ward 5 (Z-49E)

This department has no objections to the applicant's request to create a new lot and establish the required easements. The applicant has submitted a detailed "Plan of Severance" drawing prepared by Weston Consulting which shows the proposed severance line in relation to the existing buildings on Parcels A and B along with information pertaining to shared drive aisles between the buildings, parking, loading areas and access geometrics. An "Existing Servicing" plan prepared by SCS Consulting Group Ltd. has also been provided which depicts the location of any existing underground services for 2579 and 2599 Rena Road. Based on the information provided in the above noted plans, and as noted in the information submitted in the July 5, 2019 letter from Weston Consulting, access and servicing easements are to be established through this application.

In view of the above we have no objections to the applicant's request and are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Draft Reference Plan Required

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

2. Required Easement(s)

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



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

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

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

c: kfranklin@westonconsulting.com

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

DATE: October 18, 2019
FILE: "B" 49/19
SUBJECT: CONSENT APPLICATION
2579 & 2599 RENA ROAD
ANITA EKSTEIN HOLDINGS LTD. & FRANK SEGAR HOLDINGS LTD.
WARD 5
OCTOBER 31, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

For development or redevelopment of the site, prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes may be required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P. 13, as amended) and in accordance with the City's policies and bylaws.

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



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

October 18, 2019

Sean Kenney, Secretary Treasurer
Committee of Adjustment
City of Mississauga
2nd Floor, Clerk's Office
Mississauga, ON – L5B 3C1

**Re: Region of Peel Consolidated Comments
City of Mississauga Committee of Adjustment Hearing
October 31st, 2019**

Dear Mr. Kenney,

Comments for Conditions of Approval:

Deferred Consent Application: DEF-B-049/19
Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca

For location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at PWSERVICERequests@peelregion.ca

Condition: Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 7190 or by email at tracy.tang@peelregion.ca

Sincerely,

Tracy Tang
Junior Planner
Development Services, Region of Peel

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

City of Mississauga

Planning and Building Department



Date: October 23rd, 2019

File: C of A – 'B' 49/19, 'A' 328 & 'A' 329/19
(Ward 5 – 2579 & 2599 Rena Road)

Agenda: October 31st, 2019

New Item

Recommendation

The Planning and Building Department has no objections to the consent and associated minor variance application, subject to the conditions outlined below being imposed by Committee; however, the Applicant may wish to defer the application to ensure that all required variances have been accurately identified and that sufficient information has been provided to the Fire Department.

Background

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-19 (Employment)

Comments

Zoning

This Division has no objection to the consent application, provided that the severed and retained lands comply with the provisions of By-law 225-2007, as amended, regarding, amongst other regulations: minimum lot frontage, minimum lot area, setbacks, on-site parking, etc.; or alternatively, that any minor variance is approved, final and binding; and/or the demolition of any existing buildings is complete.

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

Further, this Division has no objection to the consent application provided that the proposed easement location(s) does not result in any site layout change that would cause a deficiency to any provision(s) of Zoning By-law No 225-2007, as amended, with respect to, amongst other things, landscaping buffer, on-site parking, etc.; or alternatively, that any minor variance(s) is approved, final and binding.

We further advise that the proposed lot frontage is to be calculated in accordance with the following definition:

The applicant is advised that Lot Frontage means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line.

Planning

The subject lands associated with applications 'B' 49/19, 'A' 328/19, and 'A' 329/19, are located north-east of the Airport Road and Torbram Road intersection, and currently house two, two-storey industrial structures. The neighbourhood context is exclusively industrial, with a multitude of employment uses within the immediate area. The properties along this portion of Rena Road are situated upon large parcels, with lot frontages ranging from +/- 30m to +/- 95m.

The subject applications propose the creation of two lots. The retained property (Parcel A) will have a lot frontage of 65.47m, and lot area of 8,020m². The severed property (Parcel B) will have a lot frontage of 35.11m, and lot area of 4,300m². Both properties require further variances as it pertains to deficiencies associated with landscape buffers; aisle widths; and, the total number of required parking spaces. Planning Staff note, no changes have been proposed to either of the existing structures, with both building footprints remaining unaltered.

As a result of both the proposal the Applicant is requesting the following relief from By-law 0225-2007, as amended, permitting:

1. A landscape buffer of 0.0m; whereas, By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m, in this instance;
2. 52 parking spaces; whereas, By-law 0225-2007, as amended, requires a minimum of 55 parking spaces, in this instance; and,
3. An aisle width of 4.80m; whereas, By-law 0225-2007, as amended, requires a minimum aisle width of 7.0m, in this instance.

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

Both the Provincial Policy Statement 2014 (PPS 2014), and Growth Plan for the Greater Golden Horseshoe, promote efficient development and land use; directing focus towards intensification and redevelopment. The proposal is consistent with the general directive of provincial policy.

The site is located within the Northeast Employment Area Character Area, and designated Business Employment by the Mississauga Official Plan (MOP). Chapter 5 of MOP regulates that any development within Employment Areas shall be: compatible in both built form and scale to surrounding development; enhance the existing or planned development; and, be consistent with the policies of MOP. Both proposed lots are consistent and compatible to the character area as well as the immediate lot fabric, and appropriately sized for the designated industrial land use. The application, as a whole, meets the purpose and general intent of the Official Plan.

As per Zoning By-law 0225-2007, the subject property is zoned E2-19 (Employment). Pursuant to Table 8.2.1 (E1 to E3 Permitted Uses and Zone Regulations), the Zoning By-law requires a minimum lot frontage of 30.0m; whereas, the Applicant is proposing properties with frontages of 35.11m (severed), and 65.47m (retained). This zone does not regulate minimum lot areas. The proposed properties, which exceed Zoning By-law regulations, are appropriately sized for the context of the neighbourhood, and represent the appropriate development of the lands. The consent application maintains the general intent and purpose of the Zoning By-law.

In accordance with Table 8.2.1(12) (E1 to E3 Permitted Uses and Zone Regulations), this zone requires a minimum landscape buffer of 4.5m; whereas, the Applicant is proposing 0.0m, in this instance. The general intent of this portion of the By-law is to both provide a visual buffer between properties and, in this case, the municipal right-of-way. The requested variance is required in addressing existing on-site conditions. Planning Staff note, despite the requested relief, ample visual buffering remains as part of the generous, unaltered municipal boulevard. Further, the requested buffer reduction occurs only within a small portion of the front yard area and is required in permitting existing on-site parking. Variance 1, as requested, maintains the general intent and purpose of the Zoning By-law.

In accordance with Table 3.1.2.2 (Required Number of Parking Spaces for Non-Residential Uses), this zone regulates the required quantity of parking spaces. The intent in quantifying the required number of parking spaces is to ensure that each structure is self-sufficient in providing adequate parking accommodations based upon its intended use. As per Zoning By-law 0225-2007, 55 parking spaces are required; whereas, the Applicant is providing 52. As per the Parking Utilization Study submitted by the Applicant (Lea Consulting Ltd., October/2019), the proposed 52 parking spaces are suitable to adequately accommodate the peak parking demands of the subject site. Variance 2, as requested, as requested, maintains the purpose and general intent of the Zoning By-law.

Pursuant to Sections 3.1.1.5 (Aisles), the Zoning By-law requires a minimum aisle width of 7.0m; whereas, the Applicant has proposed 4.8m. The intent of this portion of the By-law is to ensure that a sufficient turning radius is maintained for internal circulation. The requested variance is required in

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

addressing existing on-site conditions. While 4.8m remains deficient from a Zoning By-law perspective, this distance nevertheless provides a sufficient turning radius for typical motor vehicles and does not hinder predicted internal circulation, with such deficiencies occurring at pinch-points resultant of parking space locations. Variance 3 maintains the purpose and general intent of the Zoning By-law.

Planning Staff note, no alterations have been proposed to the existing site, with the requested variances required to address on-site deficiencies identified only as a result of the proposed severance. Further, such conditions predate the implementation of Zoning By-law 0225-2007. As per the Parking Utilization Study provided, the subject property has ample room to accommodate the proposed parking. The structures remain self-sufficient, with the entirety of parking handled on-site, and the requested variances serving to pose no significant negative impact on the surrounding neighbourhood. The variances, as requested, result in both the orderly development of the lands, and whose impacts are minor in nature.

Based upon the preceding information, the Planning and Building Department is of the opinion that the application has due regard for the criteria established by both Section 45 and Section 51(24) of the Planning Act. The Planning and Building Department has no objection to the application, subject to the conditions outlined below being imposed by Committee; however, the Applicant may wish to defer the application to ensure that all required variances have been accurately identified and that sufficient information has been provided to the Fire Department.

Planning Staff note, the current lot configuration sees a single Siamese sprinkler connection servicing both existing structures. Resultant of the proposed land division, isolated servicing to each individual structure, or some manner of reciprocal easement to the existing servicing connection for both buildings, is required. As such, should Committee see merit in the above application, Planning Staff would request the following condition be imposed:

- Any approval meets the required criteria of the Fire Code, with the proposed site configuration to the satisfaction of the Fire Department.

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 **ANITA EKSTEIN HOLDINGS LTD & FRANK SEGAR HOLDINGS LTD** for the
property located at **2579 & 2599 RENA ROAD.**
Date of Hearing on Thursday October 31, 2019
Date Decision Signed by the Committee November 7, 2019

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow for the creation of a new lot, being the Retained lands of Consent application B49/19, proposing:

1. A landscape buffer of 0.00m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) in this instance;
2. 52 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 55 parking spaces in this instance; and
3. An aisle width of 4.80m (approx. 15.75ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.96ft) in this instance.

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

BACKGROUND

On August 22, 2019, J. Thibault, 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 31st, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated 13, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- City of Mississauga, Community Services Department, Culture Division (dated August 9, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated August 9, 2019)
- Region of Peel (dated August 2, 2019)
- Bell Canada, Right-of-Way (dated July 19, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 21, 2019)
- City of Mississauga, Transportation and Works Department (dated October 18, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 18, 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 all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow for the creation of a new lot, being the Retained lands of Consent application B49/19, proposing:

1. A landscape buffer of 0.00m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m in this instance;
2. 52 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 55 parking spaces in this instance; and
3. An aisle width of 4.80m whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m in this instance.

Committee Decision dated at the City of Mississauga on November 7, 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 November 7, 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 **November 27, 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 **ANITA EKSTEIN HOLDINGS LTD & FRANK SEGAR HOLDINGS LTD** for the
property located at **2579 & 2599 RENA ROAD.**
Date of Hearing on Thursday October 31, 2019
Date Decision Signed by the Committee November 7, 2019

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow for the creation of a new lot, being the Severed lands of Consent application B49/19, proposing:

1. A landscape buffer of 0.00m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) in this instance;
2. 21 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 29 parking spaces in this instance; and
3. An aisle width of 4.92m (approx. 16.14ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.96ft) in this instance.

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

BACKGROUND

On August 22, 2019, J. Thibault, 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 31st, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated 13, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- City of Mississauga, Community Services Department, Culture Division (dated August 9, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated August 9, 2019)
- Region of Peel (dated August 2, 2019)
- Bell Canada, Right-of-Way (dated July 19, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 21, 2019)
- City of Mississauga, Transportation and Works Department (dated October 18, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 18, 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 all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow for the creation of a new lot, being the Severed lands of Consent application B49/19, proposing:

1. A landscape buffer of 0.00m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m in this instance;
2. 21 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 29 parking spaces in this instance; and
3. An aisle width of 4.92m whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m in this instance.

Committee Decision dated at the City of Mississauga on November 7, 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 **November 27, 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 **ASPE 7861 HOLDINGS INC** for the property located at **2417 MISSISSAUGA ROAD**.
Date of Hearing on Thursday October 31, 2019
Date Decision Signed by the Committee November 7, 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 2:40p.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 29.94% 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 centreline road setback of 22.98m (approx. 75.39ft) whereas By-law 0225-2007, as amended, requires a minimum centreline road setback of 25.00m (approx. 82.02ft) in this instance;
3. Two garages whereas By-law 0225-2007, as amended, permits a maximum of one garage in this instance;
4. A garage area of 97.33sq.m (approx. 1,047.69sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq.m (approx. 807.32sq.ft) in this instance;
5. A parking space dimension within a carport of 2.44m (approx. 8.01ft) whereas By-law 0225-2007, as amended, requires a minimum parking space dimension within a carport of 6.00m (approx. 19.68ft) in this instance; and
6. An interior dimension of a car port of 2.44m (approx. 8.01ft) whereas By-law 0225-2007, as amended, requires a minimum interior dimension of a car port of 5.20m (approx. 17.06ft) in this instance.

J. Huether, 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 21, 2019)
- City of Mississauga, Transportation and Works Department (dated October 18, 2019)
- City of Mississauga, Community Services Department, Culture Division (dated October 21, 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 for the subject application.

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

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

DECISION

The applicant requested that the application be amended and the 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: D. George SECONDED BY: J. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

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

1. A lot coverage of 29.94% 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 centreline road setback of 22.98m whereas By-law 0225-2007, as amended, requires a minimum centreline road setback of 25.00m in this instance;
3. Two garages (1 garage and 1 carport); whereas By-law 0225-2007, as amended, permits a maximum of one garage in this instance;
4. A garage area of 97.33sq.m whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq.m in this instance;
5. A parking space length of 2.44m within the proposed carport; whereas By-law 0225-2007, as amended, requires a minimum parking space length of 5.20m within a carport in this instance; and
6. An interior length of 2.44m for the proposed carport; whereas By-law 0225-2007, as amended, requires a minimum interior length of 6.00m within a carport in this instance.

CONDITIONS:

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

Committee Decision dated at the City of Mississauga on November 7, 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 **November 27, 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 **ZELKO & NADA ODORCIC**
for the property located at **4278 GREYBROOK CRESCENT.**
Date of Hearing on Thursday October 31, 2019
Date Decision Signed by the Committee November 7, 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 3:04p.m.

APPLICATION DETAILS

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

1. A lot coverage of 45.3% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.0% of the lot area in this instance; and
2. A side yard of 0.54m (approx. 1.77ft) whereas By-law 0225-2007, as amended, requires a minimum side yard 1.20m (approx. 3.94ft) in this instance.

M. Marino, 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 21, 2019)
- City of Mississauga, Transportation and Works Department (dated October 18, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 18, 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 objections to the subject application.
- Correspondence was received from one area resident expressing support for the subject application.
- A petition of support signed by 9 area residents was received.

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow the construction of a deck on the subject property proposing:

1. A lot coverage of 45.3%; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 40.0%, in this instance; and,
2. A side yard of 0.54m; whereas, By-law 225-2007, as amended, permits a maximum side of 1.2m, in this instance.

Committee Decision dated at the City of Mississauga on November 7, 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 **November 27, 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 **MUHAMMAD & NAZIA MASUD**
for the property located at **7176 LANTERN FLY HOLLOW**.
Date of Hearing on Thursday October 31, 2019
Date Decision Signed by the Committee November 7, 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 3:09p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of a side entrance and steps on the subject property proposing a side yard of 0.05m (approx. 0.16ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.94ft) in this instance.

M. Marino, 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 23, 2019)
- City of Mississauga, Transportation and Works Department (dated October 18, 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 concern for the subject 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: D. George SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO TERMS:

To allow the construction of a side entrance and steps on the subject property proposing a side yard of 0.05m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance.

TERMS:

1. The applicant shall remove the side walls of the basement entrance.

Committee Decision dated at the City of Mississauga on November 7, 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 November 7, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **November 27, 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 **SEEMA & MOHANPAL DULAI** for the property located at **1431 STAVEBANK ROAD**.
Date of Hearing on Thursday October 31, 2019
Date Decision Signed by the Committee November 7, 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 3:11p.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 dwelling depth of 32.05m (approx. 105.15ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
2. A driveway width of 9.50m (approx. 31.17ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.88ft) in this instance;
3. A combined width of circular driveway of 11.04m (approx. 36.22ft) whereas By-law 0225-2007, as amended, permits a maximum combined width of circular driveway of 8.50m (approx. 27.88ft) in this instance; and
4. An area of attachment of a dwelling and attached garage of 0.00m whereas By-law 0225-2007, as amended, requires a minimum area of attachment of a dwelling and attached garage of 2.00m x 5.00m (approx. 6.56ft x 16.40ft) in this instance.

M. Dulai, the property owner, 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 21, 2019)
- City of Mississauga, Transportation and Works Department (dated October 18, 2019)
- City of Mississauga, Community Services Department, Culture Division (dated October 21, 2019)
- Region of Peel (dated October 18, 2019)
- Credit Valley Conservation Authority (dated October 18, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of support signed by 3 area residents was received expressing support for 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 petition. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

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

1. A dwelling depth of 32.05m whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m in this instance;
2. A driveway width of 9.50m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m in this instance;
3. A combined width of circular driveway of 11.04m whereas By-law 0225-2007, as amended, permits a maximum combined width of circular driveway of 8.50m in this instance; and
4. An area of attachment of a dwelling and attached garage of 0.00m whereas By-law 0225-2007, as amended, requires a minimum area of attachment of a dwelling and attached garage of 5.00m (Length) x 2.00m (height) in this instance.

Committee Decision dated at the City of Mississauga on November 7, 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 November 7, 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 27, 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 **SANJAY & MANJU NANDA**
for the property located at **5579 RIVER GROVE AVENUE.**

Date of Hearing on Thursday October 31, 2019

Date Decision Signed by the Committee November 7, 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 applicants request the Committee to approve a minor variance to allow renovations to the subject property proposing a rectangular area measured from the inside face of the garage walls of 5.49m x 4.88m (approx. 18.01ft x 16.01ft) whereas By-law 0225-2007, as amended, requires a minimum rectangular area measured from the inside face of the garage walls of 2.75m x 6.00m (approx. 9.02ft x 19.68ft) in this instance.

R. Al Rawy, 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 21, 2019)
- City of Mississauga, Transportation and Works Department (dated October 18, 2019)
- Region of Peel (dated October 18, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of support was received signed 18 area residents.
-

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including one 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: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow renovations to the subject property proposing a rectangular area measured from the inside face of the garage walls of 5.49m x 4.88m whereas By-law 0225-2007, as amended, requires a minimum rectangular area measured from the inside face of the garage walls of 2.75m x 6.00m in this instance.

Committee Decision dated at the City of Mississauga on November 7, 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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